

BAXTER PARK, FRANKSTON SOUTH VIC 3199





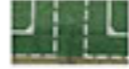










DRAFT CONCEPT MASTER PLAN

JUNE 2022

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LEGEND

	NEW ROAD AND CARPARK ALIGNMENTS
	NEW CONCRETE PATH
	NEW DROMANA TOPPINGS CIRCUIT PATH NETWORK
	FENCES RETAINED AND NEW
	EXISTING LIGHT POLES
	EXISTING BUILDINGS (AND VERANDAHS/AWNINGS)
	REVEGETATION ZONES
	NEW CANOPY TREES
	RAISED PEDESTRIAN ZONE TO ROAD NETWORK
	PEDESTRIAN CONNECTIONS (UNDER CONSIDERATION BY TRAFFIC ENGINEER)
	LOW CHAINWIRE FENCE WITH GATES TO PITCHES & OVALS FOR BALL RETENTION & PLAYSPACE FOR SAFETY
	DESIGNATED DDA CAR PARKS
	TALL CHAINWIRE BALL FENCES
	BOLLARDS TO PREVENT VEHICLE ACCESS TO RESERVE
	LOCKABLE GATES TO ENABLE COUNCIL AND CLUBS TO MANAGE SECURITY OF THE SITE

SITE IMAGE





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BAXTER PARK

BAXTER PARK DRAFT CONCEPT MASTER PLAN | NOT TO SCALE



CLIENT	FRANKSTON CITY COUNCIL	DRAWING NUMBER	MP-BP-500
SITE IMAGE JOB NUMBER	SM22479	ISSUE	0
		DATE	10/04/2022

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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.



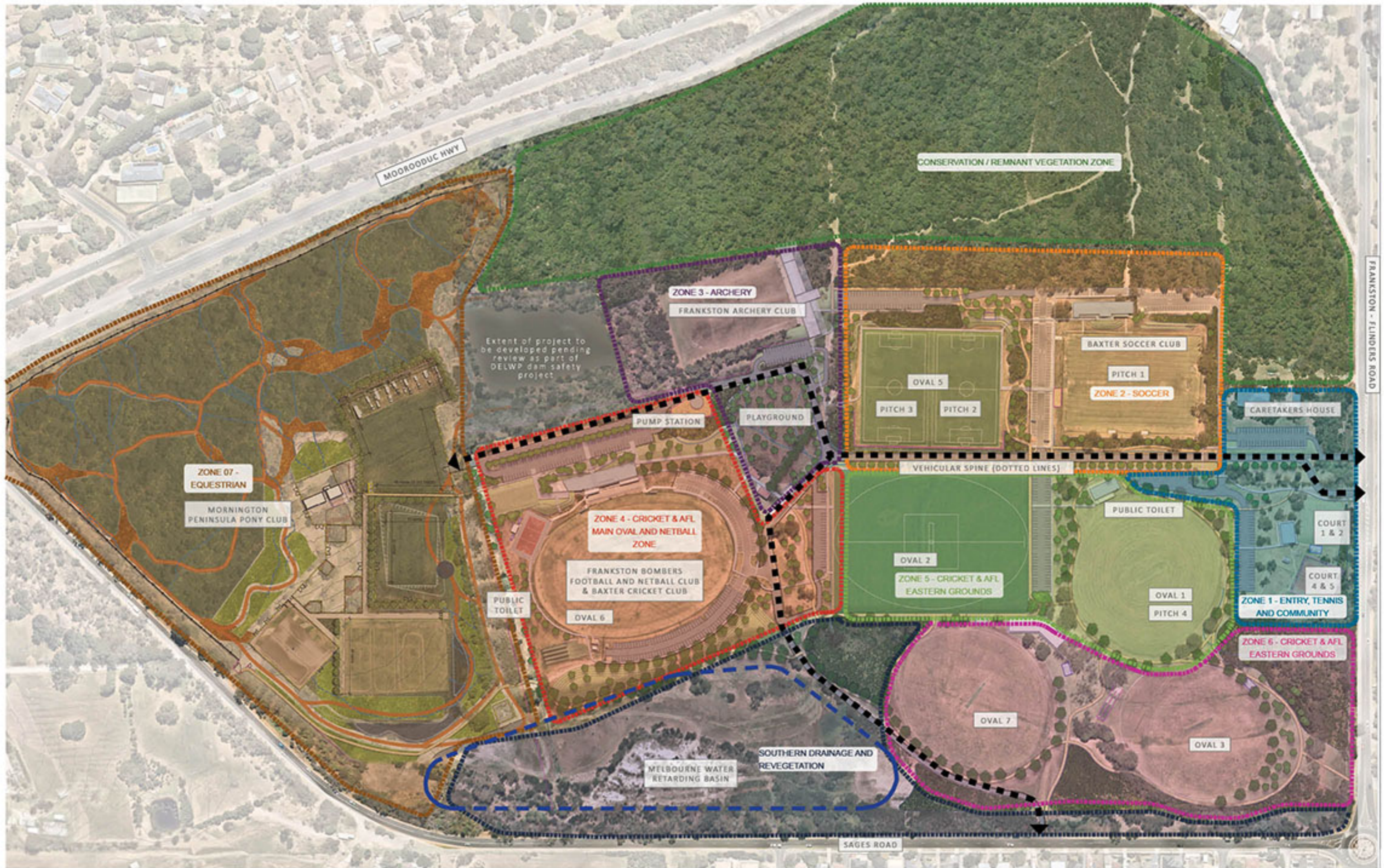
HABITAT & ECOLOGY EDUCATIONAL PROJECTS

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.





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CLIENT	FRANKSTON CITY COUNCIL	DRAWING NUMBER	MP-BP-502
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BAXTER PARK ENTRY LANDSCAPE & COMMUNITY ACTIVATION ZONE

1. **PARK ENTRANCE.** Development of reserve to prioritise a formal entry and create a "sense of arrival" with clear lines of sight into the reserve. Entry feature to embrace opportunities for public art and signage, to be implemented in line with Councils Signage Strategy. Traffic Engineering required to improve safe & efficient access in and out of site. **TRAFFIC ENGINEERING OPTIONS:**
 - Left-out exit and retain existing left-in, right-in and right-out. Widen inbound lane and provide possible stand-up exit lane.
 - Retain all-way movements at existing access and provide separate left-out exit for special events. Widen inbound lane and provide possible stand-up exit lane.
 - A round-about is NOT VIABLE at this entrance due to limited land available, high associated costs and proximity to Round-a-bout at Sages Road.
2. **COURTS 1+2 COMMUNITY LANDSCAPE.** Consider removal of existing courts 1 and 2 and improvement of park entry landscape with open lawns and additional tree planting. Alternatively, explore the feasibility for re-use of courts 1+2 for additional multi-court configuration, or futsal facility for year-round training purposes when soccer pitches are wet.
3. **COURTS 4+5 RE-PURPOSING.** 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. Council to undertake feasibility study for the work when considering whether to include courts 1+2 also.
4. **COMMUNITY RECREATION & EXERCISE SPACE** Opportunity to create new public facility for families and youth such as a Pump track or "Learn To ride" style bike track, or consider opportunity for all ages "outdoor gym" or circuit training equipment.
5. **NEW COMMUNITY MEETING PLACE.** Support the potential use of the old Tennis Club building as a community "room for hire" by updating and expanding the existing BBQ & Picnic facilities as community meeting place.
6. **EXISTING CLUBROOMS RE-PURPOSING.** Council to undertake a feasibility study to consider options for repurposing the former tennis club building as a community facility or re-developed to public toilet facilities.
7. **CREATING AN OPEN AND ACTIVE PARK LANDSCAPE.** 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.
8. **NEW DRIVEWAY ALIGNMENT & OVERFLOW CARPARK CONFIGURATION.** Opportunity to reduce the extent of the existing, poorly used 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 can be utilised for the realignment of the new park driveway or "Vehicular Spine", allowing the existing constricted driveway to be removed from under significant trees.
9. **CARETAKERS PROPERTY.** Council to look at the long term removal of the caretakers property from the site to extend the Remnant revegetation & habitat zone.
10. **BUS PARKING.** Capacity or bus parking to be investigated as part of traffic Engineering and parking study currently being undertaken.



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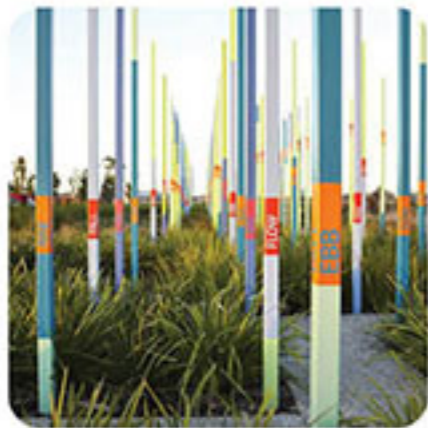
BAXTER PARK
RECREATIONAL ZONE 1 - ENTRY, TENNIS AND COMMUNITY

SCALE: 1:1000 @ A3
0 5 10 20M 50M



CLIENT	FRANKSTON CITY COUNCIL	DRAWING NUMBER	MP-BP-503
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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 / Football OR Options for publicly accessible multi-ball sports & rebound wall.



ACTIVE RECREATION SPACE
Create a new public facility for families and youth such as a pump track or "Learn To ride" style bike track.
Council may also consider an outdoor gym for all ages use.



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BAXTER PARK
RECREATIONAL ZONE 1 - ENTRY, TENNIS AND COMMUNITY
DESIGN PRECEDENTS (DRAFT)



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SOCCER (AND CRICKET OVERFLOW) ZONE & NEW DESIGNATED ARCHERY CARPARK

- PEDESTRIAN LINKS.** 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:
 - to the North of the Pavilion to meet the conservation trail
 - 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. 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.
 - At west side of Pitch 3 linking to Playspace
- SPECTATOR FACILITATION & RACE DESIGN.** Opportunity to 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.

- GOAL STORAGE.** Provide new goal store to southern extent of path on western side of pitch 1.
- CLUB BBQ SPACE.** With goals stored away from building Council to consider the development of an external BBQ and social space to the Western end of Pavilion, capitalising on Shade and shelter of Building and Trees. Additional public BBQ facilities and shelter could be installed long term on the northern embankment to pitches 2 & 3.
- PITCH 2 & 3 EXPANSION.** 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.
- 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.

- BAXTER PARK VEHICULAR SPINE.** Extend and formalise the existing driveway alignment centrally through the reserve, separating the main vehicular driveway from existing and proposed carparking to reduce traffic congestion in times of high use.
- RAISED PEDESTRIAN ZONES.** Provide raised or line-marked pedestrian zones at key intersections along the Vehicular Spine, to ensure safe pedestrian access across the site.
- TREE LINED PATH NETWORKS.** Driveway to be lined with Shade trees separating vehicular movement from and providing shade to the connecting east-west path across the site.
- FORMALISE & CONSOLIDATE DRAINAGE NETWORK.**

Use the development of road networks to rationalise and improve site drainage infrastructure (underground, WSUD revegetated or open grass swales).

- PITCH 1 LIGHTING.** New lighting to be installed to support evening training and night matches.
- NEW FENCING TO EXTENDED PITCHES.** 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.
- 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.
- IMPROVEMENT TO SECURITY LIGHTING.** Council to carry out security lighting assessment and improve / provide additional lighting to carpark areas.



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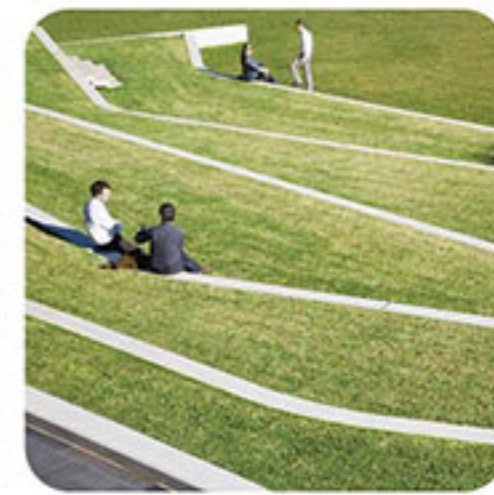
BAXTER PARK
RECREATIONAL ZONE 2 - SOCCER

SCALE: 1:1000 @ A3



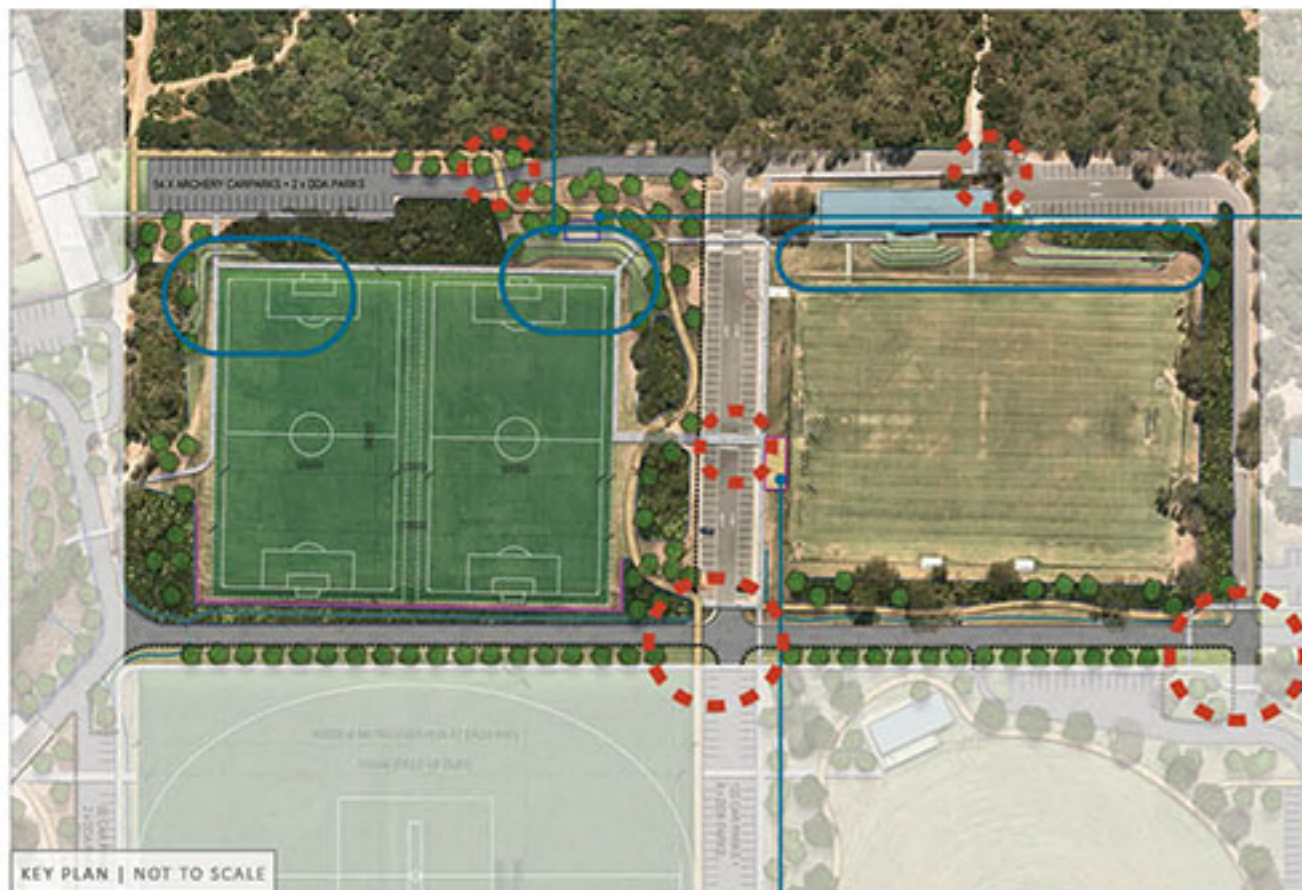
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SPECTATOR LANDSCAPE

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.



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.



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RECREATIONAL ZONE 2 - SOCCER DESIGN PRECEDENTS (DRAFT)



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ARCHERY ZONE & NEW DISTRICT PLAYSPACE LANDSCAPE

1. NEW ARCHERY FACILITY. 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. The proposed Archery Facility Footprint includes the following key spaces:

- 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 range. 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).

2. 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.

3. OVERFLOW 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.

4. 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.

5. 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, bird-watching and a walking path. Extent of site has been reduced to reflect Archery "Overshoot zone".

6. DISTRICT PLAYSPACE OPPORTUNITY. Reconfiguring the carparking 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 Council's Playspace Strategy

7. BAXTER PARK VEHICULAR SPINE. Extend and formalise existing driveway alignment to southern carpark of Oval 6. Provide new intersection (explore round-a-bout design option) at new junction and driveway alignment North towards archery and to provide designated access through to Oval 6 pavilion and Equestrian zones.

8. WATER STORAGE TANK & PUMP STATION. Consider viability of relocation of storage tank to align Vehicular spine / driveway to Northern extent of site, and further separate cars from the new playspace.

9. 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.

10. RANGE IRRIGATION. Council to investigate the feasibility of adding the Archery range surface to the site recycled water irrigation system.

11. 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.



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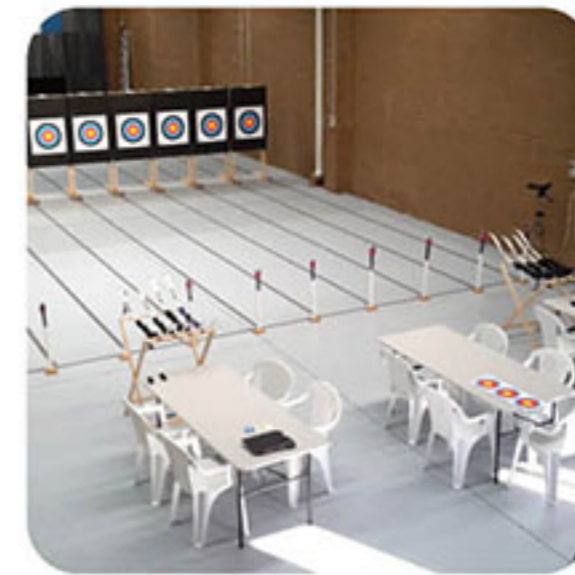
BAXTER PARK
RECREATIONAL ZONE 3 - ARCHERY

SCALE: 1:1000 @ A3
0 5 10 20M 50M



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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



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BAXTER PARK

RECREATIONAL ZONE 3 - ARCHERY DESIGN PRECEDENTS (DRAFT)



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OVAL 6 - FOOTBALL, NETBALL & CRICKET PAVILION & FACILITIES

- 1. NEW NORTHERN CARPARK.** Formalise carpark to the north of the site with separate entry and exit driveways to isolate vehicular movement from the Vehicular Access Spine link through to the Equestrian Reserve, and reduce traffic congestion within the site. This carpark could 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.
- 2. PAVILION ENTRY THRESHOLD LANDSCAPE.** The relocation of the carpark and removal of the existing roadway will enable more appropriate management of site drainage and safe pedestrian access into the building. This will also provide a more appropriately sized threshold entry landscape for the arrival of large groups and safely managing building entry during events. This widened entry landscape will also provide the opportunity for seating to act as a meeting place and facilitate more gentle ramp and staircase options.
- 3. 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 SEPERATED BY ROLLER DOORS 25m²
 - Existing septic tank in area to be assessed decommissioning and for removal by Council operations team.
- 4. NETBALL FACILITY UPGRADE.** Provision of player benches to main competition court and investigate feasibility of secondary court for warm up and regional competition capacity. 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
- 5. 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.
- 6. 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.
- 7. 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.
- 8. TICKETING GATE OPPORTUNITIES.** 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.
- 9. 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.
- 10. PARKLAND MOUNDING.** Re-grade mounding South of oval 6 to provide parkland buffer to MW Retarding Basin.
- 11. 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.
- 12. OVAL 6 LIGHTING UPGRADE.** Upgrade lighting to suite night-time competition standards for AFL and cricket.
- 13. 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.
- 14. STORAGE AT SCOREBOARD.** Council to investigate potential use of scoreboard shed for storage of training equipment close to nets
- 15. PUBLIC TOILET RENEWAL.** Demolish Existing Bluestone Toilet to Western extent of the zone, and provide new Public Amenities Block to East of Pavilion, with proximity to District Playspace and BBQ area. Proposals to be assessed as part of Public Toilet Action Plan being completed by Council this year.



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BAXTER PARK

RECREATIONAL ZONE 4 - CRICKET & AFL AND NETBALL ZONES

SCALE: 1:1000 @ A3

0 5 10 20M

50M



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NETBALL FACILITY UPGRADE
Provision of sheltered player benches to main competition court and secondary court for warm up and regional competition capacity.

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



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



SOUTHERN CARPARK

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



PARKLAND MOUNDING

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

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.



OVALS 1 & 2 + SECONDARY PAVILION & EVENT HUB

- 1. NEW FULL SIZE OVAL / EVENT SPACE.** The removal of the playspace provides the opportunity to develop a new full-sized oval with the capacity to be flexible for 2 x soccer pitches. Oval 2 to include new competition grade lighting and fencing in accordance with master plan.
- 2. DEDICATED CARPARKING.** With the reconfiguration of Oval 2, there is capacity to extend parking through mirroring the soccer carpark. This may be a permeable carpark short term, to manage run off and drainage issues.
- 3. OPEN PARKLAND & FUTURE SOCCER FACILITY EXPANSION.** 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 also to look at opportunities for future expansion of an additional soccer pitch at this site by removing the oval fence and increasing the multipurpose use of the sports field.
- 4. IMPROVED PEDESTRIAN CONNECTIVITY.** The provision of additional parking with closer proximity and access to ovals 2, 3 and 7, reduces the need for the existing Oval 1 carpark. This provides the opportunity to remove the southern carparks and provide a critical pedestrian link through this section of the reserve.
- 5. NEW SECONDARY PAVILION.** With the provision of additional parking, increased recreational capacity of oval 1 and 2, and existing needs at ovals 3 & 7 for facilities there is rich opportunity for the development of a new central pavilion. Pavilion is currently shown with a footprint of 550m2 comprising 4 x change rooms plus generous storage (via external roller door) and a small multi-purpose kitchenette.
- 6. COMMUNITY PICNIC AREA & BBQ FACILITIES.** 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.
- 7. PLAYSPACE PARKING OPPORTUNITY.** Consider options for expanding carparking to cater for the playspace and the expanded Oval 2.
- 8. BUS PAKING CAPACITY.** Traffic feasibility study to be undertaken to ensure capacity for temporary, event-based bus parking is catered for in new car-park design.
- 9. OVAL 1 RENOVATION.** Oval 1 to be resurfaced and wicket realigned, to suit competition standard facility.



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BAXTER PARK

RECREATIONAL ZONE 5 - CRICKET AND AFL MAIN GROUNDS



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OVALS 3 & 7 + SOUTHERN REVEGETATION ZONE & ADDITIONAL SITE ACCESS POINTS

- 1. INCREASE PARK FURNITURE.** Provide picnic settings and seating under existing shade trees around ovals for spectator use, and informal gatherings.
- 2. CRICKET TRAINING NET REDUCTION.** Reduce existing cricket training nets which are in good condition to two lanes as warm up facility during matches and informal practice nets for public use.
- 3. OVAL 3 REALIGNMENT.** 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.

- 4. SCORERS SHELTERS.** 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.

- 5. LEFT TURN ONLY EXIT DRIVEWAY.** 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

- 6. PEDESTRIAN CONNECTIONS.** Create open lines of site into reserve and formalise a connection and access point linking to the Peninsula link shared path network, and adjacent residential areas. The Master Plan proposes fencing the remaining site boundaries to remove unsafe "cut through paths" and reduce impact on revegetation zones.

- 7. COMMUNITY PICNIC LANDSCAPE.** Utilise existing canopy trees to provide an informal "picnic landscape with picnic settings and mulched areas under trees to protect them from compaction. 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.

- 8. 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.



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BAXTER PARK

RECREATION ZONE 6 - CRICKET AND AFL MAIN GROUNDS

SCALE: 1:1000 @ A3



CLIENT	FRANKSTON CITY COUNCIL	DRAWING NUMBER	MP-BP-513
SITE IMAGE JOB NUMBER	SM22479	ISSUE	0
		DATE	10/06/2022

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BAXTER PARK MASTER PLAN PROPOSALS FOR EQUESTRIAN RESERVE

- 1. 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.
- 2. ADDITIONAL TOILETS & SHOWER FACILITIES.** Council to investigate the feasibility of upgrades to the club amenities, with possible expansion on North side of existing storage and amenities shed. Proposal to be considered in terms of its overall contribution to Baxter Park Open Space use, especially for dog walkers and exercise groups

EQUESTRIAN TRAIL NETWORK

3 metre wide (minimum) soil and mown grass trails, also used for walking, running and bird watching. Trails to be rejuvenated to reduce impact on adjacent tree roots and improve drainage for long term maintenance reductions

OPEN GRASS TRAIL & JUMPS ZONES

Expanses of open grass between trail for flexibility in cross country course design and variable training conditions

REMNANT REVEGETATION WORKS ZONE

Priority weed eradication and understorey revegetation areas

LONG TERM REVEGETATION ZONES

Zones for potential revegetation to extent habitat connections and support remnant trees

NEW STORAGE YARD

EXISTING STORAGE SHED & AMENITIES

NEW CLUB SOCIAL SPACE & SPECTATOR ZONE

NEW SAND ARENA

Archery overshoot zone

Main access to equestrian reserve in accordance with Baxter Park Master Plan

Overflow parking in accordance with Baxter Park Master Plan

DELWP AQUATIC RECREATION ZONE

- Extent of DELWP welland site reduced to reflect Archery Overshoot Zone.
- Retain & reduce size of dam for recreation/ wellands/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.

EQUESTRIAN RESERVE ACCESS GATE

FLOAT PARKING AND YARDS

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



SITE IMAGE
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BAXTER PARK

RECREATION ZONE 7 - EQUESTRIAN

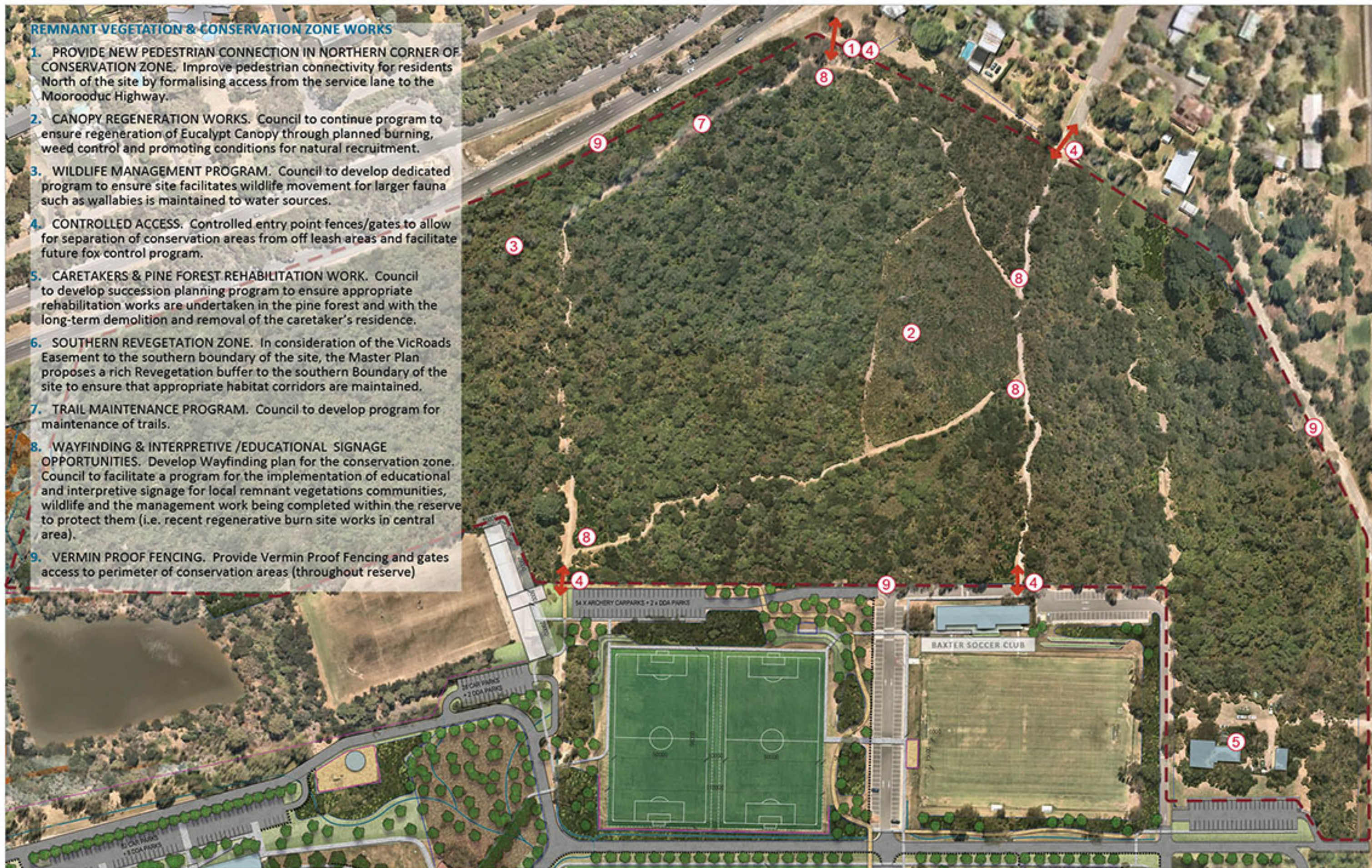
REFER TO THE FRANKSTON EQUESTRIAN MASTER PLAN FOR FURTHER DETAIL

CLIENT FRANKSTON CITY COUNCIL DRAWING NUMBER MP-8P-514
SITE IMAGE JOB NUMBER 5M22479 ISSUE A
DATE 10.06.2022

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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. 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.
7. TRAIL MAINTENANCE PROGRAM. Council to develop program for maintenance of trails.
8. 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).
9. VERMIN PROOF FENCING. Provide Vermin Proof Fencing and gates access to perimeter of conservation areas (throughout reserve)



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REMNANT VEGETATION & CONSERVATION ZONES

6



CLIENT	FRANKSTON CITY COUNCIL	DRAWING NUMBER	MP-BP-515
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