
COMMUNITY ACTION PLAN

Strengthening Mulgrave

2019-2024



Mulgrave's Story

Mulgrave is a series of communities like stepping stones across the Southern side of Monash.

Between the 6 residential communities and 3 industrial/business areas, are major roads and freeways, which separate the communities, but also put Mulgrave in the middle of the Greater South East Melbourne Area.

The industrial parts of Mulgrave have a significant daytime working population and they are a successful location for a large number of businesses.

The residential areas are large in size and housing stock is mostly uniform in offering and also in age. The residents are predominantly working families who travel to school or work during the week leaving the neighbourhood quiet during weekdays. The area is more active on weekends and in the evenings.

This lack of vibrancy during the day is partly caused by the lack of a central suburban location where larger numbers of people will visit for different purposes and spend longer periods of time at this location. While recreation and school destinations are available locally, the nearest higher functioning retail areas are on the edge of the locality. Community interaction also varies across the different communities of Mulgrave depending upon availability of community venues and the small retail shopping strips.

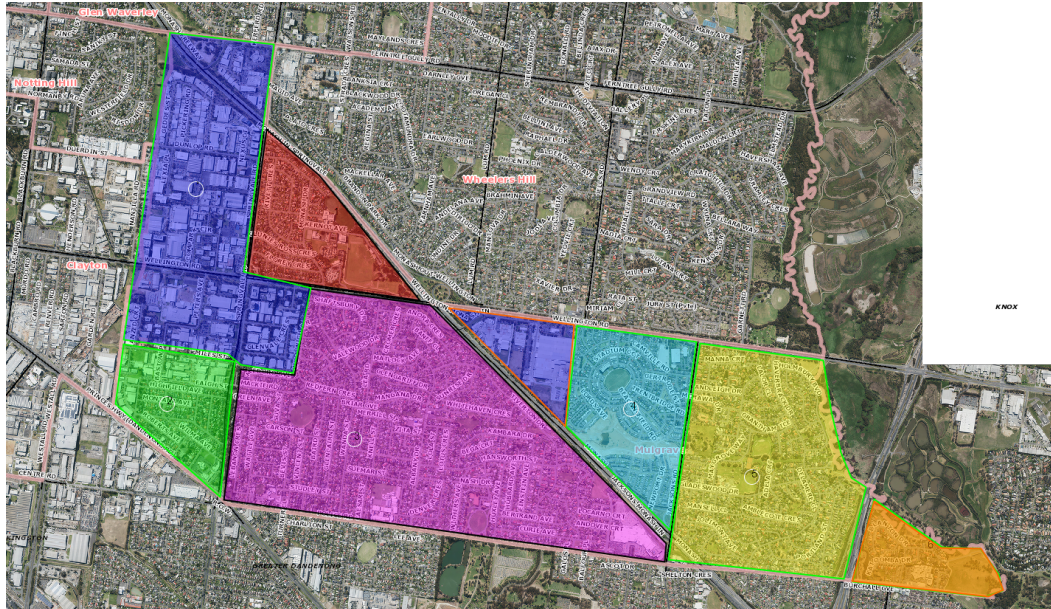
Like other established suburbs in Melbourne's southeast, there will be social and other impacts across Mulgrave that reflects socio-economic changes in particular, housing subdivision, increased numbers of residents and an aging population.

Mulgrave needs to be recognised and planned as a number of individual communities, with locations, facilities, services and programs being identified and managed in each neighbourhood. Mulgrave would benefit from the development of localised venues, which would assist with more local interaction. The pedestrian environment would also benefit from further planning to encourage movement across the area. Events and programming also need to be developed further to increase integration and meet the needs of residents. These actions will help develop a greater sense of place and neighbourhood identity.

What did you tell us? What do we know?

Mulgrave is a large suburb divided by major roads and needs to be considered as a series of neighbourhoods.

The majority of residents told us they like living in Mulgrave. However, there is a perceived lack of 'neighbourhood identity' and a 'sense of place' across the different neighbourhoods.



Mulgrave needs to be considered as 6 residential communities and 2 industrial areas. Mulgrave's combined population is 20,714 (2016). Here is a community profile of each residential neighbourhood;

(1) North (a triangle between Springvale Road, Wellington Road and the Monash Freeway).

Population; 1396. The Western part of this neighbourhood mostly working families and the majority own their own home. The Eastern part of the neighbourhood has some family homes with the majority of housing for older residents. Mazenod College and Freeway Reserve occupy the Eastern part of this neighbourhood.

(2) West (bounded by Princes Highway and Springvale Road and the Mulgrave industrial/business area).

Population; 1016. This neighbourhood has younger residents (median age; 34) who may have a young family and are purchasing their home. Over 43% of residents were born overseas and 25% of residents are new arrivals to the neighbourhood.

(3) Southern/Central (bounded by Springvale Road, Wellington Road, Police Road and the Monash Freeway).

Population; 9372. This neighbourhood is well established with long term residents (residents have lived in this neighbourhood for more than 5 years). The western part of the neighbourhood has a median age under 40. Residents in the eastern part of the

neighbourhood are generally older. Between 30 and 40% of residents are a family group and have a house they own. Between 40 and 49% of residents were born overseas.

(4) Waverley Park (the former AFL stadium site bounded by Wellington Road, Jacksons Road, Eastlink and the Monash Freeway).

Population; 3143. This neighbourhood has a large number of newly arrived and younger residents who moved into the neighbourhood as it has developed. Housing stock varies in this neighbourhood in comparison to other Mulgrave neighbourhoods. Over half of the residents were born overseas. Most residents are purchasing their home.

(5) East/Gladeswood (bounded by Wellington Road, Jacksons Road, Police Road and Eastlink).

Population; 4051. This neighbourhood is another well-established area with longer term residents (residents have lived in this neighbourhood for more than 5 years.) Residents are older (40 plus). Between 40% and 50% are a family group and are home owners. 50% of the residents living in the Western part of the neighbourhood were born overseas.

(6) Valley (The area round the Valley Hospital, bounded by Police Road, and Eastlink).

Population 449. This neighbourhood has older residents who have lived in the neighbourhood for more than five years, they are most often a family group and have a house they either own or are paying for. Less than 40% were born overseas.

Business/Industrial Areas

Research via interviews held in these areas suggests that venues for lunchtime respite, rest or exercise, and interaction with others are potential place making improvements.

Insights;

- Mulgrave is a series of 6 residential neighbourhoods and 2 business/industrial areas separated by major roads.
- The Western and Waverley Park neighbourhoods are the newest communities. Overall each neighbourhood has a working family profile with parents in their 40s, owning or paying off their home. The majority of residents born overseas live in Waverley Park, West and Southern Central Mulgrave.
- Most residents would like to get to know the neighbourhood better as they tend to be out of the area during the working week.
- There needs to be further investigation at a local neighbourhood level to look at pedestrian links, sense of place, uptake of services and neighbourhood events.
- The development of local leadership groups would assist in identifying and establishing potential events and locations where community interaction and connectivity can occur and grow. This will lead to a stronger sense of place and neighbourhood within Mulgrave.

Through consultation Council has built up a picture of each of the local communities. Many of the actions within this plan are reliant on further resources and budget. Monash Council

will endeavour to develop partnerships with government, business, community organisations and community members, to seek further resources and financial support for the implementation of the plan.

Projects that could be developed to provide a significant change to liveability in Mulgrave;

- ✓ Plan Mulgrave as 6 separate residential neighbourhoods and 2 business/industrial areas. There is a recognition that the residential neighbourhoods are separated by major roads, have different community profiles, with different needs, issues and opportunities. Service provision in these areas needs to have a neighbourhood focus.
- ✓ Establish Community Leadership Groups in each of the 6 separate residential neighbourhoods to identify issues or opportunities and develop places and programs for greater community integration and social connection.
- ✓ Develop neighbourhood pedestrian plans for each of the 6 separate residential areas. Each plan will identify the location of all-weather paths, seating, lighting, and new crossing points and improvements, as well as key interaction locations in each neighbourhood.
- ✓ Develop events, programming and interaction site plans for each of the 6 residential neighbourhoods and 2 business/industrial areas to develop a sense of place and neighbourhood. Local Leadership groups will help test events, programmes and locations before roll out.
- ✓ Reassess the provision and uptake of social and community services in each of the 6 separate residential neighbourhood to identify any gaps in provision and specific needs.

What we need to work on:

The following table is a list of potential place making improvement projects for Mulgrave. There are also neighbourhood specific projects. This list will remain active and open with additional projects added as the need arises. Project work, completion and priority order are all dependent upon future funding decisions by Council as part of its annual budget decision-making process and the successful securing of grant funding.

What we need to work on:	How we will approach this project:	Who will work on this?
Investigate opportunities for better shared use of open space and community facilities in the local area.	This matter needs to be considered in terms of Monash Open Space Strategy and the 6 separate residential communities and 2 business industrial areas and their local needs.	Neighbourhoods & Place Making (N&PM) will assess potential venues for additional / alternative use and work with Active Monash / Monash Halls, City of Monash.
Consider cycle linkages between key facilities and reserves within Mulgrave as part of the Walking & Cycling Strategy.	This matter needs to be considered at a neighbourhood/suburb level at each of the 6 separate residential communities and 2 business industrial areas. Assessment and planning of cycling links needs to be part of the Monash Walking and Cycling Strategy.	N&PM and Traffic and Transport, City of Monash will consider cycling links as part of the Monash Walking and Cycling Strategy.
Continue to develop the range and diversity of community programs / activities offered in Mulgrave.	Consideration is needed as to the provision of programs, service links and activities across the 6 separate neighbourhood communities across Mulgrave.	N&PM, City of Monash will liaise with local neighbourhood house coordinators, service providers and residents in each area to confirm program availability across each separate neighbourhood.

<p>Establish Community Leadership Groups in each of the 6 separate residential neighbourhoods and the 2 business/industrial areas to refer to and to prototype ideas for events, programs and infrastructure projects to improve local liveability and a greater local sense of place.</p>	<p>Community Leadership Groups would be established by N&PM and the form of interaction and membership would be self-determined by these groups.</p>	<p>N&PM, City of Monash will establish Community Leadership Groups in each neighbourhood area.</p>
<p>Investigate a better pedestrian scale across each neighbourhood of Mulgrave by developing a series of neighbourhood pedestrian plans.</p>	<p>Local pedestrian plans for each of the 6 separate residential neighbourhoods and the 2 Business / Industrial areas across Mulgrave. Pedestrian plans will identify the location of; new all-weather paths, seating, lighting, new crossing points and improvements, as well as key interaction locations in each neighbourhood.</p>	<p>N&PM, transport team, engineering and works, City of Monash, will develop each of the local pedestrian plans and produce future budget bids for new infrastructure.</p>
<p>Confirm whether residents in each of the 6 separate neighbourhood communities are receiving information about services and opportunities and introduce the most</p>	<p>Further investigate with local leadership groups the most effective means of communicating opportunities. Methods such as site noticeboards, newsletters, electronic media and other programs such as “place mat”</p>	<p>N&PM, City of Monash, will consult with Community Leadership Groups about the provision of information in each of the 6 residential neighbourhoods and determine the best method of communication.</p>

effective means of communication.	or “activity starter points” (see further in this table).	
Develop local community art project plans	Community art projects or events to develop a sense of place and neighbourhood for local residents. Mural and art commissions and community art work events need to identify locations for possible work.	N&PM, City of Monash, to identify locations and develop a community art location map and work with Arts and Culture to progress.
Develop local walking loops.	Develop walking loops as an extension the local pedestrian plans with signed walking routes with a measured distance and time.	N&PM, City of Monash, to identify locations and prepare future capital works bids.
Identify local interaction locations and develop local programming.	Each local area has a location where people interact, these locations can be established or enhanced with new uses, infrastructure or developed as a venue. Examples include a “Place Mat Program” (Signs in public places which act as a start off point, e.g. leave here at 7.15am for a walk).	N&PM, City of Monash, to identify locations and work with local leader groups to prototype test programs.
Consider the provisions and projects of the open space strategy.	Use the Monash Open Space strategy to improve community interaction opportunities across Mulgrave.	N&PM, Active Monash, City of Monash.

Consider all relevant Strategic policy and other policy being developed to understand the impacts and opportunities for the Mulgrave area.	Ongoing.	N&PM and other Council departments, City of Monash.
Help facilitate revitalisation of unused local shops into other uses.	Ongoing.	N&PM, City of Monash.
Better use of power line easement areas.	Investigate the use of power line easement land for other uses, garden beds, temporary buildings, markets, events, etc.	N&PM, City of Monash.
Continue to seek funding and partnership opportunities with other agencies to improve the area.	Consider and seek funding and partnership opportunities with other agencies to increase programmes to meet identified needs as they arise.	N&PM, City of Monash.
There is a significant demand for early year services and programming in Mulgrave.	Council's draft Early Years' Service Plan has identified a service priority for children, youth and family services in Mulgrave. The development of a hub to serve the area will be investigated further.	Children, Youth and Family Services, City of Monash.
Improvement of road reserve landscaping.	Investigate locations for renewal and enhancement of local and arterial landscaping. Expand street tree strategy implementation.	Horticulture, engineering, urban design and N&PM, City of Monash.

SPECIFIC NEIGHBOURHOOD IMPROVEMENTS	Our approach, priority, timeframes.	Who will work on this?
NORTH		
Further investigation into local issues needed.	Ongoing.	N&PM, City of Monash via Community Leadership Group.
Consider other uses of the Mulgrave Community Centre.	Ongoing.	N&PM, City of Monash.
WEST		
Further investigation into local issues needed.	Ongoing.	N&PM, City of Monash via Community Leadership Group.
Consider the community or recreational use of land at Wilma Avenue (behind the Vale Hotel)	Investigate the need for this area as open space and consider lease of area for use.	N&PM, City of Monash via Community Leadership Group.
Consider the community or recreational use of the carpark at Kalimna Ave.	Investigate for use as a community garden site.	N&PM, City of Monash via Community Leadership Group.
Southern / Central		
Further investigation into local issues needed.	Ongoing.	N&PM, City of Monash via Community Leadership Group.
Investigate a shared use path along Melbourne Water Pipe Track next to the Monash Freeway from Wellington Road to Jackson Road to establish an East West connection.	Investigate further.	N&PM, Traffic & Transport, City of Monash. Melbourne Water.

Consider the establishment of a community orchard along Power line easement at Huxley Ave.	Consider further.	N&PM, via Community Leadership Group, Horticulture, Sustainable Monash, City of Monash.
Develop a sustainability demonstration hub at Wellington Reserve Community Centre. Consider other sustainable projects at this site.	Underway.	N&PM, Sustainability Monash, Horticulture, City of Monash, Wellington Reserve Community Centre.
Investigate further traffic concerns raised about the Albany Drive and Police Road intersection and also the intersection of Mackie Road and Springvale Road.	Investigate further.	N&PM and Traffic and Transport Team, City of Monash.
Waverley Park		
Further investigation into local issues needed.	Ongoing.	N&PM, City of Monash via Community Leadership Group.
Consider the impacts of the Hawthorn Football Club future relocation to Dingley.	Consider the future handover and management of any open space within the estate to Council.	N&PM, City of Monash and Horticulture.
East/Glades wood		
Further investigation into local issues needed.	Ongoing.	N&PM, City of Monash via Community Leadership Group.
Consider the establishment of a community orchard	Consider further.	N&PM via Community Leadership Group, Horticulture, Sustainable Monash, City of Monash.

along Power line easement at Maygrove Way.		
Valley		
Further investigation into local issues needed.	Ongoing.	N&PM, City of Monash via Community Leadership Group.
Consider the establishment of a community orchard along Police Road.	Consider further.	N&PM via Community Leadership Group, Horticulture Sustainable Monash, City of Monash.
Investigate car parking and other issues associated with the Valley Hospital.	Identify issues related to the hospital and seek to solve these. For example with car parking matters consider the use of the undeveloped portion of Police Road as car parking.	N&PM, City of Monash.
Business Industrial Area West		
Further investigation into local issues needed.	Ongoing.	N&PM, City of Monash.
Identify places of rest, both on site or nearby for workers.	Consider improvements at public sites. Encourage local business to improve on site places of rest.	N&PM, City of Monash.
Identify locations for interaction between workers.	Identify locations and determine infrastructure and or events.	N&PM, City of Monash.
Investigate a food truck program and encourage local use.	Investigate further.	N&PM, City of Monash.

Shared path development associated with the Westall Road Extension.	Long Term Priority 2025.	N&PM, Traffic & Transport, City of Monash, Vic Roads.
Liaise with developers of the proposed business park at the former Peters site.	Medium Priority 2022.	N&PM, City of Monash.
Business Industrial Area East		
Further investigation into local issues needed.	Ongoing.	N&PM, City of Monash.