



Zerbes Reserve Management Plan



August 2011



Message from the Mayor

Manningham Council's vision is for a vibrant, safe and culturally diverse community that fosters participation, connectedness, harmony, social inclusion, health and wellbeing.

The more than 300 parks and Reserves across Manningham are valuable assets and Council is strongly committed to providing the highest standard recreation and relaxation facilities to the community, so they can be enjoyed today and by future generations.

With competing priorities and limits to development funding, it is crucial that Council works with the community to produce Management Plans to prioritise the development, management and conservation of our recreational areas.

Zerbes Reserve is an important recreation reserve in East Doncaster that offers the local community a wide range of structured recreation and sporting opportunities and informal activities such as walking, dog walking, jogging, exercising, playground use, picnicking, connecting with nature and simply relaxing.

The 2011 Zerbes Reserve Management Plan has been developed in conjunction with the local community to provide a guide for the future use, development, landscaping, management and maintenance of the Reserve.

The Management Plan will be used as a resource for Council Officers involved in the planning, development and management of the Reserve and will be available to the community to help them stay informed about the implementation of the Plan.

I would like to thank the community for their contribution to the consultation process to date as it has greatly assisted us to identify the issues and opportunities that have shaped the development of this Management Plan.

A handwritten signature in black ink, appearing to read 'Geoff Gough'. The signature is fluid and cursive, with a large initial 'G'.

GEOFF GOUGH
Mayor

Contents

1	Introduction	6
1.1	Manningham's Open Space.....	7
1.2	Purpose.....	8
1.3	Key Attributes of Zerbes Reserve Environs	8
1.4	Site History	10
1.5	Methodology.....	11
2	Existing Conditions.....	12
2.1	Study Area.....	12
2.2	Land Tenure and Planning Controls	13
2.3	Natural and Cultural Environment.....	15
2.4	Safety Management	15
3	Reserve Utilisation	16
3.1	Informal Recreation Use	16
3.2	Cultural/Social Activities	19
3.3	Formal Recreation Use	20
4	Open Space and Landscape Values	25
4.1	Conservation Values	25
4.2	Heritage Value.....	27
4.3	Zerbe Family	28
4.4	Pine Management.....	28
4.5	Boundary Fences	29
4.6	Fauna/ Bird Life	30
4.7	Neighbourhood Links	32
5	Reserve Infrastructure	33
5.1	Landscape.....	33
5.2	Signage	34
5.3	Public Toilets	35
5.4	Lighting.....	35
5.5	Seating	35
5.6	Vehicle Access and Car Parking.....	36
5.7	Litter	37
5.8	Power	37
6	Actions	38
6.1	Objective 1: INFRASTRUCTURE	38
6.2	Objective 2: PARK ACCESSIBILITY.....	41
6.3	Objective 3: RESERVE UTILISATION.....	42
6.4	Objective 4: OPEN SPACE & LANDSCAPE CHARACTER	43
6.5	Objective 5 CONSERVATION VALUES	43
6.6	Objective 6: HERITAGE VALUE	45
6.7	Monitoring and review of the Management Plan.....	46
6.8	Consultation	46
	Appendix 1.....	47
	Planning and Policy Context.....	47
	Appendix 2.....	54
	Community Consultation	54
	Appendix 3.....	71
	Demographic Analysis	71
	Appendix 4.....	78
	Zerbes Reserve Safety Management Plan	78

Executive Summary

Management Plans are produced 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 formal and informal recreation, landscape and environmental values. These reserves are important community assets and due to competing priorities and limited funding, planning and prioritising the development, management and conservation of these areas is crucial.

The purpose of the Zerbes Reserve Management Plan is to plan for the enhancement, land management and maintenance of the Reserve for the active and passive recreation and social needs of the community. The Management Plan includes an overview of the current uses and provides a guide for the future use, development, management, landscaping and maintenance of Zerbes Reserve.

Zerbes Reserve is an important community recreation reserve, covering an area of approximately 8.0 hectares. The Reserve serves the East Doncaster area and surrounds. The activities that take place at the Reserve occur both formally as structured recreation and competition including football, cricket, scout and guide activities and informally such as walking for recreation and fitness, dog walking, jogging, exercising, playground use, picnicking, connecting with nature and simply relaxing. The opportunities offered at the Reserve currently cater for all age groups.

Facilities within the Reserve include a scout hall, guide hall, playground, sporting oval, pavilion used for football and cricket, cricket practice nets, barbeques, picnic tables, limited walking/cycling paths and areas of open space and car parking. The Reserve contains an area of significant remnant vegetation which is protected within a "Conservation Zone", a stand of Monterey Pine trees, an Avenue of Honour and a Monterey Cypress windbreak.

The endorsed Zerbes Reserve Management Plan will be used as a resource document to guide planning, development and management of the Reserve. It will also be available for the community to access so that they are able to understand Council's Vision for the Reserve and are informed of the scope of future works at the site. The Plan contains recommendations for capital works, as well as long term aims and objectives for the Reserve.

Vision

To provide for a wide range of social, recreational and environmental opportunities to create and sustain a lively community park.

Aims:

To balance management, conservation and development opportunities in line with community needs and expectations;

- To continue sustainable utilisation of the Reserve by the community;
- To provide facilities and landscapes for a range of recreational and community activities where people of all ages can come together and feel safe;
- To maintain facilities and landscapes in optimum condition; and
- To minimise the impact of recreational pursuits on the environment.

Following discussions with stakeholders, observation of trends and consultation with residents, the following six objectives were prepared to guide the action plan for the future management of Zerbes Reserve.

Objective 1: INFRASTRUCTURE

Maintain and improve the range of infrastructure for formal sport and informal recreation within the Reserve.

Objective 2: PARK ACCESSIBILITY

Improve physical access including pedestrian, cycling and vehicular access and flow to and through the site.

Objective 3: RESERVE UTILISATION

Increase community utilisation of the Reserve and expand the range of opportunities available within the Reserve to inspire and promote socialisation and community connectedness.

Objective 4: OPEN SPACE and LANDSCAPE CHARACTER

Maintain and improve opportunities for informal and passive recreation values at Zerbes Reserve.

Objective 5: CONSERVATION VALUE

Protect and conserve the natural environment and wildlife habitat, rehabilitating and restoring degraded areas; expanding the conservation zone and aligning the development and refurbishment of built facilities with Ecologically Sustainable Design principles.

Objective 6: HERITAGE VALUE

Protect and conserve the heritage values of the Reserve for current and future generations.

1 Introduction



Zerbes Reserve provides natural areas, playing fields, open space, a playground and formal and informal recreation facilities.

The park covers an area of approximately 8.0 hectares providing a “green lung”, a place for people who live in the surrounding area to recreate, play, relax and appreciate the outdoors and nature.

The park has a history that informs what we see today dating back to indigenous Australia. The area was settled by German orchardists, one of which the Reserve is named after and is now surrounded by an eclectic mix of cultural backgrounds including Anglo Saxon, Chinese, Italian and Greek.

The park exists within one of the most populated residential communities within Manningham. There are many children living in a 2km vicinity of the park represented by 8 local primary schools and a secondary college. The Reserve is also a 5-minute walk from a local activity centre and abuts a sizeable retirement home and independent living units for older adults.

The park is an important asset to the local community who are passionate about maintaining it in a form which maintains the existing balance between the structured sporting opportunities and passive recreation, and the open space and environmental benefits it currently offers. Zerbes Reserve provides a place for the local community to experience formal and informal activity, socialisation, relaxation and solitude.

This park has the potential to enhance these benefits and better connect to the surrounding spaces and people. This Management Plan is a framework for making this happen.

1.1 Manningham's Open Space

The City of Manningham is located twelve kilometres north-east of Melbourne and covers 113 square kilometres. The municipality has a population of 118,5447 residents (June 2009, ABS Census) and includes the suburbs of Bulleen, Doncaster, Doncaster East, Donvale, Lower Templestowe, Templestowe, Park Orchards, Warrandyte, Wonga Park and North Ringwood. The Yarra River provides the northern boundary to Manningham.

The Manningham open space network covers 19.8km² and represents 17% of the area of the municipality. It comprises over 300 parks and reserves. The City has one of the largest networks of parks and open space in Metropolitan Melbourne.

Manningham City Council's vision for public open space is:

"an open space network which provides a range of active and passive recreation opportunities in accordance with community needs, which is readily accessible, conserves and enhances the natural and cultural resources of the municipality, contributes to the local economy, and offers an amenable environment in which to live, work and visit for current and future generations".

Manningham City Council is involved in the provision of open space recreation opportunities because it believes that there are a number of benefits that derive from participation in, and provision of, a diverse range of quality recreation opportunities including social, health, environmental, urban liveability, cultural and economic benefits. Specific benefits in these fields include:

Social/Health

Environment is a major influence on health. By providing high quality open space networks, Council can create an environment that is supportive of health and encourages activity that reduces the likelihood and extremity of disease. Activities within open space areas such as walking have health benefits such as improved cardiovascular fitness, lower blood pressure, stronger muscles and bones (built up by walking regularly), and decreased stress. Open space areas are also social spaces that provide links with the broader community and encourage social connections.

Environment

Open space provides for important ecological aspects such as waterways, flora and fauna. Vegetation in open space provides habitat for wildlife and opportunities for people to connect with and appreciate nature.

Urban Liveability

Open space brings an aesthetic value to a neighbourhood by providing a "green break" between houses and roads.

Culture

Open space can be a venue for cultural displays, festivals, programs and activities. Open space can also have pre settlement or post settlement cultural and heritage significance associated with specific sites or features.

Economic

The economic benefit of open space can be measured in the spin-off effects of visitation and tourism and the role of high quality open space in attracting residents to Manningham and thus enhancing property values.

1.2 Purpose

A Management Plan is a document which sets out the uses, objectives and proposals for the Reserve, as well as plans showing the proposed development for the Reserve in response to the consultation with park users and local residents.

Manningham's Open Space Strategy (2004) recommends providing a Management Plan for reserves which have a range of uses and for which the planning is complex, including Sporting Reserves, Conservation Reserves, Reserves of Municipal Significance, Community Recreation Reserves and Linear Parks.

This Management Plan has been prepared to express a future framework for the use, development and management of the Reserve based on feedback from user groups and the local community. It proposes actions and budgets for developing and maintaining the Reserve.

The endorsed Zerbes Reserve Management Plan will be used as a resource document for Council Officers involved in the planning, development and management of the Reserve. It will also be available for the community to access so that they are able to understand Council's vision and future works.

The endorsed Zerbes Reserve Management Plan is the basis for new capital works funding to enhance and improve the Reserve and associated infrastructure over the next ten years.

1.3 Key Attributes of Zerbes Reserve Environs

Residential Character

Zerbes Reserve abuts residences to the north, south and west. The residential character is made up of predominantly free standing dwellings. The initial period of dwelling construction dates back to 1965-70, with pockets of new development to the north and northeast. Front setbacks are typically 7-10 metres, with approximately 70% of front boundaries unfenced. Street trees in the area contribute little to the streetscape character. The road layout is a grid pattern including footpaths both sides. There is potential in future for enhanced street tree planting. Local residents value Zerbes Reserve in terms of its proximity and use the Reserve for a range of structured and unstructured recreational pursuits such as walking, dog activities, nature appreciation and use of the playground.

Roseville Retirement Village

Roseville Retirement Village is situated at 100 King St and extends through to the northern side of Taunton Drive, opposite Zerbes Reserve. The Roseville Retirement Village is owned by Retirement Villages Group (RVG) via its proprietorship of 3 major lots in the strata subdivision – namely a community centre, manager's residence and 38 room serviced apartment complex. There are also 110 independent living lots in a village style subdivision. In total there are in excess of 150 residents, all aged over 60 years and with an average age of approximately 85 years. Roseville residents use the Reserve as an area for walking, dog activities and passive recreation activities. The Reserve is also used as a thoroughfare for residents to access the nearby Donburn Activity Centre on Blackburn Road.

Community Facilities

Local Schools

At the time of developing the Management Plan it was determined that there was a total school aged population (5 -17 year olds) of 4,797 pupils. This includes 8 primary schools and 1 secondary college which exist within 2km proximity to the Reserve. The schools are listed below:-



- Beverley Hills Primary – 2-14 Cassowary Street, Doncaster East (approx 178 pupils)
- Donburn Primary – 22A Colchester Drive, Doncaster East (312 pupils)
- Doncaster Gardens Primary – 4-20 Sandhurst Avenue, Doncaster East (520 pupils)
- Milgate Primary School – Landscape Drive, Doncaster East 3109 (604 pupils)
- Our Lady of the Pines – 59-77 Carbine Street, Donvale 3111 (470 pupils)
- Serpell Primary – Tuckers Road, Templestowe (870 pupils)
- St Charles Borromeo – 222 Serpells Road, Templestowe (180 pupils)
- St Peter and St Paul Primary – 16 Beverley Street, Doncaster East (200 pupils)
- East Doncaster Secondary College – George Street, East Doncaster (1,463 pupils)

Salvation Army

The Doncaster Corps of the Salvation Army is located at 37 Taunton Street directly opposite the northern boundary of Zerbes Reserve. The facility operates as a church and provides a range of community programs including an over 50's companion program, pre school program, music and holiday programs and limited welfare and community connection services. The facility includes a utility hall with a full size carpeted basketball court and is available for hire.

Donburn - Neighborhood Activity Centre

Located on busy Blackburn Road in Doncaster East no more than 1km from Zerbes Reserve is Donburn Activity Centre, a small local convenience centre providing extensive dining and takeaway facilities. Notable features of the Centre are the concentration of real estate firms and presence of a large chemist and medical centre. The Centre is distinctive in that it is surrounded by a significant number of medium density developments, adding to the vitality and activity of the Centre both during the day and night.

Donburn Activity Centre fulfils a valuable retail and entertainment role for the surrounding medium density residential community and businesses located within the Centre as well as for the wider catchment.

East side



West side



The western side of the precinct has a strong Asian influence with a number of Chinese and Japanese restaurants and take away food outlets.

1.4 Site History

Manningham's Aboriginal History

Manningham City Council acknowledges the Wurundjeri tribe as the traditional owners of Manningham in which Zerbes Reserve sits. Investigation into the Aboriginal heritage values of Zerbes Reserve via the Victorian Aboriginal Heritage Register determined that there are registered Aboriginal Places on the nominated area of land.

Early Settlers

Information provided by the Doncaster and Templestowe Historical Society indicates that farming in the area surrounding Zerbes Reserve commenced in 1853 with a syndicate of three German pioneers buying an area of 320 acres located between George Street, Victoria Street and Blackburn Road. In 1880 part of the land which Zerbes Reserve now constitutes was purchased by a farmer, Fred Pickering, the son of the first permanent settler in Doncaster. In 1932 the land was sold to Fred Zerbe, an early German settler. The naming of the Reserve represented the active role the Zerbe family played in the early settlement of the East Doncaster area.

In 1945 Blackburn Road to the oval was a paddock with extensive indigenous tree cover. The Zerbe family home was located in the northwest corner of an open grassed area on Blackburn Road (adjacent to conservation area). In 1957, the area that is now the oval was still an orchard and the Taunton Street/ Nedland Court parcel of land was a combination of orchard and a partly treed paddock separated by a Monterey Pine windbreak. Development in East Doncaster dates from the post-war era. The oldest residential areas of East Doncaster are those around Doncaster Road in the south of the suburb, first developed in the 1950's. Zerbes Reserve was acquired by Council in 4-parts between 1960 and 1982.

Land was purchased from:

- Zerbe family in 1960 for £10,181 for Doncaster East Recreation Reserve (293 Blackburn Rd);
- Melbourne Metropolitan Board of Works (MMBW) in 1972 for \$48,018 for public open space (293 Blackburn Rd);
- Taunton developments in 1976 for municipal purposes (38-46 Taunton St); and
- Kepons & Warson in 1982 for municipal purposes (12-13 Nedlands Court)

Facility Development

Facility development at the Reserve took place in the following years:

1960-1964	Oval, toilets and scout hall built
1970	Pavilion, access roads, southern cricket nets built and houses were being built on the west, south and east sides. The Zerbe family home was demolished during this period.
1975	Avenue of Honor moved from Blackburn Road into Zerbes Reserve
1984	Guide hall and playground built on Taunton Ave. There were no houses north of Zerbes at this point. Residential development in the northern parts of the suburb continued through to the late 1980's.
1990	A joint committee of Zerbes Reserve sporting clubs including Beverley Hills Junior football Club, Doncaster East football Club and East Doncaster cricket Club approached Council with a proposal to refurbish the club rooms at the Reserve.
1991	Committee requested by Council to finalise plans and prepare cost estimates for the proposal.
1998	Pavilion upgrade.

Other Management Plans

The previous Management Plan for Zerbes Reserve was completed and endorsed by Council in 1992. Revision of the 1992 Management Plan commenced in 2004 but was halted during the consultation phase when certain elements were not supported by the local community.

The majority of recommendations from the 1992 Management Plan were implemented soon thereafter and work on the current 2010 Management Plan has shown that a similar scope of works to the 1992 recommendations are required with upgrades that include park furniture, play space, pathways and car park.

Changes since the 1992 Management Plan that were not part of the plans recommendations include:

Disbandment of the Zerbes Reserve Advisory Committee; and
Establishment of the BBQ area on the Taunton Street/Nedland Court side of the Reserve.

Changes since 2005 that were not part of recommendations from the consultation include:

Demolition of the SES building; and
Conservation area fenced off to the public allowing trees to be left to encourage natural regeneration of the area as per the recommendation in the Heritage Garden and Tree Study (2006).

1.5 Methodology

Activities of the review and development of the Management Plan consultation included:-

- 1) An understanding of State and Municipal policy context (Refer Part 2 - 7)
- 2) 'Your Community Voice' questionnaire; distributed to 1200 residents
- 3) Key stakeholder consultation including meetings with sports clubs and reserve users;
- 4) An undertaking of demographic and use trends (Refer Appendix 1)
- 5) Analysis of existing conditions, risk assessment of use and facilities;
- 6) A review of current management priorities and issues;
- 7) Further consultation in relation to the proposed training net facility including meetings with concerned residents, onsite consultation and BBQ session in the Reserve and distribution of a further 'Zerbes Reserve Fact Sheet' and 'Zerbes Reserve Feedback Form' to residents.

The key stakeholders consulted included:-

- Surrounding residents and users of the Reserve;
- Beverley Hills Junior Football Club;
- East Doncaster Football Club (Senior);
- East Doncaster Cricket Club (Junior and Senior);
- East Doncaster Girl Guides;
- 3rd East Doncaster Scout Group;
- Roseville Retirement Village
- East Doncaster Secondary College
- Onemda Association
- Salvation Army Doncaster Corps
- Relevant Council staff

2 Existing Conditions

2.1 Study Area

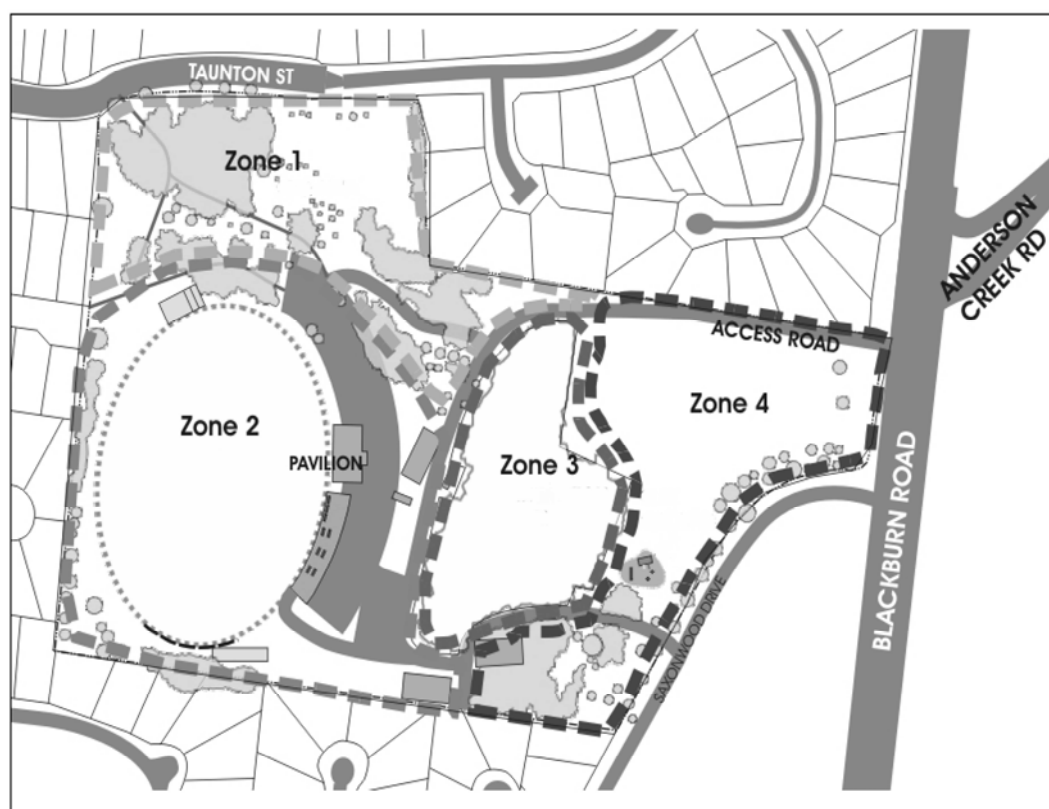
Zerbes Reserve is 8.0 hectares in area and is located on Blackburn Road, between King and George Streets, East Doncaster. The site can be accessed by car at Blackburn Road and Saxonwood Drive or by foot or bike only from entrances at Taunton Street and Hertford Road. The Reserve incorporates areas of open space, passive recreation areas, a fenced sporting oval, pavilion, synthetic and turf cricket wickets, a scout hall, a guide hall, a playground, picnic and BBQ facilities, public toilets, pathways and car parking areas.

The reserve is highly valued by local residents for a range of uses most predominantly for walking and informal exercise either by themselves, with their dog, children or grandchildren, for the play space and for opportunities to enjoy its natural elements such as the pine trees, conservation area and wild life. There are a number of organised clubs and organisations using the reserve for structured sporting and recreation activities including football, cricket, guides and scouting.

Significant environmental and cultural features of the land include a prominent biosite, a windbreak of Monterey Cypress trees to the north of the Reserve which have been identified as having cultural value representing Manningham's early orcharding heritage. There is also a stand of Monterey Pine which is highly valued by the local community. An Avenue of Honor adjacent to Saxonwood Drive which replaced an earlier Blackburn Rd avenue removed in the 1970's for roadworks pays tribute to those who served in the Great War 1914-1918.

For the purposes of consultation for the development of the Management Plan the reserve was divided into a series of zones.

The location of the study area including zones.



2.2 Land Tenure and Planning Controls

Zerbes Reserve – Existing and Proposed Planning Controls

Zerbes Reserve is generally bounded by Blackburn Road, Taunton Street / Nedlands Court and Saxonwood Drive, East Doncaster and consists of four parcels of land;

- Taunton St (LP114915);
- Nedlands Court (LP139680); and
- Blackburn Rd (Lot 1 TP323996, Lot 3 PS418262P, Vol 10548, Fol 764)

Existing Planning Controls

Existing Zone

The entire Zerbes Reserve area is affected by the Public Park and Recreation Zone (PPRZ), reflecting the purpose of the Reserve:

*“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.”*



Figure 2.2.1 Land Parcels Affected by Public Park and Recreation Zone (PPRZ).

Existing Overlay

Only the parcels of land identified as 293 Blackburn Road are affected by a Vegetation Protection Overlay (VPO5) which relates to the Monterey Cypress windbreak, Avenue of Honour and the Lone Pine. No other overlay controls apply.

VPO5 recognises and protects a range of gardens and exotic, Australian native and indigenous trees on private and public land within the municipality, as identified in The Manningham Heritage Garden & Significant Tree Study – Stage 2 (April 2006). These trees are significant for their cultural, heritage, aesthetic or landscape contribution. It is important to note that VPO5 only provides protection to the specific trees identified in the abovementioned study.

Proposed Planning Controls

Proposed Overlay

As part of Amendment C54 to the Manningham Planning Scheme (exhibited 22 July 2010 - 3 September 2010), it is proposed to apply Environmental Significance Overlay (ESO2), to the area of biological significance following non-cadastral boundaries (i.e. not following property title boundaries). Sites proposed to be covered by ESO2 have been assessed as being the most intact and significant areas of native vegetation, within Manningham, as identified in *Manningham City Council Sites of (Biological) Significance Review, 2004*. The remainder of the site was proposed to be covered by ESO3 (see figure 2.2.3 below)



Figure 2.2.3 Land Parcels Affected by Environmental Significance Overlay ESO2/ESO3 as exhibited.

A total of 10 submissions relating to Zerbes Reserve were received during the public exhibition period for Amendment C54. It was noted in the submissions that the planning controls proposed under C54 do not extend over the entire boundary for Zerbes Reserve. In querying the proposed controls for the area, submitters sought for the application of the proposed ESO3 to be replaced with a Significant Landscape Overlay (SLO7) and to extend this over the parcels of land included within 38-46 Taunton St and 12-13 Nedlands Court. The proposed SLO7 seeks to protect pine and cypress trees in identified pine tree theme areas.

It is noted that the parcel abutting Taunton Street is largely covered by pine trees and the proposed ESO3 provisions would not afford protection to the pines as under this control, they would be exempt from requiring a permit for their removal. Refer to section 3.7.2

It is considered that the most appropriate mechanisms for protecting and managing the trees, particularly pine trees, is the Zerbes Reserve Management Plan. However, Council has made application to an independent panel regarding the application of the SLO7 in place of the ESO3 and extend this control over the northerly parcels of land.

The planning controls over Zerbes Reserve may need to be reviewed depending upon the outcome of the independent panel.

The Zerbes Reserve Management Plan has responded to resident concerns in the following ways;-

- Recommend replacement of any pine trees with appropriate species of pine trees in the north-west part of Zerbes Reserve.
- Request the independent panel to consider applying an SL07 in lieu of the initially proposed ES03 and extend this control over the Taunton Street and Nedlands Court land parcels.

2.3 Natural and Cultural Environment

Zerbes Reserve has areas of significant 'remnant indigenous vegetation', which occurred naturally in the municipality prior to European settlement. Most of this vegetation is located within the fenced off 'Conservation Area' which covers approximately 9400m². However other areas outside the fenced area, take the total area of remnant vegetation in the Reserve to over 1.6ha.

A number of trees suggestive of the farming history of the area also remain at Zerbes Reserve. A Monterey Cypress windbreak consisting of seven poor specimens and a mature planting of Pinus Radiata are located in the northern portion of the Reserve. These trees are highly valued by the local community and form a local landmark.

The management issues and recommendations relating to the remnant bushland areas of the Reserve are discussed in Section 4.1. *Conservation Values* of this Management Plan

2.4 Safety Management

A risk assessment was undertaken at the Reserve by Council's Safety, Health and Environment (SHE) and Risk Management Consultant. The issues identified will be addressed during the implementation phase of the Management Plan (Refer Appendix 4) (and includes a summary of existing maintenance issues).

3 Reserve Utilisation

Zerbes is a very popular and well utilised reserve providing a range of facilities and spaces to cater for formal and informal recreation activities. A key function of the Management Plan for Zerbes Reserve is to identify opportunities for improvements and upgrade of park infrastructure and facilities to enhance the park users' experience. Opportunities for improvements and upgrades were identified through consultation with local residents and user groups of the Reserve and were considered in line with Council and statutory policy guidelines and availability of resources.

3.1 Informal Recreation Use

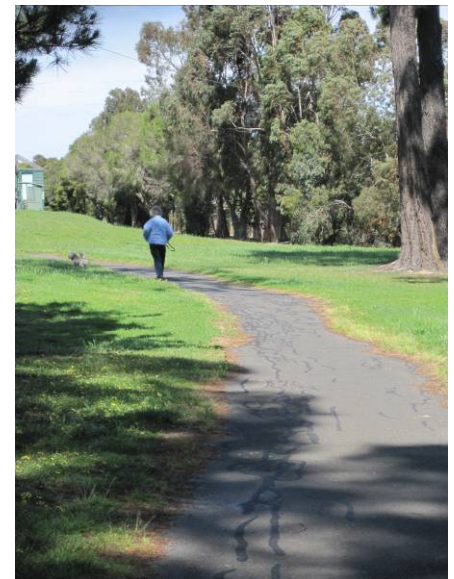
Walking/Cycling

Consultation revealed that walking for pleasure and exercise, with others and with dogs is a popular activity undertaken within the Reserve. Zerbes Reserve also forms an important thoroughfare for residents in the surrounding neighbourhoods to public transport links, schools and shopping facilities.

Providing good pedestrian and cycling paths through the Reserve is integral to supporting walking and cycling activity and providing a healthy and convenient alternative to accessing areas within the park as well as nearby amenities.

Consultation revealed that:

- Existing paths although in poor condition are well utilized.
- There is a requirement to upgrade the existing paths to improve their safety and useability.
- There is a requirement for additional paths to enhance ease of access particularly in a north/south direction across the Reserve.
- There was a level of interest for a path to circumnavigate the outside of the oval.



A path around the oval is constrained by the lack of space between the oval fence and the embankment on the western side. Walking can take place around the inside perimeter of the oval fence and alternative options for circuit walking will be provided if a new north/south pathway which transverses the Reserve is implemented. There is an action item within Manningham's Bicycle Strategy Supplementary Action Plan for a shared path through Zerbes Reserve to link Hertford Road to Nedlands Court. A shared path link through Zerbes Reserve will strengthen the link between Ruffey Lake Park, Zerbes Reserve and Blackburn Road.

Actions

- Improve and upgrade the path links between Taunton Street, Nedlands Court, Hertford Road and the carpark in the northern section of the Reserve.
- Install a new path link across the Reserve from the north to the south-east.
- Install a short path link from the south side of the footpath on Blackburn Road to the park entry road to negate the need for vehicle and pedestrian shared use of the road at the entry/exit point to the Reserve.

Dog Activities

The Reserve is classified as an off lead reserve provided that dogs are kept under effective control at all times. For health and safety reasons, dogs must be on-lead at Zerbes Reserve within 15 metres of the children's playground, an organised sporting event (cricket, football, netball and tennis) and an approved function or public meeting.

The "Our Community Voice" questionnaire responses indicated dog walking is a popular activity undertaken at the Reserve. A number of responses also indicated requests for more dog litter bins. There were requests for the Reserve to be made an on-leash reserve by certain users who stated they were frightened by dogs and also feared for the safety of their children.

Council's Health and Local Laws has been consulted and indicated that there have been no recorded complaints in the vicinity of the Reserve and dog owner behavior is considered good. The Open Space Strategy is reviewing the status of dogs in areas of high conservation value and any recommendation will be considered as part of the Domestic Animal Strategy (due to be reviewed in 2014).

The need to offer specific bins for dog litter was identified through the consultation. However, while Council does maintain dog litter bins in various Manningham reserves, there will not be any new dog litter bins installed. Council encourages people to dispose of dog litter through the existing litter bins in parks.

Actions

- Retain existing dog controls in the Reserve.
- Refer any recommendation from the Open Space Strategy regarding the status of dogs in areas of high conservation value to the Domestic Animal Strategy Review (due 2014).
- Encourage dog owners to dispose responsibly of dog litter through the 'all purpose' park bins.

Open Space

The area of open space at the front of Zerbes Reserve which is bounded by Blackburn Road and Saxonwood Drive is a valued element of the Reserve. Consultation identified that the area is used for exercising, walking, playing with children, relaxation and watching or playing sports or ball games.

Although the space is used by both the senior and junior football clubs for pre season training, the majority of use is unstructured and informal. Some suggestions for improvement of this area included levelling, more seating, more trees, better parking and inclusion of a BBQ picnic shelter.

Actions

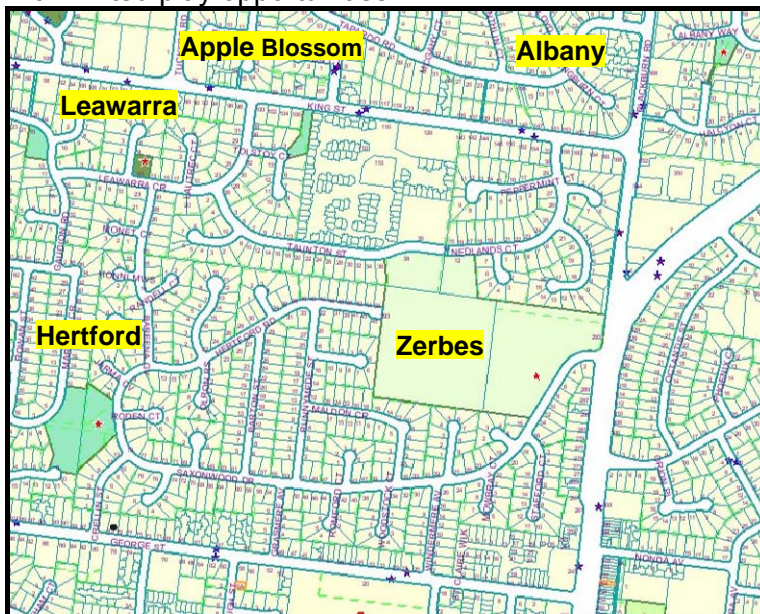
- Retain the area bounded by Blackburn Road and Saxonwood Drive as informal open space.
- Regrade and top dress the area bounded by Blackburn Road and Saxonwood Drive to improve drainage and enhance safety and accessibility.
- Enhance the area bounded by Blackburn Road and Saxonwood Drive with native avenue tree planting.

Play

In the Reserve, there is one formal play space and other informal play areas that have been developed at various times. The informal play spaces/ cubbies are often made under the pine trees in the area known as zone 1 and also in the fenced conservation area. These informal areas in the trees give children a sense of space, being hidden, freedom, absence of adults, creating, building, imagining and exploring which are all important developmental experiences that should be encouraged. In our increasingly urbanised society, parks play a more important role in the provision of such play. The placement of a picnic table under pine trees close by will allow guardians of younger children to observe them playing safely.

The existing formal playground was installed as an action from the 1992 Management Plan. However, the play ground is now outdated and requires replacement to provide a broader range of play opportunities for all ages.

East Doncaster is the most densely populated suburb within Manningham and given Zerbes Reserve is a large expanse of open space with a sporting precinct and in close proximity to many schools, there is scope for the development of a district level play space to cater for a more diverse age range. Other play spaces in 700m radius include Leawarra, Hertford, Albany and Apple Blossom Reserves, all of which cater primarily for the 1-7 years age group with limited play opportunities.



3.1.2 Location of Surrounding Play Spaces.

The Urban and Park Design Guidelines provide some themes and landscaping recommendations that could also be introduced into the play environment at Zerbes Reserve. There is potential to interface the play space with the conservation area by increasing plantings so that part of the nature experience extends outside the fenced conservation zone. This creates a buffer between the conservation zone and the rest of the Reserve that allows for interaction in nature without disturbing important conservation areas and creates an opportunity for park users to appreciate some of the natural elements. Pathways can then be used to create clear boundaries between the different management regimes and the large open space area can be preserved.

Consultation identified considerable support for the existing play space to be expanded and upgraded to offer more play variety for a broader range of age groups. Suggestions include incorporating a nature based theme to align with the environmental elements of the Reserve, improved shade planting and landscaping, more seating and a picnic/BBQ area.

Actions

- Upgrade the formal play space and investigate moving its location further north into zone 4 (away from significant vegetation).
- Encourage and monitor informal play and recreation opportunities by retaining the lower branches of an existing stand of pine trees (Taunton St entrance).
- Include access from the playspace into the conservation zone.

BBQ and Picnic Facilities



Consultation has identified that Zone 1 is a highly utilised area and an area that is highly valued by the local residents for its pine trees and as a passive recreation area. There was overwhelming feedback to suggest that the area be preserved in future as a passive recreation area. Consultation has determined that there is demand for additional seating and picnic table options in this area. Similarly there was feedback seeking shade, picnic and BBQ facilities be located within proximity to the play space. There is evidence to suggest that these enhancements would be well utilized and welcomed by residents.

There is presently a rubbish bin, drink fountain, picnic tables and BBQ facilities located in zone 1 which services the residents at the northern end of the Reserve. The existing picnic tables need upgrading but the BBQ is in well maintained condition. There is an opportunity to add additional picnic tables in Zone 1 to enhance opportunities for picnicking, reading the paper, rest and relaxation. The proposed upgrade to the existing playspace will incorporate a picnic shelter and BBQ. It is intended that orchard themed shade trees be planted strictly in close proximity to the picnic tables to reinforce the reserve's orcharding history.

Actions

- Provide picnic facilities, shelter, BBQ and people/pet drink fountain as part of the playspace upgrade.
- Install new picnic tables in Zone 1 amongst the Pine Trees in close proximity to the existing BBQ.
- Upgrade existing picnic tables adjacent to BBQ.
- Upgrade the people/pet drinking fountain in Zone 1.
- Plant ornamental orchard trees to reference orchard heritage

3.2 Cultural/Social Activities

A local reserve provides an area of green open space for those that live around it and also for those driving and walking past. Areas of open space are publically owned land that exists for the benefit of all. Often areas of open space are intermittently used for cultural and social activities and events.

There are opportunities to investigate a range of future uses for Zerbes Reserve that offer expanded recreational, cultural and social opportunities for residents living in and around the park. Zerbes Reserve provides a great location for such activities and would promote participation in such events by residents of the nearby Roseville Retirement Village who may otherwise have difficulty accessing community events and activities of this type.

Actions

- Investigate opportunities to expand Manningham's community events program to Zerbes Reserve e.g. Cinema in the Park, Farmers Market, Community Carols, Pets in the Park days, Manningham Music.
- Investigate informal recreation opportunities such as walking groups, tai chi and 'Know Your Neighbour' activities.

3.3 Formal Recreation Use

Beverley Hills Junior Football Club

The club was formed in 1967 and is a member of the Yarra Junior Football League. In 2010, the club fielded 12 teams and an Auskick program comprising 360 members.

East Doncaster Football Club (Senior)

Originally known as Beverley Hills Football Club, East Doncaster Football Club has been a member of the Eastern Football League (formerly Eastern Districts Football League) since 1982. In 2010, the club fielded 3 teams with approximately 500 members.

East Doncaster Cricket Club (Junior & Senior)

East Doncaster Cricket Club was formed in 1886 and is currently a member of the Eastern Cricket Association. In 2010, the club fielded 15 teams comprising 134 senior members, 93 junior members and 20 social members in competition to suit all levels of ability. Six teams use the turf practice wickets and nine teams use the synthetic practice wickets. The club facilitates an All Abilities program, 'No Boundaries,' for people with an intellectual or physical disability.

Consultation with the sports clubs demonstrated similar opportunities and constraints for the Cricket, Senior and Junior Football Clubs and for this reason have been grouped together.

The Clubs' Combined Top Priorities are:

- Construct a curator's outbuilding to support a new club funded electronic scoreboard and free up space within the pavilion for storage;
- Provide tinting or blinds for the pavilion windows to reduce sun glare;
- Upgrade oval floodlighting;
- Upgrade existing and provide new additional spectator seating;
- Provision of pavilion expansion & or addition of a veranda;
- A balcony (as per original pavilion building plans) would be beneficial;
- Improve airflow with an upgraded air conditioning system;
- Increase storage capacity.
- There are no female toilets in the change rooms downstairs. Change rooms cater for same sex competition. Female spectators for the junior competition currently use the public toilets. Refurbishment of the public toilets.

Sports Club Pavilion



The pavilion was refurbished in February 1998 and is adequate for the type and scale of use. Some work around the pavilion is required. For example, the asphalt surface has deteriorated and the post and rail fence above the retaining wall requires upgrading. Change room facilities cater for same sex competition only. The junior football club locks the pavilion during their competition so all female

spectators are required to use the public toilets. Males are able to access the designated male toilets in the change rooms downstairs.

Actions

- Council to work with the clubs to address storage issues.
- All clubs to make the female toilets in the social rooms available on competition days.
- Council to work with the clubs to address sun glare and air conditioning issues.
- Replace public toilets (refer 5.3).
- Re-level and re-surface asphalt on the north and south sides of the pavilion.
- Galvanised post and rail fence at north eastern end of oval, replace rails with black powder coated rails and paint galvanised posts with black paint.
- Any pavilion upgrade will only be considered within the existing building footprint, due to proximity to residences.

Oval

The oval's size and close proximity to facilities means it receives approximately 80% usage by all Clubs across both summer and winter seasons. The centre wicket is turf and a curator is employed to maintain the sports field and turf practice nets all year round for cricket and football. The sports oval has ongoing drainage issues that need to be addressed. The existing safety netting behind the goal posts, at the southern end of the oval serves to prevent balls going into neighbouring properties. The supporting posts and netting both require replacement.

Actions

- Replace boundary fencing and incorporate a 'V' drain under the fence line around the entire oval.
- Retain the existing flood retarding basin in the south western corner of the oval.
- Replace the poles and galvanised netting with soft netting behind the goals at the southern end of the oval.

Training Facilities

In order to manage the high level of oval usage throughout the year, the football clubs in particular require options for pre season and pre-match warm up other than the oval. Training is important as it minimises player injury, increases participation levels in physical activity and assists in maintaining membership. The provision for an alternative open space would

alleviate pressure from the heavily used oval and provide an alternative pre season training venue for the football clubs.

Council's 2009/10 capital works budget included a proposal for an expanded training multi purpose net facility that would alleviate pressure from the heavily used oval and provide an alternative training venue for the clubs. At the request of the community, further consultation regarding the multi purpose training facility was provided and resulted in Council abandoning the proposal in lieu of a proposal to upgrade existing cricket net facilities at both the northern and southern ends of the oval (Refer to attached Zerbes Reserve Development Plan). Benefits include no loss of trees, pine trees are all retained in the passive recreation area (Taunton St), improved sport facilities and reduction of wear and tear on the oval.

Actions

- Proposed upgrade of cricket nets at the southern end of oval to 4 four synthetic wickets (12.4m x 37m concrete base with shield synthetic surface, chain mesh fence on sides and behind batsmen, height 3m to 4m high including one portable netball post and line marking for netball training) which will also be available for community use.
- Replace two existing synthetic wickets at northern end of oval with turf wickets, new fencing, soft retractable netting with cabinets for club use only within existing footprint.

Spectator Area

The current viewing area is a concrete terrace that is deteriorating, only accommodates a small number of spectators, is difficult to access and does not allow for easy flow of spectators and players through the site.

The Clubs struggle to accommodate the large numbers of spectators on game days. The Junior Football Club has indicated that they can have up to 350 spectators on any given Sunday and the Senior Football Club have an average of 300. The Cricket Club attract between 20 and 50 spectators.



The existing sheltered spectator seating provided within the pavilion cannot be comfortably accessed by all who visit the Reserve. At the front of the pavilion, the undercover sheltered area does not service the spectators as it acts as the players' race (the area where they exit the change rooms).

There is an opportunity to upgrade the existing spectator seating on the south side of the pavilion and incorporate landscape treatments to shade, green and soften the area. (Refer above). There is also an opportunity to provide new spectator seating at the north of the pavilion on the elevated grassed area above the stone retaining wall.

Actions

- Upgrade the existing spectator seating on the south side of the pavilion and incorporate landscape treatments to green, soften and shade the area.
- Re-level and re-surface asphalt on the north eastern side of the pavilion and install new seating above the existing rock wall.

Floodlighting

The oval is currently floodlit. In accordance with Council's Seasonal Allocation of Sporting Facilities Conditions of Use Policy, floodlights may only be used during the hours when

Tenants are allocated use of facilities as set out in the schedule, and can only be used for the playing of matches and for training purposes. Floodlights must be turned off when matches and training programs have finished and must not be left on or used for social functions conducted at the ground or pavilion without prior written consent.

Floodlighting, lux, spillage and glare levels are to comply with Australian Standards 2560, and the Department of Planning and Community Development's Football and Netball Lighting Guide for Floodlighting. It has been identified that the existing floodlights have come to the end of their useful life. Council will provide a 50% percent funding contribution for the upgrade of the existing system with the remaining 50% funding to be provided by the sporting clubs. If funding is received from a grant, it will be divided evenly amongst the club and council and considered as a contribution to the project.

Actions

- Replace poles and upgrade floodlighting to oval in accordance with Council's Floodlighting Policy.

Scoreboard

The tenant club have indicated they would like to replace the existing scoreboard with a club funded electronic scoreboard. The electronic scoreboard would be housed on a new curator's outbuilding that will provide storage space for all of the curator's equipment. The curator's equipment is currently stored within the pavilion. This strategy will assist with providing additional storage within the pavilion for the East Doncaster Football Club who currently utilise the scout hall for their store and gym but with whom the agreement expired in October 2010.

Actions

- Construct a new curator's outbuilding (including electronic scoreboard) to the west of the cricket training nets at the north end of the oval and screen plant to minimise visual impact from surrounding residents.

Manningham District Scouts & 3rd Doncaster East Scout Group



Council is very supportive of the scouts and recognises their contribution to our youth community. The primary purpose of scouting is recreation. Scouts cater for both sexes ranging from six years to 26 years. The Zerbes Reserve scout hall was originally constructed in 1963 with an extension undertaken to the eastern end in 1979. No refurbishment works have been undertaken to the pavilion and as a result the pavilion is in poor condition. The building is owned by the scouts and is managed through a peppercorn lease agreement with Council. The

scout hall currently accommodates the storage needs for the District Scout Association and acts as a temporary gymnasium for the East Doncaster Football Club (EDFC). This lease expired in October 2010. An interim arrangement has been struck whereby the scouts have surrendered part of their building to Council and Council has allowed the East Doncaster Football Club to continue using this part of the hall until 15th March 2012.

The Third Doncaster East Scout Group, who currently meets at the hall located at the rear of the Manningham City Council Civic Offices, will be relocated to Zerbes Reserve to make way for the Doncaster Hill Precinct 1 Master Plan implementation. To accommodate this group and the District Scouts, the building in Zerbes Reserve will be redeveloped to bring it up to current day standard. The Third Doncaster East Scout Group has a strong membership base

with 66 young people and 10 adult volunteers. The lease agreement for the scout hall is 3 years + 3 years + 3 years + 11 months (September 2005 – August 2015).

The timing for the Scout Hall redevelopment will be as follows:

Consultation on concept design with Scouts	August 2011
Concept plan approval	October 2011
Design finalised	November 2011
Completion of tender period	February 2012
Commencement of works	April 2012
Completion of works	September 2012



Actions

- Implement upgrade works to the Scout Hall with a view to project completion by September 2012.
- Renew the lease agreement for the Scout Hall.
- Support the scouts to maximise utilisation of their facilities.

East Doncaster Girl Guides

Council is very supportive of the Girl Guides and recognises their contribution to our youth community. The primary purpose of girl guides is recreation. Girl Guides provide girls and young women with fantastic opportunities to meet personal challenges, to learn team building and leadership skills and to make new friends. The East Doncaster Girl Guide group currently has 10 members. The Manningham Girl Guide District is currently undertaking a marketing program to increase participation.

The Girl Guide hall located at Zerbes Reserve is one of only two halls located in Manningham. There was a hall located at Saxon Drive, Doncaster that was destroyed by fire in January 2009 and following consultation with Girl Guides Victoria and the District Girl Guide Leader it was decided that the insurance money would be used to refurbish the hall at Zerbes Reserve. The works were completed in spring 2010. The building is owned by the Girl Guides and is managed with peppercorn lease agreements with Council. The lease agreement is currently in over hold and will be renewed.

Actions

- Renew the expired lease for the Girl Guide Hall.
- Support the scouts to maximise utilisation of their facilities.
- Recognise the East Doncaster Girl Guide group on park signage as per other park groups and clubs.

4 Open Space and Landscape Values

The contrast within the park between bushland, planted vegetation, open grassed areas and sports facilities are valued by people who use the park and form an important component of its character and uniqueness. Successful components of the existing park landscape promoted by this Management Plan include:

- Protect and expand existing conservation area;
- Protect heritage trees;
- Retain a pine tree theme in the passive recreation area;
- Retain and enhance the large open space area; and
- Retain and upgrade sports facilities.



4.1 Conservation Values

In its large expanse, Zerbes Reserve has areas that offer residents and users different conservational, heritage and cultural experiences.

From a conservation perspective Zerbes Reserve is affected by a Vegetation Protection Overlay (VPO5) and Section 51, Native Vegetation Framework (State Control). No other overlay controls currently apply at the Reserve. The VPO5 refers only to the Monterey Cypress Windbreak, The Avenue of Honour and the Turkish Pine. Their value is discussed in more detail in 4.2.

During the consultation phase for the preparation of the Management Plan, the definition of the conservation zone concentrated on the fenced area accessible to the public by gateways. It is acknowledged that there is also significant indigenous vegetation outside of the fenced area. The conservation area represents a significant biosite of an ecological vegetation class containing Valley Heathy Forest, Ecological Vegetation Class (EVC 127), of which its value is discussed in detail further on. The application of such EVC's informed the preparation of the Amendment C54 which aims to provide a consistent approach across the Municipality of valued vegetation. Subject to the introduction of the Environmental Significance Overlay (ESO2 and ESO3) into the Manningham Planning Scheme C54, these additional overlays will reinforce the botanical importance of all indigenous vegetation in Zerbes Reserve.

Bushland Areas

Sites covered by ESO2 have been assessed as being the most intact and significant areas of native vegetation, within Manningham, as identified in *Manningham City Council Sites of (Biological) Significance Review, 2004*. At Zerbes Reserve, ESO2 relates generally to the environs of the fenced conservation area. Originally widespread in the western half of Manningham prior to white settlement, Valley Heathy Forest is today restricted to only three remaining remnants in Manningham. They all occur on public land, with Zerbes Reserve being the only one to represent a plot with remnant trees. The other remnants are represented with re-growth trees. Valley Heathy Forest is a low, open forest to 15m tall with a grassy understorey with a component of small healthy shrubs and grasses. It is rare to find an EVC of regional significance in such an intensely urbanised setting and so it is important to ensure it flourishes. Council maintains this site to minimise further degradation especially from weeds including ground storey weeds, particularly the weedy grasses. To achieve this the Bushland Management Team visits regularly undertaking major tasks such as hand weeding, spot spraying and hand mowing (mostly using a catcher). However, comments

arose through the Management Plan consultation process regarding its maintenance and general aesthetics.

Ecologically, the remnant under its current management provides habitat for a range of life forms and allows for natural regeneration of threatened vegetation of the Valley Heathy Forest. It is therefore, important that for residents to understand and learn about these high conservation values in their local neighbourhood. It is also important that the protection of these areas is considered when infrastructure works and maintenance are undertaken in the Reserve.

Consultation with nearby schools showed a low level of awareness of the significant conservation values at Zerbes Reserve. Once provided with further information, some schools were interested in incorporating the conservation elements into their curriculum. The East Doncaster Girl Guide group also use this area for similar activities. Increasing the level of awareness of the importance of this area to the broader community will also assist the local residents to understand why the fenced area does not have the 'manicured' feel of the rest of the park. Outside of the fenced area two areas of ground storey remnant vegetation exists. These are mown frequently (every 4-6 weeks) and as a result they are gradually losing their floristic diversity. The indigenous ground storey species are able to withstand some level of mowing. However, the frequent 'amenity' mow regime does not allow the indigenous flora to survive in the long term or to increase in abundance. A less regular and seasonally timed 'conservation' mow regime is required to minimise the loss of remaining biodiversity on these sites. Other opportunities to minimise this loss of biodiversity and allow a greater number of this significant ground storey flora to emerge and establish include, control burning to regenerate growth (and as a means of weed control), extending the fenced area further into the open space, reinstating the former SES building site as part of the conservation zone outside the fenced area and moving the playground slightly north into the open space. Existing pathways within the conservation zone will be maintained and there is opportunity to improve accessibility to the area at the entry points.

Actions

Extend the conservation zone

- Move the perimeter fence east of the conservation zone further into the open space area (refer Zerbes Reserve Development Plan) and change the mow regime to a less regular 'conservation mow' to allow any ground storey plants of botanical significance to emerge and survive.
- Change the mow regime to a less regular 'conservation mow' on the southern side of Saxonwood Drive entry to allow significant flora to emerge.
- Reinststate the former SES building site with native vegetation as part of the conservation zone.
- Consider locating the upgraded playground slightly north to allow any significant flora understorey from the existing site to emerge.

Continue the present bushland management regime that works to minimise further degradation and encourages habitat for native birds and wildlife.

- Continue the comprehensive weed management (all weeds that are present) that has been undertaken since 1995 in half of the fenced conservation zone.
- Increase weed management in the other half of the fenced conservation zone to include other high priority grassy weeds including Brown Top Bent, Panic Veldt and Annual Erharta.
- Ensure that regular 'amenity spray runs' in the Reserve (i.e. bollards, car park, path edges, fence lines and seats) do not occur along the fence line of the existing conservation area.
- Include control burns as a technique to aid weed control and regeneration of the remnant vegetation.

Educate the local community and encourage a sense of appreciation regarding the conservation significance of the Reserve.

- Commence working with Doncaster East Secondary College Year 9 students on a biodiversity project in 2011 as part of their humanities curriculum.
- Encourage community groups such as the East Doncaster Girl Guide group to use the conservation area as part of their environmental appreciation program.
- Consult the Parks Co-ordinator and Bushland Maintenance Officer prior to any works occurring in or adjacent to any of the mapped remnant vegetation areas to determine if any protection works need to be taken.
- Protect and conserve the natural environment and wildlife habitat.
- Consider Ecologically Sustainable Design principles in relation to any building refurbishment works.

Fire Management

Zerbes Reserve is set within an urban landscape. There is virtually no potential for an established fire to burn into the park and little potential for an ignition within the park to spread beyond the park boundary. There is good access to and around the park via the road network to reach potential ignition points within the park.

Fire management objectives for Zerbes Reserve are:

- The built environment beyond the park should not suffer significant damage from a fire in the park;
- Fire management should recognise and protect and enhance environmental values within the park;
- Remove fallen branches with fine fuel from within five metres of access roads and residential boundaries;
- Changing mowing regimes to a less regular 'conservation mow' to allow natural regeneration should be planned to avoid increasing fire risk; and
- Mowing around adjoining residential boundaries to provide adequate clearance to the fence lines."

4.2 Heritage Value

Monterey Cypress Pine Windbreak

The Monterey Cypress Windbreak *Cupressus macrocarpa*, located in the northern section of the Reserve (partially in 12-13 Nedlands Court) is the remains of an orchard windbreak consisting of 7 specimens linking to Manningham's rural heritage.

Actions

- Follow the guidelines outlined in the Manningham Heritage Garden & Significant Tree Study – Stage 2 that relate specifically to the Monterey Cypress Heritage Windbreak.



Monterey Cypress Windbreak

Avenue of Honor

An Avenue of Honour of trees was planted on Blackburn Road in 1920 as a memorial to soldiers from Doncaster who had died in the World War 1. This memorial was moved into Zerbes Reserve in 1975 by the former City of Doncaster and Templestowe when Blackburn Road was widened. The current avenue comprises a double row of Queensland Brush Box trees *Lophostemon confertus* running parallel to Saxonwood Drive within the Reserve. There are approximately 50 trees in the avenue. This avenue is maintained by Manningham City Council.

Actions

- Follow the guidelines outlined in the Manningham Heritage Garden & Significant Tree Study – Stage 2 that relate specifically to works required and management prescription for the Avenue of Honour.
- Continue to recognise that the Queensland Brush Box Avenue is of local historic significance for being replacement for the original Avenue of Honour, planted by the children of Doncaster East Primary School.



Lone Pine

The Lone Pine is located near the Brush Box Avenue of Honour, against Saxonwood Road. Believed to be collected and grown from a seed from the Lone Pine at Gallipoli, this tree was dedicated to the Australian Imperial Forces (AIF) on January 21st, 1934. It is of local historic significance for being a descendent of the Lone Pine, as well as for its species rarity and high

aesthetic value. However, soon after it was planted in Zerbes Reserve, the tree was vandalised and was (temporarily) replaced by a Mexican Weeping Pine (*Pinus patula*). Given the significance of this war memorial it is appropriate to replant a Turkish Pine (*Pinus brutia*) from the original Gallipoli collected seed.

Actions

- Replace the Mexican Weeping Pine (*Pinus patula*) with a Turkish Pine (*Pinus brutia*) and remove the Mexican Weeping Pine (*Pinus patula*) at a later date once the Turkish Pine (*Pinus brutia*) is established.

4.3 Zerbe Family

The western part of the Reserve was purchased from the Zerbe family and hence was named, Zerbess Reserve. The Zerbe family have a long association with the East Doncaster area. In recognition of this association there is an interpretive sign highlighting the history of this early pioneering family at the Reserve which is in poor condition.

Actions

- Replace the interpretive sign showcasing the Zerbe family history (Refer 3.10).

4.4 Pine Management

There have been Monterey Pines and Cypress in Zerbess Reserve for about 100-years. In 1945 there were well established pines around the Taunton Street parcel of land but only a small proportion of existing trees would date from this time. The Monterey Pine and Cypress Tree Assessment (2003) described the life expectancy of Monterey Pine trees in Manningham at 80-100 years although most would be expected to show serious signs of decline by 80 years.

Many of the existing pine trees are in poor to fair condition with an estimated useful life expectancy between 3-15 years. Council has established tree removal criteria that take into consideration of whether they present a significant hazard, current health status and high pedestrian traffic associated with the site that will be used to determine when individual trees are removed. There are also some immature trees planted in 1999 that are in very good condition.

For cultural and historic reasons this plan proposes to continue a pine tree theme into the future as an important part of the park's character. It takes about 20 years for newly planted pine trees to make a noticeable contribution to the landscape. Consequently, if the Monterey Cypress trees are to continue as a major component in the Zerbes Reserve landscape, a program of replacement needs to be commenced now.

This plan proposes (over time) to plant some entirely new pines in windbreaks that replicate the historical windbreak alignment when the orchard belonged to the pioneer farming families. The technique for replacing existing pines involves replanting 'blocks' of trees when a sufficient gap emerges through natural decline. Refer to the Zerbes Reserve Development Plan for the proposed pine tree replacement program.

Replacement trees need to be carefully considered. Replacement trees could be Monterey Pine or other large species which do not naturalise as easily. Suggested replacement species include:

<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus jeffreyi</i>	Jeffrey Pine
<i>Pinus palustris</i>	Longleaf Pine
<i>Pinus patula</i>	Patula Pine
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus halapensis</i>	Aleppo Pine

Resident submissions regarding the planning controls proposed under Ammendment C54 to the Manningham Planning Scheme sought to extend a Significant Landscape Overlay (SL07) over Zerbes Reserve. This would ensure the Monterey Pines in Zerbes Reserve would be protected through tree controls. It was noted by the submitters that the proposed ESO3 provisions would not afford protection to the pines as under this control they would be exempt from requiring a permit for their removal. Submitters have sought for the application of a Significant Landscape Overlay (SLO7) to be applied in place of the proposed ES03 and extended to include the northern section of the reserve.

The management plan is the most appropriate mechanism to offer the protection requested in these submissions. While there is no additional advantage to include them in the Manningham Planning Scheme, Council will seek direction from the Independent Panel regarding the application of SLO7 in place of ES03 and the extended area over the northern section of Zerbes Reserve.

Actions

- Implement a program of replacement of pine trees lost through natural decline, over the next 20 years.
- Replace any pine trees with appropriate species of pine trees in the parcels of land included in the north - west part of Zerbes Reserve.
- Monitor all Monterey or Cypress Pine trees and remove any tree that can no longer be safely maintained.
- Any Monterey Pine trees within the proposed ESO2 to be removed.

4.5 Boundary Fences

Many private properties abut Zerbes Reserve. Council pays half the price of a standard fence that adjoins a reserve that reaches a height up to 1.6m. There are also private

gateways leading into Zerbes Reserve giving the residents access from their own property. This is allowed with Council approval under the policy titled Access from Private Properties to Reserves. However, resident plantings outside their boundary fence is not allowed.

Actions

- Ensure private access is compliant with the “Access from Private Properties in Reserves Policy”.
- Remove all exotic plants not planted by Council.

4.6 Fauna/ Bird Life

Native Birds

The birds that presently visit Zerbes Reserve conservation area do not depend solely on the Reserve’s bushland for their survival. i.e. Lorikeets, Rosellas, Noisy Miners, Magpies, Butcherbirds, Gang Gang Cockatoos, Galahs and Wattlebirds. Virtually no small bird species visit the fenced conservation area.

A goal is to increase bird diversity in the Reserve. Increasing the amount of shrubs and grass with seed through expanding bushland (i.e. into the areas outside of the fenced conservation area, especially to the south east) may result in some visitations from small bird species such as Thornbills, Pardalotes and even Scrub Wrens. An expansion to the south east would also result in the bushland being closer to suburban gardens.

Structurally, these gardens are closer to bushland than the present mown expanses and because they cover large areas they can be more attractive to small birds than a small bushland remnant surrounded by large areas of mowing, such as the present conservation area. In addition any other opportunity to increase the volume of middle storey vegetation in the Reserve (and outside of the fenced conservation area) should be taken.

Another barrier to increasing bird diversity in the Reserve is the presence of the Noisy Miners, an aggressive native honey eater. Reducing their impact to the extent that other bird species may start to use the bushland may not be possible.

Actions

- Encourage bird diversity of small bird species through increasing the amount of shrubs and mow grassland less regularly in areas identified as high conservation value.

Bird Feeding

Park users are regularly feeding the birds in Zerbes Reserve at two sites. The common, more aggressive birds (Noisy Miners, Indian Miners and domestic pigeons) are the most common birds seen feeding on this material (large amounts of bread) and thus fare better than the other less common birds.

Actions

- Include information on relevant signage explaining why the birds should not be fed and incorporate a relevant pictogram.

Nest Boxes

A number (approximately 8) of nest boxes currently exist, mostly in the fenced area. The aim of placing nest boxes in the Reserve is to attract species that once visited the Reserve and are now absent. In the case of Zerbes Reserve, these species include the Eastern Pardalote and the Owllet Nightjar. Different species require different box design. However, with the exception of one Eastern Pardalote box, the other boxes in Zerbes Reserve are

inappropriately designed to increase such fauna diversity. Instead, only increased numbers of Brushtail Possums, Eastern Rosellas, Galahs and Lorikeets are likely to use the boxes.

Nest boxes need to be regularly checked to ensure no pest species. Pest invasions can occur and where they do, pest species need to be moved out of the nest boxes immediately. Moving the pest species from the boxes requires staff resources and special equipment. It is therefore important that the present number of boxes is not increased.

Actions

- No further nest boxes erected in Zerbes Reserve.

References:

- 1) Native Vegetation Condition in Manningham by Dr Graeme S. Lorimer, 17 June, 2008
- 2) Manningham Heritage Garden & Significant Tree Study – Stage 2
- 3) Manningham Monterey Pine and Cypress Tree Assessment by Michael Smith, August 2003

4.7 Neighbourhood Links



Zerbes Reserve, as an area of Manningham's open space has a critical role to play in the lives of residents. If thoughtfully planned, upgrades to the Reserve have the potential to enhance people's sense of connectivity to their local community and amenities. It can also provide opportunities to foster increased activity levels by providing safe, attractive and accessible environments for walking and cycling and access to public transport options resulting in healthier, more sustainable lifestyles.

Roseville Retirement Village to the Reserve

Consultation has identified that older residents accessing the Reserve from the back gate of Roseville Retirement Village via Taunton Street would be better serviced if provided with a crossover on the north side of Taunton Street in the vicinity of the back gate which would align with an existing crossover on the south side of the street which subsequently leads into the Reserve.

Donburn Activity Centre to the Reserve

There is an opportunity to create improved visual and physical links between the Reserve and Donburn Activity Centre. An improved link could be created by street tree planting and physical treatments such as pavement treatments and lighting along the Blackburn Road service lane that links the west side of the Donburn Activity Centre to the Reserve.

Links to Public Transport

Zerbes Reserve provides a thoroughfare to bus stops on Blackburn Road and Andersons Creek Road. The bus route is a link between Box Hill and the Pines Shopping Centre via Blackburn Station with alternate links to Warrandyte, Templestowe Village and the Melbourne Central Activity District.

Actions

- Provide a crossover on the north side of Taunton Street in line with the existing Reserve path to enable better access for residents from the Roseville Retirement Village into Zerbes Reserve.
- Investigate improved links such as street tree planting, pavement treatments and lighting to better link the Reserve to the Donburn Activity Centre and surrounding streets.

5 Reserve Infrastructure



5.1 Landscape

While the landscape character of Zerbes Reserve is largely defined by the remnant, pine trees bushland and open lawn areas, the Blackburn Road Reserve frontage and park entrances on surrounding streets are uninspiring. The interfaces along Blackburn Road, Hertford Road and Taunton Street/Nedlands Court would benefit from an integrated landscape plan to enhance the amenity of the Reserve and streetscape.

Enhanced landscape planning including canopy trees, feature planting, new Reserve signage as detailed in Manningham's Outdoor Signage Strategy and bollard replacement at these points will act to enhance the street presence and profile of the Reserve. There is an opportunity to landscape the interface of the Reserve with surrounding streets and in particular the front of the Reserve whilst retaining the green, open vista.

The Blackburn Road frontage should be enhanced by avenue planting along the entry/exit road, feature planting and new reserve signage. This would create a more attractive interface with Blackburn Road which will act to welcome and inspire greater use of the site and its facilities by attracting more attention from passing vehicular and pedestrian traffic.

Actions

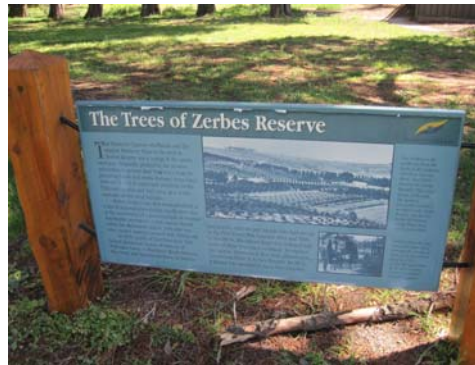
- Develop an entry treatment planting plan for the Reserve.
- Recognise and protect the existing landscape values of Zerbes Reserve including the views and vistas from various areas of the park.

5.2 Signage

Entrance



Interpretive



Statutory



There is currently a range of signage at Zerbes Reserve all of which provide important functions. Types of signs include community events, entrance, directional, regulatory and interpretive signage as well as a range of commemorative plaques.

Consultation identified a number of issues associated with signage.

1. The frontage of the Reserve is often littered with real estate boards promoting community events and activities. These detract from the open space character of the Reserve. This type of signage is governed by Council's Environmental Amenity Policy (ENV 1.2 Outdoor Advertising on Council Owned and Managed Property).

This policy provides advice and guidance for community groups and organisations erecting advertising signs on Council owned or managed property including Reserves and Buildings but do not include reserve name signs. Zerbes Reserve is nominated as one of a number of "Community Event Signage Sites". The policy identifies the site as "Zerbes Reserve Blackburn Road".

2. Signage in the Reserve is in poor condition or outdated.

Actions

- Rationalise and update the existing signage at Zerbes Reserve in line with Council's "Outdoor Signage Guidelines 2010".
- Maintain and as necessary upgrade the interpretive signage in the northern part of the Reserve. This highlights the significance of the Monterey Cypress Windbreak and the Zerbe family to Manningham's rural heritage.
- Replace conservation zone signage to better interpret the conservation values of the Reserve.
- Investigate directional signage within the Reserve which highlights surrounding amenities including Donburn Activity Centre, bus stops, cycle paths etc with a view to improving connectivity with local amenities and promotes options to increase physical activity.
- Investigate a tightening of the policy on erection of community advertising signage at the front of Zerbes Reserve.

5.3 Public Toilets



There are stand alone, open roofed toilets at the Reserve which were built prior to 1964. They are strategically located near the sports pavilion and service the entire reserve. The amenity block is made up of 3 female toilets and a storage cubicle and 2 male toilets and a urinal. According to Council Officers they attract a minimal amount of graffiti. They are predominantly used by the Senior and Junior Football Clubs spectators particularly on match days, Saturday and Sunday from 1 April through to September and by general visitors to the Reserve. Feedback gained through the recent 'Community Voice' questionnaires has indicated support to upgrade these toilets. The toilet facility at Zerbes Reserve is not DDA compliant. Due to the age of the facility, lack of accessibility and the open roofed construction it is recommended that it be demolished and replaced in its current location.

Actions

- Demolish and replace the toilet facility north of the existing toilets comprising three unisex cubicles and consider inclusion of a baby change facility. Ensure the new facility is compliant with the Disability and Discrimination Act (DDA) and weather proof.

5.4 Lighting

Zerbes Reserve is well serviced with lighting. There is floodlighting on the oval (refer 3.3), street lights on Saxonwood, Hertford and Blackburn roads entrances and roadways, reserve car park lighting and lighting along the Hertford link path. This pathway serves as a popular thoroughfare for walkers and bike riders. It is proposed to upgrade a section of the path to a shared pathway, which may increase the need for more efficient lighting.

Actions

- Continue to regularly monitor the condition of existing lighting infrastructure.
- Investigate provision of additional lighting along the proposed shared path linking Hertford Road, Taunton Street and Nedlands Court.

5.5 Seating

The provision of seating within a reserve provides an important resting and viewing function for the community to enjoy. Currently there is insufficient seating in non-formalised areas of the Zerbes Reserve. It has been identified that additional seating is required, especially near the playground and in areas around the Reserve beside major pedestrian paths.

Actions

- Provide additional seating at appropriate locations throughout the Reserve.

5.6 Vehicle Access and Car Parking

The reserve is accessed by vehicles primarily in the following ways:
Sports club users for training and competition week nights and weekends; and
People travelling as part of their job regularly stop for lunch or a break at Zerbes Reserve on weekdays.

The park is accessed from two entrance/exit points on Blackburn Road and Saxonwood Drive.

1. Blackburn Road: Travelling north along Blackburn Road, cars often take the first approach to the Reserve which is Saxonwood Drive. Cars can only exit Zerbes Reserve into Blackburn Road with a left hand turn from this intersection. This is the secondary entrance used mainly by northbound Blackburn Road traffic.
2. Saxonwood Drive: This is the main entrance as it serves vehicles travelling north and south along Blackburn Road and local residents approaching the Reserve on Saxonwood Drive from the west.



Community consultation has identified concern from residents regarding car parking in streets adjoining the Reserve on match days. Apart from some busy weekend senior football competition days where car parking can fill up, people also park in surrounding streets to avoid the park entrance fee charged by the sports club. It is proposed to provide additional formal car parking throughout the reserve as part of road upgrade and realignment works to create an increase in the overall number of formal car parking spaces.

Pine barriers were installed as a recommendation of the 1992 Management Plan to control vehicular access and protect vegetation from vehicles in the Reserve. Some of these have now deteriorated and where still required, need to be replaced with new bollards. On match days, cars park along both sides of the Reserve access road from Blackburn Road. The space for parking on the access road and the pedestrian approach to the Blackburn Road footpath needs to be assessed with regard to pedestrian safety, traffic flow and with consideration of vegetation protection.

It is recommended that the current traffic management of the Reserve road (Blackburn Road entrance) is reviewed to either widen the road to provide safe vehicular/pedestrian movement or prohibit parking on the north side of the road. The Saxonwood Drive access road and portions of the adjacent car parking area requires reconfiguration to improve safety and enhance traffic movement and flow within the reserve.

Actions

- Replace pine bollards in accordance with Urban and Park Design Guidelines and consider bollard options which double as exercise and stretching stations.
- Retain the informal parallel car park spaces along the Blackburn Road entrance road in zone 4.
- Improve traffic flow and reconfigure main car park to maximise parking space and protect significant vegetation.
- Provide additional car parking spaces throughout the reserve. (Refer Zerbes Reserve Development Plan).
- Investigate implementation of parking restrictions on match days in surrounding streets.

- Review the Reserve road (Blackburn Road entrance) to either widen the road from 4.5m to 7.0m to accommodate safe traffic movement or install appropriate signage to prohibit parking on the north side of the road.
- Install a short path link from the south side of the footpath on Blackburn Road to the park entry road to negate the need for vehicle and pedestrian shared use of the road at the entry/exit point to the Reserve (Refer to Zerbes Reserve Development Plan).
- Reconfigure the Saxonwood Drive access road and portions of the adjacent car parking area to improve safety and enhance traffic movement and flow within the reserve. (Refer Zerbes Reserve Development Plan).
- Construct additional carparks and emergency vehicle access at the existing car park (southern end of the oval).

5.7 Litter

Consultation for this Management Plan identified litter as an issue at the Reserve. Council has a take your rubbish home policy although at major picnic/ BBQ areas, rubbish bins are generally provided. This policy will continue at Zerbes Reserve.

Council's guideline for litter bins in Reserves is as follows:-

Standard plastic mobile bins (240 litres in green) are the Manningham standard for rubbish bins in park situations. Reserve Bins are provided as follows:

- with a BBQ;
- near picnic tables if required;
- near sporting reserves;
- on an as needs basis i.e. reserve with a history of littering (Bins to be requested via Parks and Recreation Unit);
- where there is easy vehicle access to empty the bins; and
- secure surrounds e.g. cages adjacent to buildings to limit potential for vandalism.

There are currently a number of rubbish bins located throughout Zerbes Reserve including at the playground, BBQ area, pavilion and sportsground, scout hall and opposite the guide hall at the entrance to the conservation zone.

Actions

- Review the number and location of rubbish bins throughout the Reserve.
- Investigate erecting a cage around sports clubs litter bins.

5.8 Power

There are five separate points of power supply into the reserve. The main supply is off Saxonwood Drive and is underground up to the conservation area then above ground to the scout hall. There is underground supply to the pavilion, toilets and guide hall. There are above ground services along the northern access road (Blackburn Rd) which only services lights. The safety and amenity of the reserve would be improved if the entire supply was put underground.

Action

- To investigate consolidating supply and putting all powerlines underground.

6 Actions

The following table provides a summary of all actions. They have been grouped under the objectives and include costing a priority rating and list unit or stakeholder responsible for implementation. Refer to the Zerbes Re-Zone Development Plan for the location of management of the actions. Currently the five year Capital Works Program does not include any additional funding for Priority 3 actions. Note that all costings are at 2010/11 values.

6.1 Objective 1: INFRASTRUCTURE

Maintain and improve the range of infrastructure for formal sport and informal recreation within the Reserve.

FORMAL USE

Actions		Priority 1 \$	Priority 2 \$	Priority 3 \$	Unit Responsible
1.1	Council to work with the clubs to address storage issues.	nil			Parks and Recreation
1.2	All clubs to make the female toilets in the social rooms available on competition days.	nil			Sport Clubs
1.3	Council to work with the clubs to address sun glare and air conditioning issues.	nil			Strategic projects
1.4	Replace public toilets	Refer 1.27			Strategic Projects
1.5	Re-level and re-surface asphalt on the north and south sides of the pavilion.			5,000	Parks and Recreation
1.6	Galvanised post and rail fence at north eastern end of oval: replace rails with black powder coated rails and paint galvanised posts with black paint.	4,000			Parks and Recreation
1.7	Replace boundary fencing and incorporate a 'V' drain under the fence line around the entire oval.	60,000			Parks and Recreation
1.8	Retain the existing flood retarding basin in the south and north seats and table seats western corner of the oval as it is.	nil			Parks and Recreation
1.9	Replace the poles and galvanised netting with soft netting behind the goals at the southern end of the oval.	60,000			Parks and Recreation
1.10	Proposed upgrade of cricket nets at the southern end of oval to 4 four synthetic wickets (12.4m x 37m concrete base with shield synthetic surface, chain wire netting on sides and behind batsmen, height 3m to 4m high including one portable netball post and line marking for netball training) which will also be available for community use.	300,000			Parks & Recreation/ Engineering Services
1.11	Replace two existing synthetic wickets at northern end of oval with turf wickets, new fencing, soft retractable netting with cabinets for club use only within existing footprint	70,000			Parks & Recreation/ Engineering Services
1.12	Replace poles and upgrade flood lighting to the oval in accordance with Australian standards and state sporting association guidelines.		70,000 50/50 Council/ Clubs responsibility		Parks & Recreation
1.13	Upgrade the existing spectator seating on the south side of the pavilion and		40,000		EOP/ Parks &

	incorporate landscape treatments to green and soften and shade the area.				Recreation
1.14	Re-level and re-surface asphalt on the north eastern side of the pavilion and install new seating above the existing rock wall.		10,000		EEP/ Parks & Recreation
1.15	Construct a new curator's outbuilding (including electronic scoreboard) to the west of the cricket training nets at the north end of the oval and screen plant to minimise visual impact from surrounding residents.	85,000			Parks & Recreation
1.16	To install a temporary electronic scoreboard in the interim of the new curator's outbuilding being built.				Parks & Recreation
1.17	Implement upgrade works to the Scout Hall with a view to project completion by September 2012.	AMS Budget			EEP
1.18	Remove the shipping container on commencement of scout hall construction works.				Parks & Recreation
1.19	Investigate the installation of bike facilities near the pavilion and play space.	1,700			EEP/ Parks & Recreation
1.20	Any pavilion upgrade will only be considered within the existing building footprint, due to proximity to residences.	nil			Parks & Recreation
1.21	Investigate erecting a cage around sports clubs litter bins.	nil			Parks & Recreation
	Sub Total for Objective 1 Formal	580,700	120,000	5,000	

INFORMAL USE

Actions		Priority 1 \$	Priority 2 \$	Priority 3 \$	Unit Responsible
1.22	Provide picnic facilities, shelter, BBQ and people/pet drink fountain as part of the playspace upgrade.	Refer 3.1			EEP
1.23	Install new picnic tables amongst the pine trees in close proximity to the existing BBQ, upgrade the people/pet drinking fountain, upgrade existing picnic tables adjacent to BBQ in Zone 1 and plant ornamental orchard trees to reference orchard heritage.	8,000			Parks and Recreation
1.24	Rationalise and update the existing signage at Zerbes Reserve in line with Council's "Outdoor Signage Guidelines 2010."		30,000		EEP
1.25	Maintain and as necessary upgrade the interpretive signage in the northern part of the Reserve. This highlights the significance of the Monterey Cypress wind break and the Zerbe family to Manningham's rural heritage.	15,000			EEP
1.26	Replace conservation zone signage to better interpret the conservation values of the Reserve.				EEP

1.27	Investigate directional signage (approx 12) within the Reserve which highlights surrounding amenities including Donburn Activity Centre, bus stops, cycle paths etc with a view to improving connectivity with local amenities and promotes options to increase physical activity.	Refer to 1.22			
1.28	Investigate a tightening of the policy on erection of community advertising signage at the front of Zerbes Reserve.	nil			Strategic Planning
1.29	Demolish and replace the toilet facility north of the existing toilets comprising three unisex cubicles and consider inclusion of a baby change facility. Ensure the new facility is compliant with the Disability and Discrimination Act (DDA) and weatherproof.			200,000	Strategic Projects
1.30	Continue to regularly monitor the condition of existing lighting infrastructure.	nil			Parks & Recreation
1.31	Investigate provision of additional lighting along the proposed shared path linking Hertford Road, Taunton Street and Nedlands Court.	nil			EEP
1.32	Provide additional seating at appropriate locations throughout the reserve.	4,000			Parks & Recreation
1.33	Replacement of pine bollards in accordance with Urban and Park Design Guidelines and consider bollard options which double as exercise and stretching stations.	10,000	10,000	30,000	Parks & Recreation
1.34	Review the number and location of rubbish bins throughout the Reserve.	nil			Health and Local Laws
1.35	To investigate consolidating supply and putting all power lines underground.	nil			EEP
	Sub Total for Objective 1 Informal	37,000	40,000	230,000	

6.2 Objective 2: PARK ACCESSIBILITY

Improve physical access including pedestrian, cycling and vehicular access and flow through the site.

Actions		Priority 1 \$	Priority 2 \$	Priority 3 \$	Unit Responsible
2.1	Provide a cross over on the north side of Taunton Street in line with the existing Reserve path to enable better access for residents from the Roseville Retirement Village into Zerbes Reserve.	4,500			
2.2	Investigate improved links such as street tree planting, footpath treatments and lighting to better link the reserve to the Donburn Activity Centre and surrounding streets.			9,400	EEP
2.3	Install a short path link from the south side of the footpath on Blackburn Road to the park entry road to negate the need for vehicle and pedestrian shared use of the road at the entry/exit point to the Reserve (Refer Zerbes Reserve Development Plan).		2,500		Engineering & Technical Services
2.4	Install a new path link across the Reserve from the north to the south-east.			17,900	
2.5	Improve and upgrade the path links between Taunton Street, Nedlands Court, Hertford Road and the carpark in the northern section of the Reserve.	42,100	10,000		
2.6	Retain the informal parallel car park spaces along the Blackburn Road entrance road in zone 4.	nil			EEP
2.7	Improve traffic flow and reconfigure main car park to maximise parking space and protect significant vegetation.	nil			Engineering & Technical Services
2.8	Provide additional car parking spaces throughout the reserve. (Refer Zerbes Reserve Development Plan).			54,000	Engineering & Technical Services
2.9	Investigate implementation of parking restrictions on match days in surrounding streets.	nil			Health and Local Laws
2.10	Review the Reserve road (Blackburn Road entrance) to either widen the road from 4.5m to 7.0m to accommodate safe traffic movement or install appropriate signage to prohibit parking on the north side of the road.		120,000		EEP
2.11	Reconfigure the Saxonwood Drive access road and portions of the adjacent car parking area to improve safety and enhance traffic movement and flow within the reserve. (Refer Zerbes Reserve Development Plan).		100,500		EEP/ Engineering & Technical Services
2.12	Construct additional carparks and emergency vehicle access at the existing car park (southern end of the oval).		30,000		EEP/ Engineering & Technical Services
2.13	Install a circuit path around the oval.		33,000		
Sub Total for Objective 2		46,600	296,000	81,300	

6.3 Objective 3: RESERVE UTILISATION

Increase community utilisation of the Reserve and expand the range of opportunities available within the Reserve to inspire and promote socialisation and community connectedness.

Actions		Priority 1 \$	Priority 2 \$	Priority 3 \$	Unit Responsible
3.1	Upgrade the formal play space and investigate moving its location further north into zone 4 (away from significant vegetation).	150,000 From Playspace Development Program			EEP
3.2	Encourage and monitor informal play and recreation opportunities by retaining the lower branches of an existing stand of pine trees (Taunton St entrance).	nil			Parks and Recreation
3.3	Include access from the playspace into the conservation zone.	Included in fencing budget.			
3.4	Retain existing dog controls in the Reserve.	nil			
3.5	Refer any recommendation from the Open Space Strategy regarding the status of dogs in areas of high conservation value to the Domestic Animal Strategy Review (due 2014).	nil			
3.6	Encourage dog owners to dispose responsibly of dog litter through the 'all purpose' park bins.	nil			
3.7	Investigate opportunities to expand Manningham's community events program to Zerbes Reserve e.g. Cinema in the Park, Community Carols, Pets in the Park days, Manningham Music.	nil			Arts & Culture
3.8	Investigate informal recreation opportunities such as walking groups, tai chi and 'Know Your Neighbour' activities.	nil			EEP
3.9	Renew the lease agreement for the Scout Hall.	nil			EEP
3.10	Support the scouts to maximise utilisation of their facilities.	nil			EEP
3.11	Renew the expired lease for the Girl Guide Hall.	nil			EEP
3.12	Support the Girl Guides to maximise utilisation of their facilities.	nil			EEP
3.13	Recognise the East Doncaster Girl Guide group on park signage as per other park groups and clubs.	Refer 1.24			EEP
3.14	Ensure private access is compliant with the "Access from Private Properties in Reserves Policy".	nil			
Sub Total for Objective 3		nil	nil	nil	

6.4 Objective 4: OPEN SPACE & LANDSCAPE CHARACTER

Maintain and improve opportunities for informal and passive recreation values at Zerbes Reserve.

Actions		Priority 1 \$	Priority 2 \$	Priority 3 \$	Unit Responsible
4.1	Retain the area bounded by Blackburn Road and Saxonwood Drive as informal open space.	Nil			EEP
4.2	Regrade and top dress the area bounded by Blackburn Road and Saxonwood Drive to improve drainage and enhance safety and accessibility.	15,000			Parks and Recreation
4.3	Enhance the area bounded by Blackburn Road and Saxonwood Drive with native avenue tree planting.	8,250			EEP
4.4	Develop an entry treatment planting plan for the Reserve.	nil			EEP
4.5	Recognise and protect the existing landscape values of Zerbes Reserve including the views and vistas from various areas of the park.	nil			EEP
Sub Total for Objective 4		23,250	0	0	

6.5 Objective 5 CONSERVATION VALUES

Protect and conserve the nature of the Reserve for current and future generations.

Actions		Priority 1 \$	Priority 2 \$	Priority 3 \$	Unit Responsible
5.1	Extend the conservation zone further into the open space area (refer Zerbes Reserve Development Plan) and change the mow regime to a less regular 'conservation mow' to allow any ground storey plants of botanical significance to emerge and survive.	4,200			EEP
5.2	Change the mow regime to a less regular 'conservation mow' on the southern side of Saxonwood Drive entry to allow significant flora to emerge.	1,000			Parks and Recreation
5.3	Reinstate the former SES building site with native vegetation as part of the conservation zone.	3,000			Parks and Recreation
5.4	Consider locating the upgraded playground slightly north to allow any significant flora understorey from the existing site to emerge.	Refer 3.1			EEP
5.5	Continue the present bushland management regime that works to minimise further degradation and encourages habitat for native birds and wildlife.	nil			Parks and Recreation
5.6	Increase weed management in the other half of the fenced conservation zone to include other high priority grassy weeds including Brown Top Bent, Panic Veldt	1,000			Parks and Recreation

	and Annual Erharta.				
5.7	Ensure that regular 'amenity spray runs' in the Reserve (i.e. bollards, car park, path edges, fencelines and seats) do not occur along the fenceline of the existing conservation area.	Operational			Parks and Recreation
5.8	Include control burns as a technique to aid weed control and regeneration of the remnant vegetation.	5,000			Parks and Recreation
5.9	Commence working with Doncaster East Secondary College Year 9 students on a biodiversity project in 2011 as part of their humanities curriculum.	nil	nil	nil	Parks and Recreation
5.10	Encourage community groups such as the East Doncaster Girl Guide group to use the conservation area as part of their environmental appreciation program.	nil			EEP
5.11	Consult Parks Co-ordinator and Bushland Maintenance Officer prior to any works occurring in or adjacent to any of the mapped remnant vegetation areas to determine if any protection works need to be taken.	nil			Parks and Recreation
5.12	Protect and conserve the natural environment and wildlife habitat and for any development or building refurbishment works to incorporate Ecologically Sustainable Design principles.				EEP
5.13	Remove all exotic plants not planted by Council and reinstate with native vegetation.	1,000			Parks and Recreation
5.14	Increase the amount of shrubs and less regularly mow grassland in areas of identified as having high conservation value.	12,000	12,000		Parks and Recreation
5.15	Include information on relevant signage explaining why the birds should not be fed and incorporate a relevant pictogram.	Refer 1.24			EEP
5.16	No further nest boxes erected in Zerbes Reserve.	nil			
	Sub Total for Objective 5	27,200	12,000	nil	

6.6 Objective 6: HERITAGE VALUE

Protect and conserve the heritage values of the Reserve for current and future generations.

Actions		Priority 1 \$	Priority 2 \$	Priority 3 \$	Unit Responsible
6.1	Replace any pine or cypress trees with appropriate species of pine or cypress trees in the north-west part of Zerbes Reserve.	10,000	10,000	20,000	Parks and Recreation
6.2	Any Monterey Pine trees within the proposed ESO2 to be removed.				
6.3	Request the Independent C54 Panel to consider applying an SL07 in lieu of the initially proposed ES03	nil			
6.4	Subject to panel outcome, pursue an amendment to the Manningham Planning Scheme to apply SLO7 over the parcels of land that contain Monterey Pine trees (namely 38-46 Taunton St and 12-13 Nedlands Court) if required.	nil			Strategic Planning
6.5	Follow the guidelines outlined in the Manningham Heritage Garden & Significant Tree Study – Stage 2 that relate specifically to works required and management prescription.	nil			Parks and Recreation
6.6	Continue to recognise that the Queensland Brush Box Avenue is of local historic significance for being replacement for the original Avenue of Honour, planted by the children of Doncaster East Primary School.	nil			EEP
6.7	Replace the Mexican Weeping Pine (<i>Pinus patula</i>) with a Turkish Pine (<i>Pinus brutia</i>) and remove the Mexican Weeping Pine (<i>Pinus patula</i>) at a later date once the Turkish Pine (<i>Pinus brutia</i>) is established.	1,000			EEP
6.8	Replace and upgrade interpretive signage showcasing the Zerbe family history.	Refer 1.24			EEP
6.9	Implement a program of replacement of pine trees identified for retention over next 20 years	Refer 6.1			Parks and Recreation
6.10	Monitor all Monterey or Cypress Pine trees and remove any tree that can no longer be safely maintained.	Refer 6.1 & 6.2			Parks and Recreation
6.11	Relocate existing plaques throughout reserve as appropriate with any proposed works.	Operational			Parks and Recreation
Sub Total		11,000	10,000	20,000	
TOTAL		725,750	478,000	336,300	1,540,050

Financial resource implications

All recommendations discussed in the Management Plan, including the associated capital costs (approximate), are listed in the above table. The total cost listed in this table is the approximate budget required by Council to implement the Zerbes Reserve Management Plan. Please note that the cost estimates are preliminary only and will be subject to further detailed cost preparation as part of the Council's annual Capital Works Budget process. Recommendations from this Management Plan with a cost implication will only be implemented after appropriate funding has been allocated and approved in Council's Capital Works Budget.

Following Council endorsement of the Management Plan a business case will be developed to refer budget allocation to the capital works program. The works will then be further prioritised based on available funding being allocated into the annual five and ten year capital works program.

6.7 Monitoring and review of the Management Plan

Ongoing monitoring of this plan will be undertaken via communication with users to ensure that objectives and recommendations 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 this Management Plan.

6.8 Consultation

Ensure proper, meaningful, transparent, consultative processes be conducted by Manningham Council Officers with the local community (residents, users and supporters of the park), regarding any plans for developments, proposals, building permits, zoning or upgrades which will affect the amenity of the park for local residents.

Appendix 1

Planning and Policy Context

This section provides the planning and policy context for this Management Plan within a State and Municipal framework.

STATE

There are a number of state laws, policies and plans that relate to the planning, development and management of open space areas. These are identified in the table below.

STATE LEGISLATION	PURPOSE
Aboriginal Heritage Act 2006	To provide for the protection of Aboriginal cultural heritage in Victoria.
Crown Land (Reserves) Act 1978	To provide for the Reservation of Crown Lands for certain purposes and for the management of such Reserved Lands and for other purposes.
Planning and Environments Act 1987	To establish framework for planning the use, development and protection of land in Victoria in the present long-term interests of all Victorians.
STRATEGY/POLICY	
State Planning Policy Framework (including Melbourne 2030)	To provide a clear and consistent framework within which decisions about the use and development of land can be made. <i>Melbourne 2030</i> seeks to manage growth and change across metropolitan Melbourne and the surrounding region across a 30 year period.
Linking People and Spaces	To ensure the equitable distribution of open space across Melbourne.
Victoria's Native Vegetation Management – A Framework for Action	To protect, enhance and revegetate Victoria's native vegetation.
Melbourne Water Guidelines for Development in Flood-prone Areas October 2008	To ensure the planning, development of properties, buildings and structures are safe from flooding.

MUNICIPAL

Manningham Planning Scheme (MPS)

The *Local Planning Policy Framework* in the Manningham Planning Scheme contains the Municipal Strategic Statement (MSS) and local planning policies. The Manningham MSS sets policy and strategies for the use and development of land in the municipality. The MPS contains all the policies, zones, overlays and other provisions that apply to all land in the municipality. The zoning of an area establishes what land use is permitted for that area, whilst the overlays control that land use.

The following planning zones apply to, or Zerbis Reserve

PPRZ = Public Park and Recreation Zone

The purpose of this Zone is to recognise areas for public recreation and open space protect and conserve areas of significance, where appropriate, and provide for commercial use where appropriate. This Zone applies to the entire Reserve.

Manningham Council Plan 2009-2013

The Council Plan 2009 – 2013 outlines the following vision for the City of Manningham:

- A vibrant, safe and culturally diverse community that fosters participation, connectedness, harmony, social inclusion, health and wellbeing.
- A community with access to high quality, responsive, services, facilities and infrastructure, to meet changing needs.
- A Council underpinned by sound financial management, customer service, continuous improvement, strong governance and leadership, transparency, consultation, communication and advocacy.
- A municipality that supports sustainable development and achieves a balance between lively activity areas supporting a healthy local economy, and preserving our rural areas and abundance of open space.
- A community that protects and enhances our natural environment and wildlife, and is concerned about reducing our carbon footprint in all that we do.

To achieve this vision, the Council Plan 2009-2013 details the following nine objectives:

Objective 1 – Safe Community. To foster a safe place to live for people of all ages and abilities

Objective 2 – Social Inclusion, Wellbeing and Affordability. To build a socially inclusive and connected community that promotes health and wellbeing through accessible services and facilities, and strong community partnerships and participation.

Objective 3 – Good Governance and Financial Management. To maintain Manningham's position as a strong, financially sustainable Council, delivering high quality services, underpinned by principles of good governance, continuous improvement and transparency.

Objective 4 – Cultural Diversity and Harmony. To promote cultural harmony within our diverse community and support community engagement through multicultural events, activities that harness cultural learning and celebration, targeted services and multilingual communications.

Objective 5 – Planning and Economic Development. To ensure appropriate, sustainable development that protects our environment while also strengthening our local economy, supporting local business and providing accessible services.

Objective 6 – Service Delivery. To deliver a range of high quality services, programs, recreational opportunities and facilities that meet the needs of children, young people, families, seniors and community groups.

Objective 7 – Assets and Infrastructure. To maintain, upgrade and develop Manningham's physical assets to a high standard, to meet the growing needs of the community, and increased levels of usage.

Objective 8 – Advocacy, Communication and Engagement. To effectively advocate on behalf of the community to other levels of government, and ensure effective communication and engagement on Council services, activities and projects.

Objective 9 – Environment and Global Warming. To adopt sustainable practices that reduce our carbon footprint on the environment, reduce waste, energy and water use, and protect and enhance biodiversity.

Manningham Open Space Strategy 2004 (Under Review)

The Manningham Open Space Strategy 2004 provides a guide for the strategic planning, development and management of Manningham's Open Space network.

This Strategy is currently under review at the time of preparing this Management Plan.

The Strategy is a reference document for Council officers involved in the planning, development and management of Manningham's Open Space network. It recognises that the provision of high quality open space has many benefits for the community, including economic, environmental, urban liveability, social/health and cultural benefits.

The Strategy defines fifteen open space precincts for the municipality. Zerbes Reserve is located within Precinct 8, in Doncaster East. The Strategy states that open space planning needs to concentrate on maximising the aesthetic and informal recreational potential of the informal recreation areas within the precinct.

The Strategy also applies a category system to all reserves, reflecting their primary purpose. The category system defines eight categories of reserves, which are used to determine:

- The Council Service Unit responsible for the planning of the Reserve;
- The distribution of specific facilities across the municipality e.g. sporting facilities;
- Priorities for the allocation of capital and maintenance resources, and;
- How a reserve should be planned, developed and managed in the future.

The Strategy states that "*Zerbes Reserve provides sporting facilities ... community facilities ... and recreation facilities to local residents. It also contains an area of significant remnant vegetation.... Council's Heritage Study identifies Zerbes Reserve being of regional botanical significance because of its remnant indigenous vegetation.*"

Manningham Strategic Water Management Plan

The Manningham Strategic Water Management Plan (SWMP) was adopted by Council in 2008 and identifies water for open space (playing fields) as being the single highest category of water use within the organisation, accounting for over 40% of water consumed by Council.

At the time of preparation of the management plan water restrictions have severely curtailed the ability to provide water for management of sports fields and there is a need to identify appropriate alternate sources to replace or supplement potable water.

Council has embarked on a process of converting sports playing surfaces to reduce their demand for water; however it is expected that the total demand for water will still account for a significant proportion of Council's water budget.

The SWMP recognises that the management of water provides a common theme for a wide range of Council plans and strategies, and that there is a need to adapt to changing climatic conditions and the pressures of increased urbanisation and population in an environmentally responsible manner.

The SWMP identifies that an integrated approach to water management is required, and that all other plans and strategies should consider how they can support improved water management, resource and environmental outcomes. In particular the plan identifies a number of areas in which Integrated Water Management can support multiple beneficial outcomes including:

- Compatibility with Council Vision and Goals
- Flora and fauna impacts (including biodiversity and natural ecosystem impacts)
- Water quality and sediment load impacts
- Public health and safety impacts
- Water resource impacts
- Flooding risk impacts
- Cultural and social heritage impacts
- Landscape and streetscape amenity impacts
- Recreational impacts
- Educational benefits

The SWMP further recommends an advocacy model be used to help identify the potential to support multiple beneficial outcomes through Integrated Water Management and the approach has been used in developing recommendations for capital works implementation.

“Active for Life” Recreation Strategy 2010-2025

Manningham Council’s ‘Active for Life’ Recreation Strategy (2010) has been developed in consultation with the community to inform our recreation provision up to 2020. This strategy addresses the challenge for the whole of the Manningham Community to be Active for Life!

From a State and National perspective, physical activity has been ranked second only to tobacco control in being the most important factor in health promotion and disease prevention in Australia Vic Health Website: Physical Activity 2009.

The Strategy vision is for a community that is spending more time participating in a diverse range of recreational pursuits regardless of age, gender, ability and cultural background. The community will make the most of the infrastructure, facilities, parks and programs offered and enjoy improved health and wellbeing as a result. The strategy identifies that Manningham residents have high participation rates in walking and cycling highlighting the importance for improvements in accessibility, paths, links and promotion.

Manningham Urban and Park Design Guidelines 2010

The main purpose of the Urban and Park Design Guideline is to provide advice for the planning and selection of smaller facilities, furniture and other elements in open space and streetscape situations. This Guideline aims to provide practical advice for the design and provision of public furniture in public roads, car parks and shopping centres and in public open spaces, including parks and recreation reserves.

This Guideline:

- Contains a suite of standard furniture and landscape elements that complement Manningham’s style and corporate guidelines;
- Includes matrices to guide the appropriate selection of facilities, furniture and other elements in a wide range of locations;
- Recognises the importance of protecting and enhancing the existing characters and proposes dividing Manningham into three areas (Urban, Transition and Country) to help guide the selection of furniture and other elements;
- Includes direction for colour selection, the maintenance and replacement of furniture, and seeks to encourage sustainable practices;
- Is intended to be used by officers responsible for the installation and maintenance of smaller facilities, furniture and other elements in open space and streetscape situations;
- Is presented in a loose leaf folder to make it easier to regularly update as new or improved furniture opportunities become available; and
- Complements the Council Outdoor Signage Guidelines, Public Lighting Procedures and Guidelines and Play Strategy.

Manningham Sporting Pavilion Development Guidelines (2008) and Seasonal Sports Pricing Policy (2008)

Council has recently endorsed the Sporting Pavilion Development Guidelines and the Seasonal Sports Pricing Policy to guide both Council and sporting associations in providing an equitable determination of costs associated with upgrading existing facilities and/or developing new facilities. It also helps clarify the funding of standard (e.g. change rooms, public toilets, social room – all up to a specified maximum size) and non-standard components (e.g. bar, gymnasium, extended social room) of sports pavilions.

Sporting Pavilion Development Guidelines Summary

Policy Principles

To a limited extent Council should support the funding of social facilities in recognition of broader community benefits in community connection and community building and potential of multi-use by broader community.

That clubs are fully responsible to fund components Council classifies as non essential and inconsistent with Council objectives of the provision of sporting facilities to encourage active and healthy lifestyles i.e. bar facilities.

Policy Considerations

Historical factors, for example clubs financial contribution to previous facilities, where demolition is to occur.

Standards & Contributions

The policy proposes (where clubs have provided financial input to the development of facilities in the past) that Council will fully replace facilities with an equivalent floor size, and to current day building standards.

Standard Component Table

Change rooms – 40m² home & 40m² away

Social room/multi purpose – 70m²

Manningham City Council Outdoor Signage Policy 2010

This document is designed as a practical user manual for Manningham City Council's signage suites, and is intended to provide;

- A single point of reference for the sign types most commonly used by Manningham City Council, including practical information on use, placement, colour, size and graphics.
- General guidelines for the implementation and future design development of signage, so a consistent and cost effective system is maintained by Manningham City Council.

Signage is used throughout City of Manningham's reserves, parks and trails to:

- Consistently identify parks and reserves to pedestrian and vehicular traffic;
- Identify key destinations within parks & reserves
- Provide orientation information
- Provide directional information to leisure activities and nearby significant destinations (e.g. playgrounds, walking trails& bike paths); and
- Provide regulatory, advisory and safety information

Floodlighting Policy for Council Reserves

The following is a summary of the Policy:

- Council will provide a 50 percent funding contribution towards the installation of a new floodlighting system or, for the upgrade of an existing system where the systems have come to the end of their long-term usage capacity or present otherwise irresolvable risk management issues.
- Funding for these items will be sourced through Manningham Council's Capital Works program and be assessed through Council's Capital Evaluation Model for Capital Works projects.
- If funding is received from a grant, it will be divided evenly amongst the club and council and considered as a contribution.
- Any Council initiated relocation that may require the installation of a new floodlighting system or the upgrade of an existing floodlighting system will be negotiated on a case-by-case basis.
- The tenant club/s is totally responsible for all day to day maintenance of all floodlighting at its facility. This includes the replacement of globes and fitting, changes in location and alignment of cyclical rewiring.
- Support energy efficient and sustainable floodlighting solutions as they become available with the goal of 50% reduction in energy consumed by 2020 (baseline 2000).

Manningham Local Law

In relation to Open Space, Council's Local Law prescribes some restrictions on use. Manningham's General Law Part 3 aims to ensure that Council reserves are used in a safe and orderly manner and states that:

Restrictions on Use

3.1 Except with a permit, or except as otherwise authorised in writing, a person must not, on a reserve, ride or drive a horse or a motor vehicle, or other vehicle or any bicycle except that this sub-clause does not apply to:

- (i) the riding of a bicycle in a manner that does not interfere with the enjoyment of the Reserve by any other person;
- (ii) a designated roadway or bicycle path; or
- (iii) the riding of a horse where that has been permitted by Council.

City of Doncaster and Templestowe Heritage Study August 1991

The following excerpt from page 25 of the study details the bush remnant and Monterey Cypress windbreak. While the bush remnant adds botanical value, they both also add cultural and landscape value as remnants of the former natural environment of the area.

"The Reserve contains a good stand of remnant Eucalypts cf. nortonii. This is regionally a rare taxon, with the only known comparable stand in the Melbourne region at Greswell Hill, Bundoora.

There are also the remains of a Monterey Cypress windbreak consisting of 7 poor specimens, and an extensive mature planting of Monterey Pine, approximately 8 of which were felled in May 1991.

Of regional botanical significance for its remnant stand of Eucalyptus cf. nortonii. The conifers form a local landmark."

Other Strategies, Plans & Studies

The following table summarises other Manningham Strategies, Plans and Studies relevant to the planning and management of Council parks and reserves.

STRATEGY/POLICY	BRIEF DESCRIPTION
Ageing Well in Manningham Strategy (2006-2010)	Provides a foundation for the creation of an age-friendly city in which older people can lead active and full lives and can play their part in ensuring Manningham remains a vibrant and cohesive community.
Arts & Cultural Strategy 2009-2013	
Bicycle Strategy (2006)	Provides direction for the ongoing development of on and off road bicycle facilities and programs.
Bushland Management Action Plan Draft (2006)	Establishes policy, principles and directions for the management of bushland on Council owned Open Space.
Disability Access and Equity Policy (2004)	Contains actions to improve accessibility and equity in access.
Domestic Animal Strategy (2004)	Relating to the management of domestic animals in Manningham. Contains details on dog controls for Council reserves. Also contains recommendations for responsible dog and cat ownership relating to open space.
Manningham Council Plan 2009 - 2013 – Future Manningham	Key document that guides Councils strategic direction.
Manningham Local Activity Centres Plan July 2007	The scope of this Plan is to examine the future planning needs of the “Local Centres” within Manningham.
Multicultural Policy and Action Plan (2002)	To establish effective and efficient strategies for facilitating understanding and harmony within the Community and the provision of services to culturally and linguistically diverse residents of the municipality. Furthermore, to enhance the participation of residents from culturally and linguistically diverse backgrounds in the decision making process that impact on their lives.
Municipal Public Health Plan (2005 – 2008)	To promote a physical, social, economic and cultural environment that not only enables people to avoid ill health, but also promotes health and well-being among the whole community.
Policy Manual - Section 4 – Environmental Amenity	ENV3 Conservation and Environment ENV3 Pine and Cypress Trees
Policy Manual - Section 4 - Environmental Amenity ENV1 Advertising ENV1.2 Outdoor Advertising on Council Owned and Managed Property	This policy provides advice and guidance for community groups and organisations erecting advertising signs on Council owned or managed property including Reserves and Buildings. It does not apply to the erection of reserve name signs which allow for identification of user groups (see Council policy CD 13.3 ‘Reserve Signs’).

Appendix 2

Community Consultation

2004 Consultation

The consultation process for a Zerbes Reserve Management Plan commenced in 2004, with a survey sent out to 1700 households within a 500m radius of the Reserve. At this time, Council prepared a Draft Master Plan which included elements that were not supported by the local community and as a result of this the Zerbes Reserve Management Plan process was abandoned.

2009/10 Consultation

Community consultation for the development of the Zerbes Reserve Management Plan recommenced in March 2010 and included:

- Signs erected in the Reserve promoting the consultation process and seeking feedback.
- Advertising in the Manningham Leader, Manningham Matters, Council's website and 10 school newsletters.
- Meetings between council officers and stakeholders.
- A questionnaire sent to 1,200 residents surrounding the Reserve, 250 members of tenant sporting clubs and reserve user groups, ten local schools and a local playgroup with feedback closing on 7th May 2010.

On the request of residents, Council conducted an onsite meeting with interested residents on 27 May. It was advised at this meeting that an opportunity for further consultation had already been organised for residents on Saturday 19 June 2010 at the Reserve.

A public consultation session was held on site on Saturday 19 June 2010 with approximately 50 attending over the 4 hour period. Notice of this session was advertised in the local paper and notices sent to approximately 1,400 surrounding residents. A feedback form requesting feedback on the proposed multi purpose training facility was also included with the notice to residents.

A further Resident Update sent to relevant parties (November 2010) to inform them of on an alternative proposal to upgrade the cricket net facilities following strong community opposition to the initial training net facility development.

Further opportunity for consultation will occur once the Draft Management Plan goes on Public Exhibition.

Consultation for this Management Plan was preceded by a "Resident Update" sent in March 2010 which was circulated to 1200 residents surrounding the park. The "Resident Update" was seen as an opportunity to inform residents of Council's intention to commence the Management Plan process including broad ranging consultation and provide an update on the 2009/2010 capital works program which involved a proposal for replacement of existing cricket nets with an expanded training net facility which would have the capacity to offer multi purpose training options to the existing cricket and football clubs.

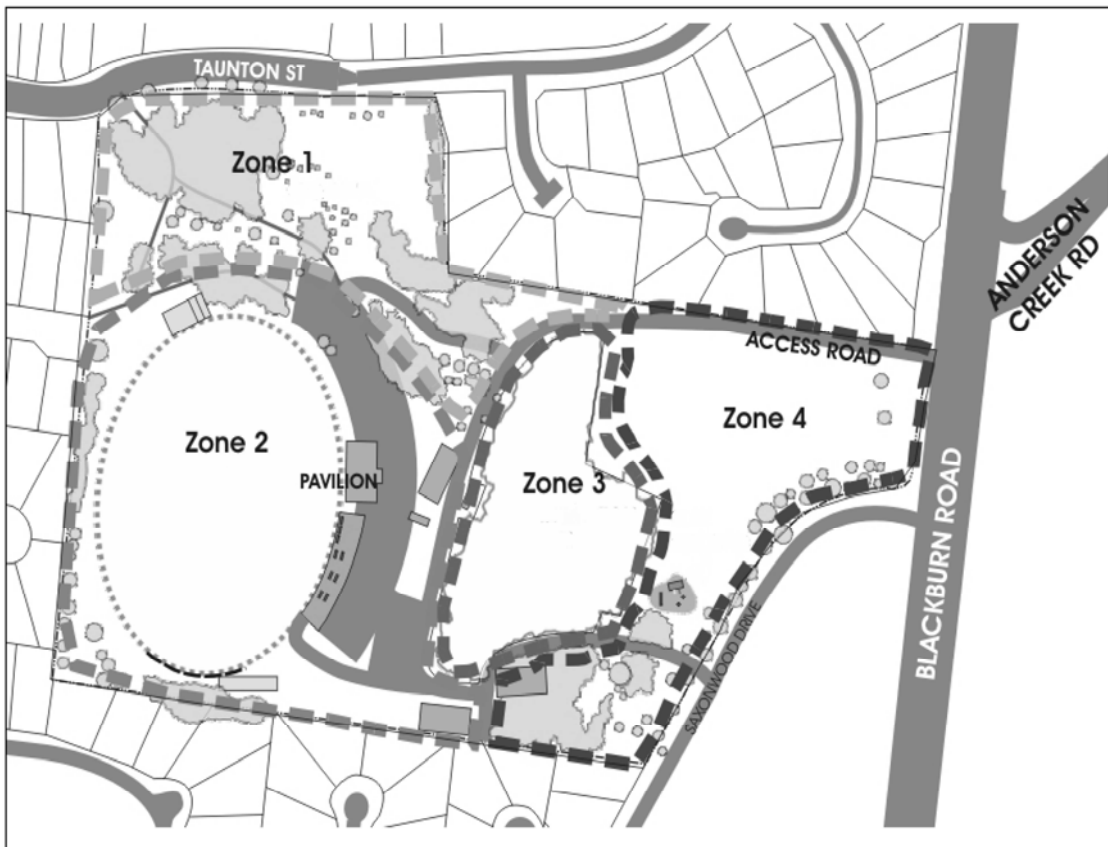
The proposed expanded training net facility was opposed by a section of the local community due to its location within the Reserve and associated loss of pine trees.

As a result Council entered a further stage of consultation to resolve community concern on this issue.



Survey Work

A 'Your Community Voice' questionnaire was developed with assistance from Council's Community Planning and Engagement Unit and distributed to 1200 households within the local area and to users of the Reserve and local schools in May 2010. The questionnaire incorporated a map dividing the Reserve into 4 distinct zones.



Reserve 'Your Community Voice' questionnaire Zones

The questionnaire was completed on a voluntary basis and the results gained are not statistically conclusive and should only be viewed as a tool to draw out common themes. The summarised data follows.

A further questionnaire, 'Zerbes Reserve Fact Sheet' and 'Zerbes Reserve Feedback Form' was circulated to residences and reserve users in June 2010 and related specifically to the proposed multi purpose training facility. Once again, the questionnaire was completed on a voluntary basis and the results gained are not statistically conclusive and should only be viewed as a tool to draw out common themes. The summarised data follows.

'Our Voice' Questionnaire

Zerbes Reserve 'Our Voice' Questionnaires were distributed to households in the local area and users of the Reserve (126 responses were received);

- 1310 posted to residents
- Surveys sent to members of 3 x sports clubs
- Guides and scouts
- Surveys emailed to 14 playgroups and schools.
- All schools were invited to advertise the 'Our Voice' questionnaire in their newsletter and either the Principal or Deputy Principal were interviewed regarding the school's use of the Reserve.
- A brief overview of the findings from both the initial 'Your Community Voice' questionnaire and further 'Zerbes Reserve Feedback Form' are as follows:-

'Your Community Voice' Brief Overview of Findings



- 114 questionnaires (9.5% return rate) were returned to Council.
 - Respondents represented an older age bracket with 79% aged 50+ years. 16% aged 35-49 years. No surveys were returned from respondents aged less than 24 years.
 - 64% of respondents visited the Reserve more than 2-3 times per week and 75% on weekends.
-
- 86% visit the Reserve on foot, very few visited by car.
 - 81.5% of respondents felt safe when visiting the Reserve.
 - 70% of respondents are satisfied. When prompted, the facilities that residents were most satisfied with were park access points, scout/guide facilities, pet controls and parking.
 - Those who indicated they were dissatisfied indicated their reasons being a lack of maintenance and upkeep, poor quality playground and anti social behaviour.

Zone 1:

Zone 1 was by far the most used zone by respondents with 72 respondents using it to walk and exercise either by themselves, with their dog, children or grandchildren. 40 respondents enjoyed the peace and tranquillity, sitting on the seat and watching the birds.

Suggested improvements included; paths, seating, BBQ and picnic facilities and to retain the area as is in future without any threat of future development.

Zone 2:

39 respondents used this space to play and exercise by themselves or with children. 30 respondents either watched or played weekend sport on the oval.

Suggested improvements included a walking path around the oval, seating and amenities.

Zone 3:

This was the least used area but many respondents enjoy the birdlife, walking or exercising with their children and appreciated the trees and tranquillity of the area.

Suggested improvements included better maintenance of the area, to clean and tidy it up, to plant more trees and to leave as it is.

Zone 4:

This was the second most used area by respondents. The playground is well used with people walking and exercising with their dogs and children and using the area to access Blackburn Road.

Suggested improvements included an overwhelming response to improve play opportunities and provide seating.

'Zerbes Reserve Feedback Form' Brief Overview of Findings

Do you have any issues or concerns with the proposed development of the Multi Purpose Training Facility?

Responses: Yes: 45%
 No: 55%

What are your issues or concerns with the proposed MP training facility?

(Top 5)

1. Tree Loss	107 responses
2. Loss of Passive Recreation Space	93 responses
3. Noise	92 responses
4. Traffic	91 responses
5. Location	89 responses

The responses indicate that the two major concerns were tree loss and loss of passive recreation space.

Do you have any other comments to make about the proposed multi-purpose training facility? The following provide excerpts from comments received from respondents about the multi-purpose training facility.

Comments "FOR"

- "It's a good initiative to promote sport and activity in the community".
- "I think it's a good idea". The area needs modernisation and cleaning up".
- "Tree loss is inevitable but should be minimised".
- "The facility will be used in generations to come"
- "As a local resident with a growing family it's great to see Council investing in local sporting facilities for our kid's enjoyment"

Comments "AGAINST"

- "I see the elderly sit amongst the pine trees, I see children play amongst them".
- "This is the last treed and passive recreation area within the park".
- "Any further sporting developments are completely inappropriate".
- "The Pines trees should be preserved".
- "Leave it as it is".

Did you previously complete the Zerbes Reserve Management Plan survey?

Responses: Yes: 111
 No: 130

Further Consultation

Further consultation arose from resident concern with the proposal to develop a multi-purpose training net facility.

Site Meeting - 27 May 2010

A meeting with key opponents to the project.

Petition

At this meeting a Petition signed by 105 residents was handed to Council. The Petition subject was "To the City of Manningham and Councillors, We the undersigned are against any changes to the Zerbes Reserve Park and associated areas as proposed in your letter".

Zerbes Reserve Fact Sheet - June 2010

Council mailed a "Zerbes Reserve Fact Sheet June 2010 and Zerbes Reserve Feedback Form" to approximately 1300 residents.

Community Consultation and Barbecue Session

Held at the Reserve on Saturday 19 June from 10am-2pm, this session provided residents and reserve users with further information and an opportunity to talk to Council Officers about the project and the development of the Draft Management Plan. At the Community Consultation and BBQ session the 'Zerbes Reserve Action Group' distributed their own feedback form. A total of 35 of these forms were returned.

Meetings with relevant Council Units

Meetings were conducted with Parks and Recreation, Landscape and Leisure, Community Planning and Engagement, Civic Buildings, Major Projects, SHE and Risk Management Consultant, Waste Management, Social and Community Services, Economic and Environmental Planning, Health, Community Venues, Health and Local Laws and Project Management.

The opportunity to participate in the consultation process was advertised through Council's website and the local media.

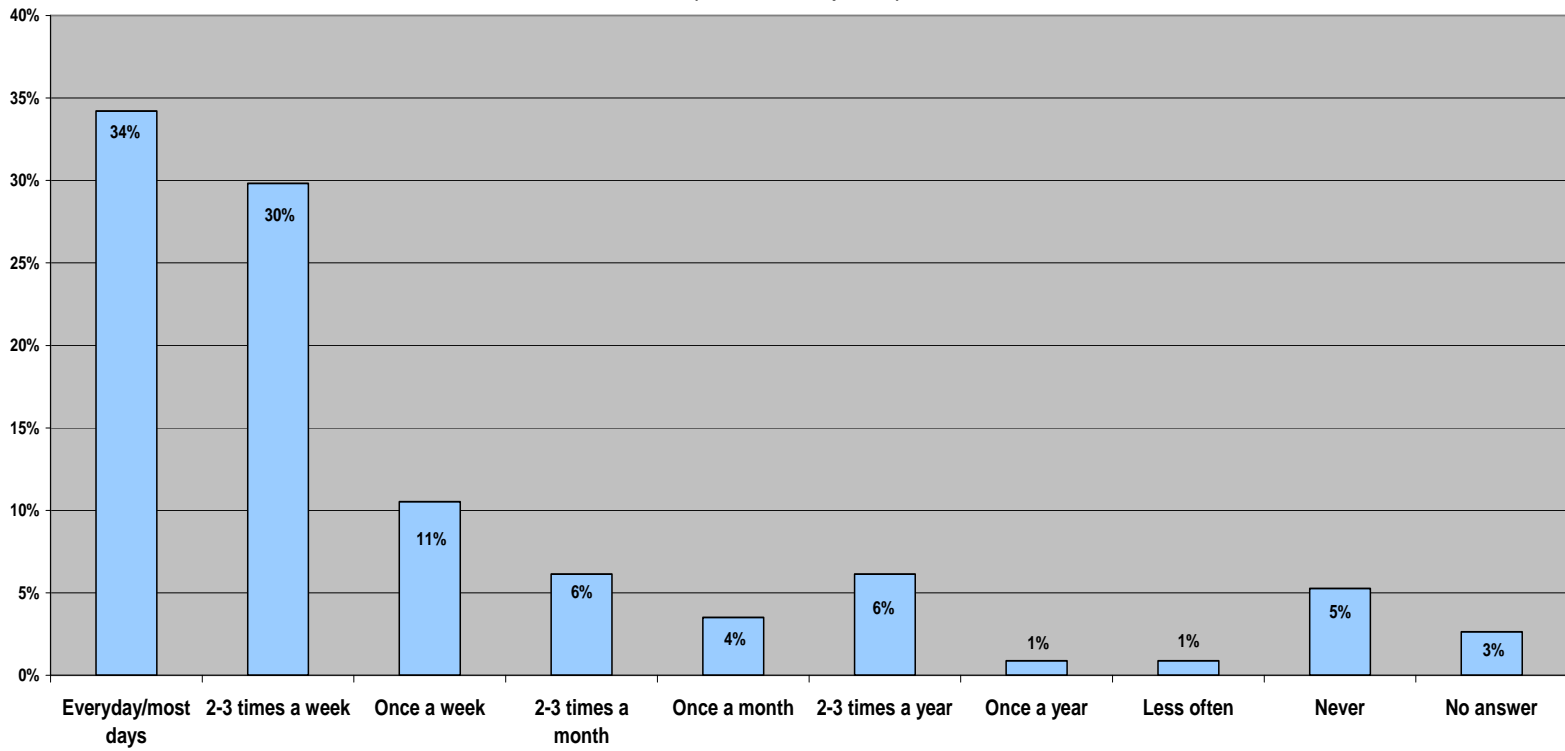
The feedback received via the comprehensive consultation process has been used to develop the Management Plan and guide the actions.

Community Voice Survey Results - Graph Format

Zerbes Reserve Management Plan 2010

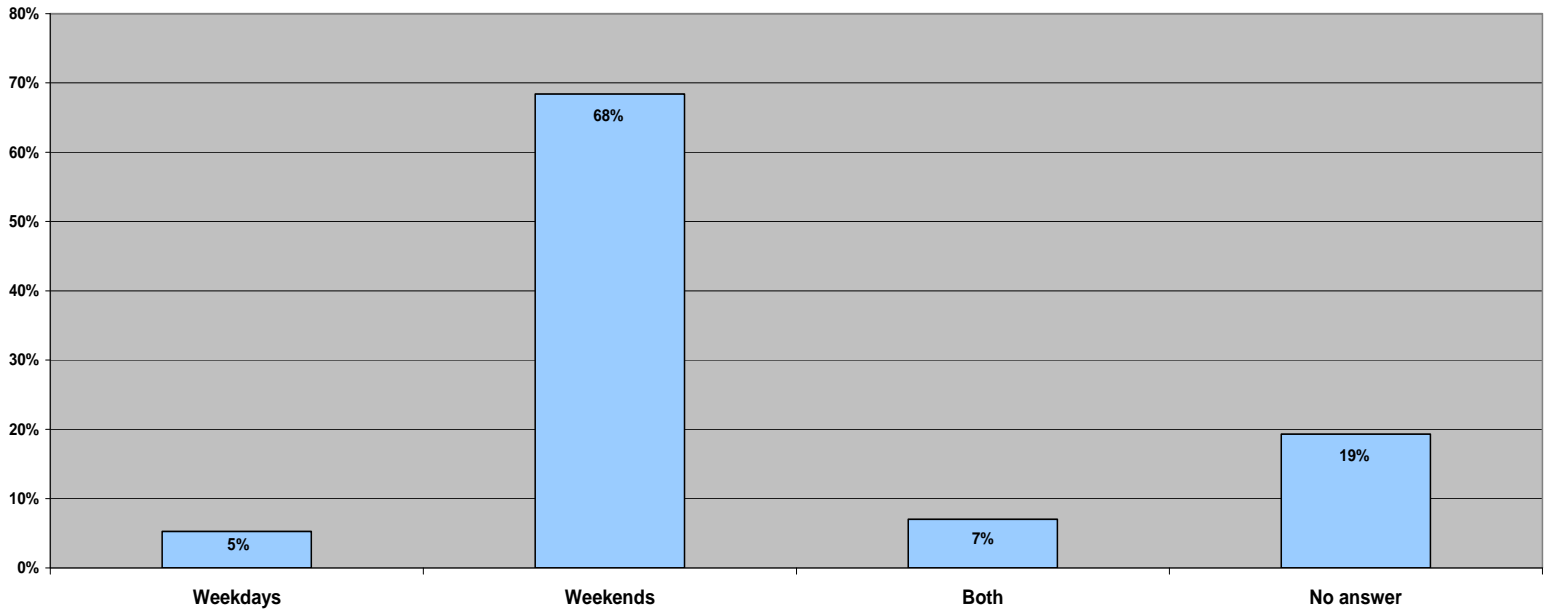
Q. 1 How often do you visit Zerbes Reserve?

(Total of 114 responses)



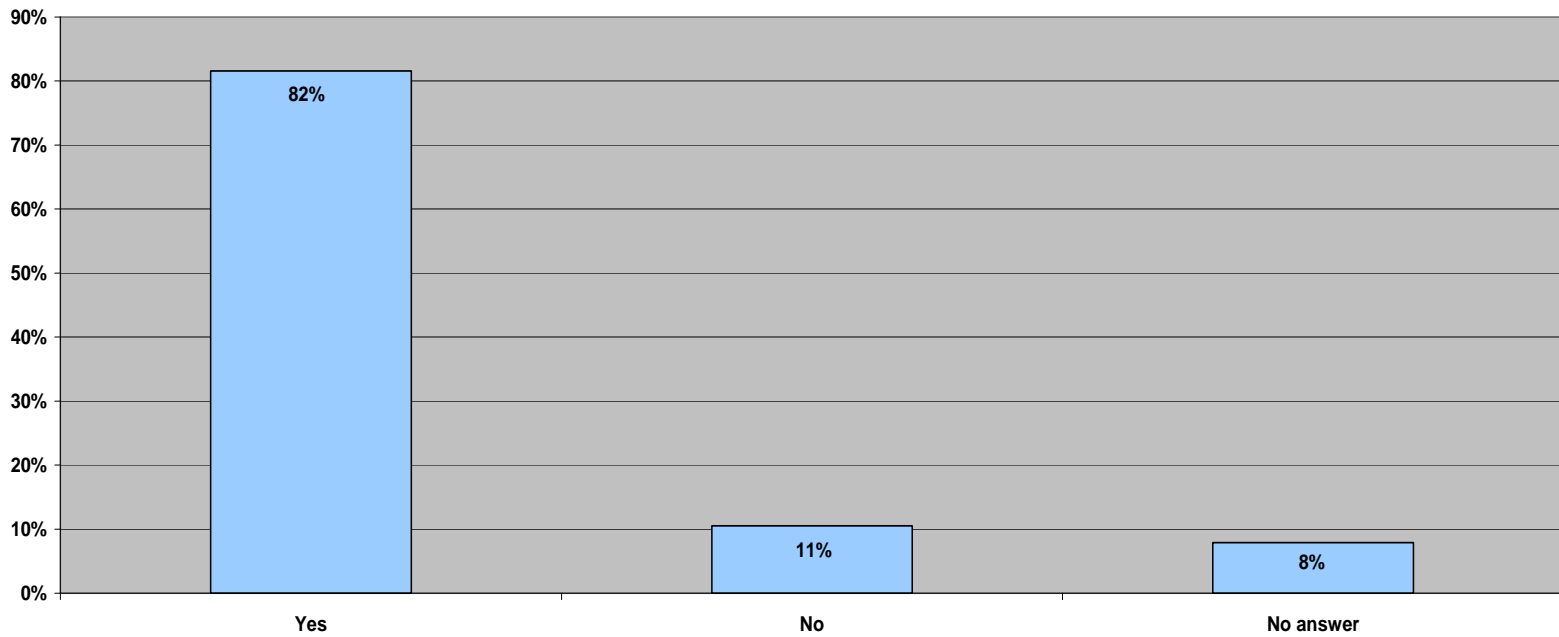
Zerbes Reserve Management Plan 2010

Q.2 When do you usually visit the Reserve?
(Total of 114 responses)



Zerbes Reserve Management Plan 2010

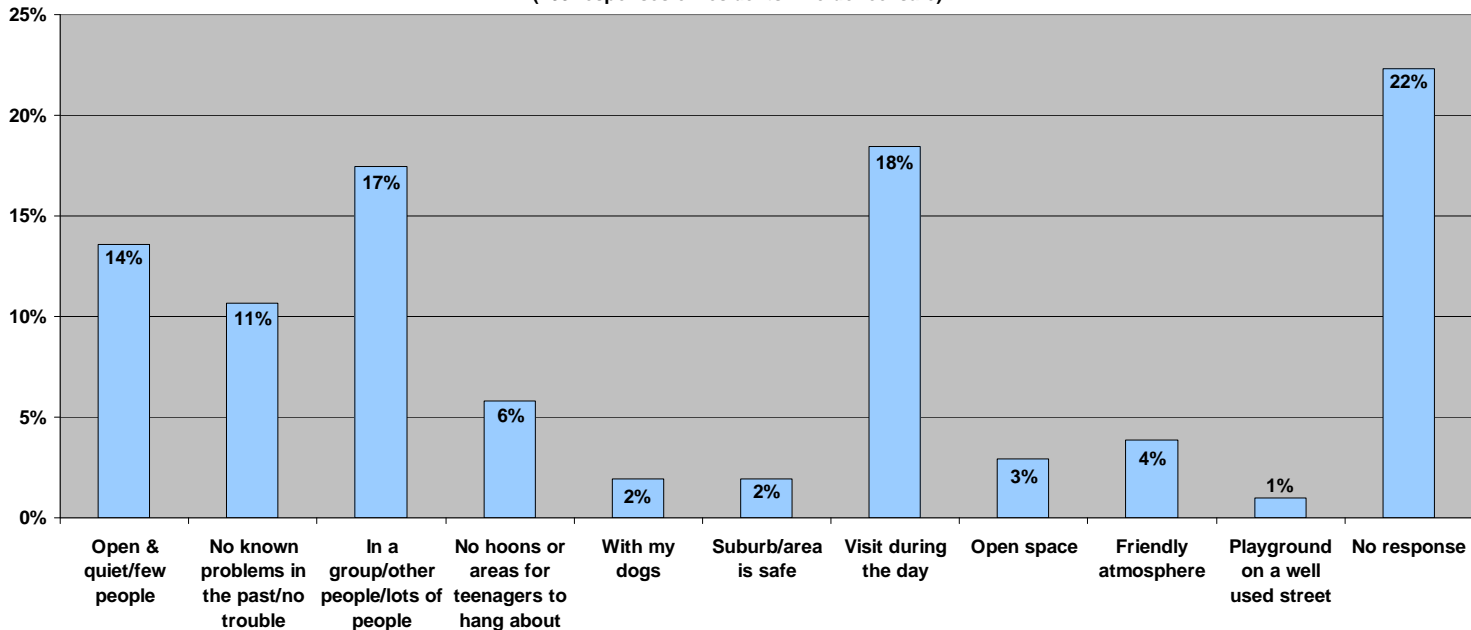
Q.3 Do you feel safe when visiting the Reserve?
(Total of 114 responses)



Zerbes Reserve Management Plan 2010

Q.4 Do you feel safe visiting the Reserve?

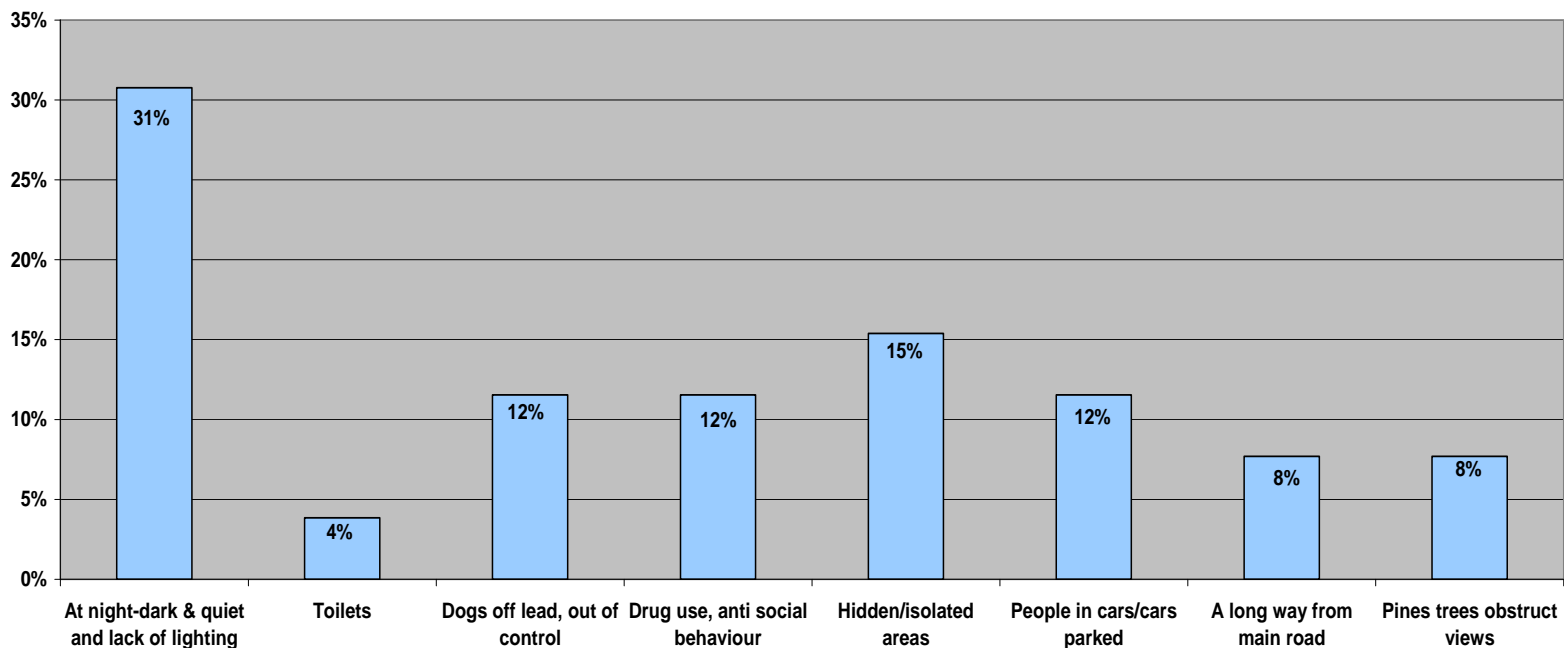
(103 responses of residents who do feel safe)



Zerbes Reserve Management Plan 2010

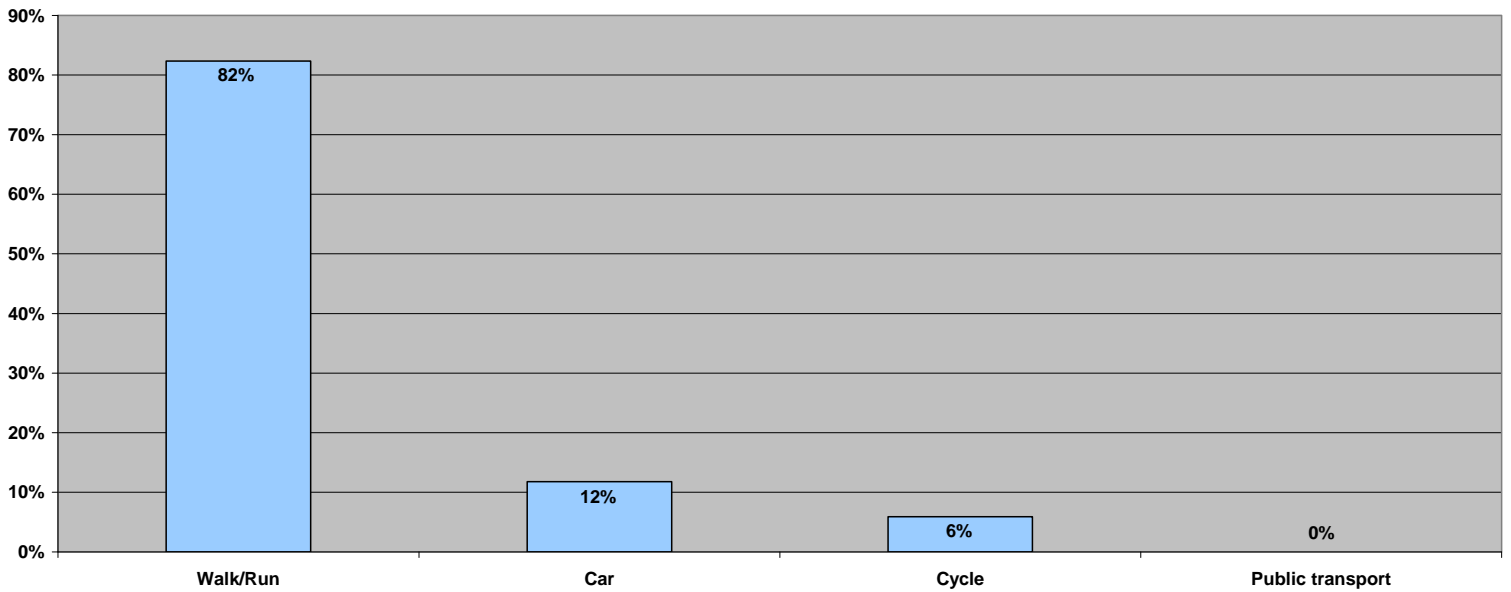
Q.4 Do you feel safe visiting the Reserve?

(26 responses of residents who do not feel safe)



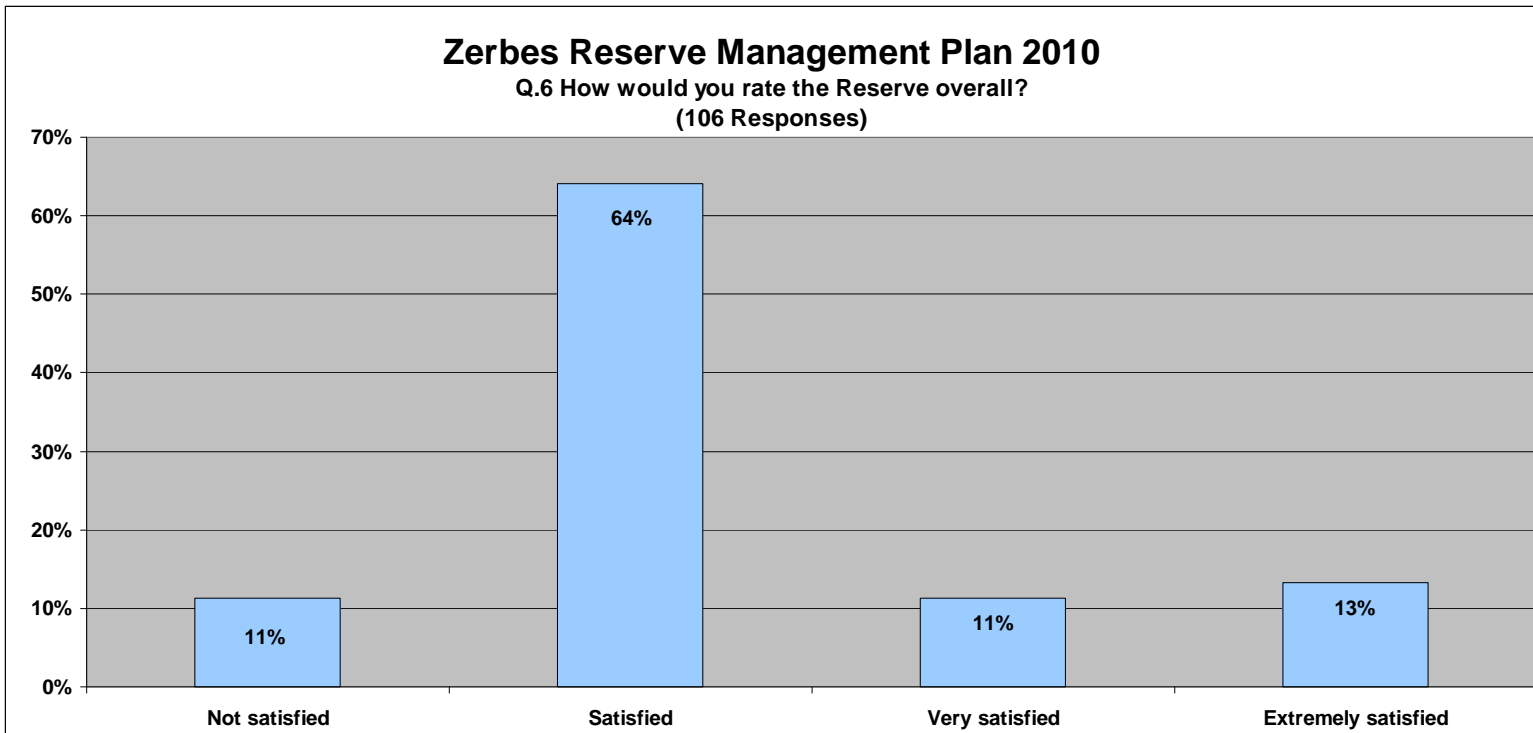
Zerbes Reserve Management Plan 2010

Q.5 How do you usually get to the Reserve?
(109 Responses)



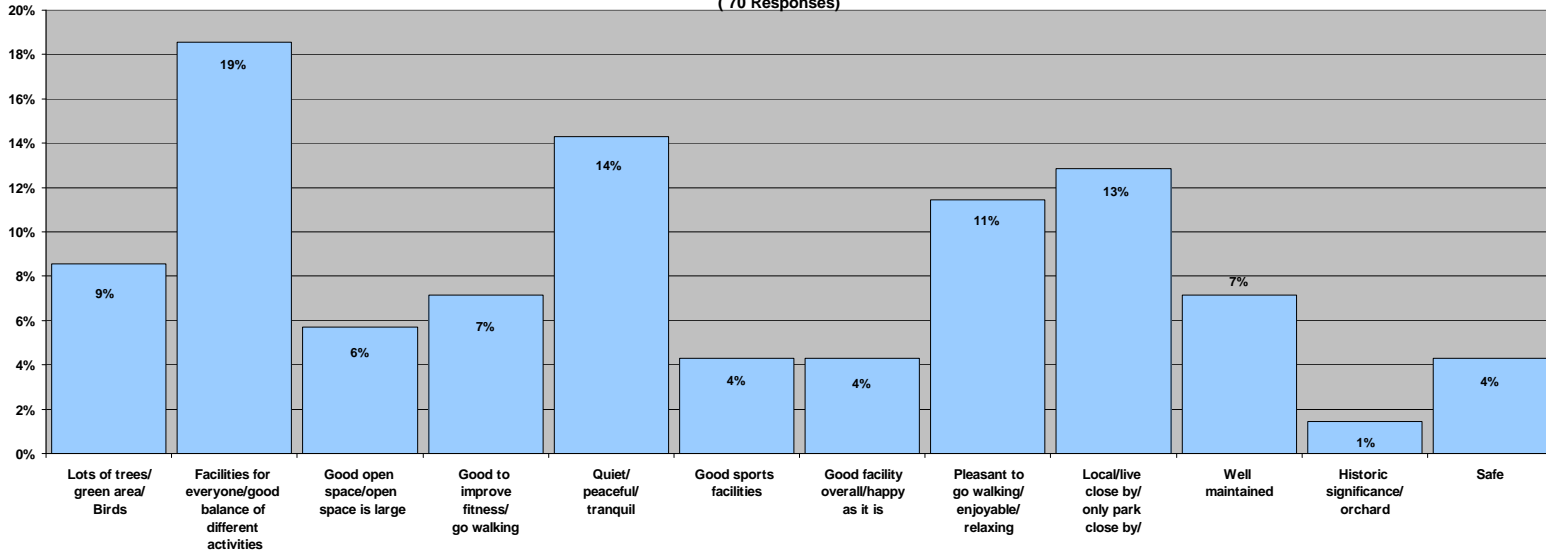
Zerbes Reserve Management Plan 2010

Q.6 How would you rate the Reserve overall?
(106 Responses)



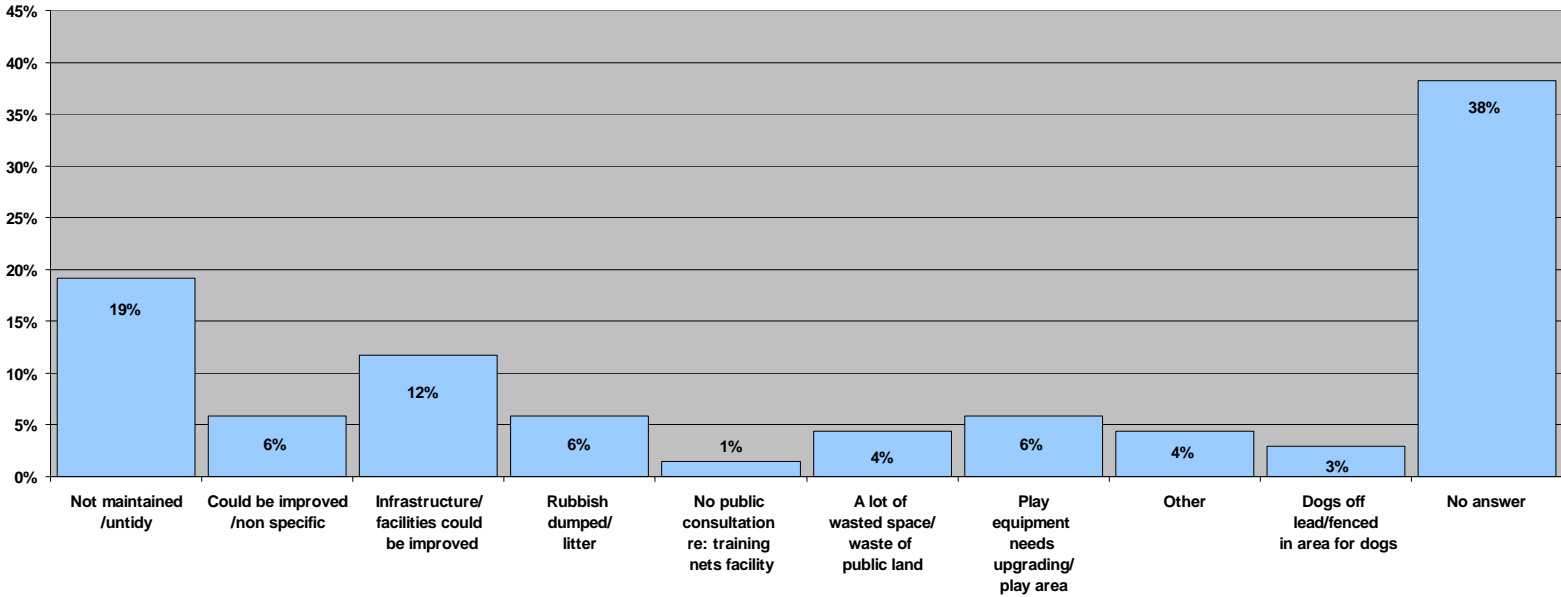
Zerbes Reserve Management Plan 2010

Q.6b Reasons for satisfaction
(70 Responses)



Zerbes Reserve Management Plan 2010

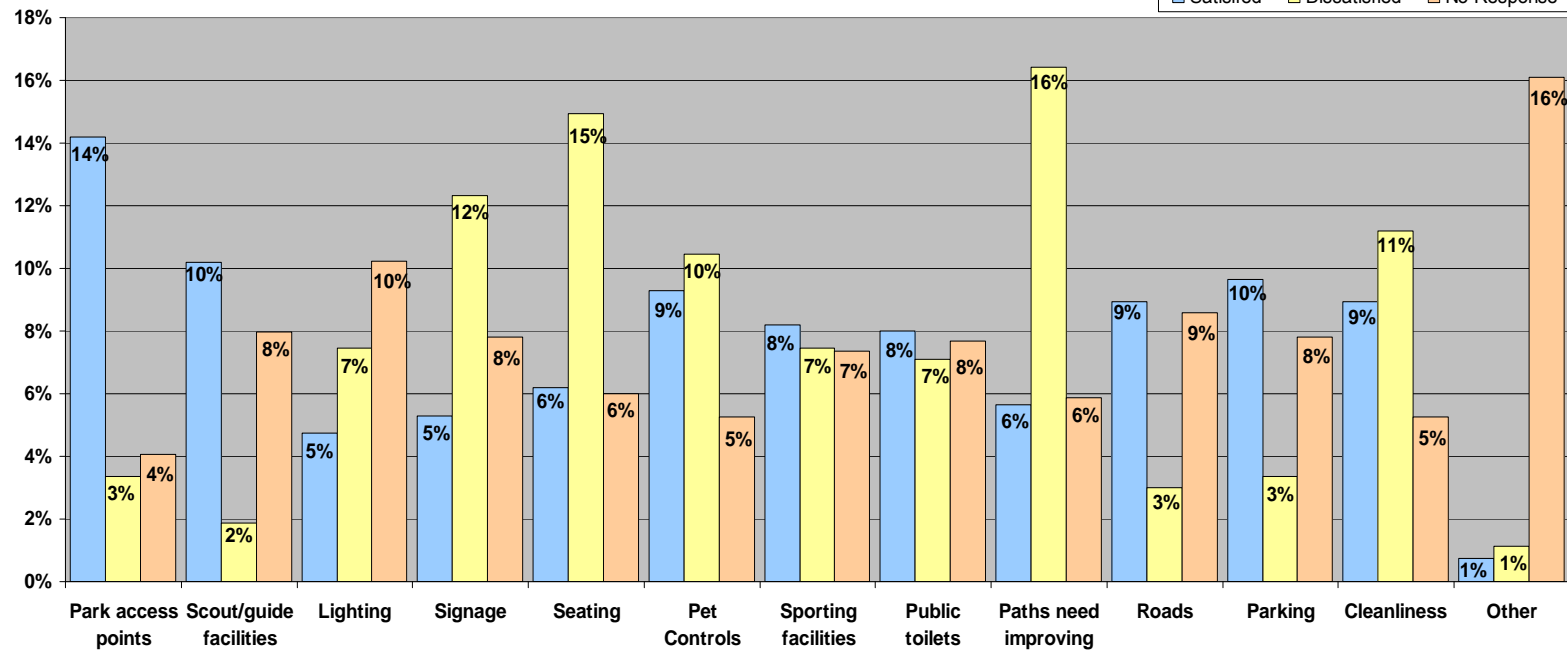
Q.6b Reasons for Dissatisfaction
(68 Responses)



Zerbes Reserve Management Plan 2010

Q.7 Level of satisfaction of facilities (Prompted)
(594 Satisfied Responses & 268 Dissatisfied Responses)

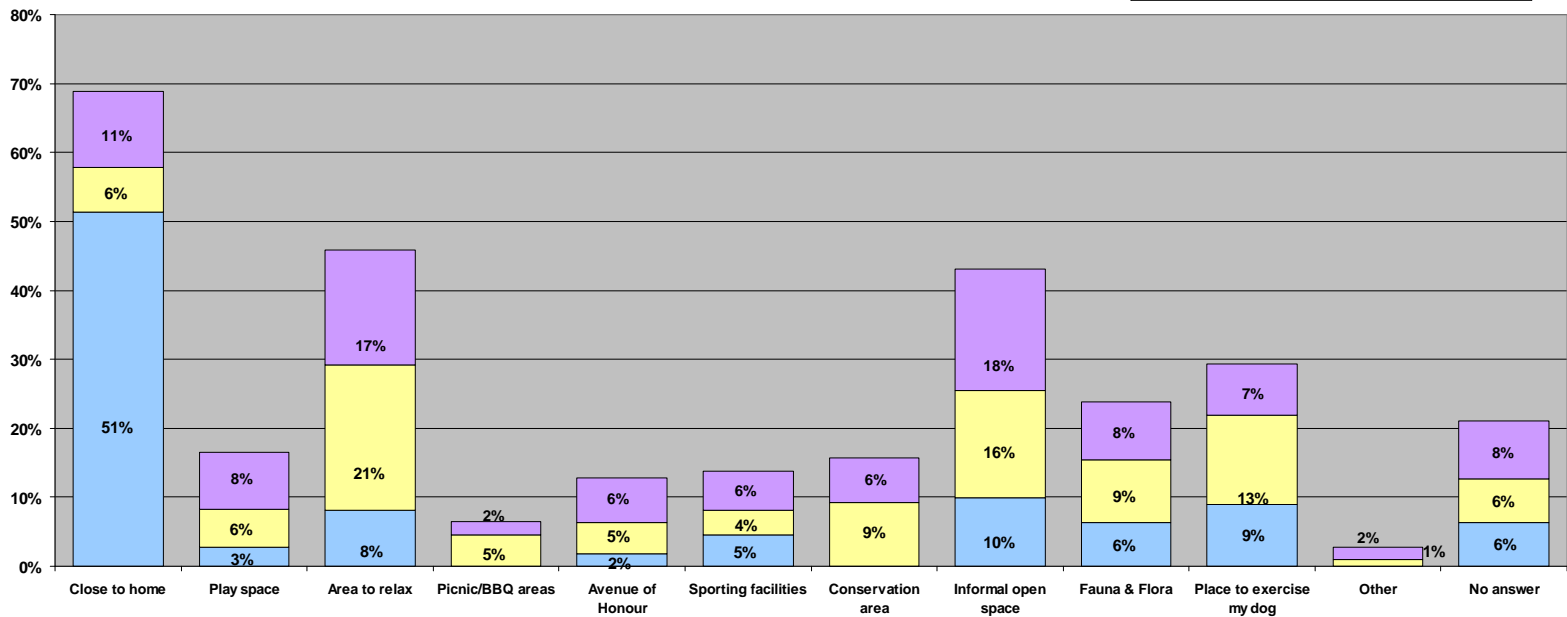
■ Satisfied ■ Dissatisfied ■ No Response



Zerbes Reserve Management Plan 2010

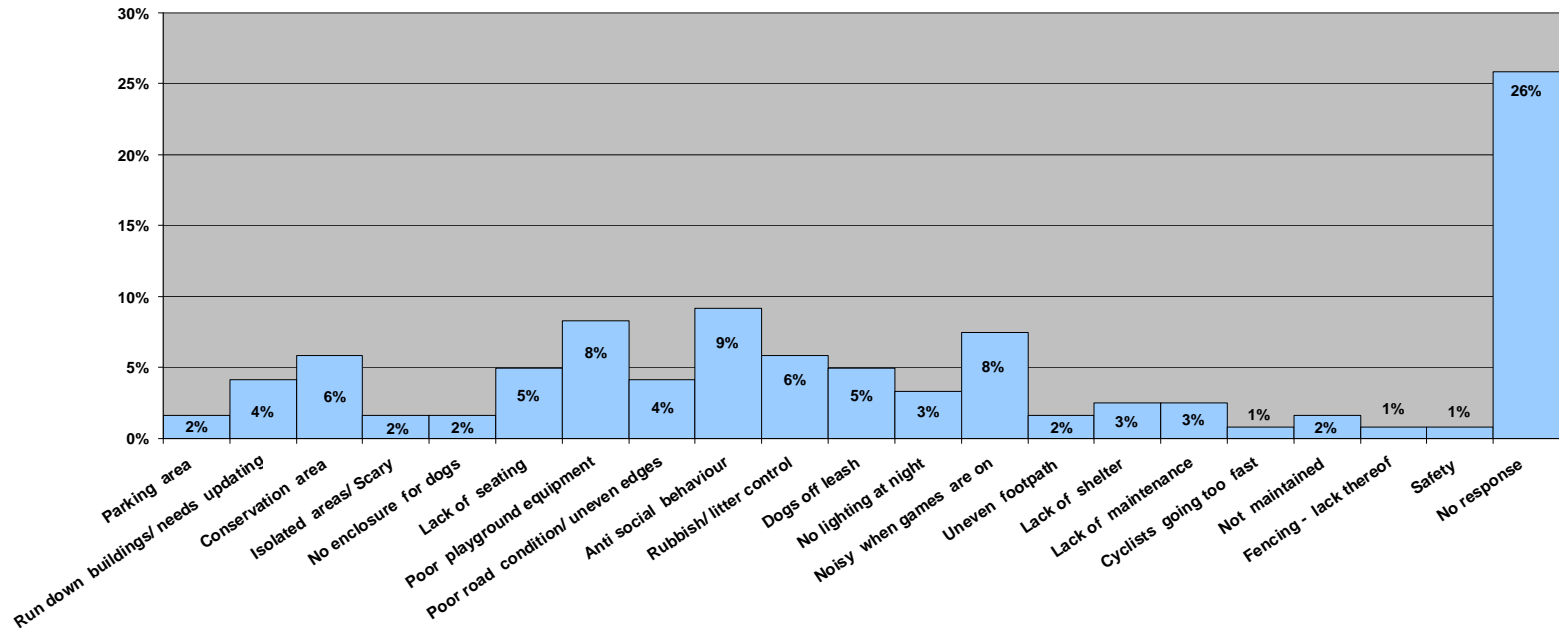
Q.8 What do you value most about the Park?
(111 Responses)

■ 1st preference ■ 2nd preference ■ 3rd preference



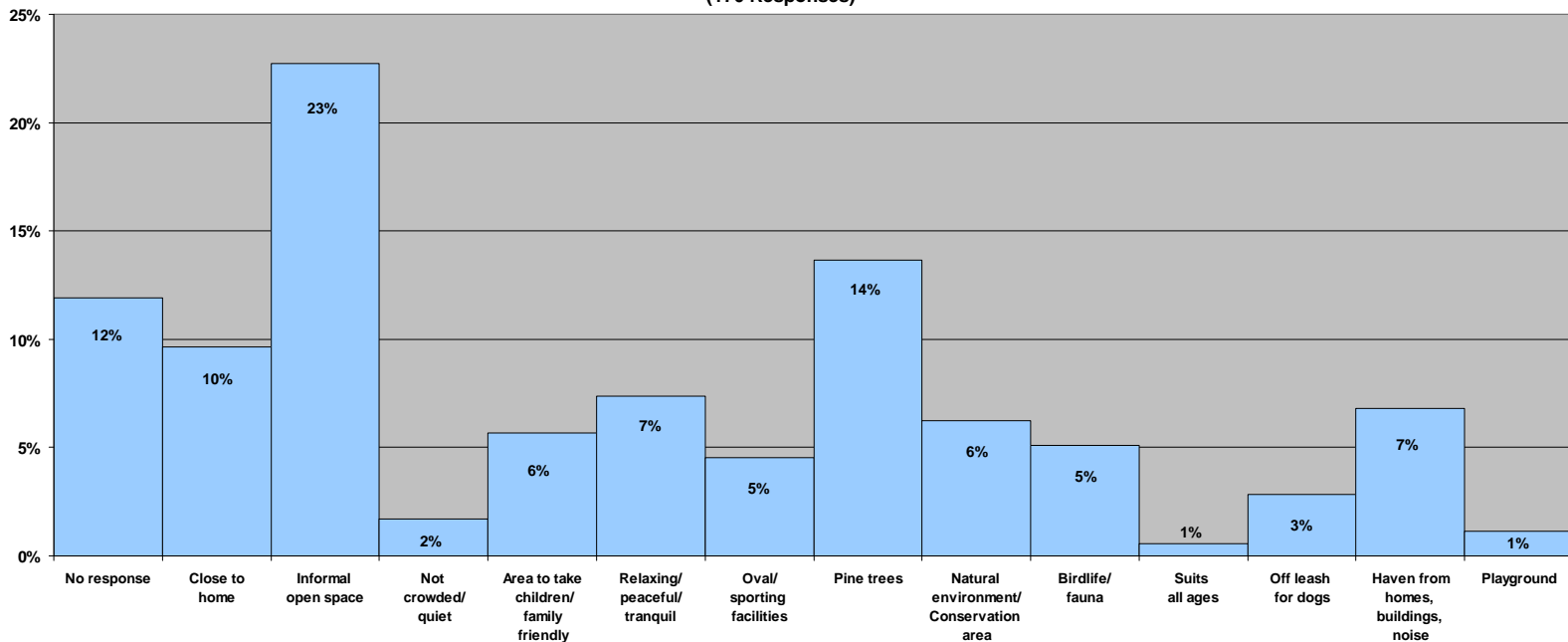
Zerbes Reserve Management Plan 2010

Q.10 What do you least like about the Reserve?
(120 Responses)



Zerbes Reserve Management Plan 2010

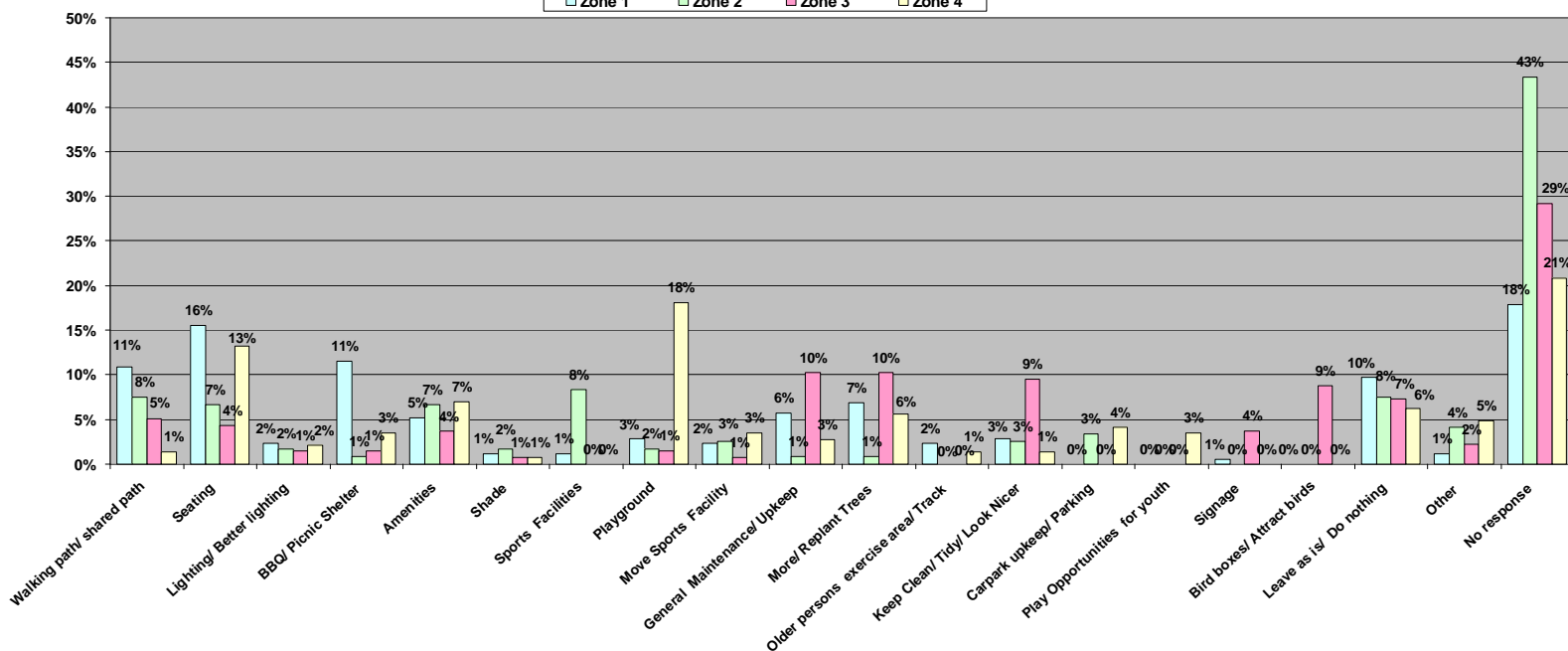
Q. 9 What do you like most about the Reserve?
(176 Responses)



Zerbes Reserve Management Plan 2010

What improvements need be made?

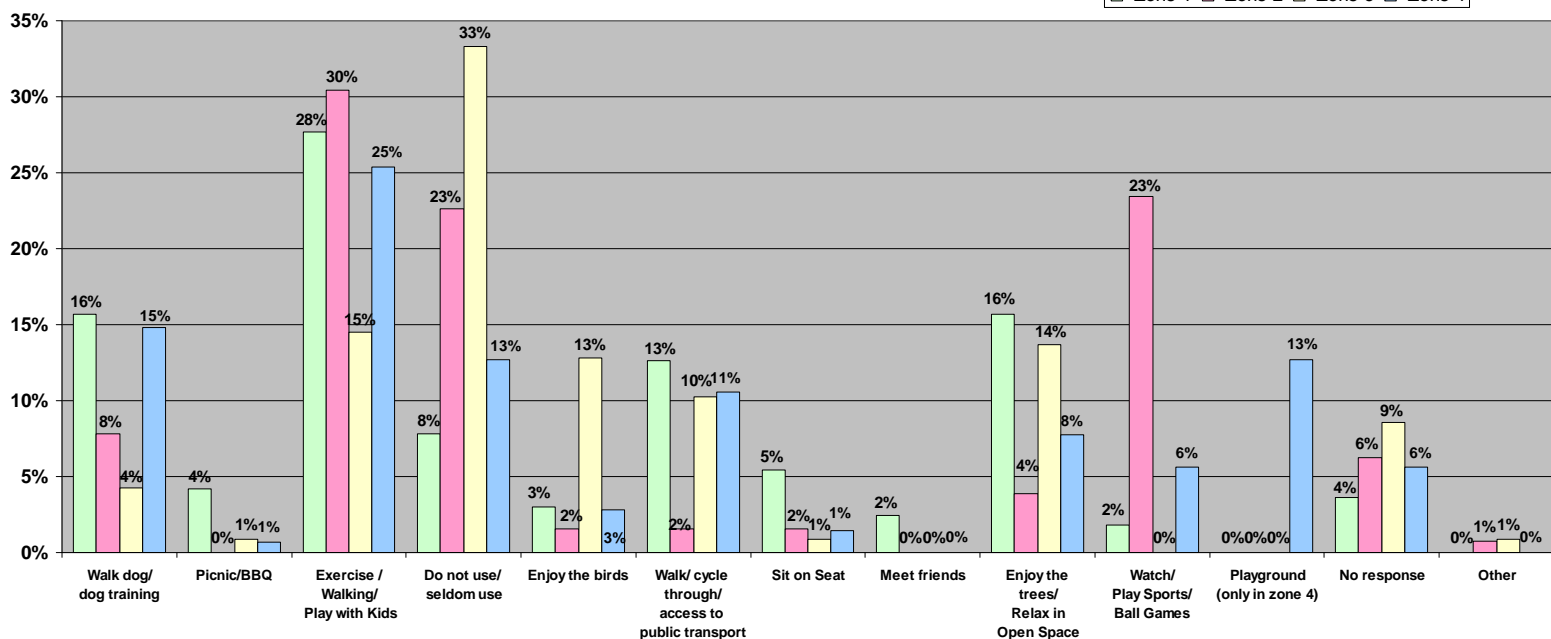
Zone 1 Zone 2 Zone 3 Zone 4



Zerbes Reserve Management Plan 2010

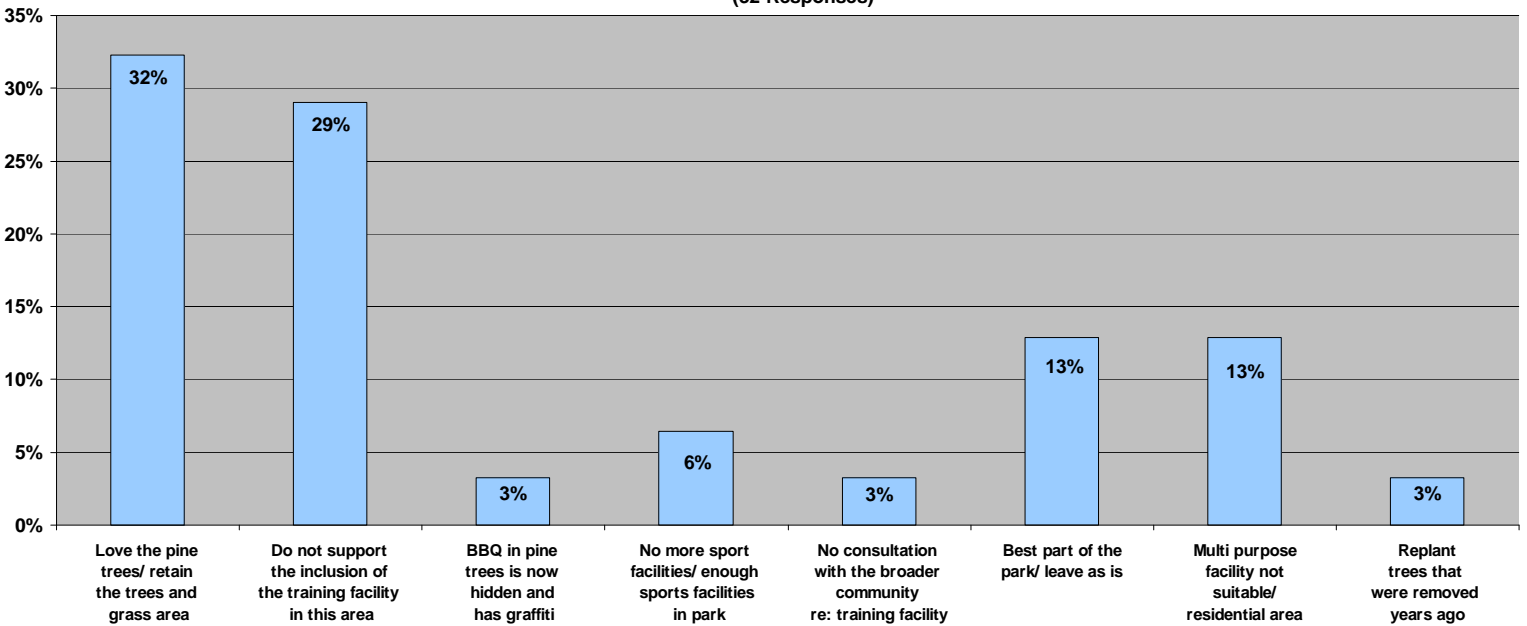
How do you use Zone 1, 2, 3 & 4 ?

Zone 1 Zone 2 Zone 3 Zone 4



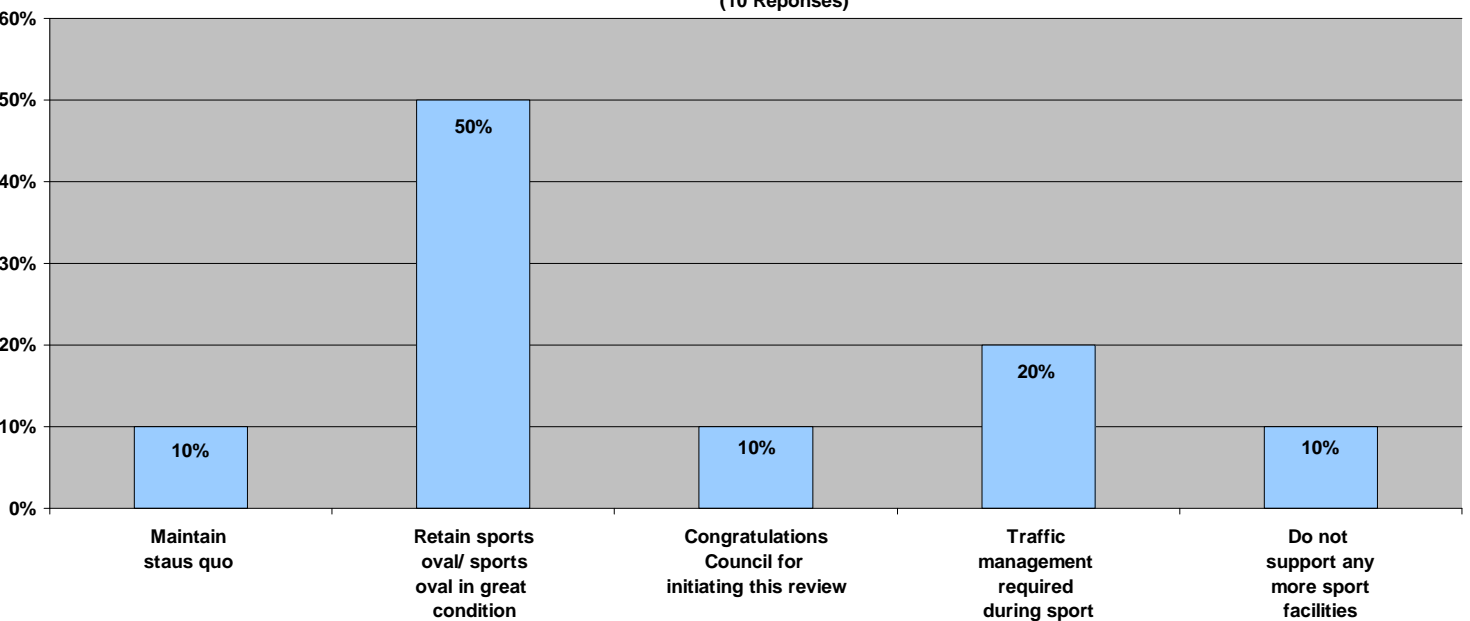
Zerbes Reserve Management Plan 2010

Comments made about Zone 1
(32 Responses)



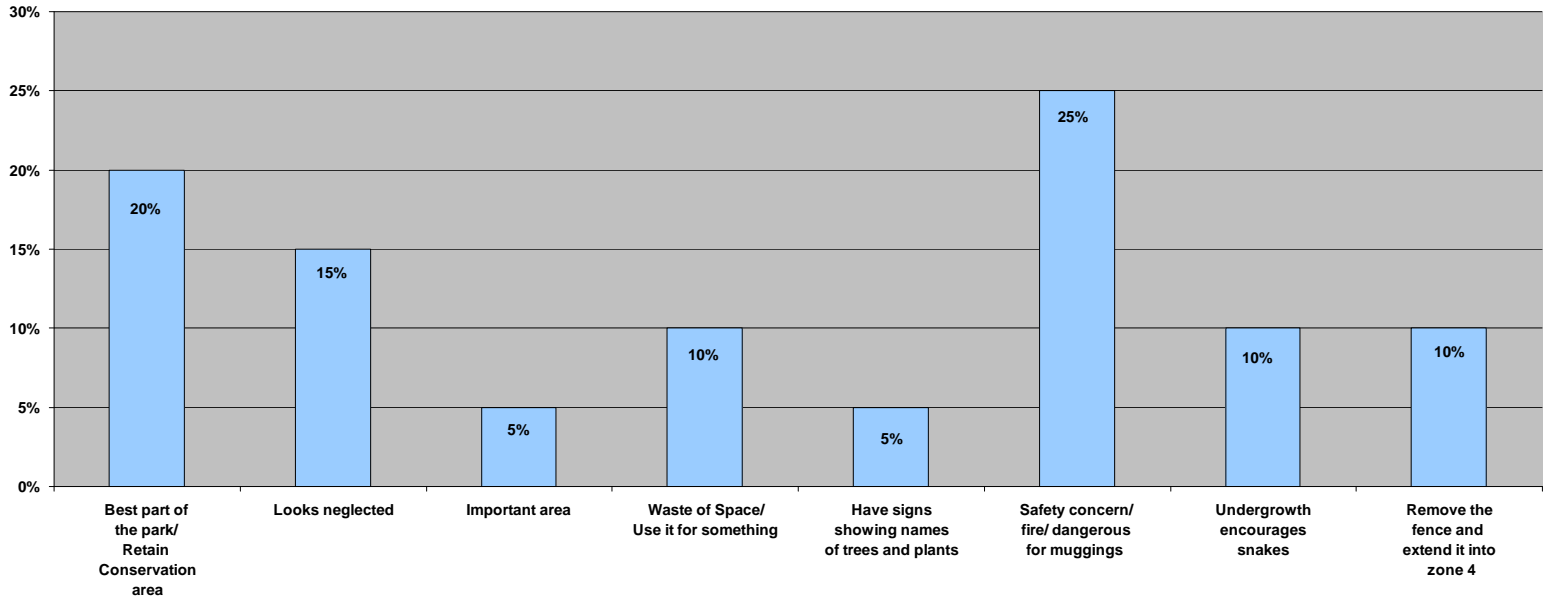
Zerbes Reserve Management Plan 2010

Comments made about Zone 2
(10 Responses)



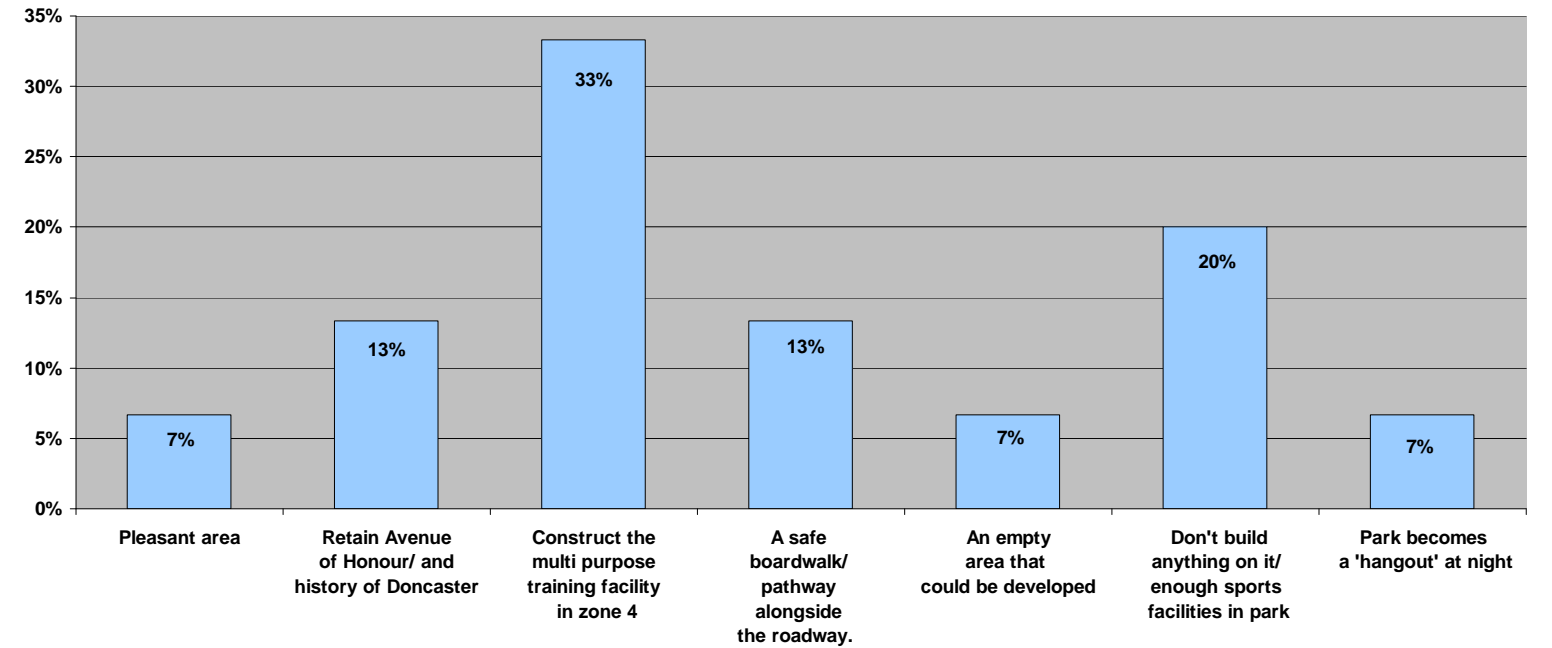
Zerbes Reserve Management Plan 2010

Comments made about Zone 3
(20 Reponses)



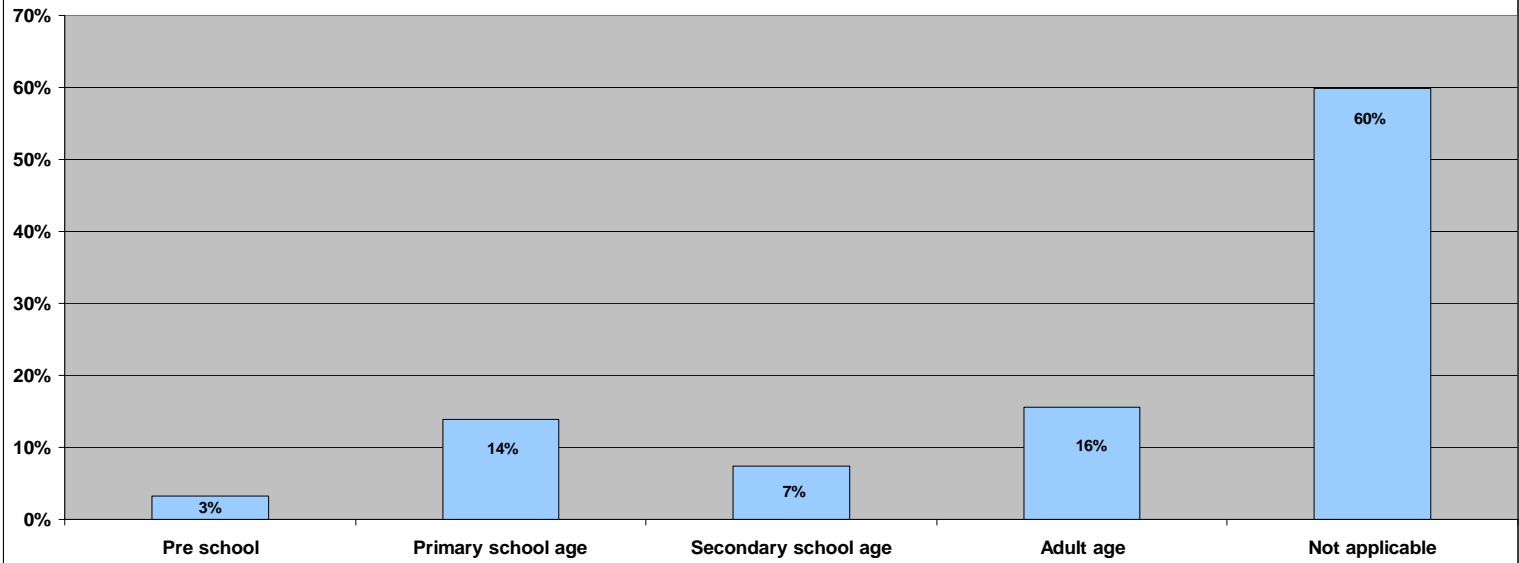
Zerbes Reserve Management Plan 2010

Comments made about Zone 4
(15 Reponses)



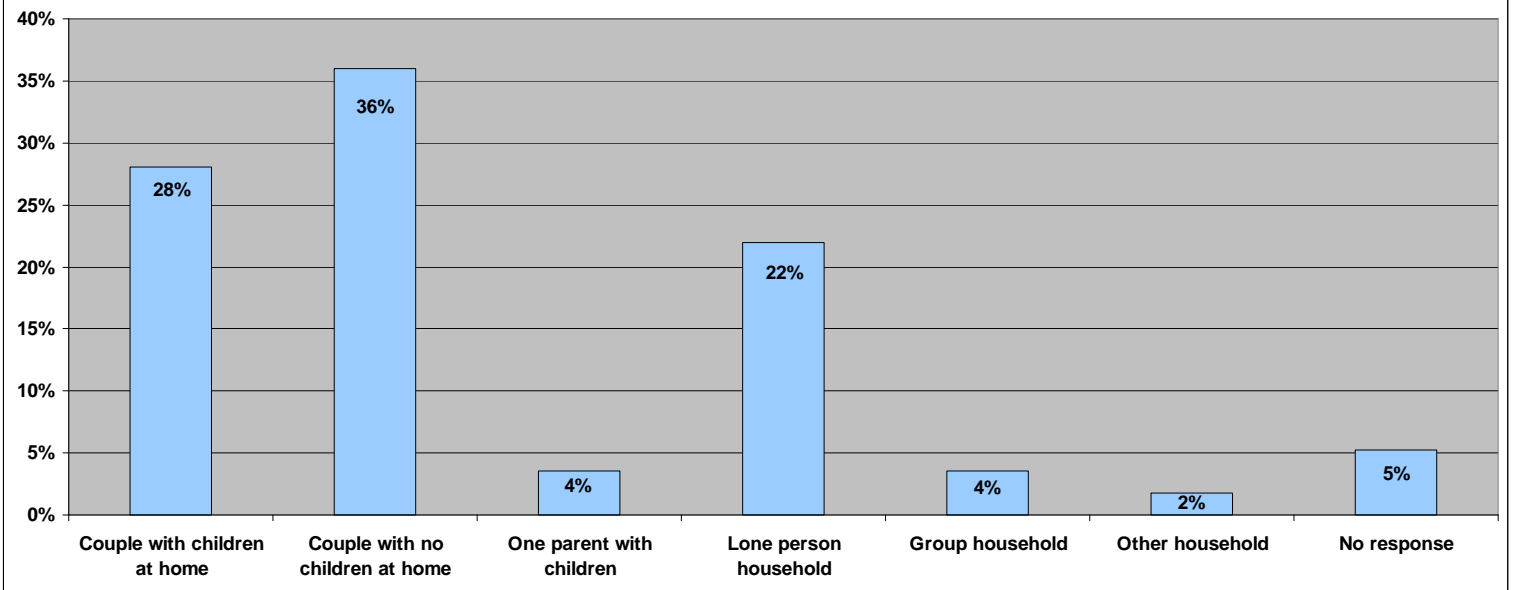
Zerbes Reserve Management Plan 2010

Age of children in the household
(122 Responses)



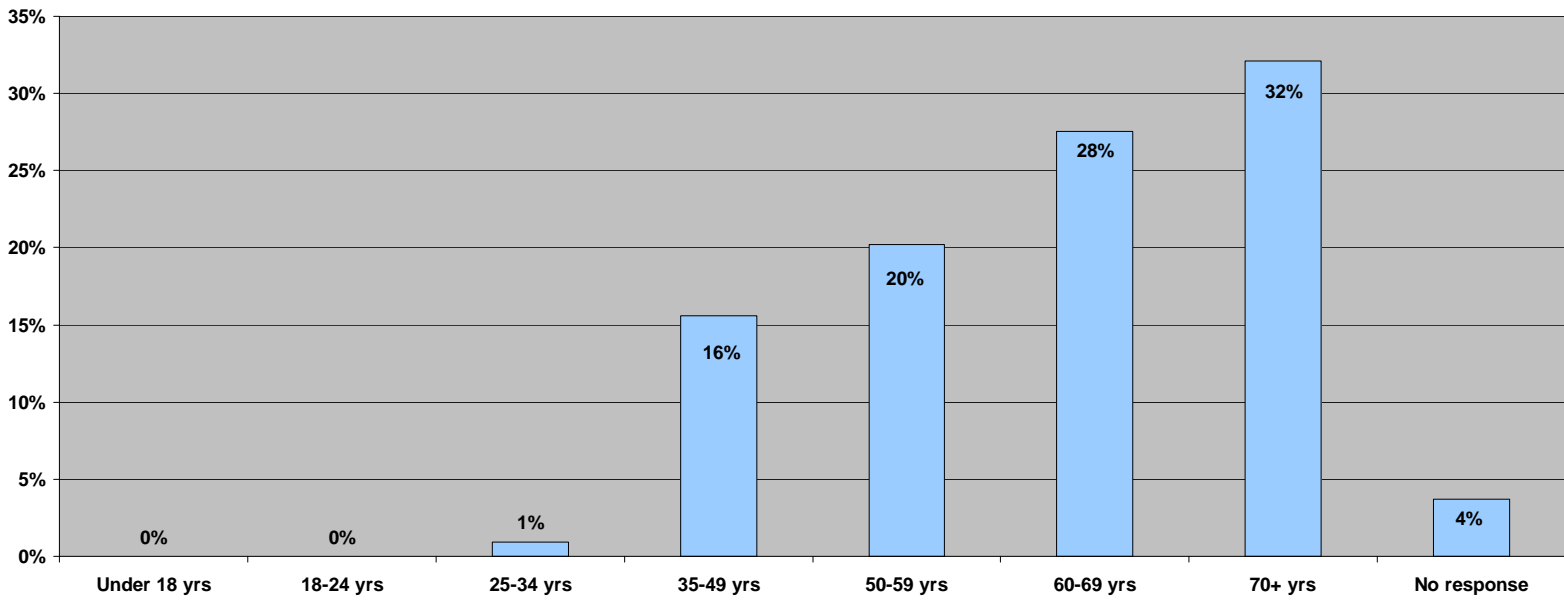
Zerbes Reserve Management Plan 2010

Household
(114 Responses)



Zerbes Reserve Management Plan 2010

Age of Respondent
(109 Responses)



Appendix 3

Demographic Analysis

Zerbes Reserve Management Plan Demographic Analysis

Purpose:

To provide a social demographic analysis of the East Doncaster community with consideration to population, age structure, income, and household composition based on 2006 census data.

Background:

Zerbes Reserve is centrally located within the municipality situated in the suburb of Doncaster East. (Refer to Figure 2, Location of the East Doncaster Area). Doncaster East is bounded in the north by a line following or just to the north of King St, Blackburn Rd and a line following the continuation of Websters Rd, in the east by the Mullum Mullum Creek, Springvale Rd, a line to the north of Powers St, a north-south alignment following Hunt St and to the west of Wembley Gardens, Tunstall Square Shopping Centre and Tunstall Rd, in the south by the Koonung Creek and in the west by Wetherby Rd and Victoria St. Today, East Doncaster is an established residential area.

Population characteristics

In 2006 there were 27,661 persons usually resident in Doncaster East (Suburb):

48.1% were males

51.9% were females.

Age characteristics

17.1% of the population were children aged between 0-14 years

28.4% were persons aged 55 years and over

40 years is the median age of persons in Doncaster East

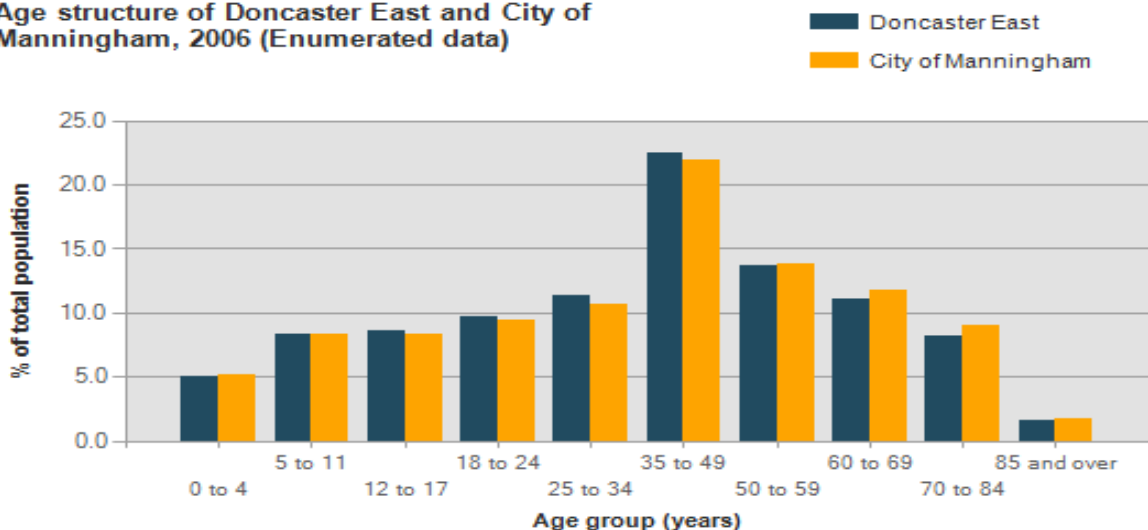
(Details of population by age group as below)

Age structure age group (years)	Doncaster East 2006		City of Manningham		2001		Change 2001 to 2006
	number	%	number	%	number	%	
Enumerated data							
0 to 4	1,313	5.1	5.2	1,459	5.7	5.3	-147
5 to 11	2,158	8.3	8.3	2,178	8.5	8.6	-21
12 to 17	2,220	8.6	8.3	2,195	8.5	8.6	25
18 to 24	2,524	9.7	9.4	2,578	10.0	9.8	-54
25 to 34	2,953	11.4	10.6	3,419	13.3	12.8	-466
35 to 49	5,808	22.4	22.0	5,678	22.1	21.6	129
50 to 59	3,547	13.7	13.8	3,603	14.0	14.6	-56
60 to 69	2,860	11.0	11.7	2,422	9.4	10.2	439
70 to 84	2,120	8.2	9.0	1,827	7.1	7.1	293
85 and over	399	1.5	1.8	347	1.3	1.3	52
Total	25,900	100.0	100.0	25,707	100.0	100.0	194

Analysis of the age structure of Doncaster East in 2006 compared to the City of Manningham shows that there was a similar proportion of people in the younger age groups (0 to 17) but a smaller proportion of people in the older age groups (60+).

Overall, 22.0% of the population was aged between 0 and 17, and 20.7% were aged 60 years and over, compared with 21.8% and 22.5% respectively for City of Manningham.

Age structure of Doncaster East and City of Manningham, 2006 (Enumerated data)



Source: Australian Bureau of Statistics, 2006 Census of Population and Housing (Enumerated)

Country of Birth

86.2% of persons were Australian citizens

39.6% were born overseas

0.8% were overseas visitors

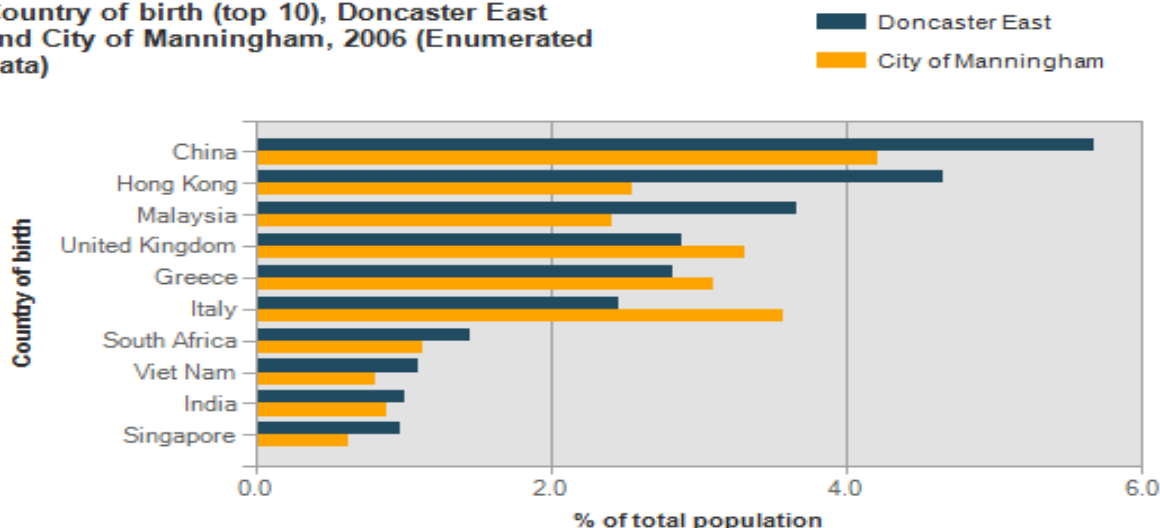
55.9% of persons usually resident in Doncaster East stated they were born in Australia. Other common responses within Doncaster East were:

China 5.7%, Hong Kong 4.7%, Malaysia 3.7%, Greece 2.8% and Italy 2.5%.

English was stated as the only language spoken at home by 54.7% of persons. The most common languages other than English spoken at home were: Cantonese 13.0%, Greek 7.2%, Mandarin 5.3%, Italian 4.3% and Arabic 1.8%.

Country of Birth top 10 overseas birthplaces ranked for 2006 (persons)	Doncaster East						
	2006				2001		
	City of Manningham		City of Manningham		City of Manningham		Change
Enumerated data	number	%	%	number	%	%	2001 to 2006
China	1,471	5.7	4.2	1,141	4.4	3.2	330
Hong Kong	1,206	4.7	2.6	1,316	5.1	2.7	-109
Malaysia	948	3.7	2.4	795	3.1	2.0	153
United Kingdom	748	2.9	3.3	828	3.2	3.5	-80
Greece	730	2.8	3.1	797	3.1	3.4	-66
Italy	638	2.5	3.6	701	2.7	4.0	-63
South Africa	375	1.4	1.1	383	1.5	1.2	-8
Viet Nam	288	1.1	0.8	251	1.0	0.7	37
India	263	1.0	0.9	202	0.8	0.7	61
Singapore	253	1.0	0.6	149	0.6	0.4	104

Country of birth (top 10), Doncaster East and City of Manningham, 2006 (Enumerated data)



Source: Australian Bureau of Statistics, 2006 Census of Population and Housing (Enumerated)

Marital Status

58.3% of persons aged 15 years and over in Doncaster East were married
 28.3% never married
 7.7% separated or divorced
 5.8% widowed.

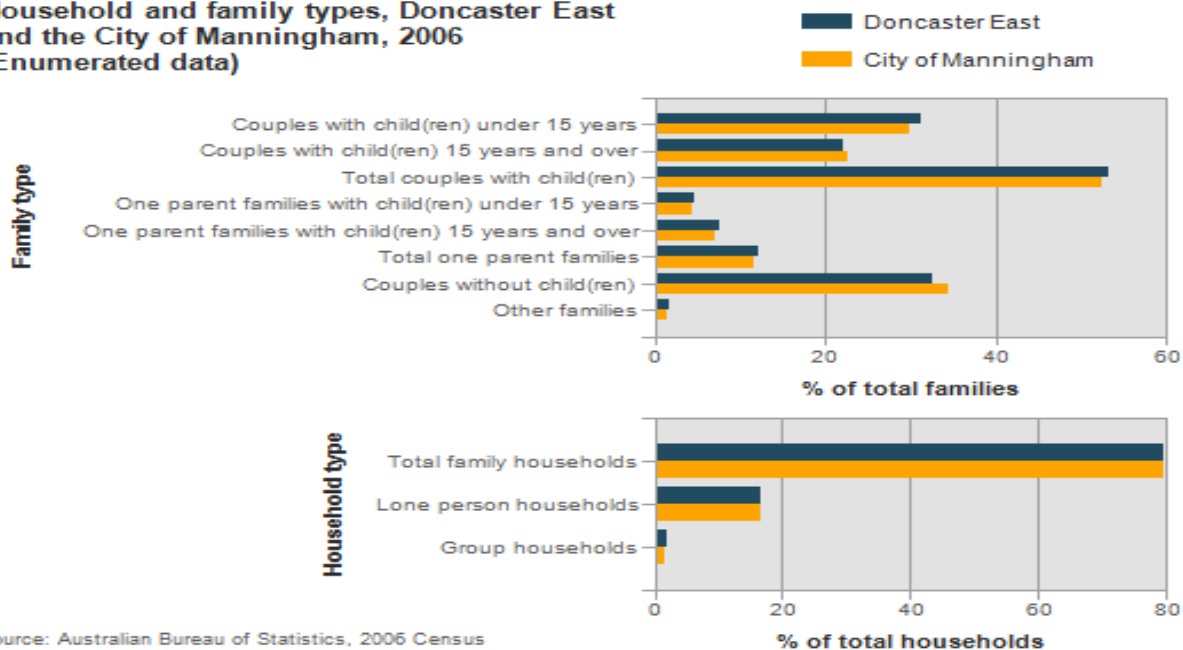
Family Characteristics

There were 7,611 families in Doncaster East:
 52.9% were couple families with children
 32.8% were couple families without children
 12.7% were one parent families and 1.7% were other families

Household Composition

79.5% of occupied private dwellings were family households
 16.7% were lone person households
 1.8% were group households.

Household and family types, Doncaster East and the City of Manningham, 2006 (Enumerated data)



Source: Australian Bureau of Statistics, 2006 Census of Population and Housing (Enumerated)

Employment Characteristics

13,386 people aged 15 years and over were in the labour force:-

58.4% were employed full-time

33.8% were employed part-time

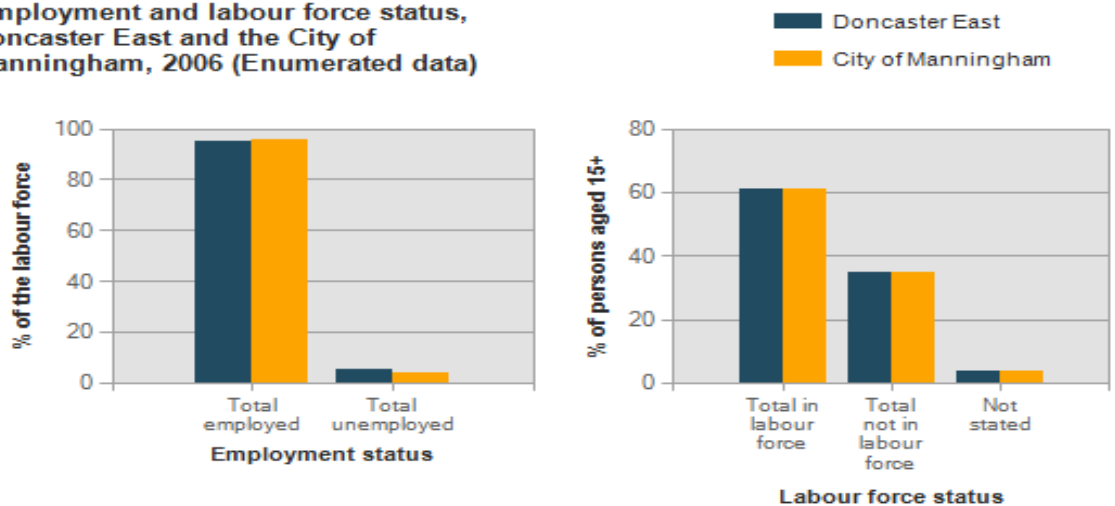
3.0% were employed but away from work

2.8% were employed but did not state their hours worked

5.1% were unemployed.

There were 7,850 usual residents aged 15 years and over not in the labour force.

Employment and labour force status, Doncaster East and the City of Manningham, 2006 (Enumerated data)

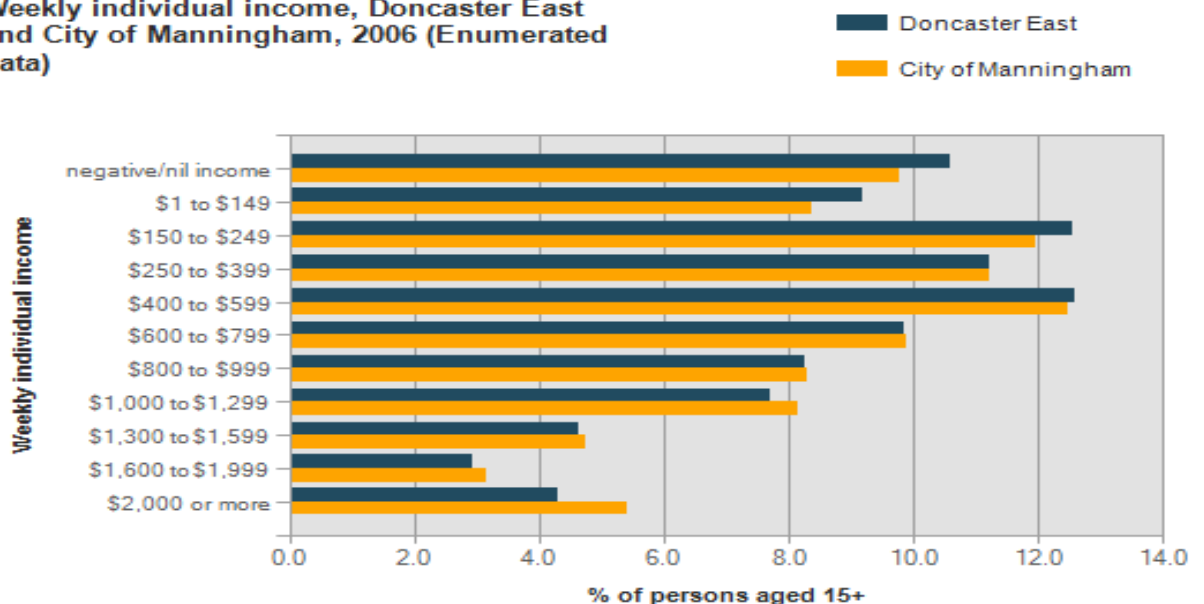


Source: Australian Bureau of Statistics, 2006 Census of Population and Housing (Enumerated)

Income

The median weekly individual income for persons aged 15 years and over was \$453, compared with \$466 in Australia. The median weekly household income was \$1,155, compared with \$1,027 in Australia. The median weekly family income was \$1,290, compared with \$1,171 in Australia.

Weekly individual income, Doncaster East and City of Manningham, 2006 (Enumerated data)



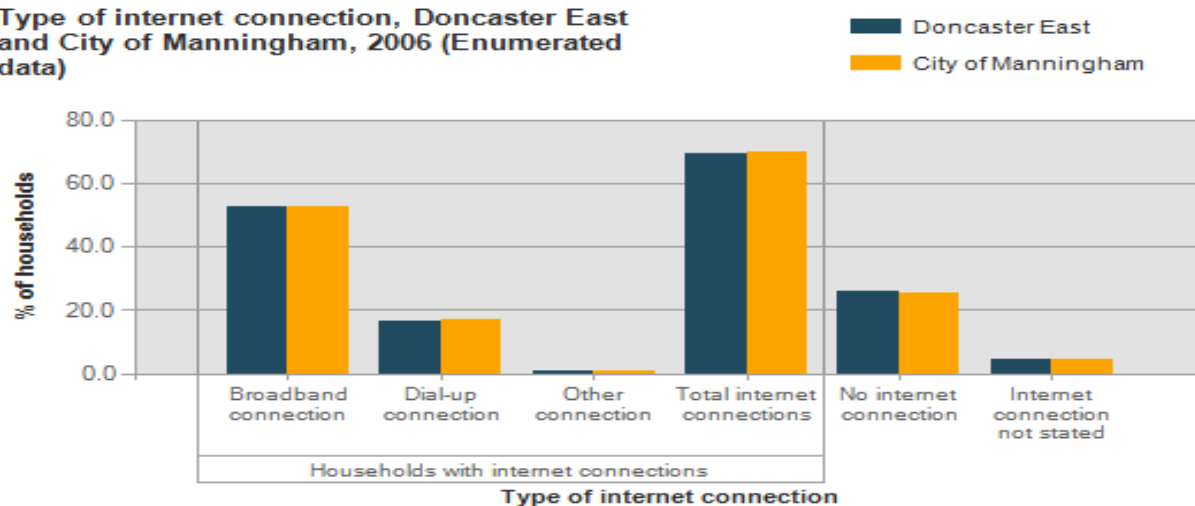
Source: Australian Bureau of Statistics, 2006 Census of Population and Housing (Enumerated)

Internet Connectivity

Type of internet connection (Household internet connection)	Doncaster East		
	2006		
Enumerated data	number	%	City of Manningham %
Broadband connection	4,874	52.6	52.6
Dial-up connection	1,517	16.4	17.0
Other connection	45	0.5	0.4
Total internet connections	6,436	69.5	70.0
No internet connection	2,400	25.9	25.3
Internet connection not stated	428	4.6	4.7
Total households	9,264	100.0	100.0

This information enables us to better understand the way in which we can communicate with the population of the East Doncaster Area.

Type of internet connection, Doncaster East and City of Manningham, 2006 (Enumerated data)



Source: Australian Bureau of Statistics, 2006 Census of Population and Housing (Enumerated)

Population Forecast

In 2006, the total population of Doncaster East was estimated at 27,661 people. It is expected to experience an increase of over 2,100 people to 29,808 by 2021, at an average annual growth rate of 0.50% per annum over 15 years. This is based on an increase of over 1,200 households during the period, with the average number of persons per household falling from 2.79 to 2.67 by 2021.

Doncaster East	Forecast year					
	2006	2011	2016	2021	2026	2031
Population	27,661	28,771	29,288	29,808	30,340	30,885
Change in Population (5yrs)		1,110	517	520	532	545
Average Annual Change (%)		0.79	0.36	0.35	0.35	0.36
Households	9,834	10,386	10,773	11,055	11,313	11,527
Average Household Size (persons)	2.79	2.75	2.69	2.67	2.65	2.65

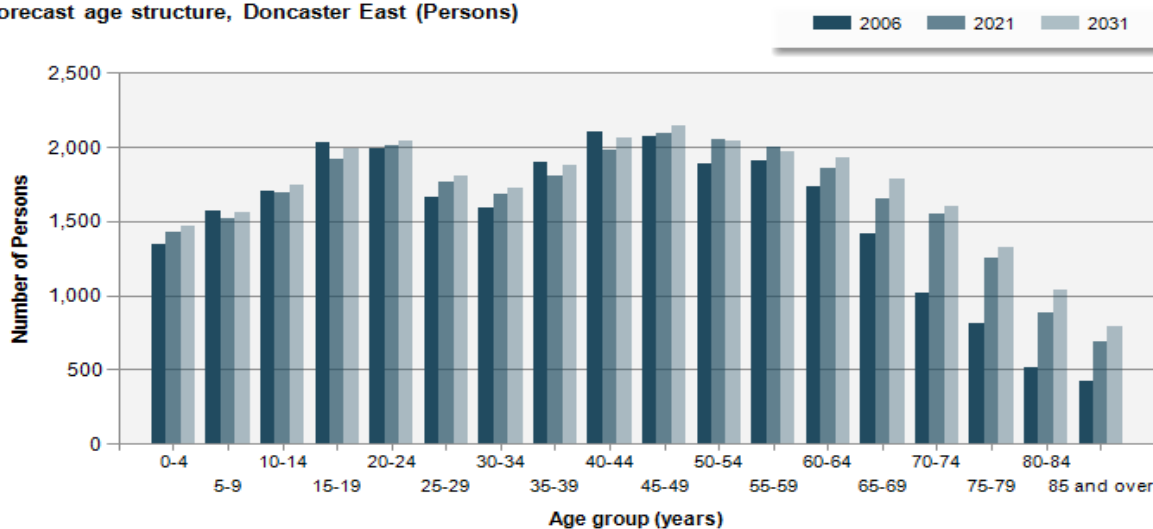
By Age

In 2006, the most populous age group in Doncaster East was 40-44 year olds, with 2,102 persons. In 2021 the most populous forecast age group will be 45-49 year olds, with 2,089 persons.

The number of people aged under 15 is forecast to increase by 20 (0.4%), representing a rise in the proportion of the population to 15.5%. The number of people aged over 65 is expected to increase by 1,845 (44.2%), and represent 20.2% of the population by 2021.

The age group which is forecast to have the largest proportional increase (relative to its population size) by 2021 is 80-84 year olds, who are forecast to increase by 71.7% to 881 persons.

Forecast age structure, Doncaster East (Persons)



By Household Type

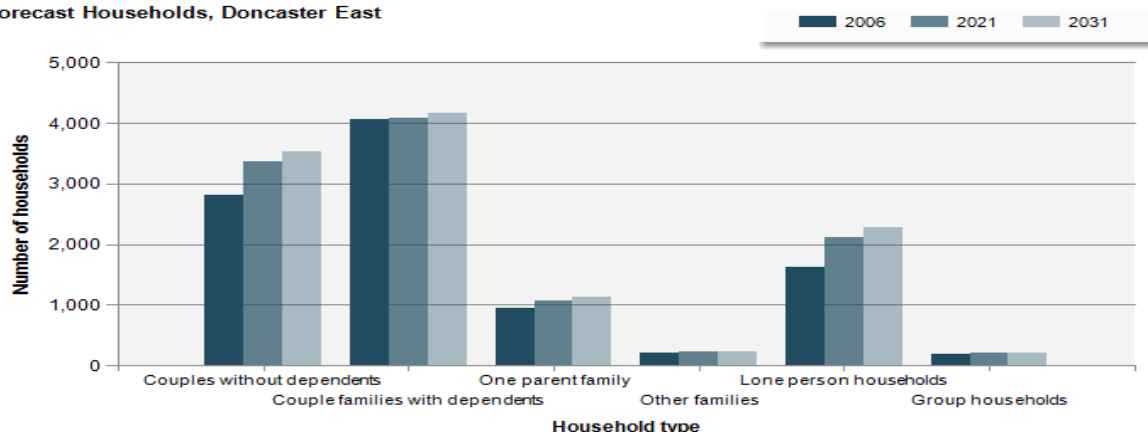
In 2006, the dominant household type in Doncaster East was Couple families with dependents, which accounted for 41.3% of all households.

The main changes in household type between 2006 and 2021 are forecast to be:

The largest increase is forecast to be in Lone person households, which will increase by 484 households, comprising 19.0% of all households, compared to 16.5% in 2006.

In contrast Couple families with dependents are forecast to increase by 23 households, to comprise 37.0% of all households in 2021, compared to 41.3% in 2006.

Forecast Households, Doncaster East



Major Migration Assumptions

Stable migration profile expected across the 2006-2021 period

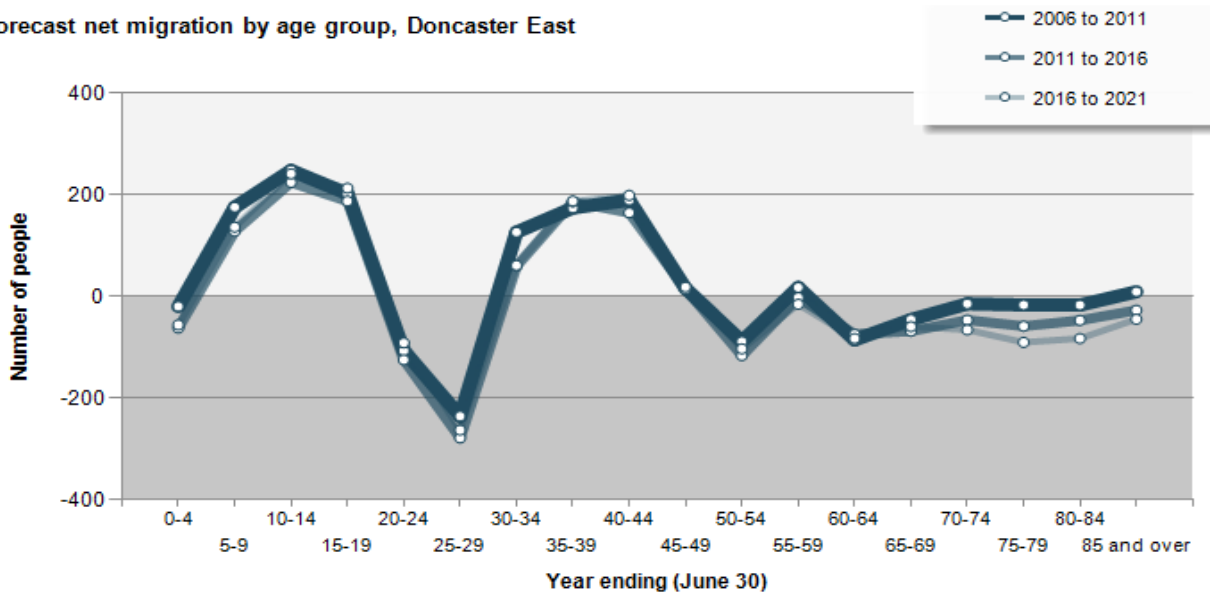
Significant gain of established and mature families (30-44 years and 5-19 years)

Minor gain of young home leavers (18-19 years)

Minor loss of young couples (20-29 years)

Minor loss of empty-nester and retiree age groups (50-74 years)

Forecast net migration by age group, Doncaster East



Current Participation within Manningham

References:

Australian Bureau of Statistics

<http://abs.com.au>

Australian Bureau of Statistics, 2006 Census of Population and Housing)

i.d Community Profile Manningham 'Usual' data

Appendix 4

Zerbes Reserve Safety Management Plan

Review of Grounds 22 October 2009 to Identify Risk Issues at 293 Blackburn Road, Doncaster East 3109

Assessed by Dave Dickinson, Principal Consultant (SHE Q RMS), Deby Ruddell, SHE & Risk Management Consultant

Accompanied by Julie Wilson, Recreation Planner, Lucinda Bakhach, Senior Recreation Planner

The following are issues identified on the day of the site visit. These are listed to assist in designing out risk when implementing the proposed Zerbes Reserve Safety Management Plan.

Risk	Area	Concern	Images
Public Liability Risk	Road condition	Uneven and pot holes	Image 1
	Play ground	Mulch under swings has worn down making the swings quite high off the ground and the ground under the swings is hard	Image 2
	Throughout the Reserve	Pines look very unhealthy	Image 3
	Pedestrian path	Shared bike / pedestrian path proposal must take into consideration the email from our PL insurer below and the guidelines from Bicycle Victoria - http://www.bv.com.au/bike-futures/10565/ .	Image 4
	Pavilion	Is the Pavilion floor to ceiling windows safety glass?	Image 5
	Oval	Scoreboard steps deteriorated	Image 6
	Between oval and cricket practice nets	Potential hidden hazard drain next to cricket practice nets	Image 7
	Pavilion	Spectator seating deteriorated splintering and collapsing. Seating that has been removed has left tripping hazards.	Image 8 Image 9
Fire Risk	Re-vegetation area and near Scout Hall	Dead trees in re-vegetation area and near Scout Hall	Image 10 Image 11
Storm / Flood Risk	Scout Hall	Tree branches in gutters	Image 12
	Toilets	Flat roof of toilets with trees hanging over	
Arson Risk	Pavilion	Bins unsecured at pavilion. Evidence of fire in bins.	Image 13 Image 14
	Toilet block	Pile of mulch next to tree	
Public Liability Risk	Signage	Outdated and insecure	Image 15 Image 16
Public Liability Risk	SES building site	SES building that has been removed. Hazard.	Image 17

