

BAXTER PARK MASTER PLAN

Frankston City Council

JUNE 2004



G A R R Y H E N S H A L L & A S S O C I A T E S P T Y L T D

in association with

T E R R A F O R M A P T Y L T D

D A V I D M C C U B B I N
L A N D S C A P E A R C H I T E C T

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- *David Gray* (Project Manager), Open Space Coordinator
- *Lynda Counsell* Recreation & Environment Coordinator
- *Jacqui Anderton* Recreation Planner
- *Mark Batty* Environment Coordinator
- *Rachael Dann* Senior Landscape Architect

Implicit to the success of any planning process is the level of contribution of those who have a specific interest in the project. In this case, the master plan for Baxter Park is a reflection of the collective experience and interests shared by specific stakeholders for Baxter Park. To this end, consultants wish to formally acknowledge and thank the following individuals for their contribution to the project.

- *Colin Nicholson* Baxter Junior Soccer Club
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- *Wayne Landry* Baxter Cricket Club
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- *Mike Kuno* Bowmen of Frankston
- *Norm Jardine* Heatherhill Cricket Club
- *Tracey Smith* Mornington Peninsula Horse & Pony Club
- *John Shea* Baxter Tennis Club
- *Marie Alaimo* Baxter Tennis Club
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- *Mark Doyle* Team Leader, Active Reserves, Frankston City Council
- *Mark Rose* Baxter Park Caretaker, Frankston City Council
- *Gary Slack* Manager Properties, Frankston City Council
- *John Eilcher* Senior Planner, Frankston City Council
- *Elizabeth Charalambakis* Recreation Development Officer, Frankston City Council
- *Alan Mc Gregor* Cultural Development Coordinator
- *Dennis Prenderghast* Manager Recreation, Mornington Peninsula Shire Council
- *Miranda Cox* South East Equine Network

Consultants would also like to thank the many local residents and club representatives who contacted our office and attended workshops and planning meetings throughout the course of the project.

Finally, the Baxter Park master plan has been prepared by Garry Henshall & Penny Wilkinson from Garry Henshall & Associates. We wish to formally acknowledge and thank the contributions from Geoff Parr-Smith, Terra Forma Pty Ltd and David Mc Cubbin, Landscape Architect, each of whom have made important contributions to the development of the evidence and master plan for Baxter Park.

EXECUTIVE SUMMARY

Introduction

Garry Henshall & Associates has been commissioned by Frankston City Council to prepare a master plan for Baxter Park, Baxter. This report provides the evidence that has shaped the recommended development direction for Baxter Park. This report also describes the implementation program and resultant resource implications required to develop Baxter Park as outlined in the master plan.

Baxter Park provides an important recreation setting for the local community. It provides facilities and infrastructure to support participation in tennis, soccer, cricket, football, equine activity and archery. The park also provides an important setting for passive recreation activity, such as walking the dog, free play and enjoying the natural environment. Equally important to the recreation significance of the reserve, is the State significant vegetation that it contains.

Baxter Park is approximately 60 hectares in size, is Crown Land, and is managed by Frankston City Council under the Crown Land (Reserves) Act 1978. Given the environmental and recreational significance of the reserve, the Council has commissioned the master plan for the reserve.

The aim of the project, as defined within the project brief, is to develop a master plan for Baxter Park that is consistent with Council's Community Plan and has strong community support. Specific objectives for the project were identified as follows:

- *To determine current usage of Baxter Park by sporting and community groups and establish formal and informal usage*
- *To identify any new recreation / tourism opportunities that may be appropriate for Baxter Park*
- *To undertake extensive community consultation with the user groups and local residents to establish current and future needs and issues*
- *To produce a landscape plan of the site*
- *To provide costed options for the development of existing or new facilities, reflecting optimum multi purpose usage and existing infrastructure and facilities*
- *To provide a prioritised development strategy that includes indicative costings to guide the Capital Works Program for the reserve.*

Study Methodology

Underpinning the study process has been the active engagement of residents, sporting clubs, relevant organisations and Council representatives. Each stakeholder has made an important contribution to the development of the plan through a thorough and inclusive consultation program. Consultation strategies have consisted of the following:

- Press releases submitted in local papers to inform local residents of the project, the impact to Baxter Park and the capacity to contribute to the planning process
- Planning workshops with each tenant sporting club. The focus of each workshop was to clarify usage patterns, identify & discuss strengths and weaknesses of the park, identify key issues and development priorities for each Club, and finally, to identify resourcing capacities. A total of six workshops were conducted as part of this process

- Conduct a public information and feedback session to present a draft master plan to local residents and club representatives. Approximately 50 community representatives attended this meeting.
- Complete a series of interviews with various community and Council representatives through a mix of on site visits, one on one interviews, telephone discussions and emails

In addition to the information and feedback that has been secured from community consultation strategies, a number of existing strategic planning documents and information sources have guided the planning context for this project. Frankston City Council has over time established a wide body of evidence which has contributed to this project. Information sources have included the following:

- Playground Strategy, 2001
- Vegetation Study, 1997
- Sporting Pavilions and Grandstand Building Audit, 2002
- Use of Reclaimed Water, Guidelines, 2002
- Fire Management Works Plans for Nature Reserves, 1999
- Frankston City Plan 2002 – 2005
- Sports Development Strategy (Draft), 2001
- Baxter Woodland Equestrian Reserve, 2000
- Mornington Peninsula – Western Roadsides Management Plan
- Frankston Planning Scheme
- Frankston City Council Community Profile information, sourced from ID Consulting

Key Issues Impact Baxter Park

The outcome of each community consultation strategy and a review of the planning context have framed a number of critical issues that have defined the scope and direction of the master plan for Baxter Park. Critical issues were identified as follows:

Recognising and regenerating vegetation & significance

A major outcome of the project has been the identification of native vegetation that is considered to be of high conservation significance, higher than has been recognised in previous reports or studies. Most of the forest is rated as of high regional to high local significance, with one small patch (a patch of Snow Gums near the tennis courts), is of High Regional significance, albeit a very small stand of trees.

Whilst native vegetation in Baxter Park is of considerable conservation importance, it is in poor condition and has been severely disturbed by loss of Eucalypts (apparently due to insect attack), substantial weed invasion (particularly of Pittosporum and Sallow Wattle) and loss of native species diversity, possibly related to the absence of fires in the Park.

As a result, active intervention is required to improve existing vegetation, to bring vegetation quality to level consistent with the significance of the area and the importance of Baxter Park generally as a conservation reserve.

An assessment of the current vegetation significance has formed the following statement of environmental significance for Baxter Park.

The conservation significance of open forests in Baxter Park is assessed as follows:

- Mealy Stringybark Mixed Open Forest – Coast Manna Gum – Narrow-leaf Peppermint: Regional – High Local significance

- Snow Gum Open Forest: High Regional (approaching Statewide) significance.

All of the open forests in the Park should be subject to management for conservation purposes.

The designation of areas as being of Regional or higher (Statewide or National) significance has implications under the Victorian Government's Vegetation Management Framework. Sites designated as significant under the Framework are subject to specific planning controls restricting development that would destroy or impact on the vegetation. A permit to clear vegetation would require approval of the Minister for Sustainability and Environment and any such permit, if allowed, could be expected to require a high level of mitigation, i.e. substantial replanting of equivalent vegetation on the purchase and contribution of areas with similar vegetation into a conservation reserve.

Overall, vegetation protection and improvement, landscaping and development should occur broadly throughout the Park and should be integrated with other aspects of recreation development. The following list of relative priorities for vegetation management is given to provide broad guidance in sequencing and budgeting for this work. The list is based on the conservation importance of the various vegetation types, and a few other urgent priorities.

Work should be undertaken in roughly the following order:

1. *Watsonia* control on the dam wall and around the Sages Road wetland area.
2. Eliminate *Acacia elata*.
3. Form a Friends of Baxter Park group.
4. Hard rubbish removal.
5. Woody weed removal in the Snow Gum Open Forest.
6. *Pittosporum* and Sallow Wattle removal throughout the open forest area, commencing in the Equestrian Area.
7. Review of recent landscape plantations, to remove invasive and inappropriate non-local species.
8. Re-establishment of Eucalypt overstorey in the open forest area.
9. Planting to create the extension to the Snow Gum area.
10. Remove and replace Sallow Wattle where forming thickets through the open space parts of the Park.
11. Establish the Sages Road retarding basin wetland.
12. General replanting to improve the diversity and native content of the open forest areas.
13. Other works indicated above.

General landscaping throughout the open space area is likely to be designated priorities related to the development of recreation facilities.

Developing single versus multi use facilities

There is a clear trend for recreation facilities to accommodate a broad range of user groups and community needs, and in turn, accommodate wide community use. In order to do so, the emphasis of new facilities is to provide flexible areas that have the capacity to cater for a broad range of needs and to accommodate changing needs as broader community facility needs change over time.

Consultants have investigated the capacity for the development of a shared use facility at Baxter Park and discussions were conducted between soccer and cricket

clubs. These Clubs, due to the close proximity of all playing surfaces, were identified as the only option of potential shared use.

Consultants have not recommended a shared facility to be incorporated in the master plan due to:

- Split level of the playing surfaces
- Requirement for the facility to have lift due to split levels, and the subsequent capital cost implications
- The location of the main access road in relation to the preferred location of the shared facilities.
- The capacity of both sporting clubs to make significant financial contributions to the development costs

Notwithstanding the above issues, as a matter of principle, there is opportunity for all existing sporting pavilions to provide for broader community use, such as for private functions and/or community events. Such use may be considered within the context of future tenancy negotiations with each sporting club.

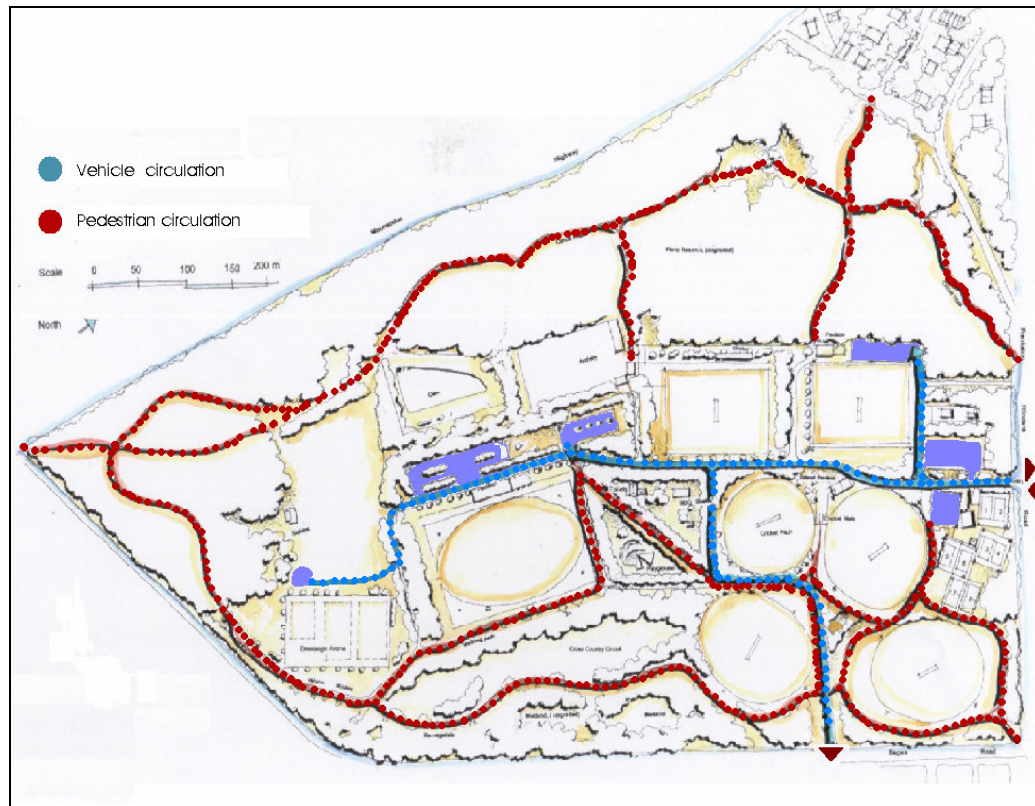
Pedestrian and vehicle entry and circulation

The majority of visitors drive to access Baxter Park. Whether sports players, spectators or visitors who drive to run their dogs off lead, the master plan for Baxter Park is required to cater for high traffic loads. This is especially so during weekend sporting activity competition.

Consultation processes have identified that the Sages Road entry to the reserve is a safety concern specifically to Horse & Pony and Football visitors. The entrance from Sages Road is recognised as a poor entrance to the park on the basis that:

- There is no turning lane for vehicles making a right hand turn to the park
- The bend to the east of the Sages Road entrance is located approximately 50m behind the entrance, and therefore giving little warning to slow down for turning traffic.
- Whilst there is a turning lane for vehicles turning left into the reserve, it is under the length of lane prescribed by Vicroads
- There is no clear identification of the entrance
- Compounding this issue is that Sages Road is a major access point linking the Moorooduc Highway with all Baxter and Tooradin traffic.

The draft master plan has proposed an improved vehicle and pedestrian network as is illustrated in the below illustration.



The proposed circulation plan for Baxter Park aims to provide a free – flowing, safe and accessible plan for all visitors entering the park by either car or by foot.

Critical to the success of traffic flow within the reserve is the performance of the central access road. Given the number of cars using the park, particularly over weekend sporting periods (for example there are approximately 180 cars associated with Saturday afternoon cricket), it is important that the access road be of sufficient width and durability to cater for high vehicle loads. Similarly, the circulation plan incorporates an additional car parking areas to remove any congestion associated with cars parking on the side of access roads.

Key components of the proposed circulation plan for Baxter Park are as follows:

- Comprehensive network of trails throughout the reserve
- Dual lane vehicle access through the central spine of the reserve, with access from Frankston Flinders Roads, past four parking bays servicing each of the sports playing surfaces to a new through to a new carpark supporting the equine area
- All vehicle access roads sealed with curb and channel
- A single lane access road exiting Sages Road, providing left hand turning lane only. The recommendation is made in light of the volume of traffic on Sages Road (and the inherent difficulty to cross traffic to turn right) and the proximity to the Baxter roundabout
- Development of new carparking areas to provide formalised and accessible parking bays to remove parking on vehicle thoroughfares
- Removal of the existing Sages Road entrance road
- The capacity to access all sports playing areas through a primary point of entrance located on Frankston Flinders Road

Creating a dynamic community focal point

The extent of community participation throughout the consultation process highlights the value that local residents have placed upon Baxter Park. Feedback from the household surveys and from the community meeting has reinforced the value of the reserve in terms of:

- the importance of the environment to the local character of the community
- the significance of the sporting clubs and their collective capacity to cater for a broad range of sporting interests and age groups
- the importance of the reserve as a wide open area to play

Collectively, each of the above values reinforce the capacity of Baxter Park to provide an important meeting place and focal point for people of all ages and interests living in and around Baxter. The Baxter Park master plan aims to provide a clear opportunity to strengthen the reserve as a dynamic focal point for community activity.

The proposed master plan has aimed to develop a flexible and dynamic community space through:

- the integration of existing sports precincts throughout the reserve through an network of walking trails
- use of interpretive signage throughout the Park which reflects both the environmental and historical sites and points of interest
- create a central recreation hub which is focused upon catering for family and children's play, community events and social interaction
- recommending the formation of a Friends of Baxter Park group which consists of recreation and sporting clubs who use the park and local residents, as a means to foster community involvement in the planning and development of the Park and resolve day to day usage issues as they arise.



Development of sustainable and quality sporting experiences

Each sporting club at Baxter Park has funded the development of its facilities. Each Club has made, and has identified that it will continue to make, substantial financial contributions to the development of facilities it does not own or will realise any direct return on investment.

Participation in sport is a very positive activity for communities. It provides the catalyst for people to get together, strengthen social networks and improve the physical health. This in turn creates flow on benefits to the broader community. Baxter Park makes a profound contribution by enabling over 800 people to derive such benefits

through participation in sport. This alone creates a mandate for Council - a mandate to support participation in sport through the development of facilities and partnerships with sporting Clubs that create sustainable and quality sporting opportunities for all residents. To this end, the development of sporting facilities does not sit with either sporting clubs or Council alone. Rather, it sits squarely upon the shoulders of both.

On this basis, the proposed master plan for Baxter Park incorporates a series of works targeting each of the pavilion facilities supporting each sport and recreation club based at the reserve. Works targeting sporting pavilions have been developed and prioritised with reference to:

- the degree to which the works represent a basic minimum standard for a community facility (such as toilet facilities for the Mornington Pony Club and roof replacement for the Baxter Soccer Club Pavilion)
- the extent to which the works will demonstrably increase the quality and extent of sports participation (such as additional tennis courts and floodlighting for the Baxter Tennis Club), and
- the extent to which works will increase the profitability and capacity for the Club to strengthen non sporting, but essential, club activities (such as improved kitchen facilities for the Baxter Cricket Club).

Strengthening partnerships between stakeholders

All Clubs and stakeholders for Baxter Park operate independently of each other. Testimony to this is the lack of communication between all of the user groups at the Park and the lack of any shared developments or functions between Clubs. The community meeting that was conducted in July as part of this project, was indeed the first occasion that many Club representatives had met each other, despite occupying the same venue for many years.

There are a number of advantages associated with strengthening communication links and partnerships between a number of interest groups within Baxter Park. Indeed, consultants are of the firm belief that in addition to capturing economies of scale, shared projects act as a catalyst to strengthen communities through exchanging ideas, developing shared directions and achieving win-win outcomes.

This report has flagged the benefits of establishing a "Friends of Baxter Park Group" with the view that it provides a means of engaging a range of stakeholders in the development of the master plan and strengthening community linkages and commitment to the reserve.

Development Statement

A review of the planning context and the implementation of a diverse and inclusive consultation process have shaped a clear development direction. Implicit to the proposed master plan for Baxter Park is that its direction has been formulated and is agreed to by all stakeholders that use, influence or have an interest in the Baxter.

To create a dynamic focal point for community activity within a setting that is rich in opportunity, character and environmental heritage.

The master plan has been prepared on the basis of the following objectives:

1. Strike an equitable balance between sport and recreation pursuits and the impact that such activities have upon the natural environment
2. Create an environment that promotes the sustainable operational of all tenant groups at the Park

3. Create a central play hub which is accessible to all people irrespective of age, gender or ability and create a flexible open space areas for community celebrations and events
4. Introduce a safe and sustainable network of circulation points for vehicles and pedestrians
5. Recognising the significance of the native vegetation within Baxter Park:
 - a. Manage native vegetation (open forests) primarily for conservation purposes, allowing appropriate recreation use in the equestrian area
 - b. Promote the re-creation of vegetation types identified as pre 1770's EVC's in the area (Grassy Woodland and Swamp Scrub)
 - c. Manage the area of Snow Gum open forest as a high quality remnant of a rare and threatened community
 - d. Promote the use of local plant species for landscaping recreational areas
6. Reinforce the significance and value of Baxter Park through a mix of interpretive initiatives which promote community interaction and understanding of the local environs.

Resourcing Priorities & Implications

In light of key issues impacting Baxter Park, the master plan has proposed an extensive program of works, spanning over a 10 year period. Total works have been costed at between \$1.5 and \$1.9m and the main items are detailed as follows (refer to Appendix H for details):

Objective	Proposed Works	Capital Impact
<p><i>To strike an equitable balance between sport and recreation pursuits and the impact that such activities have upon the natural environment</i></p> <p><i>Create an environment that promotes the sustainable operational of all tenant groups at the Park</i></p>	<p>That Council adopt the Baxter Park Master Plan, and in doing so, recognise that Baxter Park cannot sustain further sporting activity at Baxter Park. Rather the focus of the master plan is to manage existing levels of sporting activity, and strengthen the passive recreation and conservation values of Baxter Park</p>	Nil
	<p>Baxter Tennis Club</p> <ul style="list-style-type: none"> • Construct a further three entout cas tennis courts, including lighting • Replace fencing surrounding the Club and tennis courts • Construct a hit up wall which allows for tennis and broader community use <p>Baxter Cricket Club</p> <ul style="list-style-type: none"> • Relocate practice wickets to allow for appropriate run up area • Construct an additional practice net and include chain mesh roofing for nets (3) • Improve provision for spectators through provision of raised, mounded areas and cluster planting to allow for additional shade • Upgrade pavilion to allow for further change rooms, improved kitchen & social room or combine facilities for joint use with Soccer (option 2 – see Appendix H)) <p>Baxter Junior Soccer Club</p> <ul style="list-style-type: none"> • Upgrade floodlighting on front soccer pitch and install new lighting for western pitch • Replace pavilion roof • Extend the pavilion to allow for female change rooms or combine facilities for joint use with Cricket (option 2 –see Appendix H) • Upgrade kitchen facilities in accordance to OHS requirements • Improve provision for spectators through gravel paths connecting soccer pitches and erections of spectator shelters on the north bank of the western pitch <p>Frankston Bombers Football Club</p> <ul style="list-style-type: none"> • Extend the pavilion to allow for increased visitor change rooms and umpires rooms <p>Mornington Horse & Pony Club</p> <ul style="list-style-type: none"> • Extend pavilion to allow for toilet facilities, incorporating a unisex/disabled facility. • Construct an all weather ménage • Introduce a cross country course for at the southern end of the Park 	\$674,000

Objective	Proposed Works	Capital Impact
Create an accessible play precinct for all people regardless of age, gender or ability and create a flexible sport for community celebrations and events.	<ul style="list-style-type: none"> Remove the existing playground and replace with a centrally located play "hub". Adjacent to the play hub, develop a mix of supporting amenities that are aimed to promote family gatherings and play. Supporting amenities to include: <ul style="list-style-type: none"> - BBQ's - Gazebo / Shelter - Drinking fountain - Public Toilet block (incorporating access for people with a disability) Recognising the proposed central location of a new toilet block, that the current toilet blocks (3) should be removed. 	\$214,250
Introduce a safe and sustainable network of circulation points for vehicles & pedestrians	<ul style="list-style-type: none"> Relocate the Sages Road entrance east to improve visibility of vehicles entering and existing Baxter Park Seal all internal access roads and parking areas within the Park to accommodate disabled access and to reduce ongoing grading of current roadways Establish a walking trail network within the park, connecting to existing on road and off road paths outside of the Park Introduce landscaping treatments to separate play and walking areas within the park to vehicular areas, such as the use of bollards, planting and / or different land levels. 	\$489,874
Recognise and support the significance of the native vegetation within Baxter Park	<p>Proceed with the landscape implementation plan, as documented in detail in Appendix D, which is guided by the following areas of focus:</p> <ul style="list-style-type: none"> Manage native vegetation (open forests) primarily for conservation purposes, allowing appropriate recreation use in the equestrian area Promote the re-creation of vegetation types identified as pre 1770's EVC's in the area (Grassy Woodland and Swamp Scrub) Manage the area of Snow Gum open forest as a high quality remnant of a rare and threatened community Promote the use of local plant species for landscaping recreational areas 	\$34,375
Reinforce the significance and value of Baxter Park through a mix of interpretive initiatives which promote community interaction and understanding of the local environs.	<ul style="list-style-type: none"> Erect signage at the entrances to Baxter Park in a manner that showcases the range of the opportunities available at the park and demonstrates the important environment that it sits within Construct a viewing tower within the bush reserve to highlight the size of the park and the broader Baxter environs Install a series of interpretive signs along walking trails throughout the environment to highlight areas of environmental significance To investigate opportunities for community art initiatives within the park as a means of interpreting the character of the local area through art forms 	\$35,800
To manage the implementation of the master plan in a manner that engages Council, sporting club and resident representatives in the planning, funding, design and construction phase of the project.	<ul style="list-style-type: none"> Form Friends of Baxter Park group. Commence negotiations with Clubs to formalise occupancy agreements in a manner that is consistent with Council policy, defines mutual responsibilities and highlights the capital contributions made by Council and Clubs in the development of sport and recreation facilities. 	Nil
Complete further investigation to clarify the impact of the master plan	<ul style="list-style-type: none"> Complete an access audit for all built facilities within Baxter Park to identify specific works associated with disabled access which will need to be accommodated as part of any future works to such buildings Complete an impact assessment of sealing all access roads and carparks within the park, with particular reference to additional surface run off and drainage requirements, and Complete an engineering assessment of the dam wall prior to the determination of the ultimate use of the dam site and ongoing role of the dam as a water storage facility 	To be determined

Objective	Proposed Works	Capital Impact
	<ul style="list-style-type: none">Assess the future power supply needs for the Reserve, in light of the additional electricity demands that will emanate from electrical BBQ's at the site.	

1. Introduction

Sport and recreation is an essential commodity to community life. It provides an opportunity for people of all ages and abilities to build social networks, develop new skills and enjoy the health benefits derived from participation in physical activity.

Implicit to sport and recreation facilities is that they accommodate a broad range of needs and that they allow for wide community access. Recognising that recreation participation evolves over time with changing community profiles, participation trends and social agendas, the cornerstone of effective recreation environs is that they have the capacity to evolve with the community and cater for its community's needs both now and in the future.

The City of Frankston has engaged Garry Henshall & Associates to prepare a master plan for Baxter Park. Master planning for open space provides an important process which:

- identifies and quantifies current usage patterns and demands, together with clarify key issues associated with such usage and demands
- clarifies the planning context for the park, keeping in mind statutory planning influences, resource capacities and projected community profiles, and
- maps a strategic development response, aiming to balance a broad range of interests and objectives for the reserve.

Underpinning the planning process is the active engagement of those who have an interest in the reserve. For this project, specific stakeholders have included Council, local residents and the sporting Clubs that use the reserve on a regular basis. To this end, the focus of the master plan is to facilitate a planning process that:

- engages each stakeholder through a range of consultative processes
- develops a sense of shared direction, as opposed to singular points of view
- creates opportunities to achieve economies of scale through shared developments, and
- encourages stakeholders to listen to and understand broader community interests for Baxter Park, outside of their own specific area of interest.

This report provides the evidence of the research and outcomes of community consultation, all of which have directly influenced the development direction of the Baxter Park master plan. In accordance to the requirements of the project brief, this report documents:

- current usage and resultant issues associated with current usage of Baxter Park
- the justification for the direction of the design
- design objectives and description
- colour A3 plans of the proposed master plan
- cost estimates for works proposed for Baxter Park in order to implement the master plan
- a 10 year implementation plan which prioritises works and identifies project partners, and
- identifies potential funding sources relevant to specific works within the master plan.

This report has been prepared by Garry Henshall & Associates, with additional contributions provided by Terra Firma Pty Ltd and David Mc Cubbin, Landscape Architect.

2. Project Background

Recreation can mean many things to many people. For this project, recreation is simply the activities that people participate in during their leisure time. This being said however, recreation is an abstract concept, in which there is no one universally accepted definition. In brief, it is important to note range of dimensions that embody recreation. They include:

- Recreation as a "needs-serving experience". In this context, recreation acts as the catalyst to satisfy individual needs, such as physical fitness, improved coordination or skill development.
- Recreation as a commodity to individuals & society. This context identifies the broader social benefits that are associated with recreation participation, such as team work and community participation.
- Recreation as the derivative of the experience. Rather than the physical activities or services, in this definition, recreation can be considered as the emotional state derived from involvement. Implicit with this meaning is the requirement for recreation to be viewed as worthwhile.

"Regardless of what we perceive the word to mean, in practical terms, recreation appears to be good for individual people and collectively for the community... It follows that improving people's satisfaction with recreation will increase their well-being and their quality of life. All providers of such service – public, voluntary and private – have a role to play. It is local government however, with its mandate to educate and serve its citizens, which has the responsibility to ensure opportunity for all."¹

Baxter Park provides an important recreation setting for the local community. It provides facilities and infrastructure to support participation in tennis, soccer, cricket, football, equine activity and archery. The park also provides an important setting for passive recreation activity, such as walking the dog, free play and enjoying the natural environment. Equally important to the recreation significance of the reserve, is the State significant vegetation that it contains.

Baxter Park is approximately 60 hectares in size, is Crown Land, and is managed by Frankston City Council under the Crown Land (Reserves) Act 1978. Given the environmental and recreational significance of the reserve, the Council has commissioned the master plan for the reserve. The project brief has identified the following aims and objectives.

Aim *To develop a master plan for Baxter Park that is consistent with Council's Community Plan and has strong community support*

Objectives *To determine current usage of Baxter Park by sporting and community groups and establish formal and informal usage*

To identify any new recreation / tourism opportunities that may be appropriate for Baxter Park

To undertake extensive community consultation with the user groups and local residents to establish current and future needs and issues

To produce a landscape plan of the site

To provide costed options for the development of existing or new facilities, reflecting optimum multi purpose usage and existing infrastructure and facilities

To provide a prioritised development strategy that includes indicative costings to guide the Capital Works Program for the reserve.

¹ Torkildsen, George, *Leisure and Recreation Management*, Fourth Edition, Chapman and Hall, 2000 Page 59.

3. Planning Context

3.1 BENEFITS APPROACH TO SPORT & RECREATION

Understanding the benefits of leisure is an important positioning activity. With this is the concept in that the development of recreation facilities is not the end product, but rather it is the benefits that are derived which are required to be the core focus.

“The benefits approach to leisure rests on the premise that the purpose of leisure participation is to derive specific beneficial outcomes to individuals that may in turn provide benefits to the community, to the economy and to the environment.

Such an approach is rather different to that which focuses on providing resources per se as an end product and that which assumes unquestionably that the provision of resources will support the most appropriate mix of uses and provide worthwhile positive outcomes.”²

Research shows that leisure benefits are of four clear types. These are:

1. **Personal Benefits** incorporate individually focused outcomes such as improved physical fitness, developing leadership skills and meeting new people.
2. **Community Benefits** refer to the collective gains as a result of recreation participation. These may include reduced medical expenses resulting from an active community, enhanced community pride and reduced vandalism.
3. **Economic Benefits** of leisure participation incorporate benefits such as employment generation and the purchase of goods and services.
4. And finally, the **Environmental Benefits** category incorporates benefits such as habitat protection and sustainable use of resources.

An awareness of the underlying beneficial outcomes which are derived from participation will directly shape the direction of the master plan for Baxter Park.

3.2 POLICY CONTEXT

Appendix A provides a literature review of relevant council reports and policies. Each of these contributes to the policy context which the master plan for Baxter Park must fit within.

Consultants have reviewed the following policies and research documents:

- Playground Strategy, 2001
- Vegetation Study, 1997
- Sporting Pavilions and Grandstand Building Audit, 2002
- Use of Reclaimed Water, Guidelines, 2002
- Fire Management Works Plans for Nature Reserves, 1999
- Frankston City Plan 2002 – 2005
- Sports Development Strategy (Draft), 2001
- Baxter Woodland Equestrian Reserve, 2000
- Mornington Peninsula – Western Roadsides Management Plan
- Frankston Planning Scheme

² Parks & Leisure Australia, Benefits of Aquatic & Indoor Recreation Facilities, 2002.

The following provides a list of the range of planning implications arising from the review of information sources. Each of these need to be considered in context to the development of the master plan for Baxter Park.

Baxter Woodland Equestrian Reserve, 2000

The Study was initiated to manage sporting activity sustainably, maintain environmental values and to protect regionally significant vegetation. The study focused upon the equestrian area, archery and woodland area. It makes the following relevant points:

- The reserve is essentially an island of native vegetation with few opportunities for linkages with other areas of open space or bushland
- Existing equestrian usage levels have resulted in adverse effects such as ground compaction, pugged and boggy areas, erosion of tracks and depletion of ground cover
- The equestrian club and Council are responsible for vegetation management. There has been minimal involvement from Council
- Slashing is recommended to remove the build up of vegetation to allow for light and moisture to begin germination
- The club require direction on appropriate timing and method of slashing / clearing cross country trails to prevent adverse weed seed dispersal, avoiding curring during flowering /seeding periods for indigenous vegetation and timing to coincide with fire prevention strategies

A number of small equestrian tracks result in many areas which are isolated and vulnerable to edge die back. The Clubs have developed a number of tracks to cater for a broad range of ages and equine riding abilities. The principle problem is too many tracks with the associated erosion problems. More inputs are required if the Reserve is to be managed in a sustainable manner to support equestrian use.

Environmental Management Guidelines, Use of Reclaimed Water, EPA, 2002

- This report provides the statutory context and management guidelines for the development of recycled water initiatives. The report provides water class descriptions and is relevant given current works on site to use treated water for ground irrigation purposes.

Frankston Community Plan

- Under Section 153A of the Local Government Act, Council is required to prepare a three yearly corporate plan. The Frankston Community Plan is Council's response to this statutory obligation and is a principle strategic planning document.
- The Community Plan describes a range of objectives and strategies which will influence the scope and scale of the development of Baxter Park and indeed the process of developing the master plan.
- Key planning areas that impact the master plan for Baxter Park include planning & design, foreshores, waterways & natural reserves, biological diversity, parks & reserves and aquatic & sporting facilities

Fire Management Works Plans for Natural Reserves, 1999

- The report fulfills a statutory responsibility of Council to develop fire preventions strategies in an endeavour to minimise potential loss of life and property damage caused by fire.
- Specific features of the plan are directed at providing clear signage to the service road, improving and extending the existing slashed firebreak, undertake progressive woody weed removal, educating and raising user groups awareness to minimise fire risk, patrolling the reserve during fire

danger period, place signs to advise visitors to encourage user monitoring and burn small sections of the reserve for ecological management purposes.

Frankston City Vegetation Study, 1997

- The focus of the study was to develop an inventory of vegetation remnants for the City, including statements relating to condition and significance
- Baxter Park has been identified as a site of regional significance
- In addition to this, the report identifies the importance of the small stands of Snow Gums to the south of tennis courts, and subsequently recommends new planning provisions to protect the area

Playground Strategy, 2001

- The strategy identifies poor provision and standard of play facilities within Baxter Park, recommending the upgrade of the site to cater for local residents and park visitors
- Whilst equipment which did not comply to ASS regulations has been removed, there have been no improvements to play facilities since the completion of the strategy
- A notional estimate of \$23,950 has been earmarked for play facilities, incorporating paths and seating.

Sports Pavilions & Grandstands Building Audit, 2002

The focus of the study was to provide a basis of information and support Club and Council spending on upgrades, replacements or redevelopments of pavilions across the City. Tennis and equestrian facilities were not included in this report.

- \$18,500 works were identified for the football / cricket pavilion
- \$13,600 works were identified for the rugby / cricket pavilion
- \$29,200 were identified for the soccer pavilion (inc. roof replacement)

Frankston Planning Scheme

- The municipal planning scheme (MSS) is a statutory obligation of all local governments, and provides the necessary planning framework to guide the scope and nature of developments throughout the City.
- The public is public Crown land which is managed by the City of Frankston. The site also includes a wedge of land which is the former Baxter School Plantation Reserve. Recognising the public nature of the reserve, the site is zoned Public Place, Recreation Zone.
- There are a number of overlays which impact the development of the reserve. Of note is the Environmental Significant Overlay (ESO1) which includes all of the natural reserve area to the north of the reserve (incorporating Moorooduc Highway), and extends to the roadside boundary on the Frankston – Flinders Road. Native vegetation within this area is recognised as being of regional significance.

Other planning issues impacting Baxter Park are as follows:

- Residential developments are proposed to the east of the Frankston Flinders Road, and west of Stots Lane, extending north to Woodside Avenue.. The development consists of 2,500 square meter lots (minimum lot size).
- A development concept has been prepared east of Stotts Land extending to the boundary of the proposed Mornington Freeway. The plan proposes a total of 203 lots, with lot sizes ranging from 1,000m² to 2,000m².

- The proposed Mornington Peninsula Freeway will pass the Park. Melways references suggest that on/off ramps will maintain access to the park.

Sports Development Strategy, 2002

- The Sports Development Strategy provides an inventory of current sports facilities, a description of future sporting facilities and the standard that these are to be provides and the future operational needs of local clubs and associations in order to build strong and vibrant sporting opportunities within the City.
- It identifies the following influencing factors:
 - Council policy to not contribute to sports facilities that are of the exclusive benefit of club members
 - The condition of existing infrastructure, including its inability to accommodate current usage levels at reasonable standards
- The strategy defines a hierarchy of sporting facilities, including:
 - Regional Facilities – specialised facilities catering for a large catchment area
 - District level Facilities – cater for the majority of senior level competition, including cricket and football facilities
 - Local Level Facilities – primarily cater for junior competition and are evenly distributed throughout the municipality
- It makes the following recommendations and comments in relation to Baxter Park:
 - Existing sports infrastructure has been classified as local and district level, however given the size of area, it is well placed to accommodate Regional level sporting infrastructure for some sports
 - The reserve suffers from a lack of coherent planning, with a number of facilities duplicated on the site
 - There is a requirement for a master plan to assess usage needs, and in turn provide a planning framework for the site. The report makes the following specific comments in relation to the scope of the master plan
 - Review the appropriateness of the equestrian facilities
 - Give consideration to relocating equestrian use within the park
 - Consider the capacity to rationalise sporting pavilions from three to one
 - Develop strategies to maximise usage of facilities
 - Develop a regional level facility at the site for equestrian use

3.3 COMMUNITY PROFILE

The 2001 resident population is estimated at 110,179³. This represents an annual rate of growth in the order of 0.19% since 1996. Frankston City's population is expected to continue to rise to 129,515 in 2021, representing an annual increase of .88% over a twenty year period.

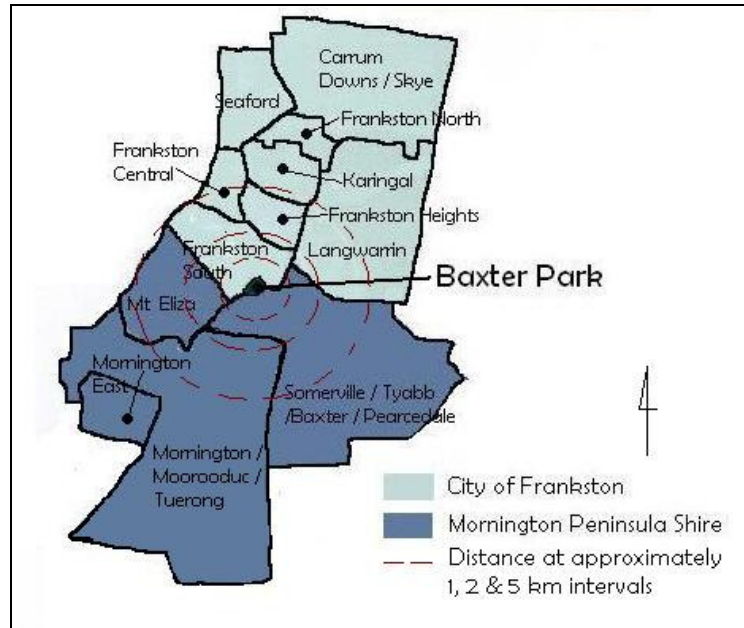
Despite the Victoria's overall ageing population, the Frankston City has a young population with 27% of the total population is aging under 17 years, with 57% of the total population aged under 57 years.⁴

Baxter Park sits on the border of the City of Frankston and the Shire of Mornington Peninsula. Recognising that municipal borders do not restrict access to sport and recreation facilities, it is important to consider the community profile for the Shire of Mornington Peninsula as part of the assessment of the community profile for Baxter Park.

The following map illustrates the location of Baxter Park in relation to districts in both the City of Frankston and the Shire of Mornington Peninsula.

³ www.frankston.vic.gov.au, sourced from ABS Data 2001.

⁴ *ibid*



With major roads surrounding the reserve, it is reasonable to assert that the majority of visitors access the park by car, and therefore would travel greater distances to access the park, compared to those who would walk.

With this in mind, population profile information has drawn upon the Baxter, Langwarrin, Frankston South and Mt Eliza districts. Community profile information has been drawn from Council's Community website which provides detailed demographic data for these precincts, from which the following observations have been drawn:

- Collectively, the region has a total population of 65,710. This represents an average annual increase of 2.8% since 1996⁵.
- All regions have experienced population growth, with the Langwarrin recording the fastest and highest rate of growth with 14,861 to 18,110 residents from 1996 to 2001
- Population increases have occurred within all age sectors across each district. Similarly to broader State trends, the fastest growing age cohort are people aged over 85 years, with a 31% increase in this group from 1996 to 2001.
- The Mount Eliza is clearly the most affluent of the districts, with 17% of the population earning \$2,000 or more each week⁶
- The Langwarrin district has the highest rate of employment with 95.8% of the population employed.⁷ Of note is that the employment rate has increased by 2% since 1996
- All districts have experience a significant decline in the unemployment rate from 1996 to 2001 with Langwarrin falling by 26% to 4.2%, Mount Eliza by 22% to 4.3% and Frankston South by 15% to 5.3% and Baxter by 9% to 6%
- Residents of Baxter and Langwarrin are more likely to work within the manufacturing and wholesale & retail trade industries⁸. Conversely, Frankston South and Mount Eliza residents work within the education,

⁵ In 1996, the total population for the Langwarrin, Frankston South, Mt Eliza and Baxter regions was 57,807

⁶ Compared to Baxter (7.6%), Frankston South (11.3%), and Langwarrin (7.9%)

⁷ 2001 employment rates for Baxter is 94%, Frankston South 94.7%, Mt Eliza 95.7%

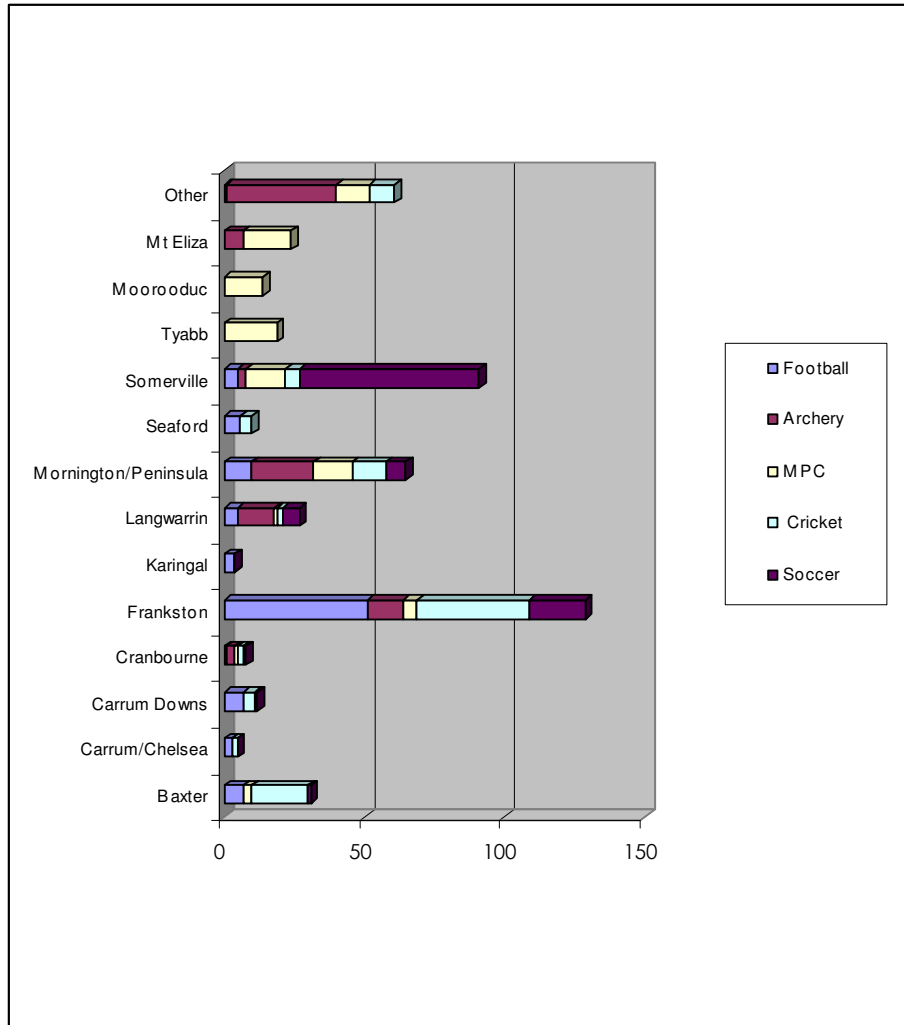
⁸ 24.9% and 18.7% of Baxter residents work in wholesale & retail trade respectively. 25.3% and 18.1% of Langwarrin residents work in work in wholesale & retail trade respectively.

health and community service industries, with many (17.3%) residents also working with the finance, insurance business

It is important to appreciate that membership catchment area varies with each sport. External impacts such as the distribution of alternative sporting activities and demographic profile each influence the extent to which people will travel in order to access sport at Baxter Park. The following graph (shown over the page) demonstrates the different catchment area for each of the different sporting activities at Baxter Park.

The graph identifies the percentage of members that come from suburbs around Baxter Park for each of the Clubs. Key observations regarding the sporting club catchment areas are as follows:

- Frankston and Somerville are the most popular catchment areas for all Clubs located at Baxter Park
- Frankston Bombers Football Club has a local catchment area, with half of its total membership residing in Frankston
- Similarly, the Baxter Cricket Club has a local membership with approximately half of its members residing in Frankston and Baxter.
- Both of the above observations suggest that members will typically not travel long distances in order to access cricket and football opportunities, especially in light of the number of alternative cricket and football Clubs within the area
- Membership catchment however for the Frankston Bowmen highlights the large catchment area, with 40% of members drawn from a diverse range of areas. Suburbs that are included under the 'other' category include Balnarring, Hastings, Pakenham, Mt Waverly and Carnegie, demonstrating that members of the Club will indeed travel long distances in order to participate in the Club in comparison to football and cricket club members.
- The catchment area for the Mornington Pony Club highlights the impact of rural areas and the capacity to cater for adjustment. Major catchment areas for the Club includes Mt Eliza, Somerville, Tyab and Moorooduc suggesting that people which have a capacity to adjust horses at or close to home are more likely to become members of the Club
- Membership information was not available for Baxter Tennis Club or the Dog Obedience Club



3.4 DISTRIBUTION OF OPEN SPACE

Good master planning for open space does not occur within a vacuum. It is required to consider and complement the surrounding environment.

Baxter Park is an island of open space, with no linear connections to other areas of either recreational or environmental connections. The following diagram illustrates the distribution of open space within close proximity to Baxter Park.



Whilst there are significant parks within reasonable distance to Baxter Park, Moorooduc Highway, and to a lesser extent the topography, significantly restricts the capacity for pedestrians to move between Baxter Park and other areas of open space.

Also of note is that whilst population growth is expected in the Langwarrin and Baxter districts, there are no apparent linear connections to link new residential areas with the existing open space areas.

3.5 SPORT & RECREATION PARTICIPATION TRENDS

Understanding participation trends is an important area of focus as it enables:

- An assessment of the “health” of a sport within a local area, based upon a comparison with other sports , and
- It provides valuable tool to project potential membership, based upon actual rates of participation compared to wider State and National trends

Sports Participation – National & State Trends

The following table provides the number of participants, relative to age, for a number of selected sports and activities. It is important to note that figures include both organised and non-organised participation, (which is especially pertinent for horse riding activities). It should also be noted that participation rates for archery were not available due to the comparatively low rate of participation and the resultant high level of standard error.

Participant Rate of Selected Sports & Physical Activities

ACTIVITY	AGE GROUP (Participation Rate %)				TOTAL
	18 - 24	25 - 34	35 - 44	45+	
Australian Rules Football	4.4	2.7	1.0	-	1.4
Cricket (outdoor)	5.4	3.3	1.8	0.2	1.9
Soccer (outdoor)	4.8	1.7	1.3	0.3	1.4
Horse Riding	3.1	2.7	1.6	0.7	1.6

Tennis	11.6	9.8	9.1	4.3	7.4
Walking	12.6	20.8	21.3	18.7	18.8

Source: ABS, Participation in Sport & Physical Activities, 1999-2000

There are a number of broader trends which influence sport and recreation participation as well as the design and development of recreation facilities. The following table provides a précis of trends that are relevant to this project and are reflective of both National and State trends in sport and recreation.

State and National Trends in Sport & Recreation

AREA OF INFLUENCE	SPECIFIC TREND
Facility Development	<ul style="list-style-type: none"> • The development of flexible spaces/places that accommodate a broad range of functions through flexible design. This ensures one facility maximises the return on development cost through minimising under-utilisation of space. • Cooperative time-sharing agreements that ensure facilities are used by many tenants over both the day and the year. • The use of improved synthetic materials which reduce maintenance costs both in time and financial resources. Improved synthetic surfaces have allowed for facility use to be extended and more frequent. • Natural sports surfaces such as turf are being replaced by low maintenance, year long synthetic surfaces. • There is a trend for outdoor sport to be moving indoors • There is a trend toward maximising venue opportunity through night-time use. Night lighting is moving day/weekend activity toward weeknight activity • There is a trend toward remote spectatorship. More spectators are now viewing the actual sporting activity via TV options away from the venue, than those at the actual venue.
Participation Patterns	<ul style="list-style-type: none"> • Current lifestyle patterns over the past 10 years have significantly changed the traditional involvement in sport and recreation. • There has not been any significant increase in Victorian's sports participation over the past 10 years. There has, however, been involvement in a broader range of sport and recreation placing significant pressure on traditional options of sport and recreation. • There has been a general decrease in participation of traditional sports which continue to require a participant commitment over extended time periods. People are becoming more precious in committing their leisure time. • Weekend sport participation is being replaced by weekday / evening participation • Long periods of sport time are being replaced by short scheduled periods in order to suit the busy lifestyle. • Commitment to team/club 'competition' is being replaced by individual/social 'uncommitted participation'. • More people are now participating in shorter, packageable activities such as: walking; cycling; picnicking; festivals; fun runs; fairs and festivals - than ever do via traditional sport.

The above identifies that Australians are becoming more selective in their activities and are certainly looking more at the quality of the experience, than they had in the past. The desire to eliminate seasonal and environmental factors through moving sport indoors is seeing increased quality in the development of leisure facilities.

3.6 SUMMARY OF THE PLANNING CONTEXT

A review of the planning context for Baxter Park has considered a number of elements, these being:

- The statutory planning and policy framework as determined by Council,
- The profile of the surrounding community, and the differences between communities surrounding the park
- Estimated membership catchment areas for each sporting club based at Baxter Park
- Sport and recreation participation and facility development trends, and
- The distribution and scope of existing open space within the surrounding district.

A review of the planning context has highlighted the complex planning framework which is required to manage:

- A growing community to the east and south east of Baxter Park,
- The ensuing growth of sport and recreation demands, in particular demands for passive recreation area, coupled with
- The lack of a network of open space which is exacerbated by extensive road networks, and
- The state significant vegetation within the site, which warrant specific preservation strategies (discussed in the following section).

4. Existing Conditions

Baxter Park consists of approximately 60 hectares incorporating a mix of open area and intensive native bushland. The Park is surrounded by an extensive road network consisting of Moorooduc Highway to the north Flinders/Frankston Road to the east and Sages Road to the south. An aerial photo of existing conditions is provided in Appendix C.

The Park provides for a diverse range of organised sporting activity, providing six cricket pitches, two soccer pitches (with additional temporary provision on an existing cricket oval), provision for two football ovals, 5 tennis courts, archery field and equestrian jumps course. There are six sporting pavilions and associated carparking and road access to support sporting activity.

In addition to the playing fields, which consume approximately two thirds of the reserve, the remaining area is native bushland.

4.1 PHYSICAL INFRASTRUCTURE

Soccer Pavilion and Grounds

Soccer facilities are located in the east end of the park, facing south and back onto the native bush reserve. Facilities include pavilion, 2 soccer grounds (accommodating a total of 4 junior sized pitches) and carpark and access road. The eastern ground has floodlights, although not all lights were operational at the time of visits.



Drainage and irrigation infrastructure is provided at both grounds, however both the Club and Council informants identify that it has not been operational for some time due to electrical difficulties, and as a result the Club has been hand watering the ground during the periods of low rainfall. The condition of sprinkler heads was unknown, however comments from the curator indicate that they have not functioned for approximately 8 years



Similarly to other pavilion facilities, the pavilion reflects a succession of internal modifications and alterations, as the club has evolved over time and had the capacity to fund internal improvements. The Club now acknowledges that the internal layout does not make best use of the available space, due to such works over time.

Internal features of the reserve include a kitchen, social room, change rooms and storage areas. The club has recently enclosed part of the verandah to allow for additional storage.

Council's Building Audit has identified that the roof requires replacement which is estimated at \$18,600.

Football Pavilion and Grounds

Football facilities are located central within the reserve and include a senior sized oval, pavilion (including extensive bar, change rooms, kitchen and administration offices). Whilst change rooms for the home sides are of a good size, change facilities for visiting teams and umpires are small, (approximately 4m x 6m)



The ground is in excellent condition which is maintained through an operational sprinkler system and drainage system. Floodlights are located around the ground and illuminate the entire playing surface. A brick score board facility is located at the southern end of the oval, facing the pavilion.



The Building Audit (2002) states that the building is of sound condition, and that there is evidence of recent works that have been completed independently of planning approval.

Sue to the inherent isolation associated with the size of Baxter Park, the pavilion is regularly broken into and as such the Club has installed a security system. A large carpark is located at the rear of the football pavilion.

Equestrian Pavilion and Grounds

Equestrian facilities are located in the western end of Baxter Park. Facilities incorporate pavilion, jumps course, training area and road access.



The equestrian building is the most recent pavilion at Baxter Park, being constructed in 2001. The building has been funded and built through Club resources, and as such at the time of visiting, is a shell structure, with no internal fit out completed at this time. Exposed wall frames within the building suggest a kitchen area and social / storage area for the Club.



The current jumps course area extends into the nature reserve and is accessed via a wooden bridge which crosses the dam outlet. A series of jumps, which have been constructed by the Horse and Pony Club are configured throughout a broad open area to the east of the pavilion. Training runs are provided to the immediate north of the pavilion.

Vehicles access the pavilion via Sages Road. Carparking is situated approximately 80m south of the pavilion, with informal access available to the pavilion.

Tennis Pavilion and Grounds

Tennis facilities are located on the eastern boundary of Baxter Park. There are 5 outdoor courts (of which 2 courts have floodlights). The pavilion includes social area, kitchen toilets/change rooms and bar/server area. The Club has recently paid its loan commitments for the construction of the pavilion. Facilities also include a gazebo, BBQ and play area to support Club social activities, and have been fully funded by the Club.

Carparking facilities consist of an informal crushed rock area to the west of the pavilion. The tennis area is surrounded by cyclone fencing to prevent non member access to courts and Club facilities.



Cricket Pavilion and Grounds

There are seven cricket ovals located at Baxter Park, with the primary cricket venue located adjacent to tennis and soccer facilities. The primary surface sits next to the cricket pavilion and is enclosed by a powder coated, chain mesh fence. With the exception of the football oval, this is the only sporting oval that has permanent fencing.

Irrigation pipework is present for all grounds, with the exception of the junior cricket oval which is situated close to the Sages Road and Frankston/Flinders Road intersection. Previous comments in relation to the operation of the sprinkler system apply to all cricket ovals.

In addition to the ovals, there are two training nets. Part of the run up area for the training net closest to the oval is partially obstructed by the oval fencing. There is no mesh roofing on the nets.

The cricket pavilion has been identified by the Building Audit (2002) as requiring an upgrade, pending the outcome of further investigation and opportunities for shared use of facilities. Consultants have not been able to access inside the pavilion. The Club report that the buildings are a regular target for vandals and as such all windows are obscured with protective mesh.



Archery Pavilion and Grounds

Archery facilities are located between the soccer and dam, and abut the bush reserve. Facilities include a pavilion, open shedding and course area.

The pavilion was transported to the site and consists of a wooden, aluminium and brick facility and appears in good structural condition. This building was not assessed as part of the 2002 Building Audit. As is with the cricket and football facilities, the Club report that the buildings are a regular target for vandals and as such all windows are obscured with protective mesh.

The dam provides an important buffer zone for the archery field, restricting access immediately behind the target area.



Public Toilets

There are three public toilet blocks located behind the tennis pavilion, to the west of the cricket pavilion and to the west of the football pavilion. Two structures are constructed by bluestone, with the third being a brick structure. All structures offer a poor standard of amenity with cubicle doors missing and an apparent lack of regular maintenance. There was no toilet paper at any of the toilets at the time of inspections.



There is no disabled access to any of the structures, as is the case with all buildings located on the reserve. All toilet facilities operate from a septic system.



Vehicle & Pedestrian Access & Circulation

Vehicle access points to Baxter Park are gained from Sages Road (primarily for football, archery and equestrian users), and Frankston / Flinders Road, (for all other users). There is no through traffic due to the presence of a number of gates throughout the park.



The Sages Road access roads and car parking areas within the park are compacted crush rock, which is graded by Council when requested. At the time of visits to the reserve, the access road from the Sages Road entry was due to be graded and had severe corrugation and pot holes throughout the reserve. There is a short (approximately 20m) turning lane into the Park from Sages Road for traffic heading east.



The Flinders / Frankston access road is single lane, sealed bitumen surface, with access points to various sporting surfaces consisting of compacted, crushed rock. There are turning lanes from both south and north facing traffic on Frankston Flinders Road.

Informal vehicle access roads are evident throughout the reserve for maintenance vehicles and spectators that park around oval perimeters during football and cricket matches.

There are no formalised walking tracks at Baxter Park. There are trails that meander through the nature reserve and the broader area, which are evidenced by ground compaction. In addition to the vehicle access points, pedestrian access is also gained from the Sages Road / Frankston/Flinders round a bout and off Barmah Court to the north of the Reserve.

Minor Structures

Other structures at Baxter Park include a small playground located next to the tennis courts and a series of lockable gates to manage traffic flow within the reserve.



The playground equipment is basic, and has been identified by the Playground Strategy (2001) as requiring upgrade. Equipment consists of a see saw set within a large soft fall area which lacks sufficient softfall.

4.2 USAGE PATTERNS AND DEMANDS

Baxter Park supports regular, diverse and extensive levels of physical activity. Previous comments have highlighted the importance of recreation to individuals and communities in terms of physical, social, economic and environmental benefits to the community which result from participation. To

this end, current high usage levels highlight the significance of the park in terms of the contribution that it makes to the surrounding communities physical, environmental and social health.

The usage profile for Baxter Park has been defined in accordance to the two specific types of user groups at the Park, these being active and passive users.

Active Usage Profile

Active usage is defined as formal, organised activity. Typically, the sporting activity falls into this category and is organised through scheduled training and match timeslots.

Collectively, the Park provides a home for approximately 830 members who regularly play sport at Baxter Park. Also of note, is that collectively sporting clubs cater for a diverse mix of age groups, genders and skills levels. Consultants note however that the majority of sports primarily cater for males.

Baxter Park provides a home for the following sporting clubs, each of which with the following approximate membership:

- Mornington Peninsula Horse & Pony Club 80 members
- Frankston Bowmen 25 members
- Baxter Tennis Club 90 members
- Baxter Cricket Club 200 members
- Baxter Football Club 110 members
- Baxter Junior Soccer Club 210 members
- Heatherhill Cricket Club (second venue) 70 members (on site)
- Dog Obedience 45 members

The following tables provide an indication of the breadth of sporting use during the summer and winter sporting seasons.

Summer Sporting Season

Club	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Mornington Peninsula Horse & Pony Club	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use	Competition
Baxter Tennis Club		Midweek Tennis & Coaching	Social night Tennis	Coaching	Singles Tennis & Coaching	Junior & Mixed Competition	
Baxter Bowmen	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use	Competition
Baxter Cricket Club		Cricket Training	Cricket Training	Cricket Training	Junior Competition	Senior Competition	Junior & Senior Competition
Heatherhill Cricket Club					Junior Competition	Senior Competition	Junior & Senior Competition
Dog Obedience	Obedience Classes	Obedience Classes		Obedience Classes			

Winter Sporting Season

Club	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Frankston Bombers Football Club	Junior Development	Senior Training	Super Rovers	Senior Training		Senior Competition	

Club	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Baxter Tennis Club		Midweek Tennis & Coaching	Social night Tennis	Coaching	Singles night Tennis & Coaching	Junior & Mixed Competition	
Baxter Bowmen	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use	Competition
Baxter Soccer Club			Soccer Training		Soccer Training	Soccer Competition	Soccer Competition
Mornington Peninsula Horse & Pony Club	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use	Casual Use

Whilst the Summer sporting season supports a broader range of sports use, given the size of both the soccer and football clubs, usage would be more intensive over the Winter sporting season.

In addition to the above activity, Baxter Park is also used as a cross country running course for schools on an annual basis. This activity is typically a winter activity, however actual usage profiles were unable to be obtained at the time of preparing this report.

Passive Usage Profile

Unlike active sport, passive recreation is informal, unorganised activity. At each site inspection consultants have observed casual, passive use consisting of people walking for pleasure and walking their dog.

Baxter Park provides an important off lead area to run dogs. In a climate where many Council's face ongoing pressure to provide on lead area in small parks, many dog owners have stated that they drive to Baxter Park in order to provide a safe, large area to run their dogs.

Earlier participation trends identify that almost 20%⁹ of the population will walk as a form of leisure activity. The extent of road networks surrounding the park would restrict the extent of pedestrian access, as would also the distance of the park to high density housing. Furthermore, there is no supporting infrastructure to support passive usage such as shared paths and seating. Finally, the extent of dense shrubs within the nature reserve may be a perceived safety risk and therefore would also reduce the extent of passive walking within this area of the reserve. On this basis, despite the natural environment and the broad open area at the reserve, it is expected that the reserve does not attract a high number of walkers (other than dog owners).

4.3 NATIVE VEGETATION SUPPLY & MANAGEMENT

Roughly one-third of Baxter Park is open forest – the rest is grassy open space with scattered trees and small plantations, ovals, open areas and the equestrian area. A small wetland area has developed in the drainage retarding basin along Sages Road.

Native vegetation in the Park is identified as being of high conservation significance, higher than has been recognised in previous reports and studies.

The description of native vegetation and development of vegetation management goals and strategies is an important component of the Master Plan project. Terra Forma Pty Ltd was retained specifically to undertake this study component. Appendix D provides a detailed description of the vegetation, its significance and condition, together with detailed vegetation

⁹ 18.8% of the population are reported to walk as a form of regular leisure activity, ABS, Participation in Sport & Physical Activities, 1999-2000.

management goals and strategies. This section provides a short overview of significance and condition of the vegetation. The appendix provides a map of vegetation types and quality.

Conservation **significance** relates to the rarity of a particular vegetation type. Many vegetation once common throughout Victoria have been cleared and are now present only as small remnants of the original community. The rarer a remnant is, the higher its conservation significance. Significance ratings are now based on a National and Statewide scale originating from the National and Victorian Native Vegetation Management Frameworks. Major efforts have been made to document the existing and presumed pre-European distribution of vegetation types across Victoria, using a categorisation system known as EVCs - Ecological Vegetation Categories.

Vegetation **quality** is quite different to significance, and is rated on a scale depending on the degree of disturbance that has occurred in the vegetation. Undisturbed vegetation with a high diversity of native species is given a High (A) rating. Increasing loss of species diversity, weed invasion and physical disturbance lead to lower ratings (Medium – B, Low – C), until vegetation with little or no native content (all weeds or entirely cleared) is rated as Very Low (D).

The forests in Baxter Park are described as Grassy Woodland EVC. This EVC is listed as endangered throughout the Port Phillip Region.

However the EVCs are still relatively broad categories and in local studies are often further subdivided to more accurately reflect the character of the vegetation. Two forest types are described in Baxter Park:

- Mealy Stringybark Mixed Open Forest
Location: north and west of the Park, about 30% of total area
Significance: 'Regional to High Local'
Quality C – D, depending on the extent of tree loss, weed invasion and track disturbance. Ranking D is applied where the living Eucalypt overstorey has been entirely removed by dieback or is absent.
- Snow Gum Open Forest:
Location: near tennis courts, about 0.25 hectare.
Significance: 'High Regional' (approaching Statewide)
Quality B, some weed invasion and ground layer species loss.

Mealy Stringybark Mixed Open Forest apparently does not occur elsewhere in the eastern Melbourne area. The Snow Gum Open Forest gains high significance because of the scattered nature and rarity of Snow Gum forests throughout the southern Victorian lowlands. Together these ratings indicate that a high level of importance should be placed on managing the conservation values of the forest areas.

However much of the vegetation is in poor condition. The forest has been severely disturbed by loss of Eucalypts, apparently due to insect attack and drought stress. Many Eucalypts are dead or dying and in places the Eucalypt canopy has been removed entirely. Substantial weed invasion, particularly of *Pittosporum* and Sallow Wattle, has occurred. The vegetation is greatly simplified with a loss of native species diversity, possibly related to the absence of fires in the Park.

As a result, active intervention is required to improve existing vegetation, to bring vegetation quality to level consistent with the significance of the area and the importance of Baxter Park generally as a conservation reserve. Section 6.1 aims to define and prioritise appropriate interventions in recognition of the vegetation significance and quality at Baxter Park.

4.4 WATER SUPPLY & DAMS

Water supply for the sporting grounds at Baxter Park comes from two sources – the large dam near the centre of the Park and treated effluent from the Melbourne Water ocean outfall pipeline (Carrum Downs to Cape Schanck) that passes under the Park. The two supplies are designed to operate independently but one or the other may be used depending on EPA requirements.



The dam, similar to a large farm dam, was constructed in the 1970s. It collects storm water from a large catchment on the western escarpment of Mt Eliza, including areas to the west of Moorooduc Road. An outflow pipe takes water from the dam either into the grounds supply system, or into an overflow drain that runs into the Sages Road retarding basin. If the dam is close to full the Park Supervisor will switch the flow to bypass into the overflow drain, although this condition now rarely occurs.



The connection to the outfall pipeline was constructed in 2002. Water is drawn up to a pumphouse just below the dam wall, where it is switched into the ground supply system. The outfall now supplies most of the water required to maintain the grounds using a night watering regime, but supply from the dam is still required. EPA licence requirements include a condition that grounds must not be used for a period of four hours after watering with outfall effluent. Consequently, if ground watering (e.g. of a cricket pitch) is required close to an event, then water from the dam must be used.



Water supply for the supervisor's house, tennis courts and the tennis and soccer pavilions at the west end of the Park all come from a separate supply in Frankston-Flinders Road.



When constructed, the outflow pipe from the dam passed directly through the dam wall. This created an incipient point of weakness in the wall which is now a cause of a leakage (along and around the outfall pipe), which requires repair. The work requires the dam to be emptied, the pipe to be removed and reinstated above the wall, and the wall repaired and re-compacted. Council has obtained a preliminary estimate of \$80–100,000 for this work, but considers that a professional engineering assessment should be made before the work commences.

In the medium term, as the Park is further developed in accordance with this Plan, a full revision of water supply and drainage arrangements will be required. Issues associated with water supply include:

- Continued use of water from the dam and possible conversion of the supply totally to treated water from the outfall pipeline – the latter requires a Class A effluent permit to remove time restrictions.
- Treatment of water required from the outfall pipeline supply (dependent on in part on the quality of the future supply – current advice from Melbourne Water is that the Carrum Downs treatment facility is due to be upgraded to produce Class A effluent by 2007.
- Supply plumbing from the outfall sewer has sufficient capacity to supply six existing fields plus a further two future fields.
- Water supply reticulation patterns to irrigate existing and future recreation facilities.
- Retention or removal of the dam, which raises the following issues:
 - Physical removal of the dam, site remediation, hazard reduction. (if Class A effluent permits allow removal of time restrictions)
 - Risk assessment of leaving dam as is – i.e. without repairing leak.
 - Future use of the dam site (returning such a heavily disturbed site to native vegetation is unrealistic; the site would be available for recreation purposes.

- Appropriate new recreation use, users; associated site stability and structural issues.
- Revision of drainage patterns to ensure that the Sages Road retarding basin can effectively retain its hydraulic function after the dam is removed.
- Management and redirection of dry weather and storm water flows in the absence of the dam.
- Safety issues, if any associated with drainage channels closed to public access areas, both as currently in use and when disused.

In its current form, the dam is providing an important water storage area for the irrigation of sporting facilities which will be required until the alternative treated water becomes available, most likely in 2007. Similarly, the physical area of the dam provides an important buffer area which separates the archery target area from all other publicly utilised space. To this end, irrespective of likely eventuality that the dam will become redundant in the longer term, the area (or at least a significant portion of the area), will need to be restricted to the public whilst the archery club remain at the site.

The question for Council, is therefore whether its estimate of \$100,000 to repair the dam wall in light of the finite function of the dam represents the most cost effective solution and what function (if any) should the dam take following sufficient irrigation by treated water supply to the site.

With this in mind, these issues are of sufficient complexity to warrant a full civil engineering investigation and development of a new water supply, irrigation and drainage strategy for the Park to implement this management plan. The development of the strategy will be major exercise in itself and sedimentation will be one of the principal cost factors in the developing the Park.

It is estimated that the function of the dam as an irrigation source will become redundant in 2007. With this in mind, it is reasonable to expect that further investigation will be required closer to this time in order to consider:

- The additional needs (if any) of the Mornington Pony Club for additional area
- The usage patterns and needs of the Frankston Bowmen, and in turn the requirement to provide an adequate buffer area at the rear of the target areas
- Any new environmental and recreation issues that have emerged since the preparation of the master plan

5. Consultation

Underpinning the development of the master plan is that Baxter Park sits within a context that includes a wide range of stakeholders, each of which influence the quality and extent of the environs that are available at the Park. Each stakeholder has its own values, priorities and economic and political objectives.

The primary focus of consultative process was therefore to implement a methodology that:

- identifies potential partners and the opportunities that they can bring to the precinct,
- actively engages partners in the planning process, and
- develops a range of strategies that are built upon fulfilling mutual goals and priorities

5.1 METHODOLOGY

The following consultative strategies have been implemented to explore a broad range of community and Council views and to directly shape the scope of the final master plan:

- Press releases submitted in local papers to inform local residents of the project, the impact to Baxter Park and the capacity to contribute to the planning process
- Separate workshops with each of the tenant sporting clubs. The focus of the workshops were to clarify usage patterns, identify & discuss strengths and weaknesses of the park, identify key issues and development priorities for each Club, and finally, to identify resourcing capacities. A total of six workshops were conducted as part of this process
- Conduct a public information and feedback session to present a draft master plan to local residents and club representatives. Approximately 50 community representatives attended this meeting.
- Complete a series of interviews with various community and Council representatives through a mix of on site visits, one on one interviews, telephone discussions and emails

The club workshops and the community planning workshop were core consultative methods that brought about wide and detailed feedback the shape the master plan. The following sections provide further detail for both of these methods.

5.2 OUTCOME OF CLUB WORKSHOPS

Appendix D provides the outcome of each of the workshops completed with each of the sporting clubs. The following points provide a précis of the key issues and common themes that were identified by each of the Clubs:

- All Clubs report that membership is either increasing or has maintained current levels. The Baxter Junior Soccer Club has experience a rapid growth in membership, which is indicative to broader soccer participation trends. In 1998 the Club had 80 registered players. This figure has increased to over 200 players for the 2003 – 2004 soccer season (250% increase within 5 years).
- In addition to Baxter Junior Soccer Club, Baxter Tennis Club and Mornington Peninsula Horse & Pony Club have all been required to cap membership due to an inability to schedule additional playing times to field additional teams.

- All Clubs report that the location, size and ambience of Baxter Park are the major strengths of the reserve. This is a particular advantage to the Baxter Cricket Club who has the capacity to schedule all games at one location, as opposed to other satellite venues, as is the case for most other cricket Clubs
- Related to this issue, is that sporting facilities do not abut residential areas, and therefore issues such as the impact of floodlights and social functions do not impact local residents, as is the case for many other sporting venues
- Weaknesses of Baxter Park have addressed a range of facilities and infrastructure at the park. . They fall within the following categories:
 - *Access Roads & Carparking*
 - Poor surface, especially from Sages Road
 - Lack of lighting to mark the entrance to the Reserve
 - Specific safety concerns relating to Sages Road entrance (high traffic volumes, no dedicated turning lane, bend in road, lack of obvious signage to mark entrance)
 - Lack of speed humps
 - Lack of formal carparking with adequate drainage
 - Lack of security lighting
 - *Public Toilets*
 - The condition of all facilities
 - Lack of ongoing maintenance (such as the lack of cubicle doors)
 - That they are all on a septic system, which is more expensive for the Clubs to install (in the case of the Horse & Pony Club who currently have no toilets)
 - *Security*
 - Each Club reported regular difficulties associated with vandals and break ins, due to the relative isolation of pavilions
 - *Ground Condition*
 - Condition of the sprinkler system
 - Impact of vandals driving on the grounds
 - No 7 pitch cracked
 - *Basic Pavilion amenities*
 - Leaking roof (soccer), roof requires replacement
 - Lack of toilets (Horse & Pony pavilion)
- In addition to the above points, the Clubs identified a range of weaknesses associated with their specific pavilion. Have said this however, each Club identified that they were responsible (at least in part) for the upgrade of their own facilities.
- The conclusion of each workshop identified a range of development needs which were prioritised in relation to specific Club needs. The following table provides a précis of the specific works that were identified by each Club.

Summary of Prioritised Works Identified by Sporting Clubs

Baxter Tennis Club	Baxter Cricket Club	Baxter Junior Soccer Club	Frankston Bombers Football Club	Frankston Bowmen	Mornington Horse & Pony Club
1. Lights for tennis courts 2. Additional 4 courts (staged, with two initially) 3. New fencing around the Club 4. Upgrade of carpark	1. Upgrade of training facilities 2. Improved pavilion facilities (including verandah, kitchen and social area)	1. Floodlighting 2. Improved drainage and irrigation 3. Pavilion improvements (girls change room, canteen to OHS requirements, disabled access &	1. Increase the size of visitor change rooms 2. Increase the size of umpires change rooms 3. Improved carpark & access road	1. Develop a field facility 2. Provision of stop mains for water	1. Toilets (within the pavilion) 2. All weather ménage 3. Improved entry from Sages Road 4. Improved access Road 5. Verandah of

Baxter Tennis Club	Baxter Cricket Club	Baxter Junior Soccer Club	Frankston Bombers Football Club	Frankston Bowmen	Mornington Horse & Pony Club
		replace roof) 4. Ground fencing on the high sides 5. improved pedestrian access to both pitches 6. Improve carpark 7. Security lighting			pavilion 6. Signage to the Reserve

5.3 OUTCOME OF COMMUNITY PLANNING WORKSHOP

A community workshop was conducted on the 30th of June, following a number of questions and queries raised by local residents. The level of community interest in the Reserve was unanticipated, and on the advice of consultants, a public workshop was conducted. The focus of the workshop was to:

- Present the value of master planning, and the specific benefits for preparing a master plan to Baxter Park
- Highlight the range of issues that had prompted the need for the master plan
- Talk about the consultative process and the ongoing opportunities for residents to participate in the study
- Discuss the key issues that had been identified to day
- Present a draft master plan and seek comment through a series of discussion groups.

Implicit to the workshop was that it bring together a range of different stakeholders, so that each could listen to and discuss the range of community views on Baxter Park.

Appendix E and F provides a copy of the presentation slides used at the workshop, and a copy of the comments that were submitted at the meeting.

6. Analysis of Key Issues for Baxter Park

A review of existing conditions and consultation with project stakeholders has pinpointed two clear understandings; that the park sits within a complex and multi dimensional planning context and that the park is of high value to local residents.

Baxter Park makes a profound sporting contribution to the local community with 830 people registered to the sporting clubs based at the reserve. On top of this, the park is a highly valued space for dog owners providing large leash free area.

Overlayed upon this usage profile, is the significant vegetation that is located in the nature reserve, and also adjacent to the tennis courts on the eastern side of the reserve. Previous comments have highlighted the significance of the vegetation within this area, bringing with it very stringent and controlled regulatory planning system. A projected population rise to the east and south of Baxter Park will also place compounding demands for sport and recreation spaces without negatively impacting the environment.

Secondly, the consultation process has clearly highlighted the importance of Baxter Park to local residents. In addition to the active sporting opportunities provided at the park, the reserve offers a reflective and natural environment which underpins and reflects the value of open space to life in the Baxter and surrounding communities.

6.1 RECOGNISING & REGENERATING VEGETATION QUALITY & SIGNIFICANCE

As noted in Section 4.3 native vegetation in the Park is of considerable conservation importance (significance ratings from High Regional to High Local), but is in poor condition and has been severely disturbed by loss of Eucalypts (apparently due to insect attack), substantial weed invasion (particularly of Pittosporum and Sallow Wattle) and loss of native species diversity, possibly related to the absence of fires in the Park.

As a result, active intervention is required to improve existing vegetation, to bring vegetation quality to level consistent with the significance of the area and the importance of Baxter Park generally as a conservation reserve. Strategies to address these issues are set out in Appendix D. Specifically, strategies target:

- Mealy Stringybark Mixed Open Forest – moderate/high quality remnants with Eucalypt overstorey
- Mealy Stringybark Mixed Open Forest – low to nil quality areas with no Eucalypt overstorey
- Snow Gum Open Forest
- Sages Road retarding basin
- Recreation areas – landscaping
- Overall implementation strategies
- A revegetation project to extend the Snow Open Forest Area is proposed, as is the development of a native Swamp Scrub wetland community in the Sages Road retarding basin.

The open space areas of the Park are not of conservation significance, but have the potential to be areas where appropriate local native species can be used for landscaping purposes. Landscaping strategies are based on this principle.

Appendix D highlights a range of operational strategies which aim to improve vegetation quality and significance throughout the park. They have been prepared on the basis of the following vegetation management goals:

- Manage native vegetation (open forests) primarily for conservation purposes, allowing appropriate recreation use in the Equestrian Area.
- *Promote the re-creation of vegetation types identified as pre-1770s EVCs in the area (EVC 175 Grassy Woodland (Mealy Stringybark – Coast Manna Gum – Narrow-leaf Peppermint variant), and EVC 53 Swamp Scrub).*
- *Manage the area of Snow Gum Open Forest as a high quality remnant of a rare and threatened vegetation type.*
- *Promote the use of local native plant species for landscaping recreational areas.*

The following list of relative priorities for vegetation management is given to provide broad guidance in sequencing and budgeting for this work. The list is based on the conservation importance of the various vegetation types, and a few other urgent priorities. Work should be undertaken in roughly the following order:

- Watsonia control on the dam wall and around the Sages Road wetland area.
- Eliminate *Acacia elata*.
- Form a Friends of Baxter Park group.
- Hard rubbish removal.
- Woody weed removal in the Snow Gum Open Forest.
- *Pittosporum* and Sallow Wattle removal throughout the open forest area, commencing in the Equestrian Area.
- Review of recent landscape plantations, to remove invasive and inappropriate non-local species.
- Re-establishment of Eucalypt overstorey in the open forest area.
- Planting to create the extension to the Snow Gum area.
- Remove and replace Sallow Wattle where forming thickets through the open space parts of the Park.
- Establish the Sages Road retarding basin wetland.
- General replanting to improve the diversity and native content of the open forest areas.
- Other works indicated above.

General landscaping throughout the open space area is likely to be designated priorities related to the development of recreation facilities.

6.2 DEVELOPING SINGLE VERSUS MULTI USE FACILITIES

There are six sporting pavilions located at Baxter Park. Whilst the tennis, archery and horse and pony facilities support usage throughout the year (albeit to varying extents), the cricket, football and soccer facilities are only occupied throughout their respective sporting seasons, and are not used for any other purpose outside of these times.

Previous comments have highlighted a clear shift in recreation facilities to accommodate a broad range of markets, and in turn, facilitate wide community use. This trend is reinforced by State funding programs for sport

and recreation facilities which support flexible, multi purpose facilities as opposed to single purpose facilities¹⁰.

With this in mind, Consultants have investigated the capacity for the development of a shared use facility at Baxter Park on the basis that:

- Shared facilities have the capacity to create economies of scale (in terms of funding, development, operation and maintenance costs) which could introduce potential savings to Clubs and Council
- Shared facilities have the capacity to attract external funding sources which would be unavailable otherwise
- Given the economies of scale and external funding potential, there shared facilities bring an opportunity to develop facilities of a higher standard, incorporating additional facilities (such as allow for broader community use), than would otherwise be available for a single purpose facility
- Single use facilities can reinforce parochial beliefs and restrict the capacity to extend to alternative uses irrespective of available timeslots
- Soccer, football and cricket Clubs had all expressed a need to make developments at their respective facilities. The opportunity to introduce a shared arrangement may therefore provide immediate saving and benefits, directed to new facility, as opposed to three existing facilities.

As part of negotiations for a shared facility, it is reasonable to expect that the option is only of interest to multiple sporting clubs if there is a direct viewing relationship to multiple sporting surfaces. Furthermore, given the configuration of irrigation and drainage infrastructure, the current layout of existing playing surfaces should remain the same (as opposed to move grounds for the sake of creating multiple viewing relationships).

Furthermore, investigation has only considered Clubs who currently use facilities seasonally, as full time facility users (such as archery and equine users), will compete for the same timeslots¹¹.

With this in mind, consultants have only considered the opportunity for a soccer/cricket shared facility, given the distance from the football playing surface. This relationship is shown notionally in the below diagram.

¹⁰ The primary funding program available for sport and recreation facilities is the Facilities Development Program, managed by Sport & Recreation Victoria. The capacity for proposals to demonstrate its ability to cater for a broad range of user groups and community need is a primary selection criteria for this program. Whilst funding is available to single purpose facilities, this extends only to facilities that can cater for a regional or State needs.

¹¹ A shared facility including an annual facility is an option on the basis that it allow for additional facilities to cater for multiple users over the same timeslot (such as changing rooms, kitchen area). This option has not been pursued as it will require additional capital spending, and therefore negate any capital advantage associated with developing a shared facility in the first place.



Both the Baxter Junior Soccer Club and Baxter Cricket Club have met with Council officers to explore the opportunity for a shared pavilion. Following discussions with the Clubs and Council, a shared facility will not be included in the final master plan on the basis of:

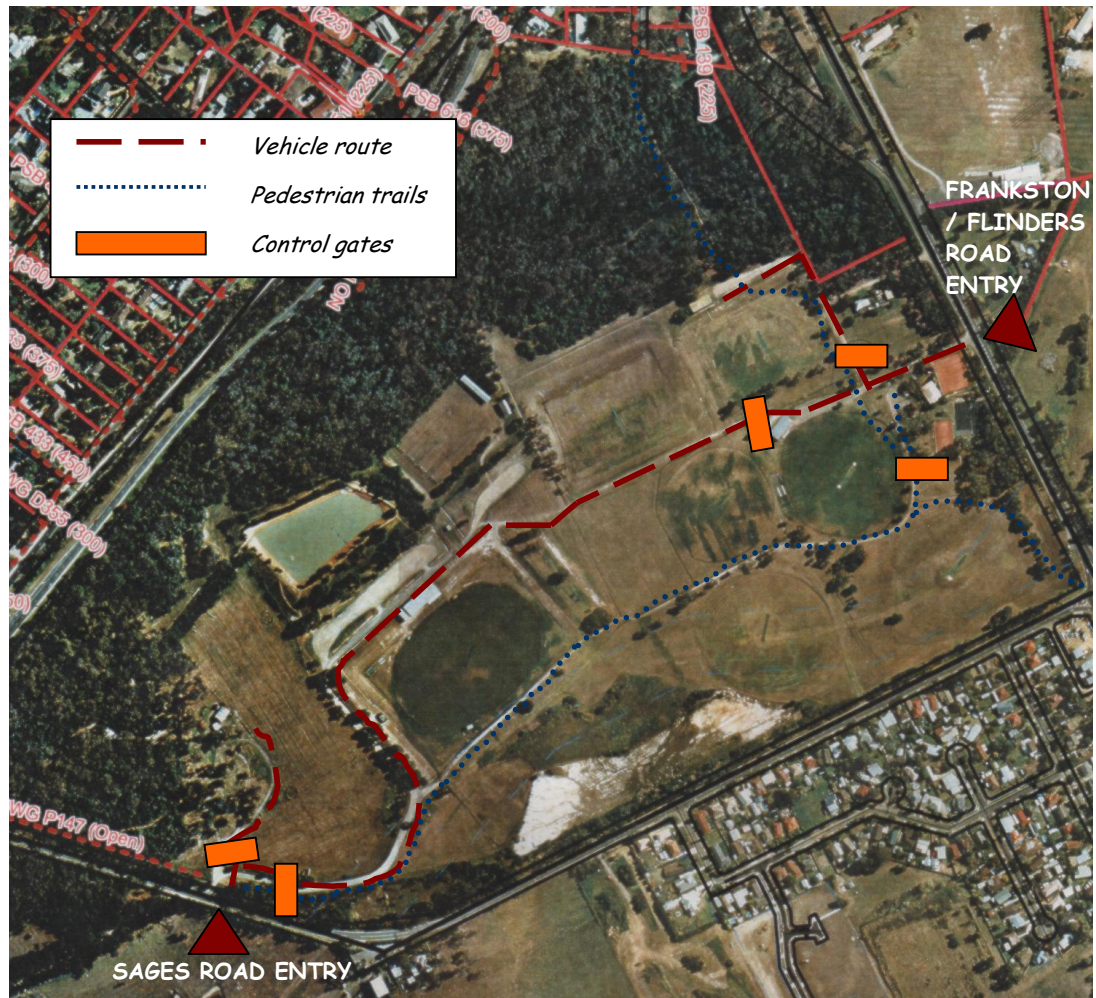
- The soccer pitches are located approximately 2m higher than cricket ground level. Whilst sightlines for both grounds could be achieved with a split level of double storey facility, this would require a lift well in order to provide for disabled access (an added capital cost in the order of \$100,000).
- The location of the shared facility would lie on the main access road running through the park. It is likely that this would create a conflict between vehicles and soccer and cricket players and spectators.
- Notional estimates for a facility to cater for both Clubs would be in the order of \$600,000+. Assuming that funding was available from Sport & Recreation Victoria, a minimum of \$450,000¹² would still be required to be funded through the Clubs, Council and other funding sources. The Junior Soccer Club has stated that it would not be in a position to contribute capital to the scale that would be required (above \$50,000).

6.3 PEDESTRIAN AND VEHICLE ENTRY & CIRCULATION

The majority of visitors drive to access Baxter Park. Whether sports players, spectators or visitors who drive to run their dogs off lead, the master plan for Baxter Park is required to cater for high traffic loads. This is especially so during weekend sporting activity competition.

The following diagram highlights current vehicle and pedestrian access points into and routes within Baxter Park.

¹² The Sport & Recreation Victoria Facility Funding Development Program provides a funding ratio of \$1 (SRV) to \$3 (Council) for facilities exceeding \$50,000.



Consultation processes have identified that the Sages Road entry to the reserve is a safety concern specifically to Horse & Pony and Football visitors. The entrance from Sages Road is recognised as a poor entrance to the park on the basis that:

- There is no turning lane for vehicles making a right hand turn to the park
- The bend to the east of the Sages Road entrance is located approximately 50m behind the entrance, and therefore giving little warning to slow down for turning traffic.
- Whilst there is a turning lane for vehicles turning left into the reserve, it is under the length of lane prescribed by Vicroads
- There is no clear identification of the entrance
- Compounding this issue is that Sages Road is a major access point linking the Moorooduc Highway with all Baxter and Tooradin traffic.

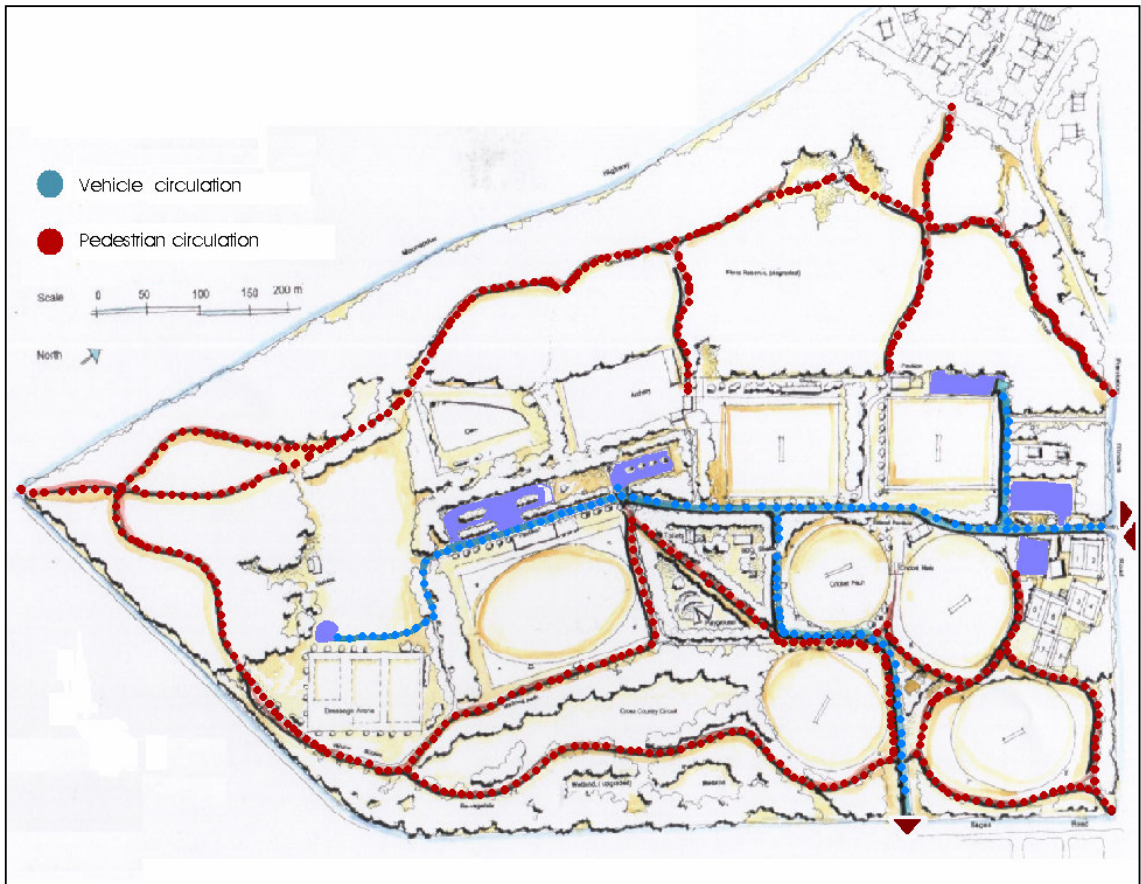
There are five 'drop down' gates located throughout the park. The gates are typically locked to prevent through traffic and are controlled by the Park Supervisor and the sporting clubs to define changing vehicle areas during competition times. Reports from both the Parks Supervisor and sporting clubs reinforce that the gates are a positive thing as they actively prevent through traffic and vehicles on playing surfaces.

Consultations and key informant interviews have identified a clear and present requirement for the master plan to improve access into and exit points to the Reserve. Similarly, there is a requirement to improve overall circulation and the

condition of vehicle access roads within throughout the reserve. This is particularly evident in light of current and projected usage levels.

In light of current and projected usage patterns for the Reserve, and the expected traffic loads that will emanate from use of the Reserve, there is a clear and present requirement to reconfigure vehicle and pedestrian movement within the reserve as well as in and out of the reserve.

The following map illustrates the proposed vehicle and pedestrian routes for Baxter Park.



Critical to the success of traffic flow within the reserve is the performance of the central access road. Given the number of cars using the park, particularly over weekend sporting periods (for example there are approximately 180 cars associated with Saturday afternoon cricket), it is important that the access road be of sufficient width and durability to cater for high vehicle loads. Similarly, the circulation plan incorporates an additional car parking areas to remove any congestion associated with cars parking on the side of access roads.

Key components of the proposed circulation plan for Baxter Park are as follows:

- Comprehensive network of trails throughout the reserve
- Dual lane vehicle access through the central spine of the reserve, with access from Frankston Flinders Roads, past four parking bays servicing each of the sports playing surfaces to a new through to a new carpark supporting the equine area
- All vehicle access roads sealed with curb and channel

- A single lane access road exiting Sages Road, with left hand turning lane only. The recommendation is made in light of the volume of traffic on Sages Road (and the inherent difficulty to cross traffic to turn right) and the proximity to the Baxter roundabout
- Development of new carparking areas to provide formalised and accessible parking bays to remove parking on vehicle thoroughfares
- Removal of the existing Sages Road entrance road
- The capacity to access all sports playing areas through a primary point of entrance located on Frankston Flinders Road

6.4 CREATING A DYNAMIC COMMUNITY FOCAL POINT

The extent of community participation throughout the consultation process highlights the value that local residents have placed upon Baxter Park. Feedback from the household surveys and from the community meeting has reinforced the value of the reserve in terms of:

- the importance of the environment to the local character of the community
- the significance of the sporting clubs and their collective capacity to cater for a broad range of sporting interests and age groups
- the importance of the reserve as a wide open area to play and exercise

Collectively, each of the above values reinforce the capacity of Baxter Park to provide an important meeting place and focal point for people of all ages and interests living in and around Baxter.

The Baxter Park master plan provides a clear opportunity to strengthen the position of the reserve as a dynamic focal point for community activity. The capacity for Baxter Park to become an important meeting place for the community can be reflected through:

- the development of flexible open spaces with supporting amenities (such as carparking, drinking fountains and public toilets), which provide an flexible and functional event space
- the use of materials and design elements that clearly reflect the unique local environs of Baxter, and
- the use of interpretation throughout the reserve as a means of highlighting the historical, environmental and cultural qualities of community life in Baxter.

Critical to the success of the Baxter Park as a venue for local, community celebrations and events will be the role of a Friends Group for the Reserve and Council efforts, and their capacity to initiate and promote events and activities at the reserve. By doing so, the Reserve can be showcased as a new events location, to local residents and community groups.

Some examples of potential activities and events for Baxter Park are listed below, all of which will raise the profile of the reserve as an important community meeting place for Baxter.

- Regular markets
- Family birthdays and celebrations
- Rotary fundraising events
- Music in the Park
- Films in the Park
- Community planting days
- School Battle of the Bands

6.5 DEVELOPMENT OF SUSTAINABLE & QUALITY SPORTING EXPERIENCES

Over time, each sporting club has directly contributed to the range and quality of sport provided through the coaching, administration of their club and development of facilities. On this basis, it is reasonable to expect sporting clubs to carry most of the financial load for facility improvements. All sporting clubs charge either directly (such as for court hire) or indirectly (through Club memberships) for the use of their facilities. Additionally, all Clubs (with the exception of the Junior Soccer Club), have the capacity to raise additional funds through the additional amenities such as a bar. For most Clubs, bar takings provide one of the largest sources of operating revenue.

Indeed all of the sporting Clubs at Baxter Park have funded the development of their facilities. For example, Baxter Tennis Club have recently paid in full all loan commitments associated with the construction of its pavilion and tennis courts (est \$100,000+). This is a substantial financial contribution, recognising that no Club can achieve any financial return on their investment through sale of the asset, as they do not own the asset.

Regardless of the above, participation in sport is a very positive thing for communities. It provides the catalyst for people to get together, strengthen social networks and improve the physical health. This in turn creates flow on benefits to the broader community.

Baxter Park makes a profound contribution by enabling over 800 people to derive such benefits through participation in sport. This alone creates a mandate for Council - a mandate to support participation in sport through the development of facilities and partnerships with sporting Clubs that create sustainable and quality sporting opportunities for all residents. To this end, the development of sporting facilities does not sit with either sporting clubs or Council alone. Rather, it sits squarely on the shoulders of both.

On this basis, the proposed master plan for Baxter Park incorporates a series of works targeting each of the pavilion facilities supporting each sport and recreation club based at the reserve. Works targeting sporting pavilions have been developed and prioritised with reference to:

- the degree to which the works represent a basic minimum standard for a community facility (such as toilet facilities for the Mornington Pony Club and roof replacement for the Baxter Soccer Club Pavilion)
- the extent to which the works will demonstrably increase the quality and extent of sports participation (such as additional tennis courts and floodlighting for the Baxter Tennis Club), and
- the extent to which works will increase the profitability and capacity for the Club to strengthen non sporting, but essential, club activities (such as improved kitchen facilities for the Baxter Cricket Club).

Interestingly, none of the oval based sporting clubs identified the need for ground improvements, other than the repair of the irrigation system. To this end, the master plan has identified no evidence to warrant changes to the current grounds improvement program currently in place for each of the sporting ovals at Baxter Park.

6.6 PARTNERSHIPS BETWEEN STAKEHOLDERS

Currently all Clubs and stakeholders for Baxter Park operate independently of each other. Testimony to this is the lack of communication between all of the user groups at the Park and the lack of any shared developments or functions between Clubs. The community meeting that was conducted in July as part

of this project, was indeed the first occasion that many Club representatives had met each other, despite occupying the same venue for many years.

Council's Recreation & Environment Department maintain ongoing relationships with each sporting club and local residents, and meet on an issue by issue basis. Similarly, other sections of Council (such as maintenance), also liaise with Clubs on a needs basis.

There are a number of advantages associated with strengthening communication links and partnerships between the range of interest groups within Baxter Park. Indeed, consultants are of the firm belief that in addition to capturing economies of scale, shared projects act as a catalyst to strengthen communities through exchanging ideas, developing shared directions and achieving win-win outcomes.

Whilst a formal Committee of Management structure may strengthen links between stakeholders, other options such as a "Friends Group" provides an informal setting to strengthen partnerships between stakeholders at Baxter Park. This informal arrangement also does not imply a management function of the Reserve, which may need to be retained by Council.

Some immediate benefits of developing a "Friends of Baxter Park Group" are identified below:

- It provides a forum for individual sporting clubs to appreciate and take into account other values of Baxter park (such as passive recreation or environmental values)
- It provides an opportunity to engage local residents who are not represented via sporting clubs in the ongoing planning and development for Baxter Park,
- The timing of the formation of the group is relevant so as to continue the momentum and interest in Baxter Park developed through the preparation of the master plan
- It allows opportunities to develop joint projects which benefit a number of stakeholders as opposed to just one interest group.
- It reinforces Baxter Park as a whole entity which needs to be managed accordingly, as opposed to separate segments with little relationship between each segment.

Consideration to the extent of influence and terms of reference for the Group will need to be considered. Underpinning the formation of the Friends Group is that there is an overall objective to improve communication between all users of Baxter Park. Underpinning this objective is therefore that the Group is an inclusive group which has representatives from each sport and recreation group and local residents.

With this in mind it is proposed that the group:

- Would meet, as a minimum, every 6 months (in keeping with different sporting seasons)
- Would include representatives from each user group and local residents
- Would have some affinity with Council's broader environmental Friends Network
- Would discuss key usage and timetabling issues relevant to the overall use of the Park
- Would co-ordinate "whole of park" activities, such as fundraising activities, and events
- Would not hold any legal status

- Would be considered a representative body of the range of interests for Baxter Park to be consulted with regarding any improvements or issues impacting Baxter Park
- Would work with Council and other stakeholders as part of the broader implementation of Baxter Park.

7. Baxter Park Master Plan

7.1 DESIGN VISION & OBJECTIVES

The proposed development for Baxter Park presents an exciting opportunity that has the capacity to benefit all sectors of the surrounding community, generating a range of many social and environmental returns.

The vision for Baxter Park aims to bring together key themes and directions that have emerged throughout the planning process and has been defined as follows:

To create a dynamic focal point for community activity within a setting that is rich in opportunity, character and environmental heritage.

The master plan has been prepared on the basis of the following objectives:

1. Strike an equitable balance between sport and recreation pursuits and the impact that such activities have upon the natural environment
2. Create an environment that promotes the sustainable operational of all tenant groups at the Park
3. Create a central play hub which is accessible to all people irrespective of age, gender or ability and create a flexible open space areas for community celebrations and events
4. Introduce a safe and sustainable network of circulation points for vehicles and pedestrians
5. Recognising the significance of the native vegetation within Baxter Park:
 - a. Manage native vegetation (open forests) primarily for conservation purposes, allowing appropriate recreation use in the equestrian area
 - b. Promote the re-creation of vegetation types identified as pre 1770's EVC's in the area (Grassy Woodland and Swamp Scrub)
 - c. Manage the area of Snow Gum open forest as a high quality remnant of a rare and threatened community
 - d. Promote the use of local plant species for landscaping recreational areas
6. Reinforce the significance and value of Baxter Park through a mix of interpretive initiatives which promote community interaction and understanding of the local environs.

The master plan will remain a notional concept unless there is active engagement from within Council, tenant sporting clubs and local residents. To this end the following objective, although it relates to the implementation of the plan, is a critical success factor in achieving the vision for Baxter Park

7. To manage the implementation and review of the master plan in a manner that engages Council, sporting club and resident representatives in the planning, funding and implementation process.

Finally, there are some specific areas of investigation that will need to be carried out in order to fully define the scope and impact of works as described in the master plan. These are as follows:

8. Complete further investigation to clarify the impact of the master plan, incorporating:
 - a) an access audit for all built facilities within Baxter Park to identify specific works associated with disabled access which will need to be accommodated as part of any future works to such buildings
 - b) an impact assessment of sealing all access roads and carpark within the park, with particular reference to additional surface run off and drainage requirements, and
 - c) an engineering assessment of the dam wall prior to the determination of the ultimate use of the dam site and ongoing role of the dam as a water storage facility
 - d) an assessment of future power supply needs for the Reserve

7.2 PRINCIPLES UNDERPINNING THE DESIGN

Planning principles have been developed to guide the design direction for Baxter Park, and to provide a sound strategic basis to guide continued planning within the park. Using the research information as presented in the previous section of this report, the following principles are presented for Council adoption.

1. Quality & multi purpose sport & recreation settings

The cornerstone of any successful recreation facility is its ability to evolve and move with the changing needs of the community and broader trends of the industry. This principle recognises the importance of flexible settings so that diverse and additional new needs can be met without the need for significant capital works. Likewise, this principle is also focused at providing quality recreation facilities which encourages increased community participation.

2. Open Space as a vibrant meeting place for the community

This principle acknowledges the significance of public open space as a safe and accessible venue for community gatherings. Underpinning this notion is that open space provides a flexible environment which can cater for a range of cultural, sporting and recreation interests and events

3. Strike an equitable balance between active and passive recreation settings

Not all people participate in sport. Participation includes a range of non sporting activities, such as walking, use of playgrounds, BBQ's or skate parks. This principle is focused upon striking an equitable balance between both settings so that the community has reasonable access to a mix of environs.

4. Cater for a diverse range of ages and abilities

This principle recognises that individuals have a range of sport and recreation needs, have different skills levels and different motivations for participating in sport and recreation. The challenge for local area planning is to provide a flexible and functional setting that can accommodate a wide diversity of interests and in turn can cater for a broad spectrum of community need.

Implicit to this principle are access and inclusion issues associated with sectors of the community that have difficulty in accessing sport and recreation

options (such as people with a disability, young people and indigenous communities).

5. Supporting sustainable sport and recreation communities

Sport and recreation groups and organisations make a valuable contribution to community life. They provide the means for local people to get together, build on shared interests and play together. Recognising the important social contribution of sport and recreation groups, this principle is focused upon building settings that develop sustainable sport and recreation groups, so that the social benefits of their activity are preserved within the community.

6. Create settings that are responsive to unmet community need

Essential to the continued use and vitality of sport and recreation assets is that they respond to particular community need and in turn provide a functional and regularly utilised sport and recreation resource. This principle acknowledges the importance of ongoing systems and communications to keep abreast of needs within the community.

7. Developing partnerships

Planning, developing and providing for sport and recreation is not the sole responsibility of Frankston Council. Rather it is the shared responsibility of a range of partners. This principle acknowledges the contributions of a range of partners, and also directs the need to maximise opportunities through the development of partnerships.

8. Supporting Community Initiative

Local communities make vital contributions to resourcing and operating sport and recreation facilities. This principle is therefore focused upon supporting and sustaining community endeavors which in turn, support the development and growth of local sport and recreation opportunities.

7.3 ELEMENTS OF DESIGN

This section outlines the specific development proposals in relation to each design objective for the Park.

Objective 1 **To strike an equitable balance between sport and recreation pursuits and the impact that such activities have upon the natural environment**

Rationale Open space provides many things for many people. It can accommodate a range of sporting park as well as offer informal, unstructured recreation activities and environments.

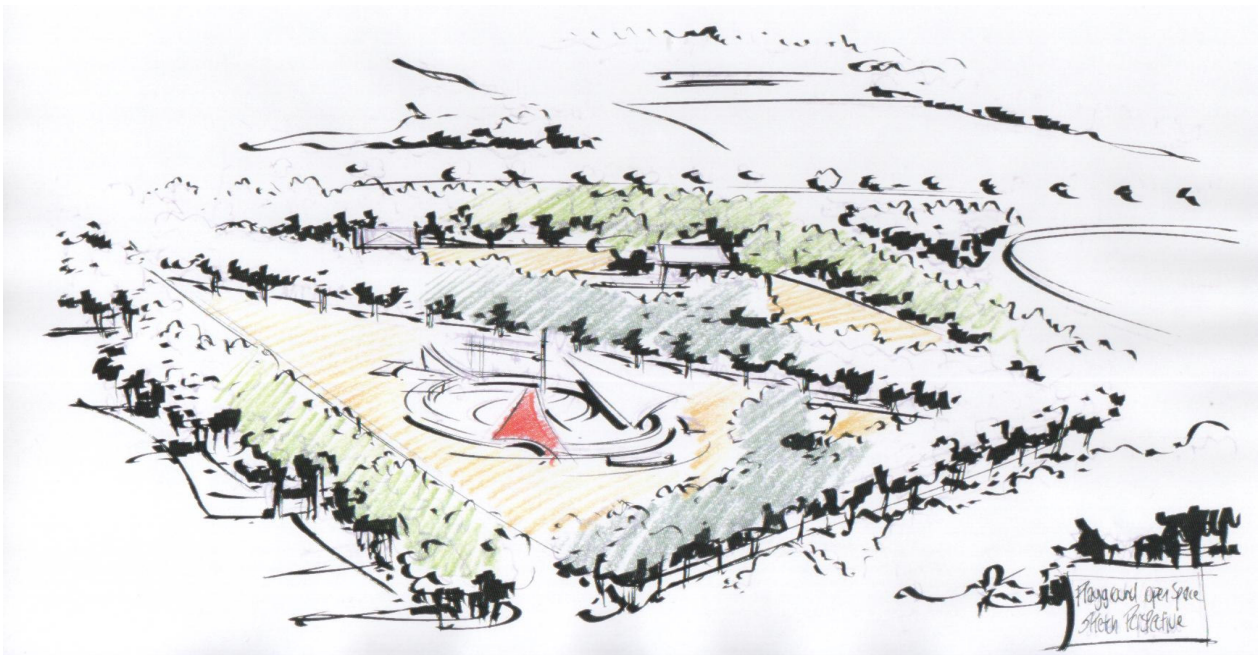
Baxter Park is well catered for in sporting facilities and infrastructure. However, it lacks however, amenities and environs to support passive activity. This is further compounded with the projected population increases and higher rates of participation in passive recreation, compared to structured sporting activity.

Proposed Works	<ul style="list-style-type: none"><i>Whilst there are no physical works associated with this objective, it is proposed that as a principle, Council recognise that the current level of sporting activity at Baxter Park reflects the maximum level of activity that can be supported by the Park. On this basis there should be no net increase in the scale of sporting activity at Baxter Park</i><i>Council adopt the Baxter Park Master Plan and the planning principles that are outlined in this report.</i>
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The prominent location of Baxter Park, the space that it offers and the broad community awareness of the park, provides a solid opportunity to extend the focus of the reserve as a vibrant meeting place for community celebrations and events. The improvement of vital infrastructure such as sealed access roads, improved public toilets and shaded BBQ areas all contribute to the capacity for the reserve to cater for bigger events, and in turn, promote the reserve as a vibrant venue for community interaction, beyond that of sport.

Proposed Works

- *Remove the existing playground and replace with a centrally located play "hub". It is recommended that the playground incorporate the following attributes:*
 - *shade structures*
 - *supporting amenities including seating and drinking fountains*
 - *cater for multiple age groups and children with a disability*
 - *interpret the unique settings and images that are inherent to Baxter.*
- *Adjacent to the play hub, develop a mix of supporting amenities that are aimed to promote family gathering, play and community events. Supporting amenities to include:*
 - *BBQ's*
 - *Gazebo / Shelter*
 - *Drinking fountain*
 - *Public Toilet block (incorporating access for people with a disability)*
- *Recognising the proposed central location of a new toilet block, that the current toilet blocks (3) should be removed.*



Objective 4

Introduce a safe and sustainable network of circulation points for vehicles & pedestrians

Rationale

Consultations have identified a number of ground improvements to better manage vehicle and pedestrian entry, exit and circulation within Baxter Park. Of particular note is the current condition of access roads throughout the park and the condition of the Sages Road entrance to the Park.

Proposed Works	<ul style="list-style-type: none"> • Relocate the Sages Road entrance east to improve visibility of vehicles entering and existing Baxter Park • Seal all internal access roads and parking areas within the Park to accommodate disabled access and to reduce ongoing grading of current roadways • Establish a walking trail network within the park, connecting to existing on road and off road paths outside of the Park • Introduce landscaping treatments to separate play and walking areas within the park to vehicular areas, such as the use of bollards, planting and / or different land levels.
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Objective 5

Recognise and support the significance of the native vegetation within Baxter Park, which includes:

- **Manage native vegetation (open forests) primarily for conservation purposes, allowing appropriate recreation use in the equestrian area**
- **Promote the re-creation of vegetation types identified as pre 1770's EVC's in the area (Grassy Woodland and Swamp Scrub)**
- **Manage the area of Snow Gum open forest as a high quality remnant of a rare and threatened community**
- **Promote the use of local plant species for landscaping recreational areas**

Rationale

Native vegetation in the Park has been identified as being of high conservation significance, higher than has been recognised in previous reports and studies. Much of the vegetation is in poor condition, and as such, active intervention is required to improve the quality to a level that is consistent with the significance of the area and the importance of Baxter Park generally as a conservation reserve.

Proposed Works	<ul style="list-style-type: none"> • Proceed with the landscape implementation plan, as documented in detail in Appendix D
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Objective 6

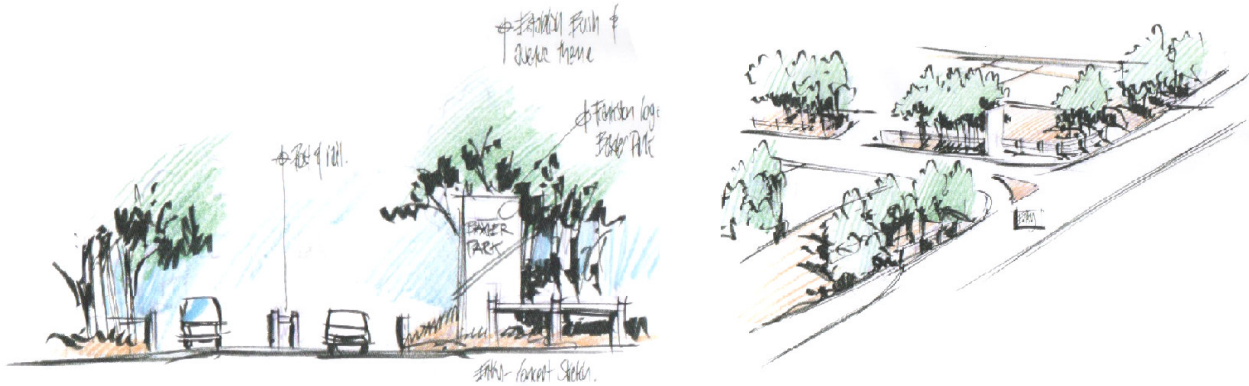
Reinforce the significance and value of Baxter Park through a mix of interpretive initiatives which promote community interaction and understanding of the local environs.

Rationale

Research has highlighted the environmental significance of both the Snow Gums and bushland area. Similarly, the development of public facilities allow for interpretive and community art initiatives to be incorporated within the design of public facilities. By doing so, it is recommended that interpretive signage and community projects incorporated within the overall design of public facilities be used as a means of activity engaging the local community in the development of the park.

Proposed Works

- Erect signage at the entrances to Baxter Park in a manner that showcases the range of the opportunities available at the park and demonstrates the important environment that it sits within
- Construct a viewing tower within the bush reserve to highlight the size of the park and the broader Baxter environs
- Install a series of interpretive signs along walking trails throughout the environment to highlight areas of environmental significance
- To investigate opportunities for community art initiatives within the park as a means of interpreting the character of the local area through art forms



Objective 7

To manage the implementation of the master plan in a manner that engages Council, sporting club and resident representatives in the planning, funding, design and construction phase of the project.

Rationale

Implicit to the development of community – owned spaces is the active involvement of stakeholders. With this comes a heightened sense of commitment and value as the development of the reserve begins to reflect the collective contributions of a range of interest groups that have worked together to achieve mutual goals.

The core strategy for this objective is the formation of the Baxter Friends Group. The focus of the group is to develop a positive, community interface with the development and management of the park. Implicit to the group is that it is representative of the range stakeholders for the park including sport, Council and resident representative. Opportunity exists for projects (such as the development of the central recreation hub) to engage the Friends Group, and in turn, participate in projects which may otherwise be completed independently of community. The group also provides a representative body to manage community fundraising activities.

Consultants acknowledge that there is currently no formal agreement in place between Council and sporting clubs based at Baxter Park. Agreements are important foundation statements which provide a forum for Clubs and Council to negotiate and agree upon mutual obligations that are associated with the ongoing use and tenancy on Baxter Park. Occupancy agreements are important management tools as they:

- Acknowledge the funding contributions and funding expectations in terms of capital development
- Provide a clear separation between Council and Club responsibility
- They can provide an incentive for Clubs to contribute capital through the linking of extended tenure or alternative incentive programs
- Provide an understood system of process Clubs or Council default on obligations
- Provides a clear agreement which is understood by Clubs and Council

irrespective of turnover in staff and Club administrators

Proposed Works	<ul style="list-style-type: none">• <i>Form Friends of Baxter Park group. The focus of the group is to:</i><ul style="list-style-type: none">– <i>Reflect the range of community interest groups for Baxter Park</i>– <i>Contribute to the planning, design and development of the Baxter Park Master Plan</i>– <i>Provide a forum for individual stakeholders to appreciate alternative needs for the park</i>– <i>Create a community representative forum to organise and recruit volunteer support for the development of relevant community projects</i>– <i>Develop a broad ownership and commitment to Baxter Park.</i>• <i>Support the activities of the Friends group. Provide appropriate training, funding for equipment, and a base for the group within one of the buildings in the Park.</i>• <i>Encourage sporting groups to contribute their membership resources to the activities of the Friends group to increase the pool of available labour for vegetation management work (ideally perhaps on highly one day per year basis,).</i>• <i>Commence negotiations with Clubs to formalise occupancy agreements in a manner that is consistent with Council policy, defines mutual responsibilities and highlights the capital contributions made by Council and Clubs in the development of sport and recreation facilities.</i>
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Objective 8 Complete further investigation to clarify the impact of the master plan

Rationale Throughout the course of the project, a need for specific investigation has emerged which has fallen outside of the expertise of consultants and scope of the project brief.

As part of Disability Discrimination Act (DDA), Council has a statutory obligation to ensure that all buildings extensions and refurbishments address access issues for people with a disability. Whilst the DDA does not impose upon Council to upgrade all buildings to accommodate people with a disability, it does require that Council address access at the time of any capital improvement.

The Mornington Horse & Pony Club has identified a preference for use of the dam once all grounds are fully irrigated by treated water and not reliant upon dam water storages. This is a complex issue, which is compounded by the existing leak on the south east corner of the dam, and will require specific engineering assessment and requires further assessment.

Finally, the master plan proposes that all access roads and carparking areas be asphalted with formalised curb and channel. Sealed access roads will markedly increase the volume of water run off, and therefore specific investigation as to how to manage this is required.

Proposed Works	<ul style="list-style-type: none">• <i>Complete an access audit for all built facilities within Baxter Park to identify specific works associated with disabled access which will need to be accommodated as part of any future works to such buildings</i>• <i>Complete an impact assessment of sealing all access roads and carparks within the park, with particular reference to additional surface run off and drainage requirements, and</i>• <i>Complete an engineering assessment of the dam wall prior to the determination of the ultimate use of the dam site and ongoing role of the dam as a water storage facility</i>• <i>Assess the future power requirements of the site, in light of additional supply resulting from electrical BBQ's proposed for the site</i>
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7.4 PRELIMINARY ESTIMATES

The master plan proposes significant alterations to the existing structures and facilities. A total works program of \$1,552,295 (Option 1) or \$1,932,795 (Option 2) has been developed and is itemised in the table below.

ITEM	ESTIMATE Option 1	ESTIMATE Option 2
Formal Parkland	\$214,250	\$214,250
Equestrian Facilities	96,500	96,500
Broad Acre Landscape	32,875	32,875
Roads and Carparks Construction	489,870	489,870
Minor Buildings, Signs and Fencing	251,300	251,300
Pavilions Option 1 - Extensions	467,500	
Pavilion Option 2 - Combined Rebuild (with p/toilet)		\$848,000
Total Estimate	\$1,552,295	\$1,932,795

A full schedule of work is provided in Appendix H.

7.5 10 STAGE IMPLEMENTATION PLAN

The Implementation Plan details a series of strategies which respond to the objectives of the master plan. Essential to the action plan is that it has the capacity to be resourced by a range of partners that are involved in the planning, development and delivery of sport and recreation in Baxter and the surrounding community.

In accordance to the brief, the Plan has been broadly programmed over a ten year period. Implicit to the scheduling of actions is that it forms part of Councils Annual Budget consideration. On this basis, where actions are not able to be provided in the nominated year due to competing commitments, it is expected that the action push out to the subsequent year. To this end, and to avoid any confusion, the schedule of works is presented in terms of stages, as opposed to years. Similarly, it is expected that the action plan be reviewed so that changing and emerging needs and trends can be considered within the context of the plan, with adjustments made accordingly.

Finally, the implementation of the master plan is reliant upon the ability of all stakeholders to negotiate and attract funds. Given the level of resources required, it is important that all stakeholders take advantage of all government, community and private funding sources in order to support developments.

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
<i>To strike an equitable balance between sport and recreation pursuits and the impact that such activities have upon the natural environment</i>	That Council adopt the Baxter Park Master Plan, and in doing so, recognise that Baxter Park cannot sustain further sporting activity at Baxter Park. Rather the focus of the master plan is to manage existing levels of sporting activity, and strengthen the passive recreation and conservation values of Baxter Park	1. <i>That the Baxter Park Master Plan be presented to Council for adoption.</i>	1, 2, 3, 4, 5, 6, 7	Ongoing	Labour	Frankston Council	<ul style="list-style-type: none"> • Department of Sustainability & Environment • Tenant sporting Clubs • Local Residents • VicRoads • Sport & Recreation Victoria

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
Create an environment that promotes the sustainable operational of all tenant groups at the Park	Baxter Tennis Club <ul style="list-style-type: none"> Construct a further three outdoor tennis courts, including lighting Replace fencing surrounding the Club and tennis courts Construct a hit up wall which allows for tennis and broader community use 	<ol style="list-style-type: none"> Conduct a meeting with Tennis Club Representatives to determine: <ol style="list-style-type: none"> Preferred timing of works External funding and fundraising opportunities Level of support from Council Funding capacities Based upon the outcome of the above, schedule and implement works 	1, 3, 4, 6, 7	Stage 2	\$87,000	Baxter Tennis Club	<ul style="list-style-type: none"> Frankston Council
	Baxter Cricket Club <ul style="list-style-type: none"> Relocate practice wickets to allow for appropriate run up area Construct an additional practice net and include chain mesh roofing for nets (3) Improve provision for spectators through provision of raised, mounded areas and cluster planting to allow for additional shade Upgrade pavilion to allow for further change rooms, improved kitchen & social room 	<ol style="list-style-type: none"> Meet with the Baxter Cricket Club to negotiate and agree upon: <ol style="list-style-type: none"> Timing of works Scope of pavilion extensions Capacity to fund developments Opportunities for community / club fundraising and external funding sources Contributions and extent of support to be made by Council Following the demolition of the public toilet block, relocate the current training nets, construct additional nets and roof entire structure Seek funding from Sport & Recreation Victoria (Minor Grants) for training facilities. Following the outcome of action 5, provide assistance and support as agreed Apply for relevant building and planning permits as required upon confirmation of the scope of works 	1, 2, 4, 6, 7	Relocate training nets – Stage 2 Develop Pavilion from Stage 3 (as determined by funding capacities)	\$250,000	Baxter Cricket Club	<ul style="list-style-type: none"> Frankston Council Sport & Recreation Victoria (minor grants)

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
	<p>Baxter Junior Soccer Club</p> <ul style="list-style-type: none"> Upgrade floodlighting on front soccer pitch and install new lighting for western pitch Replace pavilion roof Extend the pavilion to allow for female change rooms Upgrade kitchen facilities in accordance to OHS requirements Improve provision for spectators through gravel paths connecting soccer pitches and erections of spectator shelters on the north bank of the western pitch 	<p>9. <i>Meet with Soccer representatives to discuss and negotiate:</i></p> <p>a. <i>Timing of the roof replacement, recognising the listing of this item on the 2002 Buildings Audit</i></p> <p>b. <i>Capacity and preferred timing of the development of spectator shelters and pavilion replacements</i></p> <p>c. <i>Level of support to be provided by Council</i></p> <p>d. <i>Range of fundraising opportunities available to the Club</i></p> <p>10. <i>Replace the pavilion roof with particular regard to the impact to the Clubs sporting season</i></p> <p>11. <i>On behalf of the Club, identify State Government funding sources for the upgrade of kitchen facilities and the development of spectator shelters.</i></p> <p>12. <i>Recognising the rise of soccer participation, and the increased levels of female participation in the sport, seek Council support to contribute to the development of female change rooms as part of the pavilion extension</i></p> <p>13. <i>Apply for relevant building and planning permits upon confirmation of the scope of works</i></p>	1, 3, 4, 6, 7	<p>Replace Roof – Stage 1</p> <p>Construct spectator – Stage 2</p> <p>Redevelop pavilion – stage 3</p>	\$178,500	Baxter Soccer Club	<ul style="list-style-type: none"> Frankston Council Sport & Recreation Victoria

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
	<p>Frankston Bombers Football Club</p> <ul style="list-style-type: none"> Extend the pavilion to allow for increased visitor change rooms and umpires rooms 	<p>14. Meet with Club representatives to discuss the scope, timing and funding capacity of the Club to fund works</p> <p>15. Apply for relevant building permits upon confirmation of the scope of works.</p>	1, 4, 6, 7	Stage 1	\$45,000	Frankston Bombers Football Club	<ul style="list-style-type: none"> Frankston Council
	<p>Mornington Horse & Pony Club</p> <ul style="list-style-type: none"> Extend pavilion to allow for toilet facilities, incorporating a unisex/disabled facility. Construct an all weather ménage Introduce a cross country course for at the southern end of the Park 	<p>16. Meet with the Horse & Pony Club with the view to discuss and confirm::</p> <p>a. Project scope</p> <p>b. Timing,</p> <p>c. Funding contributions</p> <p>d. Support and funding from Council</p> <p>e. Key milestones (eg. State events)</p> <p>17. Subject to the outcome of the above, seek Council support for the development and funding of toilet facilities at the pavilion</p> <p>18. On behalf of the Club seek SRV funding (Minor Facilities) for the development of an all weather ménage</p> <p>19. Advise Council of the opportunity to conduct State equine events, following the completion of the ménage & cross country events</p> <p>20. Schedule ground works for cross country course as determined by funding contribution from the Club, and the outcome of budget decisions from Council</p> <p>21. Provide support and direction to the Club as agreed in action 16.</p>	1, 3, 4, 6, 7	<p>Toilets -Year 1</p> <p>Ménage & Cross Country Course – Stage 2</p>	\$113,500	Mornington Horse & Pony Club	<ul style="list-style-type: none"> Frankston Council SRV

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
<p>Create an accessible play precinct for all people regardless of age, gender or ability and create a flexible sport for community celebrations and events.</p>	<ul style="list-style-type: none"> Remove the existing playground and replace with a centrally located play "hub". Adjacent to the play hub, develop a mix of supporting amenities that are aimed to promote family gatherings and play. Supporting amenities to include: Recognising the proposed central location of a new toilet block, that the current toilet blocks (3) should be removed. 	<p>22. Using the master plan as a starting point, prepare a detailed design of the central hub. Implicit to the design is that:</p> <ul style="list-style-type: none"> a. it provide a safe place for children of all ages and abilities to play b. It provides creative focal point for children's play that stimulates the imagination and responds to sense c. it reflect the characteristics of Baxter and its environment through sympathetic design strategies d. it incorporate complementary family space which includes: <ul style="list-style-type: none"> - BBQ's - Gazebo/Shelter - Drinking fountain - Public Toilet block (accessible to people with a disability) it build in opportunities for stakeholders to contribute to the design process (such as via the Friends Group) It consider opportunities to include community art strategies within building works (such as on seating, toilet walls, etc) <p>23. Following the confirmation of design, prepare detailed design and costings</p> <p>24. Identify and seek an mix of external funding sources, including, but not limited to:</p>	1, 2, 3, 5, 6, 7	<p>Planning & Design – Stage 1</p> <p>Construction – stage 2, pending funding sources</p>	\$214,250	Frankston Council	<ul style="list-style-type: none"> Tenant sporting clubs Local residents Sport & Recreation Victoria Department of Sustainability

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
		<ul style="list-style-type: none"> a. Sport & Recreation Victoria (Major facilities funding) b. Community fundraising c. Philanthropic trusts <p>25. Upon confirmation of funding sources construct the precinct with the view to promote and update the local community on the progress of works and opportunities to provide in kind labour through "tree planting" days or other community events</p>					
<p>Introduce a safe and sustainable network of circulation points for vehicles & pedestrians</p>	<ul style="list-style-type: none"> • Relocate the Sages Road entrance east to improve visibility of vehicles entering and existing Baxter Park • Seal all internal access roads and parking areas within the Park to accommodated disabled access and to reduce ongoing grading of current roadways • Establish a walking trail network within the park, connecting to existing on road and off road paths outside of the Park • Introduce landscaping treatments to separate play and walking areas within the park to vehicular areas, such as the use of bollards, planting and / or different land levels. 	<p>26. Following confirmation of the master plan, and subject to the outcome of drainage impact (refer to strategy 43), prepare detailed design and estimates which will allow for sealed surfacing all internal access roads and car parks.</p> <p>27. Complete detailed design plans for landscaping, as outlined in the master plan and prepare estimates accordingly</p> <p>28. Upon completion of the detailed design stage and confirmation of estimates, complete works with support from additional funding sources where available</p> <p>29. Encourage community participation in the implementation of works where appropriate through community working parties. Consideration should also be given to linking community activity with an events</p>	4, 6, 7	<p>Walking paths stage 2.</p> <p>Stage resurfacing works over a three year period from Stage 2</p>	\$342,800	Frankston Council	<ul style="list-style-type: none"> • Vic Roads • DSE • Local community • Tenant sporting club

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
Recognise and support the significance of the native vegetation within Baxter Park	<p>Proceed with the landscape implementation plan, as documented in detail in Appendix D, which is guided by the following areas of focus:</p> <ul style="list-style-type: none"> • Manage native vegetation (open forests) primarily for conservation purposes, allowing appropriate recreation use in the equestrian area • Promote the re-creation of vegetation types identified as pre 1770's EVC's in the area (Grassy Woodland and Swamp Scrub) • Manage the area of Snow Gum open forest as a high quality remnant of a rare and threatened community • Promote the use of local plant species for landscaping recreational areas 	<p>30. Refer to the detailed implementation strategy, noting relative vegetation priorities as documented.</p> <p>31. Where ever practical, link major planting and revegetation strategies with community participation strategies in an endeavour to raise awareness of the environmental significance of the park and foster increased levels of ownership to the reserve.</p>	1, 2, 3, 4, 5, 6, 7	Stage 1, proceeding over a two year period	\$34,375	Frankston Council	<ul style="list-style-type: none"> • Local residents • DSE • Tenant sporting clubs

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
<p>Reinforce the significance and value of Baxter Park through a mix of interpretive initiatives which promote community interaction and understanding of the local environs.</p>	<ul style="list-style-type: none"> Erect signage at the entrances to Baxter Park in a manner that showcases the range of the opportunities available at the park and demonstrates the important environment that it sits within Construct a viewing tower within the bush reserve to highlight the size of the park and the broader Baxter environs Install a series of interpretive signs along walking trails throughout the environment to highlight areas of environmental significance To investigate opportunities for community art initiatives within the park as a means of interpreting the character of the local area through art forms 	<p>32. Confirm style of front entrance signage, secure costings and install following confirmation of funding source</p> <p>33. Using the existing body of local vegetation research, prepare interpretive sign posts which illustrate and state the vegetation significance of plant species within Baxter Park</p> <p>34. Purchase and Install a series of interpretive sing posts along walking trails</p> <p>35. Invite submissions for the design and development of a lookout tower, located in the bush reserve. The focus of the lookout is to reinforce the open vistas inherent with the Baxter environs. Consideration should be given to the capacity for the community (such as schools) to participate in the design process.</p> <p>36. Confirm the design of the structure and confirm estimates</p> <p>37. Seek a range of external funding sources (including in kind sources) to resource the revegetation and development of the landscape at Baxter Park</p> <p>38. Hold discussions with VicRoads representatives to place directional signage external to Baxter Park on Sages and Frankston/Flinders Roads</p>	1, 2, 3, 5, 6	Stage 4	\$35,800	Frankston Council	<ul style="list-style-type: none"> Local community Schools Arts Victoria

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
<p>To manage the implementation of the master plan in a manner that engages Council, sporting club and resident representatives in the planning, funding, design and construction phase of the project.</p>	<ul style="list-style-type: none"> Form Friends of Baxter Park group. Commence negotiations with Clubs to formalise occupancy agreements in a manner that is consistent with Council policy, defines mutual responsibilities and highlights the capital contributions made by Council and Clubs in the development of sport and recreation facilities. 	<p>39. <i>Develop a Baxter Park Friends Group. The focus of the group is to:</i></p> <ul style="list-style-type: none"> Reflect the range of community interest groups for Baxter Park Contribute to the planning, design and development of the Baxter Park Master Plan Provide a forum for individual stakeholders to appreciate alternative needs for the park Create a community representative forum to organise and recruit volunteer support for the development of relevant community projects <p>a. <i>Develop a broad ownership and commitment to Baxter Park</i></p> <p>40. <i>Confirm the operating system and ongoing support requirements for the Group which will need to consider</i></p> <ol style="list-style-type: none"> Training requirements Equipment needs Meeting schedule and location Level of influence and decision making capacity Reporting process to Council Number of representatives <p>41. <i>Actively seek community representation for the group through</i></p> <ul style="list-style-type: none"> Recruiting sporting club representatives 	1, 2, 3, 5, 6	<p>Friends Group – Stage 1</p> <p>Occupancy Agreement – Stage 3</p>	Staff time	Frankston Council	<ul style="list-style-type: none"> tenant sporting clubs local residents

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
		<ul style="list-style-type: none"> Circulation of public notices to all residents within 400m of the park Direct invitation to community representatives who participate in the master planning process <p>42. Following confirmation of the group, develop activity program which will define the role of the Friends Group throughout the implementation of the master plan.</p> <p>43. Within the context of existing occupancy agreements within Council, prepare draft occupancy agreements for negotiation and confirmation by Baxter Park sporting clubs. Wherever possible, occupancy agreements could consider:</p> <ul style="list-style-type: none"> Recognition of capital contributions made by Council and Clubs at Baxter Park Incentive initiatives which continue to support Clubs to invest capital into community facilities Link Club activities within the context of the planning and broader community use of Baxter Park. 					
Complete further investigation to clarify the impact of the master plan	<ul style="list-style-type: none"> Complete an access audit for all built facilities within Baxter Park to identify specific works associated with disabled access which will need to be accommodated as part of any future works to such buildings 	<p>44. Complete additional investigations as identified</p> <p>45. Upon completion, prepare additional detailed design and estimates and adjust master plan budget accordingly</p>	1, 3	Stage 1	To be determined	Frankston Council	<ul style="list-style-type: none"> Tenant sporting clubs Water Authority

OBJECTIVE	PROPOSED WORKS & STRATEGIES	ACTION	APPLICABLE PRINCIPLES	STAGE	RESOURCES	LEAD STAKEHOLDER	PROJECT PARTNERS
	<ul style="list-style-type: none"> Complete an impact assessment of sealing all access roads and car parks within the park, with particular reference to additional surface run off and drainage requirements, and Complete an engineering assessment of the dam wall prior to the determination of the ultimate use of the dam site and ongoing role of the dam as a water storage facility 						

7.6 RECOMMENDED FUNDING PROGRAM

The implementation of the master plan is reliant upon the capacity of a range of stakeholders to actively attract and negotiate funding. To this end, it is important to appreciate that implementation of the master plan is not the sole responsibility of one of stakeholder. Rather, its success is dependant upon a range of partners to come together and work towards mutual goals.

The following table identifies the range of partners that are involved throughout the implementation of the works program. The table also proposes contributions from each stakeholder. Recommendations have been made on the basis of:

- Which partner/s will receive direct benefit from the work, and
- The capacity of partners to contribute to works, together with
- The understanding that Council, together with the Park stakeholders, has a responsibility to preserve asset integrity, and respond to works that would otherwise contribute to asset deterioration and compromise the functionality of the asset.

Finally, recommended contributions have not taken into account the expected in kind contributions. It is anticipated that in kind contribution which directly reduce the capital cost of work is a fair and legitimate avenue for all Clubs and community organisations to contribute to works.

STAGE	WORKS	ESTIMATED COST	RECOMMENDED PARTNERS	PROJECT
1	• Repair Soccer Pavilion Roof	\$17,500	• Frankston Council	
1	• Upgrade existing lighting & install additional soccer floodlights	\$27,000	• Baxter Soccer Club • SRV	
1	• Construct toilets for Horse & Pony Club	\$53,000	• Frankston Council • Mornington Horse & Pony Club	
1	• Commence progressive revegetation works	\$34,375	• Frankston Council	
2	• Commence three year period of carpark resurfacing	\$337,800	• Frankston Council • VicRoads	
2	• Install floodlights for courts 3 & 4 & construct additional tennis court	\$26,000	• Baxter Tennis Club • SRV	
2	• Extend Football Pavilion to allow for larger visitor and umpire change rooms	\$45,000	• Frankston Bombers Football Club • Frankston Council	
2	• Develop central play hub & install entrance and interpretive signage	\$225,050	• SRV • Frankston Council • Community Organisations • DSE	
2	• Construct Frankston / Sages Road walking path and complete circuit walk	\$5,000	• Frankston Council	

STAGE	WORKS	ESTIMATED COST	RECOMMENDED PROJECT PARTNERS
2	<ul style="list-style-type: none"> Construct and all weather ménage 	\$30,000	<ul style="list-style-type: none"> Mornington Horse & Pony Club Frankston Council
2	<ul style="list-style-type: none"> Relocate & extend cricket training nets 	\$12,000	<ul style="list-style-type: none"> Baxter Cricket Club SRV Frankston Council
3	<ul style="list-style-type: none"> Combine/Extend the Baxter Cricket Club and Baxter Junior Soccer pavilion to allow for improved change, kitchen and social facilities 	\$750,000/ \$238,000	<ul style="list-style-type: none"> Baxter Cricket Club Frankston Council SRV
3	<ul style="list-style-type: none"> Combine/Extend Soccer Pavilion to allow for additional change facilities 	\$750,000/ \$114,000	<ul style="list-style-type: none"> Baxter Soccer Club Frankston Council SRV
4	<ul style="list-style-type: none"> Develop cross county track and complete remaining equine works 	\$30,000	<ul style="list-style-type: none"> Mornington Horse & Pony Club Frankston Council
5	<ul style="list-style-type: none"> Install remaining two tennis courts, incorporating lighting, fencing and hit up wall 	\$61,000	<ul style="list-style-type: none"> Baxter Tennis Club SRV Frankston Council
7	<ul style="list-style-type: none"> Construct Soccer spectator Shelter 	\$20,000	<ul style="list-style-type: none"> Baxter Soccer Club
8	<ul style="list-style-type: none"> Design & install spectator lookout 	\$25,000	<ul style="list-style-type: none"> Frankston Council Arts Victoria Community fundraising

The figures represented in the above table should be read as indicative amounts. The contributions identified are established on a basis of benefit equity and benefits received by stakeholders as a direct result of the project.

In the event that sufficient funds have not been raised by identified stakeholders within the nominated timeframes, it is recommended that the schedule of works be expanded (such as for 15 years), as opposed to reorder the works timeframe.

The proposed schedule of works is based on needs identified throughout the consultation process of the project, as a key principle focused upon encouraging community participation in the planning process. Whilst there may be some dissent on priority and eventual outcome – all projects have a valid place within the schedule and should not be removed due to personal preference or group lobbying strength.

Appendix A Précis of Relevant Policy and Research

PLAYGROUND STRATEGY, 2001

Frankston City Council

Strategic Context

The Playground Strategy provides:

- an assessment of existing playground sites in relation to
 - developing a hierarchy of playgrounds
 - rate each site, describing the quality of experience provided
 - determine age group suitability for each site,
 - assess the appropriateness of supporting infrastructure such as seating, paths and general amenities
- a framework to determine the future provision of playgrounds for Frankston in terms of:
 - the best mix of playgrounds in accordance to current and projected community need
 - the required change in current sites and new sites in order to align playground provision in accordance to such needs

Frankston City Council has a total of 111 playgrounds of varying standards. Of these 2 sites cater for a regional catchment, 13 cater for a district catchment, with 96 catering for local needs.

It is important to appreciate the context of playgrounds, and in turn Council's role in the provision of facilities. Playgrounds provide basic community infrastructure which supports the physical and mental development of young children. Playgrounds provide a community place for children to run, jump, explore and imagine, as well as a place for children to play with other children.

Frankston City Council has supported its role in the provision of quality play spaces in its Community Plan. The development of the playground strategy was a specific response to recommendations made in its Recreation Strategy.

Implications for Baxter Park

There is one playground located close to the entrance of the Reserve, next to the Tennis Courts. The report states that the site supports all users of the reserve, however given its proximity to most of the sporting facilities, it is considered that the equipment is primarily used by tennis users and visitors. The site is unlikely to support local, residential use. The Frankston – Flinders Road and Moorooduc Highway are major impediments to local residents.

Overall, the strategy identifies poor provision and standard of playgrounds within the Frankston South precinct. Specifically, the strategy makes the following comments in relation to playground provision within the Frankston South precinct.

Table 1 Overview of Play Provision

Assessment Indicator	Frankston South	
<i>Basic Amenities</i>	Adequate	0
	Partial	13
	None	2
<i>Playground Standard</i>	Appropriate standard	4
	Minor modification required	2
	Significant modification required	3
	Replacement required	6

The Strategy makes the following specific recommendations in relation to Baxter Park.

Table 2 Baxter Park Recommendations

Australian Standard	Equipment Replacement Required
<i>Recommendation</i>	Upgrade to local level playground
<i>Rationale:</i>	The site forms part of a large district reserve, therefore its main role is to service the many visitors to the park. The venue also caters for a small residential area between Moorooduc Highway and Frankston Flinders Road
<i>Description</i>	Install a junior/senior playground, pathway and seating
<i>Costing</i>	\$23,950

FRANKSTON CITY VEGETATION STUDY, 1997

Ecology Australia Pty Ltd, AGC Woodward-Clyde Pty Ltd

Strategic Context

The focus of the study was to develop an inventory of vegetation remnants for the City, including condition and significance. A clear outcome of the project is therefore to provide a body of research that will guide Council's Planning Scheme and environmental overlays.

The study mapped and broadly documented 129 vegetation remnants, all areas larger than 0.5 hectares.

Impact to Baxter Park

Baxter Park has been identified as a site of regional significance, and makes the following comments:

Vegetation Type & Quality: Grassy Woodland Complex (2-4)
Sclerophyll Woodland (2-3)

Notes: Dieback. Worst weeds sallow/coast wattle, sweet pittosporum

In addition to the specific sites included in the study, the report identifies the Langwarrin and Baxter non urban and low density residential area with important stands of remnant trees. The area was subsequently recommended new planning provisions to protect such areas.

SPORTING PAVILIONS & GRANDSTAND BUILDING AUDIT

Greenway Hirst Page Pty Ltd

Strategic Context

The audit has encompassed 36 buildings across the Shire. The focus of the study was to provide a basis of information to support Club and Council spending to upgrade, replace or redevelop pavilion and grandstand infrastructure across the Shire.

Overall, the audit identifies the following issues which are consistently apparent for sports pavilions and grandstands:

- safety
- disabled facilities and access
- health
- maintenance
- rationalizing facilities

Impact to Baxter Park

The following pavilions were included in the audit:

- Football/cricket Pavilion (oval No.6)

- Rugby Cricket Pavilion (oval No.1)
- Soccer Pavilion

Table 3 Audit Summary Statements

Pavilion	General Comments	Cost Estimate Summary			Total
		Compliance Items	Current Items	Future Items	
<i>Football / Cricket Pavilion</i>	<ul style="list-style-type: none"> • Good public facility • Evidence that Club complete works independently within planning approval 	\$5,000	\$12,500	\$1,000	\$18,500
<i>Rugby Cricket Facility</i>	<ul style="list-style-type: none"> • Metal work and timber work to be repainted • A number of compliance items required including, exit signs and lights and hands free basins 	\$4,600	\$1,500	\$7,500	\$13,600
<i>Soccer Pavilion</i>	<ul style="list-style-type: none"> • Listed as a sound building • Major works item is the replacement of the roof • A number of compliance items required including, exit signs and lights and hands free basins 	\$2,600	\$18,600	\$8,000	\$29,200

FIRE MANAGEMENT WORKS PLANS FOR NATURAL RESERVES, 1999

P Moulton & J Mackenzie

Strategic Context

This report fulfills a statutory responsibility of Council to develop fire preventions strategies in an endeavour to minimise potential loss of life and property damage caused by fire. They are also required to protect the environmental assets of natural reserves from fires emanating outside their perimeter.

The study provides directions and costed works programs for fire management in nine reserves across Council, of which Baxter Park is one.

Impact to Baxter Park

The North West fringe of Baxter Park is highly vegetated by a closed Eucalypt woodland. The natural vegetation of the Reserve covers an area of approximately 34Ha. The overall reserve fuel hazard rating was assessed as very high to extreme with an equivalent fuel loading estimated at 24 tonnes per hectare.

A works program has been developed for the Park which takes into account the following issues:

- There is scope to undertake burning for ecological purposes in the Park. It has the capacity to increase plant diversity and promote active recolonisation of native flora and birdlife and,
- Fire management for asset protection of houses adjacent to the northern reserve should be a priority and aim to reduce overall fuel hazards

Specific features of the plan are directed at:

- Providing clear signage to the service road off Moorooduc Road
- Improving and extending the existing slash firebreak
- Undertake progressive woody weed removal
- Educating user groups awareness to minimise fire risk
- Patrolling the reserve during fire danger period
- Place signs to advise visitors to encourage user monitoring
- Burn small section of the reserve for ecological management purposes.

COMMUNITY PLAN 2002 - 2005

Frankston City Council

Strategic Context

Under Section 153A of the Local Government Act, Council is required to prepare a three yearly corporate plan. The Frankston Community Plan is Council's response to this statutory obligation and is a principle strategic planning document. The Frankston Community Plan vision is defined as "Frankston City as an exciting, vibrant and safe place to live work and play." It has stated that it will achieve its vision through a mix of key initiatives that fall under the broad headings of:

- Community leadership
- Transport
- Environment
- Community development and support
- Recreation and culture, and
- Economic development

Impact to Baxter Park

The Community Plan describes a range of objectives and strategies which will influence the scope and scale of the development of Baxter Park and indeed the process of developing the master plan. The following table provides a précis of relevant objectives and strategies.

Table 4 Relevant Community Plan Objectives & Strategies

Objectives	Strategies
<p>Planning & Design <i>"Ensure all planning & design procedures reflect community needs and conform to appropriate Australian Standards."</i></p>	<ul style="list-style-type: none"> • <i>Consult with the local community, ensuring appropriate contact with key stakeholders regarding planning, implementation and effectiveness of works</i>
<p>Foreshores, Waterways & Natural Reserves <i>"Work with community organisations and government agencies to ensure the improvement and sustainability of key natural community assets"</i></p>	<ul style="list-style-type: none"> • <i>Review, update and implement the Environmental Strategy</i> • <i>Develop and implement appropriate management plans for all foreshore areas, waterways and natural reserves</i> • <i>Strengthen the leisure opportunities available in natural areas</i> • <i>Ensure protection of indigenous heritage areas on foreshore, waterways, natural reserves and other areas as designated</i>
<p>Biological Diversity <i>Protect areas and / or species of biological significance</i></p>	<ul style="list-style-type: none"> • <i>Encourage the retention/rehabilitation of indigenous vegetation remnants throughout the municipality</i> • <i>Endeavour to integrate the protection of Frankston's flora and fauna into planning works and processes</i>
<p>Parks & Reserves <i>Provide and maintain high quality, safe, accessible and attractive reserves, playing fields, parks, playgrounds, feature parks and areas of public open space</i></p>	<ul style="list-style-type: none"> • <i>Develop and implement a master plan and management plan for one major reserve per year in accordance with the draft open space strategy</i> • <i>Continue the upgrade program for all reserves and open space as appropriate following the development of the open space strategy</i> • <i>Implement the Playground Strategy</i> • <i>Develop and implement a staged risk audit of Council reserves, including tree audit</i>
<p>Aquatic & Sporting Facilities <i>Ensure equitable access to high quality sporting and aquatic facilities to meet the active and passive needs of all age groups</i></p>	<ul style="list-style-type: none"> • <i>Evaluate current contribution levels from clubs for capital developments and establish an equitable approach for future contribution levels</i>

SPORTS DEVELOPMENT STRATEGY (Draft Report), 2001

Melvin Recreation Management Consultants

Strategic Context

The Sports Development Strategy provides for Council an inventory of current sports facilities, a description of future sporting facilities and the standard that these are to be provides and finally, it identifies the future operational needs of local clubs and associates in order to build strong and vibrant sporting opportunities within Frankston City Council.

The strategy identifies a number of factors that influence the development of sports infrastructure within the City of Frankston. These are:

- Council policy to not contribute to sports facilities that are of the exclusive benefit of club members
- The condition of existing infrastructure, including its inability to accommodate current usage levels at reasonable standards

Finally, the strategy defines a hierarchy of sporting facilities, those that cater for local area need to highly sophisticated facilities that have the capacity to cater for international competition. In summary the hierarchy of facilities incorporated:

- Regional Facilities – specialised facilities catering for a large catchment area
- District level Facilities – cater for the majority of senior level competition, including cricket and football facilities
- Local Level Facilities – primarily cater for junior competition and are evenly distributed throughout the municipality

The development of park sporting infrastructure needs to be predicated by confidence in participation levels. As part of this, the Strategy identifies the following sports participation data for the City of Frankston.

Table 5 Sports Participation in the City of Frankston

SPORT	TOTAL PLAYERS	PERCENTAGE
Athletics	1,293	6
Auskick	708	3
Australian Rules Football	2,585	12
Baseball	178	1
Basketball	5,001	24
Cricket	1,734	8
Croquet	33	0
Equestrian	225	1
Golf	393	2
Hockey	434	2
Lawn Bowls	1,193	6
Netball	2,938	14
Rugby	182	1
Soccer	1,293	6
Softball	520	2
Tennis	2,484	12
TOTAL	21,194	100

Finally, the report provides a clear assessment of participation in relation to junior and senior participation, together with male and female participation for each sporting code. As part of this assessment, each sport has identified key issues that influence its activity in Frankston. Table 6 provides a summary of key issues for each sport, relevant to the sports played at Baxter Park.

Table 6 Key issues impacting sport in Frankston

SPORT	ISSUE
<i>Australian Rules Football</i>	<ul style="list-style-type: none"> • There are 16 football clubs in the municipality • The Mornington Peninsula Nepean Football League (MPNFL) has proposed the development of a netball competition to run in conjunction with football. This type of competition is commonly run in country Victoria, although not so in Metropolitan areas.

SPORT	ISSUE
	<p>The proposal would require the development of asphalt netball courts at each football ground.</p> <ul style="list-style-type: none"> The Victorian Country Football League has recently completed a risk management manual. The manual stipulates maintenance and facility standards (thereby impacting Council). Council did not contribute to the preparation of the manual In an effort to schedule all junior training and competition, the MPNFL has proposed that junior competition be held Friday nights, thereby impacting facilities which do not have lighting facilities.
<i>Cricket</i>	<ul style="list-style-type: none"> There are 16 cricket clubs in the municipality Fencing of reserves is a key issue as it enables clubs to host the Pura Cup. Fencing would need to be 2m high and enable Clubs to charge admission fees. This opportunity has not been supported by Council, with the exception of Frankston Oval given that it already has the capacity to charge admission fees Fencing of the playing surface is another issue for clubs. It is Council's position that fencing is supported to the height of 1.2, where the tenant Club use the ground for senior competition and where the winter tenant is not adversely effected
<i>Equestrian</i>	<ul style="list-style-type: none"> There are 4 equestrian clubs in the municipality The key issue for equestrian activity is the potential consolidation of equestrian activities at Langwarrin Equestrian Centre
<i>Soccer</i>	<ul style="list-style-type: none"> There are 6 soccer clubs in the municipality The strategy has identified a number of key issues impacting soccer in Frankston, these include: <ul style="list-style-type: none"> Requirement for a feasibility study for a regional soccer facility All new pavilions be designed to cater for both male and female competition, with consideration to be given to pavilions being renovated
<i>Tennis</i>	<ul style="list-style-type: none"> There are 14 tennis clubs in the municipality The following recommendations have been made in relation to tennis in Frankston <ul style="list-style-type: none"> There is a need to explore consolidation opportunities to enable larger clubs to generate larger economies of scale associated with facility development and programmatic opportunities That Council initiate a feasibility study into the development of a large regional facility to service club and casual tennis participation. Implicit to the study is that it assess latent demand, facility requirements and capital and operational implications An audit of tennis facilities is required in order to assess the condition of tennis infrastructure, together with identify potential opportunities for expansion and consolidation It is important that alternative court surfaces to entout cas is considered, and that Council policy initiatives do not place an unfair bias upon entout cas Lighting has made a profound impact upon tennis scheduling and competition, as such there have been a number of requests for Council to contribute to lighting installation. The strategy has provided a policy context to assist Council in assessing the need for requests for floodlighting.

Impact to Baxter Park

The Sports Development Strategy makes the following recommendations and comments in relation to Baxter Park:

- Existing sports infrastructure has been classified as local and district level, however given the size of area, it is well placed to accommodate Regional level sporting infrastructure for some sports
- The reserve suffers from a lack of coherent planning, with a number of facilities duplicated on the site
- The report identifies the requirement for a master plan to assess usage needs, and in turn provide a planning framework for the site. The report makes the following specific comments in relation to the scope of the master plan
 - Review the appropriateness of equestrian facilities
 - Give consideration to relocating equestrian use within the park
 - Consider the capacity to rationalise sporting pavilions from three to one
 - Develop strategies to maximise usage of facilities

- Develop a regional level facility at the site for equestrian use

BAXTER WOODLAND EQUESTRIAN RESERVE (Draft Management Plan) 2000

Terra Forma Pty Ltd

Strategic Context

The Draft Management Plan has been initiated in an effort to manage equestrian and other sporting and recreational activity sustainably, maintain environmental values and to protect regionally significant vegetation. The study is focused upon the equestrian area, archery and woodland area abutting the Moorooduc Highway.

Implicit to the study methodology has been breaking the reserve into three specific segments. These include:

- Zone 1: Incorporating the equestrian grounds located in the south western corner of the reserve and the cross country jumps course sited within the woodland area of the reserve
- Zone 2: Comprises a fences, flat, cleared area incorporating the archery area. The site includes archery targets and a buffer area
- Zone 3: refers to the woodland area providing a buffer between the highway, housing and sporting areas in the remaining sections of the park.

Impact to Baxter Park

The study makes the following points of interest to the development of the master plan for Baxter Park:

- The reserve receives intensive recreational use at times and as a result can suffer damage
- The reserve is essentially an island of native vegetation with few opportunities for linkages with other areas of open space or bushland
- Whilst the level of equestrian usage has not been accurately assessed, existing usage levels have resulted in adverse effects such as ground compaction, pugged and boggy areas, erosion of tracks and depletion of ground cover
- The equestrian clubs have been responsible for vegetation management in conjunction with Council. In the past there has been minimal involvement from Council
- Careful planning is required to ensure vegetation quality is improved by woody weed removal and slashing. Slashing is recommended to remove the build up of vegetation to allow for light and moisture to begin germination
- The clubs require clear directions on appropriate timing and methodology of slashing / clearing cross country trails to prevent adverse weed seed dispersal, avoiding curring during flowering /seeding periods for indigenous vegetation and timing to coincide with fire prevention strategies
- A number of small equestrian tracks result in many areas which are isolated and vulnerable to edge die back. The Clubs have developed a number of tracks to cater for a broad range of ages and equine riding abilities.
- The equestrian clubs have identifies a need for an indoor equestrian arena
- In brief, the principle problem is too many tracks with the associated erosion problems.
- The land capability assessment identifies that more inputs are required if the Reserve is to be managed in a sustainable manner to support equestrian use.
- It is proposed that the area between the drainage line and the Moorooduc Highway be out of bounds for equine use, provided that alternative riding courses have been made available.

COMMUNITY PROFILE

Id Consulting

Strategic Context

The community profile is a Council initiated study aimed at informing community groups, Council, investors, business, students and the general public of census information for Frankston. The study has identified eight community precincts. Baxter Park falls with the Carum Downs/Skye precinct. The following information relates only to this precinct, and not the broader municipality.

Impact to Baxter Park

Table 7 Précis of Relevant Demographic information

Population	2001		1996		Change 1996 - 2001
	Number	%	Number	%	
Total population	18,226	100	15,160	100	3,066
Males	9,007	49.4	7,552	49.8	1,455
Females	9,218	50.6	7,608	50.2	1,610
Infants 0 to 4 years	1,836	10.1	2,039	13.4	-203
Children 5 - 17 years	4,200	23.1	3,122	20.5	1,078
Adults 18 to 64 years	10,977	60.4	9,229	60.7	1,748
Mature Adults 65 to 84 years	1,028	5.7	723	4.8	305
Senior Citizens 85 years and over	149	0.8	105	0.7	44
Average household size	2.9	--	2.97	--	-0.07
Dwellings (total)	6,422	--	5,242	--	1,180

- There is a large share of persons in the young family age groups. The most significant age groups included persons in their late twenties and thirties, as well as their pre-teen children. This age structure is indicative of large amounts of recent housing developments.
- An analysis of household income for 2001 for this precinct, relevant to Frankston City showed a greater portion of high income households and a lesser share at the lower income quartile.
- About 29% of the population noted some form of educational qualification, with the most significant being those people with vocational qualifications. There were differences between the educational qualifications of this precinct with Frankston City, these included:
 - A smaller share of the population with a bachelor degree or higher degree, and
 - A smaller share of the population with a advanced diploma or diploma
- In 2001 the precinct had a higher share of people who had left school at an early level (Year 10 or less) and a corresponding lower level of persons who completed Year 12 or equivalent compared to other areas in the Melbourne SD.
- The precincts share of the population at primary school shows the relatively greater number of primary school aged children, whilst the relatively lesser share of the population attending university reflects the relatively smaller share of youth – aged population.

Table 8 Employment Status

	2001			1996		
	Number	%	Frankston City %	Number	%	Frankston City %
Employed full time	5,724	64.6	59.7	4,765	66.1	60.9
Employed part time	2,307	26.0	30.0	1,756	24.3	27.4
Employed not stated	297	3.3	3.1	119	1.7	1.9
Total employed	8,327	94.0	92.8	6,640	92.1	90.2
Total unemployed	530	6.0	7.2	573	7.9	9.8
Total labour force	8,857	100.0	100.0	7,213	100.0	100.0
Total in labour force	8,857	68.8	62.3	7,213	69.6	62.3
Total not in labour force	3,427	27.0	33.7	2,899	28.0	35.6
Not stated	549	4.3	4.0	245	2.4	2.1

	2001			1996		
	Number	%	Frankston City %	Number	%	Frankston City %
Total	12,877	100.0	100.0	10,357	100.0	100.0

- The unemployment rate for this precinct was lower than for Frankston City. This is due to the comparatively lower smaller share of the population aged between 18 and 24 years, who often have higher rates of unemployment in comparison to older workers.
- The industry structure of the precinct is strongly concentrated in two key sectors: wholesale and retail trade and manufacturing. This indicates that local industrial enterprises and retail establishments are key employers for the population of this area.
- The largest occupations include clerical, sales and service workers, tradespersons and production and transport workers. With this, is the associated less skilled workforce with less capacity to earn higher wages
- There are a greater percentage of households that owned 2 or more vehicles compared to Frankston City. This hints at a greater share of larger households with two or three adults and a preference for private transport over public transport.

FRANKSTON PLANNING SCHEME, 2002

Frankston City Council

Strategic Context

The municipal planning scheme (MSS) is a statutory obligation of all local governments, and provides the necessary planning framework to guide the scope and nature of developments throughout the City.

Impact to Baxter Park

- The public is public Crown land which is managed by the City of Frankston. The site also includes a wedge of land which is the former Baxter School Plantation Reserve.
- Recognising the public nature of the reserve, the site is zoned Public Place, Recreation Zone. The characteristics and provisions incorporated within this zone are as follows:
 -
- There are a number of important overlays which impact the planning and development of the reserve. Of note is the Environmental Significant Overlay (ESO1) which includes all of the natural reserve area to the north of the reserve (incorporating Moorooduc Highway), and extends to the roadside boundary on the Frankston – Flinders Road. Native vegetation within this area is recognised as being of regional significance. The objectives and planning permit provisions incorporated within this overlay are summarised as follows:

Objectives

- Ensure that the development and management of land within areas of significance is compatible with the long term protection and enhancement of their botanical and zoological values
- Protect populations or communities of native plants and / or fauna

Permit Requirements

An application to construct a building, construct or carry out works, remove, destroy or lop any vegetation, or subdivide land must be accompanied by the following information:

- Where the application involves the removal or lopping of vegetation
 - Purpose of proposal
 - The précis location of vegetation to be removed
 - The species and size of vegetation to be removed
 - The slop of land where the vegetation would be removed
 - The total extent of native vegetation on the property
 - Details of alternatives

- Demonstration that the impact to the area would be minimised and that the biological diversity of the area would be maintained or enhanced
- Demonstration that adequate safeguards would be put into place to ensure that activities would not detrimentally affect communities on indigenous plants or fauna or their habitats
- Where an application involves the removal or destruction or lopping of vegetation located more than 10 square meters, a flora and fauna survey and assessment of the biological values of lands (in accordance with the Flora & Fauna Guarantee Act 1988) is required
- Where an application for a building or works involves the removal or destruction or lopping of vegetation, demonstration that there is not a suitable area for the proposal already cleared of native vegetation
- Details of any proposed revegetation, including the proposed species to be planted and any proposals for ground stabilization.

Other planning issues impacting the development of Baxter Park are as follows:

- There some development proposed to the east of the Frankston Flinders Road, and west of Stotts Lane, extending north to Woodside Avenue.. The development consists of 2,500 square meter lots (minimum lot size).
- A further concept development has been prepared to the east of Stotts Land extending to the boundary of the proposed Mornington Freeway. The concept plan proposes a total of 203 lots, with lot sizes ranging from 1,000m² to 2,000m².
- The proposed Mornington Peninsula Freeway will pass Baxter Park. Melways (2001) references suggest that on / off ramps will enable access to the park.

Appendix B Community Profile Information

Various Population Characteristics

	BAXTER			FRANKSTON SOUTH			MOUNT ELIZA			LANGWARRIN		
	1996	2001	%	1996	2001	%	1996	2001	%	1996	2001	%
<i>Total population</i>	13,044	15,080	16%	14,492	16,416	13%	15,410	16,104	5%	14,861	18,110	22%
<i>Males</i>	6,504	7,485	15%	6,937	7,876	14%	7,478	7,832	5%	7,292	8,822	21%
<i>Females</i>	6,540	7,595	16%	7,555	8,540	13%	7,932	8,272	4%	7,569	9,288	23%
<i>Infants 0 - 4 years</i>	1,223	1,264	3%	774	887	15%	781	776	-1%	1,440	1,476	2%
<i>Children 5 - 17 years</i>	3,477	3,028	-13%	2,697	3,030	12%	3,432	3,422	0%	3,420	4,190	23%
<i>Adults 18 to 64 years</i>	9,246	7,869	-15%	8,513	9,692	14%	9,125	9,533	4%	9,244	11,346	23%
<i>Mature Adults 65 to 85 years</i>	1,039	798	-23%	2,149	2,290	7%	1,859	2,061	11%	669	1,040	55%
<i>Older Adults 85 years and over</i>	100	63	-37%	355	506	43%	194	270	39%	36	56	56%

Weekly Household Income (expressed as a %)

	BAXTER	FRANKSTON SOUTH	MOUNT ELIZA	LANGWARRIN
<i>Nil Income</i>	0.4	0.4	0.5	0.4
<i>\$1 to \$199</i>	2.1	2.7	2.0	1.5
<i>\$200 to \$299</i>	4.7	7.3	3.6	3.9
<i>\$300 to \$399</i>	6.4	7.1	4.4	5.4
<i>\$400 to \$499</i>	6.2	6.7	6.1	5.9
<i>\$500 to \$599</i>	5.5	4.5	3.8	5.0
<i>\$600 to \$699</i>	6.6	5.9	4.5	5.7
<i>\$700 to \$799</i>	5.3	3.3	4.0	4.8
<i>\$800 to \$999</i>	11.6	8.8	8.2	12.1
<i>\$1,000 to \$1,199</i>	9.2	7.9	8.1	9.8
<i>\$1,200 to \$1,499</i>	12.0	9.0	9.0	12.7
<i>\$1,500 to \$1,999</i>	10.7	12.9	15.7	13.2
<i>\$2,000 or more</i>	7.6	11.3	16.6	7.9
<i>Not stated</i>	11.7	12.3	13.7	11.7

Employment Status (expressed as a %)

	BAXTER			FRANKSTON SOUTH			MOUNT ELIZA			LANGWARRIN		
	1996	2001	%	1996	2001	%	1996	2001	%	1996	2001	%
<i>Full time employed</i>	63.4	60.5	5%	60.3	58.1	-4%	59.4	58	-2%	63.2	61.9	-2%
<i>Employed part time</i>	28.2	31.4	-11%	31.7	33.8	7%	33.4	35.8	7%	29.2	31.3	7%
<i>Employed not stated</i>	1.8	3	-67%	1.8	2.8	56%	1.8	1.9	6%	1.8	2.6	44%
<i>Total employed</i>	93.4	94	-1%	93.8	94.7	1%	94.5	95.7	1%	94.3	95.8	2%
<i>Total unemployed</i>	6.6	6	9%	6.2	5.3	-15%	5.5	4.3	-22%	5.7	4.2	-26%
<i>Total labour force</i>	100	100	0%	100	100	0%	100	100	0%	100	100	0%
<i>Total in labour force</i>	68.5	68.7	0%	59.8	61.9	4%	63.3	63.3	0%	72.9	72.3	-1%
<i>Total not in labour force</i>	29.5	28.1	5%	38.9s	35.1	-10%	35.3	33.2	-6%	25.5	24.8	-3%
<i>Not stated</i>	2.1	3.2	-52%	1.3	3	131%	1.4	3.5	150%	1.6	2.9	81%
<i>Totals</i>	100	100	0%	100	100	0%	100	100	0%	100	100	0%

Industries (expressed as a %)

	BAXTER			FRANKSTON SOUTH			MOUNT ELIZA			LANGWARRIN		
	1996	2001	%	1996	2001	%	1996	2001	%	1996	2001	%
<i>Agriculture, forestry, fishing & mining</i>	4.2	3.6	-14%	0.6	0.7	17%	0.9	1.1	22%	1.8	1.5	-17%
<i>Manufacturing</i>	19.3	18.7	-3%	14.4	14.9	3%	13.8	13	-6%	18.4	18.1	-2%
<i>Electricity, gas and water</i>	1	0.4	-60%	1.1	0.4	-64%	0.5	0.4	-20%	0.6	0.7	17%
<i>Construction</i>	9.4	11	17%	7.6	9.2	21%	7.7	8.3	8%	10.5	11.6	10%
<i>Wholesale & retail trade</i>	22.1	24.9	13%	22.5	23.4	4%	22.5	21.9	-3%	23.6	25.3	7%
<i>Transport & storage</i>	3.2	3	-6%	2.9	3.1	7%	2.2	2.3	5%	3.6	3.5	-3%
<i>Communication services</i>	1.8	1.1	-39%	2	1.5	-25%	1.1	1	-9%	2.4	1.8	-25%
<i>Finance, insurance & business service</i>	10.1	9.8	-3%	14.6	14.7	1%	16.7	17.3	4%	12	11.5	-4%
<i>Public administration & defence</i>	3.7	2.4	-35%	2.8	2.2	-21%	2.3	1.9	-17%	2.6	1.7	-35%
<i>Education, health and community services</i>	14	14.1	1%	18.5	19.2	4%	21	21.7	3%	13.7	14.7	7%
<i>Recreation, personal services, cafes etc</i>	7.3	8.6	18%	9.6	8.7	-9%	8.4	8.6	2%	8.2	7.5	-9%
<i>Not classifiable, not stated</i>	3.9	2.3	-41%	3.3	2	-39%	2.8	2.4	-14%	2.8	2.2	-21%
<i>Totals</i>	100	100	0%	100	100	0%	100	100	0%	100	100	0%

Occupations (expressed as a %)

	BAXTER			FRANKSTON SOUTH			MOUNT ELIZA			LANGWARRIN		
	1996	2001	%	1996	2001	%	1996	2001	%	1996	2001	%
<i>Managers administrators</i>	8.9	8.8	-1%	9.1	10.3	13%	14.4	14.5	1%	8.2	7.5	-9%
<i>Professionals</i>	12.1	11.8	-2%	20.2	19.9	-1%	23.6	23.5	0%	12.3	12.3	0%
<i>Associate Professionals</i>	11	10.9	-1%	13.1	13.5	3%	13.6	13.4	-1%	11.8	10.9	-8%
<i>Tradesperson</i>	18.8	17.2	-9%	13.6	12.6	-7%	9.4	9.7	3%	17.7	17	-4%
<i>Clerical, sales & service</i>	28.7	30.3	6%	31.4	32.3	3%	30.5	30.3	-1%	32.2	33.8	5%
<i>Production and transport</i>	9.2	9.3	1%	5.2	5.1	-2%	2.5	2.7	8%	8.3	8.8	6%
<i>Labourers</i>	8.5	9.8	15%	5.3	5.1	-4%	3.5	4	14%	7	7.7	10%
<i>Inadequately described and not stated</i>	2.8	2	-29%	2.2	1.3	-41%	2.5	2	-20%	2.5	1.9	-24%
<i>Totals</i>	100	100	0%	100	100	0	100	100	0%	100	100	0%

Household Type (expressed as a %)

	BAXTER			FRANKSTON SOUTH			MOUNT ELIZA			LANGWARRIN		
	1996	2001	%	1996	2001	%	1996	2001	%	1996	2001	%
<i>Couple with Children 15 years and under</i>	37	32.7	-12%	23.4	23.9	2%	28.2	27.2	-4%	37.5	33.6	-10%
<i>Couple with children over 15 years</i>	11.1	12.1	9%	14.1	13.8	-2%	16.1	14.9	-7%	11.8	13	10%
<i>Total couples with children</i>	48	44.9	-6%	37.5	37.7	1%	44.3	42.1	-5%	49.3	46.6	-5%
<i>One parent family with children under 15 years</i>	6.5	7.3	12%	4	4.1	2%	3.8	3.9	3%	6.8	8.2	21%
<i>One parent family with children over 15 years</i>	3.6	4.1	14%	4	4.3	8%	4.4	4.1	-7%	3.6	4	11%
<i>Total one parent families</i>	10.1	11.3	12%	8	8.4	5%	8.3	8.1	-2%	10.4	12.2	17%
<i>Couple without children</i>	23.9	24.1	1%	27.8	28.8	4%	28	30.6	9%	23.1	24	4%
<i>Other (one family household)</i>	0.6	0.7	17%	0.8	0.8	0%	0.6	0.6	0%	0.5	0.7	40%
<i>Two or more family household</i>	0.8	1.3	0%	0.7	0.8	0	0.4	1	0%	1.4	0.6	0%
<i>Lone person household</i>	14.4	15.6	8%	22.8	21.4	-6%	16.7	16.1	-4%	12.2	13.8	13%
<i>Group household</i>	2.2	2.1	-5%	2.5	2.1	-16%	1.8	1.5	-17%	3	2.2	-27%
<i>Total household</i>	100	100	0%	100	100	0	100	100	0%	100	100	0%

Appendix C Baxter Park vegetation, flora and fauna

by

Geoff Parr-Smith

Terra Forma Pty Ltd

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INTRODUCTION

Roughly one-third of Baxter Park is open forest – the rest is grassy open space with scattered trees and small plantations, ovals, general open space and the Equestrian Area. There is also a small wetland area developed in the drainage retarding basin along Sages Road.

Native vegetation in the Park considered to be of high conservation significance, higher than has been recognised in previous reports and studies. Most of the forest is rated as of 'Regional to High Local' significance and one small area (a patch of Snow Gums near the Tennis Courts) is of 'High Regional' significance, although it is very small to achieve this high ranking.

In contrast, vegetation quality is ranked as 'Medium to Very Low', due to the high level of disturbance that has occurred to the vegetation, primarily through weed invasion and insect damage, the latter causing significant death of Eucalypts.

As a result, active intervention is required to improve existing vegetation, to bring vegetation quality to level consistent with the significance of the area and the importance of Baxter Park generally as a conservation reserve.

This appendix provides a detailed description of vegetation in the Park, supporting statements of vegetation significance. A short description of fauna is also provided. Vegetation management goals and strategies are established, consistent with the Master Plan.

PREPARATION OF THIS APPENDIX

The material in this appendix was compiled from the following sources:

- Inspections of Baxter Park in April and July 2003.
- Taxonomic identification of plant material, including some identifications by the National Herbarium, Royal Botanical Gardens, Melbourne.
- Text on vegetation from the earlier *Baxter Woodland and Equestrian Reserve Draft Management Plan*, Frankston City Council, April 2000.
- A detailed vegetation, flora and fauna assessment of the larger bushland area in Baxter Park (Brunner and Courtney 1999) prepared in advance of the current planning study. It did not cover the whole Park.

Vegetation in the Frankston municipality has also been studied at a regional level. Vegetation communities have been identified (with slightly differing names) in two studies, one a study of areas of significance in the Frankston municipality (Ecology Australia Pty Ltd and Woodward Clyde Pty Ltd 1997, referred to as EAWC below), the other a broad description of pre-1770 Ecological Vegetation Classes (called EVCs) for the Port Phillip Region for the Department of Sustainability and Environment (Oates and Taranto 2001).

The broader categories in these reports do not describe the vegetation types in Baxter Park particularly well, although the communities present can clearly be identified into the broader categories. The following descriptions use names that accurately reflect the vegetation that is present. The relevant broader vegetation names from the previous studies are also provided.

PLANT SPECIES LISTS

The plant species list compiled by Brunner and Courtney in 1999 as part of their study of the open forest areas forms the basis for the list in this Plan (Appendix D). Additional species found in the open forest in April and July 2003 have been added, together with species from the wetland and open space areas of the Park. The lists are not exhaustive. Other species would be expected to be present and are likely to be found in a survey in spring.

Taxonomy follows Ross (2000), updating a few names in the EAWC report and correcting a number of errors in the Brunner/Courtney report.

DESCRIPTION – OPEN FOREST AREAS

The open forest areas of Baxter Park contain two distinctly identifiable vegetation communities. The extent is shown in the appendix map, which also shows vegetation quality.

Mealy Stringybark Mixed Open Forest

Eucalyptus cephalocarpa (Mealy Stringybark) dominates much of this vegetation, with *E. viminalis* ssp. *pyroriana* (Coast Manna-gum) prominent in the southwest corner near Sages Road (where soils are apparently more sandy) and with *E. radiata* (Narrow-leaf Peppermint) becoming more common on higher ground, until it dominates in the northernmost corner of the Park. A few trees of *E. ovata* (Swamp Gum) are also present, in the forest close to the soccer pavilion.

There is a dense shrub layer through much of the vegetation with the non-local species *Pittosporum undulatum* (Sweet Pittosporum) and *Acacia longifolia* var. *longifolia* (Sallow Wattle) extremely common and dominating much of the area, excluding other shrubs. The ground layer is usually dominated by *Gahnia radula* (Thatch Saw-sedge) with mixed native and introduced grasses. *Cynodon dactylon* (Couch Grass) is invading in some areas.

The main body of open forest appears to occupy an intermediate position in the landscape, just above the break of slope on the boundary between the granites of the Mt Eliza Massif and the surrounding sandy Moorooduc Plain. This probably provides the reason why *Eucalyptus cephalocarpa* is the dominant Eucalypt – it often favours intermediate positions in ecotonal situations, which may contain soils derived from colluvial outwash. *E. viminalis* ssp. *pyroriana* apparently occupies more sandy environments, and the parts of the forest where it occurs, in the Equestrian Area, contain a greater number of plant species occupying sandy sites. In contrast *E. radiata* tends towards occupying higher

(and therefore better drained) sites in the northern corner of the Park, but it is intermixed throughout with *E. cephalocarpa*. *E. ovata* occupies sites with impeded drainage, often occurring on the break of slope. The a few trees in the Park are found in this situation. The latter two species favour sites with low nutrient status.

Equivalent names: EAWC: Partly Sclerophyll Woodland: Mealy Stringybark and partly Grassy Woodland Complex: Coast Manna Gum – Swamp Gum – Snow Gum – Narrow-leaf Peppermint, but actually the two communities as described intergrade; of regional significance, recorded as Site 5. The Brunner/Courtney report repeats these names without further analysis. EVC: 175 Grassy Woodland; listed as 'Critically Endangered' in the Port Phillip Region. Some understorey species from the Heathy Woodland Complex (EAWC), such as *Ricinocarpus pinifolius* (Wedding Bush), occur in the Equestrian Area towards Sages Road.

EAWC describes Sclerophyll Woodland as severely depleted regionally as well as on a State-wide basis; this and similar vegetation is poorly represented in biological reserves. This vegetation has been subject to extensive disturbance and in places bears little resemblance to the original vegetation, as discussed below.

Mealy Stringybark (*Eucalyptus cephalocarpa*) communities are relatively uncommon, apparently occupying fringe (ecotonal) situations near the boundary between granites/granodiorites and adjacent Quaternary sands. Tompkinson (pers. comm.) advises that similar mixed *E. cephalocarpa* occur at Merricks and Bunyip, in similar break of slope situations. The Eucalypt communities in Baxter Park are quite different to those in nearby Reserves, such as Mt Eliza Regional Park (Moorooduc Quarry Block) and Paratea Reserve. *E. cephalocarpa* is an important component of vegetation in Langwarrin Flora and Fauna Reserve, but there it occurs on sands in a very different geographic situation.

Snow Gum Open Forest

A small area (about 0.25 hectare) of almost pure *Eucalyptus pauciflora* (Snow Gum) occurs in the Park immediately south of the tennis courts. *Gahnia radula* (Thatch Saw-sedge) dominates the understorey, with scattered shrubs including invasive species such as *Acacia longifolia* var. *longifolia* (Sallow Wattle) and low *Rubus fruticosus* spp. agg. (Blackberry). *Cynodon dactylon* (Couch Grass) is invading the edges of this vegetation from the surrounding open grassy areas.

Equivalent names: EAWC: Grassy Woodland Complex: Coast Manna Gum – Swamp Gum – Snow Gum – Narrow-leaf Peppermint. The Brunner/Courtney report did not cover this area. EVC: 175 Grassy Woodland, rarity noted above.

This stand is unusual in that it contains Snow Gum as the only Eucalypt; indeed, it may be unique. The presence of Snow Gum is of interest as the species has a disjunct distribution extending down into the Mornington Peninsula. It is scattered throughout the Gippsland plain and is regarded as critically endangered throughout (D. Tompkinson, pers. comm. 2003). Similar communities are found in Summerville Bushland Reserve and Mt Martha Regional Park. Locally Snow Gum is also found at Paratea Reserve and in Mt Eliza Regional Park, some 4 km southwest of Baxter Park, but not in a pure stand as here.

The scattered occurrence of Snow Gum at low altitudes and the limited size of the remnant forest makes it hard to place this species in an ecological context. In Baxter Park it appears to be occupying a position on outwash (colluvial) slopes below the granites, but above the sandy plain, which would have contained Swamp Scrub.

STATEMENT OF SIGNIFICANCE

The conservation significance of open forests in Baxter Park is assessed as follows:

- Mealy Stringybark Mixed Open Forest – Coast Manna Gum – Narrow-leaf Peppermint: Regional – High Local significance
- Snow Gum Open Forest: High Regional (approaching Statewide) significance.

All of the open forests in the Park should be subject to management for conservation purposes.

The designation of areas as being of Regional or higher (Statewide or National) significance has implications under the Victorian Government's Vegetation Management Framework. Sites designated as significant under the Framework are subject to specific planning controls restricting development that would destroy or impact on the vegetation. A permit to clear vegetation would require approval of the Minister for Sustainability and Environment and any such permit, if allowed, could be expected to

require a high level of mitigation, i.e. substantial replanting of equivalent vegetation on the purchase and contribution of areas with similar vegetation into a conservation reserve.

DISTURBANCE TO OPEN FOREST VEGETATION

Vegetation Quality

For the purposes of determining relative priorities in native vegetation management, a standardised scale of vegetation quality rankings has now been widely adopted, as follows:

- A High conservation value. The stand is intact with the overstorey, understorey and ground layers in excellent condition with little or no weed invasion. Rare and threatened plant species may be present. In a conservation reserve, conservation management aims to maintain the high level of biodiversity.
- B Medium conservation value. The stand possesses an excellent overstorey with the understorey and ground layers in moderate condition. There is moderate weed invasion, including exotic grasses, environmental weeds and woody weeds. Rare and threatened species are not evident but could regenerate as weeds are removed. In a conservation reserve, conservation management requires active and ongoing weed control and revegetation to improve biodiversity.
- C Low conservation value. The stand has suffered significant damage. The understorey and ground layers have been severely damaged or completely replaced by weeds. The overstorey may be infested by woody weeds. In a conservation reserve, conservation management requires active and ongoing weed control and revegetation programs to re-establish the original vegetation character.
- D Nil conservation value. No value or strategic value only. There is little or no native vegetation left, and no native understorey and ground layer species remain. The site may be a pasture of introduced grasses, or choked with woody weeds and weeds of vacant land, including garden escapes. In a conservation reserve, the site is important to continuity of native vegetation in the reserve and therefore has strategic value only.

Vegetation quality of the different forest areas is mapped in the appendix map (the mapping quality should be regarded as tentative, as air photo interpretation of quality is difficult in the Park). The rankings of the various forest areas are:

- Mealy Stringybark Mixed Open Forest
C – D, depending on the extent of tree loss, weed invasion and track disturbance. Quality ranking D is applied where the living Eucalypt overstorey has been entirely removed by dieback or is absent. Ranking D is also applied to the small pine plantation in the School Plantation Area recently added to the Park, which contains few if any native species.
- Snow Gum Open Forest:
B – Medium Disturbance, some weed invasion and ground layer species loss.

The open space areas of the Park and sporting grounds are rated as D. This ranking also applies to the Sages Road retarding basin, as this area has been severely modified, although it now contains some regrowth of Paperbark (*Melaleuca ericifolia*). It also applies to the small Pine forest in the school plantation block recently added to the Park.

The level of disturbance, compared to the significance of the communities, indicates that active intervention is now required for conservation management in these communities. The causes of disturbance are now considered individually.

Dieback

Significant Eucalypt dieback has occurred throughout the Mealy Stringybark Mixed Open Forest to the extent that, in places, the vegetation now contains few if any living Eucalypts. In places Eucalypts are entirely absent, in other places they are represented only by long-dead stags; elsewhere crown thinning, typical of advanced dieback, is obvious. A few areas, such as the northern corner of the woodland where *Eucalyptus radiata* dominates, are quite healthy and unaffected by dieback. Indeed, the edges of the forest appear to be in better condition generally than the core areas. *E. radiata* appears to be surviving preferentially over *E. cephalocarpa* but dieback is effecting both species. Limited *E. radiata* regeneration is occurring and does not show dieback symptoms.

In 1999 tests were commissioned to identify the causes of dieback. *Phytophthora cinnamomi* (Cinnamon Fungus), a common cause of severe dieback in some Victorian forests, was not isolated from any of the samples and no other fungal pathogen was recorded.

Rather, it appears that the trees are suffering from repeated defoliation caused by outbreaks of psyllids (a native insect pest of Eucalypts) associated with elevated numbers of the bird species Bell Miner (*Manorina melanophrys*). Bell Miners were prevalent throughout the forest during inspections in April 2003.

Water stress over an extended period has apparently compounded the dieback. Most of the dead stags appear to date from 1997/98 (a drought year), or earlier. Rainfall for Melbourne over the past five years have been the lowest on record, including the recent (2002-03 summer) drought.

At the same time waterlogging associated with soil compaction may also have contributed to dieback, particularly in the Equestrian Area where a dense network of tracks runs through the vegetation. The plant parasite *Amyema pendula* (Drooping Mistletoe) is present in greater than normal infestations, and remains of the species festoon some dead stags.

However it must be emphasised that none of these potential causes has been demonstrated as the actual reason for Eucalypt dieback in Baxter Park. Similar dieback is prevalent in some other Victorian forests, including *E. cephalocarpa* communities.

In the absence of proven causes of dieback, management recommendations cannot be made to halt its progress or to reduce the potential for dieback when re-establishing Eucalypt communities. Long-term research on dieback / psyllids / Bell Miners is being undertaken by the NSW Forestry Commission, but it will be some years before the work yields results in the form of management recommendations, if at all. There is a suggestion that a Psyllid Working Group may be established in the Forests Division of the Victorian Department of Sustainability and Environment. Research is also active in the University of California, as a result of psyllids having recently established themselves as a pest of Red Gum (*E. camaldulensis*) plantations in California. For Baxter Park, a watching brief should be kept on these developments, by way of occasional Internet searches.

Non-native and non-local (weed) species

Woody weed invasion is a problem throughout most of the forests in the Park. *Pittosporum undulatum* (Sweet Pittosporum) and *Acacia longifolia* var. *longifolia* (Sallow Wattle) are extremely common and dominate much of the area, apparently excluding other shrubs. In places they constitute almost the totality of the vegetation loosely described here as open forest. Grassy weeds and Blackberry are found scattered throughout the communities, together with the various weeds listed in appendix D.

Some of the non-local species are less expected. A large Cedar Wattle (*Acacia elata*), a native of cool forests in NSW, is growing vigorously in the Equestrian Area, together with a number of seedlings. One specimen of the northern NSW species *Westringia longifolia* was found; it is not recorded in the Flora of Victoria and is regarded by the National Herbarium, Royal Botanical Gardens, as a highly unusual occurrence in the Melbourne area. Recent control of Pampas Grass and Watsonia have left obvious remnants.

Elsewhere weed invasion occurs in varying degrees in different areas of native vegetation. Sallow Wattle occurs in the Snow Gum Open Forest and dominates vegetation on the banks of the dam and around the archery area. A small area of Pine forest in the old School Reserve, recently added to the Park, contains almost no native species. Garden escape weeds, disturbance and dumping of garden wastes all occur on the northern Park boundary, abutting houses facing Barmah Court and the Moorooduc Highway. This was reported in 1999 and does not appear to have improved. As well, neighbours maintain a closely mown Kikuyu Grass fire break along the northern Park boundary. This would rapidly overgrow and represent a hazard to Council if neighbour's cooperation was, for some reason, to cease. The road reserves of the Moorooduc Road and Sages Road are heavily weed infested as areas in the Park, and weed control must extend these areas to be effective. Young Watsonia regrowth following slashing is obvious on the dam wall and on the edges of the Sages Road retarding basin.

Weeding is required in three situations in the Open forest areas:

- to improve the quality of reasonable stands of native vegetation
- in preparation for planting of indigenous species for revegetation
- to control the spread of invasive species from heavily infested areas to non-infested areas.

Each of these types of weeding requires different procedures and has differing priorities. Weed control strategies should concentrate on containment of the heavily infested areas, with intensive selective weeding to establish and maintain good quality indigenous weed free areas.

As yet Council has not undertaken a concerted weed control program within the Park. In the past few months cutting and physical removal of *Pittosporum* has occurred, but this is an uncontrolled voluntary activity that is not part of any coordinated vegetation management strategy. Notwithstanding, the work appears to be effective in opening up areas that would otherwise be heavily dominated by *Pittosporum* and it will provide useful experience for developing detailed control strategies following from this Master Plan. Hand pulling of small *Pittosporum* seedlings is required to support the cutting of larger plants. In other reserves (such as The Briars Historic Park Nature Reserve and Lysterfield Lake Park) physical removal of *Pittosporum* has been effective in eliminating the species from a native vegetation, but attention to detail and effective follow-up seedling removal is essential.

Fire

There has been no fire in the Park for many years. The ground flora is typically overgrown due to the absence of fire and ground species diversity is very low.

The use of fire is proposed in this Master Plan primarily as an ecological management tool, but reduced fire fuel levels and increased fire safety will be beneficial side effects. Burning targets are set as part of management strategies set out below. Burning should be on a small scale mosaic pattern basis. This should be easy to implement in the Mealy Stringybark forests, particularly in the Equestrian Area where the network of trails provides obvious fire lines. Mosaic burning will be much harder in the Snow Gum Open Forest, where intensive control of the will be required to ensure that the whole area is not burnt at the one time. It would be inappropriate to cut fire breaks through this small area of significant vegetation.

Physical disturbance

The 1999 plan for the Equestrian Area noted that vegetation decline was greatest near the edge of tracks or construction works. Since that time Equestrian Area users have apparently taken greater care to ensure that track use does not cause damage to the trackside vegetation. The track edges are now more sharply defined than they were weed inspected in 1998, often due to young regrowth of Prickly Tea-tree (*Leptospermum continentale*). Vegetation impacts appear to have been considered when assessing requirements for track length, number and size of jumps, width and height clearance and accessibility for emergency vehicles. This impact assessment is essential whenever any further trail works are proposed. Care is needed to ensure tracks do not become wider through use, attrition or through careless further clearing; long-term monitoring of these effects is needed.

The Equestrian Clubs have been responsible for vegetation management in conjunction with Council. As result of the 1999 plan the Clubs have taken an active interest in improving vegetation in the area, and their memberships and is likely to provide the basis for a new friends group for the Park, although clearly a broader representation of recreation users is required.

In the past there has been minimal involvement of Council in such management, other than slashing the arena. Keeping the cross country trail clear for riding is the main management activity undertaken by the Clubs in the woodland area. The Clubs in 1998 have used new woody weed disposal practices with assistance from Council. Woody weeds removed as part of trail maintenance have been removed, chipped or burnt.

The Clubs require clear directions on appropriate timing and methodology of slashing or clearing cross country trails to prevent adverse weed seed dispersal, avoiding cutting during flowering/seeding periods for indigenous vegetation and timing to coincide with fire prevention. The booklet *Mornington Peninsula Local Plants* could be of assistance to Club members.

Recent vegetation improvement works

Council has recently commenced vegetation improvement work in the Equestrian Area and on the adjacent roadsides. An area of about 50 by 30 metres has been cleared in the Park abutting the Moorooduc Road / Sages Road corner and has been heavily mulched and planted a mix of local native species. Over time this treatment should produce a marked improvement in vegetation quality, but it is labour-intensive and is unlikely be appropriate as a mechanism for restoring large areas of native vegetation in the Park. However this style of planting is appropriate at critical sites, such as in the Snow Gum extension area (appendix map) and around recreation facilities.

FUTURE FORM OF OPEN FOREST VEGETATION

This section is provided to establish a target to aim for in works to improve the structure of the open forest vegetation.

Currently the open forest bears little resemblance to the Grassy Woodland EVC, considered to be the pre-European form of vegetation throughout the Park. The following description is taken from the EVC description and from reports on areas of similar vegetation with a more natural understorey structure, particularly at Woods Reserve near Devil Bend on the Mornington Peninsula (Bedggood *et al.* 1987).

It is intended as an inspirational vision of future vegetation in the Park – it may be many years before it can be achieved, if ever. Also, ecological interventions, such as selective weed removal, burning and species reintroduction may produce consequences of outcomes that are rather different to those that were intended. Indeed, there is a school of thought that suggests that they previously existing ecological situation can never be completely re-established.

Open forests in the Grassy Woodland EVC have an overstorey of mixed Eucalypts: Narrow-leaf Peppermint *Eucalyptus radiata*, Coast Manna Gum *Eucalyptus viminalis* subsp. *pyoriana*, Snow Gum *Eucalyptus pauciflora*, Swamp Gum *Eucalyptus ovata*., the species dependent upon the position in the landscape and soil nutrients, as described above. The trees have full healthy canopies, which may be just touching, but are unlikely to overlap.

A scattering of other woody species forms a very open sub-canopy of larger shrubs -- walking through the community is easy and you can see quite long distances through it. Shrubs variously include:

Drooping Sheoak *Allocasuarina verticillata*
Black Sheoak *Allocasuarina littoralis*
Black Wattle *Acacia mearnsii*
Blackwood *Acacia melanoxylon*
Hedge Wattle *Acacia paradoxa*
Cherry Ballart *Exocarpos cupressiformis*
Prickly Tea-tree *Leptospermum continentale*
Sweet Bursaria *Bursaria spinosa*
Common Flat-pea *Platylobium obtusangulum* and
Common Heath *Epacris impressa*.

Thatch Saw-sedge *Gahnia radula* dominates the ground layer. The very diverse ground cover variously includes (as well as any of the native herbs and grasses presently in the community, Appendix D). Targeted reintroductions of these species would be necessary:

Weeping Grass *Microlaena stipoides* var. *stipoides*
Kangaroo Grass *Themeda triandra*
Soft Tussock-grass *Poa morrisii*
Grey Tussock-grass *Poa sieberiana*
Velvet Wallaby-grass *Austrodanthonia pilosa*
Bristly Wallaby-grass *Austrodanthonia setacea*
Wetland Wallaby-grass *Notodanthonia semiannularis*
Reed Bent-grass *Deyeuxia quadriseta*
Veined Spear-grass *Austrostipa rudis*
Milkmaids *Burchardia umbellata*
Tall Sundew *Drosera peltata* subsp. *auriculata*
Ivy-leaf Violet *Viola hederacea* subsp. *hederacea*
Yellow Rush-lily *Tricoryne elatior*
Chocolate Lily *Arthropodium strictum*
Kidney-weed *Dichondra repens*
Shade Raspwort *Gonocarpus humilis*
Common Raspwort *Gonocarpus tetragynus*
Variable Stinkweed *Opercularia varia*
Common Rice-flower *Pimelea humilis*
Small Poranthera *Poranthera microphylla*
Common Apple-berry *Billardieri scandens*
Love Creeper *Comesperma volubile*
Common Bottle-daisy *Lagenophora stipitata*
Annual Fireweed *Senecio glomeratus*
Honeypots *Acrotriche serrulata*
Spiny-headed Mat-rush *Lomandra longifolia*
Wattle Mat-rush *Lomandra filiformis*
Black-anther Flax-lily *Dianella revoluta*
Small Grass-tree *Xanthorrhoea minor* subsp. *Lutea*
Austral Bracken *Pteridium esculentum*.

In high-quality vegetation a high diversity of orchids and other herbs would also be found. These could include (from similar vegetation at Woods Reserve). Again targeted reintroductions would be necessary):

Mayfly Orchid *Acianthus caudatus*
Large Mosquito Orchid *Acianthus exsertus*
Kneed Wallaby-grass *Austrodanthonia geniculata*
Pink Fingers *Caladenia carnea* var. *carnea*
Green-comb Spider-orchid *Caladenia dilatata*
Tiny Caladenia *Caladenia pusilla*

Blue Stars *Chamaescilla corymbosa* var. *corymbosa*
Parson's Bands *Eriochilus cucullatus*
Grassland Cranesbill *Geranium retrorsum*
Wax-lip Orchid *Glossodia major*
Stinking Pennywort *Hydrocotyle laxiflora*
Golden Weather-glass *Hypoxis hygrometrica*
Sword Tussock-grass *Poa ensiformis*
Maroonhood *Pterostylis pedunculata*
White Marianth *Rhynchospora procumbens*
Slender Sun-orchid *Thelymitra pauciflora*

OPEN SPACE AREAS

The remainder of the Park, outside the forest areas, is a landscape of sporting ovals and open mown grassed areas, with scattered trees, avenues and occasional planting beds.

Landscaping of the grassy oval surrounds comprises scattered trees, mostly non-local Australian species, appearing to date from around the 1970s (some but not all of the species planted are identified in Appendix D). The trees include one or two scattered Snow Gums near the tennis courts, which may be remnants of earlier forest vegetation. [Snow Gums near the main football ground are planted, with black plastic stills showing the base 30 years later. Council staff about the please trees are of local provenance.] As well, solid blocks of Sallow Wattle are important in separating different parts of the site, such as the archery area, from other areas.

Open landscaping has maintained the broad vistas of the area, rather than using dense plantations or garden beds to divide the recreation area into isolated blocks. Over the past few years plantation beds of Australian species have been established, near the soccer pitches and more recently south of the tennis courts. The older beds have not used species or provenances local the Baxter area. Mulch used on the beds is also providing a seed source of other non-local species, such as Scarlet Flowering Gum (*Eucalyptus ficifolia*), which are establishing freely.

If a strategy of landscaping with local native vegetation is adopted, then the planting beds will require review, as they form the basis of further vegetation development throughout the Park. Unfortunately some of the beds might prove to have no local species content at all, from this case complete removal may be the preferred strategy. Species selection is the issue – the beds are well designed with a few Eucalypts at the core, surrounded by shrubs and ground layer species.

A landscaping strategy is proposed based on using species from the Grassy Woodland EVC, including local Eucalypts chosen to reflect the position in the landscape. The species and areas in which they are to be used are indicated on the appendix map. Shrub and ground layer planting should be based on native plants listed the various communities in Appendix D.

SAGES ROAD RETARDING BASIN – WETLAND

Presently the Sages Road retarding basin is an unsightly area including the retarding basin wall (covered in woody weeds), the basin itself (which appears to be saline and supports only scattered weeds), rough heaps of soil and fill (covered by weeds and rank grass), rank unmown Kikuyu Grass and stands of *Melaleuca ericifolia* (Swamp Paperbark) which have grown over the past few years. The site is artificial, created by construction of a retarding basin wall.

An area of the Park close to Sages Road is shown in EVC mapping as having supported Swamp Scrub. Replacement of a sample of the Scrub would be appropriate, adding diversity, visual interest and habitat value.

The future design of this area will depend on its hydraulic functions, as discussed in the Master Plan. However, subject to further investigation, it could support a permanent wetland (open marsh), fringed with Swamp Paperbark. This should be developed using species identified as appropriate to the Swamp Scrub EVC. Regrading of the site surrounds and effective weed control (including total removal and thorough control of Kikuyu Grass) will be essential to success. Redevelopment in this area is likely to be integrated with recreation development, including possible future equestrian use.

FAUNA

The Brunner/Courtney report described are reasonably substantial fauna investigation undertaken in the Park. This section provides a short summary of the outcomes from that report. Management implications for faunal habitat are addressed in the vegetation management goals and strategies below. Vegetation improvements proposed in the Master Plan should generally improve habitat for favoured fauna species.

Mammals. The report lists six native mammals (Echidna, two Possums, two Bats, and Swamp Rat) in the Park out of some 30 mammal species originally inhabiting the Frankston area. Common introduced species (Black Rat, House Mouse, Dog, Fox and Cat) were also listed. The absence of Rabbits was notable.

Baxter Park was noted as important habitat for Swamp Rat (*Rattus lutreolus*), with relatively high populations in the Park. Swamp Rat is noted as a rodent of grass, heath and sedge communities (Strahan 1983), and therefore would be expected to occupy the Grassy Woodland EVC.

Baxter Park is actively used as a dog walking area, being a regional resource for this activity. This activity is not considered likely to impact on mammal populations reported in the Park. Large-scale fauna introductions are not appropriate – any offers to use the site for fauna release should be considered on their merits.

Reptiles and amphibians. The report listed eight reptiles and six amphibians from the Park, none of them rare or endangered in Victoria. However frogs were unlikely to be found in the hot and dry conditions under which the study was undertaken. The report notes that the development of the Sages Road wetland would substantially improve the value of the Park for amphibians; this is one justification for including this proposal in the Master Plan.

Birds. The study recorded bird sightings made during other studies and listed species for the region from the (then) Department of Conservation and Environment database from 1988-89. 74 native bird species and five exotic species were listed; 12 are considered to be of regional or local significance. However this type of listing can be deceptive, as it does not necessarily imply that the birds listed are found in the Park.

Two additional species were reported to the study by the Park Manager: Gray-crowned Babbler and Wedged-tailed Eagle, the latter most probably an itinerant visitor. Gray-crowned Babbler is described as inhabiting woodlands with a grassy ground layer, matching the Grassy Woodland EVC of the Park. The species is listed as vulnerable in Victoria, with only 275-300 family groups remaining in Victoria, 80% of them in northern Victoria. The species has also been recorded in Mt Eliza Regional Park – Baxter Park is likely to be part of the habitat area, as there is a reasonable connection of modified native vegetation between the two parks.

Vegetation improvement in the Open forest areas is likely to favour the Gray-crowned Babbler, particularly if improvements are directed towards creating the original condition of the Grassy Woodland EVC.

VEGETATION MANAGEMENT GOALS

- Manage native vegetation (open forests) primarily for conservation purposes, allowing appropriate recreation use in the Equestrian Area.
- Promote the re-creation of vegetation types identified as pre-1770s EVCs in the area (EVC 175 Grassy Woodland (Mealy Stringybark – Coast Manna Gum – Narrow-leaf Peppermint variant), and EVC 53 Swamp Scrub).
- Manage the area of Snow Gum Open Forest as a high quality remnant of a rare and threatened vegetation type.
 - Promote the use of local native plant species for landscaping recreational areas.

VEGETATION MANAGEMENT STRATEGIES

10.1 Mealy Stringybark Mixed Open Forest – moderate/high quality remnants with Eucalypt overstorey

1. Continue physical removal of *Pittosporum undulatum* (Sweet Pittosporum), including cutting of trees and pulling out of small seedlings, working away from areas already cleared in the Equestrian Area.
2. Commence physical removal of *Acacia longifolia* (Sallow Wattle), commencing in the areas where Sweet Pittosporum has been removed.
3. Undertake a program of patch burning following Sweet Pittosporum and Sallow Wattle removal, initially using tracks in the Equestrian Area as burning control lines.
4. Undertake physical removal of seedlings of Pittosporum, Acacia and other weed species emergent following patch burning.

5. Manage equestrian tracks to ensure that track width does not increase through careless use or uncontrolled clearing.
6. Monitor track width and condition over the long-term.
7. Remove hard rubbish dumped on roadsides, particularly along Moorooduc Road.
8. Maintain a watching brief on research regarding psyllids and Bell Miners, through the Internet. Evaluate any management strategies that arise that appear to have value for broad acre management of forest vegetation.
9. Undertake further botanical exploration over the full range of seasons, to consolidate the flora list for the Park, concentrating on annual and ephemeral species including orchids.
10. Commence a planting program for some of the less common species in this vegetation type, including introduction of a species listed as appropriate for introduction in Appendix D.
11. Commence a program of removal of the more aggressive garden escapes on the northern boundary of the open forest area.
12. Re-evaluate progress after five years (in 2008) and re-determine vegetation management strategies.

Mealy Stringybark Mixed Open Forest – low to nil quality areas with no Eucalypt overstorey

1. Commence physical removal of *Pittosporum undulatum* (Sweet Pittosporum) and *Acacia longifolia* (Sallow Wattle).
2. Replant a mix of *Eucalyptus cephalocarpa* (Mealy Stringybark) and *E. radiata* (Narrow-leaf Peppermint) together with other trees, shrubs and dominant ground layer species (e.g. *Gahnia radula*, *Microlaena stipoides* (listed in the open forest component of Appendix D), with the aim of establishing new open forest vegetation over a 20-year time span.
3. Re-evaluate progress after five years (in 2008) and re-determine vegetation management strategies. If appropriate commence seeding or planting of appropriate shrub, herbs and grasses from Appendix D.
4. Continuously evaluate whether patch burning would be an appropriate strategy in the use areas; commence if appropriate.

Snow Gum Open Forest

1. Protect this remnant as an example of a rare and threatened vegetation type.
2. Commence a weed and introduced species removal program with the objective of completely removing all introduced species from the stand.
3. Define the vegetation edge (e.g. with a 'V' shaped trench) so that Couch Grass and other grasses from the surrounding Park areas do not invade.
4. Undertake small-scale mosaic patch burning, with the aim of burning up to 50% of the vegetation. Leave the remaining 50% as a reference.
5. Develop a plantation of Snow Gum (*E. pauciflora*) immediately to the south of the open forest area, with the aim of effectively doubling the area of the remnant over 30 years. Initially plant Snow Gum as the overstorey and *Gahnia radula* ground layer species; later introduce other understorey species native to the Grassy Woodland EVC to develop an understorey with appropriate structure and diversity. Ensure effective, ongoing grass control by heavy mulching, re-mulching, spot poisoning and later burning.
6. Re-evaluate progress after five years (in 2008) and re-determine vegetation management strategies.

Sages Road retarding basin

1. Undertake an integrated weed control and replanting program in the retarding basin and fringes aimed at creating the equivalent of EVC 53 Swamp Scrub. Commence with removal of aggressive weeds such as *Watsonia*, Blackberry.

2. Regrade roughly piled soil and fill to create a more natural landform appropriate to any future recreation use and to its wetland function.
3. Evaluate future hydraulic functions and whether drainage regimes in the retarding basin can be modified so that the lower part of basin retains a wetland with marshy conditions or free water under most non-drought climatic conditions. Undertake the necessary drainage modifications.
4. Ensure complete removal and effective ongoing control of Kikuyu Grass before commencing wetland planting.
5. Develop drier Swamp Scrub (*Melaleuca ericifolia*) vegetation on the fringes of the wetland.
6. Subject to investigation and resolution of future hydraulic functions, develop marsh vegetation based on Common Reed (*Phragmites australis*) and Bulrush (*Typha* sp.) in the permanently wet areas (species could be drawn from any local site with appropriate soil and drainage conditions).

Recreation areas – landscaping

1. Maintain the landscape design strategy based on a mix of individual of specimen planting and planting of small clusters of trees and shrubs (rather than a strategy of rows or corridors of vegetation), to maintain the broad open landscape appearance of the recreation areas.
2. Undertake landscaping using a mix of the tree shrub and herb species appropriate to the Grassy Woodland EVC, as listed in Appendix D, using seed collected in the Park or at sites close to Baxter.
3. Base plantations on Eucalypt species appropriate to the local landform, as indicated in the appendix map:
 - Stringybark Peppermint: Mealy Stringybark (*Eucalyptus cephalocarpa*) and Narrow-leaf Peppermint (*E. radiata*) on higher ground;
 - Stringybark Swamp Gum: Mealy Stringybark (*Eucalyptus cephalocarpa*) and Swamp Gum (*E. ovata*) on the upper slopes in the eastern part of the Park.
 - Stringybark Peppermint Manna Gum: Mealy Stringybark (*Eucalyptus cephalocarpa*), Narrow-leaf Peppermint (*E. radiata*) and Coast Manna Gum (*Eucalyptus viminalis* ssp. *pyroriana*) in and east of the Equestrian Area.
 - Snow Gum (*E. pauciflora*) on the lower slopes.
4. Choose local tree, shrub and herb species on an experimental basis, preferring species appropriate to the relevant EVC and the local landform.
5. Review the content of recently established Australian native plantation beds. Remove any non-local species considered to have a potential to become invasive into existing or re-establish native vegetation areas (this may mean the complete removal of some beds).
6. Continue to plant of specimen trees and native beds, in accordance with the Landscape Plan in this Master Plan. Structure the bed with a core of a few Eucalypts, a scattering of large shrubs and the bed mainly comprising native grasses, herbs and other ground layer species.
7. Bed planting method: Pre-treat sites to remove the grass cover, mulch heavily (selecting not that does not contain seed of inappropriate species, or has been sterilised) and plant with tree guards. Water the plants once over the first summer, if dry. Ensure follow-up weed control (including grass innovation at the edges) at least annually and re-mulch as necessary. Remove tree guards after about three years.

Implementation

1. Promote the formation of a Friends of Baxter Park group, working in association with any Management Committee that might be established.
2. Support the activities of the Friends group. Provide appropriate training, funding for equipment, and a base for the group within one of the buildings in the Park.

3. Encourage sporting groups to contribute their membership resources to the activities of the Friends group to increase the pool of available labour for vegetation management work (ideally perhaps on highly one day per year basis).

RELATIVE PRIORITIES FOR VEGETATION MANAGEMENT

Overall, vegetation protection and improvement, landscaping and development should occur broadly throughout the Park and should be integrated with other aspects of recreation development. The following list of relative priorities for vegetation management is given to provide broad guidance in sequencing and budgeting for this work. The list is based on the conservation importance of the various vegetation types, and a few other urgent priorities.

Work should be undertaken in roughly the following order:







1. *Watsonia* control on the dam wall and around the Sages Road wetland area.
2. Eliminate *Acacia elata*.
3. Form a Friends of Baxter Park group.
4. Hard rubbish removal.
5. Woody weed removal in the Snow Gum Open Forest.
6. *Pittosporum* and Sallow Wattle removal throughout the open forest area, commencing in the Equestrian Area.
7. Review of recent landscape plantations, to remove invasive and inappropriate non-local species.
8. Re-establishment of Eucalypt overstorey in the open forest area.
9. Planting to create the extension to the Snow Gum area.
10. Remove and replace Sallow Wattle where forming thickets through the open space parts of the Park.
11. Establish the Sages Road retarding basin wetland.
12. General replanting to improve the diversity and native content of the open forest areas.
13. Other works indicated above.

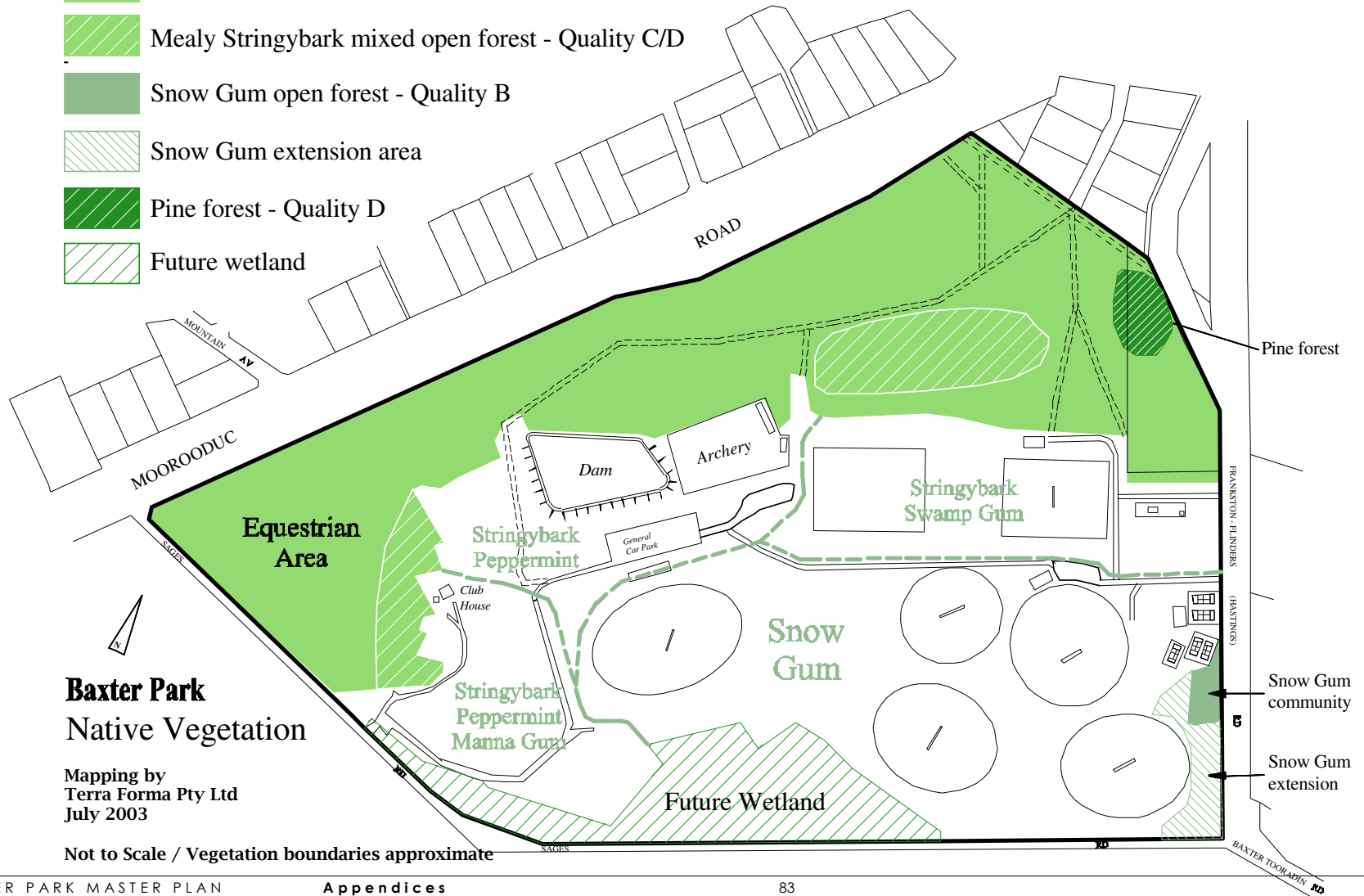
General landscaping throughout the open space area is likely to be designated priorities related to the development of recreation facilities.

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-  Mealy Stringybark mixed open forest - Quality C
-  Mealy Stringybark mixed open forest - Quality C/D
-  Snow Gum open forest - Quality B
-  Snow Gum extension area
-  Pine forest - Quality D
-  Future wetland



Baxter Park
Native Vegetation

Mapping by
Terra Forma Pty Ltd
July 2003

Not to Scale / Vegetation boundaries approximate

Appendix E Outcome of Sports Club Planning Workshops

OUTCOMES OF SPORTING CLUB PLANNING WORKSHOPS

Bombers Football Club

The Frankston Bombers Football Club has approximately 100 members. Members have steadily increased over time, as pavilion and playing facilities have improved. The Club is investigating the need to extend its junior program, and currently has no direct affiliation with a junior club, and considers the need to get junior players as a priority.

The Club has a 12 month liquor license and has regular, non football activities within the pavilion.

The usage schedule for the Club is senior training on Tuesday & Thursdays, Super Rover Wednesdays, and junior programs on Mondays.

<i>Strengths</i>	<i>Weaknesses</i>	<i>Development Priorities</i>
<ul style="list-style-type: none"> Lack of complaints Available time to use lights, and the lack of abutting residents Quality of pavilion Drainage Good relationship with groundsmen Club has a strong capacity to look after itself Investigating sports club (football / netball / darts) 	<ul style="list-style-type: none"> Entrance at Sages Rd (lights, entrance) Condition of carpark Security of carpark Vandalism target (2 hits in the last two months) Standard and size of change facilities (especially visitors and umpires) Sewerage, holding pump fails (approximately 2 - 3 times each year) Open storm water drains (OHS?) 	<ol style="list-style-type: none"> improved change facilities carpark / access road

Mornington Peninsula Pony Club

The Club was established in 1954. The closest alternative pony clubs are located in Langwarrin, Main Ridge and Pearcedale. The Club is proud of its strong performance track record and believes that this is a major contributor to the success of the Club.

The Club has 81 members, with the majority of members female. Memberships numbers have remained stable. The Club do not have the facilities to encourage more members. The Club reports that it has 20 riders on a waiting list. The Club asserts that its success is generated through the quality of instruction available and the commitment of parents.

There is no equine activity over January due to hot weather conditions. Competition is conducted at the Club Sunday fortnight, with training every alternative Sunday. There is some casual use throughout the work. The park is consistently used by schools for riding activities.

Events are conducted in March with approximately 100 riders participating, (plus spectators), and 100 floats. Games Day is conducted on the first weekend in April, attracting 140 riders.

A major issue for the Club is the opportunity to be accredited to a grade 1 facility. The Club will require the area of the dam in order to allow for the space to accommodate a grade 1 course.

The Club is in the process of refurbishing the pavilion in order to allow for kitchen facilities, improved storage areas and meeting area.

<i>Strengths</i>	<i>Weaknesses</i>	<i>Development Priorities</i>
<ul style="list-style-type: none"> Bushland environment 	<ul style="list-style-type: none"> Lack of toilet facilities (distance and condition of the bluestone facility, supervision required) 	<ol style="list-style-type: none"> Club toilets All weather ménage (60 x

<i>Strengths</i>	<i>Weaknesses</i>	<i>Development Priorities</i>
<ul style="list-style-type: none"> • Attractive area • The park caters for a diverse mix of interests 	<ul style="list-style-type: none"> • Driver behavior of some people going to football pavilion • Lack of speed humps • Environment die back of eucalypts • Maintenance clarification required (removal of dead limbs and planting of new trees) • Complications associated with bringing in fill • Regulations for toilets 	<p>60m)</p> <ol style="list-style-type: none"> 3. Improved entry from Sages Road 4. Improved access road 5. verandah for pavilion 6. Signage to the Reserve

Baxter Tennis Club

Baxter Tennis Club formed in 1977, and has since that time progressively developed its membership and facilities. The Club has approximately 80 members, with the following playing schedule:

- Midweek (Tuesdays) 5 teams
- Social (Wednesday nights) 6 teams
- Singles (Friday nights) 1 team
- Saturday Juniors 6 teams
- Saturday mixed 4 teams
- Coaching Tuesdays, Thursdays & Fridays

Memberships is reported to be stable, however the Club assert that it has been required to restrict members for Wednesday and Friday night competitions due to the lack of lighting.

The Club has just paid its loan commitments for the construction of the courts and pavilion. In addition to annual loan payments, the Club has completed the following works in the last financial year:

- Paving
- Gazebo
- Fencing
- Sleepers
- Improved drainage

<i>Strengths</i>	<i>Weaknesses</i>	<i>Development Priorities</i>
<ul style="list-style-type: none"> • Natural environment / setting for the club • Bellbirds / wildlife • Location • Standard of the pavilion • The Club has paid off the loan for the pavilion • Social / family environment of the Club • Supporting infrastructure to support social activities (gazebo, BBQ's) • Well attended social activities • Strong Committee • Competitive Club / good coach 	<ul style="list-style-type: none"> • Lack of lit courts to develop night competition • Entry to the reserve • General condition of the road surfaces in the Park • Vandalism/'hoons'/and implications to security • Standard of public toilets • Carparking configuration • Carpark lighting • Condition of court surface and lines 	<ol style="list-style-type: none"> 1. lights for tennis courts 2. additional 4 courts (staged with two initially) 3. new fencing around the club 4. upgrade of carparking facilities <p>Others</p> <ul style="list-style-type: none"> • court upgrade • concrete footpaths • weed control at the road reserve • poor water pressure • more speed humps • additional social facilities (picnic tables) • 2nd water main to the site

Bowmen of Frankston

The Club has approximately 25 members, with the majority of members falling in younger age groups. Whilst member numbers are generally stable, members are frequently.

Sunday is the designated day for Club activities, with regular, casual use over the week. Archery is administered by the State Association (Archery Victoria) which provides a pathway to the Masters Games and Inter Club activities.

The Club consistently provide activities for people with a disability, through the provision of coaching and equipment. The club has developed all facilities, with the pavilion relocated to the site and progressively upgraded by the Club.

Overall, the Club support the retention of the dam area in order to preserve the natural buffer between Club activities and other users, such as riders.

<i>Strengths</i>	<i>Weaknesses</i>	<i>Development Priorities</i>
<ul style="list-style-type: none"> location isolation (in terms of the ambience and the natural safety buffer) shelters relationship with other tenants orientation of the course in relation to the sun available space. 	<ul style="list-style-type: none"> Condition of the access road Lack of rubbish bins Ongoing dumping of rubbish Narrow entrance from Sages Road Poor lighting around facilities and at the Sages Rd entrance Poor carparking Continued vandalism Poor drainage at the base of the reserve Lack of landline for emergency situations 	<ol style="list-style-type: none"> Develop a field facility (use the space to the north, whilst retaining areas for walking paths and casual walkers) provision of stop mains for water

Baxter Cricket Club

Current membership is in the order of 200, which has remained stable over the last three years. The Club currently field 5 senior teams and 6 junior teams. The Club utilise three grounds at the park in order to meet all of its scheduling requirements.

The Club estimate that approximately 180 vehicles enter the Park that are associated with cricket each Saturday.

Training is conducted every Tuesday, Wednesday and Thursday. With competition scheduled for Fridays, Saturday and Sunday.

<i>Strengths</i>	<i>Weaknesses</i>	<i>Development Priorities</i>
<ul style="list-style-type: none"> Centralised venue for the Club - able to schedule a number of games at the same venue. Non residential area Children are not exposed to traffic Reasonable relationship with other users of the park Safe environment Family orientated club 	<ul style="list-style-type: none"> Standard of the pavilion: <ul style="list-style-type: none"> visitors change rooms are poor social area is poor - club goes elsewhere for social functions and players gather outside after games rather than in the pavilion substandard kitchen no disabled access Condition of training facilities. Run up to training nets are crooked. There is no roof on the nets Ground condition for grounds 2 & 3 (1 is OK) Council maintenance extends only to cutting grass Irrigation for grounds other than 1 is poor Surface of the carparking and access roads Lack of play facilities for kids Condition of the entry road Poor security and isolation of the pavilion from Sages Rd 	<ol style="list-style-type: none"> Upgraded training facilities Improved pavilion facilities <p>(The Club is meeting again to further discuss and confirm scope and priority of desired development)</p>

Baxter Junior Soccer Club

Baxter Junior Soccer Club report a rapid rise in membership, with the Club currently fielding 16 teams. The competition and training schedule for the Club is as follows:

- Wednesday night training (all teams)
- Friday night training (some teams)
- Competition Saturday & Sundays

Approximately 100 to 130 cars visit the park for soccer on each day of competition.

<i>Strengths</i>	<i>Weaknesses</i>	<i>Development Priorities</i>
<ul style="list-style-type: none"> • Family orientated Club • Being a junior club, all funds generated are directed to junior sport • Only junior soccer club from peninsula for Mornington • Extent of grounds available (4 pitches at one site) 	<ul style="list-style-type: none"> • Club is required to use Cricket pitch in order to schedule all training • Dependent upon lighting • Flooding / poor drainage - no slope (ground 5) • Carparking, congestion near the slip gate • Entrance - too narrow • Public toilets are in poor condition • Pavilion has been progressively added to which as gradually compromised the functionality of the space 	<ol style="list-style-type: none"> 1. lights (new lights on 5, est. \$36K 6 poles and 8 lights & upgrade lights on 4) 2. improve drainage and irrigation 3. upgrade pavilion (canteen to OHS, girls change rooms, disabled access and public amenities) 4. fencing / high sides <p>Others:</p> <ul style="list-style-type: none"> • improve pedestrian access to pitch (gravel paths) • overall improvement to carparking • security lighting


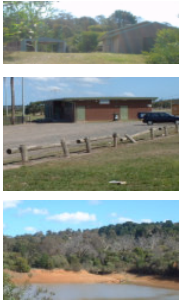
Heatherhill Cricket Club

A telephone interview was conducted with Norm Jardine (Club secretary) on Thursday, 19 June 2003.

- The Club has a total of 9 senior teams and 7 junior teams.
- 3 junior and 3 senior teams use Baxter Park ovals 4, 5 & 7
- The Club use the Reserve for competition usage only.
- All training is conducted at the Club's home ground at Bruce Park
- The Club has an estimated membership of approximately 200 members (120 seniors and 80 juniors).
- The Club report that membership has increased in recent years
- Membership increase is attributed to its junior development program and good coaching personnel

<i>Strengths</i>	<i>Weaknesses</i>	<i>Development Priorities</i>
<ul style="list-style-type: none"> • Availability of 7 grounds within the one venue • Condition of the playing surface (for lower levels of competition) 	<ul style="list-style-type: none"> • Ground condition • Rising duty of care issues associated with the pot holes in the grounds and access road • Lack of accessible public toilets • Lack of adequate spectator areas (sheltered) 	<ul style="list-style-type: none"> • Development of Shelters. Act as wind breaks and protection from the sun • Provision of lockable public toilets • Number 7 pitch is cracked and needs repair / replacement

Appendix F Community Workshop Presentation

<h2 style="background-color: yellow; text-align: center;">Baxter Park Master Plan</h2> <p style="text-align: center;">Community Meeting 30 June 2003</p>	<h2 style="background-color: yellow; text-align: center;">Tonight's Focus</h2> <ul style="list-style-type: none"> ✦ Some brief background to the project <ul style="list-style-type: none"> - Who is Garry Henshall & Associates? - What is a master plan? - Why complete a master plan for Baxter Park? ✦ The process of preparing a master plan for Baxter Park <ul style="list-style-type: none"> - What has been done so far - What is still to be done ✦ Discuss the key issues and themes that have emerged so far ✦ Present and talk about the <u>draft</u> master plan <ul style="list-style-type: none"> - Form discussion groups - Share ideas and opinions ✦ Where to from here? ✦ Expect to finish approximately 9pm
<h2 style="background-color: yellow; text-align: center;">Some background to the project</h2> <ul style="list-style-type: none"> ✦ About Garry Henshall & Associates <ul style="list-style-type: none"> - Recreation planning consultancy firm - Understand the benefits and contribution of sport, recreation and open space for local communities - 27 year combined experience - Core operating principle – "you own what you build" ✦ What is a master plan? <ul style="list-style-type: none"> - Identifies and brings together a range of different communities of interest to develop a shared direction - Provides an agreed development plan to guide efficient use of resources - Provides a logical body of evidence to assist in decision making 	<h2 style="background-color: yellow; text-align: center;">Background (Cont'd)</h2> <ul style="list-style-type: none"> ✦ Why do a master plan at Baxter Park? <ul style="list-style-type: none"> - Growing population, an evolving community - Statutory obligations associated with the environmental reserve - A number of sporting clubs on site operating independently - Recognised local significance of the site for passive recreation use 
<h2 style="background-color: yellow; text-align: center;">The process so far</h2> <ul style="list-style-type: none"> ✦ Series of site inspections <ul style="list-style-type: none"> - Understand different usage patterns - Identify signs of "use & abuse" ✦ Understand the broader context <ul style="list-style-type: none"> - Population trends - Sport and recreation participation and facility trends - Council's policy context (such as the Planning Scheme and the Sports Development Strategy). ✦ Workshops with each of the Sporting Clubs <ul style="list-style-type: none"> - Identify strengths & weaknesses of the reserved - Key issues impacting the sport (such as membership) - Current usage patterns and changes over time - Development priorities & funding capacities 	<h2 style="background-color: yellow; text-align: center;">Key issues for Baxter Park</h2> <ul style="list-style-type: none"> ✦ Importance of the park as a focal point for sport for a range of ages and abilities ✦ Importance of the park as a safe and accessible place to walk & play ✦ Traffic & pedestrian access and circulation in the park ✦ Condition of the nature reserve ✦ Number of single purpose, seasonal sporting facilities ✦ Lack of any an overall park perspective, as opposed to separate sporting zones
<h2 style="background-color: yellow; text-align: center;">Draft Master Plan</h2> <ul style="list-style-type: none"> ✦ Focus of the Master Plan <ul style="list-style-type: none"> - Address the balance between sport, recreation and regeneration of vegetation - Create an environment that promotes the sustainable operation of all users of the park - Attract a broad range of funding sources - Create a highly functional and dynamic community focus for Baxter ✦ Key components of the master plan <ul style="list-style-type: none"> - Central recreation core to promote family participation - Traffic & pedestrian access & circulation - Sustainable growth for diverse sporting activity - Build in community development focal points 	<h2 style="background-color: yellow; text-align: center;">Discussion</h2> <ul style="list-style-type: none"> ✦ Focus of the Master Plan <ul style="list-style-type: none"> - Comments on the overall role of the park for Baxter - Comments on the balance between sport, recreation and environment ✦ Key components of the master plan <p><i>Break into groups to discuss:</i></p> <ul style="list-style-type: none"> - Central recreation core - Traffic & pedestrian access & circulation - Sustainable growth for diverse sporting activity - Develop community development focal points <p><i>Report back in 15 minutes</i></p> ✦ Group report back & discussion

Appendix G Community Workshop Comments

- Keep the Park leash free
- Need to spend ongoing resources to vegetate the bushland
- Move the proposed path away from the archery area
- Don't waste the money on the lookout, put the money into revegetation
- Improve public toilets
- Put in recycle bins
- Have environmental impact studies been completed on the bushland reserve?
- Support the notion of a shared pavilion, although move it away from the main access road
- Parking – lighted? Especially Frankston/Flinders Road park
- Will parking still be available around cricket and football fields?
- Lights along entry roads/access roads
- Entry and Exit roads to Frankston/Flinders Road car park (near caretaker)
- Support the central recreation core
- Parking – distance to cart from car to BBQ is too far, especially to east end
- How will public know where BBQ's and playground are?
- Lighting – along entry roads
- Toilets
- Entrance to park from Frankston Flinders
- Should be dual carriageway to accommodate volume of traffic it will be carrying.
- Preservation and re-growth of bush
- Fire risk associated with bush reserve
- Use of Baxter park for proposed circuit walks by more bike riders
- Lookout – Might have privacy implications for local householders
- Noise associated with “bands” operating within the park
- Somewhere nice and quiet to sit
- Keep environment as natural as possible (removal of noxious weeds)
- Not like Jells Park please – overdeveloped and unnatural
- Keep Baxter park rural – keep bushland
- Set up friends of Baxter Park volunteer group
- Shared facilities = Community Centre
- Flora Reserve = revegetation
- Use of shared facility for tea/coffee and storage area and toilets for the Dog Obedience Group
- Outdoor drinking fountain
- Keep Baxter Park free roam area for dogs
- Concern with road around three sides of the playground
- disabled access to the proposed play area and throughout the reserve (footpaths and carparks)
- Use of Baxter Park as a potential venue for events
- Include more carparking areas
- Fencing of reserves along road sides
- Drainage condition of all reserves
- Sealed roads or gravel?
- Irrigation upgrade
- Treed areas between similar areas are inappropriate
- Seems to be reduced carparking area for soccer

Appendix H Probable Costings

These costings provide an estimate of probable cost, however much variation will occur as result of sourcing and detailed design resulting from the draft landscape design stage.

FORMAL PARKLAND

Item	Notes	Quantity	Cost	Total
<i>Semi established Trees</i>	Exotics or natives staked and tied	60+	@ 100.00 per tree	\$6,000
<i>Form and establish grass</i>	Fertilise and Grade	1000m2	@ \$2.50 perm2	\$2,500
<i>Install Shelter</i>	Kit form/concrete pad and seating/table	2	@ \$20,000ea	\$40,000
<i>BBQ,(optional)</i>	Electric/conc base and water	1	@\$15,000	\$15,000
<i>Playground</i>	Free Form designed for site specific		@\$85,000	\$85,000
<i>Path Newtork</i>	Compacted granitic sand/steel edge	150lin metre	@ \$15.00 per lin metre	\$2,250
<i>Bins/seats/lighting etc...</i>	Installed and supplied	6 items	\$2500.00-\$3,5000	\$3,500
<i>Toilet Block</i>	Installation, plumbing,elec,construction, etc	1 item	\$60,000	60,000
			Total Estimate	\$214250

EQUESTRIAN FACILITIES

Item	Notes	Quantity	Cost	Total
<i>Cross Country Track</i>	Compacted granitic sand path 2m wide	1500lin metre	@ \$10.00 per lin metre	\$15,000
<i>Bollards and upgrade access</i>	Occasional bollards to carpark, and define vehicular access with signage etc	Say 20 bollards& sign	\$3,000.00	\$3,000
<i>Close access and resurface occasional parking adjacent sages road entry</i>	Install fence and bollards to edge Resurface carpark with hot mix or compacted crushed rock		@\$25,000	\$35,000
<i>Install verandah social areas to stables</i>	Timber and custom orb	Say..\$12,000		\$12,000
<i>Bins/seats/lighting etc...</i>	Installed and supplied	3 items	\$1500.00	\$1,500
<i>Dressage Arena</i>	Timber edge,grading and sand with planting to edgesd/rainage	@ 5000m2	\$80,000.00	\$30,000
			Total Estimate	\$96,500

BROAD ACRE LANDSCAPE TREATMENT INCLUDES SHELTER BELTS, INFILL PLANTING & ESTABLISHMENT OF WETLAND/BARRIER PLANTING TO SAGES RD

Item	Notes	Quantity	Cost	Total
Seedling Planting to Wetland/basin area	Tubestock, framed and fertilised Melaleuca ericifolia, eucalyptus, and other local native indigenous spp	3000+	@ \$2.50 per tree	\$7,500
New planting to Sages Road entry	Semi established native trees, staked and tied	30+	@\$100.00 per tree	\$3,000
New Edge Planting cnr Sages Road and Frankston Flinders Road	Tubestock, framed and fertilised Melaleuca ericifolia, eucalyptus, and other local native indigenous spp	500+	@ \$2.50 per tree	\$1,250
Edge Planting to Ovals	Semi-Established trees@ Tubestock, some beds framed and fertilised Melaleuca ericifolia, eucalyptus, and other local native indigenous spp	50+semi est	@\$100ea.	\$5,000
		3000+tubes	@\$2.50ea	\$7,500
Augment exist <i>E. pauciflora</i> and existing Eucalypt woodland stands of natives	Mulched, some beds framed where applicable and fertilised	1250+	@\$2.50ea	\$625
Screen Plantings to proposed carparks	Local Native indig trees in mulched bed	Apprx. \$5,000		\$5,000
Semi est trees to main oval carpark	Semi est natives trees, staked and tied	50+semi est	\$1500.00	\$1,500
Walking path – completion circuit link Frankston/Sages Road Corner	Compacted, graded crushed rock	300m+	\$5 per linear metre	\$1,500
			Total Estimate	\$32,875

ROADS AND CARPARKS CONSTRUCTION

Item	Notes	Quantity	Cost	Total
New roadways	Asphalt, no kerb, regrade tabledrains	3940m2		\$136,572.00
Existing roads	Asphalt, no kerb, regrade tabledrains	4411 m2		\$116,818.00
Carparks	Asphalt, kerbing (100m)	7340 m2		\$201,4840.00
Open drainage	Piping adjacent to Oval 6 only	200m	\$150.00	\$30,000.00
New Sages Rd entry	New entry closer to Baxter township			\$5,000.00
			Total estimate	\$489,874

MINOR BUILDINGS, SIGNS AND FENCING

Item	Notes	Quantity	Cost	Total
Erect "Bendigo Style" shelter adjacent soccer field	Timber and custom orb with bench seating	2	\$10,000	\$20,000
New signage and entry to Frankston Flinders Road	Free standing sign as per sketches	2	\$3,000.00	\$6,000
Erect lookout	Timber and steel as per sketches	1	\$25,000	\$25,000
Signage	Define circulation carpark ped paths	6	\$800.00ea	\$4,800
Dam	Upgrade/repair fencing	40 lln metres		\$1,500
Circuit Walk/Northern half	Upgrade circuit walk re-surface	1 km	Estimate...	\$3,500
Fencing Roads, carparks		1500m	\$35.00	\$52,500
Tennis & Soccer Floodlights	Install lights to courts for 6 tennis courts. Upgrade lights to No.6 Oval and install new lights to adjacent pitch	18 poles & heads	\$3,000	\$54,000
Carpark & entrance security lighting	Light for each carpark and entrance point	8 poles	\$1,500	\$12,000
Construct additional 3 entout cas courts	Estimates include base and, surface and court fencing	3	\$20,000	\$60,000
Circket training	Relocate existing nets, roof and construct additional training net			\$12,000
			Total Estimate	\$251,300

PAVILION WORKS

Item	Notes & Assumptions
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Item	Notes & Assumptions								
<i>Football Pavilion Extension(Option 1&2)</i>	<p>It is assumed that the existing building will need to be extended, and that three additional shower cubicles are required and 2 WC's. The umpires room is 1.5 m wide, and additional area is required.</p> <p>The additional building area is estimated at 20 sqm. Based upon unit building costs, it is estimated that the extension costs would be at the rate of \$1,700 per sq m.</p> <table data-bbox="468 526 1066 662"> <tr> <td>The extension cost</td> <td>\$34,000</td> </tr> <tr> <td>Add costs to break in and make good</td> <td>\$6,000</td> </tr> <tr> <td>Estimated project costs</td> <td>\$5,000</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td>\$45,000</td> </tr> </table>	The extension cost	\$34,000	Add costs to break in and make good	\$6,000	Estimated project costs	\$5,000	Total:	\$45,000
The extension cost	\$34,000								
Add costs to break in and make good	\$6,000								
Estimated project costs	\$5,000								
Total:	\$45,000								
<i>Horse & Pony Pavilion (Option 1&2)</i>	<p>The requirement is for a small extension of the building to provide male & female toilets, with a requirement for waste water on – site treatment and disposal. It is assumed in this area that disposal of waste water by soil infiltration would not be acceptable, and a form of simple aerobic treatment would be required. It is also assumed that one of the WC units could be uni sex disabled persons unit. Allowing for an airlock of the existing building, it is estimated that additional area of 20 sq m would be required. Based upon the calculation in 1 above, the estimated cost to extend the building is \$45,000. Add this to an amount of \$8,000 to provide for a treatment system.</p> <table data-bbox="468 886 1157 914"> <tr> <td style="text-align: right;">Total:</td> <td>\$53,000</td> </tr> </table>	Total:	\$53,000						
Total:	\$53,000								

Item	Notes & Assumptions												
Cricket Pavilion Option 1	<p>It is assumed that the existing building will need to be extended, as well as the various proposed works within the existing building. For the additional social area accommodation, it is assumed that 1.5sq , is required for each person. For 60 people the area requirement is 90 sq m. Extension of the existing change rooms is an area of 60 sq m. For change rooms area unit cost of \$1,700 per sq m is assumed, while for the social area a unit rate of \$1,200 per sq m.</p> <table border="0" data-bbox="468 500 1163 662"> <tr> <td>Extend to provide social area</td> <td style="text-align: right;">\$108,000</td> </tr> <tr> <td>Extend to provide additional change room areas</td> <td style="text-align: right;">\$102,000</td> </tr> <tr> <td>Renovate kitchen area</td> <td style="text-align: right;">\$8,000¹³</td> </tr> <tr> <td>Estimated project costs</td> <td style="text-align: right;">\$20,000</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;">\$238,000</td> </tr> </table>	Extend to provide social area	\$108,000	Extend to provide additional change room areas	\$102,000	Renovate kitchen area	\$8,000 ¹³	Estimated project costs	\$20,000	Total:	\$238,000		
Extend to provide social area	\$108,000												
Extend to provide additional change room areas	\$102,000												
Renovate kitchen area	\$8,000 ¹³												
Estimated project costs	\$20,000												
Total:	\$238,000												
Soccer Pavilion Option 1	<p>The requirements here include replacement of the existing roof cladding, and an additional change room block, as well as an upgrade of the existing change facilities. It is estimated that the change room area would be 50 sq m.</p> <table border="0" data-bbox="468 760 1163 941"> <tr> <td>Replace roof</td> <td style="text-align: right;">\$17,500</td> </tr> <tr> <td>Extend to provide additional female change area</td> <td style="text-align: right;">\$85,000</td> </tr> <tr> <td>Break in and make good</td> <td style="text-align: right;">\$7,000</td> </tr> <tr> <td>Upgrade existing facilities</td> <td style="text-align: right;">\$10,000</td> </tr> <tr> <td>Project Costs</td> <td style="text-align: right;">\$25,000</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;">\$144,500</td> </tr> </table>	Replace roof	\$17,500	Extend to provide additional female change area	\$85,000	Break in and make good	\$7,000	Upgrade existing facilities	\$10,000	Project Costs	\$25,000	Total:	\$144,500
Replace roof	\$17,500												
Extend to provide additional female change area	\$85,000												
Break in and make good	\$7,000												
Upgrade existing facilities	\$10,000												
Project Costs	\$25,000												
Total:	\$144,500												
	Pavilions Option 1 Total: \$480,500												
Cricket and Soccer Pavilion Option 2	<p>Rationalisation of both the cricket and soccer pavilions plus incorporation of the existing public toilet servicing the immediate area. This allows for expansion of both clubs as indicated above and could provide an economy of scale in facility provision at the eastern end of the park. This will also facilitate the realignment of the access roadway</p> <p>Estimate for construction of new pavilion/ public toilet</p> <table border="0" data-bbox="468 1089 1163 1146"> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;">\$750,000</td> </tr> </table>	Total:	\$750,000										
Total:	\$750,000												
	Pavilions Option 2 Total: \$848,000												

¹³ As quoted in Council's 2002 Building Audit.

The above figures are opinions of probable cost which are intended as a guide for budget purposes only and should not be construed as a cost estimate.

The above figures are based upon our discussions and concept sketch plans only. Without developed sketch plans, the margin for error is increased and whilst every endeavour is made to cover costs of all items, no responsibility is taken for costs of any items which may have been omitted.

No allowance has been made for maintenance work on the building and it has been assumed that all electrical wiring, plumbing and other services are in good condition and will not require upgrading. As the work proceeds, unforeseen circumstances may arise which may involve additional costs. Estimates are based upon Building Economist current edition