

TAYLORS



GILWELL PARK MASTERPLAN

SCOUTS VICTORIA

Masterplan Report
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Prepared by:
Kristen Neri - Taylors
8/270 Ferntree Gully Road,
Notting Hill VIC 3168
(03) 9501 2800
K.Neri@tayorsds.co.nz

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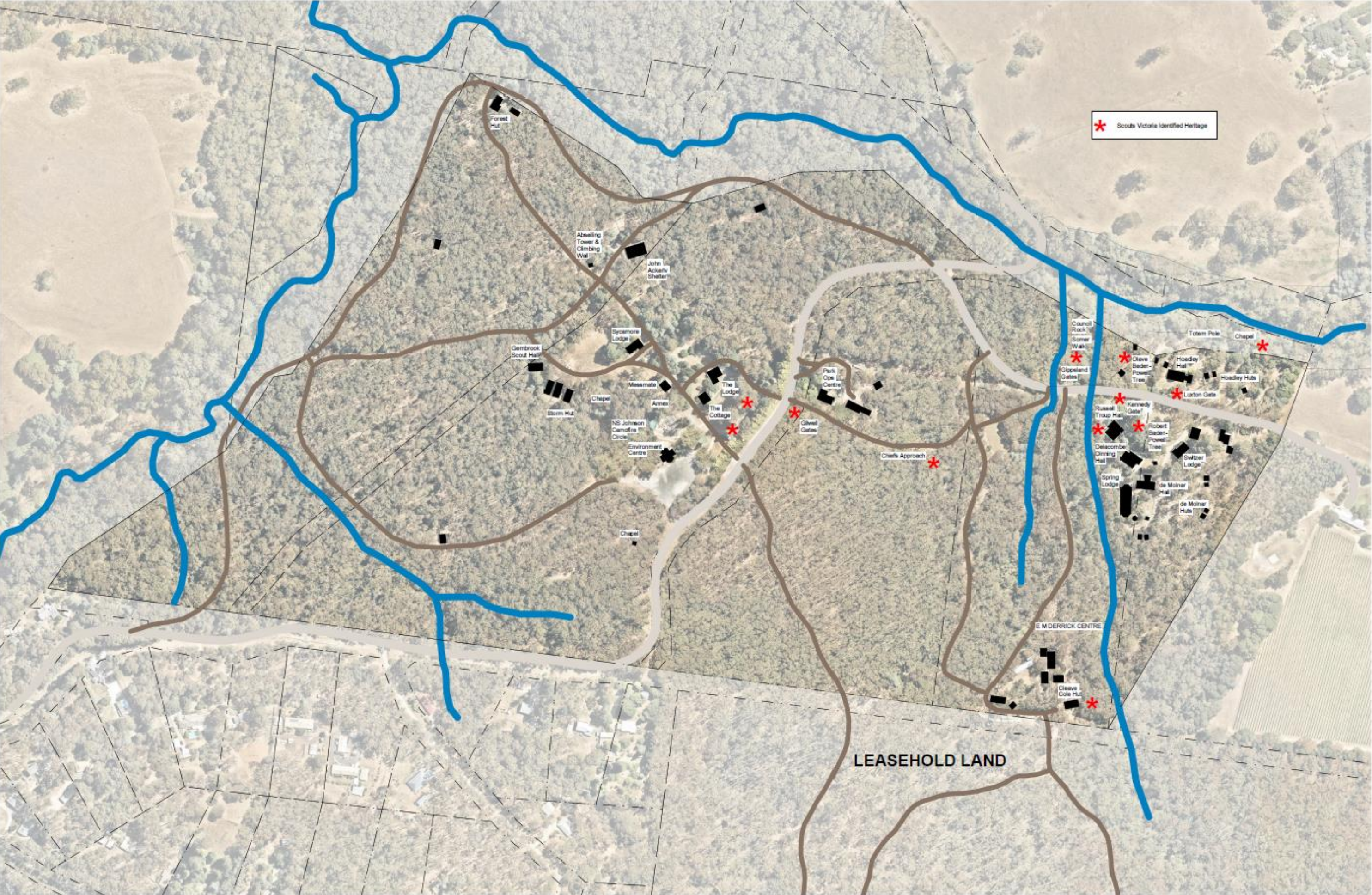
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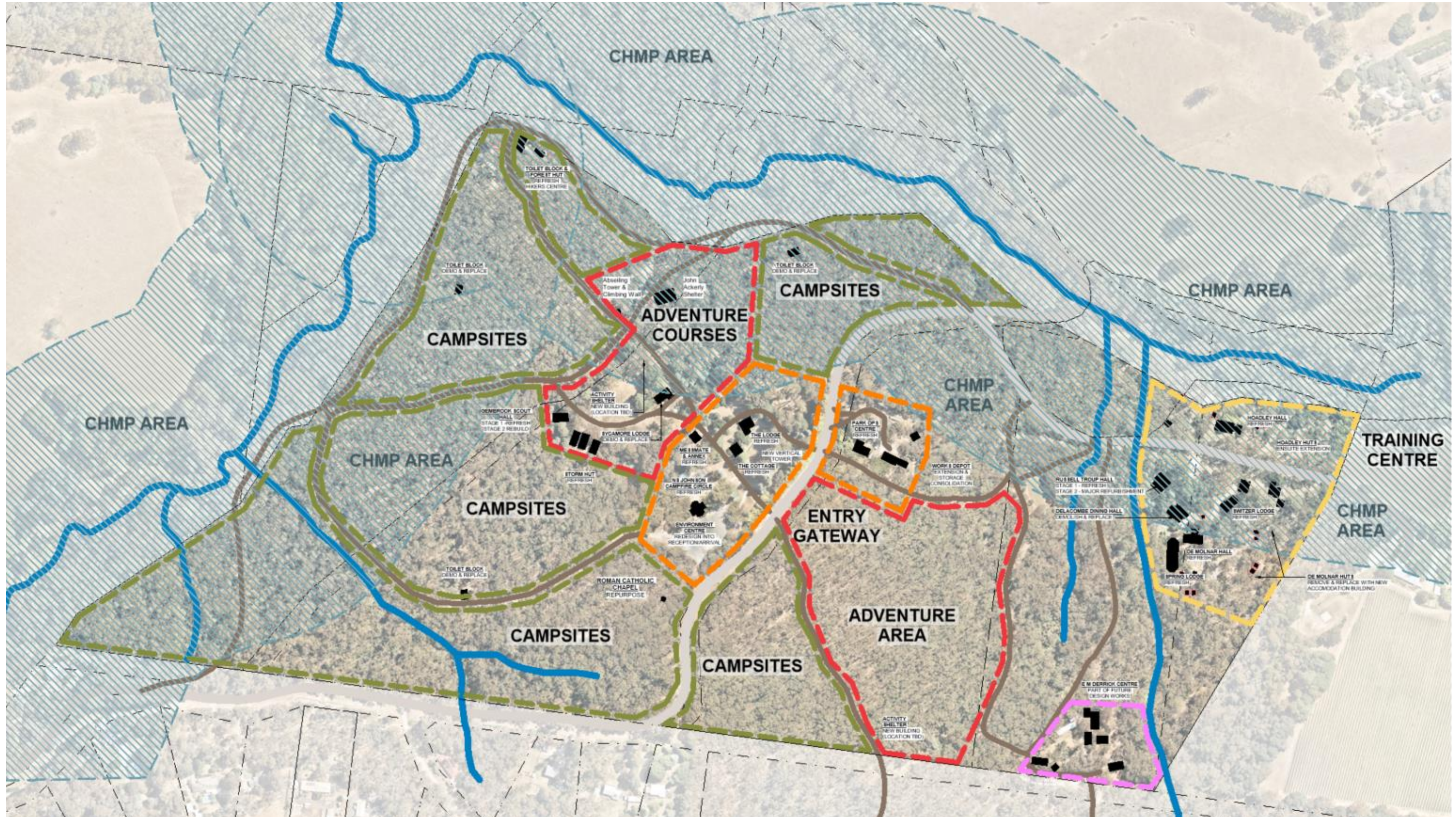
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2.3 Cultural Heritage

Parts of Gilwell Park are covered by areas of Cultural Heritage Sensitivity. Within these areas, a Cultural Heritage Management Plan may be triggered by high impact activities. However, in this instance as Gilwell Park was being lawfully used immediately before 28 May 2007 as a camping and caravan park, the construction of buildings and works is NOT considered to be a high impact activity. Consequently, we currently believe a CHMP is not required for the buildings and works proposed on Gilwell Park but we are seeking formal advice.



2.4 Arborist & Bushfire

Gilwell Park has a significant coverage of native vegetation. This Masterplan encourages the retention of native vegetation. However, in some instances, native vegetation loss may not be avoidable.

The removal of native vegetation will generally require planning approval and offsets for that vegetation loss may be required. If they are required they would ideally be planted at Gilwell Park if possible.

However, there are exemptions for the removal of native vegetation in the Planning Scheme, some of which relate to Bushfire protection. As part of the Masterplan, Scouts Victoria has undertaken an assessment of vegetation in proximity to its buildings and other assets to ensure that native vegetation remains compliant with Bushfire requirements. Work has already commenced.

2.5 Engineering

On-site Wastewater Management

As the site is currently unsewered and highly unlikely to be serviced in the near future, an on-site Wastewater Management Plan will be required. The On-site Wastewater Management Plan will need to demonstrate how the wastewater generated by the new amenities will be effectively treated and disposed.

The requirement for a planning permit or a building permit is likely to trigger the need for a Land Capability Assessment (LCA) where wastewater is generated. A LCA report, prepared by a suitably certified person, will assess environmental and geotechnical conditions on site to determine the type of treatment system and the area of land required in order to dispose of the wastewater generated by use of the buildings.

To scope further investigations required a preliminary assessment of the site has been conducted. The preliminary assessment included a visual inspection of toilet blocks, surrounding grounds, locations of existing septic tanks and effluent discharge areas and identified potential grounds for effluent discharge.

The fact the existing effluent distribution system is within heavily treed areas may prevent certification for re-use of that part of the existing system or re-use of those areas. Other options will be considered, including potential use of the existing septic tanks for primary treatment and the introduction of secondary treatment to enable distribution of the effluent onto land in a safe manner for the environment and public health, especially during peak flow events.

3.0 Project Drivers & Requirements

3.1 Project Goals

The main goals of the project for Scouts Victoria area as follows:

- Appreciation of the Natural Environment of Gilwell Park
- Safety for Visitors and Staff
- Leading Adventure Centre in Victoria
- Grow the offering available for booking by local community groups.

3.2 Functional Requirements

In addition we understand the following project requirements:

- Peak park usage occurs one week every two years at Cuboree. 5,000 people camping for 5 days
- Kangaree once every two years 2,600 people camping for three days (potential)
- Gilweroo annually 2,000 people over three days. (potential)
- School usage for 150 days per year for 200 people in dorm accommodation
- Scout usage predominantly weekends year round
- School Holiday Program use for small groups 40 people
- Used by Scout Training team for 30 programs a year
- Paid staffed operating the centre during the week. Accommodation available on-site.
- Must be a profit centre that subsidizes cost Scout usage and maintenance costs.

3.3 Precedents

Kandersteg International Scout Centre, Switzerland

<https://www.kisc.ch/>

Scout Adventures

<https://www.scoutadventures.org.uk/>

Gilwell Park

<https://www.scoutadventures.org.uk/centre/gilwell-park>

Dales of Derby, Tasmania

<https://dalesofderby.com.au/>

Parks Victoria

<https://www.parks.vic.gov.au/>

Parks Tasmania

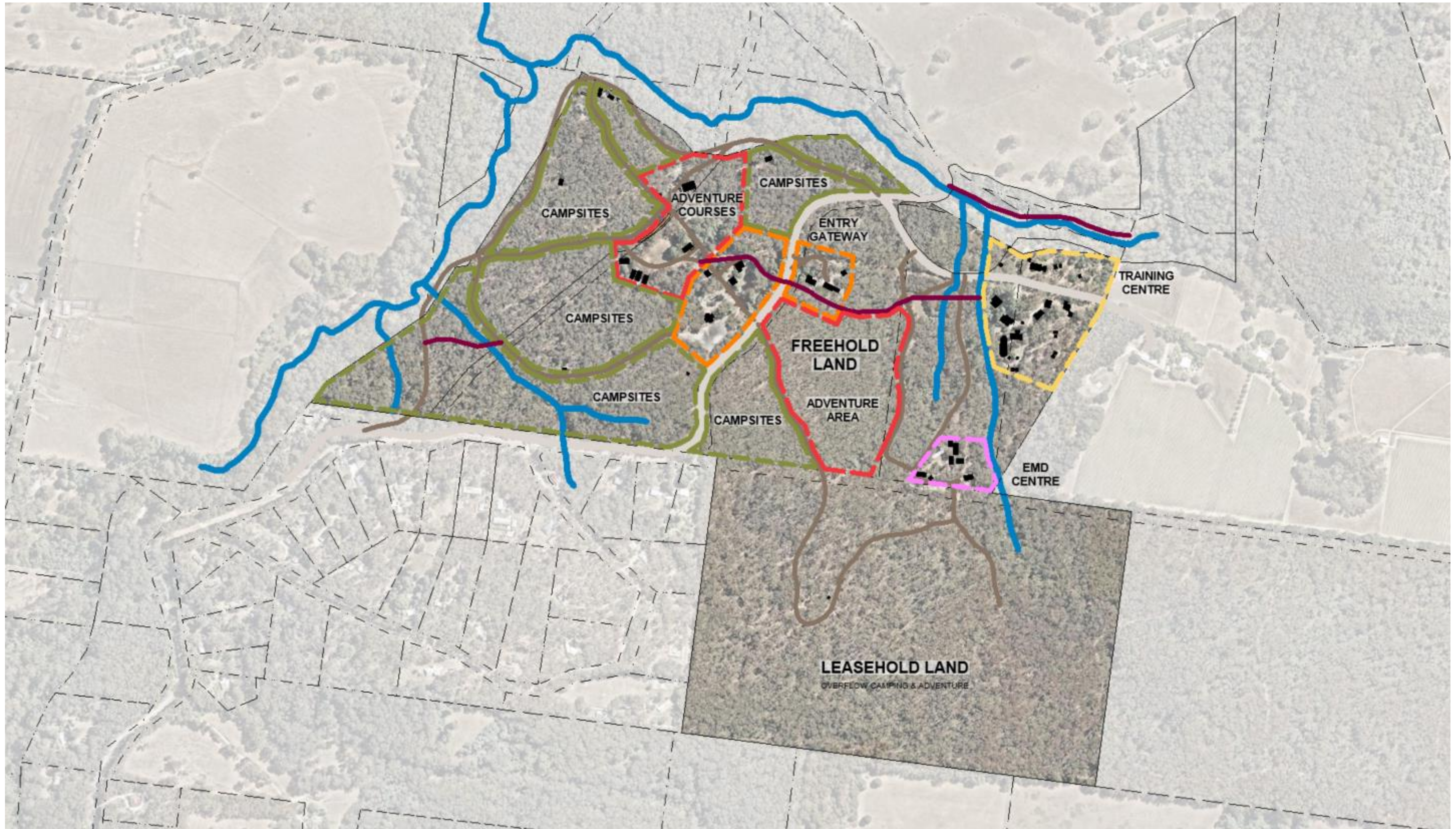
<https://parks.tas.gov.au/>

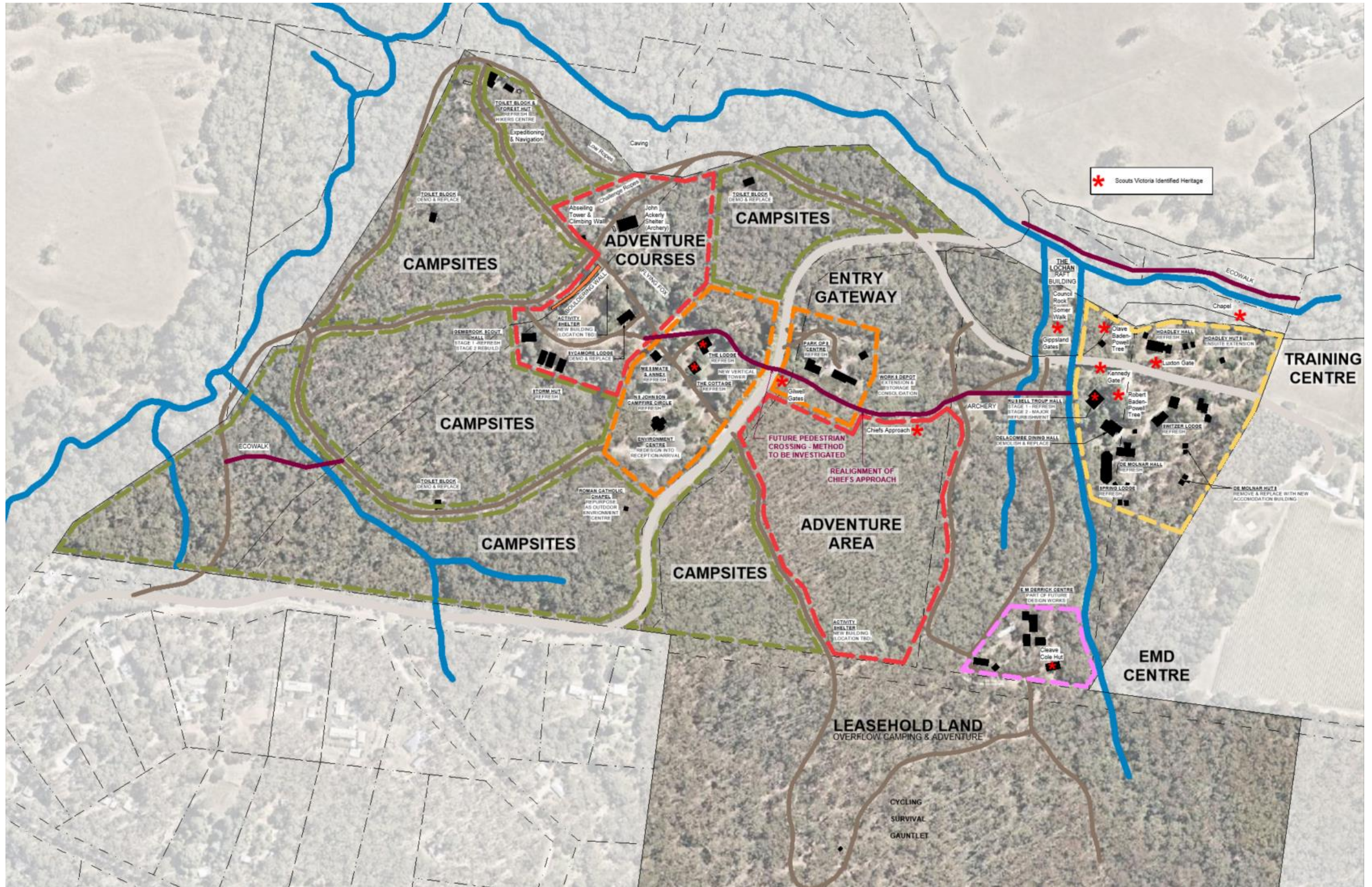


4.0 Masterplan and Precincts

The site currently is divided up into several precincts characterised by their functions and is divided by Gembrook – Launching Place Road. On the western side is the main entry point, campsites with centralised toilet blocks, accommodation, and several adventure courses features. To the east of the main road is primarily the Training Centre and the EMD Centre along with some additional adventure activity features. The Entry Gateway is connected to the Training Centre via the Chiefs Approach.

The design of the Masterplan has been undertaken to identify projects and priorities to make Gilwell Park a modern Scouting facility with amenity and safety for visitors in mind. This has been done while also respecting the existing environment, buildings, and heritage of the site. Several key projects have been identified to be undertaken which are outlined in this masterplan report. In addition, many buildings on the site will be refreshed to ensure they meet modern standards and maintenance requirements to ensure they remain safe and to extend their life.

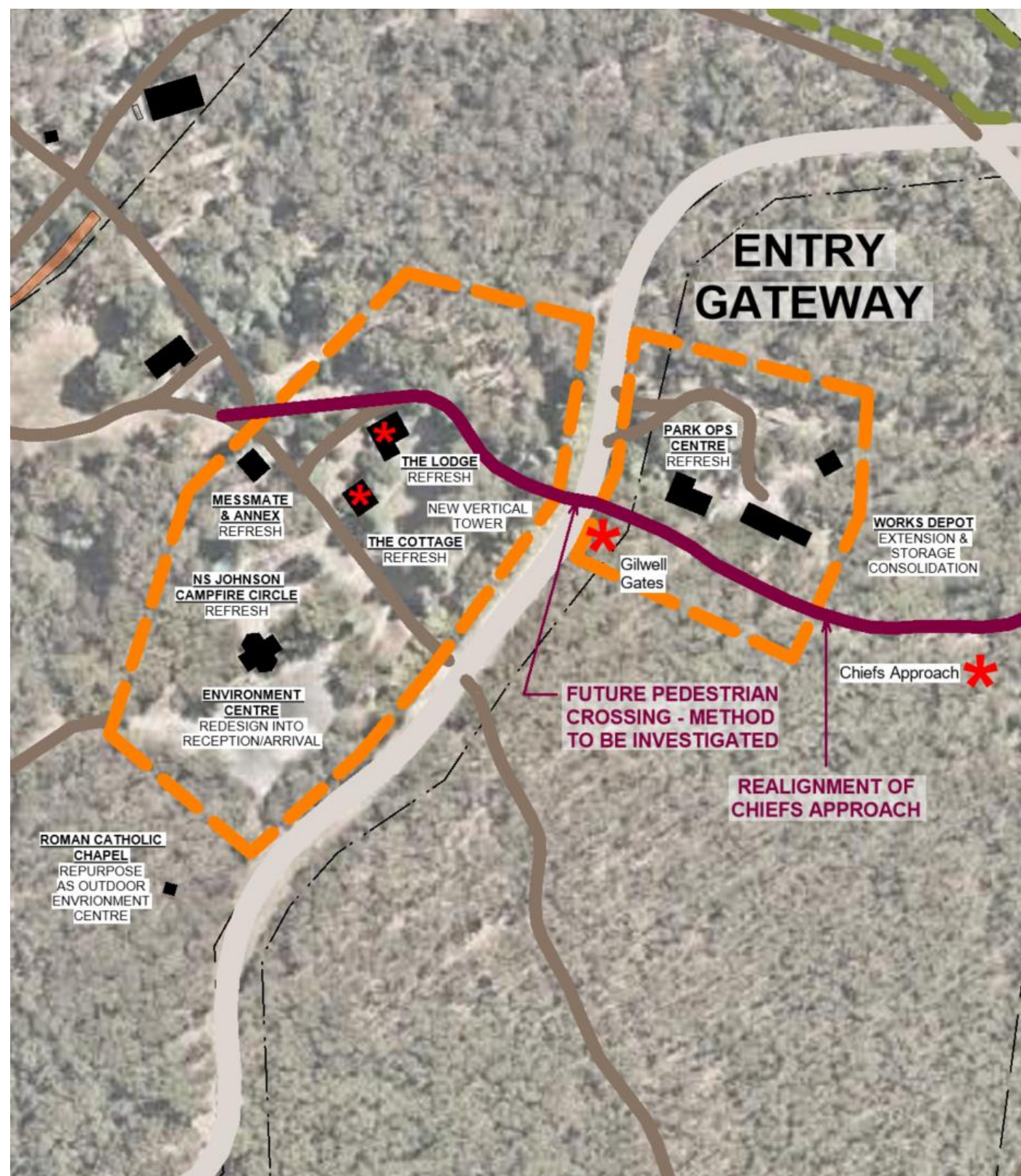




5.0 Entrance & Gateway

Currently Gilwell Park is accessed by a series of gates off of Gembrook – Launching Place Road. There is a large carpark off the main road between Gates 2 & 4 which is adjacent to the Environment Centre, amphitheatre and several access roads. The carpark serves as an emergency gathering point as well as is able to be used for helicopter landings in the case of an emergency.

One of the main goals of the Entrance & Gateway Precinct will be to create a sense of arrival complete with visible branding, a formal entrance, signage, cohesive structures and be a central point for information.



The Entry Gateway Precinct consists of the following projects:

5.1 Reception & Arrival

The existing reception centre will undergo an internal redesign to become a Reception and Arrival facility. This will create a place for visitors to check-in upon arrival as well as a central point for visitor information and communications.

5.2 New Vertical Tower

A new Vertical Activity Tower will be designed and constructed to the east of the Lodge and Cottage and adjacent to the future Pedestrian Crossing.

5.3 Chiefs Approach Realignment

Chiefs Approach is a key throughfare and ceremonial walkway from the Entry Gateway through the site to the Training Grounds. It currently consists of several trails which informally link together. The Chiefs Approach will be realigned in areas to formally connect the existing trails through the whole site from the Campsites and the Adventure course area through the whole site to the training ground.

5.4 Pedestrian Crossing

Pedestrian movement across Gembrook – Launching Place Road is currently uncontrolled. It is proposed to remedy that with works that will provide a safer crossing point for Park visitors and staff.

The exact form of these works has not been determined at the time of writing but is more likely to form an at-grade crossing (perhaps utilizing variable speed limits controlled by Gilwell Park management) rather than grade separated crossing due to the cost of the latter and the impact on the natural and built environment.

The crossing will form part of the realigned Chiefs Approach.

5.5 Works Depot

The Works Depot is to be extended to better accommodate long term storage needs for the Park. Currently there are several shipping containers used for storage for various buildings and activities which are scattered through the park. It is intended to consolidate the longer term storage at the Works Depot.

5.6 Outdoor Environment Centre

The existing Roman Catholic Chapel is to be repurposed as an Outdoor Environment Centre.

5.7 Other Existing Buildings

Several Existing Buildings located within the Entry Gateway will receive a refresh as part of the master plan to rejuvenate the facilities on the site. Each building to be assessed to determine what is required from a maintenance and aesthetic point of view.

These buildings include:

- The Lodge (heritage)
- The Cottage (heritage)
- Messmate & Annex
- NS Johnson Campfire Circle
- Park Ops Centre

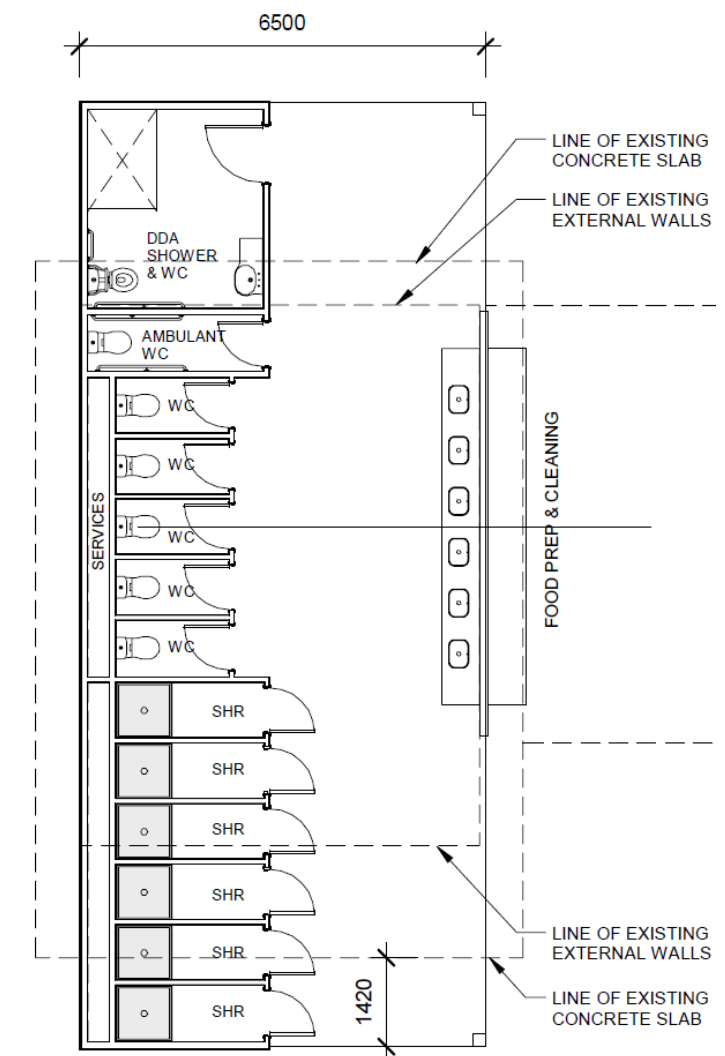
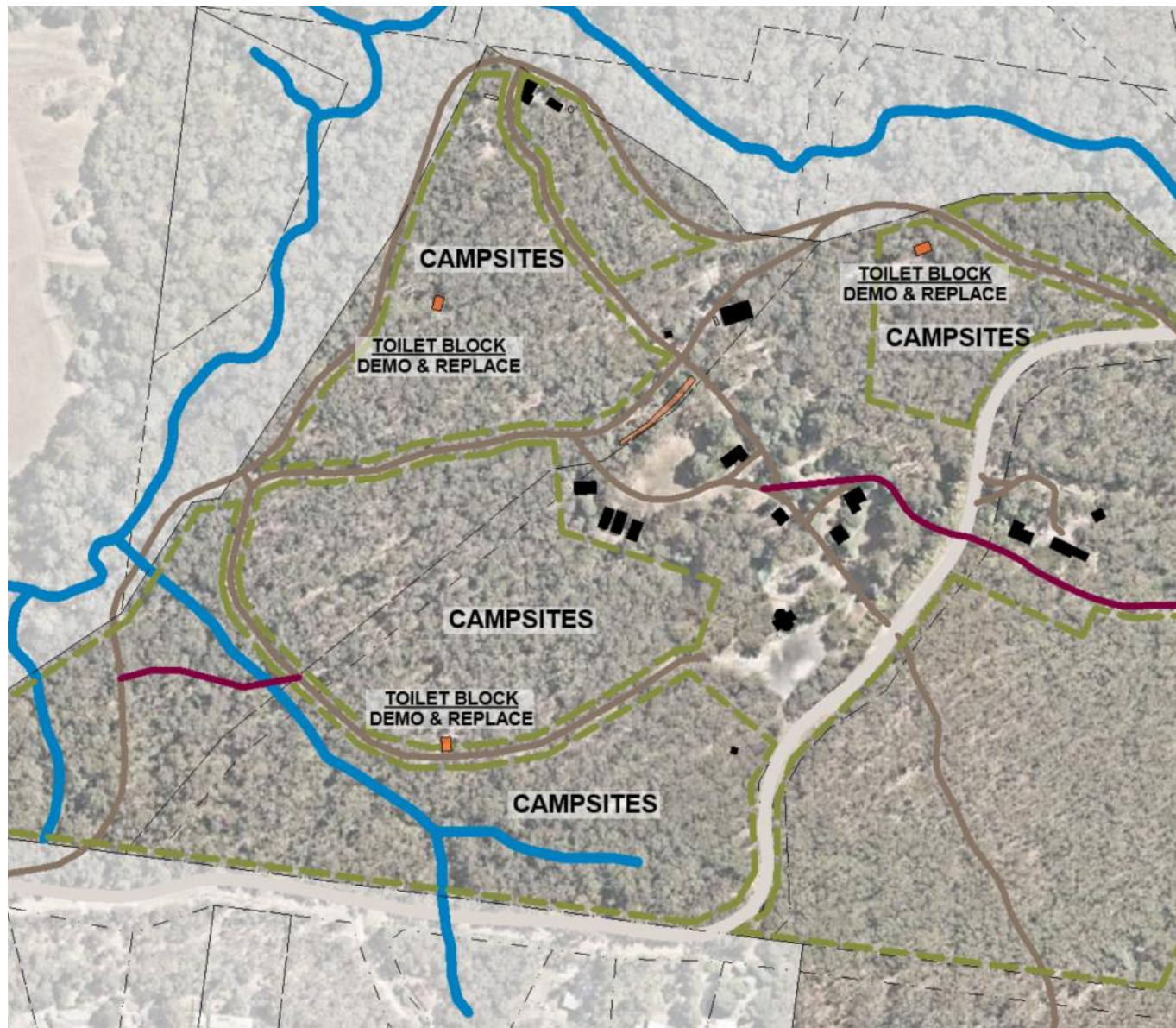
6.0 Campgrounds (Amenities & Pavilions)

The Campgrounds at Gilwell Park are currently primarily to the western side of Gembrook – Launching Place Road. A series of campsites are each placed around several sets of toilet blocks. The toilet blocks are in poor condition and don't currently meet the needs of a modern facility.

Within the masterplan it is proposed to modernise the camping amenities so that they serve as a central gathering place with modern facilities that will cater for various camping groups. These spots can also be used as safe gathering points during emergencies.

The amenities are to include:

- New toilets and showers
- Shelter area
- Parking available for a small number of vehicles
- Fire/BBQ
- Water point
- Can accommodate day use
- Rubbish/ Recycling
- Lighting
- Are designed with Universal Access in mind.



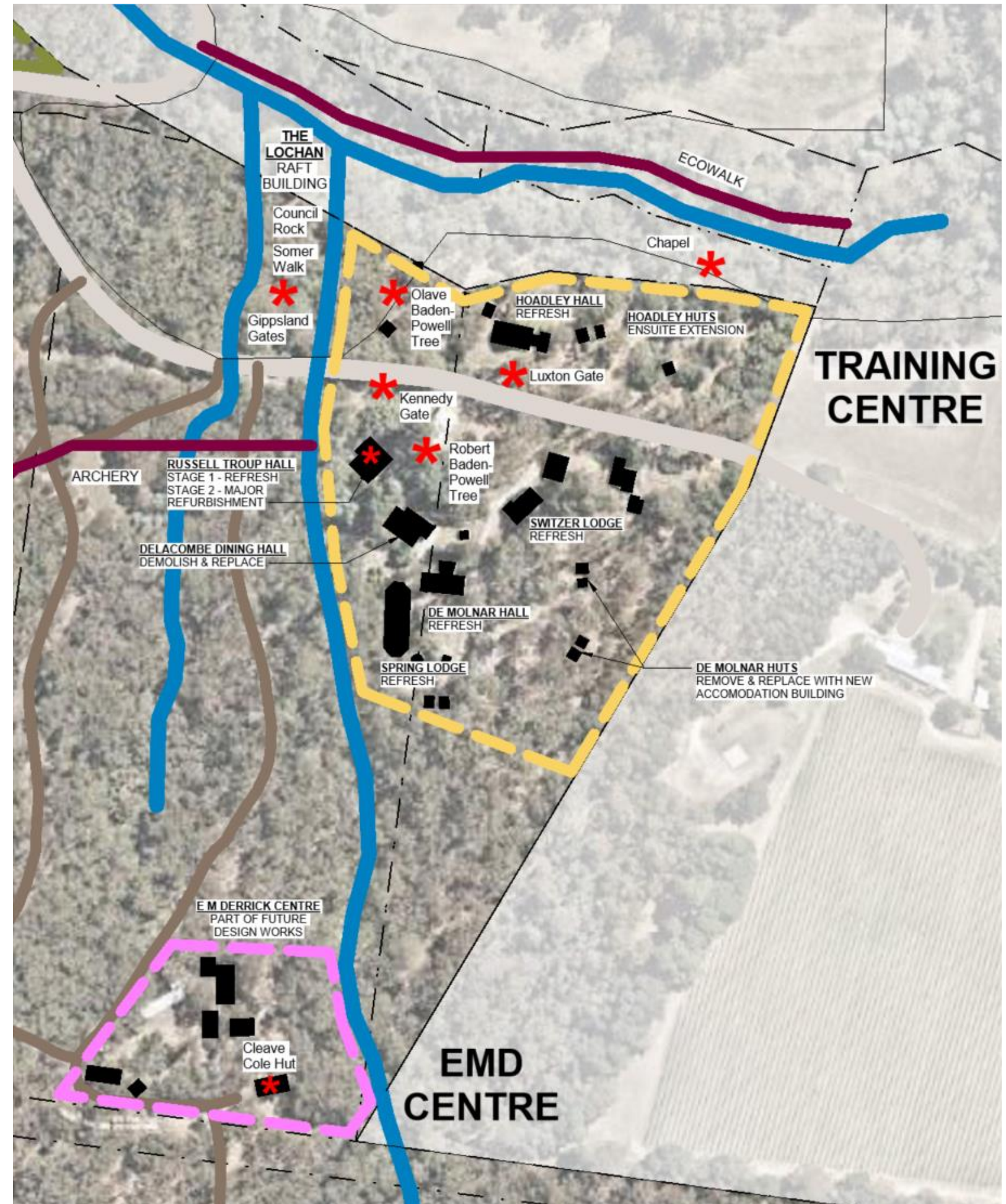
7.0 Training Centre

The Training Centre occupies the original grounds of Gilwell Park and therefore is populated with areas, buildings, and items of historical significance to Scouts Victoria. It is split between the Hoadley Area with the Hoadley Hall and Huts to the north of the access road as well as the De Molnar area to the south with several Lodges, Halls, and Huts all in varying condition. The area has accommodation, dining, and gathering functions and is frequently utilized by community groups. There is also a chapel in the woods adjacent to Clark Creek which is used for gatherings and weddings.

To the south is the E M Derrick Centre which is another accommodation & gathering area that is separate to the Training Centre.

The priorities for the Training Centre are:

- Dormitory accommodation for 200+ people
- Universally accessible and culturally inclusive
- En-suites for accommodation where possible
- Commercial catering facilities
- Accommodation for catering staff
- Dining and indoor recreation facilities for 200
- Open space for parade and activity
- Campfire circle
- Chapel
- Breakout rooms for training and evening activities
- Provision for equipment storage
- EMD upgrades
- Preservation on non-movable heritage



The Training Centre Precinct consists of the following projects:

7.1 Delacombe Dining Hall Replacement

During the master plan process it was identified that the Delacombe Dining Hall has suffered extensive damage from termites and the facilities will need to be greatly upgraded to meet the future demands of the scouting population. It is intended for the dining facilities to cater for 200 scouts where currently it only caters for 50.

The existing Delacombe Dining hall will be demolished and replaced with a new fit for purpose Dining Hall and Activity Centre.

The Dining hall will feature:

- Commercial catering facilities
- Accommodation for catering staff below, taking advantage of natural slope of site.
- Dining and indoor recreation facilities for 200
- Universally accessible and culturally inclusive

7.2 Accommodation Buildings (replacement of De Molnar Huts)

The existing De Molnar Huts are no longer fit for purpose and require replacement. They will be replaced with an accommodation facility comprising four self-contained accommodation blocks that can accommodate up to 64 Scouts and leaders in bunk style and hostel accommodation. The accommodation buildings will house 16 people each.

There will be shared toilet facilities for the Scouts and leaders and teachers will have access to private toilets, showers, and Kitchenettes.

An entry verandah is to be provided to each accommodation building to remove wet or muddy clothing.

7.3 Russell Troop Hall Refurbishment

The Russell Troop hall is considered a important Heritage Hall on the Gilwell park site by Scouts Victoria. In the first phase of the Masterplan, it is intended that it will undergo a refresh to rejuvenate the facility and perform any required maintenance.

In a future stage of the Masterplan it is intended to undergo a major refurbishment to upgrade the facility to improve accessibility, access to internal toilets, and upgrade the kitchen. This will improve the multi-purpose functionality of the facility for training and functions.

7.4 Hoadley Huts Ensuite Extensions

There are plans underway to modernize the existing Hoadley Huts by extending the huts to provide Ensuites to each Hut.

7.5 E M Derrick Centre

The E M Derrick Centre will be part of a future assessment and design exercise to determine the best functional outcome for Scouts Victoria as a Pack Holiday Centre

7.6 Other Existing Buildings

Several Existing Buildings located within the Entry Gateway will receive a refresh as part of the master plan to rejuvenate the facilities on the site. Each building to be assessed to determine what is required from a maintenance and aesthetic point of view.

These buildings include:

- Hoadley Hall
- De Molnar Hall
- Spring Lodge
- Switzer Lodge

8.0 Adventure Centre

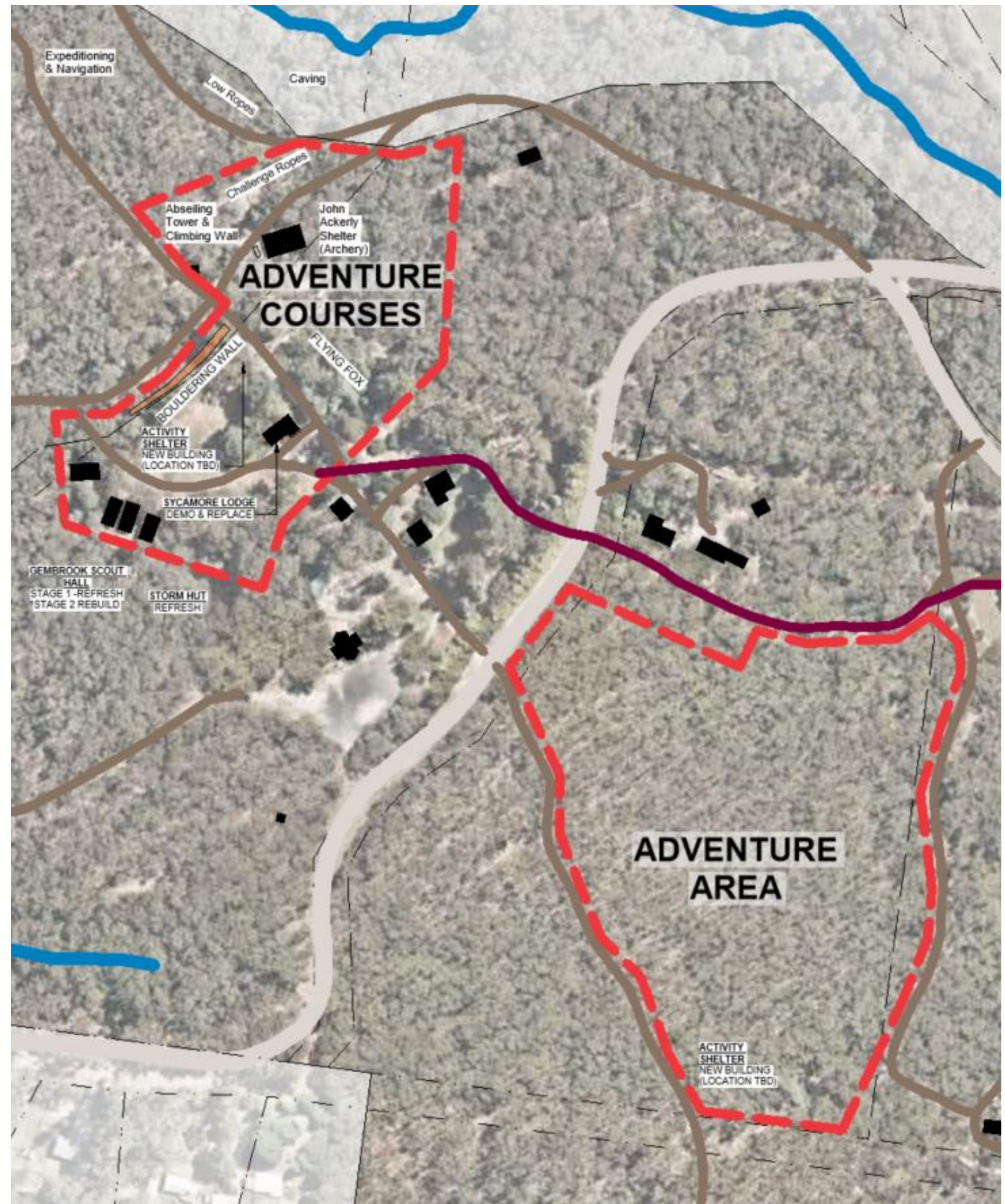
Centrally located between the Campgrounds and the Entrance & Gateway are a series of different Adventure Activities and Courses which are used by both the Scouts for training and team building as well as used by various community groups and schools. Activities currently include High Ropes, Flying Foxes, Low ropes, bouldering, abseiling, archery, crate stacking and others.

To make Gilwell park the premier Adventure Centre in Victoria its proposed to expand the offering as part of the Masterplan to include:

- Pump Track
- Cycling & Mountain Biking
- Archery & Hatchet Throwing
- Survival Challenges
- Orienteering
- Canoeing & Kayaking
- Vertical Sports (Abseiling, Climbing & Caving)
- Eco Trails
- STEM activities

Additional Centre Features:

- Safe and inclusive
- Ackerley Shelter and Campfire Circle
- All weather access and shelter available
- Car Park space near Environment Centre which can be utilized for activities



The Adventure Precinct consists of the following projects:

8.1 Bouldering Wall Replacement

The first project to take place under the masterplan is the replacement of the existing Bouldering wall with a new modern bouldering adventure experience. The bouldering walls have currently been designed by Industrial By Nature and indicative designs provided below.



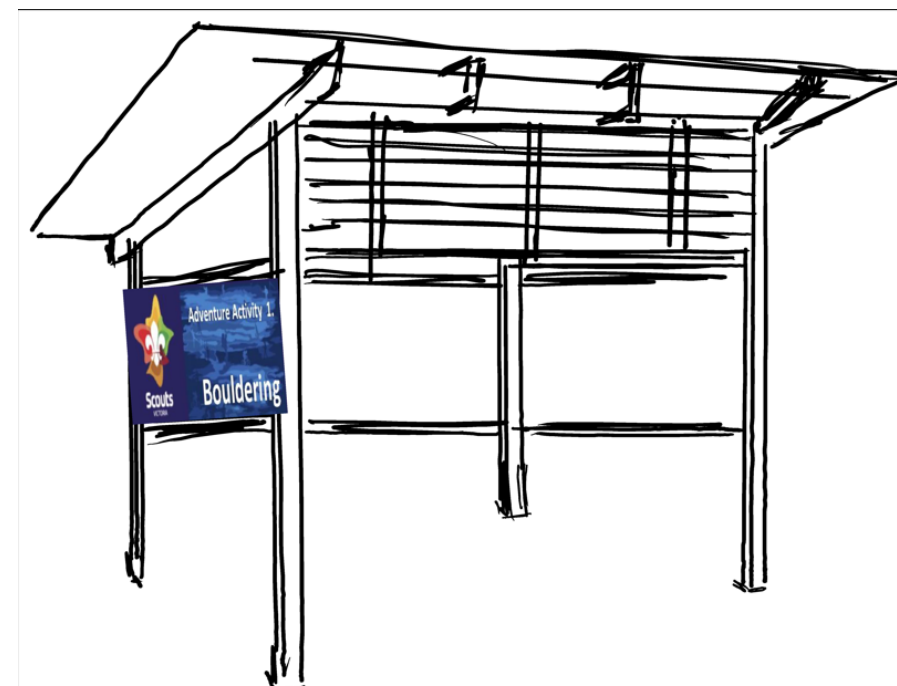
8.2 Abseiling Tower & Climbing Wall

The existing Abseiling Tower and Climbing wall sit prominently in the Adventure area and they will both be rejuvenated to meet modern Scouting expectations with a Reclad of the walls and the fixing of new and existing holds and volumes.



8.3 Activity Shelters

New Activity Shelters will be provided to serve as information, gathering points and shelter for Scout groups through out the park. They will be covered to provide shelter but open on sides to allow access. They can also include a storage component to be able to provide short term secure storage for activity based equipment.



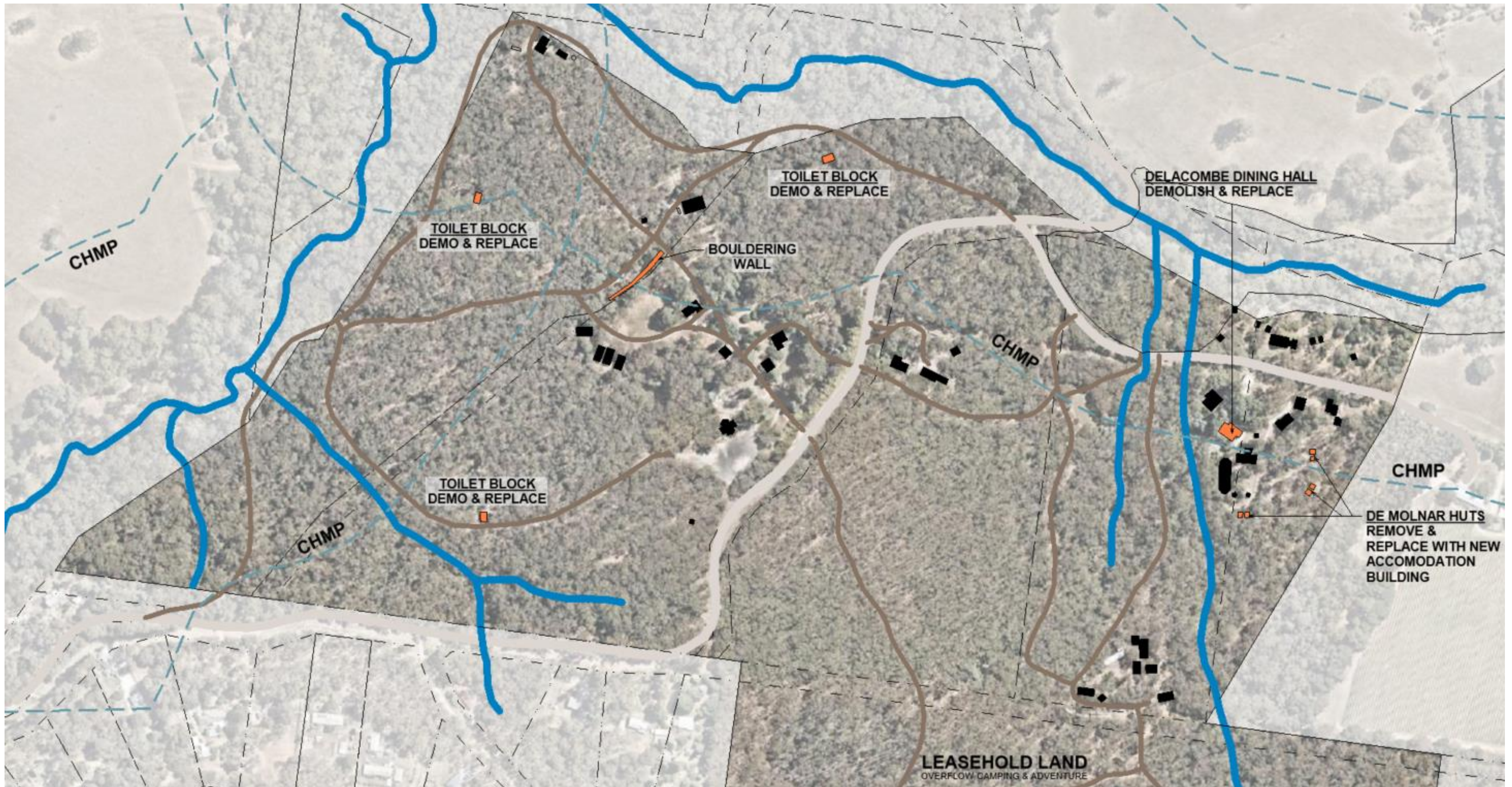
8.4 Storm Hut

Storm Hut will receive a refresh as part of the master plan to rejuvenate the facilities on the site. It will be assessed to determine what is required from a maintenance and aesthetic point of view. Possible use includes as a Joey and Cub camping base.

9.0 Priority Projects

Projects currently funded, in order of priority:

- New Bouldering Wall
- Refurbishment of current abseil tower
- Camping Hubs x 3: new toilets, showers, shelters, outdoor kitchens, parking
- Activities Upgrades
- Ensuites for Hoadley Huts
- Replace Delacombe Kitchen and Dining Building
- De Molnar Huts, replace and repurpose





Melbourne
8/270 Ferntree Gully Road
Notting Hill VIC 3168
Australia
Tel: +61 3 9501 2800

Brisbane
The Capital
4/155 Queen Street
Brisbane QLD 4000
Australia
Tel: +61 3 9501 2800

Christchurch
Level 1, Awly Building
293 Durham Street
Christchurch 8013, New Zealand
Tel: +64 3 343 9892

www.taylorsds.com.au