



Summary Report

Baxter Park Open Space Master Plan 2023

Creating Diverse & Flexible Open Space Opportunities

In early 2022, Frankston City Council's Urban Design team engaged Site Image Landscape Architects to lead and collaborate with a multidisciplinary team of sub-consultants and Council officers to develop the Baxter Park Open Space Master Plan.

Subconsultants included;

- Simon Leisure, recreation consultants
- Practical Ecology, ecological consultants
- Cardno (now Stantec) traffic engineering
- Westbay Partnership, Quantity Surveyors
- Studio Binocular

The internal Council stakeholder group included;

- Urban Design
- Environment
- Engineering Services
- Capital Works Delivery
- Operations
- Recreation
- Events



Acknowledgement of Country

Frankston City Council acknowledges the Bunurong people of the Kulin Nation as the Traditional Custodians of the lands and waters in and around Frankston City, and value and recognise local Aboriginal and Torres Strait Islander cultures, heritage and connection to land as a proud part of a shared identity for Frankston City.

Council pays respect to Elders past and present and recognises their importance in maintaining knowledge, traditions and culture in our community.

Council also respectfully acknowledges the Bunurong Land Council as the Registered Aboriginal Party responsible for managing the Aboriginal cultural heritage of the land and waters where Frankston City Council is situated.

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Overview



The Baxter Park Open Space Master Plan reflects Frankston City Council’s aspirations to re-envisage and diversify the municipalities network of open space assets. The current landscape of Baxter Park reflects that since the completion of the previous Baxter Park Master Plan (2004) Frankston City Council capital works projects have focused predominantly on the provision of organised sport facilities within the reserve. The Master Plan recognises that the open space of the reserve is appreciated widely for its many other characteristics and its potential as a jewel in a chain of open spaces stretching from Frankston through to the Peninsula.

Council’s position on the future of the reserve aligns strongly with the Department of Energy, Environment and Climate Action’s (DEECA) recently completed “Frankston to Mornington Parklands Future Direction Plan” which recognises Baxter Park as a diverse and important Open Space for the broader Region and states:

Baxter Park provides a diverse range of activities, including walking trails in the nature reserve in the North, organised sports, horse riding, a dog off leash area and is heavily used by the community.

Building on this recognition of the reserve by DEECA; the background research and consultation outcomes summarised by this report, reflects a significant shift in focus, across all levels of Government, away from a purely sport focused facility.



The current shift in open space values seeks the implementation of projects which ensure the preservation of natural and cultural heritage and embrace the importance of providing diverse recreational opportunities.

This move towards more diverse open space values is also reflected in the consultation outcomes which recognised the importance of unique sporting facilities such as Equestrian and Archery to Baxter Park in tandem with its unique ecological setting.

Baxter Park is a 60-hectare crown land reserve, one of the largest Council managed open spaces, on the southern boundary of Frankston City. As an open space it is significant at a local and regional scale and provides for flora and fauna, public recreation and enjoyment.

This master plan aims to provide clear strategic direction for sustainable improvements and investment to ensure Baxter Park's natural and cultural values are protected through integrated outcomes that meet the changing community, socio economic and environmental needs.

The preparation of the master plan commenced in February 2022 with a thorough review of previous plans and related strategic documents. This process also involved review of the Victorian Governments 'Frankston to Mornington Parklands Future Directions Plan' and was complemented by extensive site analysis and key stakeholder and community engagement to provide an informed basis for the master plan.

The Master Plan considers existing sporting activities, public recreation (passive), environmental and cultural value, and allows for future provision of the open space for the broader community. It provides guidance on future recreation and event facilitation and a framework for the integration of all new projects within the park.

Importantly the Baxter Park Open Space Master Plan has been developed to align with the Frankston Equestrian Master Plan; of which the Western third of the Baxter Park landscape plays a critical role. Importantly the viability of new facilities proposed to ensure the longevity of Mornington Peninsula Pony Clubs' tenure on the site is reliant on provision of new access through the Baxter Park via the "vehicular spine" which is proposed as part of the priority works for the site.



Key considerations of the Master Plan

The Master Plan considers the following key opportunities:

- Identify Park improvements to **deliver a “District Level” destination open space**, enhance the user experience and provide diversity in Open Space and recreation opportunities.
- Develop recommendations to **protect and enhance conservation and biodiversity values** in the reserve and improve the broader biodiversity linkages identified in Frankston’s Biodiversity Policy and supported by the Frankston to Mornington Parklands Project (DEECA).
- Review existing and forecast sporting demand for the reserve and develop recommendations to deliver for demand into the future.
- **Accessible and connected open space** – Review existing access and movement to and within the reserve, identifying opportunities to improve internal paths and trails, circulation and connections for pedestrian and bicycles. Improve wayfinding & signage, connections to external shared use paths and trails, safe crossing points, and investigate alternative traffic routes within and to the reserve.
- **Improve recreation and play opportunities** to support a District Level Play Space in accordance with the Frankston Play Strategy 2021 and to encourage interaction with the natural environment, education, and adventure play.
- **Enhance the natural parkland character and achieve Urban Forest priorities.** Develop planting recommendations to improve landscape visual amenity, shade, urban heat island effects and biodiversity values in the open space and surrounds.

Further considerations include:

- Develop recommendations with consideration to bushfire, environmental and water management programs.
- Integrate Frankston Equestrian Master Plan 2023 recommendations.
- Review Property Strategy recommendations for lease/license agreements.
- Integration of decommissioned dam for safe recreation and drainage opportunities, as per DEECA dam safety works.
- Strategically review tennis infrastructure and feasibility of tennis in accordance with the Frankston City Tennis Action Plan 2021.
- Review drainage infrastructure and consider Melbourne Water upgrades.
- Review opportunities to reduce conflict and improve safe off leash dog walking areas.

Why Do We Need a Master Plan?

The master plan provides a strategic framework for potential improvement programs, projects and partnerships aimed at preserving and improving park natural and cultural values and providing new and improved sporting and visitor experiences.

In reflecting on the history of the site's evolution into its current landscape; this Master plan ensures that the Baxter Park Open Space will, in its next re-generation become a flexible open space with the capacity to respond to demographic shifts and importantly to absorb the increasing pressures of population growth and climate change.

This is complemented by an implementation and action plan that enables staged implementation over time. The implementation of this open space plan will mark a significant shift in the future of open space reserves of this nature for the municipality.

The previous Baxter Park Master Plan was developed in 2004. Since then, the Municipality has experienced a high level of growth and development, resulting in shifting priorities in the use, function and management of its public open spaces. To understand how the site can best service the shifting aspirations of the Frankston and Mornington communities and guide the development of a renewed vision for the Baxter Park Reserve, an extensive review of background documentation was undertaken.



Key State Government Strategic Background

Baxter Park is identified in the State Governments “Metropolitan Open Space Strategy – Open Space for Everyone” as part of the Frankston to Mornington Parklands Project. The purpose of the Parklands Project is to create a connected and accessible network of open space between existing parks and reserves within the northern Peninsula. The Plan identifies opportunities to optimise and grow the network of parks and reserves, trails and waterway corridors to improve connections, protect biodiversity, and enable people to enjoy a more expansive and richer open space experience.

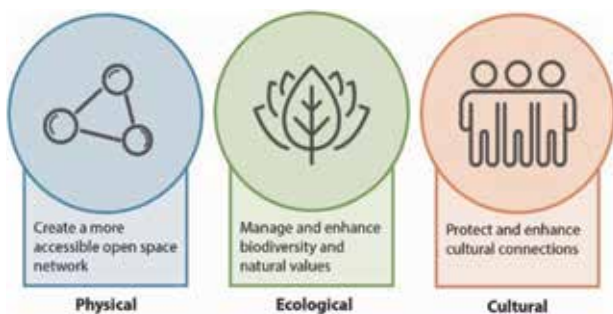
Further to the Metropolitan Open Space Strategy, the State Government have developed the “Frankston to Mornington Parklands – Future Directions Plan” (2023) which has been developed “to create a connected and accessible network of open spaces encompassing existing parks and reserves within the Mornington Peninsula Shire and Frankston City Council local government areas”. The Parklands project focuses on the connectivity of a series of open spaces from Frankston to Mornington; one of which is Baxter Park.

Baxter Park is relatively unique in the Core Parks covered by the project in that it includes Sports Facilities as one of its many open space roles.



The Future Directions Paper, carried out detailed investigations on visitation of the core parks it studied, and determined that Baxter Park had the highest total visitation of 91,267 to its 59 Hectares. This is significant given that during the time of the visitation study (August 2021 to May 2022) Victoria was subject to Covid Lockdowns and many organised sporting events were cancelled. It is also important given that Baxter Park is relatively difficult to access via foot or cycle, due to poor connections from Peninsula link trail.

Baxter Park is well positioned to be developed to embrace all three connective elements outlined as part of the Parklands Project; Physical, Ecological and Cultural.



The three connective elements considered in the plan. (Source: Frankston to Mornington Parklands Future Directions Plan 2022)

The core principles of the Parklands Future Directions Paper reflect the approach to parkland planning and feedback from the community:

- The recommendations and values identified in the BLCAC Cultural Mapping study are central to the Parklands.
- Sites with high biodiversity value will be protected and maintained.
- Recreational experiences in the parklands will be delivered in harmony with cultural and ecological values.
- Long-term changes in demographics, community needs, and cultural and ecological values will be monitored and used to influence future development of the plan.
- Safe and equitable access for all will remain a priority.

2004 Master Plan (not endorsed)

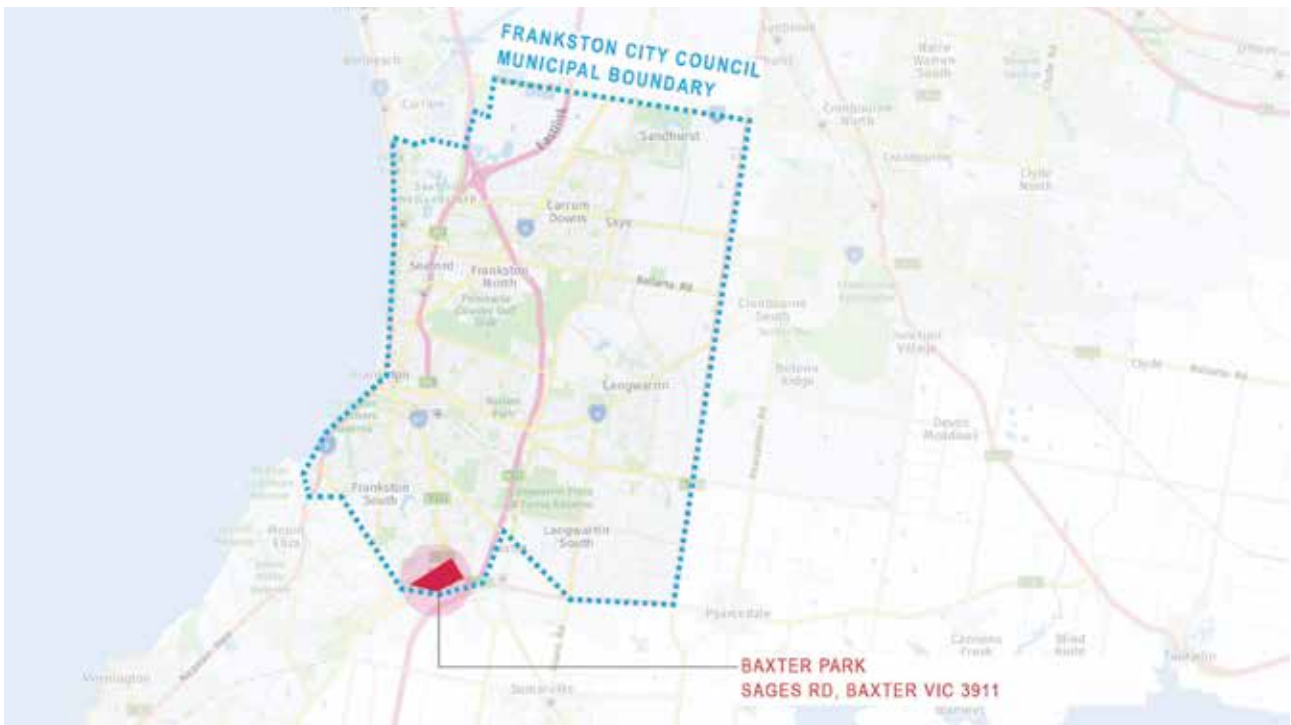
The 2004 Master plan recommendations which remain relevant for the 2022 master plan are:

- The removal of Sages Road access because of safety issues, and relocate the Sages Road entrance east to improve visibility of vehicles entering and existing Baxter Park
- Establish a walking trail network within the park, connecting to existing on road and off-road paths outside of the park.
- Extend Equestrian pavilion to allow for toilet facilities, incorporating a unisex/disabled facility (*partially completed – more facilities needed for higher use and events*).
- Introduce an Equestrian cross-country course for at the southern end of the park (*part of the broader negotiations with Melbourne Water*).
- Manage native vegetation (open forests) primarily for conservation purposes, allowing appropriate recreation uses 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

2004 Baxter Park Master Plan



Site Character and Opportunities



Baxter Park is located at 294N Frankston-Flinders Road in Frankston South 3199. It is located outside the Municipality's urban growth area, between the Moorooduc Highway and the Peninsula Link Freeway.

Baxter Park is one of the largest Council managed reserves in the municipality. The Baxter Park Reserve is crown land. **This is a significant local and regional open space with a focus on the provision of sport facilities for soccer, football (AFL), netball, cricket, archery, equestrian facilities and in the past, tennis.** In addition to these active sporting facilities, recreationally the site contains a small poorly equipped children's playground and dog off-lead area, which is largely undefined meaning that many dog walkers do not restrain their dogs within the reserve.

The property is some 60 hectares and is in two parcels. Whilst most of the park provides a sporting function, a small triangle in the northern corner is zoned as a conservation and resource zone. The northern and western area of the reserve is forested and in significant contrast to other open space in Baxter, which largely comprise open grassed areas, of relatively low ecological value. The bushland in the reserve is home to native small mammals, wallaby's and birds, along with good quality remnant vegetation, which is in the process of being restored through a control burn program to assist in weed eradication and regenerate remnant Indigenous species.

The site receives water from four residential sub catchments, surface water is carried through the site in a series of open drainage swales and sub-surface pipe systems to the location of existing retarding basin. There are issues arising from ad-hoc drainage infrastructure and drainage problems throughout the reserve. There is a dam in the bushland area, northeast of the equestrian area.

There are four leases to Council currently at the site: Optus Telecommunications, Caretakers cottage, Mornington Peninsula Pony Club and Frankston Archery, while the sporting clubs have seasonal tenancies with Council.

Schools from across South-East Melbourne use Baxter Park for their school sports and cross-country events. These bookings are made through an application form sent to Council's Recreation team.

There is recognised potential for the site to be developed as a major outdoor event or festival site, given its proximity to Peninsula link and the availability of large open interconnected spaces.

Additionally, the site currently accommodates storage of high-quality clean fill, which results from Council's City wide drainage maintenance; whereby open drains and swales within recreation reserves are scraped clean and the resulting debris is transferred into a large pile south of the Equestrian reserve, near the Sages Rd exit.

The majority of the reserve is subject to a Bush Fire Management Overlay.

Aboriginal Cultural Heritage

A cultural heritage assessment was undertaken for the site that found:

- There is a registered Aboriginal place (a single stone artefact) adjacent to the activity area.
- According to the AV sensitivity mapping, the activity area is not an area of Aboriginal cultural heritage sensitivity.
- The activity area has low potential for significant Aboriginal cultural heritage; however, it is possible that such heritage could occur, in the form of isolated or low density stone artefact occurrences.
- All of the activity area has not been subject to significant ground disturbance.
- A Cultural Heritage Management Plan is not required in the event that high impact activities that are identified in the Aboriginal Heritage Regulations are carried out.
- A Voluntary Cultural Heritage Management Plan may be undertaken at the discretion of Council.

Access and Movement

Whilst surrounded by roads, the reserve does not have good vehicle, pedestrian, cycle (or equestrian) accessibility. The verges are mostly screened by vegetation and fenced. There are no pedestrian road crossings to the site, and adjacent to the residential area to the south, entries are relatively informal.

Vehicle access to the reserve is from one entry and exit on Frankston-Flinders Rd. There is access to the Equestrian club and a small carpark from Sages Rd, along with maintenance vehicle access into Baxter Park. Cycle and pedestrian access

is limited with poor access, there is fractured connectivity to the Peninsula Trail, and there is no safe crossing from Sages Rd to Sages Cottage. There is public transport to the site however the one bus stop on Frankston-Flinders Road has an incomplete and unsafe path into reserve.

There us a disused railway line to the south however this is separated from the Reserve by the freeway. There are also several open spaces that adjoin Sages Road with corridors that connect to the Peninsula Link Trail. Connection to the reserve via these was investigated as part of the Master Plan process.



- Consultation processes 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.
- Nearly all users drive to access Baxter Park.

Adjacent and Related Projects



In addition to the sporting reserves, Baxter Park has a rich network of remnant ecology and conservation opportunities, complex drainage systems, recycled water program and other projects being managed by multiple departments across the breadth of the Council.

The Master Plan considers vegetation quality and key drainage lines on the site in relation to recreation facilities and other projects such as the DEECA Dam site and the future Melbourne Water retarding Basin.

State of Play

A detailed assessment of the current and future position of hockey in the south metro zone is currently under review through the **Southern Metro Hockey Feasibility Report**. This report is being prepared by Hockey Victoria in partnership with Mornington Peninsula Shire and Frankston City Council with Council's Recreation team providing input.

The siting of hockey, including associated issues and opportunities, has been considered as a potential option within the Baxter Park Master Plan however it requires more detailed assessment and consultation. It is recommended that the analysis and background information prepared through the Master Plan be further considered in detail and in consultation with all stakeholders as part of Hockey Victoria's Feasibility Report. The Feasibility Report should also adequately consider broader community interests, environmental impacts, master plan objectives, existing stakeholders, existing land use and planning controls.

There are several projects underway on the Park that have been considered as part of the Master Plan:

The Frankston Equestrian Master Plan (run concurrently to this project). Items identified by the Equestrian Master Plan which impact the broader Baxter Park site include:

- Need for an extended 2-3km cross country course for events (currently this operates within the Melbourne Water retarding basin during events)
- An opportunity for access around the soon-to-be-decommissioned dam is being proposed.

- A new vehicle entrance through Baxter Park to the equestrian site and the subsequent closure of the Sages Rd carpark for public is also proposed to improve flow of traffic and rubbish dumping.

Dam Safety Project (underway). DEECA is funding this project to investigate options to decommission the dam from water storage irrigation source to be redesigned for recreation and drainage opportunities, with safe public and potentially equestrian access around the perimeter. It is proposed that the dam will be made smaller and shallower with the potential of wetlands incorporated. A consultant brief is currently being managed by Council's engineering team, along with a risk and safety analysis of the proposed opportunities.

Tennis Action Plan determined the proposed decommission of some existing tennis facilities. It is recommended that the Baxter Park Master Plan determine future needs and opportunities of the clubhouse and resurface some/all of the courts for multipurpose use to diversify the recreation facilities within the reserve.

Melbourne Water retarding basin upgrade (on hold) A project by Melbourne Water is underway to upgrade the existing Sages Road retarding basin (constructed 1976) to improve the efficiency of the existing retarding basin in this park to improve the flooding and drainage issue of downstream area. The project is currently on hold pending a review of the flood modelling and the project functional requirements.

The 2004 Baxter Park Master Plan identified a number of management issues & goals for the future of the site; which remain current in 2022. The below list summarises 2004 objectives which have been addressed or reframed by the new Master Plan.

Ecological & Natural Heritage

Baxter Park is largely used and managed as an active and passive recreational space for various sporting activities. However, the Park also supports various fauna species from the presence of moderate to high quality vegetation and habitat components within the biodiversity corridor (along the east and south boundaries) as well as the larger habitat area to the north of the park. The habitat present within the park is critical in supporting biodiversity within the area that is otherwise largely developed for urban living and farming practices. Future development within Baxter Park should take into consideration the fauna and fauna habitat present and strive to protect and enhance the habitat components present for the purpose of maintaining biodiversity throughout the municipality as well as providing the much-needed green spaces for the public.

The operation of proposed and existing facilities needs to consider the impacts of lighting on fauna. The National Light Pollution Guidelines for Wildlife (Commonwealth of Australia 2020) gives general principles for minimising light pollution impacts. These include:

- Use adaptive light controls to manage light timing, intensity, and colour.

- Light only the object or area intended – keep lights close to the ground, directed, and shielded to avoid spill, especially to sensitive areas
- Use the lowest intensity lighting to achieve the desired effect
- Use lights with reduced or filtered blue, violet, and ultra-violet wavelengths.

The Master Plan avoids and minimises tree and understorey vegetation removal where possible, with emphasis on the eastern and southern boundary, as this section of Baxter Park provides high quality fauna habitat and an important habitat connectivity for fauna species throughout the park and surrounding landscape.

Inclusivity

Under the Gender Equality Act, a Gender Impact Assessment was undertaken to ensure the master plan will meet the different needs of women, men and gender diverse people. The key findings are outlined below.

1. Managing and improving the perceptions of safety, universal accessibility, and diversifying opportunities for recreation and exercise are critical to ensure that Baxter Park is a facility that meets the more diverse needs of gender, culturally and age diverse groups.
2. The key the initiatives within the Master Plan need to be considered in terms of how they will impact the community based on the GIA research. These initiatives, specific recommendations and their outcomes are summarised below.

Fitness, Active Play and Well Being The provision of alternative fitness and well-being opportunities, outside of organised sporting groups.

- **Outdoor Fitness Station:** Provision of fitness equipment adjacent to the play space, provides opportunities for parents and carers to exercise with more ease.
- **Circuit Paths for Walking, Running and Dog Walking.** The below initiatives will increase the use of paths by female, gender diverse and other groups of the community who feel unsafe in open public spaces.
 - Consider alignment options which have open visibility for people who feel unsafe in secluded areas
 - Ensure there are no dead ends or hidden divergent paths
 - Do not locate large bins or infrastructure which create hiding places adjacent to paths.
 - Provide appropriately lit paths for walking at night (not required for all paths). Provide paths which are wide enough for pairs to walk safely.
- **District Playspace** Providing open space diversity to activate the open space and improve perceptions of safety
 - Ensure provision for semi-privacy for breastfeeding comfort
 - Ensure accessibility for prams, and secure storage of prams within the play space.

All Abilities Access Initiatives: Due to the complexity of the topography and pre-existing issues with accessibility, the project provides the following initiatives.

- **New Public Toilet Facilities** – In accordance with Public Toilet Action Plan
- **Appropriate DDA car parking facilities and connecting paths:** Ensure diverse abilities of users are catered for.
- **Pedestrian and Vehicular Separation** Ensure safe and comfortable paths of travel away from roads. Especially important for perceptions of safety for females and gender diverse groups.

Public Safety Initiatives

- **New Vehicular Spine and Associated Path, Lighting and Wayfinding Projects:** Ensure safe and comfortable paths of travel away from roads. Especially important for perceptions of safety for females and gender diverse groups.
- **New Community Landscape and Park Entrance:**
 - Create a vibrant, open, active and inviting Park entrance and community landscape to provide comfort to diverse user groups.
 - Use public art and colour in the landscape to create an exciting backdrop for a new and vibrant reserve.

Sporting Facility Initiatives The below initiatives will all ensure the diversification and expansion of sporting clubs to be able to include female and gender diverse teams.

- Oval 6 Expansions
- Oval 2 Renovation: Competition sized oval with lighting
- Soccer Club Training Pitch Expansion
- New Archery Facility

The Baxter Park Open Space Plan Gender Impact Assessment recommends that Council:

- Implement the Baxter Park Open Space Master Plan as budget is
- Ensure that CPTED Principles and key Gender Diverse Design Principles are embedded within all future project implementation briefs.
- Engage appropriate consultant teams to ensure that worlds best practice methodologies and standards are applied to all implementation projects.
- Provide clear project briefs and outlines for the implementation of the project which detail the constraints and opportunities outlined by this GIA
- Ensure that key Council stakeholders are consulted on the implementation of all works (this Assessment would recommend engagement with the Baxter Park PWG core group as a minimum)

- Undertake further community/stakeholder consultation for the initiatives outlines in section C.1 (above). Include specific gender groups.
 - Council to work with Sporting Clubs to ensure Gender Equity and community safety are embedded within their constitutions and operational practices. This could be considered a requirement of future tenancy agreements for the reserve.
 - Implement Public Toilets in accordance with the outcomes of the Public Toilet Action Plan.
- Shared use of adjacent Soccer/Archery club for exhibition/launch/awards space.
 - Large Scale music events
 - Major road access
 - No immediate Residential neighbours – ability to mitigate sound and light pollution through event engineering and design.
 - Potential for Shuttle buses to train stations via Peninsula Link and Maroondah Highway
 - Significant parking and overflow parking capacity
 - Back of house capacity
 - Sporting Club community fun days
 - Sporting Club competition programs

Events and Activation

Through development of the Master Plan, it became evident that Baxter Park holds strong potential for use as an events space. A potential events opportunity plan was developed, based on both current proposals for events (equestrian and archery) and potential other large scale events for the municipality.

Event Opportunities which have been considered in the development of the Baxter Park Master Plan:

- Local, Regional, State and National Equestrian Events
- Local, Regional, State and National Archery Events
- Large scale Environment, Arts and Cultural Events:
 - Valuable Remnant vegetation zone as potential sculpture competition walk

How We Prepared the Master Plan

Our Process

The Baxter Park Open Space Master Plan 2023 has been developed through 5 key phases involving Council, community, key stakeholders and an external consultant team.

Phase 1

1

- Background review and site analysis plans
- Preliminary Key Stakeholder Engagement
- Issues and Opportunities Identification

Phase 3

3

- Final Draft Baxter Park Open Space Master Plan
- Key Stakeholder Engagement – review and comment on Final Draft Master Plan

Phase 2

2

- Draft Baxter Park Open Space Master Plan
- Stakeholder and Community Engagement – review and comment on Draft Master Plan

Phase 4

4

- Final Baxter Park Open Space Master Plan

Stakeholder Engagement

A variety of stakeholder consultation and community engagement activities were undertaken to gather information and seek feedback for development of the Master Plan.

Frankston City Council thanks all local residents, park visitors, sports players, clubs and groups who contributed their ideas and views to the Master Plan development process.

Sports clubs and tenants in Baxter Park generally have some form of lease or license agreement with Council and were invited to directly participate in the Master Plan development.

The following key stakeholders have been engaged on various occasions to provide feedback and input into development of the Master Plan:

- Baxter Soccer Club
- Heatherhill Cricket Club and Baxter Cricket Club
- Frankston Bombers AFL and Netball club
- Frankston Archery Club
- Archery Victoria
- Mornington Peninsula Pony Club
- Peninsula Women's Hockey Association, Frankston Hockey Club and Mornington Peninsula Hockey Club
- Netball Victoria
- Bunurong Land Council Aboriginal Corporation

- Department of Energy Environment and Climate Action
- Melbourne Water
- Frankston Environmental Friends Network
- Mornington Peninsula Shire

In addition to feedback received from the above key club stakeholders and groups, feedback from a total of 261 local residents has been considered. The Draft Master Plan was exhibited online for a period of 4 weeks from the 10 June 2022 to 10 July 2022 with feedback received considered in the preparation of the Final Master Plan and Action Plan. The Final Master Plan was also presented to all the Baxter Park sporting clubs in June 2023 with feedback received considered in the Final Master Plan and Action Plan.

For detail on the consultation and findings, refer to the Baxter Park Master Plan Discussion Paper located on the Council website.

What we heard from our Community

We heard strong support for the key moves identified in the Master Plan from the broader community including:

1. Vehicle & pedestrian safety
2. Conservation & habitat values
3. Park fencing & pedestrian/cycle accessibility
4. Park path network with shade & lighting
5. District Play Space well supported
6. Poor Perceptions of Public Safety
7. Dogs off leash to be retained
8. Sporting Facility Priorities:
 - Archery Facility well supported
 - Soccer – Pitch 1 Lighting & Pitch expansions
 - Main Pavilion Expansion, Access & Public Safety issues
 - Hockey inclusion campaign
 - Concern with potential impact of hockey on Oval 1
 - Netball warm up area needed
 - Sports lighting
 - Drainage concerns
 - Timing of equestrian improvements – make it happen

“Need lighting on Pitch 1 ASAP and drainage on Pitches 2+3, or risk losing junior players to better equipped clubs. Keep growing local sports.”

“There is a lovely patch of remnant vegetation where, many people, dog walkers families enjoy walking and exercising and should be retained.”

“A huge playground as so many young families in the area.”

“Expanding the entrance to the park and lights on pitch 1 are a must. Night games would look incredible at Baxter park.”

“Archery club desperately in need of a dedicated car park and better access. Range also needs surface drainage addressed.”

“DDA compliance for toilets and ramps ASAP. My son uses a wheelchair and cannot access the club safely, no accessible toilet or driveway.”

“Safe pedestrian access to park for children crossing Frankston/Flinders road and or Sages road not clearly identified.”

“Great plan, well thought out and finally some upgrades we badly need!!!”

“Sports players leave much rubbish in the park. Dog walkers use the park every single day. Traffic down center of the park is dangerous.”

“An additional netball court will provide a safer environment for the netball teams, we are currently training in the car park.”

“Great plan, well thought out and finally some upgrades we badly need!!!”

“Perimeter bike and walking track would be amazing!”

“An additional netball court will provide a safer environment for the netball teams, we are currently training in the car park.”

“The Peninsula Woman’s Hockey Association is 60 years old and desperately needs new facilities. Baxter Park would be the perfect venue!”

“The Baxter Cricket Club is concerned about the proposal for the removal of the Wayne Landry Oval in place of a hockey pitch.”

“Lighting at the entry to the park for safety. It feels so dangerous driving in at night for a run or training.”

“Turtles koalas echidnas possums eels ducks etc. inhabit the lake and surrounding bush land it is one of the only places left they inhabit.”

“This should have been completed a long time ago, especially lighting.”





Key Moves

Grounded in the aspiration to embrace the recognisable shift in open space values to ensure the preservation of natural and cultural heritage and embrace the importance of providing diverse recreational opportunities, the implementation of the Baxter Park Open Space Master Plan will be driven by the following guiding principles:





1. Embrace Regional & State Significance

All future projects within Baxter Park should be developed to recognise its location within a network of open spaces which are part of two of Melbourne's Green Wedges; which are of regional and state significance.



2. Prioritise Safety & Accessibility

Access into the park and movement through it should be prioritised as a critical consideration for future improvements. Apply a holistic multi-disciplinary approach to ensuring the connection of the park to the surrounding community by pedestrian, cycling and vehicles. Critically, all future projects and improvements should ensure safe separation between vehicular and pedestrian movement.



3. Ensure Recreational Diversity within the Municipality

Baxter Park is a unique and distinct public open space which enriches the recreational and spatial diversity of the Municipality. The implementation of the Open Space Master Plan should prioritise actions that ensure diversity in the use of the site.



4. Create a Unified & Biodiverse Landscape

The site is currently defined by a binary landscape relationship with its natural conservation zones contrasting highly maintained sporting facilities. The development of the site should work to integrate the natural environs into the open space reserve, creating bio-diverse opportunities for the improvement of regional flora and fauna, and in turn improving the experience of sporting and other recreation pursuits within the park.



5. Connect to Culture Through Place

The remnant ecology and habitat of the site, provide an opportunity to educate the community on and offer respect to Bunurong culture. This engagement should be through the development of artwork integrated into key projects such as the park entrance, pedestrian refuge pavements and with the development of ongoing cultural educational systems on the heritage of the landscape, its habitat for endangered species and develop a richer understanding of Bunurong connection to country.



6. Inclusive and Fit-for-purpose

Open Space recreational opportunities and all existing and future sporting facilities should be designed and enhanced to be inclusive of users regardless of age, ability, gender and cultural backgrounds, and support changes in demand over time.



LEGEND

ROADS & PATH NETWORKS



NEW ROAD AND CARPARK ALIGNMENTS



PERMEABLE PAVED CARPARK



NEW CONCRETE PATH



NEW DROMANA TOPPINGS CIRCUIT PATH NETWORK



DESIGNATED DDA CAR PARKS



RAISED PEDESTRIAN ZONE TO ROAD NETWORK



PEDESTRIAN CONNECTIONS



PEDESTRIAN LIGHTING
"WILDLIGHTS" SENSOR LIGHTING

STRUCTURES & FACILITIES



EXISTING LIGHT POLES



PROPOSED LIGHT POLES



EXISTING BUILDINGS
(AND VERANDAHS/AWNINGS)



PICNIC & BARBEQUE SHELTERS



PROPOSED STRUCTURES



WASTE AND RECYCLING
MANAGEMENT AREA



TICKET BOOTH



PUBLIC TOILETS

FENCES, BOUNDARIES & GATES



EXISTING FENCE



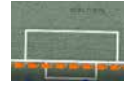
PROPOSED FENCE



LOW CHAINWIRE FENCE WITH GATES
to pitches and ovals for ball retention &
playspace for safety



TALL SECURITY FENCE



TALL CHAINWIRE BALL FENCES



PROPOSED VERMIN PROOF FENCE



PROPOSED TEMPORARY
EVENT FENCING



BOLLARDS TO PREVENT VEHICLE
ACCESS TO PITCHES & OVALS



GATES to enable Councils and clubs to
maintain security of site



AIRLOCK GATES for pedestrian access
through wildlife fences



MAINTENANCE VEHICLE ACCESS GATES

PLANTING, REVEGETATION & DRAINAGE



REVEGETATION ZONES



LAWN AREAS



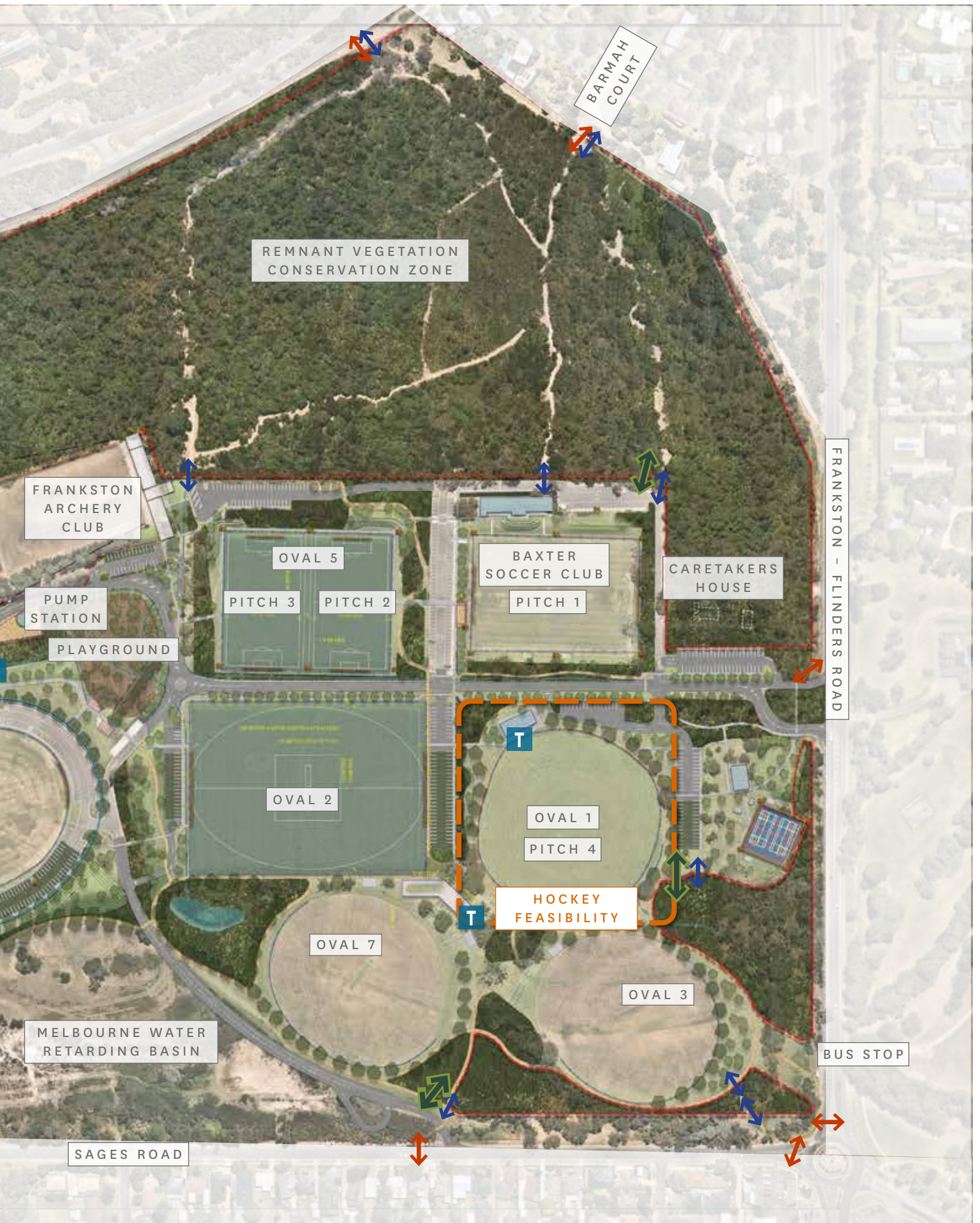
NEW CANOPY TREES



DRAINAGE LINES
Formalise and consolidate drainage
swales Improve ability to mow grass
swales & revegetate others

BAXTER PARK – Open Space Master Plan





BAXTER PARK – Access and Signage Design Precedents



INTERNAL ROADWAYS, CAR-PARKING & VEHICULAR LINKS

All new roadworks to reflect existing concrete edge system, for flow of water into adjacent swales and future WSUD treatment opportunities. Line marking or raised traffic islands to be used to prioritise pedestrian movement through the site, especially for the North South links across the proposed vehicular spine.



FENCING & BARRIERS

Vehicle access to be limited throughout the reserve by implementing Councils standard post and rail barriers to road edges. Low chainwire fences to be implemented at the boundaries to ovals & fields adjacent to roads, and to the proposed district playspace.



CIRCUIT TRAILS & PATH INTERACTION

The Master Plan proposes a new circuit trail network which responds to existing lines of movement across the site, connects different destinations and provides a range of possible exercise trail options. The implementation of the trail should consider opportunities for distance and orientation markers throughout the reserve.



HABITAT & ECOLOGY EDUCATIONAL PROJECTS

The Master Plan will define opportunities for educational signage about remnant vegetation and the importance of this site in conserving it for habitat and ecological value.

LONG TERM EPHEMERAL REVEGETATION & WSUD PROJECTS

The Master Plan proposes that the drainage network be consolidated adjacent to existing & proposed vehicle and pedestrian movement systems. While this may be implemented as a series of open swales in the short-term, there should be long term aspirations for the implementation of Water Sensitive Urban Design principles enabling the expansion of ephemeral and aquatic habitat across the site.



BAXTER PARK – Detail Landscape Zones Plan





CONSERVATION / REMNANT VEGETATION ZONE

ZONE 3 - ARCHERY

FRANKSTON ARCHERY CLUB

PUMP STATION
PLAYGROUND

OVAL 5

PITCH 3 PITCH 2

BAXTER SOCCER CLUB

PITCH 1

ZONE 2 - SOCCER

CARETAKERS HOUSE

VEHICULAR SPINE (DOTTED LINES)

PUBLIC TOILET

COURT 1 & 2

COURT 4 & 5

OVAL 2

ZONE 5 - CRICKET & AFL EASTERN GROUNDS

OVAL 1

PITCH 4

ZONE 1 - ENTRY, TENNIS AND COMMUNITY

ZONE 6 - CRICKET & AFL EASTERN GROUNDS

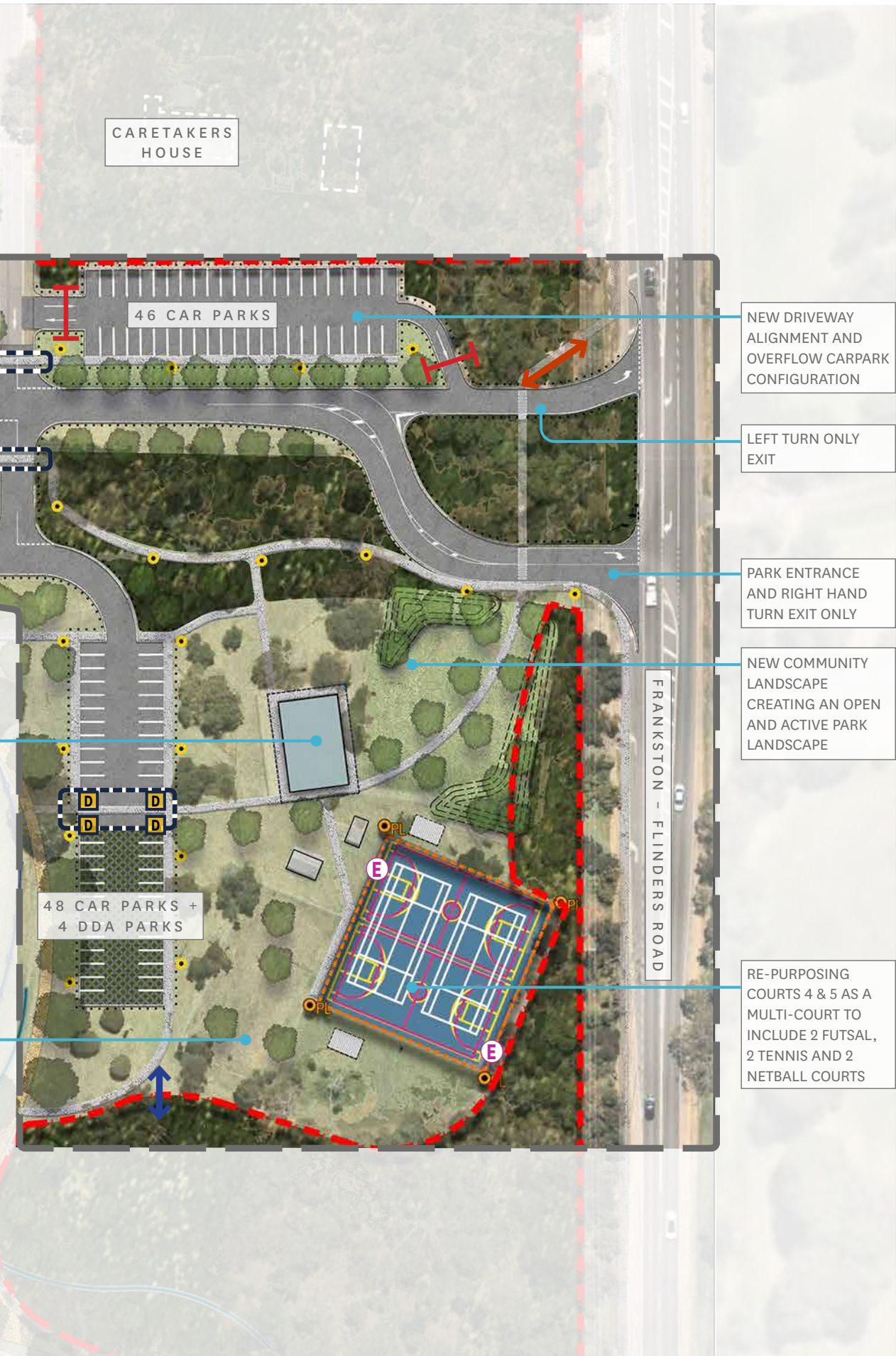
SOUTHERN DRAINAGE AND REVEGETATION

OVAL 7

OVAL 3

SAGES ROAD

FRANKSTON - FLINDERS ROAD



CARETAKERS HOUSE

46 CAR PARKS

48 CAR PARKS +
4 DDA PARKS

FRANKSTON - FLINDERS ROAD

NEW DRIVEWAY ALIGNMENT AND OVERFLOW CARPARK CONFIGURATION

LEFT TURN ONLY EXIT

PARK ENTRANCE AND RIGHT HAND TURN EXIT ONLY

NEW COMMUNITY LANDSCAPE CREATING AN OPEN AND ACTIVE PARK LANDSCAPE

RE-PURPOSING COURTS 4 & 5 AS A MULTI-COURT TO INCLUDE 2 FUTSAL, 2 TENNIS AND 2 NETBALL COURTS

BAXTER PARK – Recreational Zone 1 – Entry, Tennis and Community Design Precedents





PARK ENTRANCE

The master plan proposes a split entry/exit onto Frankston-Flinders Road, and Traffic engineers are exploring options for how this can be achieved. The new park entrance will provide open lines of sight into the reserve, and the reinvigorated community landscape will provide an active and inviting landscape frontage.



NEW COMMUNITY EVENT BBQ/PICNIC SPACE

Opportunity to activate the site by expanding existing BBQ & Picnic facilities.



COMMUNITY MULTI-SPORT COURT

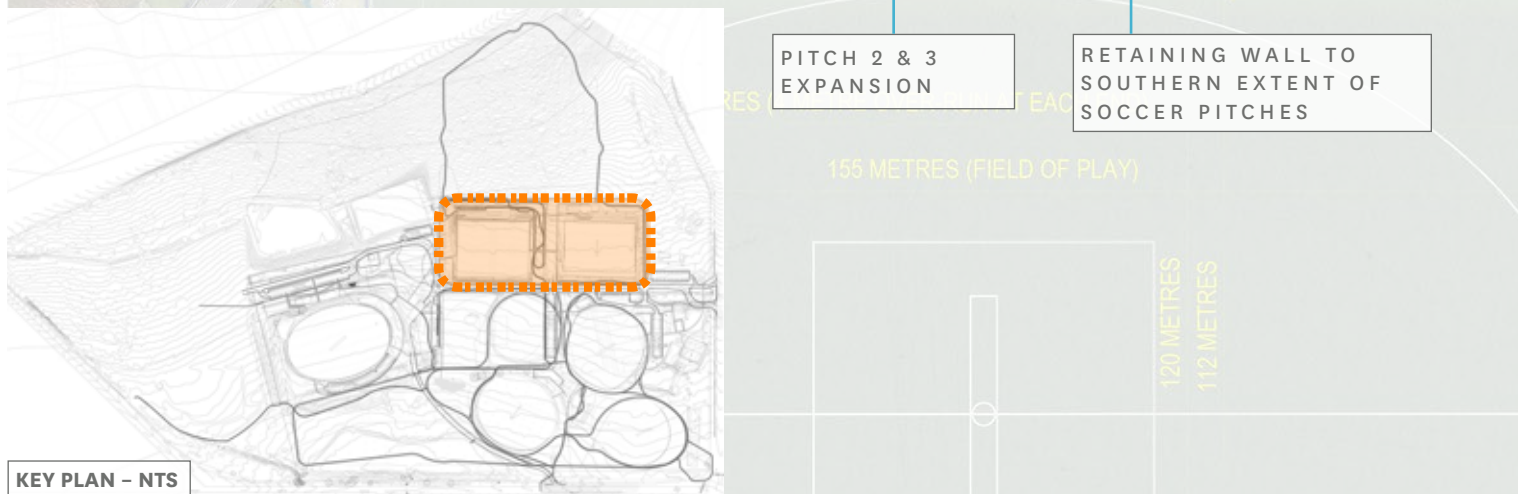
Consider possible PIN entry fenced enclosure for combined Netball/Futsal OR Options for publicly accessible multi-ball sports & rebound wall.



ACTIVE RECREATION SPACE

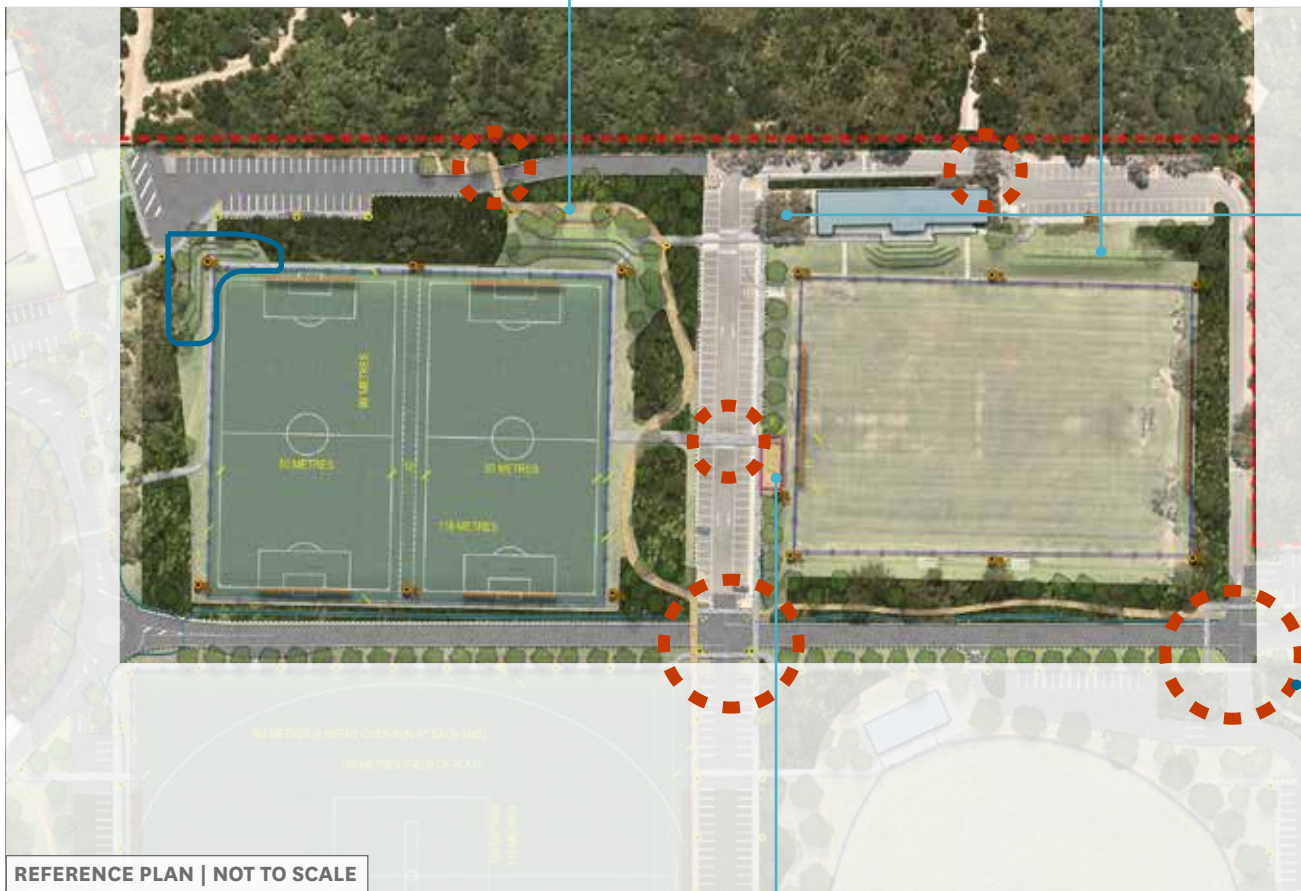
Council may create a new public facility for families and youth such as an outdoor gym for all ages use.

BAXTER PARK – Recreational Zone 2 – Soccer





BAXTER PARK – Recreational Zone 2 – Soccer Design Precedents



GOAL STORAGE

Create new goal store to southern extent of path on western side of pitch 1. Opportunity at existing speed hump in carpark, to provide new pedestrian link to pictures two and three provided across car park to safely transfer goals from store.



SPECTATOR LANDSCAPE

Create a combination of formal tiered and grass terraced, shaded seating to Pitch 1, and long term to pitches 2 & 3.



CLUB BBQ SPACE

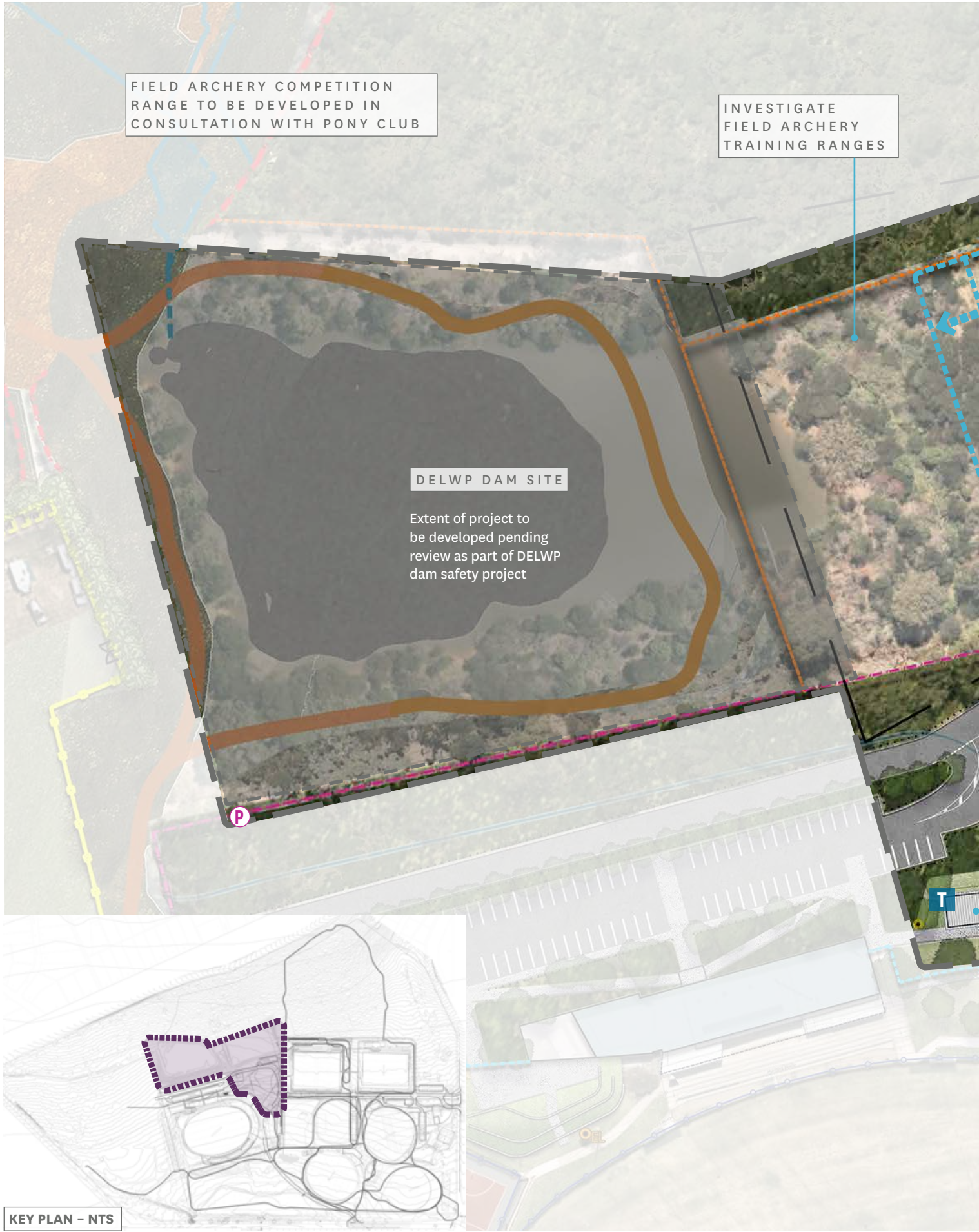
With goals stored away from building – opportunity to create BBQ space to Western end of Clubrooms, capitalising on Shade and shelter of Building and Trees.



RAISED PEDESTRIAN ZONES (THROUGHOUT PARK)

Create new path connections in locations shown to improve safe access and connectivity across the site. These may comprise raised pavement with different materiality, line marking or even public art opportunities.

BAXTER PARK – Recreational Zone 3 – Archery and District Playspace





NEW ARCHERY FACILITY - 86 SQM

FRANKSTON ARCHERY CLUB

RANGE EXTENSION/
RELOCATION AND
IRRIGATION INVESTIGATION

43 CAR PARKS AND
2 X DDA PARKS

28 CAR PARKS
+ 2 DDA PARKS

RECYCLED WATER
STORAGE & PUMP
STATION

DISTRICT PLAYSPACE

NEW PUBLIC TOILET FACILITIES
IN ACCORDANCE WITH "FCC
PUBLIC TOILET ACTION PLAN
(DRAFT)" TYPE 2 - STANDARD
MEDIUM FACILITY

50 METRES

163 METRES (4 M)

BAXTER PARK – Recreational Zone 3 – Archery and District Playspace Design Precedents





NEW ARCHERY FACILITY

New building to include indoor archery range and central social space with kitchen and toilet/change facilities.

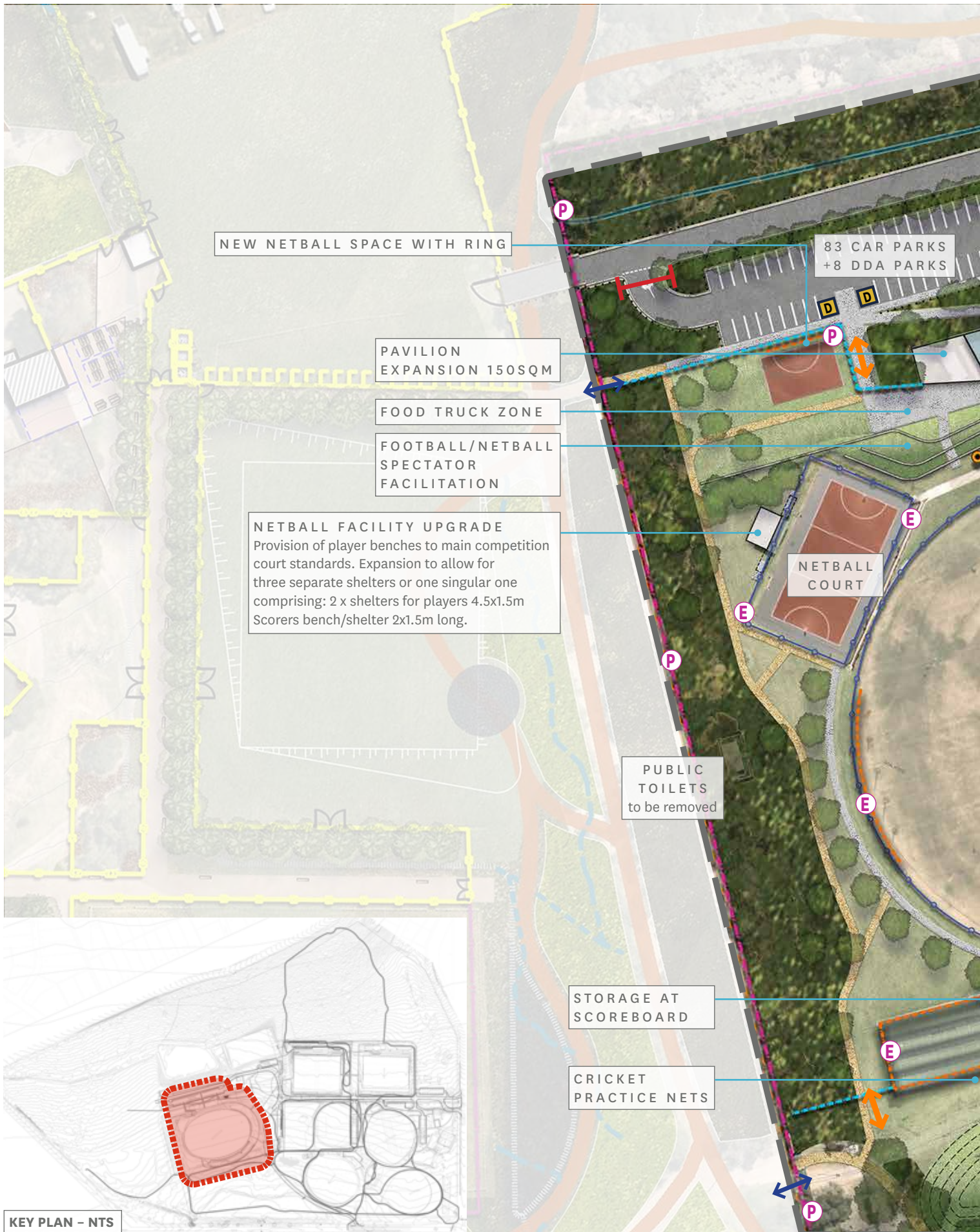
Building to include new locked storage space at Northern end of outdoor range.

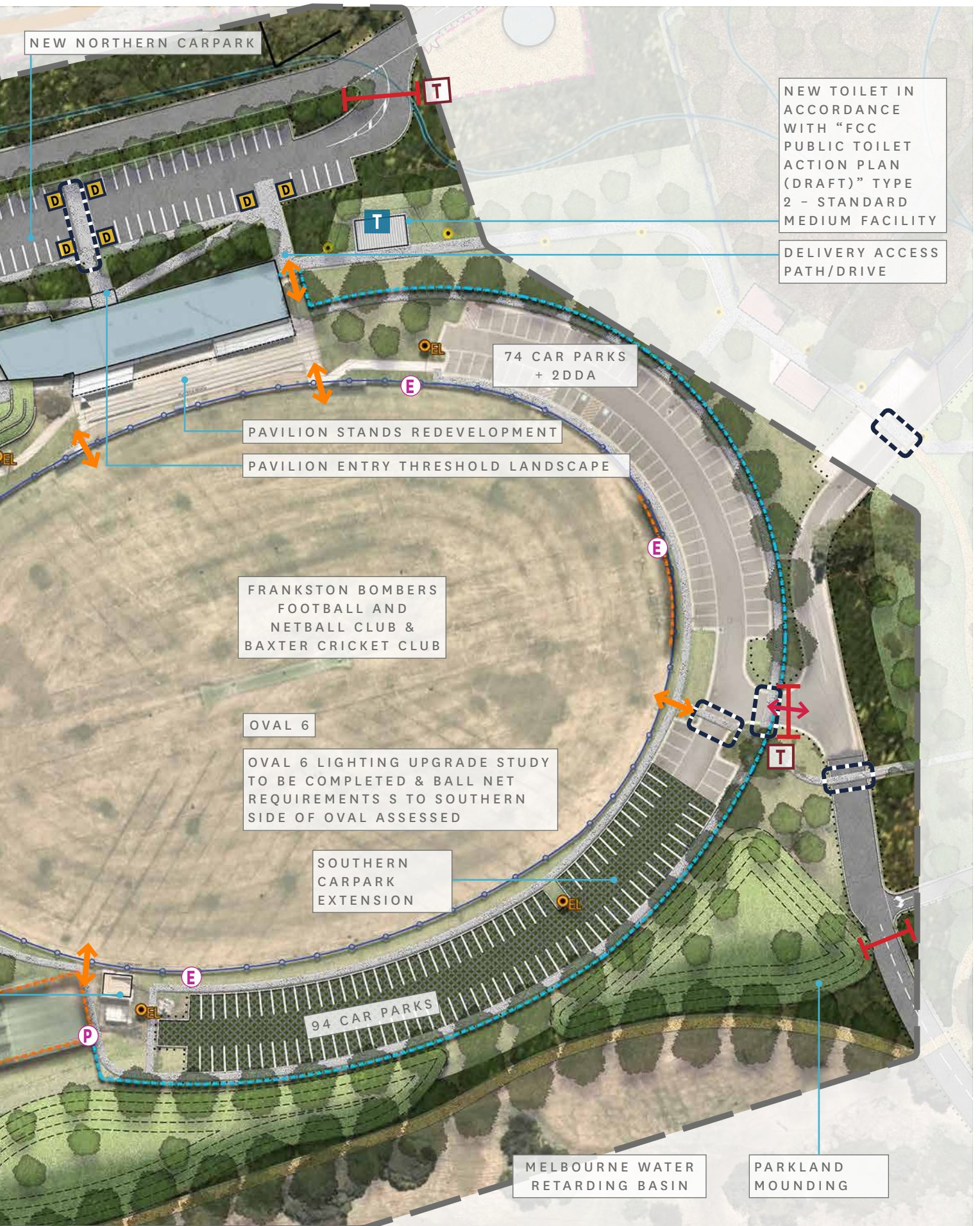


DISTRICT PLAYSPACE

New District Playspace to be designed to embrace and amplify existing topography and provide a landscape to “explore and navigate” across a range of skill levels so that it is exciting for both young and older children.

BAXTER PARK – Recreational Zone 4 – Cricket and AFL and Netball Zones





BAXTER PARK – Recreational Zone 4 – Cricket and AFL and Netball Zones Design Precedents

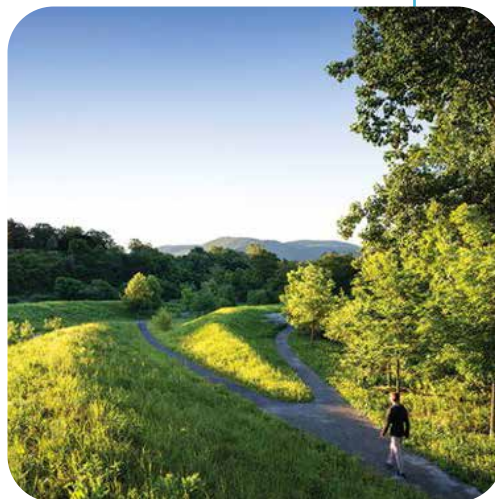
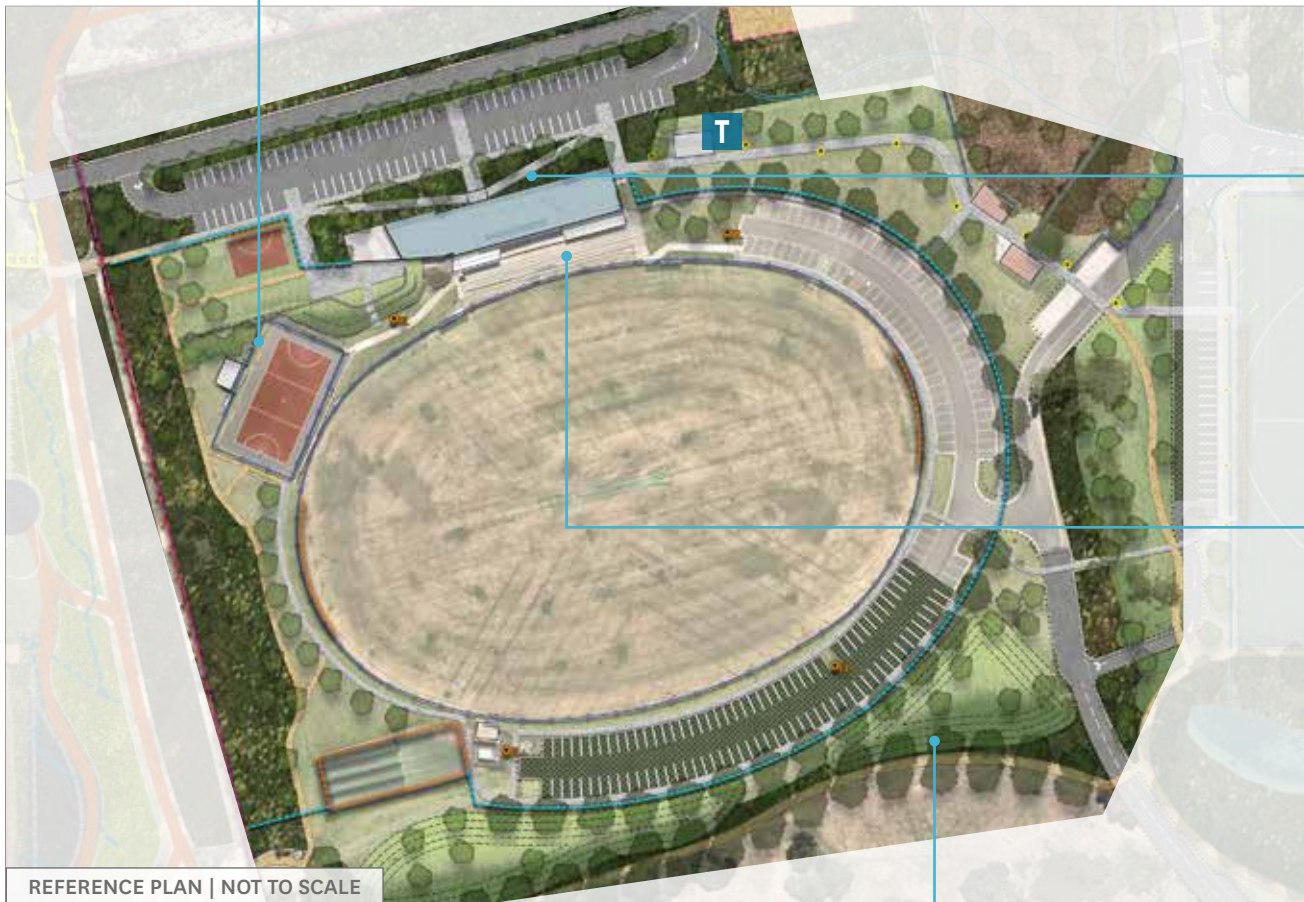


NETBALL FACILITY UPGRADE

Provision of sheltered player benches to main competition court and new warm area.

FOOTBALL/NETBALL SPECTATOR

Provide spectator spaces adjacent to netball court, and in particular tiered seating to the main competition court.



PARKLAND MOUNDING

Re-grade mounding South of oval 6 to provide parkland buffer to MW Retarding Basin.



**NEW TOILET IN ACCORDANCE WITH
“FCC PUBLIC TOILET ACTION PLAN (DRAFT)”
TYPE 2 – STANDARD MEDIUM FACILITY**



TICKETING GATES
There are a number of options for possible gating of carparks for events.



NORTHERN CARPARK & PAVILION ENTRY
Formalise Northern carpark area with setback from pavilion to enable appropriate drainage to North face of building and to rationalise compliant access to the building and across this extent of the site.

PAVILION STANDS REDEVELOPMENT

Re-design and develop a compliant and functional interface between the pavilion and the oval to alleviate a number of accessibility and compliance issues. Explore options for extending concrete tiers to create seating heights or building timber structure over existing concrete. Stand renovation to include the removal of gravel area between stands and oval.

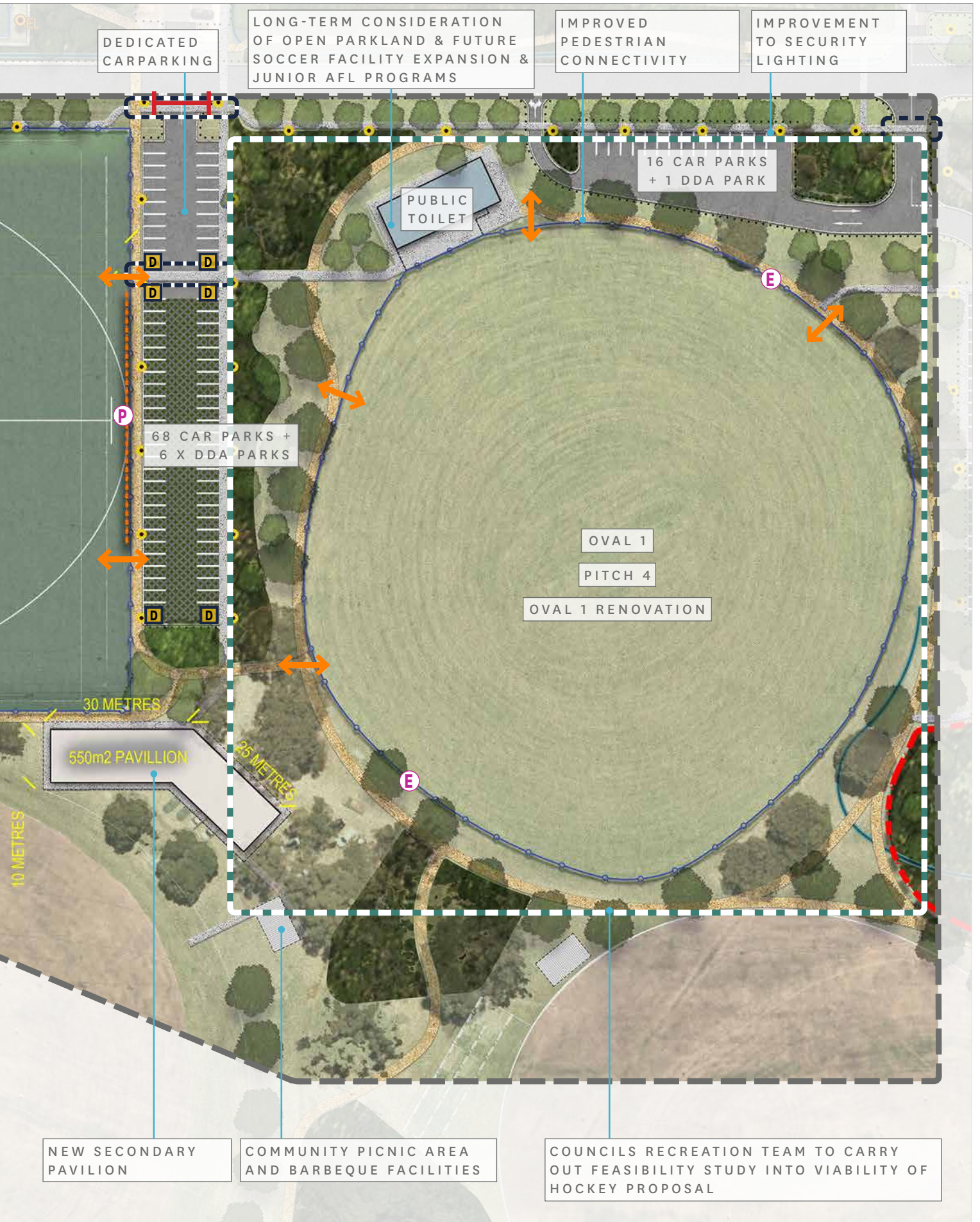
SOUTHERN CARPARK

Extend southern carpark around to cricket nets to provide significant additional carpark numbers, and formalise carparking for training at the cricket nets.



BAXTER PARK – Recreational Zone 5 – Cricket and AFL





BROADER PARK CONNECTIVITY & CIRCUIT PATH

Circuit path provided throughout reserve to provide diverse exercise opportunities in terms of length of trails and access to park experiences. Circuit trail connects through reserve to Conservation landscape at the north of the site, and has been designed to reflect cross country circuit requirements for local school user groups.



COMMUNITY PICNIC AREA & BBQ

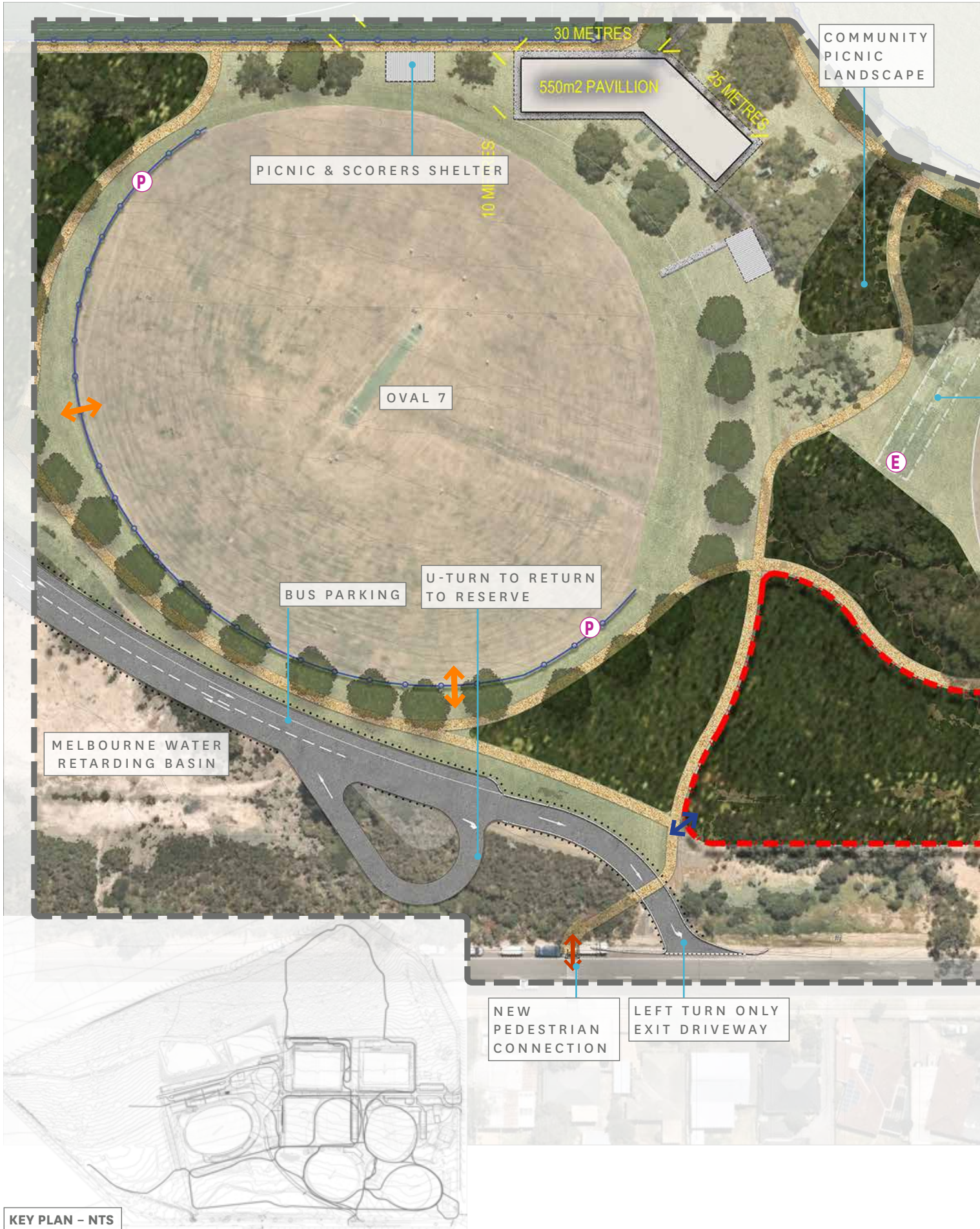
Opportunity to embrace expanse of shade trees as community picnic landscape. Potential to integrate public BBQ facilities in extension of new pavilion to cater for Picnic and BBQ area.

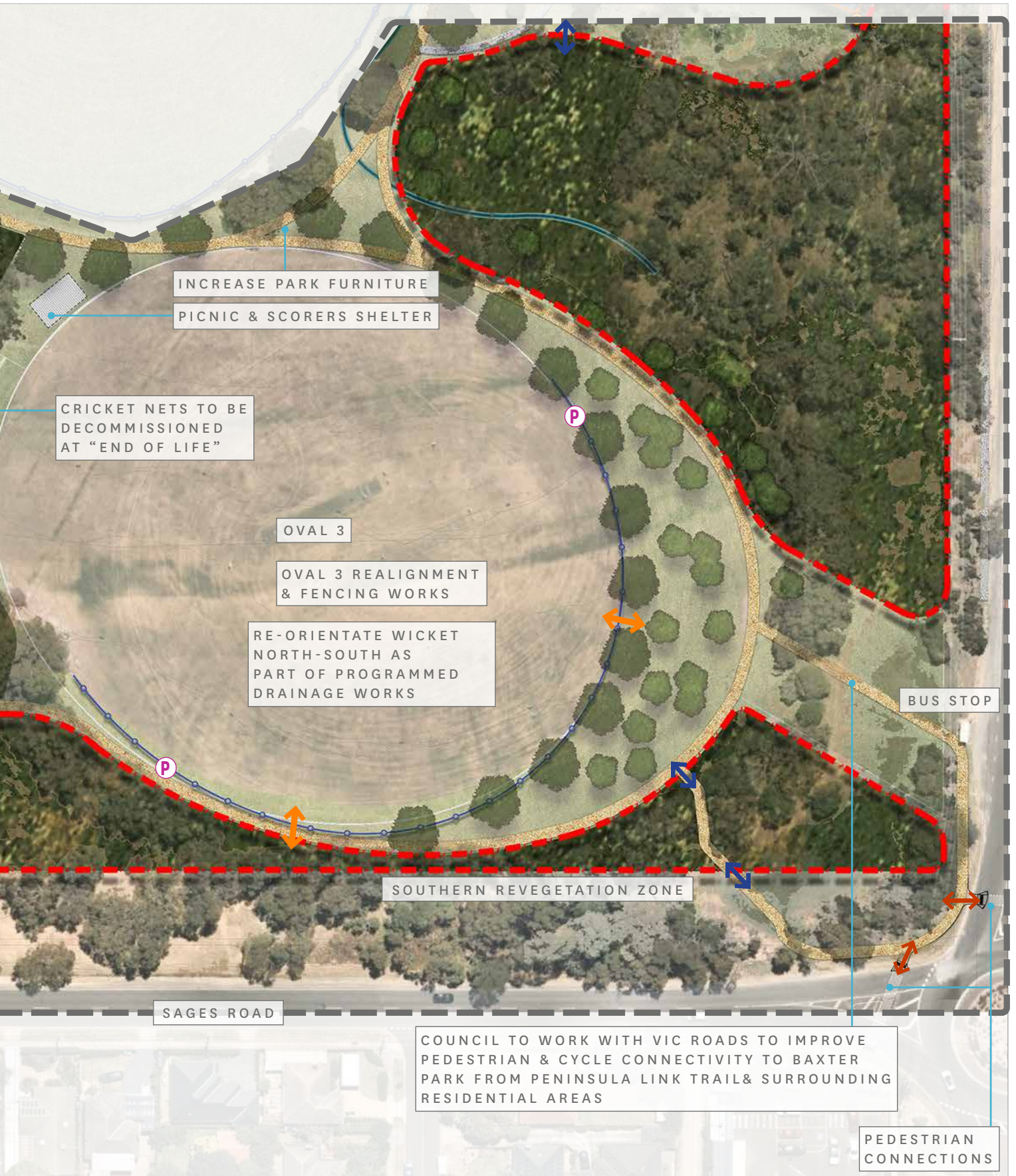


SECONDARY PAVILION

With the provision of additional parking, increased recreational capacity of oval 1 and 2, and existing needs at oval 3 & 7 for facilities there is rich opportunity for the development of a new central pavilion.

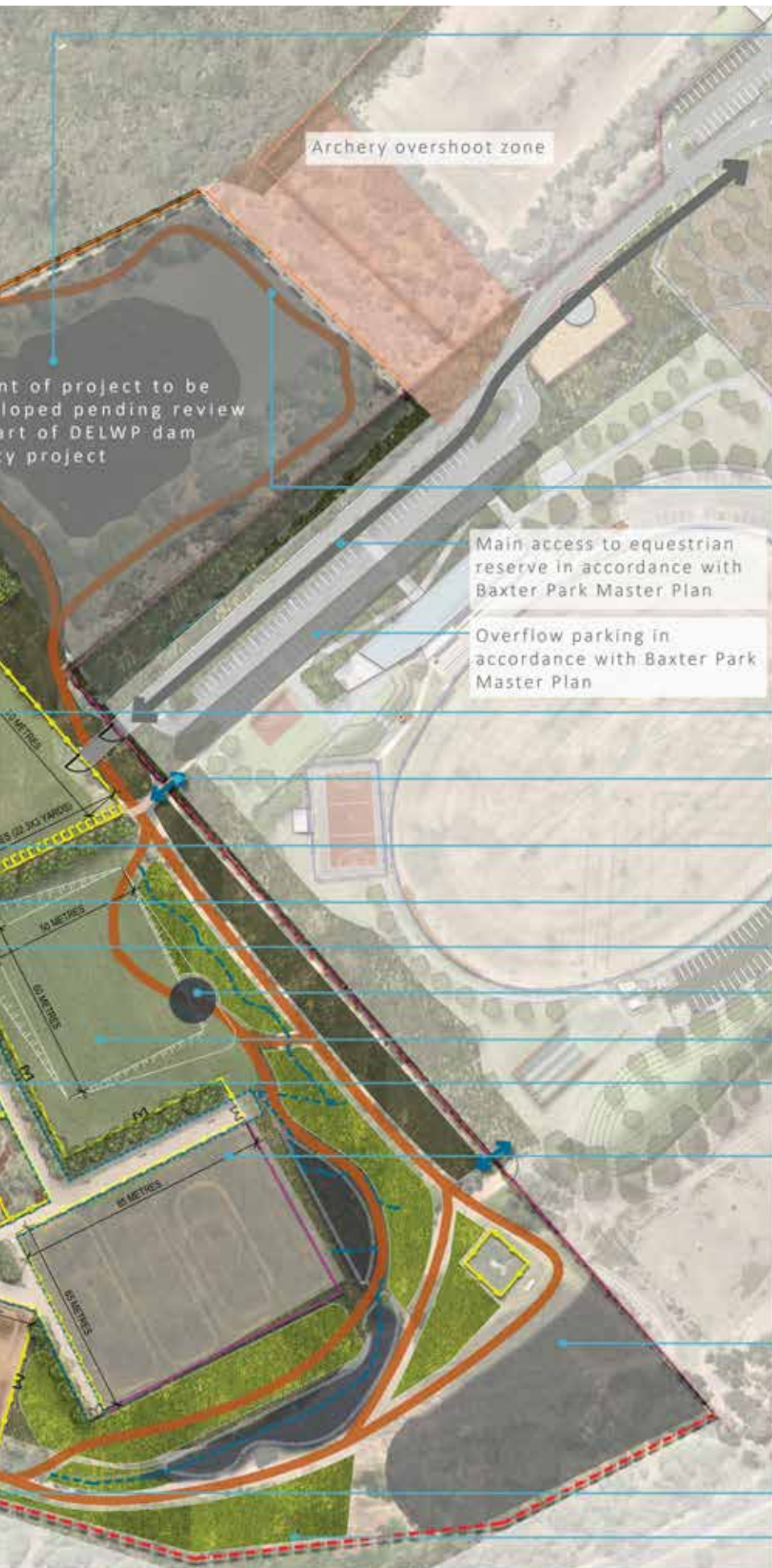
BAXTER PARK – Recreational Zone 6 – Cricket, AFL and Southern Conservation





BAXTER PARK – Recreational Zone 7 – Equestrian





DELWP AQUATIC RECREATION ZONE

- Extent of DELWP wetland site reduced to reflect Archery Overshoot Zone.
- Retain & reduce size of dam for recreation/wetlands/biodiversity purpose
- Investigate opportunities for new waterbody to improve drainage to north of site
- Investigate opportunity for equestrian water crossing at eastern extent of site which does not impact biodiversity
- Safety and access to be carefully assessed
- Explore revegetation opportunities to support improved biodiversity
- Ensure appropriate signage and fencing to support shared equestrian and pedestrian use

OPPORTUNITY FOR ADDITIONAL WATER CROSSING / JUMP

DELWP project to consider opportunity to include additional "water jump" on trail, separated from Aquatic zone by berm to reduce impact on Aquatic vegetation.

FLOAT PARKING AND YARDS

EQUESTRIAN RESERVE ACCESS GATES

NEW PUBLIC TOILET

In accordance with "FCC PUBLIC TOILET ACTION PLAN (Draft)" Type 1 – Standard small facility

WASH BAYS

EQUESTRIAN SPINE.

WATER JUMP

GRASS SHOW JUMPING ARENA

LEARN2RIDE PADDOCK

EXISTING GRASS ARENA

Existing grass Arena retained, with semi-permanent fencing managed by MPPC. Long-term potential for development into additional 4xdressage sand arena Council to extend Baxter Park recycled water irrigation system to arenas for maintenance.

RETARDING BASIN ACCESS

Walking & maintenance path in Melbourne Water Retarding basin to provide opportunity for additional cross country trail length during events.

EMERGENCY MAINTENANCE & ACCESS GATE

COUNCIL TO RELOCATE CITY WORKS 'CLEAN FILL' STORAGE TO ALTERNATE SITE

BAXTER PARK – Remnant Vegetation and Conservation Zone

REMNANT VEGETATION & CONSERVATION ZONE WORKS

1. PROVIDE NEW PEDESTRIAN CONNECTION IN NORTHERN CORNER OF CONSERVATION ZONE

Improve pedestrian connectivity for residents North of the site by formalising access from the service lane to the Moorooduc Highway.

2. CANOPY REGENERATION WORKS

Council to continue program to ensure regeneration of Eucalypt Canopy through planned burning, weed control and promoting conditions for natural recruitment.

3. WILDLIFE MANAGEMENT PROGRAM

Council to develop dedicated program to ensure site facilitates wildlife movement for larger fauna such as wallabies is maintained to water sources.

4. CONTROLLED ACCESS

Controlled entry point fences/gates to allow for separation of conservation areas from off leash areas and facilitate future fox control program.

5. CARETAKERS & PINE FOREST REHABILITATION WORK

Council to develop succession planning program to ensure appropriate rehabilitation works are undertaken in the pine forest and with the long-term demolition and removal of the caretaker's residence.

6. TRAIL MAINTENANCE PROGRAM

Council to develop program for maintenance of trails.

7. WAYFINDING & INTERPRETIVE /EDUCATIONAL SIGNAGE OPPORTUNITIES.

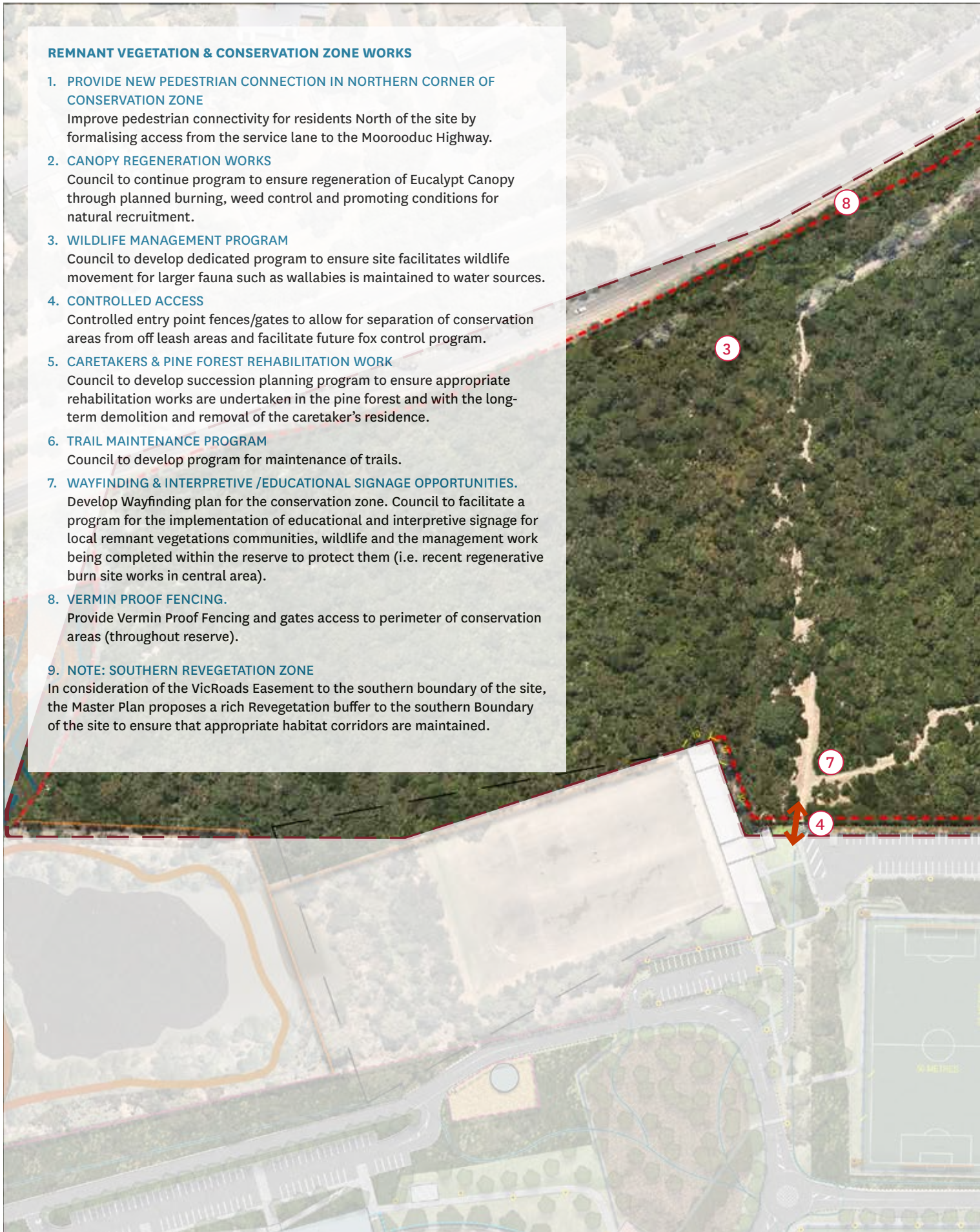
Develop Wayfinding plan for the conservation zone. Council to facilitate a program for the implementation of educational and interpretive signage for local remnant vegetations communities, wildlife and the management work being completed within the reserve to protect them (i.e. recent regenerative burn site works in central area).

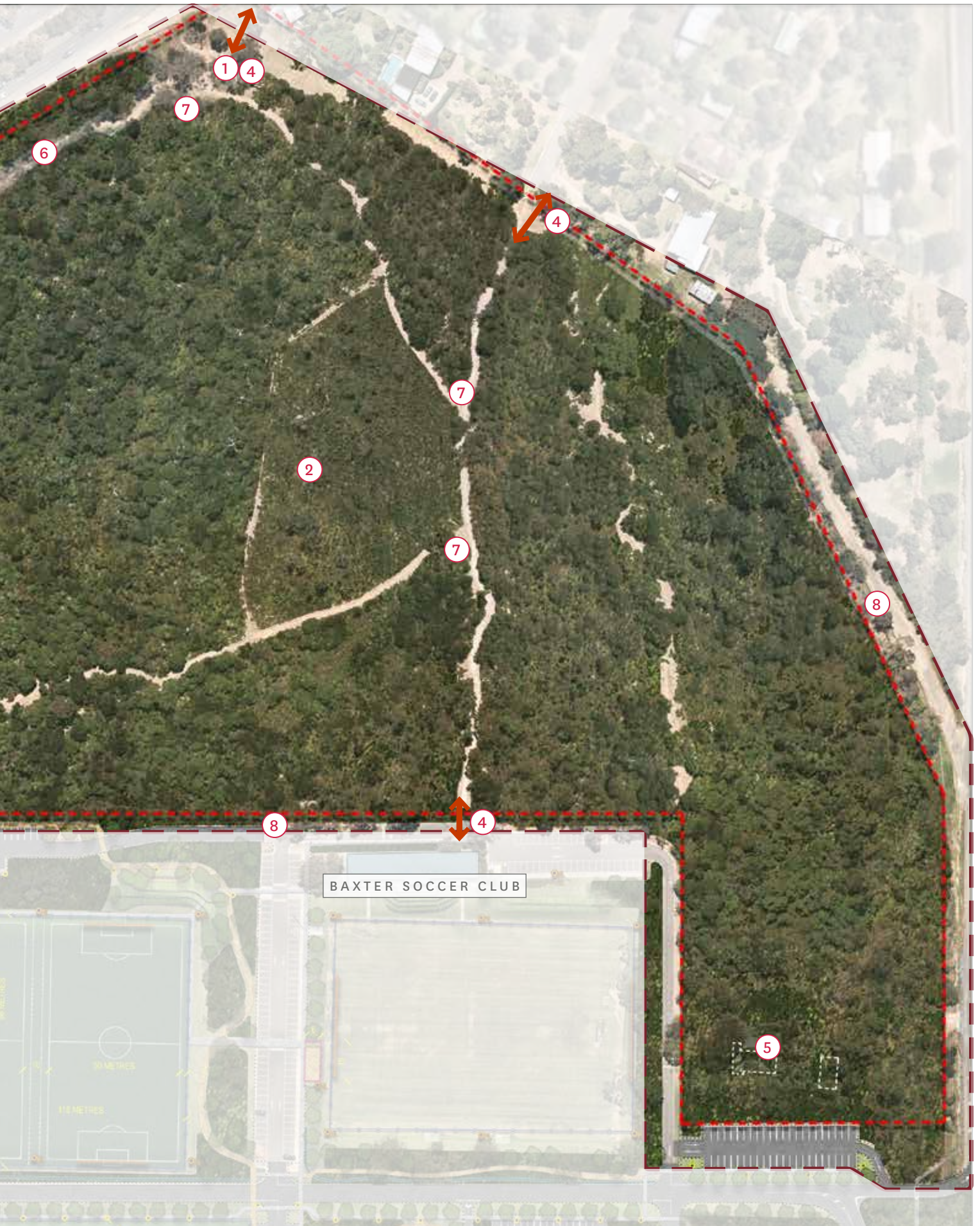
8. VERMIN PROOF FENCING.

Provide Vermin Proof Fencing and gates access to perimeter of conservation areas (throughout reserve).

9. NOTE: SOUTHERN REVEGETATION ZONE

In consideration of the VicRoads Easement to the southern boundary of the site, the Master Plan proposes a rich Revegetation buffer to the southern Boundary of the site to ensure that appropriate habitat corridors are maintained.





BAXTER PARK – EVC Selection Plant List

VEGETATION COMMUNITIES

HEATHY WOODLAND

Spans a variety of geologies but is generally associated with nutrient-poor soils including deep uniform sands (aeolian or outwash) and Tertiary sand/clay which has been altered to form quartzite gravel. Eucalypt-dominated low woodland to 10m tall lacking a secondary tree layer and generally supporting a diverse array of narrow or ericoid-leaved shrubs except where frequent fire has reduced this to a dense cover of bracken. Geophytes and annuals can be quite common but the ground cover is normally fairly sparse.

TREES



Banksia marginata
SILVER BANKSIA



Eucalyptus obliqua
MESSMATE STRINGYBARK



Eucalyptus radiata
NARROW-LEAF PEPPERMINT



Eucalyptus viminalis
sub spp pryoriana
MANNA GUM

SHRUBS & HERBS



Ampera xiphioclada var.
xiphioclada
BROOM SPURGE



Dillwynia glaberrima
SMOOTH PARROT-PEA



Epacris impressa
COMMON HEATH



Leptospermum continentale
PRICKLY TEA-TREE



Leptospermum myrsinoides
HEATH TEA-TREE

GRAMINOIDS (GRASSES AND GRASS LIKE PLANTS)



Leucopogon virgatus
COMMON BEARD-HEATH



Monotoca scoparia
PRICKLY BROOM-HEATH



Gahnia sieberiana
RED-FRUIT SAW-EDGE



Lomandra longifolia
SPINY-HEADED MAT-RUSH



Xanthorrhoea minor
subsp. lutea
SMALL GRASS TREE

PRIORITY WEEDS

Sweet Pittosporum and Coast & Sallow Wattle (evenly spread and very dominant) and Wild Tobacco Tree (evenly spread though only scattered occurrences), numerous garden escapees/planted exotic trees (especially in the south).



Acacia longifolia subsp.
sophorae
COAST WATTLE



Pittosporum undulatum
SWEET PITTOSPORUM



Solanum mauritianum
WILD TOBACCO

VEGETATION COMMUNITIES

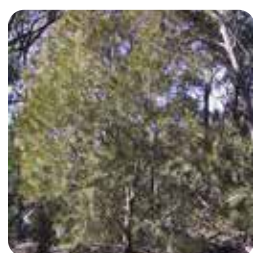
GRASSY WOODLAND

A variable open eucalypt woodland to 15m tall or occasionally Sheoak woodland to 10m tall over a diverse ground layer of grasses and herbs. The shrub component is usually sparse. It occurs on sites with moderate fertility on gentle slopes or undulating hills on a range of geologies.

TREES



Acacia melanoxylon
BLACKWOOD



Allocasuarina littoralis
BLACK SHEOAK

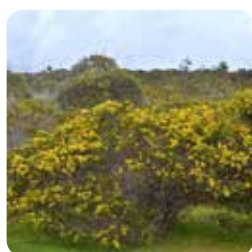


Allocasuarina verticillata
DROOPING SHEOAK



Eucalyptus radiata
NARROW-LEAF
PEPPERMINT

SHRUBS & HERBS



Acacia paradoxa
HEDGE WATTLE



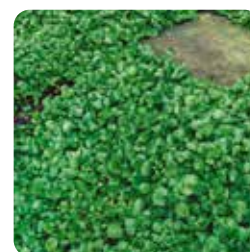
Acaena agnipila
SHEEP'S BURR



Astroloma humifusum
CRANBERRY HEATH



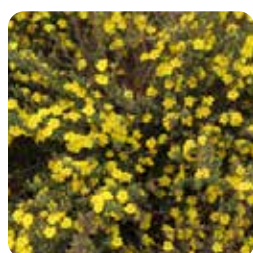
Cassinia aculeata
COMMON CASSINIA



Dichondra repens
KIDNEY WEED



Epacris impressa
COMMON HEATH



Hibbertia riparia
ERECT GUINEA-FLOWER

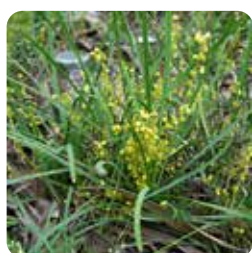


*Leptospermum
continentale*
PRICKLY TEA-TREE



Pimelea humilis
COMMON RICE-FLOWER

GRAMINOIDS (GRASSES AND GRASS LIKE PLANTS)



Lomandra filiformis
WATTLE MAT-RUSH



Lomandra longifolia
SPINY-HEAD MAT-RUSH



Microlaena stipoides
WEEPING GRASS



Themeda triandra
KANGAROO GRASS



*Xanthorrhoea
minor subsp. lutea*
SMALL GRASS TREE

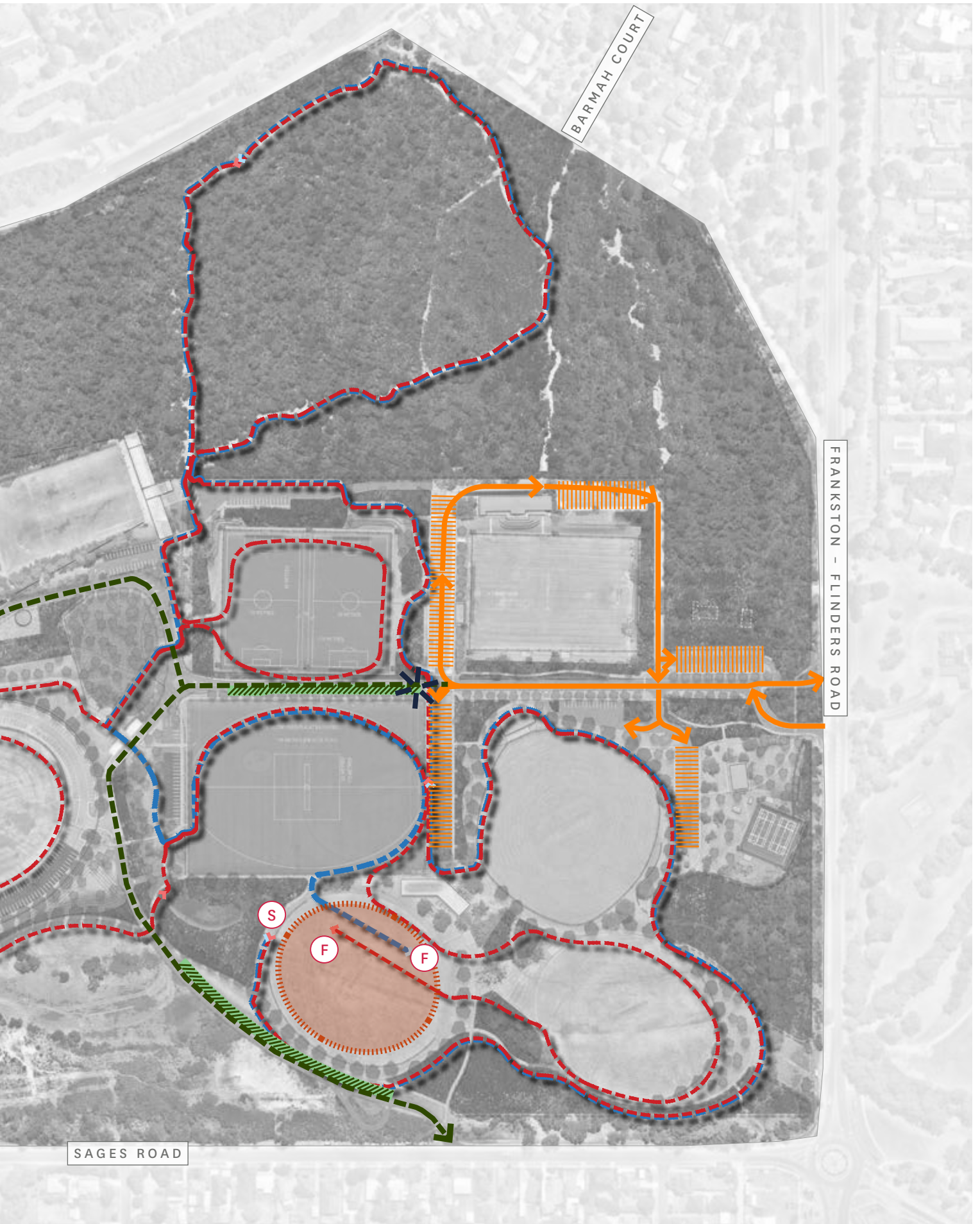
BAXTER PARK – Site Connectivity Diagram





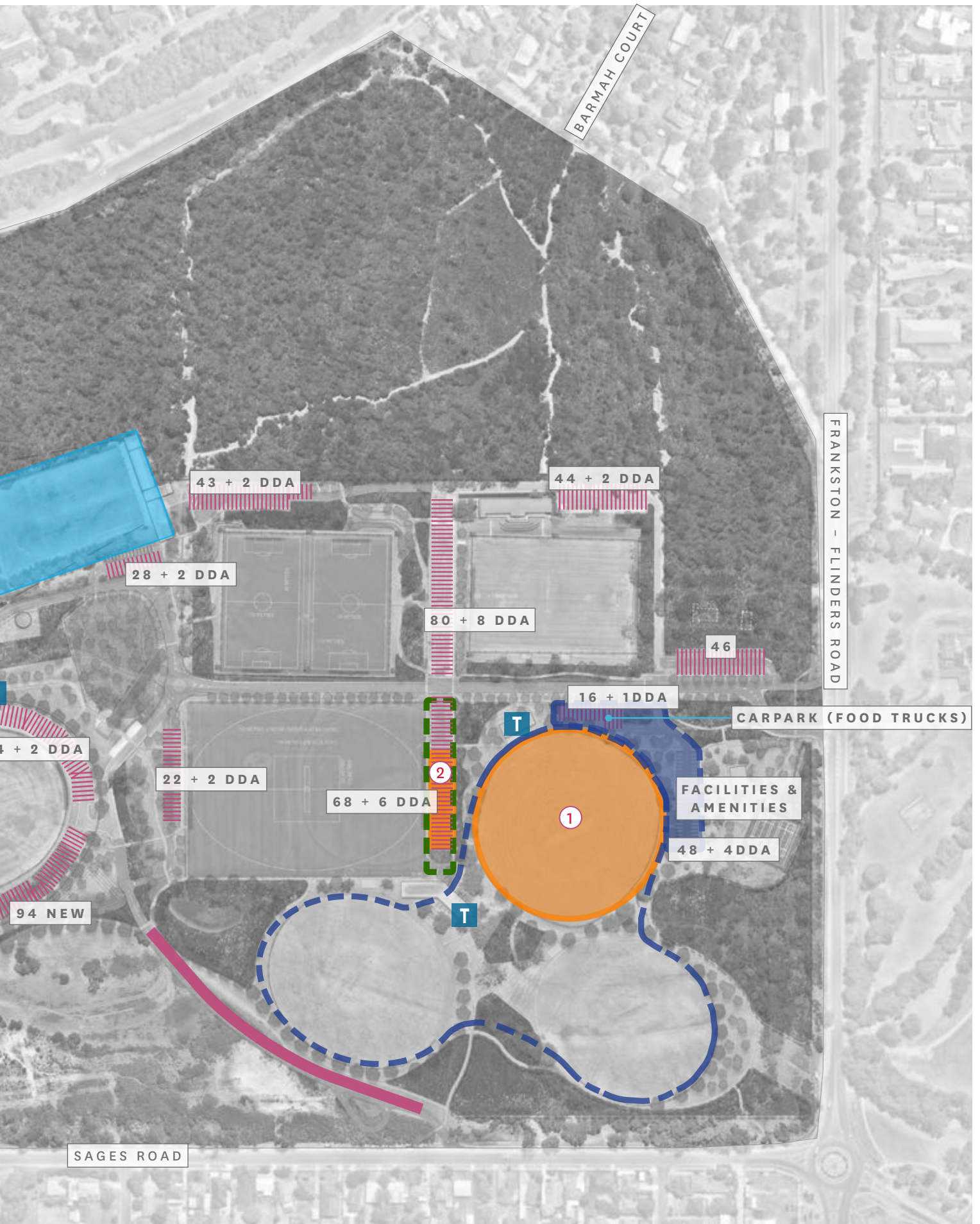
BAXTER PARK – Cross-Country Diagram





BAXTER PARK – Events Diagram





Baxter Park Action Plan

The Action Plan outlines the indicative phasing that is recommended to implement the Master Plan. The priorities have been developed with consideration of funding, technical constraints and coordination with other improvements.

It is proposed that implementation be considered as part of Council's Long Term Infrastructure Plan. A fixed timeframe for completion has not been provided due to the scale and nature of the projects and the need to seek shared funding from State Government partners.

The Master plan provides an advocacy tool for Council and stakeholders to build awareness, seek support and secure essential funding to deliver the improvements to benefit stakeholders and the broader Frankston community.

Staging of Works

As the Master Plan has a large number of directions, the works for Baxter Park have been divided into High, Medium, Long-Term and Ongoing Priorities to indicate the proposed roll out of stages from the Master Plan.

PROJECT NUMBER	PROJECT NAME	PROJECT DESCRIPTION (INTENT)	TIMING	PROJECT BUDGET
S =STRATEGIC OS =OPEN SPACE E =EQUESTRIAN SF =SPORTING FACILITY O =ONGOING	IN ACCORDANCE WITH MASTER PLAN		SHORT TERM MEDIUM TERM LONG TERM ON-GOING	HIGH (>\$1million) MEDIUM (\$250,000-1m) LOW (\$50-250,000) VERY LOW (<\$50,000)
S01	EVENT MANAGEMENT PLAN	SUPPORT VISITOR EXPERIENCE – BAXTER PARK AS A MAJOR COMMUNITY EVENT VENUE Further investigate major event opportunities in accordance with BPOSMP Events Opportunity Plan whilst also respecting the importance of passive and organised recreation. Establish a clear position to balance the use of the park for events through a sustainable approach to park and event management. Investigate a potential Baxter Park Event program to further investigate coordination of events across an annual calendar.	SHORT TERM	
S02	PUBLIC ART PLAN	Council to identify opportunities within the Master Plan and develop a public art brief for the site to ensure that the identified public art projects are integrated with key phases of implementation.	SHORT TERM	
S03	HOCKEY FEASIBILITY STUDY	Work with Hockey Victoria and Mornington Peninsula Shire to complete the Southern Metro Hockey Feasibility Report to investigate opportunities for hockey in the southern metro region.	SHORT TERM	
S05	TENNIS FACILITY CHANGE OF USE	Undertake a feasibility study to consider options for repurposing the former tennis club building as a community facility or public toilet facilities. As part of this project, Council is to investigate the re-use of the Tennis Club building as a community “room for hire”. Site revenue opportunity	MEDIUM TERM	
S06	FITNESS STATION INVESTIGATION	Community Activation and Health Project. Investigate opportunity for all ages “outdoor gym” or circuit training equipment as part of proposed District Play space upgrade.	MEDIUM TERM	

PROJECT NUMBER	PROJECT NAME	PROJECT DESCRIPTION (INTENT)	TIMING	PROJECT BUDGET
S =STRATEGIC OS =OPEN SPACE E =EQUESTRIAN SF =SPORTING FACILITY O =ONGOING	IN ACCORDANCE WITH MASTER PLAN		SHORT TERM MEDIUM TERM LONG TERM ON-GOING	<p>● HIGH (>\$1million)</p> <p>● MEDIUM (\$250,000–1m)</p> <p>● LOW (\$50–250,000)</p> <p>● VERY LOW (<\$50,000)</p>

OS01

OS01 (PART A)	FRANKSTON FLINDERS ROAD PARK ENTRY/EXIT + OVERFLOW CARPARK IMPROVEMENTS	<p>PARK ENTRY/EXIT IMPROVEMENTS</p> <p>Progress design and staged implementation plan for the new Frankston – Flinders Road park entry / exit and overflow carpark. Further progress the proposed left-out exit and retain existing left-in, right-in and right-out. Widen inbound lane and provide possible stand-up exit lane.</p> <p>Remove Left hand turn exit at existing access and provide separate left-out exit to north of current driveway. Widen inbound lane and provide possible stand-up exit lane.</p> <p>OVERFLOW CARPARK CONFIGURATION.</p> <p>Review the extent of the existing overflow carpark, and provide a gate to the carpark, to remove after-hours access and reduce anti-social behaviour. The southern extent of the carpark to be repurposed as part of the new park internal access road”, allowing the existing access road to be realigned to protect existing significant trees.</p>	SHORT TERM	
OS01 (PART B)	SAGES ROAD EXIT	<p>LEFT TURN ONLY EXIT DRIVEWAY & TRAFFIC RETURN</p> <p>The exit only driveway, has been proposed to improve traffic flow after major events and reduce congestion at the Frankston-Flinders Road entrance and exit. Left-out only intersection design will need to consider parking restrictions to the west side to provide adequate sightlines</p> <p>SAGES ROAD PEDESTRIAN CROSSING</p> <p>Whilst scoped in conjunction with the crossings project, the Sages road pedestrian crossing could be implemented concurrently to the Sages road vehicular exit to minimise traffic disruption and costs associated with construction site establishment etc.</p> <p>SHARED PATH PEDESTRIAN LINK (TO OVAL 1)</p> <p>As part of these works provide integrated drainage solutions and clear path of travel to connect to future oval 1 circuit path works</p>	SHORT TERM	

PROJECT NUMBER	PROJECT NAME	PROJECT DESCRIPTION (INTENT)	TIMING	PROJECT BUDGET
S =STRATEGIC OS =OPEN SPACE E =EQUESTRIAN SF =SPORTING FACILITY O =ONGOING	IN ACCORDANCE WITH MASTER PLAN		SHORT TERM MEDIUM TERM LONG TERM ON-GOING	● HIGH (>\$1million) ● MEDIUM (\$250,000-1m) ● LOW (\$50-250,000) ● VERY LOW (<\$50,000)
OS02	PEDESTRIAN & CYCLE CONNECTIONS	<p>3 X PEDESTRIAN CROSSING PROJECTS</p> <p>Advocate for pedestrian and cycle connectivity improvements to Baxter Park from Peninsula Link shared use path and surrounding residential areas</p> <p>NEW PEDESTRIAN PARK ENTRY / EXIT</p> <p>Create open lines of site into reserve from Frankston-Flinders Road and a new pedestrian connection and park access point linking to the Peninsula link shared path network, and adjacent residential areas. Fence site boundaries to remove unsafe “cut through paths” and reduce impact on revegetation zones.</p>	SHORT TERM	
OS03	PARK ACCESS SPINE & PUBLIC LIGHTING SAFETY (+ SERVICES ROUGH IN)	<p>BAXTER PARK ACCESS SPINE</p> <p>Extend and formalise the existing internal access road alignment centrally through the reserve, separating the main vehicular driveway from existing and proposed carparking to reduce traffic congestion in times of high use.</p> <p>WATER STORAGE TANK & PUMP STATION</p> <p>Demolish existing recycled Water tank for irrigation purposes and provide new tank (Increased capacity TBC but likely) to new location to allow for new vehicular spine alignment.</p> <p>SITE SERVICES AND INFRASTRUCTURE “FUTURE-PROOFING” WORKS</p> <p>Concurrent with development of the access spine the following utilities and services are to be provided to update current facilities and facilitate future development:</p> <ol style="list-style-type: none"> 1. MAINS SEWERAGE CONNECTION (REQUIRED FOR ARCHERY, NEW SOUTHER PAVILION AND EQUESTRIAN) 2. UNDERGROUNDING OF ELECTRICAL SUPPLY (CURRENT OVERHEAD POWER LINE REMOVED AND SUPPLY CONSOLIDATED TO ALL CURRENT AND FUTURE FACILITIES) 3. DRAINAGE WORK (Allow for substantial open mown grass swales adjacent to the Vehicular Spine as much as possible) Hard to cost piped drainage without drainage assessment. 	SHORT TERM & ON-GOING	

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OS04	PARK ENTRY COMMUNITY LANDSCAPE & MULTIPURPOSE COURT	<p>NEW PARK ENTRY LANDSCAPE</p> <p>As the entrance to the site, there is an opportunity to immediately change the perception of safety within the site by creating an open line of sight into the reserve, embracing the beauty of the existing Eucalypts, by removing road infrastructure and installing mulched areas around their base. Improve the open grassland within the area, by reducing the fencing and opening up the landscape to public access.</p> <p>Remove of existing courts 1 and 2 and improve park entry landscape with open lawns, Mounding and shade trees with connecting path.</p> <p>COMMUNITY BBQ & PICNIC AREA</p> <p>Project proposed to support the reallocation of the former tennis club as a community facility/ room for hire. updating and expanding the existing BBQ & Picnic facilities as community meeting place.</p> <p>COURTS 4+5 RE-PURPOSING – COMMUNITY MULTI-SPORT COURT</p> <p>Existing tennis courts in good condition to be re-purposed as a fenced multi-ball-court space for community use, and upgraded to include lighting for evening use and activation of the space.</p> <p>Consider possible PIN entry fenced enclosure for combined Netball / Futsal OR Options for publicly accessible multi-ball sports & rebound wall.</p>	SHORT TERM	

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OS05	IMPROVED ACCESS – CARPARKING – PHASE 1	<p>HIGH PRIORITY CARPARK PROJECTS</p> <p>NOTE: SOME CARPARK PROJECTS ARE BEING CAPTURED AS PART OF KEY PROJECT WORKS BASED ON THEM NOT BEING REQUIRED UNTIL THOSE PROJECTS ARE IMPLEMENTED – Below projects are associated directly with the Vehicular Spine works FOR EXISTING FACILITIES as high priority carpark developments.</p> <p> OVAL 6 – NORTHERN CARPARK Formalise carpark to the north of the site with separate entry and exit driveways to isolate vehicular movement from the Access Spine through to the Equestrian Reserve and reduce traffic congestion. This carpark should be secured by Gate to limit anti-social behaviour at night-time. This can also be separately managed for ticketing during large events as needed. </p> <p> ARCHERY OVERFLOW AND NEW DISTRICT PLAY SPACE CARPARK The development of this carpark and new access path to the Archery site is critical to enable DDA access to the current facility, and future proof access for the future facility. </p> <p> NEW WILDLIFE FRIENDLY CARPARK LIGHTING Allow for “Wild lights” style sensor lighting to all new carpark works. </p> <p> IMPROVEMENT TO SECURITY LIGHTING TO CARPARKS Council to carry out security lighting assessment and improve / provide additional lighting to carpark areas. </p>		
OS06	DESTINATION PLAY SPACE	<p>DISTRICT PLAYSPACE</p> <p>New District Play space to be designed to embrace and amplify existing topography and provide a landscape to “explore and navigate” across a range of skill levels so that it is exciting for both young and older children.</p> <p>DISTRICT PLAYSPACE OPPORTUNITY</p> <p>Reconfiguring the carpark and access to Archery provides the opportunity to expand the landscape to the north of the existing Picnic and BBQ facilities for a District Level Playspace. The playspace should be developed in line with site recommendations from the Frankston Play Strategy 2021</p>		

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OS07	VISITOR EXPERIENCE – PUBLIC TOILETS	PUBLIC TOILET RENEWAL Demolish Existing Bluestone Toilet to Western extent of the zone and provide new Public Amenities Block to East of Oval 6 Pavilion, with proximity to District Playspace and BBQ area. NEW STAND ALONE PUBLIC TOILET To east of Oval 6 Pavilion with accessible connections to the proposed District Play space and BBQ area. Determine the optimum size and location for the new public toilet in accordance with Council's Public Toilet Action Plan. Identify the best location and provide a 'changing places' facility to support people with disability.		
OS08	IMPROVED ACCESS – CARPARKING – PHASE 2	SOUTHERN CARPARK Extend Southern carpark around to cricket nets to provide significant additional carpark numbers and formalise carparking for training at the cricket nets.		
OS09	OVAL 6 PAVILION ENTRY LANDSCAPE	PAVILION ENTRY THRESHOLD LANDSCAPE The relocation of the carpark and removal of the existing roadway will enable better management of site drainage and safe pedestrian access into the building. This will also improve the entry threshold landscape to cater for the arrival of large groups and safely manage building entry during events. This increased entry landscape will also provide the opportunity for seating to act as a meeting place and facilitate gentler ramp and staircase options.		
OS10	PARK CONNECTIONS & CIRCUIT PATH	BROADER PARK CONNECTIVITY & CIRCUIT PATH Circuit path provided throughout reserve to provide diverse exercise opportunities in terms of length of trails and access to park experiences. Circuit trail connects through reserve to Conservation landscape at the north of the site and has been designed to reflect cross country circuit requirements for local school user groups.		
OS11	PARK AMENITY IMPROVEMENTS	OVALS 1, 2, 3 & 7 Provide picnic settings and seating under existing shade trees around ovals for spectator use, and informal gatherings.		

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OS12	ORGANISED ACTIVITY – OVAL FACILITIES & LANDSCAPE INTEGRATION	<p>SECONDARY PAVILION</p> <p>With the provision of additional parking, increased recreational capacity of oval 1 and 2, and existing needs at oval 3 & 7 for facilities there is rich opportunity for the development of a new central pavilion.</p> <p>COMMUNITY PICNIC & BBQ AREA</p> <p>Potential to integrate public BBQ facilities in extension of new pavilion to cater for Picnic and BBQ area.</p> <p>Utilise existing canopy trees to provide an informal “picnic landscape with picnic settings and mulched areas under trees to protect them from compaction.</p> <p>INFORMAL “NATURE PLAY” ELEMENTS IN PAVILION LANDSCAPE</p> <p>Consider opportunities for the long-term implementation of “nature play” elements such as rings of stone and timber steppers and climbing logs for informal play between ovals 3 & 7 associated with the new pavilion works.</p> <p>IMPROVED PEDESTRIAN CONNECTIVITY. Finalise the remaining pedestrian links between ovals 1, 2, 3 and 7 and the broader landscape</p>		
OS13	OVAL 1 PAVILION DE-COMMISSIONING & OPEN SPACE EXPANSION	<p>OVAL 1 LONG TERM OPEN PARKLAND & FUTURE SOCCER & JUNIOR AFL SHARED FACILITY EXPANSION</p> <p>With the long-term decommissioning of the existing toilet block and pavilion, there is an opportunity to improve the “open parklands” environs in this zone, and to look at opportunities for future expansion of an additional soccer pitch within the oval site and increasing the multipurpose use of the sports field.</p>		

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SF01	ARCHERY CLUB REDEVELOPMENT	<p>NEW ARCHERY FACILITY</p> <p>New building to include indoor archery range and central social space with kitchen and toilet/change facilities. New building to have appropriate underground electrical supply, and mains sewerage connection.</p> <p>The proposed Archery Facility Footprint includes the following key spaces:</p> <ul style="list-style-type: none"> EXTERNAL STORAGE 95m² (accessed from the northern extent of the Archery range) INTERNAL RANGES 580m² (Split range due to site constraints). The building footprint for each range is 10m wide x 29m long (comprising 25m range, 3m waiting line + 1m for butts at the end of the range) SOCIAL SPACE 80m² (8m frontage to external range and 10m each side to internal ranges). Additional External spectator and social space to have fixed or retractable shade structure. ENTRY AREA & AMENITIES 80m² (This is provided as an extension the social space away from the outdoor range towards the carpark zone, with capacity for a formal venue entry zone, change facilities, amenities and catering kitchen). NEW CARPARKING AND FACILITY ENTRANCE. The master plan has designated space for up to 54 carparks and 2DDA carparks immediately to the East of the archery facility. This new parking proposal provides improved access into the Archery facility at grade for DDA compliance. ARCHERY OVERFLOW / DISTRICT PLAYSPACE CARPARK. Opportunity to reconfigure the existing main carpark as an overflow carpark for events. The carpark would be secured from the Archery facility by a retaining wall and security fencing, with a secondary access path provided to the east of the site to the main entrance. FIELD ARCHERY TRAINING RANGES. Consider opportunities for a field archery facility to keep active recreation separate from the conservation zone, and endangered fauna species. The viability of this proposal needs to be confirmed by Archery Victoria and further feasibility studies by Council, in close consultation with the club. 		

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		NEW ARCHERY DESIGNATED CARPARK & ACCESS As soccer carpark is sufficient at current capacity, with room for expansion, Council to re-develop the site North of Pitch 3 to provide a designated carpark with on-grade DDA compliant access to the Archery facility. This development should consider requirements for bus access and drop off zones.		
SF02	OVAL 2 RE-DEVELOPMENT	FULL SIZE OVAL & SOCCER PITCH The removal of the existing play space provides the opportunity to develop a new full-sized oval with the capacity to be flexible for 2 x small training soccer pitches. Oval 2 to include new competition grade lighting and fencing in accordance with master plan. DEDICATED OVAL 2 CARPARKING Works to include the extension of parking by mirroring the soccer carpark to the Southern side of the vehicular spine. This may be a permeable carpark short term, to manage run off and drainage issues. PLAYSPACE SHARED PARKING Oval redevelopment is to include the expansion of carparking to cater for the playspace in addition to Oval 2 overflow parking.	SHORT TERM	
SF03	SOCCER CLUB LIGHTING	PITCH 1 LIGHTING New lighting to be installed to support evening training and night matches.	SHORT TERM	
SF04	NETBALL FACILITY UPGRADE – TO COMPETITION STANDARD & SPECTATOR SPACE UPGRADE	NETBALL FACILITY UPGRADE Provision of player benches to main competition court standards. Expansion to allow for three separate shelters or one singular one comprising: 2 x shelters for players 4.5x1.5m Scorers bench/ shelter 2x1.5m long. Provide spectator spaces adjacent to netball court, and in particular tiered seating to the main competition court. Develop Food Truck Hard stand zone to this area as events space for AFL, Cricket & Netball events	SHORT TERM	

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SF05	SPORTS FACILITY LIGHTING REVIEW	<p>Council’s Recreation team to review and finalise the outcomes from commissioned Sporting Facility Lighting Review and develop Lighting renewal and upgrade program.</p> <p>All lighting works within the reserve to consider the findings of the Baxter Park Habitat Study and consider options to minimise impacts of habitat.</p>	SHORT TERM	
SF06	SOCCER CLUB PITCH 2&3 EXPANSION & SPECTATOR LANDSCAPE	<p>Extend existing pitches 2 & 3 south (retaining walls required) to create compliant pitches for junior games. The extent of landscape between the pitch and park spine would remain non-accessible and be vegetated as a major drainage infrastructure line through the site.</p> <p>NEW FENCING TO EXTENDED PITCHES</p> <p>Extension of pitches 2 & 3 to include new low fencing to perimeter of pitches to prevent vehicle access and tall ball retention fences behind goal areas. Double gates, with vehicle access to be included on Eastern access path from external storage area for maintenance and emergency vehicle access.</p> <p>SPECTATOR LANDSCAPE</p> <p>Create a combination of formal tiered and grass terraced, shaded seating to Pitch 1, and long term to pitches 2 & 3.</p> <p>Create new path (with boot friendly surface) connections in locations shown to improve safe access and connectivity across the site. Key links to be created are:</p> <p>to the North of the Pavilion to meet the conservation trail</p> <p>Across the Northern speed hump, connecting to pitches 2 & 3. Path to be extended through terraced spectator area with stairs down to the pitch level.</p>	MEDIUM TERM	

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SF07	SOCCER GOAL STORAGE YARD	GOAL STORAGE Create new goal store to southern extent of path on western side of pitch 1. Opportunity at existing speed hump in carpark, to provide new pedestrian link to pitches two and three provided across car park to safely transfer goals from store. Additional pedestrian crossing over southern speed hump to provide safe access from new Goal Storage enclosure to pitches 2 & 3 for set up. This path will also enable the goals to be carried onto the pitches at grade, without having to traverse stairs or step embankments.	MEDIUM TERM	
SF08	OVAL 6 PAVILION EXPANSION	PAVILION EXPANSION 105m² – Opportunity to expand the building to cater for designated female change rooms and more appropriate umpire facilities. Building expansion is to include: NETBALL 2 X CHANGEROOMS + AMENITIES + STORAGE 80m² UMPIRE 2 X CHANGEROOM SEPARATED BY ROLLER DOORS 25m² Existing septic tank in area to be assessed decommissioning and for removal by Council operations team. PAVILION STANDS REDEVELOPMENT Redesign and develop a compliant and functional interface between the pavilion and the oval to alleviate a number of accessibility and compliance issues. Explore options for extending concrete tiers to create seating heights or building timber structure over existing concrete. Stand renovation to include the removal of gravel area between stands and oval. FOOD TRUCK ZONE Carry out feasibility study to determine need and capacity of club proposed food truck zone to Western end of Pavilion. Adjacent landscape area between pavilion, netball courts and oval to be upgraded to grassed tiered seating for spectators and event. PARKLAND MOUNDING Re-grade mounding South of oval 6 to provide parkland buffer to MW Retarding Basin.	MEDIUM TERM	

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SF09	Soccer Club Spectator Tiers & Team Run (Main Pavilion)	<p>Create formal tiered, shaded seating to Pitch 1, and long term to pitches 2 & 3 as shown. Tiered seating to comprise a combination of terraced grass (eastern extent of Pitch 1 spectator landscape) and more formalised concrete and timber topped seating in front of the Soccer Pavilion. Existing Races to be re-designed to add non-slip, stepped access and second away team race and gate from away team change-room to West side of spectator terraces.</p> <p>WASTE & RECYCLING MANAGEMENT AREA Council to investigate options or provision of secure fenced waste management area for skip bin and recycling. DDA compliant parking to be relocated or redesigned to allow for new waste management area.</p>	MEDIUM TERM	
SF10	Oval 6 Pavilion – Spectator Upgrade	<p>FOOTBALL/NETBALL SPECTATOR FACILITATION Provide a formal grass and concrete terraced spectator area in the embankment to the north of the main competition court, similar to the tiered spectator proposals for the soccer facility.</p> <p>PAVILION STANDS REDEVELOPMENT The existing stands and building access points (including the Eastern stair link to the oval) require re-design to provide compliant and functional interface between the clubrooms and the oval to alleviate a number of accessibility and compliance issues. The stands can be retrofitted by either additional concrete infrastructure with fixed seating or framing timber decking and seating over the existing structure for a softer built outcome. The existing gravel zone between the stands and the oval could be replaced by soft landscaping or grass, or additional seating opportunities at the edge of the oval.</p> <p>DELIVERY ACCESS PATH/DRIVE Provide access drive to Eastern end of Pavilion for deliveries, and visiting team equipment deliveries. Ensure area has bollards to prevent vehicle access to upper landscape zone and pedestrian path to district playspace.</p>	LONG TERM	

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SF11	OVAL 6 CRICKET NETS /DRAINAGE RENOVATION & MELBOURNE WATER DETENTION BASIN INTERFACE DESIGN	Cricket Training nets to be extended, upgraded and secured to reduce damage. Adjacent landscape west of oval 6 to be reviewed as part of drainage program and new circuit path development to ensure safe access and reduce flooding of nets. PARKLAND MOUNDING Re-grade mounding South of oval 6 to provide parkland buffer to MW Retarding Basin and provide informal spectator seating to oval 6.	LONG TERM	
SF12	ARCHERY RANGE EXTENSION & SOCIAL SPACE	RANGE EXTENSION/RELOCATION AND IRRIGATION INVESTIGATION Council to undertake feasibility study for possible range relocation to expand social/spectator space and improve over-shoot barrier to DELWP dam site and aquatic recreation zone beyond. RANGE IRRIGATION Council to investigate the feasibility of adding the Archery range surface to the site recycled water irrigation system. FIELD ARCHERY COMPETITION RANGE Council to investigate using the northern extent of the Equestrian Reserve for Field Archery competitions. The viability of this proposal needs to be confirmed by Archery Victoria and further feasibility studies by Council, in close consultation with the Archery & Equestrian clubs.	LONG TERM	
SF13	SOCCER BBQ AREA	CLUB BBQ SPACE With goals stored away from building – opportunity to create BBQ space to Western end of Clubrooms, capitalizing on Shade and shelter of Building and Trees.	LONG TERM	
SF14	OVAL 1 UPGRADES	OVAL 1 RENOVATION Oval 1 to be resurfaced and wicket realigned, to suit competition standard facility.	LONG TERM	





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SF15	OVALS 3+7 FACILITY UPGRADES	<p>Oval 3&7 CRICKET TRAINING NET DE-COMMISSIONING</p> <p>Long Term decommissioning and removal of Cricket Nets at end of useable life</p> <p>OVAL 3 REALIGNMENT</p> <p>The reduction of the cricket nets, and removal of vehicular access into the Southern extent of the reserve will enable the realignment of Oval 3 further West, closer to the cricket nets. This will in turn, create larger easement for revegetation and pedestrian access in South-Eastern corner of reserve from the existing bus stop on Frankston-Flinders Road. As part of works to realign oval, Drainage work to be completed and wicket realigned North-South</p> <p>OVALS 3&7 SCORERS SHELTERS</p> <p>The Master Plan proposes the installation of large shade shelters with picnic settings for use during cricket matches by scorers. These shelters also provide additional general picnic amenities with good proximity to the new amenities proposed as part of the pavilion development for park users when not being used for cricket matches.</p>	LONG TERM	

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SF16	OVAL 6 FACILITY UPGRADE PROJECTS SOUTHERN CARPARK EXTENSION Extend the parking around the grounds to increase carparking capacity and provide further opportunities to “park and watch” matches. This will also provide designated parking access to the cricket practice nets during training. TICKETING BOOTHS & CARPARK GATES D There are a number of options for possible gating of carparks for events. Access to parking for the regional playspace, and thoroughfare to the Equestrian zone, need to be considered when finalising the location of the ticketing gate. CRICKET PRACTICE NETS Resolve stormwater drainage to net threshold. And provide drainage to synthetic surface. Provide additional ball fencing to perimeter of zone for improved safety. LIGHTING UPGRADE Upgrade lighting to suite night-time competition standards for AFL and cricket. STORAGE AT SCOREBOARD Council to investigate potential use of scoreboard shed for storage of training equipment close to nets	LONG TERM		



Equestrian Projects (Included in Equestrian Master Plan Action Plan)

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E09	BAXTER PARK MASTER PLAN PROPOSALS FOR EQUESTRIAN RESERVE	FIELD ARCHERY COMPETITION RANGE Council to investigate using the northern extent of the Equestrian Reserve for Field Archery competitions. The viability of this proposal needs to be confirmed by Archery Victoria and further feasibility studies by Council, in close consultation with the Archery & Equestrian clubs.	SHORT TERM	
E10	BAXTER PARK MASTER PLAN PROPOSALS FOR EQUESTRIAN RESERVE	DELWP DAM SITE The DELWP project is being developed by Council to respond to the aspirations of the Equestrian Master Plan and provide broader opportunities for aquatic recreational pursuits such as fishing, birdwatching and a walking path. Extent of site has been reduced to reflect Archery "Overshoot zone".	SHORT TERM	
001	CULTURAL & ENVIRONMENTAL VALUES	CULTURAL & ENVIRONMENTAL INTERPRETATION PLAN Develop a cultural and environmental interpretation plan for the park. Council to facilitate a program for the implementation of educational and interpretive signage for local remnant vegetations communities, wildlife and the management work being completed within the reserve to protect them (i.e., recent regenerative burn site works in central area). Council has information available for content for interpretive signage. Signage to be in accordance with Council's wayfinding strategy.	SHORT TERM	
002	INTEGRATED WATER SYSTEMS	Continue to work towards innovative approaches to integrated water management across the park. Further progress and investigate the identified integrated water management initiatives and partnerships to improve stormwater management across Baxter Park.	SHORT TERM & ON-GOING	
OS14	VERMIN PROOF FENCING & ACCESS CONTROL PROGRAM	VERMIN PROOF FENCING Provide Vermin Proof Fencing and gates access to perimeter of conservation areas (throughout reserve)	SHORT TERM & ON-GOING	
003	SOUTHERN HABITAT ZONE DEVELOPMENT	SOUTHERN REVEGETATION ZONE In consideration of the VicRoads Easement to the southern boundary of the site, the Master Plan proposes a rich Revegetation buffer to the southern Boundary of the site to ensure that appropriate habitat corridors are maintained.	SHORT TERM & ON-GOING	

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S =STRATEGIC OS =OPEN SPACE E =EQUESTRIAN SF =SPORTING FACILITY O =ONGOING	IN ACCORDANCE WITH MASTER PLAN		SHORT TERM MEDIUM TERM LONG TERM ON-GOING	 HIGH (>\$1million)  MEDIUM (\$250,000-1m)  LOW (\$50-250,000)  VERY LOW (<\$50,000)
004	WAYFINDING IMPLEMENTATION	Implement the Frankston Wayfinding Strategy and Style Guide for Baxter Park. Develop a staged approach to the removal and installation of new wayfinding signage as per the proposed wayfinding plan.	SHORT TERM & ON-GOING	
005	TREE & REVEGETATION PROGRAM	CANOPY REGENERATION WORKS Council to continue program to ensure regeneration of Eucalypt Canopy through planned burning, weed control and promoting conditions for natural recruitment. CARETAKERS & PINE FOREST REHABILITATION WORK Council to develop succession planning program to ensure appropriate rehabilitation works are undertaken in the pine forest and with the long-term demolition and removal of the caretaker's residence.	ON-GOING	
006	WILDLIFE MANAGEMENT PROGRAM	WILDLIFE MANAGEMENT PROGRAM Council to develop dedicated program to ensure site facilitates wildlife movement for larger fauna such as wallabies is maintained to water sources. CONTROLLED ACCESS Controlled entry point fences/gates to allow for separation of conservation areas from off leash areas and facilitate future fox control program.	ON-GOING	
007	TRAIL ACCESS & MAINTENANCE PROGRAM	TRAIL MAINTENANCE PROGRAM Council to develop program for maintenance of trails. PROVIDE NEW PEDESTRIAN CONNECTION IN NORTHERN CORNER OF CONSERVATION ZONE Improve pedestrian connectivity for residents North of the site by formalising access from the service lane to the Moorooduc Highway.	ON-GOING	

BAXTER PARK – Open Space Project Implementation Summary List

OPEN SPACE PROJECTS (OS)



HIGH PRIORITY PROJECTS

1. OPEN SPACE IMPLEMENTATION PROJECT #1 – BAXTER PARK ACCESS & COMMUNITY SAFETY PROJECT
2. PEDESTRIAN & CYCLE CONNECTIONS
3. PARK ACCESS SPINE & PUBLIC LIGHTING SAFETY
4. PARK ENTRY COMMUNITY LANDSCAPE & MULTIPURPOSE COURT
5. IMPROVED ACCESS – CARPARKING – PHASE 1
6. DESTINATION PLAY SPACE
7. VISITOR EXPERIENCE – PUBLIC TOILETS



MEDIUM TERM PROJECTS

8. IMPROVED ACCESS – CARPARKING – PHASE 2
9. OVAL 6 PAVILION ENTRY LANDSCAPE
10. PARK CONNECTIONS & CIRCUIT PATH
11. PARK AMENITY IMPROVEMENTS



LONG TERM PROJECTS

12. ORGANISED ACTIVITY – OVAL FACILITIES & LANDSCAPE INTEGRATION
13. OVAL 1 PAVILION DE-COMMISSIONING & OPEN SPACE EXPANSION

EQUESTRIAN PROJECTS (INCLUDED IN EQUESTRIAN MASTER PLAN ACTION PLAN)

1. EQUESTRIAN CARPARK REDEVELOPMENT
2. EQUESTRIAN SAND ARENA
3. EQUESTRIAN TRAIL DRAINAGE WORKS

EQUESTRIAN PROJECTS (INCLUDED IN EQUESTRIAN MASTER PLAN ACTION PLAN)

4. EQUESTRIAN GRASS SHOW JUMPING ARENA
5. EQUESTRIAN WATER JUMP
6. BAXTER PARK MASTER PLAN PROPOSALS FOR EQUESTRIAN RESERVE – ADDITIONAL TOILETS & SHOWER FACILITIES.

EQUESTRIAN PROJECTS (INCLUDED IN EQUESTRIAN MASTER PLAN ACTION PLAN)

7. EQUESTRIAN SOCIAL SPACE
8. EQUESTRIAN TREE PLANTING
9. BAXTER PARK MASTER PLAN PROPOSALS FOR EQUESTRIAN RESERVE – FIELD ARCHERY COMPETITION RANGE
10. BAXTER PARK MASTER PLAN PROPOSALS FOR EQUESTRIAN RESERVE – DELWP DAM SITE

ORGANISED SPORT ACTIONS (SA)

1. ARCHERY CLUB REDEVELOPMENT
2. OVAL 2 RE-DEVELOPMENT
3. SOCCER CLUB LIGHTING
4. NETBALL FACILITY UPGRADE – TO COMPETITION STANDARD & SPECTATOR SPACE UPGRADE
5. SPORTS FACILITY LIGHTING REVIEW STRATEGIC

STRATEGIC DIRECTIONS (ST+O)

- S01 EVENT MANAGEMENT PLAN
- S02 PUBLIC ART PLAN
- S02 HOCKEY FEASIBILITY STUDY

ORGANISED SPORT ACTIONS (SA)

6. SOCCER PITCH 2+3 EXPANSION & SPECTATOR LANDSCAPE
7. SOCCER GOAL STORAGE YARD
8. OVAL 6 PAVILION EXPANSION
9. SOCCER CLUB SPECTATOR TIERS & TEAM RUN (MAIN PAVILION)

STRATEGIC DIRECTIONS (ST+O)

- S01 TENNIS FACILITY CHANGE OF USE
- S02 FITNESS STATION INVESTIGATION

ON-GOING OPERATIONAL & LONG TERM PROJECTS

- CULTURAL & ENVIRONMENTAL VALUES
- INTEGRATED WATER SYSTEMS
- VERMIN PROOF FENCING & ACCESS CONTROL PROGRAM
- SOUTHERN HABITAT ZONE DEVELOPMENT
- WAYFINDING IMPLEMENTATION
- TREE & REVEGETATION PROGRAM
- WILDLIFE MANAGEMENT PROGRAM
- TRAIL ACCESS & MAINTENANCE PROGRAM

This Master Plan is a collaboration between Frankston City Council and the Frankston Community to improve health and wellbeing, social connection and environment at Baxter Park.

For further details or enquiries on this project please visit www.frankston.vic.gov.au or call 1300 322 322



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