



MANNINGHAM



# MULLUM MULLUM RESERVE MANAGEMENT PLAN

SEPTEMBER 2014



## Part A - Executive Summary

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Publicly owned open space and reserves improve our physical and psychological health, strengthen our communities and make our cities and neighbourhoods more attractive places to live and work. Manningham City Council prepares Management Plans for complex recreation areas that accommodate a range of facilities and services and/or open space areas with a range of uses and purposes, including informal recreation and landscape values. Such areas are important community assets and due to competing priorities for development, it is crucial to plan and prioritise the use, development and management of these areas.

The Mullum Mullum Reserve is currently used formally by clubs, schools and residents for various recreational pursuits including hockey, bowls and tennis. The Reserve is also used casually by local residents for less formal recreational activities, such as jogging, walking and dog walking.

The Reserve has a large 1.3 hectare leveled grass area to the south that has been reserved for future recreation development.

In July 2013, Council endorsed the *Highball Infrastructure Plan* that proposes the development of a 5-7 court multi-use highball facility at Mullum Mullum Reserve. With the additional facilities on site, Mullum Mullum Reserve will become a central sporting hub in the municipality.

The Management Plan includes three visionary goals for the Reserve under which a series of objectives and actions outline Council's commitment to: providing high quality recreation facilities that respond to community demand, respect for the natural environment and maintained effectively in to the future.

The goals and objectives are set out in Figure 1.

**Goal 1 - Increased recreation opportunities to meet community demand**

**Goal 2 – Protection of the natural environment and local amenity**

**Goal 3 – Effective management systems that sustain a quality recreation environment**

### *Objectives*

- 1.1 To continue to support and improve the existing sporting facilities
- 1.2 To develop a high quality highball facility to cater for the shortfall of highball courts within Manningham
- 1.3 To continue to improve informal recreation opportunities for the local community

### *Objectives*

- 2.1 To protect the environmental qualities of the Mullum Mullum Reserve and the creek corridor
- 2.2 To enhance landscaping to complement the recreation infrastructure and improve amenity
- 2.3 To achieve sustainable outcomes through planning, construction and management of reserve upgrades
- 2.4 To minimise the impact of recreation facilities on the amenity of nearby residential areas

### *Objectives*

- 3.1 To develop and maintain strong partnerships to ensure quality management of the Reserve and recreation facilities
- 3.2 To continue responsible and responsive open space management

Figure 1 - Goals and Objectives

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# 1. Introduction

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## 1.1 Purpose

Manningham City Council prepares Management Plans for regional and district reserves that accommodate a range of facilities and services and/or open space areas with a range of uses and purposes. Such areas are important community assets and due to competing priorities and limited funding for development, it is crucial to plan and prioritise their use, development and management.

The purpose of the Management Plan is:

- To document and protect the key values of Mullum Mullum Reserve by providing a framework for future planning
- To establish short, medium and long term goals, objectives and actions for the future development of the reserve
- To develop an overall plan (masterplan) that documents improvements over a 10 year period
- To provide a guide for the management of the recreation facilities

The endorsed Mullum Mullum Reserve Management Plan will be used by Council Officers involved in planning, development and management of the Reserve and will help the community understand Council's vision, objectives and specific plans for the Reserve.

## 1.2 Background

The land that is now Mullum Mullum Reserve was originally covered by a valley grassy forest with a Manna Gum dominated Riparian forest along the Mullum Mullum Creek and a creekline herb rich woodland along the tributary (now called the Santa Rosa Drain) in Reynolds Road. This part of the Parish of Bulleen was divided into 300 acre parcels for agricultural redevelopment in the 1860s. Orchards covered virtually the entire site, with only a narrow bank of riparian forest retained along the banks of the Mullum Mullum Creek. There were farm dams under the existing Springvale Road and the tennis pavilion, and a house and farm buildings on the site of the current hockey/bowls pavilion.

In 1977, Council entered into an agreement with the then Melbourne Metropolitan Board of Works to purchase the land for active open space purposes. Council records show that, since then, Mullum Mullum Reserve has been used for a variety of purposes, including hockey, baseball, tennis, casual and club based horse riding, lawn bowls and social activities.

In 1981, Council resolved to allocate the use of the Reserve to the Doncaster Sports Club, comprised of the tennis, hockey and bowls clubs that use Mullum Mullum Reserve. In 1983, plans for the development of the following recreation facilities were approved in principle and a planning permit was issued for the use and development of the Reserve:

- Three grassed hockey grounds
- One synthetic hockey pitch
- Four bowling greens
- Eight tennis courts
- Club and social room
- Associated car parking

Preliminary earthworks began in 1984 to begin the extensive proposed works. The plans were altered following extensive consultation with sports clubs and the local community and the updated plans outlined a complete redesign and reduction in sports fields:

- One synthetic hockey pitch
- Three bowling greens
- Six tennis courts
- A multiuse space (leveled for bowls and tennis as per previous plan)
- Club and social rooms
- Associated car parking

The Reserve was officially named Mullum Mullum Reserve in May 1987 following submissions from the community. The Reserve had previously been known as the Springvale/Reynolds Road Reserve.

In 1990, a pavilion for the tennis club was completed. In 1992, a pavilion was completed for the use of the hockey and bowls clubs and for social use by the tennis club. In 1999, Council officially opened the new wet synthetic hockey field complete with floodlighting.

In 2008, the hockey pitch was significantly refurbished with the installation of a new green hybrid synthetic hockey surface as well as an upgrade to the floodlighting and in 2014; a mini training pitch including floodlighting was installed.

In 2010, the public toilets were installed adjacent to the lower level car park (opposite the picnic area), to cater for users of both Mullum Mullum Reserve and Mullum Mullum Creek Linear Park.

## 1.3 Key stakeholders

There are a number of stakeholders that have an interest in the upgrade and management of Mullum Mullum Reserve. These groups hold valuable information and have been consulted during the preparation of the Plan. Stakeholders will continue to be involved as required throughout planning, construction and management phases.

The various stakeholder groups include:

### Mullum Mullum Reserve Stakeholders

#### Existing and future Reserve users

Existing and future Reserve users provide invaluable information about the existing status of the Reserve and the expectations and requirements to improve future visits.

#### Existing and future sporting clubs on site

Existing sports clubs are providing a valuable recreation service for the Manningham community. Manningham's partnership with these clubs is crucial to enable and support future improvements.

- Donvale Bowls Club
- Doncaster Hockey Club
- Currawong Tennis Club
- Adjacent horse / pony clubs
- Potential tenants of proposed highball facility

#### Local residents

Local residents enjoy the visual amenity of Mullum Mullum Reserve and the neighbouring Mullum Mullum Creek Linear Park. Ongoing communication with these residents is crucial to ensure that their amenity is considered as part of preparation of the Management Plan.

#### State Sporting Associations

A state sporting association is the governing body in the State for a sport, taking a state wide perspective and responsibility for the sport's development. Manningham will continue to consult with overarching organizations to ensure that all improvements are relevant and consistent with current regulations and sporting directions.

#### Neighbouring Local Government Authorities

Given the regional nature of the sports provided for within the Reserve and the proposed highball facility, the following authorities will be consulted and kept informed of Mullum Mullum Reserve improvements:

- Sport and Recreation Victoria
- Whitehorse City Council
- Maroondah City Council
- Banyule City Council
- Nillumbik Shire Council
- Yarra Ranges Shire Council

#### Land owners / managers & State Government Departments / agencies

- VicRoads
- Multinet Gas
- Melbourne Water
- Department of Transport, Planning and Local Infrastructure (Sport and Recreation Victoria)

#### Potential funding partners

A range of potential funding partners have been identified to contribute to the cost of the Management Plan implementation.

## 1.4 Methodology

The methodology for development and implementation of the Management Plan includes:

- Review of previous plans
- Review of changes since previous plan – policy context, demographics etc
- Review and analysis of existing use and facilities
- Initial consultation with key interested and affected stakeholders
- Undertake background studies / reports
  - Site opportunities / constraints analysis
  - Traffic & Car Parking Study
  - Acoustic Assessment
  - Landscape Assessment
- Development of a draft Management Plan
- Public exhibition and community consultation on draft Management Plan
- Consideration of submissions and adoption of final Management Plan by Council
- Implementation of recommendations

## 1.5 Community engagement & consultation

Community engagement and consultation to date has included:

- Feedback form, August – September 2013
- Meetings with stakeholders, between August 2013 and May 2014
- Consultation website for distribution of information and feedback “What Matters Manningham” Mullum Mullum Reserve Management Plan page launched July 2013
- The draft Mullum Mullum Reserve Management Plan was placed on public exhibition from 30<sup>th</sup> June – 8<sup>th</sup> August 2014
- During the public exhibition process, 45 submissions were received and considered. The key issues/comments raised through the submissions have been summarized under the following themes:
  - Traffic and car parking
  - Highball facility infrastructure
  - Highball facility operations
  - Open space
  - Environment
  - Landscaping and circulation
  - Budget and process

- Consideration of the submissions resulted in officers recommending 14 changes to finalise the Draft Management Plan
- At the Council meeting on 30<sup>th</sup> September 2014, Council endorsed to finalise the draft Management Plan with the 14 changes as recommended.

Further details of the initial community consultation undertaken to date are included in Appendix 1.

## **1.6 Monitoring and Review**

Ongoing monitoring of the Plan will be undertaken to ensure that its objectives and actions remain relevant and meet the needs of the community. A full review of the Management Plan will be carried out by Council five years after the completion of all the Capital Works recommended in the Plan.

## 2. Planning/Policy Context

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### 2.1 Previous Mullum Mullum Reserve Management Plans

The Manningham City Council developed and endorsed a Concept Plan for Mullum Mullum Reserve in 1995 and that plan was reviewed in 2001.

Actions implemented from the Mullum Mullum Reserve Management Plan 2001 include a formal picnic and BBQ area, a path from Parkland Close heading north into the Reserve and fencing of the southern area of level grassed open space.

### 2.2 Partner Strategies

Whilst the Management Plan will draw upon a number of Council strategies and policies, there are some that directly influence the Plan. These documents are described below and are referenced within the Management Plan.

#### 2.2.1 Open Space Strategy 2014

The *Manningham Open Space Strategy 2014* is a 10-year plan that sets priorities and guidelines for the protection, development and use of public open space in the municipality. The Open Space Strategy has recently been developed to achieve the following goals:

- Value, expand and enhance the open space network
- Make the most of existing open spaces
- Attract more people, more often, to open space

The Open Space Strategy divides the municipality into 15 precincts. Mullum Mullum Reserve is located in the eastern edge of The Pines Precinct (Figure 2) with strong connections to the Currawong precinct.

The Strategy identifies the future recreation needs required to maintain and improve the health and wellbeing of the community and lists the most appropriate sites for these activities and associated infrastructure.

The Strategy identifies recreation demand for basketball, netball, table tennis, volleyball and badminton and nominates Mullum Mullum Reserve as the selected site to provide the required infrastructure. Part 2 of the Strategy provides recommendations that relate directly to the open space precincts. The recommendations for The Pines Precinct include the provision of a 5 court indoor multi use highball facility at the southern end of Mullum Mullum Reserve in the short term (Stage1). A further two court extension was proposed in the long term (Stage 2) however further planning has ruled out the long term option for additional courts.

Part 3 of the Strategy describes each reserve and identifies Mullum Mullum Reserve as a regional reserve due to its high quality facilities that attract users from a regional catchment.

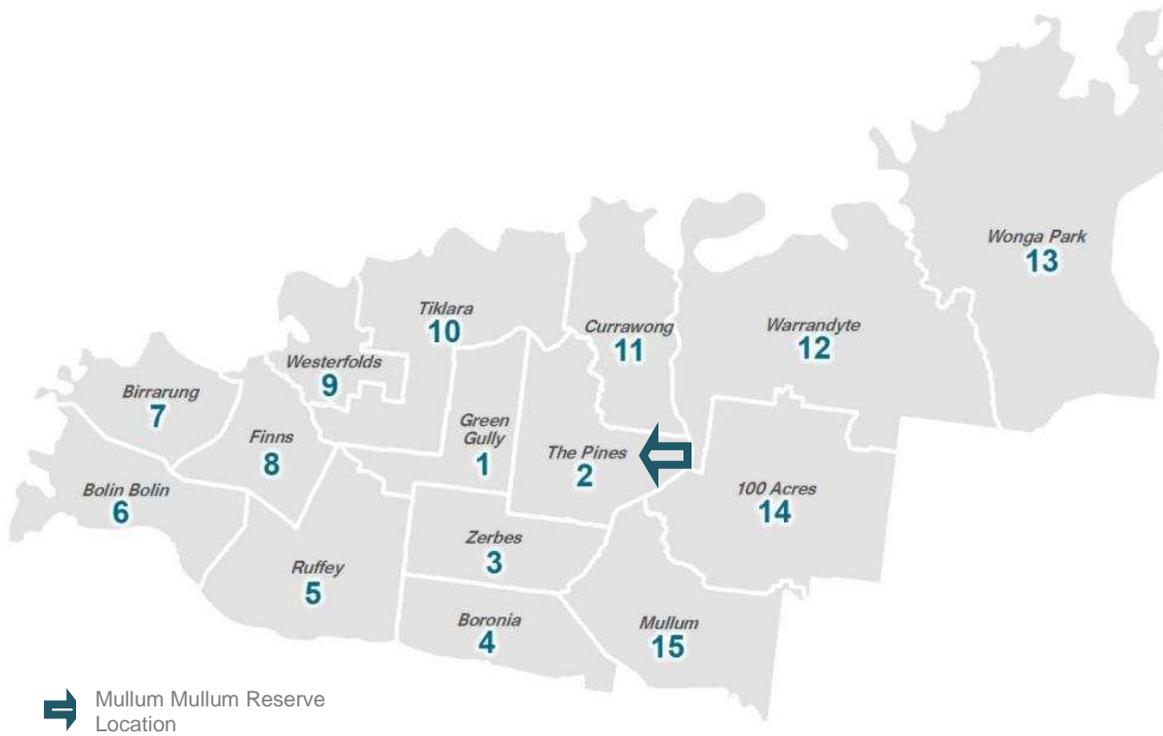


Figure 2 - Open Space Strategy Precincts

## 2.2.2 Active for Life Recreation Strategy 2010-2025

The *Manningham Active for Life Recreation Strategy 2010 -2025* was developed to provide a strategic framework for the management and development of recreation provision. The Strategy identifies major gaps, challenges and synergies and addresses these with the aim to increase participation in a broad range of recreational activities for the improved health and wellbeing of our community.

The four key objectives for future recreation provision within the municipality are:

- To increase participation in recreation
- To ensure the community has a diverse range of recreational choices
- To provide great places for people to recreate
- To inspire people to participate in recreation

The Recreation Strategy outlines the demand for all recreation activities across Manningham. Issues and actions of the Strategy that inform the Mullum Mullum Management Plan include:

- In terms of most popular structured recreation activity in Manningham, basketball is rated third and netball is rated fifth
- There is a current shortfall of at least 10 courts to cater for multiuse highball sports within Manningham
- Prioritise multi-use facilities to maximize recreation options
- Prioritise facilities that cater to our culturally diverse community ie Badminton and Table Tennis
- Prioritise facilities that encourage female participation to assist in closing the gap between male and female participation

## 2.2.3 Highball Infrastructure Plan 2013

The *Highball Infrastructure Plan 2013* was developed to guide the implementation of highball infrastructure development, maintenance and management in Manningham over the next ten years. The purpose of the Plan was:

- To understand the demand for highball activities within Manningham
- To provide sufficient facilities to cater for the demand to participate in highball sport
- To determine priorities for facility upgrade / construction
- To undertake site analysis to determine the most appropriate locations for facility upgrade / expansion

The Plan recommends the prioritisation of two major highball facility developments, including a new five to seven court multi-use facility at Mullum Mullum Reserve Donvale, and an extension of the facility at Manningham DISC Donvale. The Plan also includes seven planning principles in relation to Council's approach to joint use agreements, maintenance of existing facilities and private development of highball facilities. The Plan also recommends the development of Priority of Use Guidelines to inform the space allocation for the proposed facility at Mullum Mullum Reserve.

## 2.2.4 Mullum Mullum Creek Linear Park Management Plan Stage 2, 2005

Mullum Mullum Creek Linear Park runs alongside Mullum Mullum Reserve to the east of the shared trail and is a significant linear park that includes the creek corridor.

The *Mullum Mullum Creek Linear Park Management Plan (MMCLP) Stage 2* was prepared in 2005 to provide a guide for the future use, development, landscaping, management and maintenance of the Mullum Mullum Creek Linear Park, from Reynolds Road to Tindals Road, Donvale.

The vision outlined in the Plan was to sustain, protect and enhance the natural environment of the MMCLP Stage 2 as an important Linear Park within the City of Manningham's open space network and to continue to provide visitor enjoyment and appreciation of the Reserve for a range of recreational opportunities while protecting its cultural values.

Due to the close proximity of the MMCLP to Mullum Mullum Reserve, all recommendations of the Management Plan will seek to protect the vision for the Linear Park.

## 2.2.5 Green Wedge Action Plan 2011-2020

Manningham contains one of the 12 non-urban areas of metropolitan Melbourne which lie outside the Urban Growth Boundary, known as the Green Wedge.

Important functions provided by the Green Wedge include biodiversity, agriculture, open space, attractive landscapes, tourism and recreation, and cultural heritage.

The *Green Wedge Action Plan 2020* (2011) aims to achieve four objectives:

- To promote and support environmental care and stewardship
- To facilitate living and working sustainably
- To ensure sustainable built form and infrastructure
- To provide supportive planning policy and governance

As Mullum Mullum Reserve is located within the Green Wedge, it is important that any development at the Reserve responds to these objectives.

The *Site Responsive Design Guide* (2013) for infrastructure within the Green Wedge has been developed to provide low impact site responsive design strategies that respect and enhance the Green Wedge landscape character. In particular, this guide provides strategies to address drainage, paths and trails, and level changes.

The Green Wedge Action Plan also recommends the implementation of a signage plan and markers to raise the profile and importance of the Manningham Green Wedge values. A further study has identified Mullum Mullum Reserve (Reynolds Road frontage) as the appropriate location for a Green Wedge entry marker.

## 2.2.6 Healthy Habitats – Bushland Management Strategy 2012

Manningham's Healthy Habitats - Bushland Management Strategy (2012) sits alongside the Green Wedge Action Plan 2020 (2011) and aims to achieve the following objectives:

- To maintain and where possible, restore ecological processes
- To manage and minimise threatening processes
- To improve habitat
- To protect threatened species

This Strategy incorporates information from the *Manningham Biosites, Sites of (Biological) Significance Review* to create a prioritisation matrix that strategically assesses bushland sites, in order to guide resource allocation and prioritise management actions across those sites.

The small part of Mullum Mullum Reserve within a biosite is located in the south east corner, between the car park / southern level grassed area and the Mullum Mullum Trail (*refer figure 10*).

Mullum Mullum Reserve includes a small part (0.5ha) of the Buck Reserve/Donvale Christian School Biosite (Biosite 18) which comprises 69.14 ha of Valley Grassy Forest (V), Riparian Forest (LC) and Grassy Dry Forest (LC), with small areas of Creekline Herb-rich Woodland (E). This biosite also incorporates the Mullum Mullum Creek Linear Park.

The Bushland Management Strategy lists the Mullum Mullum Creek Linear Park (Currawong Stretch adjacent to Mullum Mullum Reserve) as a high priority for bushland management.

### **2.2.7 The Manningham Development Guide for Areas of Environmental Significance and Landscape Significance (2011)**

The Manningham Development Guide for Areas of Environmental Significance and Landscape Significance (2011) was developed to guide development in sensitive areas. The Guide aims to ensure that developments are both sustainable and responsive to the environment and the surrounding landscape.

### 3. Site Analysis

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#### 3.1 Location

Mullum Mullum Reserve is situated at 1-41 Springvale Rd, Donvale (corner Reynolds Road). The Reserve stretches along Mullum Mullum Creek to the east and Currawong Bush Park is located to the north of the Reserve (north of Reynolds Road). The closest activity centre is The Pines Shopping Centre (a Major Activity Centre) located approximately 1.5km to the west along Reynolds Road. (Figure 3)



Figure 3 - Mullum Mullum Reserve Location Plan

## 3.2 Context

The Reserve is part of a much larger region of open space which is essentially passive in nature. The area is an ideal setting for picnics and for exploring the natural bush and creek setting. (Refer to Figure 4)

The Mullum Mullum Trail is part of Manningham's regional path network linking to the Main Yarra Trail in Templestowe, and will eventually connect to the East Link Trail.

The site is accessible from two major arterial roads, Reynolds Road and Springvale Road, and is located on two bus routes, with bus stops on either side of Springvale Road at the northern and southern ends of the Reserve.

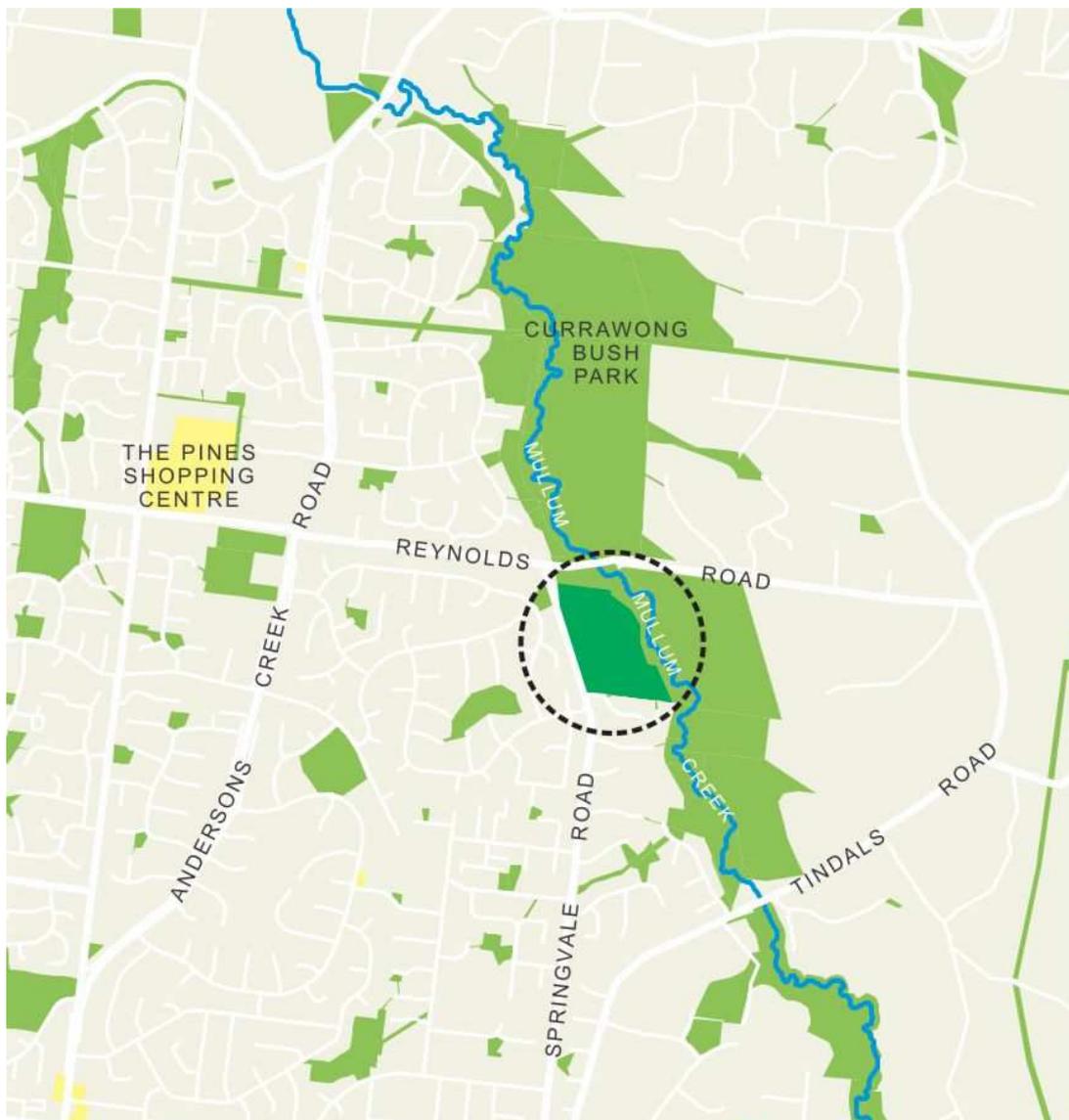


Figure 4 - Mullum Mullum Reserve Context Plan

## 4. Precinct Analysis

### 4.1 The Pines Precinct

The Public Open Space Strategy 2014 has 15 precincts and Mullum Mullum Reserve is located within the eastern side of The Pines precinct. The Precinct map below (Figure 5) illustrates the extensive open space within this precinct and surrounding Mullum Mullum Reserve. The Pines Shopping Centre is included within the precinct and is the closest activity centre to Mullum Mullum Reserve. There are several schools in close proximity to Mullum Mullum Reserve.

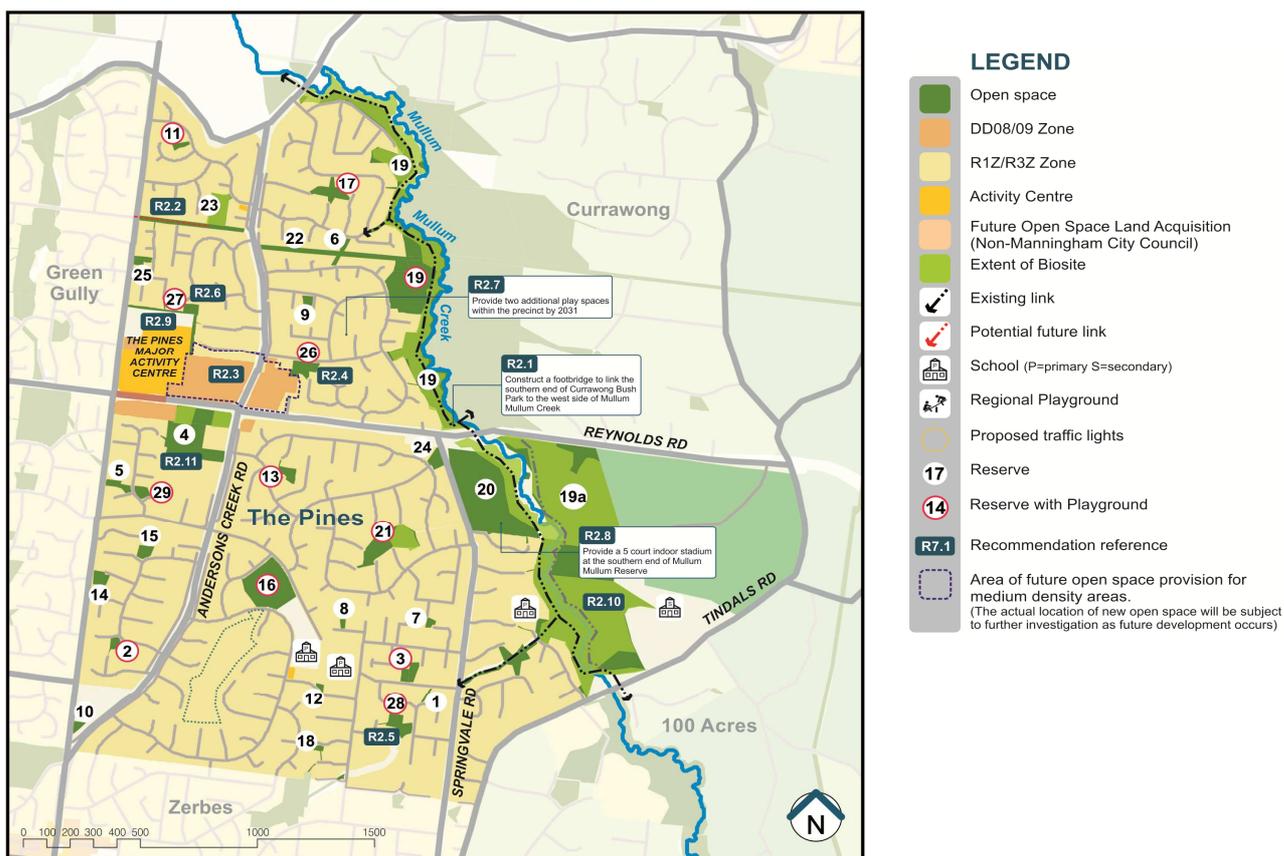


Figure 5 - The Pines Precinct Analysis

1	Akoonah Reserve	16	Landscape Reserve
2	Albany Reserve	17	Lyndal Reserve
3	Allara Reserve	18	Miramar Reserve
4	Anderson Park	19	Mullum Mullum Creek Linear Park
5	Applewood Reserve	19a	Buck Flats
6	Bernadette Reserve	20	Mullum Mullum Reserve
7	Brent Reserve	21	Pinehill Reserve
8	Butterfly Reserve	22	Porter Water Supply Reserve
9	Corsican Reserve	23	Prowse Reserve
10	Doncaster East Hall	24	Santa Rosa Reserve
11	Fernlea Reserve	25	Savernake Reserve
12	Fullwood Reserve	26	Schafter Reserve
13	Happy Valley Reserve	27	The Pines Reserve
14	Houndwood Reserve	28	Valepark Reserve
15	Huntingfield Reserve	29	Whistlewood Reserve

## 4.2 Existing Conditions

Mullum Mullum Reserve is a large (approximately 8.5 hectares) area of open space providing a range of sporting and recreational opportunities to the residents of the City of Manningham and the wider community (*Figure 6*).

There are two entry points into the Reserve, one at Reynolds Road and one on Springvale Road. The Reserve is also in close proximity to bus stops along both Reynolds and Springvale Road providing public transport access into the site. To the north east of the Reserve, there is a footbridge crossing the creek into Bucks Reserve.

The Mullum Mullum Creek Linear Park runs along the Mullum Mullum Creek to the east of Mullum Mullum Reserve and is a significant regional open space, providing natural areas for informal recreation and play opportunities. It is an important habitat corridor connecting to the Yarra River and contains significant vegetation.

The Reserve includes a landscaped mound along Springvale Road, which provides a buffer from the sports facilities located on the higher ground along the western side of the Reserve. Facilities include a senior hockey field, two bowls greens and six tennis courts and associated pavilions. There is extensive car parking and picnic and barbeque facility on the lower lying area.

There is a large leveled area located along the southern boundary of the site which has an area of approximately 1.3 hectares with a frontage and an access road leading onto Springvale Road.

# Mullum Mullum Reserve Existing Conditions Plan



Figure 6 - Mullum Mullum Reserve Existing Conditions

### 4.3 Existing Facilities

The two pavilions within the Reserve are owned by Council but are managed by the relevant sports club. A summary of facilities and facility management is included in Figure 7 below.

The existing sports clubs at Mullum Mullum Reserve are currently operated effectively by the related sports clubs under a lease agreement with Council. The Bowls Club lease was renegotiated in 2012, the Tennis Club lease is currently being negotiated and the Hockey Club lease is due for negotiation.

Facility	Management	Details
Hockey & Bowls Pavilion (Change room, toilets, bar, kiosk, kitchen, storage & social room)	Donvale Bowls Club & Doncaster Hockey Club	Bowls Club Lease (2014-2018 under negotiation) Hockey Club Lease (Due for renegotiation 2014)
Synthetic hybrid hockey field Floodlit	Doncaster Hockey Club	Hockey Club Lease (Due for renegotiation 2014)
Synthetic bowling green Floodlit	Donvale Bowls Club	Bowls Club Lease (2014-2018 under negotiation)
Turf bowling green	Donvale Bowls Club	Bowls Club Lease (2014-2018 under negotiation)
Tennis Pavilion	Currawong Tennis Club	Tennis Club Lease (2014-2018)
Synthetic grass tennis courts x 6 Floodlit	Currawong Tennis Club	Tennis Club Lease (2014-2018)
Turf sports field	Council	Casual hire
Public Toilet	Council	

Figure 7 Mullum Mullum Reserve Recreation Facilities

## 4.4 Land Tenure and Management

Mullum Mullum Reserve is managed by Manningham City Council and, with the exception of the former road reserve, is also owned by Council.

There is a strip of land through the centre of the site that is Crown land for which VicRoads is responsible. Council currently manages this strip and the Management Plan identifies an action to update the responsible authority to Manningham City Council to reflect current practice. It should be noted that a Multinet gas pipeline runs underground within this strip of land.

Council also manages a VicRoads owned 60 metre wide road verge adjacent to Reynolds Road on the northern boundary of the Reserve.

The *Arterial Road Improvement Strategy 2008* contains a future plan to widen Springvale Road to allow for a divided double lane road. It is envisaged that this widening will not be carried out for at least ten years and this widening will not impact on proposed plans for Mullum Mullum Reserve.

A sewer main, managed by Yarra Valley Water, also runs underground along the eastern boundary of the Reserve.

## 4.5 Planning Scheme Provisions

Mullum Mullum Reserve is zoned Public Park and Recreation Zone (PPRZ) in the Manningham Planning Scheme. The purpose of this zone is:

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

There are two planning overlays that also affect the Reserve and these are outlined below.

### 4.5.1 Land Subject to Inundation Overlay (LSIO)

Part of the Mullum Mullum Reserve has been identified as land subject to inundation. The purpose of the Overlay is:

- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

The part of the Reserve which is identified as being subject to inundation generally runs along and adjacent to the Mullum Mullum Creek corridor and the low lying area at the northern end of the site. The Overlay does not cover a significant area of the southern leveled grassed site identified as the location for a highball facility. The Reserve landform was extensively modified in the mid 1980s to

create the playing fields and the current LSIO (refer figure 8) does not take into consideration some of those changes to the landform.

Figure 8 sets out current planning zones and overlay controls at Mullum Mullum Reserve.



Figure 8 - Mullum Mullum Reserve, Planning Overlays

## 4.5.2 Environmental Significance Overlay

Most of the Mullum Mullum Reserve site is covered by an Environmental Significance Overlay Schedule 3.

The areas covered by this schedule have been assessed as being either buffer habitat (*Manningham City Council Sites of (Biological) Significance Review 2004*) or other land with environmental and/or landscape values that supports core conservation and buffer habitat areas. Appropriate management is required to ensure ecological values are protected and improved.

In recognition of this overlay, major development at Mullum Mullum Reserve will be located in those areas that are the least intact or devoid of vegetation in order to minimise detrimental impacts on identified environmental values.

A small area of land of the Reserve along its eastern boundary adjacent to the Mullum Mullum Creek Linear Park is affected by the Environmental Significance Overlay Schedule 2. The sites covered by this schedule have been assessed as being the most intact and significant areas of indigenous vegetation within Manningham. They are classified into 35 sites of Biological Significance (Biosites) and are identified as being of national, state or regional biological significance according to the *Manningham City Council Sites of (Biological) Significance Review, 2004*. Appropriate management is required to conserve and enhance Manningham's biodiversity and these areas therefore require the highest level of protection. Any works that impact on native vegetation within this overlay will be designed to avoid the loss of significant vegetation.

## 4.6 Mullum Mullum Creek Corridor

A number of studies and reports recognise the importance of the Mullum Mullum Creek Valley as a wildlife corridor. Critical factors that affect the viability of such habitat corridors include:

- Continuity.
- Width (especially at narrowest points).
- Habitat quality.
- Presence of larger habitat areas (nodes) along the corridor (Biosis 1992).

In order to maximise these values, the Mullum Mullum Creek Linear Park Management Plan proposed to establish a minimum 60 metre wide "buffer" Riparian Zone (i.e. 30 metres either side of the creek) comprising the creek, creek flats and adjacent land either side of the Mullum Mullum Creek. The overall objective for this riparian zone (bank of the creek) is to maintain a minimum 30 metre vegetated buffer on either side of the creek managed primarily for stream and habitat protection and enhancement.

Melbourne Water, in the *Mullum Mullum Waterway Activity Plan 2001*, recommends actions to achieve improved stream health where the management focus is on remedial and rehabilitation works that mitigate degrading impacts on the creek environment.

Stormwater management systems are an important part of managing infrastructure, particularly in close proximity to a river / creek.

## 4.7 Drainage

There is an overland flow path that runs from the residential area west of the Reserve (along Long Valley Way and across Santa Rosa Reserve) and along the north/west corner of the Reserve and to the Mullum Mullum Creek via the Reynolds Road, Road Reserve.

The proximity of the Mullum Mullum Creek results in periodic flooding of areas within the lower car park. All future Reserve upgrades will consider the current and future flooding regimes.

There is also a former natural drainage line that runs across Springvale Road and into the southern part of the Reserve. This drainage line has been significantly altered due to historical earthworks including dam construction, dam removal and earth mounding. Drainage works associated with the highball facility will be designed to take this into account, including the option to retain storm water from new developments on site.

There is also a Council main drain at the southern end of the Reserve that runs across the Reserve and into the Mullum Mullum Creek. The detailed design of the highball facility will include an investigation of proposed increased flow into the drain and the need to upgrade the drain and the outflow into the Mullum Mullum Creek.

## 4.8 Cultural Heritage

Many sites within Manningham's open space network hold Aboriginal cultural heritage values, particularly those in close proximity to our rivers and creeks. Areas that hold such values have been mapped to comply with the Aboriginal Heritage Act 2006 and are identified as culturally sensitive areas. When upgrading open space within these areas, Council must investigate the need to develop a Cultural Heritage Management Plan (CHMP). A Cultural Heritage Management Plan is a way of protecting and managing Aboriginal cultural heritage, with the involvement of Registered Aboriginal Parties.

Almost all of Mullum Mullum Reserve is within an area of cultural heritage sensitivity. However the area proposed for development of the highball facility has had extensive land changes and it has been previously leveled involving significant ground disturbance. Therefore, it is considered there is no remaining cultural heritage significance.

## 4.9 Demographic Analysis

The Pines Precinct is a stable family area with relatively low numbers of young children (most likely due to housing affordability), but there are significant numbers of school age children, as well as 18-24 year olds. The main trend is the ageing population, with large increases in the over 70s as Baby Boomers age into this bracket. The Precinct has a high rate of home ownership, minimal rental housing and is mainly car dependant. The moderate to high culturally diverse population is dominated by a large number of Chinese affiliated origins.

Open space considerations in the area are likely to be driven by the dominance of older families with facilities for older children essential, as well as engagement for those over 20 years old. In the future, providing for the older population will become far more important.

Due to the regional catchment of the Reserve, demographics relating to the whole of Manningham are also relevant when planning for the use and development of the Mullum Mullum Reserve.

The trend of the ageing population and high numbers of young people reconfirms the importance of Council continuing to provide facilities that have flexible spaces to accommodate a range of activities to ensure it can respond to changing community needs. The ageing population and schools will be key target groups for the proposed highball facility in terms of addressing off peak and peak usage of the facility.

## 5. Improve existing Sporting Activities at the Reserve

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The Reserve accommodates three sporting clubs, including the Doncaster Hockey Club, the Donvale Bowls Club and the Currawong Tennis Club.

### 5.1 Hockey & Bowls (Shared Pavilion)

The Hockey and Bowls Clubs continue to successfully share the pavilion, which is managed through a direct lease with the Doncaster Sports Club, (Pavilion Operating Committee). This is a unique situation whereby two quite different sports clubs are co-located within the one pavilion and it is an example of a successful multiuse shared facility. Due to the size of the pavilion and the demand from both clubs, the pavilion was extended in 2012 to increase the social and spectator space of the facility. This extension has been well received and it is a well utilised facility. Despite this, the Bowls Club has an ongoing issue with the limited size of the kitchen, as it is difficult to cater for social events for sit down meals with such a small kitchen space. Social events are an important component of any club and in particular bowls clubs that provide sit down meals to their members on a weekly basis. Future changes to the internal layout of the pavilion are possible to address this concern and will need to be considered in accordance with Council's draft *Sports Infrastructure Policy 2014* which is currently being finalised. The Pavilion Operating Committee has requested that consideration also be given to the installation of solar panels to reduce energy consumption associated with heating and cooling of the pavilion.

### 5.2 Bowls

The Donvale Bowls Club is one of the largest bowls clubs in Manningham having experienced significant growth since 1994. The club has more than double their membership since this time, with current membership numbers at 193. The club has one grass green which was reconstructed in 2012-13 and one synthetic flood lit green. The main season for bowls is October – March with the club participating in Pennant competition. The Club also delivers a social bowls program and hosts a range of community sessions such as U3A, Onemda and school groups.

Each of the two existing greens has 8 rinks each which enable 64 players per green, thus 128 positions at any one time. The club rotate their play in a north south or east west direction to ensure even wear and tear on the greens. From time to time, the club also reduces the green to 7 rinks which is another method to rotate the play to change where the main wear and tear is occurring.

The Club has submitted an application in 2011-12 for the Community Facilities Capital Works Funding Program to replace its synthetic green in 2015/2016. This project would need to be implemented as per Council's Sports Infrastructure Policies. A second application was submitted to the Community Facilities Capital Works Program in 2011-12 for the development of a third green in the flat space to the south of the synthetic bowls green. This area has been retained for future sporting purposes. The main trigger for the additional green is based on capacity (membership numbers) and rotation / quality of the surface. If the membership of the Club continues to increase above 200 members, there will be a need for an additional green. The master plan (figure 11), outlines the location of the third green which is consistent with the space allocated for future sporting use in the previous Mullum Mullum Reserve Management Plan 2004 and Mullum Mullum Reserve Concept Plan 2001.

## 5.3 Hockey

The Doncaster Hockey club utilises one synthetic hybrid hockey field. The quality of the field surface and lighting has resulted in the facility being considered as one of the top four in Victoria. The Club has 560 members and is the only hockey club in Manningham. They have 20 junior teams comprising 250 players, 6 women's teams and 1 women's veterans' team comprising 100 women members, 7 senior men's teams and 4 veterans teams comprising 140 members. The hockey club also runs a 'Hook into Hockey' program 2 times throughout the year that is aimed at 5-8 year olds with approximately 60 children attending. Junior development camps run during the school holidays and attract up to 50 participants. The hockey facility is used by a number of local Primary and Secondary Schools during the day to run their own programs and competitions.

The club hosts 300 games each winter and have training 4 nights a week for approximately 30 weeks of the year from 4:30pm to 9:00pm. Matches are played on Friday evenings and Saturday and Sundays. The new balcony has been a welcomed addition to the facility enabling great views of the field. Additional fixed seating is required along the balcony which the club is responsible for. The club is considering switching their dug out to the away side (balcony side), given this is now the preferred place for spectator viewing.

A mini multipurpose floodlit training pitch has been constructed to the north east of the pavilion on the Springvale Road side. This mini pitch will cater to existing club training needs and as such, should not generate any additional traffic to the area. This training pitch aims to reduce the training that currently takes place in the Reserve car park and other sites across Manningham.

The Club is widely recognised as being a highly successful club. The top Men's team has won three State League One premierships and the Women's teams have won two premierships at the highest level. The Club has also had numerous State representatives at a junior level including several selected all Australian. At a senior level the success of the junior coaching efforts is demonstrated by the provision of members to the Victorian Vikings and Vipers in the men's and women's Australian Hockey League, respectively and having eight members (7 men, 1 women) represent Australia at senior level and several others at National Under 21 level. The club has also produced 5 Olympians at Doncaster, Chris Ciriello, Russell Ford, Andrew Smith, Lachlan and James Elmer.

## 5.4 Tennis

Currawong Tennis Club has 250 members. The Club has six synthetic grass courts which were reconstructed in 2009 and provide a high quality surface to club members and the community. The six courts are floodlit and the Club recently polished the lights which has improved the lighting across all courts. The Club is well utilised and has strong demand for court space through its coaching program and delivers a range of competitions throughout the week. The Club programs four of the six courts at any one time, which allows two courts to be available for social / casual tennis by the community. The tennis club house was previously updated and accommodates the Club's social activities. The Club has requested that fencing be erected around the perimeter of the club house and courts, enclosing the facility. The club house is well secured and there is no evidence of security concerns within the Reserve. This request is not considered urgent and may be undertaken in the future.

The Club has also requested two small shelters with bench seats be erected provide courtside shade to the spectators and additional seating, along with an additional drinking tap.

Future upgrades to tennis facilities, including court resurfacing, floodlighting and pavilion refurbishment will be undertaken through Manningham Council's Tennis Strategy and the draft *Sports Infrastructure Policy 2014* (which is currently being finalised).

## 6. Develop a High Quality Highball Facility

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### 6.1 Overview

The Highball Infrastructure Plan was endorsed by Council in June 2013. Highball refers to sports that require a high roofline such as basketball, netball, volleyball, badminton etc. The Plan recommends the short term development of a five court highball facility including a show court with 1500 retractable seats on the flat grassed area south of the tennis courts at Mullum Mullum Reserve. The long term plan was for an extension of an additional two courts resulting in a seven court facility. Further site assessment and analysis of Mullum Mullum Reserve constraints has identified that the long term vision of a two court extension and associated car parking cannot be accommodated on the site and accordingly the facility will be limited to five multiuse courts. Furthermore, additional highball facilities have been built within neighbouring municipalities that accommodate the show court demand, which significantly reduces the need for a show court with 1500 seats in Manningham. Further consultation with the highball clubs has identified the need for spectator seating up to 400 people for competitions such as Big V games. Therefore the facility is proposed to be designed to accommodate 400 seats for the main court and an additional 100 seats across the remaining four courts. The aim is that this highball facility will cater for approximately one third of Manningham's highball shortage, as identified in the Highball Infrastructure Plan.

The Highball Infrastructure Plan also recommends that this facility should not be a home ground to any one club and should be managed independently to provide access to multiple sports and clubs and facilitate programming during off peak hours.

### 6.2 Site selection

Mullum Mullum Reserve has been identified through Council's Open Space Strategy (1991, 1999, 2004 and 2014), as a site for future sporting development. Furthermore, the Highball Infrastructure Plan 2013 has identified that Mullum Mullum Reserve as the priority site for a large five to seven court facility as it has the following advantages:

- Central location – contributes to servicing predominantly Manningham community.
- Located on arterial road network, linear trail, and bus transportation.
- Green field flat site enabling cost effective construction.
- Complements the existing sporting precinct.
- Indicative support given by major highball clubs / associations.
- Existing car parking infrastructure with space to expand car parking.

## 6.3 Planning

The *Highball Infrastructure Plan 2013* outlines seven key planning principles which should be associated with future highball provision and delivery:

<b>1</b>	Prioritise the development of a large multi-court (four or more courts), multi-use facility managed by an independent management group, located central to the municipality and that meets contemporary requirements for both quality and compliance.
<b>2</b>	Prioritise the (re) development of existing highball facilities that accommodate a variety of sports and community activities that have traditionally been underserved and those activities that currently cannot be conducted, such as large sporting events.
<b>3</b>	Develop a Priority of Use Policy for sport and community activities for a Manningham large multi-court, multi-use facility with key stakeholder groups and subsequently reviews usage at existing facilities based on any impacts / consequences.
<b>4</b>	Collaborate with schools and other private organizations and relevant sports to maximize the utilization of school and private facilities within Manningham.
<b>5</b>	Continue to monitor participation in all sports, in particular netball as a result of that sport moving towards greater use of indoor facilities.
<b>6</b>	Renew existing Council facilities (including those school venues on a joint use agreement) to maintain them in a suitable condition for future use (due to the high level of demand for highball courts) to meet appropriate standards.
<b>7</b>	Review and monitor the overall Manningham Highball Infrastructure Plan on an ongoing basis, in approximately two years, after Council has an opportunity to review court space utilization and conduct condition audits under the new management arrangements.

## 6.4 Highball Facility Design

Community recreation requirements within Mullum Mullum Reserve have been identified following consultation with Reserve users and the Manningham community. Due to the regional status of the Reserve, various consultations took place, not only with local residents but also with existing and future users of the Reserve.

Significant infrastructure is required to respond to community requirements, including a highball facility and associated infrastructure.

### 6.4.1 Design Principles

Having regard to the site context, the long term vision for the site and the anticipated high level of use of the highball facility, its planning, design and construction will be in accordance with the following principles:

- Develop a contemporary five court highball facility achieving the sporting regulations, with seating to accommodate 400 spectators on the main court and a further 50 seats per court across the remaining four courts. Facility should be operated to a maximum of 500 seat capacity at any one time.
- Provide flexibility of spaces and sufficient storage to accommodate a range of sports and clubs including basketball, netball, badminton, volleyball, table tennis and other community activities.
- Provide appropriate administration space to accommodate the independent management group to ensure the peak and off peak times are heavily and efficiently programmed.
- Provide a contemporary café, with seating and server to both internal and external patrons and providing breakout spaces for informal meetings.
- Be accessible to all and compliant with the requirements of current legislation.
- Incorporate efficient and environmentally sustainable design and construction solutions including storm water management, heating and cooling and lighting, etc.
- Consider the impact to the visual amenity through consideration of scale and siting, noise, visual amenity, overshadowing, traffic and car park lighting.
- Provide quality landscaping, lighting and paving to activate the site for use by the local community and assist in keeping the area safe. The facility will address the public realm surrounding the building.
- Design and construct the facility to ensure it is financially sustainable into the future and can respond to changing needs.

## 6.4.2 Highball Facility Concept Plan

Initial concept plans have been prepared for the highball facility (refer to figure 12). In order to ensure that the facility is multiuse, the design requires a high level of flexibility in terms of programming space, adequate storage, and administration and meetings spaces. In response to this, the initial concept plans incorporates five multiuse sports courts, a cafe and foyer with seating area, multipurpose room, shared meeting rooms, administration areas, storage and associated car parking.

### Courts

Courts one and two are proposed to have an east west orientation and be situated in the south eastern corner of the flat parcel of land. Courts three to five are proposed to be located in the secondary sports hall with a north south orientation. It is recommended that the courts be split across two sports halls to provide increased flexibility in programming a range of sports and activities at the one time.

There are 400 spectator seats allocated to court one, some of which are raised on a mezzanine level. This would accommodate competitions such as the Big V basketball competition which attracts 300-400 spectators and other medium level spectator competitions. It is recommended to have 50 spectator seats allocated to each of courts two to five. However, the facility should only be operated to a maximum of 500 seats at any one time to ensure there is adequate car parking.

### Multipurpose room

The multipurpose room is proposed to be situated on the mezzanine level overlooking courts one and two with two rows of seating to view the activities undertaken on the lower courts. This room would provide a space for community activities such as Pilates and yoga classes, community meetings, sports VIP events. The room would accommodate approximately 150 people in theatre style seating or 100 for sit down meals. A kitchenette and toilet facilities would be provided on this level to accommodate this use.

### Storage

Adequate storage is imperative to accommodate the different equipment required to facilitate a multiuse facility, such as table tennis tables, badminton nets and posts, sports balls and other equipment. Storage rooms are proposed to be strategically placed within the facility to service the two sports halls and to accommodate deliveries.

### Cafe and foyer

A cafe and foyer are proposed to be the central community hub of the facility with their primary purpose to accommodate highball players, spectators and officials before, during and after the games. As the facility will not be a home ground for any clubs, this space would also provide important areas for informal breakout spaces for teams, clubs and committees. It is recognised that the cafe will also attract customers from within the Reserve such as the linear trail users and existing club members. Therefore the cafe is proposed to incorporate an external servery and seating area.

### Forecourt

An external forecourt is proposed to be provided to mark the entrance way in to the facility. Landscaping of the forecourt would complement the architecture of the entrance and promote this space as an attractive space to meet and relax.

## Facility elevation

The elevation of the facility ranges across the site (refer to figure 13 and 14).

- The southern side of the building facing the residential properties is proposed to have an elevation of 9.7 to 10.7 metres at its tallest point above the existing ground level at the eastern end of the building.
- The western end of the building facing Springvale Road would be constructed below the existing surface level which would reduce two metres of the visual bulk of the building at the western end.
- The floor level of the building would be between 3 and 4.5 metres below the ground level of the southern reserve boundary.
- On the northern side of the building, the height would be 13.6 metres.
- Throughout the whole facility, the ceiling height would be 8.3 metres to accommodate club level sports competition (complies with club basketball and club netball standards).
- The difference in height from the ceiling to the roof line would accommodate services such as heating and cooling systems and plant equipment.
- The existing scale and location of the facility would result in minimal, if any, overshadowing of the neighbouring properties

## Sustainable Development

The design brief for the proposed highball facility has detailed Council's commitment to sustainable design and the proposed highball facility will incorporate efficient and environmentally sustainable solutions such as utilising passive lighting, heating and cooling.

### 6.4.3 Residential amenity

The visual amenity for the surrounding residents has been a key driver for the proposed design of the building.

#### Facility positioning

The building is positioned towards the southern end of the site to retain the viewline towards the Mullum Mullum Creek when entering the site from Springvale Road. This alignment would also allow the entrance to be positioned on the northern side of the building, close to the entry road and away from residential areas. The car parking has been positioned to service the highball facility whilst maintaining the bush like setting.

The proposed layout also takes into account the position of the car park to minimise noise levels for neighbouring residential areas. The section of the car park that is located closest to the residential boundary would be designed as overflow car parking, and as such, this section would incorporate an automatic gate to prohibit vehicles entering this area after 10.30pm.

#### Acoustics

Due to the nature of activities played within highball facilities, noise is generated, particularly from bouncing balls and whistles. Design solutions have been proposed to contain the noise within the facility.

These solutions include:

- Exclusion of windows, vents, open doors from the southern face of the building to help minimise noise escaping the building.
- Location of plant and operating equipment internally in rooms, directing noise away from the residential boundary, and
- Location and direction of air circulation vents away from the residential boundary.

#### Visual impact

The visual impact of the building has been carefully considered and will continue to be a focus for the detailed design stage (refer to sections plan figure 13). Consideration is being given to the material selection for the facade of the building to ensure its integration into the landscape and that it is sensitive to Reserve Users and neighbouring residents.

A landscape plan will be developed to complement the facility and enhance the natural environment. In particular, the landscape plan will provide a solution to screening along the southern boundary adjacent to the neighbouring residents.

The landscape plan will also consider views of the facility from residential area to the west of Springvale Road and provide planting where required softening or enhancing views. Filtered views to the highball facility will be enhanced from parts of Springvale Road.

#### Hours of use

Peak hours for highball facilities are generally Monday to Friday, from 4pm to 11pm and Saturday and Sunday from 8am to 10pm. Off peak hours are from approximately 8am – 4pm Monday to Friday.

## 6.4.4 Highball traffic & car parking

The *Mullum Mullum Reserve Traffic and Parking Study October 2013* has assessed the additional car parking required for the highball facility to ensure there is adequate parking for the turnover of patrons to the highball facility and that there is no requirement for overflow parking in residential streets.

A range of elements were considered in determining the required car parking for the highball facility. Current spare capacity provides a larger level of confidence for the car parking supply. There is no requirement in the Manningham Planning Scheme that specifies car parking requirements for a highball facility. The responsible authority would therefore usually consider the “place of assembly” rate which requires 0.3 car parks per person<sup>1</sup> which equates to 150 car parks in total, along with empirical rates derived from similar facilities elsewhere. The Study therefore involved the benchmarking of other highball facilities to identify the number of additional car parks required on site to cater to the facility as shown in Figure 9.

Benchmark	Car parks per person	Car parks per court
Place of assembly	0.3	-
Waverley Basketball Stadium	0.46	33
Dandenong Stadium	0.46	33
Boronia Stadium	0.48	48
Proposed Stadium	0.47	47 (235 total)

Figure 9 - Car Park Requirements Benchmarking

Based on these benchmarking figures, the Study conservatively rounded up the carparking numbers from 0.47 to 0.50 parks per court (total 250). The master planning process has indicated that a well designed and landscaped car park can hold approximately 235 additional car spaces. According to benchmarking studies, this figure would cater adequately for the proposed increase in park use and provides substantially more spaces than required for a place of assembly and more than other similar stadiums including both Dandenong and Waverley.

The Study also recommends the local widening and channelisation of the internal access road at the egress points to the Reserve so as to provide two exit lanes (left turn and right turn) at Springvale Road and at Reynolds Road. Council will be required to enter into consultation with VicRoads to facilitate these works. The works will also consider the requirement for the future widening of Springvale Road by Vic Roads.

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<sup>1</sup> The calculation is based on a capacity of 500 seats

## 6.4.5 Priority of Use

*Priority of Use Guidelines* (refer appendix 2) have been developed to ensure the fair and equitable allocation of court space during peak periods. The Guidelines outline the order of priority that is to be given to different events/programs during peak periods, in conjunction with the allocation (percentage) of court space. Manningham clubs will be given priority over other groups outside the municipality, with the exception of a 4% space allocation for major participation events of regional significance.

The Guidelines will be the tool used by the prospective independent management group to allocate court space following the Expression of Interest process. The facility will be multiuse, accommodating sports such as basketball, netball, badminton, table tennis, volleyball and other community programs. It is important to note that the Guidelines have sought to address a balanced approach to space allocation within Council's highball facilities and provide peak hour<sup>2</sup> access to a range of sports and programs. Through the Guidelines, priority has been given to two aspects of the facility; firstly the amount of space allocated and secondly, prioritized access (who receives first preference to the space available).

## 6.5 Highball Management

The highball facility at Mullum Mullum Reserve will be managed by an independent management group on behalf of Council. This model enables the facility to be managed efficiently and to focus on high utilisation during off peak times which has often proven to be a challenge. This model also allows the sports clubs to focus on their core service, which is to deliver programming to their members, rather than be involved in facility management, operations and maintenance.

It is recommended that Council appoints an independent management group prior to the construction of the facility in order to implement the *Priority of Use Guidelines*. In that way the facility management group will be able to undertake the Expression of Interest process for allocation of court space.

The contract for management will also stipulate the independent management group's responsibility for maintenance items against the facility. Council's maintenance responsibility will be undertaken in line with the adopted Asset Management Strategy (AMS) that provides a formalised approach to asset management. The AMS ensures that Council continues to carry out ongoing renewal and refurbishment of its infrastructure assets.

### 6.5.1 Highball Funding

The design and construction of the highball facility will require a substantial funding commitment from Council's capital works budget. This financial commitment is currently reflected in Council's endorsed 2014/15 budget and there is an expectation that additional partnership funding will be considered due to the size and scope of the project. Further funding will be explored through a range of grants and sponsorship opportunities and may include the following partners:

- State Government.
- Federal Government.
- Corporations and businesses.
- Trusts and Foundations.

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<sup>2</sup> Peak Hours are classified as Monday - Friday 4pm to 10.30pm and Saturday/Sunday 9am to 6pm

## 6.5.2 Manningham Sponsorship Policy 2012-2016

The *Manningham Sponsorship Policy 2012-2016* establishes guidelines by which sponsor partnership packages and naming rights can be negotiated for Council events, programs, services and Council assets.

Sponsorship and philanthropic partnership support enables Council to enhance or extend the quality of activities, programs and projects it is delivering or to offset the Council contribution through sponsor contribution. Sponsorship is being sought by Council from organisations that align to its community values and do not have a vested interest in the programming of the highball facility at Mullum Mullum Reserve.

## 7. Improve informal Recreation Opportunities

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Informal recreation opportunities mainly occur along the Reserve's eastern boundary with the Mullum Mullum Creek Linear Park, including the Mullum Mullum Trail and barbecue facilities.

### 7.1 Walking

Walking is the most popular recreation activity in Manningham, with 54% participation levels, as reported in the *Active for Life Recreation Strategy 2010*. Walking provides positive health and wellbeing benefits and is achievable for a large proportion of the population as it does not cost any money nor require any special equipment. As the Reserve is situated along the Mullum Mullum Creek, there are extensive opportunities for walking, walking the dog, cycling and running. The need for improved pedestrian access throughout the Reserve and to the linear trail has been identified, with the aim to increase participation in physical activity.

A walking trail counter has been installed along the linear trail south of Mullum Mullum Reserve and collects data on the total numbers of people using the trail. Although outside of Mullum Mullum Reserve, this information will provide useful data to track the use of the trail, monitor any changes to use, provide information to promote to the community, and provide opportunities to advocate for additional funding for trail maintenance and upgrades.

### 7.2 Paths / Connections

A series of pedestrian paths are proposed within the Reserve to ensure that visitors to the Reserve can walk safely to access the facilities, car park, and the adjacent linear trail and to public transport on Springvale Road. The proposed highball facility will be integrated into the Reserve and its surrounds and the new footpath network will provide easy access to this facility from all areas of the Reserve. It is also anticipated that the new highball facility will draw cyclists and walkers from the Mullum Trail to the proposed ancillary cafe for refreshments. The master plan includes a range of new footpaths to improve pedestrian and cycling access (refer figure 11).

### 7.3 Dog Walking

Dogs and their owners are significant users of Mullum Mullum Reserve and currently dogs are allowed in the Reserve off-lead provided they are under effective control at all times. Dogs must be on-lead within 15 metres of the BBQ.

Due to the current level of sports facilities on site and taking into consideration the proposed development of the leveled open space, it is recommended that status of the Mullum Mullum Reserve be changed to 'on lead'.

### 7.4 Picnics and Play

Informal recreation, play and picnic opportunities are available in the adjacent Mullum Mullum Creek Linear Park. These include natural areas, open space and a picnic / barbeque area. Council values these natural and informal play areas, as they provide opportunities for imaginative play, exploration and connections with the environment which are important elements for children's development.

There are opportunities to increase the provision of informal gathering areas through the provision of landscaping and informal seating. Whilst it is considered that the site will not be able to accommodate a formalised play space, there are opportunities for the landscaping to provide playful opportunities for children.

## 7.5 Cycling

Cycling along the Mullum Mullum Trail, adjacent to Mullum Mullum Reserve, is growing in popularity as sections of the linear trail are reaching completion and will soon create a 42 kilometer trail circuit that connects the Main Yarra Trail, Koonung Creek Linear Trail and Eastlink Trail.

Mullum Mullum Reserve will continue to provide an access point for cycling along the Mullum Mullum Trail therefore there is a need to improve pedestrian and cycling access to and around the Mullum Mullum Reserve to ensure that all facilities and bus stops are easily accessible.

## 7.6 General Reserve Infrastructure

High quality infrastructure such as lighting, car parking, amenities and clear signage contribute towards a positive experience when visiting the Reserve.

### 7.6.1 Lighting

The bowls, hockey and tennis clubs have all reported dark spots within the car park due to inadequate lighting coverage.

A lighting audit will be undertaken to assess existing lighting and to identify opportunities to upgrade the lighting. Given the environmentally significant surroundings, the lighting audit and subsequent improvements will aim to improve the perception of safety in the car park area whilst minimising the lighting impact in the adjacent bush areas and in line with *Manningham Public Lighting Procedures & Guidelines June 2010*.

### 7.6.2 Car parks

The Reserve has 312 existing car parking spaces which accommodate the clubs and informal Reserve users. The *Mullum Mullum Reserve Traffic and Parking Study October 2013* was undertaken to assess the demand on the existing car park and requirements for additional spaces for the highball facility. That study identified that the highest usage of car parking during the sample period was 66% of existing spaces. Whilst the Study showed that the car parking was only two thirds full, it is recommended that the existing car park numbers be retained for the peaks and growth of the existing sports (hockey, bowls and tennis) and casual Reserve users.

The lower car park that serves the current Reserve users is proposed to be upgraded to enable a more efficient use of space and to increase car park numbers across the Reserve to accommodate the highball facility. Part of this upgrade includes the construction of a new section of car park to the north of the tennis courts with a ramp connecting it to the existing car park.

Car park upgrades and design across the site will incorporate Water Sensitive Urban Design (WSUB) measures. This is a cost effective measure that incorporates the establishment of vegetated bio-filtration rain gardens to filter surface run off and also provides shade through the car parks. The design will aim to maximize the width of these garden beds to accommodate proposed planting. Landscaping of the proposed car park with canopy trees and mass understory planting will bring the bush setting into the Reserve and the design will incorporate east-west pedestrian links through the car park. View lines are to be maintained where possible to the creek corridor

### 7.6.3 Toilet Block

In 2010, the public toilets were installed adjacent to the lower level car park (opposite the picnic area), to cater for users of both Mullum Mullum Reserve and Mullum Mullum Creek Linear Park.

### 7.6.4 Signage

The *Manningham Outdoor Signage Guidelines 2011* are relevant to the sign at the entrances to the Reserve which names the Reserve and the tenants. In order to avoid sign clutter and to ensure consistency and a high standard of maintenance, Reserve tenants are not permitted to display their own signage.

Existing signage at the Reserve consists of two reserve naming signs, one at Springvale Road entrance and the other at the Reynolds Road entrance. Both signs are outdated and should be updated in line with the new standards. It is also recommended that a way finding strategy be undertaken to improve the way people navigate their way within the Reserve. As part of this, entry markers are proposed be constructed at both Springvale and Reynolds Road entrances to name the Reserve and the facilities within the Reserve.

It is anticipated that the highball facility may incorporate sponsorship signage to acknowledge financial contributions from external bodies.

### 7.6.5 Springvale Road Landscaped Mound

A landscaped mound runs along the Springvale Road frontage and was originally constructed in 1987 to protect the amenity of the residential properties to the west.

The existing fence located on top of the landscaped mound was erected to provide an acoustic barrier but has become a barrier to maintenance of the Reserve.

An acoustic assessment was undertaken in April 2014 to measure the effectiveness of the fence in order to determine whether modifications to improve maintenance access could include the removal of this fence.

The acoustic report outlined that the heavy traffic along Springvale Road masked the noise created by the hockey and bowls activities and that the removal of the fence would not compromise residential amenity (there would be no perceivable increase in noise level).

Consequently, proposed landscaping works will take into account the future removal of the fence to improve the visual aesthetics and access within the Reserve.

# Mullum Mullum Reserve Opportunities & Constraints Plan



Figure 10 - Mullum Mullum Reserve, Opportunities and Constraints Plan

## Part B - Strategic Direction

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### Goals, Objectives & Actions

The Management Plan includes three visionary goals for the Reserve under which a series of objectives and actions outline Council's commitment to:

- Providing high quality recreation facilities that respond to community demand,
- Respect for the natural environment and
- Maintained effectively in to the future.

Action No.	Action	Cap Works Program (General Reserve)	Cap Works Program (Stadium)	Priority Level
1. Goal - Increased recreation opportunities to meet community demand				
Objective – To continue to support and improve the existing sporting facilities				
Hockey				
1.1.1.	Investigate the opportunity for solar panels on the shared hockey / bowls pavilion in line with Council's Draft Carbon Abatement Plan 2014	Community Facilities Funding Program		Med
Bowls				
1.1.2.	Investigate the development of the third bowls green on the flat section of land to the south of the synthetic bowls green. Consideration to be given to increasing membership and usage numbers as well as car parking requirements.	Future capital works business case		Med
1.1.3.	Consider expansion of the shared hockey / bowls kitchen through the Sport Infrastructure Policies 2014 currently under development.	Community Facilities Funding Program		Med
Tennis				
1.1.4.	Investigate the installation of 2 tennis shelters to increase courtside spectator opportunities and install a cyclone fence to enclose the walkway between the clubrooms and courts.	Sport Infrastructure Policies 2014 (under review)		Med
1.1.5.	Continue to upgrade the tennis infrastructure, through court resurfacing and upgrades to floodlighting in line with Sport Infrastructure Policies 2014 currently under development.	Sport Infrastructure Policies 2014 (under review)		Med-low
Objective – To develop a high quality highball facility to cater for the shortfall of highball courts within Manningham				
1.2.1.	Develop a five court multiuse highball facility on the southern level grassed area. <ul style="list-style-type: none"> <li>Investigate a quality semi commercial café within the highball facility to service highball tenants with external access to cater for general</li> </ul>		\$16,220,000 (cost includes 1.2.2)	High

Action No.	Action	Cap Works Program (General Reserve)	Cap Works Program (Stadium)	Priority Level
	<p>reserve users.</p> <ul style="list-style-type: none"> <li>• Design internal spaces to allow for flexible usage of the highball facility and to encourage community meeting and socialising opportunities.</li> <li>• Design the highball facility forecourt to complement the architecture of the entrance and promote this space as an attractive space to meet, sit and relax.</li> <li>• Provide 400 seats on court one and 50 seats per court for courts two – five, however the facility should be operated to 500 seats at any one time.</li> <li>• Investigate the opportunity for wifi to be included into the facility.</li> </ul>			
1.2.2.	<p>Provide a new car park adjacent to the highball facility to meet the requirements of the proposed highball facility including access roads into the car park and a new roundabout to improve traffic flow.</p> <ul style="list-style-type: none"> <li>• Design to include mass planted islands to enable vegetated bio-filtration rain gardens to filter surface run off, with the aim to maximise the width of the garden beds.</li> </ul>		(\$691,000 - included in action 1.2.1)	High
1.2.3.	Refurbish existing car parks and expand the car park into the area between the tennis courts and bowls green to provide additional car parking spaces to meet the requirements of the proposed highball facility		\$210,000	High
1.2.4.	Restrict car park usage in the area close to the residential boundary (near the highball facility) by installing an automatic boom gate to block access after 10.30pm.		\$20,000	High
1.2.5.	Upgrade Reserve exit points at both Reynolds and Springvale Road to allow for an additional exit lane to improve traffic safety and flow.		\$300,000	High
Objective – To continue to improve informal recreation opportunities for the local community				
1.3.1.	Create a shared path to connect the Mullum Mullum Trail to the highball facility and provide appropriate bicycle storage facilities.	\$30,000		High

Action No.	Action	Cap Works Program (General Reserve)	Cap Works Program (Stadium)	Priority Level
1.3.2.	Improve pedestrian and cycling access to and around Mullum Mullum Reserve, facilities and public transport. Ensure pedestrians can easily access to: <ul style="list-style-type: none"> <li>• all recreation facilities within the Reserve</li> <li>• proposed drop off zones</li> <li>• bus stops along Springvale Road from Reynolds Road to Parklands Close.</li> </ul>	\$30,000		High
1.3.3.	Upgrade signage to clearly identify and promote facilities, highlight entry and exit points and facilitate movement throughout the Reserve. Ensure all signage is sensitive to the landscape and surrounding environment.	\$20,000		High
<b>Goal – Protection of the natural environment and local amenity</b>				
<b>2.1. Objective – To protect the environmental qualities of the Mullum Mullum Reserve and the creek corridor</b>				
2.1.1	Protect bushland vegetation along the creek corridor particularly within: <ul style="list-style-type: none"> <li>• Land affected by the Environmental Significance Overlays; and</li> <li>• The sensitive vegetation zone as marked on Figure 10.</li> </ul>	N/A		High
2.1.2.	Minimise light spill from lighting around infrastructure to protect biodiversity within the creek corridor by directing light specifically to circulation paths, and adopting sensitive lighting design such as shields, baffles or sensors where appropriate.	Refer to 2.4.5		High
2.1.3.	Design and implement Green Wedge gateway signage on the Reynolds Road frontage.	\$20,000		Med
2.1.4.	Incorporate water sensitive urban design (WSUD) to minimise the impact of drainage on the Mullum Mullum Creek and its environmental qualities.		Refer 1.2.1, 1.2.4, 1.2.5	High
2.1.5.	Refer to Council's Development Guide for areas of Environmental and Landscape Significance 2011 when planning for development including integrated siting and design, vegetation management, earthworks, built form and sustainable development and integrated water management.	N/A		High

Action No.	Action	Cap Works Program (General Reserve)	Cap Works Program (Stadium)	Priority Level
2.2. Objective – To enhance landscaping to complement the recreation infrastructure and improve amenity				
2.2.1.	Ensure plant species selection complements the natural environment with the use of Australian native species generally across the site and local indigenous species in environmentally sensitive areas.	N/A		High
2.2.2.	Landscape the existing mound along Springvale Road with the view to remove the timber fence on top of the mound when it reaches the end of its useful life.	\$72,000		Med
2.2.3.	Landscape the area between the sound mound and the proposed highball facility with large canopy trees to improve the amenity of the Reserve.	\$41,000		High
2.2.4.	Use landscaping to enhance the entry points to the Reserve.	\$20,000		High
2.2.5.	Implement general landscape improvements including: <ul style="list-style-type: none"> <li>• tree planting to provide adequate shade</li> <li>• landscaping to screen car parking and lower parts of the building, where appropriate</li> </ul>	\$40,000		High
2.2.6.	Ensure that the siting and design of the highball facility responds to the natural setting.		Refer 1.2.1	High
2.2.7.	Maintain view lines to the proposed highball facility from Springvale Road.		Refer 1.2.1	High
2.2.8.	Ensure that landscape design maintains existing views to the Mullum Mullum Creek, where possible.			High
2.2.9.	Landscape the proposed car park with canopy trees and mass understorey planting and highlight east-west pedestrian links through the car park.		Refer 1.2.4	High
2.3. Objective – To achieve sustainable outcomes through planning, construction and management of reserve upgrades				
2.3.1.	Design the highball facility and associated infrastructure having regard to Council's endorsed Sustainable Design Assessment in the Planning Process (SDAPP) program that sets community targets for sustainable development.		Refer 1.2.1	High
2.3.2.	Investigate enhanced / beyond compliance sustainability outcomes in the		Refer 1.2.1	High

Action No.	Action	Cap Works Program (General Reserve)	Cap Works Program (Stadium)	Priority Level
	development, operation, maintenance and demolition of Council's buildings.			
2.3.3.	Integrate Water Sensitive Urban Design (WSUD) including detention through on-site filtration, diversion from stormwater system, treatment on site prior to release, rain gardens, swales and reducing stormwater pollutants (Nitrogen, Phosphorus, suspended solids, etc).		Refer 1.2.1	High
2.3.4.	Undertake drainage works along Springvale Road frontage to efficiently manage storm water flows	\$5,000		High
2.3.5.	Follow Council's Green Wedge Infrastructure, Site Responsive Design Guide 2013, when detailing drainage, paths and level changes.	N/A		High
<b>2.4. Objective - To minimise the impact of new recreation facilities on the amenity of nearby residential areas</b>				
2.4.1.	<p>Ensure that the proposed highball facility has been designed and constructed to contain the noise within the facility. These design solutions include:</p> <ul style="list-style-type: none"> <li>• Exclusion of windows, vents and opening doors from the southern face of the building to help minimise noise escaping the building</li> <li>• Location of plant and operating equipment internally in rooms, directing noise away from the residential boundary</li> <li>• Location and direction of air circulation vents away from the residential boundary.</li> </ul>		Refer to 1.2.1	High
2.4.2.	<p>Ensure that the design of proposed highball facility minimises the visual impact on neighbouring residential properties by:</p> <ul style="list-style-type: none"> <li>• Constructing part of the building below the natural ground surface level to reduce the visual bulk of the building</li> <li>• Reducing the height of the building on the southern side</li> </ul>		Refer to 1.2.1	High
2.4.3.	In consultation with adjoining residents of the southern boundary, develop and implement a landscape plan to screen the proposed highball facility and		Refer to 2.2.1 and 2.2.5	High

Action No.	Action	Cap Works Program (General Reserve)	Cap Works Program (Stadium)	Priority Level
	improve visual amenity for neighbouring residents This includes relocating the existing bollards and landscaping of Lot 2 Parklands Close to direct pedestrian access to the main entrance on Springvale Road.			
2.4.4.	Locate and screen the proposed car park an appropriate distance from neighbouring residents to minimise noise as visitors arrive and exit the site.		Refer to 1.2.1	High
2.4.5.	Ensure security and car park lighting is designed to minimise light spill to neighbouring residential properties.		Refer to 1.2.2 and 1.2.3	High
2.4.6	Install a traffic sign at the start of Parklands Close to inform visitors that there is 'no stadium access'.		Refer to 1.2.2 and 1.2.3	High
2.4.7	Remove the existing pedestrian path from Parklands Close into the Reserve to direct pedestrian access to the main entrance on Springvale Road.		Refer to 1.3.2 and 2.4.3	High
Goal - Effective management systems that sustain a quality recreation environment				
3.1 To develop and maintain strong partnerships to ensure quality management of the Reserve and recreation facilities				
3.1.1.	Apply the <i>Priority of Use Guidelines</i> (refer attachment 2) to the Mullum Mullum Reserve highball facility to ensure that it is multiuse and addresses a range of sports and club demands across peak hours.		N/A	High
3.1.2.	Ensure effective and efficient management of the new highball facility, including the implementation of the Expression of Interest process following the Priority of Use Guidelines.		N/A	High
3.1.3.	Continue to support and renew existing leases as required.	N/A		Med
Objective - To continue responsible and responsive open space management				
3.2.1.	Undertake a lighting audit and upgrade lighting in the car park as part of car park upgrade works and in line with Manningham Public Lighting Procedures & Guidelines June 2010.	Refer 1.3		High
3.2.2.	Undertake a disability access audit prior to any reserve upgrades to ensure the		Refer 1.2.1	High

Action No.	Action	Cap Works Program (General Reserve)	Cap Works Program (Stadium)	Priority Level
	site and buildings are easily accessible.			
3.2.3.	Through consultation with Multinet Gas and relevant regulatory agencies, ensure that the existing high pressure gas transmission pipeline bisecting the site is not adversely impacted by development in the reserve.		N/A	High
3.2.4.	Update the responsible authority status of the section of Crown land to Manningham City Council to reflect current practice.	N/A		Med
3.2.5.	Amend the Council Order to require dogs to be on lead within Mullum Mullum Reserve.		N/A	Med
3.2.6	Advocate for improved public transport within the area to include: <ul style="list-style-type: none"> <li>• Additional services during evenings and on weekends</li> <li>• Accessibility mobility friendly fleet</li> </ul>		N/A	High
	<b>Total</b>	<b>\$278,000</b>	<b>\$16,750,000</b>	

*\*High Priority = 1-3 yrs, medium priority = 4-7 yrs and low priority = 8 years +*

*\*\*Based on preliminary cost estimate only. Evaluation with Architects on the scope of works is ongoing.*

# Mullum Mullum Reserve Master Plan

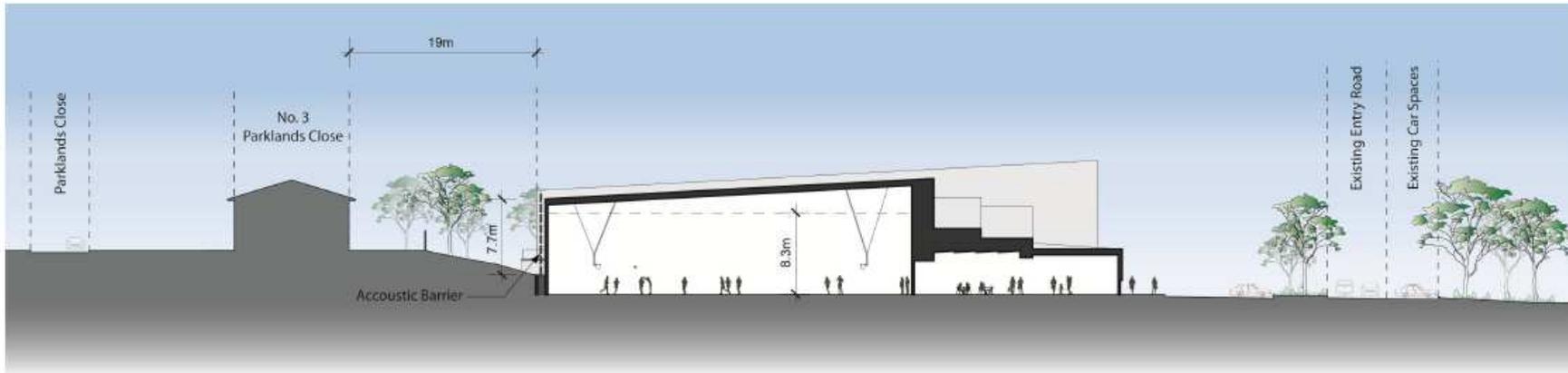


Figure 11 - Mullum Mullum Reserve: Master Plan

# Highball Facility Plans



Figure 12 - Highball Facility Concept Plans



**General Courts & Foyer Section**



**Western Courts Section**

*Figure 13 - Highball Facility Section Plans*



**North Elevation**

*Figure 14 - North Elevation*

## Appendix 1.

### Mullum Mullum Reserve Management Plan, Initial Community Engagement Summary Report

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#### What Matters Manningham Website Summary (data taken on 16<sup>th</sup> October 2013)

- Data collected between August 6 – October 16<sup>th</sup> 2013
- 337 site visitors
- 595 site visits
- Average 3 minutes on site
- 148 visitors downloaded documents (43.9%) with 425 downloads
- 27 registered (8%) - 67% male and 33% female
  - 46-55 years - 26% or 7 registrations
  - Over 65 – 22% or 6 registrations
  - 56-65 – 18.5% or 5 registrations
  - 36-45 – 18.5% or 5 registrations
  - 26-35 – 15% or 4 registrations

## **Initial Community Feedback, August – September 2013**

Initial information was sought from the community to inform the development of the Mullum Mullum Reserve Management Plan. The consultation period was from Tuesday 6 August to Monday 9 September 2013. Information was sent via a mail out to residents within 400 metres of the Reserve and to the clubs on site to inform them of the initial community consultation. The mail out incorporated an information sheet titled 'Community Update One' with information about the project, and a link to the online survey and 'What Matters Manningham' webpage. Furthermore, the community consultation was promoted through the following:

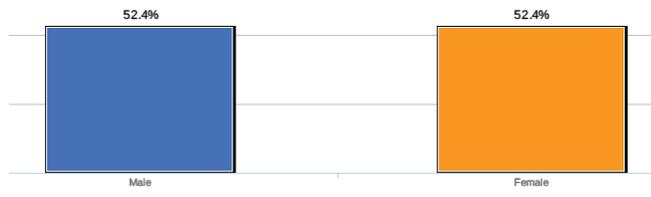
- Manningham Council Website
- What Matters Manningham consultation portal
- Manningham Matters September 2013 edition – page 6 and 15
- Manningham Leader, 14, 21 and 28 August 2013.
- Four A2 temporary signs placed at the Reserve

- A total of 47 submissions were received with 43 electronic and 4 hard copy submissions (Refer to Attachment 1b). This represents a 22% response rate based on the mail out.
- Individual resident meetings were held at Council offices upon request. Three meetings were held with residents of Parkland Close.
- Phone calls by residents and interested stakeholders were taken during the period. It is estimated that eight calls were taken from residents and a further four calls from highball clubs.
- Individual Club meetings were held with the clubs on site at Mullum Mullum Reserve including Currawong Tennis, Donvale Bowls and Doncaster Hockey. Meetings were also held with the two horse clubs, Donvale and Templestowe Horse and Pony Club and Donvale Adult Riding Club.

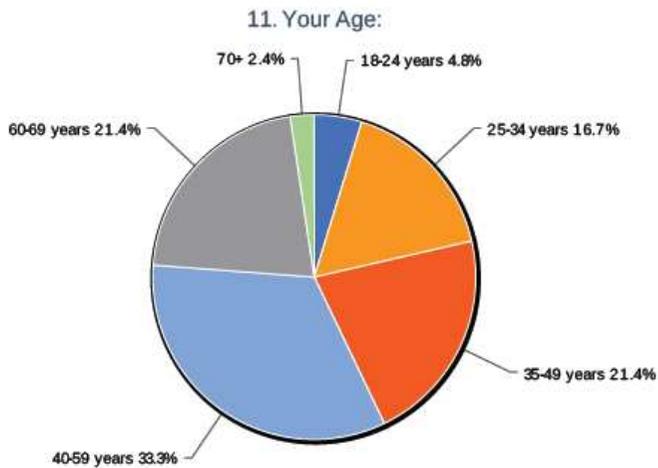
## **Scope of Community Feedback**

**1. A summary of findings from the online feedback includes:**

The online survey was responded to by an equal number of males and females. The results indicate 52.4% responses from both males and females, with the additional 2.4% allocation due to two respondents ticked both male and female within their survey, indicating that they were responding as a couple.



A good representation across age groups was also achieved, with each age group represented aside from the under 18 category. The highest proportion of responses came from the 40-59 age group (33.3%), followed equally by the 60-69 and 35-49 age groups (21.4% each).

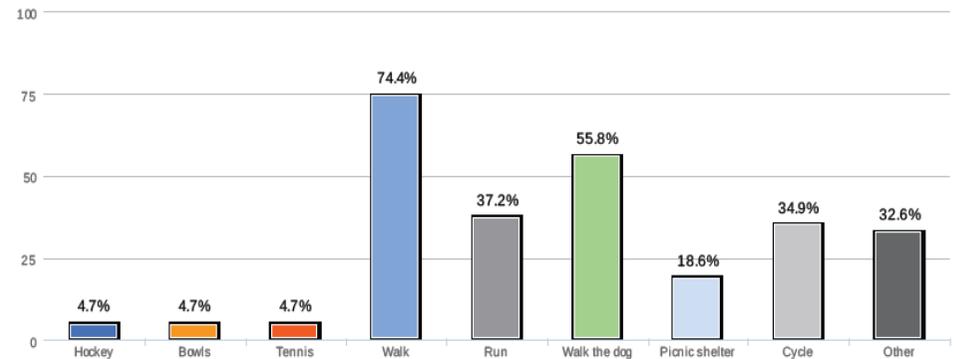


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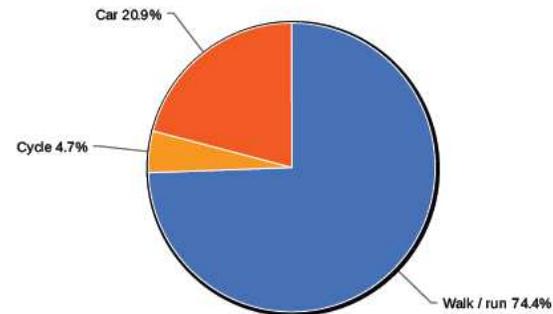
feedback received, the top three reasons for using the Reserve was walking (74.4% or 32 respondents), walking the dog (55.8% or 24 respondents), and running (37.2% or 16 respondents).

1. What are your top reasons for visiting the Reserve? (Please tick all that applies)

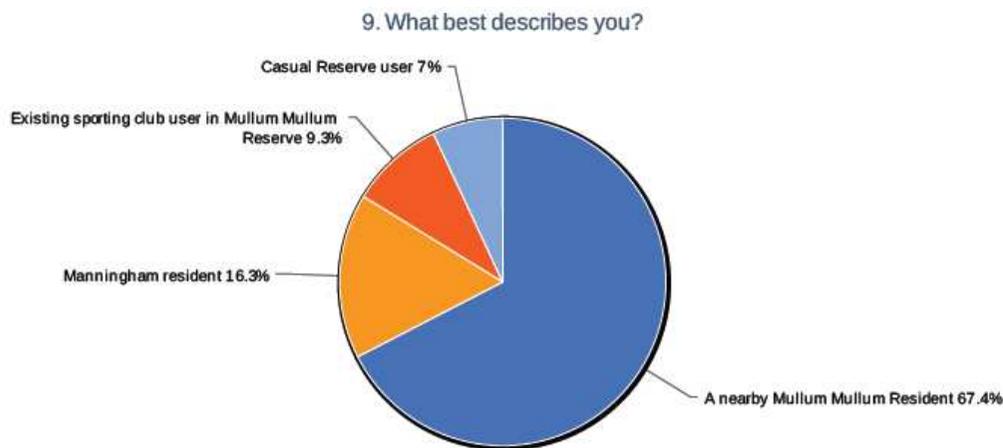


Furthermore, the majority of respondents walk / run to the Reserve as their form a transport (74.4% or 32 respondents) as compared to the car 20.9% or 9 respondents and bike 4.7% or 2 respondents.

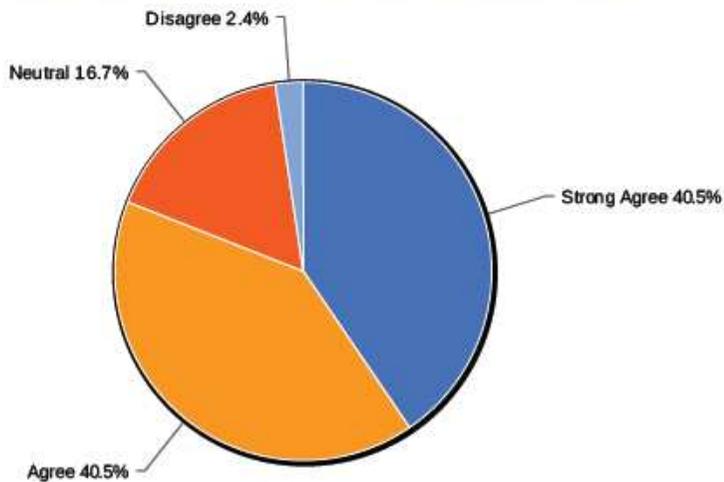
5. How do you usually get to and from the Reserve? (please tick one)



This information is indicative of the survey respondents, as 67.4% or 29 respondents classified themselves as a nearby Mullum Mullum Reserve resident within 200 metres of the Reserve. Club users on the Reserve accounted for only 9.3% or 4 respondents and casual reserve users 7% or 3 respondents.



4. Do you feel safe when visiting the Reserve? (please tick one)

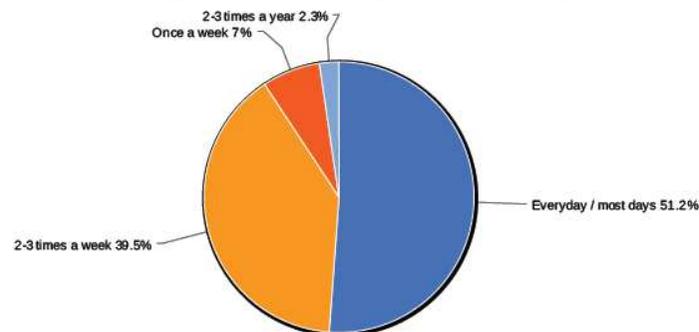


The majority of respondents feel safe when visiting Mullum Mullum Reserve with 81% either strongly agree or agree.

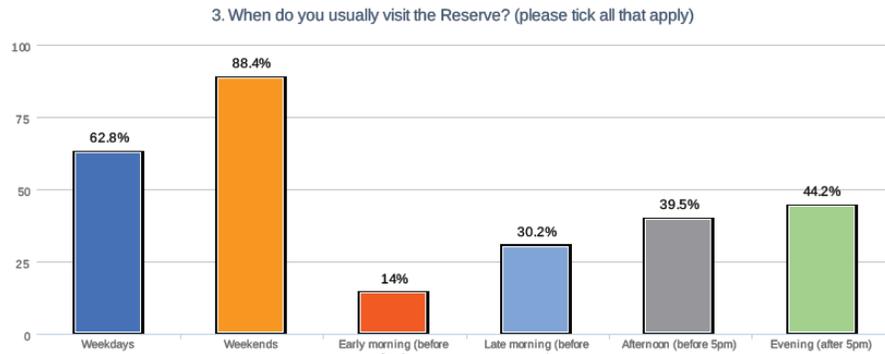
Some of the respondents added comments to this safety question which included: 'Feel safe in daylight hours, feel safe as there is always people around, dogs off lead is an issue, hooligans / hoons in the car park, worried about people hiding behind trees.'

The survey respondents reported high levels of visitation to the Reserve with just over half of the respondents (51.2%) visiting everyday or most days, and 39.5% visiting 2-3 times per week. These results reflect the nature of the Reserve in that it is located on the Mullum Mullum trail shared path and in proximity of the Mullum Mullum Creek which is a big drawcard for residents.

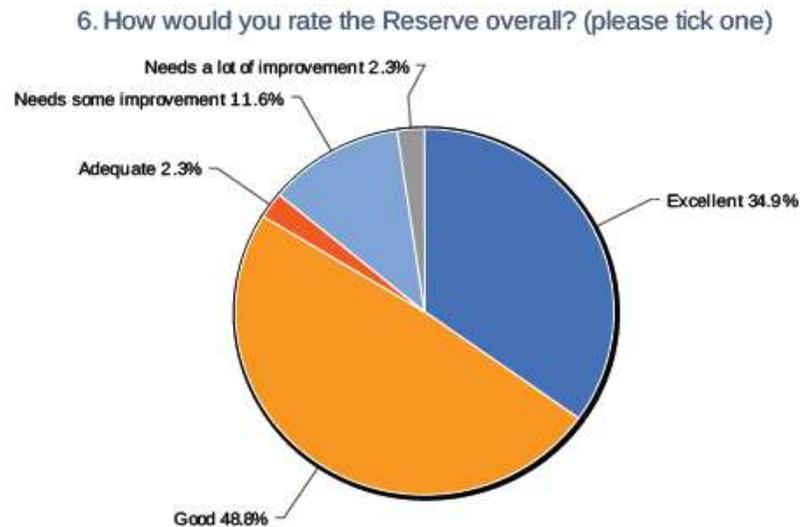
2. How often do you use the Reserve? (please tick the most applicable)



The weekends are the most popular days to visit with 88.4% as opposed to weekdays at 62.8%. There was also a good spread of visits throughout the day including before 9am (14%), before noon (30.2%), before 5pm (39.5%) and after 5pm (44.2%).



The majority of respondents (83.7% or 36 respondents) rated the overall Reserve as excellent or good. A small proportion rated the Reserve as needing some or a lot of improvement at 13.9% or 5 respondents.



In relation to the rating of the overall Reserve, a summary of the comments include:

- Excellent area for sporting activities
- Car park requires locking up at night
- Can get wet and soggy
- More tables and split track for walking /cycling
- Creek has erosion damage
- More walking paths and historical signage about the Reserve
- Green open space allows exercise
- Harmonious balance between people and nature.
- Opportunity for temporary art installations
- Huge structure will be a blot on the landscape
- Needs a play area likened to Finns Reserve and Ruffey Lake Park
- Quite spaces for kids to ride bikes
- Wildlife corridor

A specific question (question 7) asked respondents: 'In relation to the map below which includes the proposed highball facility location, what would you like Council to consider for Mullum Mullum Reserve'?

Ranking order	Key theme derived from question 7	Results
1	Leave as an open area for outdoor recreation	36.4% (16)
2	Against proposed Highball facility	27.3% (12)
3	Other*	22.7% (10)
4	Leave the Reserve as is	18.2% (8)
5	Parking in surrounding areas due to insufficient parking	18.2% (8)
6	Preserve natural/green open space	11.4% (5)
7	Extra traffic	9.1% (4)
8	Area for parking (negative)	6.8% (3)
9	Support highball facility	4.5% (2)
10	Highball facility will only benefit a small group of people	4.5% (2)
11	Create a children's playground	4.5% (2)
12	Loss of amenity	2.3% (1)

The results have been coded into key themes and the results are outlined in the table

The third top theme was 'other'. This response picked up a range of key themes of which 22.8% or 9 Responses – related to reserve (not related to the highball facility) 13.7% or 6 responses - related to opposition of Highball facility.

<b>Summary of other* (22.7% or 10 responses)</b>	
Congestion / speed issues at Springvale Road	6.8% (3)
Would like additional parking at the Reserve	4.5% (2)
Would like Football amenities improved	4.5% (2)
Would like Soccer amenities improved	2.3% (1)
Donvale Bowls club requirements (see detailed submission)	2.3% (1)
Retain off lead area	2.3% (1)
Upgrade other Highball Facilities	2.3% (1)
Consider the effects on the residents on Parklands Close, wild life and floods.	2.3% (1)
Would like paved footpath from Era Court	2.3% (1)
Would like Cafe / pro shop / meeting area wanted	2.3% (1)
Would like seating along the river	2.3% (1)
<b>Summary of other (22.7% or 10 responses)</b> 22.8% or 9 Responses – related to the Reserve (not related to the highball facility) 13.7% or 6 responses - related to opposition of Highball facility	

## 2. A summary of the findings from Individual resident meetings

Three meetings were held with residents of Parklands Close, Donvale. The major concern was the proposed highball facility adjacent to their properties, with the associated increased traffic, congestion and car parking, loss of view and open space. Concerns were also raised about noise, security, drainage and the wildlife corridor.

## 3. A summary of phone calls

Phone calls by residents and interested stakeholders were taken during the period. It is estimated that eight calls were taken from residents and a further four calls from highball clubs. The resident phone calls related to the clarification around process, timelines and opportunity for input in the the draft Management Plan. The Highball Club phone calls related more specifically to the Priority of Use Guidelines for the proposed highball facility.

## 4. A summary of the findings Mullum Mullum Reserve club meetings

Individual meetings were held with the three clubs on site at Mullum Mullum Reserve. These clubs include:

- Donvale Bowls Club
- Doncaster Hockey Club
- Currawong Tennis Club

The information gathered through these meetings has been summarised.

All three clubs expressed concerns around the information they had received from residents within the area regarding the proposed highball facility prior to meeting with Council Officers. The clubs appreciated the opportunity to be given information regarding the proposed facility, timelines, process and

opportunity for input. Two of the three clubs were uncomfortable that some residents were entering the sporting facilities and approaching club members to discuss their campaign to oppose the proposed highball facility and requesting signatures for their petition.

Two of the three clubs had determined a supportive position of the proposed highball development, pending a suitable solution to car parking, widening of the entry / exit points, and securing the space set aside for club expansion. The third club had yet to determine their club position on the proposed development, with concerns raised regarding traffic, parking and loss of amenity.

Other issues raised by the clubs have been summarised as follows:

#### **Hockey / Bowls Pavilion**

- The pavilion extension has made an enormous difference to the two clubs use of the social room.
- The two clubs value Council's support for the pavilion extension and both noted their appreciation.
- Heating and cooling has been installed and bills have dramatically increased. The clubs are conservative with the usage however are interested in Council considering solar panels to reduce energy consumption.
- The Bowls club cater to weekly social events which include meals for 60 or more people. The kitchen is too small for the size of their catering requirements and an extension to the kitchen in the future would be advantageous.
- The Hockey club's only request for the future would be for a club office, where the committee / administrators can set up a computer / laptop, filing cabinet etc. The existing meeting room is adequate for meetings but as it is all glass walls and in full view, it is not suitable to set up as an office.

- The shared situation with bowls and hockey club continues to work well.

#### **Bowls Green**

- Club currently has one grass and one synthetic green
- Synthetic green due for replacement in 2016 and the club would like to ensure that these works are programmed in Council's Capital Works budget. This project has been lodged through Councils Community facilities Capital Works Program.
- The club has 180 members and is growing. Once the club reaches 200 members there will be a need for a third green, in the space to the south of the synthetic rink. This has been lodged through Councils Community Facilities Capital Works Program.
- The bowls club require an extension of a third green to the south of the existing bowls green. The club have previously submitted a Community Facilities Funding application for this project.

#### **Main Hockey Pitch**

- The quality of field surface and lighting has resulted in the facility being considered as one of the top three Hockey fields in Victoria.
- The surface is a hybrid surface which reduced the need for water.
- The new balcony has been a welcomed addition to the facility enabling great views of the field. Additional fixed seating is required along the balcony. The club is considering switching their dug out to the away side which is located on the balcony side, given this is the preferred place for spectators.
- The space on ground level next to the balcony has black spots where spectators cannot see the pitch, so it makes sense that this space is the 'away' side rather than the home side.

### **Hockey Modified Synthetic Pitch**

- A new modified synthetic pitch is to be constructed in 2013-14. This synthetic pitch will have a major positive impact on the club in terms of the following:
  - Warm up field (eliminate the use of car park for warm ups)
  - Under 8's field
  - Specialist training site, ie goal keeper training etc to free up main field
- Lighting will be installed on the modified synthetic pitch in 2014-15 in line with Councils Floodlighting Policy

### **Tennis Courts and Pavilion**

- Tennis club satisfied with the pavilion, toilets, social space etc.
- 6 Courts were resurfaced four years ago
- Floodlighting is not in the clubs 5 year plan. They recently polished the lights which has made a dramatic difference to the strength of the lighting
- There is a footpath between the pavilion and the courts which is considered a public path. This means each court needs a key and each member needs a key to access the courts, rather than just one key to enter the facility. The Club would like the facility/pavilion to be fully enclosed with a fence which would include the internal path like other tennis facilities within the Municipality.
- Light pole to the south east of the tennis courts near the public path is very dull and does not provide adequate lighting levels.
- Club moving to electronic swipe cards to enter facility
- The tennis club noted their desire for an extension of tennis courts in the future to accommodate expansion of the junior coaching program.

### **Overall Reserve issues**

- All three clubs do not use BBQ area / toilets etc as they utilise their own facilities. Additionally, the clubs have not identified any issues with the facilities provided within the Reserve.
- Lighting needs to be audited as there are some dull spots around the car park.
- A number of car break ins have occurred, improved lighting may address this.
- Dogs off lead, an incident with a dog attack resulted in 4 hockey players being bitten whilst warming up in the car park area. The dog also did major damage to a car as one of the victims climbed onto the roof of the car and the dog attacked at the car. The owner was charged in court as a result. The clubs identified that the Reserve is a high risk area with dogs off lead and not in their owners control.
- New Reserve signage is required at both entries.
- The clubs have not noticed any incidents with hoons in the car park.

### **Car parking / traffic**

- All three clubs are concerned with the existing levels of car park usage.
- The clubs have major concerns with the provision of adequate car parking for the proposed highball facility.
- The bowls club has a major need for access to parking spaces within close proximity to the club rooms due to a large number of elderly members and the weight of the bowls they need to carry.

#### **Other - Indoor hockey requirements**

- The hockey club identified an additional use for the proposed highball facility. The club currently delivers an indoor hockey competition at a local school highball facility during October – December. Support for club access can change as staffing responsibilities and priorities change from year to year. The existing access is Monday and Fri for 7 weeks in Oct – Dec.
- The club has a need for ongoing indoor hockey space (mid week, peak hour), and an additional night.
- The preferred option would be the proposed highball facility at Mullum Mullum Reserve and the secondary option is Manningham Donvale Indoor Sports Centre if space is available.
- Hockey Victoria has an indoor competition held at Monash, Footscray and Dandenong however this is far more expensive than the club competition.

#### **5. Meeting held with Bucks Reserve clubs**

Although outside the study area, a meeting was also held with the Horse and Pony Clubs on Bucks Reserve, given their close proximity to Mullum Mullum Reserve. The two clubs were Donvale and Templestowe Horse and Pony Club and Donvale Adult Riding Club.

The meeting focused on explaining the background to the proposed highball facility and the process and timeline for the Management Plan development. The clubs appreciated the clarification with regard to the proposed facility and development of the Draft Management Plan.

#### **6. Meetings with existing Highball Clubs**

A meeting was held with all major highball tenants on the 15<sup>th</sup> August 2013 to inform the development of the show court feasibility and the Priority of Use Guidelines. The summary of this consultation session and findings have been documented in the consultant report, *Highball Infrastructure and Priority of Use report*.

## Appendix 2. Priority of Use Guidelines table

Priority	Classification	Overview	Potential Users (For Example Purposes Only)	Aspirational Target Percentage of Total Peak Time
Priority One (Peak Time)	Major participation events that have regional significance and relevance.	Up to approximately four participation type events deemed by Council to be significant to Manningham. (e.g. economic benefit, enhanced sport exposure for residents, sport tourism, culturally significant etc.). Booking Process: up to one year's notice required for these events. This may require a special events clause.	National, state and regional school or sporting events. Other significant events (to be determined by Council).	Less than 4% usage time per annum.
Priority Two (Peak Time)	Major local association competitions and events requiring approximately 400 seats.	Representative sport involving local teams or residents. Sports played in existing Manningham facilities that require seating capacity of approximately 400. One off significant local competitions requiring quality facilities. Booking Process: At least six months notice would be required for this usage Priority. Priority given to local Manningham clubs.	Finals for the Eastern District Junior Basketball Association and Big V.	Approximately 10% of peak time usage.
Priority Three (Peak Time)	a) Minority Sports.	Peak time access for minority sports that traditionally have had limited access to highball facilities at peak times. Booking Process: Note, these bookings could only be confirmed subsequent to Priority One and Two bookings. Priority given to local Manningham clubs.	Badminton. Table Tennis. Volleyball.	Note: Sports need to be identified prior to design due to differing requirements.  Combined approximately 30% of peak time usage.
	b) Peak Time Community Programs	Peak time access for community programs. Booking Process: Note, these bookings could only be confirmed subsequent to Priority One and Two bookings. Note: These bookings must leave at least 50% (minimum) of peak time usage to be available for Priority Four Groups.	Management group programs such as: Social netball, Community health programs, Junior development programs and Multi-sport activities.	
Priority Four (Peak Time)	Existing club usage that cannot currently be accommodated within the municipality.	Predominantly growth of basketball / (and potentially netball) club competitions and then subject to available space, club training. Priority given to local Manningham clubs. Booking Process: This may involve an EOI process.	Club basketball. Club netball.	Minimum 50% of peak time usage.
Priority Five (Peak Time)	Other general usage.	Booking of peak time space available subsequent to the above process.	Other groups and Management group programs and commercial hirers,	Minimal - Subject to availability.
Priority Six (Off Peak Time)	<u>Off-peak</u> time hire arrangements.	Off-peak usage.	Schools, community groups, Corporate groups, University/school exams, Management group programs, Sport bookings & Community groups.	Off Peak (NA)

