



**FINAL**

# **Barwon Heads Village Park Master Plan Review**



Thompson Berrill Landscape Design Pty Ltd  
for  
City of Greater Geelong

AUGUST 2012

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GEELONG**  
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**RECREATION AND  
OPEN SPACE UNIT**

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B	06/06/2011	Draft for PCG comment
C	15/09/2011	Revised Draft
D	30/01/2012	Barwon Heads Early Learning Centre added
E	30/08/2012	Final Report incorporating Consultation - Refer Appendix 2

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# Acknowledgements

The project is being guided by a Project Working Group made up of relevant City of Greater Geelong Council and other agency officers including:

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Ned Turcinov	Environment Officer, CoGG
Adrian Cobb	Park Management, CoGG

The project has been guided by a Reference Group comprising local stakeholders including:

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Kristyn Aquilina	Recreation and Open Space Project Development Officer, CoGG
Bonnie Fagan	Wathaurung Aboriginal Corporation
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Noel Carr	Barwon Grove Golf Club
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Michael Shipley	Scout Leader, Barwon Heads Scout Association of Australia
Karen Weaver	Scout Leader, Barwon Heads Scout Association of Australia
Christine Cuff	President, Barwon Heads Soccer Club
Brett Lewis	Barwon Heads Football Club
Geoff Bretnell	President, Barwon Heads Tennis Club
Ken Stevens	Barwon Heads Angling Club
Lynn Traynor	Ocean Grove Barwon Heads Little Athletics Club
Maureen Brooks	Barwon Heads Bowling Club
Bob Brooks	Barwon Heads Bowling Club

# 1.0 Introduction

## 1.1 Study area

Barwon Heads Village Park (BHVP) is the largest recreation reserve in the township of Barwon Heads. The 24ha Village Park is centrally located and bounded by Barwon Heads-Geelong Road to the south and Sheepwash Road to the west with established residential properties directly adjoining the northern and eastern boundaries. The park includes sporting facilities including tennis courts, synthetic bowling greens, two ovals, athletics facilities, basketball half court and pony club. The park provides facilities for and is used by many of the local sporting clubs and community organisations including the Barwon Grove Golf Club and the local Scouts group. There is a large playground, skate facility picnic/BBQ area, public toilet facilities and an extensive unsealed walking path network that is well used by both the local community and the large influx of visitors to Barwon Heads during summer holiday periods. The park also features a significant population of threatened Moonah Woodland, listed under the *Flora and Fauna Guarantee Act 1988*, and a section of Coastal Dune vegetation also known to contain areas of archaeological and cultural heritage sensitivity.

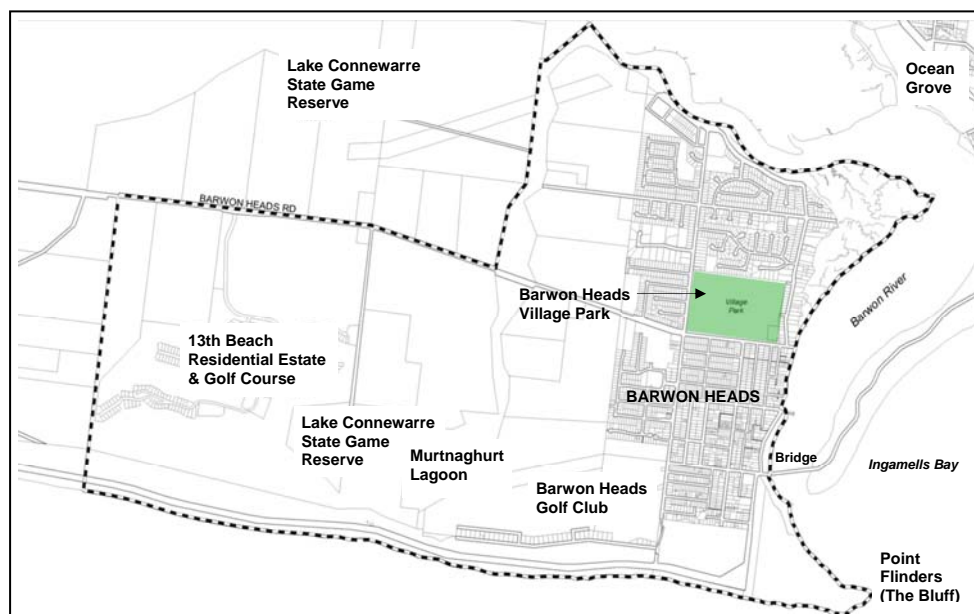


Figure 1. SITE LOCATION (Source: Barwon Heads Structure Plan 2010)

## 1.2 Summary of project scope and methodology

### 1.2.1 Project Scope

The Master Plan Review has been undertaken as an update to the existing 2002 Management Plan and has been informed by the recommendations of the Barwon Heads Structure Plan completed in 2010. The project scope includes preparation of a realistic and achievable master plan to accomplish the following objectives:

- Provide recommendations on protection and management of the Moonah Woodlands, which is listed as threatened in the *Flora and Fauna Guarantee Act* and the remnant coastal dune vegetation, which is of archaeological and cultural significance.

- Incorporate Crime Prevention Through Environmental Design (CPTED) principles and sensitive integration and management of new and existing recreational facilities and infrastructure.
- Provide recommendations for all passive and active recreational user groups that are balanced against the heritage and environmental values of the Park.
- Address the needs of the active sporting areas, including the pony club, athletics club, cricket club, tennis club, football club, bowls club, golf club, skate park and soccer club.
- Provide a formal dedicated soccer pitch within the Park and an analysis of the need for a second irrigated pitch.
- An analysis of the existing sporting club clubrooms, including consideration for the provision of facilities for the Barwon Heads Angling Club.
- Assess accessibility, traffic management and car parking issues and provide recommendations.

During the preparation of the Master Plan Review and in a separate process, a site within Village Park was identified as the preferred location for the Barwon Heads Early Learning Centre (ELC). This facility was included in the draft Master Plan Review but was the subject of a separate community consultative process including public meetings, public exhibition and concluding with a Council Submissions Review Panel. Council resolved to agree to the development of the ELC on the Barwon Heads Village Park site requiring that the project design respond to issues relating to passive surveillance, traffic management and the landscaped parkland interface.

## 1.2.2 Project methodology



## 1.3 Site context

Barwon Heads is a seaside town located at the mouth of the Barwon River. The township was first developed in the 1890's, providing an attractive destination for recreational users with a keen interest in boating and fishing. Barwon Heads is

now a popular tourist destination, with an increase in permanent and seasonal residential populations.

The Village Park was located on the northern edge of the township, but subdivision of the adjacent land north and west of the park has resulted in the park having a more central location with pedestrian links from the more recently developed residential areas to the Primary School, the foreshore and Hitchcock Avenue activity centre.

The projected permanent population of Barwon Heads in 2016 is 4,207 persons, determined through the application of a growth rate of 1.94%, as utilised by the Australian Bureau of Statistics (Barwon Heads Structure Plan March 2010). The town is also impacted on by a significant influx of seasonal and day visitors through the summer holiday period and weekends. Impacts of these activities are expected to further increase as new residential development proceeds in the nearby Armstrong Creek area.

## **1.4 Barwon Heads Village Park Management Plan 2002**

The existing management plan was prepared in close consultation with local sporting clubs, stakeholders groups and the local community. Further details of consultation are summarised in section 2.9 of this report. The key issue considered as part of preparation of the management plan was a feasibility assessment for potential relocation of the Barwon Heads Football and Netball to the Village Park. This did not proceed however the plan did recommend the use of the existing Blyth Oval for junior football training and competition which still continues.

The following is a summary of the management principles outlined in the plan and the current status of recommended management actions, assessed as part of the master plan review:

### **1.4.1 Enhance and protect the existing character of the village park**

- The Tuart Gum Avenue was identified as a key landscape feature. Tree removals as required to make the avenue safe as outlined in the consultant arborist report prepared at the time appear to have been completed however the strategy for establishment of a replacement avenue of local indigenous species to minimise the impacts of future removals appears not to have been implemented. Refer 1.4.6 for a more detailed summary of the arboricultural report.

### **1.4.2 Protect the Moonah Vegetation Community**

- There was significant damage occurring to Moonah Woodland areas at the time. Recommendations to improve fencing to restrict access, expand the area of Moonah protected and undertake weed and rabbit control have been largely successful in protecting the largest area of remnant vegetation. Installation of interpretive signage has also improved park visitors understanding of the values associated with this threatened community.
- Recommended amendments to the Planning Scheme to establish an environmental significance overlay or significant landscape overlay have not been implemented.
- Refer 1.4.8 for more recent assessment of the Moonah Woodland.

#### **1.4.3 Protect the cultural significance of the remnant dune**

- The remnant dune area is located along the Carr Street boundary and was subject to extensive equestrian activity at the time. Recommendations to establish fencing to restrict access by horses and rabbits have addressed many of the erosion issues causing concern in 2002.
- Recommended amendments to the Planning Scheme to establish an environmental significance overlay or significant landscape overlay have not been implemented.
- Refer 1.4.7 for further details of investigation into archaeological and cultural heritage values of this area completed at the time of the master plan.
- Refer 1.4.8 for more recent environmental assessment of this area completed after the management plan.

#### **1.4.4 Cease cross country equestrian activity in the dune system**

- The park is no longer used for cross country equestrian activities.
- There is no formal dressage arena
- Fences have been erected to the majority of the pony club show jumping area to reduce conflicts with pedestrians and vehicles however there are ongoing issues associated with public safety and horses along the unfenced interface with the cricket club.

#### **1.4.5 Enhance active and passive recreation opportunities in the park**

There has been significant enhancement of active, informal and passive recreation facilities in the park in accordance with the recommendations of the plan including:

- Development of the picnic and BBQ facilities along Sheepwash Road (west of the Moonah Woodland)
- Expansion and upgrade of playground facilities
- Resurfacing and expansion of the unsealed walking path network
- Installation of additional timber seats
- Upgrade of the bowling greens to a synthetic all weather surface
- Resurfacing and lighting of the tennis courts
- Upgrade of existing cricket, tennis and bowling clubrooms and facilities.
- Development and construction of the skate park.

At the time of the previous management plan there was no Soccer Club at the reserve and the Scout Group had been inactive for several years.

#### **1.4.6 Arboricultural Assessment of Tuart Gums in View of Proposed Site Modifications at Barwon Heads Village Park, TreeLogic, July 2001**

This report was commissioned by the City of Greater Geelong in July 2001 to assess the condition of the 169 Tuart Gum trees (*Eucalyptus gomphocephala*) planted in a formal avenue along the main entrance of the park at Hitchcock Avenue and perpendicular in a formal row planting in the shape of a crucifix. The key objectives of this assessment were:

- To provide details on the condition, structure, age, useful life expectancy and maintenance need of the Tuart Gums population at the Barwon Heads Village Park.
- To provide detail on the overall dynamics of the trees in relation to the park landscape, habitat value and environmental values.
- To comment on tree structure and safety issues.



- To discuss pest and disease issues in relation to the tree population.
- To comment on the value of the trees in the context of the park and Barwon Heads.
- To review current site modification proposals in relation to the Tuart Gum population.

The report identified 54 trees for removal (approximately 33% of the population), with a requirement for intensive management and protection from development works of the remaining retained trees, and a recommendation to remove them within the next 20 years. The report recommended that the area beneath the canopy of all remaining trees be classified as a no go zone and converted into garden beds with no parking or access permitted and any road construction near the trees should be carried out above grade rather than with excavation.

#### **1.4.7 Barwon Heads Village Park Aboriginal Heritage Assessment: Subsurface Testing of Site VAHR 7721/486, TerraCulture Pty Ltd, August 2001**

This report and the subsurface testing of site VAHR 7721/486 was commissioned by the City of Greater Geelong to establish the presence of Aboriginal archaeological deposits along the remnant sand dune located along the eastern boundary of the park, between the back of the residences along Carr Street and the R.T. Fuller Oval and Frost Reserve.

The subsurface testing revealed the presence of aboriginal archaeological material in the form of shell middens located along the main sand dune. The entire remnant sand dune area has been recognised as a culturally significant site.

Recommendations arising from this report are further discussed in section 2.2 of this report.

#### **1.4.8 Flora Survey and Management Recommendations for the Barwon Heads Village Park, Barwon Heads, Westcoast Indigenous Plant Nursery, September 2004**

The flora survey and report was commissioned by the City of Greater Geelong to provide an up to date plant species list for the remaining woodlands areas of the Barwon Heads Village Park, including the culturally significant remnant dune system located along the eastern border of the park.

The aims of the survey were to:

- Identify the Study area's relevant Ecological Vegetation Class
- Identify indigenous plant species growing within the Study Area
- Identify threatening processes including major weed
- Provide specific recommendations for the future management of remnant vegetation at the eastern end of the Village Park at Barwon Heads.
- Discuss issues pertaining to the management of remnant vegetation for the entire Village Park area and provide suggestions for the management of its remnant flora.

Recommendations arising from this report are further discussed in section 2.3 of this report.

## 1.5 Other background documents

The following is a brief summary of the key outcomes and recommendations from existing background documents that will inform the Master Plan Review. For more detailed descriptions please refer to the original reports.

### 1.5.1 Barwon Heads Structure Plan, City of Greater Geelong, Adopted March 2010

The Barwon Heads Structure Plan was prepared by the City of Greater Geelong and adopted as a strategic framework for the future development of the Barwon Heads township. The key issues, opportunities and constraints facing the township and relevant to BHVP identified in the Structure Plan are as follows:

- Policy Context
  - There is a need to nominate a clear growth boundary for Barwon Heads. Various sensitive environments and landscape features need to be protected and enhanced as appropriate.
  - Barwon Heads and its surrounding area hold significant values for Indigenous cultural heritage and it is important that both the community and land managers recognise and protect these values.
  - There is a strong State and Local Planning Policy direction for the protection of coastal environments; the protection of rural environments and agricultural activities; the enhancement of design and built form of the township including the application of a range of statutory planning controls; and planning to manage coastal hazards and the coastal impacts of climate change.
  - Opportunities exist for enhancement of open space, recreational facilities and linkages.
  - There is a need to provide community facilities commensurate with community needs and sustainability of service provision.
- Natural and Urban Environment
  - The potential impacts associated with climate change including sea level rise and storm events on future settlement planning and development.
  - Enhancement and protection of significant landscape and sensitive environmental setting.
  - The need to appropriately manage the environment and landscape to conserve and protect Aboriginal cultural heritage values.
  - Support for on-going management by public land managers of significant landscape and environmental features.
- Demographics & Social Profile
  - Moderate dwelling vacancy rate and seasonal influx of large numbers of non-permanent residents and holiday-makers.
  - Dwelling vacancy rate is decreasing, representing increased permanent population and resulting in pressure on community and social services.
  - Car reliant population with the majority of people driving to work, including those persons who work within the town.
  - Community survey revealed high proportion of newer residents, living in Barwon Heads less than ten years, and community opinion about frequency of public transport and poor supply of car parking.
- Township Facilities and Services

- Previous studies (e.g. *Bellarine Peninsula Leisure & Recreation Needs Study (BPLRN)*, May 2005, refer section 1.4.4) considered that the amount of open space within the town is sufficient.
- Opportunity to support recommendations of previous studies to enhance open space and recreation areas and further develop and improve linkages between existing range of recreational facilities.
- Tourism is a significant component of the local economy and opportunities exist to support and improve tourist accommodation options, tourism activities and uses which help broaden the tourism visitation period and improvements of facilities and access to the beach, waterway and environmental areas.
- Physical Infrastructure and Transport
  - Opportunity to improve the limited pedestrian and bicycle linkages throughout the township and within open space areas.
  - Opportunity to make improvements to parking supply and use.
  - Some opportunity for Council to improve road safety within the township.
- Village Centre Growth, Residential Lots Supply
  - Existing pressure to expand western edge of township to convert rural land to residential use.
  - Direction from State and Local Planning Policies and strategies to protect significant coastal areas and their character.

The Structure Plan identifies principles and directions for Barwon Heads relating to key planning themes including urban growth, infrastructure, housing, natural environment and economic development and employment. The directions relevant to BHVP are:

- Infrastructure
  - Support the ongoing upgrading of open space, leisure and recreation areas undertaken for and on behalf of public land managers, including provision of pedestrian/bicycle linkages.
  - Prioritise the construction of a roundabout at the intersection of Hitchcock Avenue and Geelong Road, upon transfer of the arterial road status to Golf Links Road.
  - Support the development, and implement the findings, of a strategic footpaths policy to achieve better pedestrian and cyclist linkages throughout the town.
  - Implement the relevant flood overlays as identified in the Barwon Heads Drainage Flood Management Plan.
- Settlement and Housing
  - Encourage development which provides for the planting or protection of significant vegetation around buildings and minimizes impacts on roadside vegetation.
- Natural Environment
  - Provide for the protection of Aboriginal cultural heritage values, through community education and awareness.
  - Encourage retention and enhancement of existing vegetation on private land, roadsides and reserves using locally sourced indigenous planting.
  - Ensure that development adjacent to Areas of Significant Landscape, Environment & Recreation is undertaken in a manner which complements and does not adversely impact upon these features.

### **Climate Change**

The Structure Plan acknowledges that Barwon Heads is particularly vulnerable to any effects of climate change due to its location and the history of flood events in the township. Most of the areas which may potentially be affected by climate change are located within the urban area, which includes Barwon Heads Village Park. As such, and pending further research and information on climate change, the Structure Plan notes that a 'no-risk' approach is to be adopted for Barwon Heads, and therefore limiting further urban development to the western edge of the township to avoid compounding the problem in the future.

#### **1.5.2 Barwon River Parklands Strategic Directions Plan, Parks Victoria 2010**

In 2006 the State Government committed to establishment of a chain of parklands along the Barwon River from the Ring Road in Geelong to the sea at Barwon Heads by linking existing parks and public land. The various land managers have been co-operatively managing the area through the Barwon River Parklands Steering Committee to provide integrated quality services and management of environmental values, recreational assets and community programs. Given several private properties extend to the water line in some areas of Barwon Heads, Car Street to the east of the Village Park has been identified as a route for continuation of path access along the Barwon River. Therefore the Village Park has the potential to become another recreational node in the overall Barwon River Parklands.

#### **1.5.3 Round the Heads trail Feasibility Study, City of Greater Geelong, August 2008**

The Feasibility Study was undertaken by the City of Greater Geelong in partnership with Barwon Coast Committee of Management, Parks Victoria, Barwon Heads Association, Barwon Heads Golf Club and other private land owners to investigate the feasibility of establishing a continuous trail of approximately 11.5km around Barwon Heads - the Round the Heads Trail. The objectives of the Feasibility Study were as follows:

- To assess the economic, social, and environmental impacts of the Trail's development.
- To gauge current levels of community support for the Round the Heads Trail concept.
- To produce a comprehensive audit of works and full cost-analysis of the development of the Round the Heads Trail route, including possible staged development, recommendations and priorities.
- To assess any impacts on native vegetation as a result of possible path alignments including associated construction works, in accordance with Victoria's Native Vegetation Management Framework (DSE 2002).
- To provide strategic direction to the project partners for the ongoing management and maintenance of the proposed Trail.
- To make recommendations to ensure full and proper integration of the Trail into existing public open space, on and off road trails, coastal networks and other important community, residential and commercial nodes.
- To ensure any recommendations integrate with existing strategies and studies related to the area.

The report anticipates that the new trail system will be beneficial for the existing local community to include health, tourism, environmental, economic and improved access benefits, and cater for future growth, as the population forecasts indicate that the populations of Barwon Heads and Ocean Grove will continue to increase, with an increase in demand for outdoor recreation facilities.

The report notes that there has been no commitment to proceed with the development of an extended circuit trail, and there are several challenges that need to be taken into consideration for the trail to become a reality. Those challenges include:

- Significant cost involved in constructing the trail circuit.
- Significant ongoing work and consultation is required between the duck hunting groups, State government and the broader community to negotiate an acceptable solution as the preferred trail alignment passes through Murtnaghurt Lagoon, where duck shooting is permissible.
- Assessment of the potential environmental impact of the trail alignment through the Lake Connewarre State Game Reserve, which is the largest area of native vegetation remaining on the Bellarine Peninsula and a habitat for a diversity of bird life, including the Orange-bellied parrot, one of Australia's rarest birds.
- The majority of the land ear-marked for the trail alignment is located on land of cultural heritage sensitivity and a Cultural Heritage Management Plan (CHMP) will be required.
- Development of some sections of the trail will require ongoing negotiations with land owners both public and private.

The report notes that should the aforementioned challenges be insurmountable, the development of an alternative route using local roads may provide an acceptable option, however this would not provide the quality of experience that an iconic trail would provide.

The Round the Heads Trail Feasibility Study identifies the trail connection through the Village Park as an established "Safe Route to School" and providing a safe off-road connection to the future Round the Heads Trail.

#### **1.5.4 Domestic Animal Management Plan, City of Greater Geelong, 2008**

The City of Greater Geelong has one of the largest dog and cat populations in the state. Critical to animal management is the concept of responsible pet ownership and the plan is designed to address issues and set parameters for dogs and cats in public spaces in accordance with the Domestic (Feral and Nuisance) Animals Act.

##### **OFF LEASH AREAS**

In general, dogs are allowed unleashed in public parks and reserves. Signs are to clearly indicate those parks or reserves where dogs are required to be on a leash or are prohibited from entering. On leash areas include:

- All roads and footpaths/nature strips;
- High use areas (for example the Waterfront Precinct in Geelong)
- Sporting grounds and ovals during times of organised sports (as defined by a formal booking with Council which includes times booked for sports practice/training);
- Shared use paths or walking paths and the areas within five (5) meters either sides of the abutting edge of the path (except those paths located on the Fyansford Common);
- Within ten (10) meters of children's play equipment;
- Within ten (10) meters of picnic and barbecue areas and/or table and associated seating);

### 1.5.5 Bellarine Peninsula Leisure & Recreation Needs Study (BPLRN), May 2005

This Study investigated and quantified the recreation, open space and leisure needs of the current and future Peninsula communities and provides a broad direction on future resource allocation.

The study made various recommendations in relation to open space, its features and linkages throughout the township. The recommendations of relevance for the BHVP and the status of those recommendations are as follows:

- Upgrade the playgrounds in the Village Park (in accordance with the Master Plan, that is installation of more modern equipment to supplement existing features) and The Mews reserve. The later upgrade (The Mews) could specifically be targeted to cater for the toddler age group (2-5years) as the park provides a safe location for this age group and is located close to young families. The Mews upgrade should include toddler swings, slide, rockers and a shade sail.  
*The existing playground facilities to the west of the Moonah Woodland have been expanded and upgraded.*
- Improve interpretive information and signage along walking trails to interpret the historical and environmental features of the town.  
*Interpretive signage has been installed at the various entries to the Moonah Woodland, which gives has improved the park user understanding of the significance of this threatened vegetation community and the need for its protection.*
- Support the Barwon Heads Pony Club to improve facilities for Show jumping, dressage and cross-country (practice jumps) within the Village Park. This needs to be undertaken within the context of improved protection and management of the existing Moonah community in the park. Clearer definition/delineation of areas available for the Pony Club will also help address public safety concerns. In the short-term, CoGG investment should be limited to immediate safety requirements pending resolution of a long-term vision by the Peninsula equestrian community.  
*As noted in section 1.4.4, cross-country equestrian activities are no longer conducted in the park and fences erected around the existing Moonah Woodland, effectively protecting the existing Moonah community. Public safety concerns in relation to the interaction between horses and other park users, especially at the interface between L.G. Frost Reserve and the cricket club have been addressed with the installation of new fencing completed in July 2011.*
- Implement the recommendations of the Village Park Master Plan as funding becomes available, including acknowledging the aspirations of the Bowls Club to upgrade to a synthetic surface and continue to work with them to explore best avenues to achieve this.  
*As noted in section 1.4.4, the Bowls Club bowling green has been upgraded to a synthetic surface.*
- Support the use of the Village Park by the Ocean Grove/Barwon Heads Little Athletics Club, through the provision of a modest extension to the existing Tennis Club pavilion to establish a storage area and minor improvements to the 2<sup>nd</sup> oval to accommodate use by Little Athletics.  
*This recommendation has been completed, with the Little Athletics Club now conducting training and competitions on H. Blyth Field. Refer section 2.6.1.9 for additional information on the Ocean Grove/Barwon Heads Little Athletics Club.*

- Given the topography of Barwon Heads (relatively flat) there are opportunities to promote higher levels of walking within the town. This could be achieved via installation of footpaths on key routes, supporting the development of a “Round the Heads Walking Trail” and improving walking access/options to 13<sup>th</sup> Beach, including the Surf Club.

The Study concluded that the current provision of open space is adequate to meet existing needs in Barwon Heads (aside from Pony Club cross-country activities) and noted that new informal parks would need to be acquired within any new residential areas. One issue raised in the Study was the lack of footpaths and walking tracks in some parts of the town.

#### **1.5.6 Walking More: Walking Safely Final Report, City of Greater Geelong, May 2004**

This study focuses on ways to facilitate sustained participation in walking as a legitimate recreational, fitness or transport option. This is in response to identified community shifts away from participation in structured, competitive sport and recreation toward unstructured sport and recreation.

The national participation rate for walking is 59% while for residents in Geelong data indicates participation rates around 72%. The Barwon River corridor including the study area is identified as one of 5 major spines of quality open space across the city and trails through the study area.

#### **1.5.7 Biodiversity Strategy, City of Greater Geelong, September 2003**

This Strategy details the context of biodiversity in Geelong, its importance, value and legislative obligations for its protection. The Biodiversity inventory is provided in summary whilst the Strategy itself details the Vision, Mission, Guiding Principles, Commitment and Targets to ensure Biodiversity protection and enhancement. Biodiversity is defined as 'the totality of the variety of living organisms, the genetic differences among them, and the communities and ecosystems in which they occur. It is the natural wealth of the earth, which supplies all our food and much of our shelter and raw materials' (COGG, 2003). The Moonah Woodland and Dune Complex sites within the Village Park are significant Primary biodiversity zones.

Key targets for biodiversity include:

- No further species loss
- Application of net gain concept to areas undergoing redevelopment
- An increase of 20% cover of local indigenous vegetation from 2000 levels by 2010
- Increase in conservation reserves in the primary conservation network by 10% by 2010
- Increase in levels of specialised management and maintenance of conservation reserves
- A coordinated program of ecological burning for fuel reduction by 2005
- Reduction in environmental weeds on council managed conservation reserves by 50% by 2010
- Reduction of noxious weeds on all council reserves by 90% by 2010
- Offset greenhouse emissions by 10% from 2000-levels using revegetation projects.
- Appropriate maintenance and increase of native vegetation on road reserves.

### **1.5.8 Study of Open Space Networks, Tract Consultants, August 2001**

This Study provides an analysis of the existing open space within the municipality and aims to identify future uses for open space and linkages between open space areas, to maximise their relevance and accessibility to the community.

Barwon Heads is located within the Peninsula Zone, which includes all land on the Bellarine Peninsula, east of Moolap. For this Zone, the Study noted that connectivity between the small villages dotted along the foreshore is limited, creating a sense of isolation between each settlement. This "isolated" nature forms part of the character of each town, together with a strong connection to the foreshore and the sea.

### **1.5.9 Bellarine Peninsula Horse Trails Study, October 2010**

The report investigated the need for and feasibility of developing a network of horse trails on the Bellarine Peninsula. Two key outcomes of the project were to assess demand for trails and the capacity of some or all of the proposed trails to be shared by horse riders, cyclists and/or walkers and to recommend a management framework to ensure the proposed Bellarine Horse Trail Network is sustainable, affordable and responsive.

Key issues for Barwon Heads Village Park identified in the report include:

- Barwon Heads has major safety issues as their facility is not fenced. Consequently, horse can be startled and bolt across other users of the reserve.
- Barwon Heads has inadequate float parking areas for its members.
- Barwon Heads have to use Drysdale and Leopold Pony Club grounds to host events.
- Barwon Heads needs more space for its existing membership and activities. It is at its maximum membership.
- Non of the pony clubs have facilities for overnight camping (e.g. showers), hence cannot host two day events.



## 2.0 Existing conditions

### 2.1 Land ownership and management

#### 2.1.1 Land ownership

The existing site is Crown Land owned by the Department of Sustainability and Environment with City of Greater Geelong as the delegated land manager under the *Crown Land Reserves Act 1976*.

#### 2.1.2 Land Management

The majority of the site is currently zoned Public Park and Recreation Zone (PPRZ). Two small areas are zoned as Public Utility Zone 1 (PUZ1) – the CFA Station in the north-west corner off Sheepwash Road and the Barwon Water Pumping Station located in the south-east corners of the park. There are no planning overlays applied to the site.

Long term lease agreements for clubrooms and licence agreements for use of the ovals and sporting grounds are in place between the CoGG and the existing clubs operating in the park. Figure 3 indicates the CoGG management areas.

## 2.2 Historical context

### 2.2.1 Indigenous Cultural Heritage

The Barwon Heads township being located along the Barwon River estuary, the site would have been an ideal location for Aboriginal people to obtain food and water and many areas in Barwon Heads are of cultural and archeological significance. The Wathaurung Aboriginal Corporation is the Registered Aboriginal Party (RAP) under the Aboriginal Heritage Act 2006.

Archaeological assessment of the park completed for the City of Greater Geelong by Terraculture in 2001 discovered that the site contained a prominent linear sand dune along its eastern boundary. Locations on the western side of this dune yielded Aboriginal archaeological materials, including midden shells and stone artefacts. This material has been registered with Aboriginal Affairs Victoria, as the 'Barwon Heads Village Park Shell Midden', Site No. VAHR 7721/486 (Barwon Heads Village Park Aboriginal Heritage Assessment, Terraculture, 2001).



Photo 1: Existing remnant dune area -north



Photo 2: Existing remnant dune area -south

Works were undertaken to protect these areas from equestrian activities with fencing installed in accordance with the recommendations of the Terraculture Report.

### **2.2.2 Non Indigenous History**

There are records of Europeans settling on the Ocean Grove side of the Barwon River from around 1854, but settlement of the Barwon Heads side did not begin until the mid 1870's when the area was used for fishing. In the 1890's an influx of hunters started to visit Lake Connewarre for ducks and other native birds, which saw the small fishing village start to grow and by the 1920's the township had more facilities including the Barwon Heads Golf Club. The bridge was constructed across the Barwon River linking Barwon Heads and Ocean Grove in 1927 and the area in close proximity to Geelong has been a popular beach side resort from this period.

The history of Barwon Heads Village Park is not well documented and there are no details in the previous management plan aside from several local references to the "54" or "58 Acres". The Barwon Grove Golf Club was relocated to the site almost 50 years ago following a land swap agreement between the then State Government and Barwon Heads Golf Club which also resulted in them retaining limited playing rights at the club.

### **2.2.3 Issues**

- The existing archaeological assessment for the park was completed in 2001 before the current Aboriginal Heritage Act 2006 and the appointment of the Wathaurung Aboriginal Corporation as the Registered Aboriginal Party (RAP)
- A Cultural Heritage Management Plan may be required for works at the park
- There is no interpretive or other information regarding cultural heritage values at the park
- The early establishment of the park is not well documented.

### **2.3.4 Opportunities**

- Liaise with the Wathaurung Aboriginal Corporation through development of this Master Plan Review to improve understanding of Aboriginal cultural heritage
- In close consultation with the Wathaurung, investigate opportunities to develop interpretive information regarding cultural heritage values of the park to complement existing interpretive information regarding environmental values.

## **2.3 Environmental values**

### **2.3.1 Flora**

Barwon Heads Village Park is located within the Otway Plain bioregion characterised by 550-600mm annual rainfall and a naturally sandy geology over calcareous dune rock. The pre 1750 Ecological Vegetation Class (EVC) is EVC 858 – Coastal Alkaline Scrub (syn. Calcarene Dune Woodland). Significant species within this EVC include Coastal Moonah (*Melaleuca lanceolata*) Woodland which is listed and protected on *Schedule 2* of the *Flora and Fauna Guarantee Act 1988* and rare Coast Wirilda *Acacia retinoides* var. *uncifolia*.

Specialist assessment completed for CoGG by Westcoast Indigenous Plant Nursery in 2004 confirmed the presence of two remnant Coastal Alkaline Scrub sub communities at Barwon Heads Village Park. This remnant vegetation is listed as significant as much of the remnants have been cleared and remaining areas have been degraded due to fragmentation and weed invasion.

#### Zone 1 - Remnant Moonah Woodland

The Moonah Woodland is located primarily in the north western end of the park and the largest area 4.8ha has been fenced as part of recommendations arising from the 2002 Management Plan – refer 1.4. The woodland includes a mixed age community of primarily *Melaleuca lanceolata* protected by a network of perimeter and internal fencing to a number of through tracks. The fencing installed to the internal track network has reduced the number of informal tracks protecting the existing trees and reducing the impacts of human activities on ground layer including areas with sensitive moss vegetation. There appears to have been some woody weed removal focusing on Boxthorn and Pittosporum however there is still significant areas of weed invasion including Pampas Grass *Cortaderia selloana*, Crassula *Crassula multicava*, Couch *Cynodon dactylon* and Buffalo Grass *Stenotaphrum secundatum*.



Photo 3. Moonah Woodland 1



Photo 4. Moonah Woodland 2



Photo 5. Moonah Woodland access gate



Photo 6. Moonah Woodland internal paths

#### Zone 2 – Dune Woodland

The Dune Woodland is located along the remnant dune system running north south along the eastern park boundary. It features two separate fenced areas. The northern remnant (0.31ha) features primarily groundlayer species including Kangaroo Grass *Themeda triandra*, Wallaby Grass *Austrodanthonia* sp. Knobby Club-rush *Ficinia nodosa*, Clematis *Clematis microphylla*, Rhagodia *Rhagodia candolleana* and Swainsona *Swainsona lessertifolia*. Refer Photo 1 and 2.

The southern area (0.9ha) contains several large Moonah and Coast Wirildra with infill of Coast Beard Heath *Leucopogon parviflorus* and Coast Tea-tree *Leptospermum laevigatum*, which have naturally recolonised the dune area. The presence of the Coast Tea-tree in the remnant Dune Woodland is seen as a long term management issue. Graeme Stockton notes in his report (refer 1.4.8) that while Coast Tea-tree is normally associated with sand dunes in coastal areas the percentage cover of this species can lead to a loss of diversity, out-competing other indigenous trees, shrubs and groundlayer species and cover of less than 5% is preferred. Although the level of Coast Tea tree in this area was not measured at the time it is now the most dominant species in the area and while some removals have been completed in the central area the predisposition of this species to fire ecology with high levels of dry biomass also contribute risk to properties directly adjoining residential properties in the south east corner of the site.

Outside the core fenced Moonah Woodland perimeter there are also some very large (and very old) established Moonahs which are cut off from the main remnant (refer photo 8). These trees especially those located at the rear of the Pony Club, are subject to higher levels of ground layer weed invasion and despite the presence of some fencing appear unable to naturally regenerate and are subject to higher threat in the form of branch and root compaction and damage.



Photo 7. Coast Tea tree –SE corner



Photo 8. Moonah at the Pony Club

There is a mix of native and indigenous vegetation across the remainder of the recreational areas of the park.

A key landscape feature of the site is the avenue of Tuart Gums *Eucalyptus gomphocephala* planted along the main roadway extension of Hitchcock Avenue. Tuart Gums are a native of Western Australia and were planted on the site 40-50 years ago. Assessment completed during the preparation of the 2002 Management Plan – refer 1.4.6 - led to removal of almost a third of the trees which had declined in health and had become unsafe. A further 30% were considered to have a 'safe useful life expectancy' of less than five years and have been subject to continuous monitoring with spot removals undertaken as required to protect public safety. Long term management recommendations included establishment of a replacement avenue using indigenous Bellarine Yellow Gums *Eucalyptus Leucoxydon ssp. bellarinensis*.



### 2.3.2 Fauna

There has not been a formal fauna assessment in Barwon Heads Village Park, however the existing Moonah Woodlands provides habitat values in the park. The *DSE Field Guide to Coastal Moonah Woodland in Victoria* notes that Moonah Woodlands provide habitat and food for many species of native animals and insects such as bats, echidnas, ringtail possums, birds, beetles and spiders.

Rabbits were identified as having a very negative impact on the environmental values in the park in the 2002 Master Plan, with dropping, digging and overgrazing in the sensitive areas of the Moonah Woodland and the dunes to the east of the park. Recent visual assessment and reports from club members and users of the park noted that there had been a decrease in rabbit activity in the park.

### 2.3.4 Environmental Issues and Opportunities



Figure 2. Environmental values

#### Issues

- Environmental weed invasion in the understory of the Moonah Woodland and in the fenced off area of the Dune Woodland.
- Control of Coast Tea tree in the remnant vegetation areas to maintain biodiversity values.
- Existing perimeter fence around the Moonah Woodland does not include some very old Moonahs located behind the Pony Club. These trees, some of the oldest in the park are subject to extensive ground layer weeds and are not regenerating.

- Any potential future redevelopment of the Pony Club will be restricted by the proximity of remnant Moonahs and their required tree protection zones.
- Fragmentation of the Dune Woodland along the east boundary of the site, with the fenced area of the Dune Woodland at the northern end and the remaining unfenced woodland at the southern end up to Hitchcock Avenue disconnected.
- Lack of connection between the fenced Moonah Woodland area and the Dune Woodland along the eastern side of the site.
- Management of fire risk, especially in the south east corner of the site where the prevalence of Coast Tea tree directly adjoining rear property fencelines will restrict access and increase dry biomass loading.
- Management of the ageing Tuart Gums avenue to minimise risk to the public while maintaining landscape character within the park.
- Concerns from the Tennis Club regarding the leaf litter on the courts and potential impact of tree roots.
- Impact of the Bowling Club toilets on large old Moonahs at the rear of the building.
- Potential future redevelopment of the Golf Club at its current location will be restricted due to the proximity of adjoining Moonah woodlands.
- Density of vegetation at some road entries and path crossing may impact on sightlines and public safety.
- Ongoing rabbit control.

### **Opportunities**

- Actively promote natural regeneration of the Moonah Woodland, supplemented with revegetation consistent with the EVC benchmark where appropriate to increase biodiversity values. Facilitate natural regeneration supplemented with revegetation consistent with the EVC benchmark where appropriate to increase biodiversity values.
- Continue selective weed control in the Moonah Woodland to promote regeneration.
- Investigate expansion of the Moonah Woodland perimeter fencing to include the remnant Moonahs located behind the Pony Club and in areas along the western boundary.
- Review protection of stand alone Moonahs located around Pony Club and install barriers, mulching and planted groundlayer to improve health and protect lower branches and roots from damage.
- Investigate options to improve habitat connection between the Moonah Woodland and Dune Woodland.
- Undertake removal of Coast Tea-tree to reduce fire risk and undertake revegetation in accordance with the EVC Benchmark to maintain biodiversity values.
- Investigate extending around the remnant Dune Woodland located in the south-east corner and undertake supplementary revegetation in accordance with the EVC Benchmark to improve connection between remnants.
- Ensure any potential future works at the Pony Club, Bowls Club or Golf Club, protect remnant Moonahs and Moonah woodland at all times. Any development proposals must ensure protection of tree protection areas for trees adjoining the building.
- As part of any future redevelopment proposals, investigate potential for long term relocation of existing buildings away from significant environmental areas of the park, to less environmentally sensitive areas. This would include the Bowling Club, Pony Club and Golf Club.
- Implement the Tuart Gums Management Plan outlined in the previous management plan to enable staged planting and replacement of these trees with local indigenous species as their health declines.



Figure 3. Conservation Area Management Zones

## 2.4 Adjoining land use

### 2.4.1 Residential properties

Barwon Heads Village Park is bounded to the north and east by residential properties. Many of the properties along the northern boundary have an outlook onto the park and have access gates to the existing pedestrian path running parallel to the boundary line. The existing residential properties along the eastern boundary have standard timber fences and are not open to the park. There is pedestrian access though from Carr Street at Troon Avenue and Hoylake Avenue. There is dense existing vegetation along the south east boundary fence, which may present a fire risk due to restricted access.



Photo 9. Open fencing along northern boundary



Photo 10. Proximity of dense Coast Tea-tree along south-east boundary

## **2.4.2 Existing main roads**

The park is bounded to the west by Sheepwash Road and Geelong Road to the south and the main vehicle access points to the park are located along those two main roads. The round about at the intersection of Sheepwash Road and Geelong Road in the south-west corner of the park is a key intersection which takes heavy vehicular traffic during peak visitation period. Future works by Council will include the improvement of this intersection to improve traffic management and circulation at this junction point. Refer section 2.5 Access and circulation.

## **2.4.3 Adjoining land use issues and opportunities**

### **Issues**

- Residential properties located along the park boundary where the vegetation is dense and there is restricted access, are at a greater risk in the event of a fire in the park.
- There are existing Moonah located on private property along the northern park boundary, which are not part of the management and protection regime of the remnant Moonah woodland in the park.
- Lack of adequate directional signage along Sheepwash Road and Geelong Road to direct vehicles to access points to existing clubs in the park.
- Public access to the park via Hoylake and Troon Avenue from Carr Street is unclear.
- Potential spread of weeds from adjoining residential properties and gardens into the park.

### **Opportunities**

- Investigate and implement a fire management plan for the park with the Barwon Heads CFA.
- Improve interface between the existing residential properties and the park, maintaining a clear mown grass buffer zone of at least 4x4m.
- Liaise with adjoining residents to ensure protection of Moonah located on private properties.
- Investigate existing and new signage requirements to improve directional signage in park, especially from Carr Street and at the corner of Sheepwash and Geelong Roads.
- Opportunity to raise awareness of the adjoining residents and public to the negative impact of environmental weeds on the park's native vegetation.

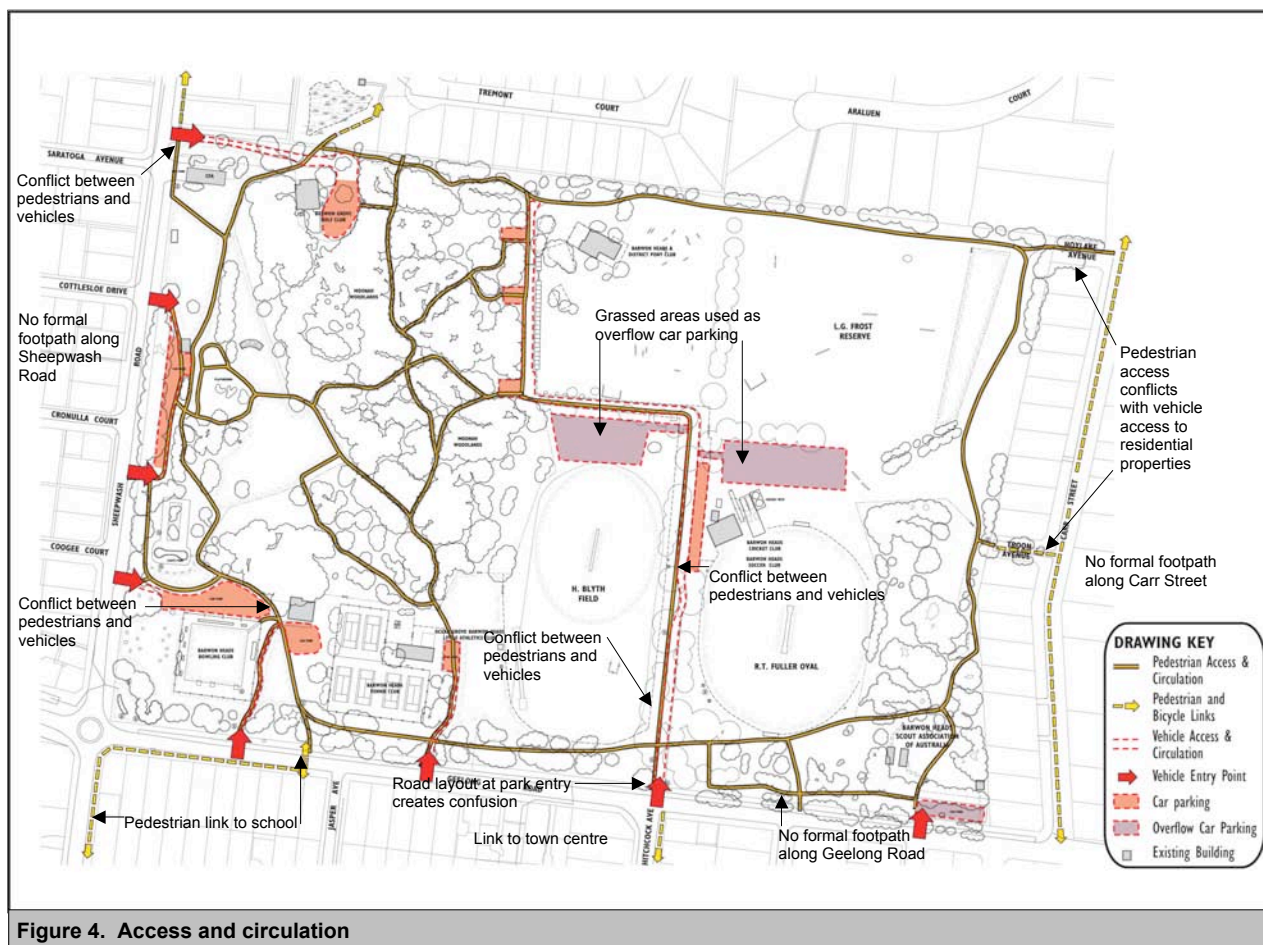
## **2.5 Access and circulation**

### **2.5.1 Vehicle access and circulation**

Vehicular traffic in Barwon Heads is seasonal and is typically low for most of the year, and heavier during the peak holiday season and weekends. It is anticipated that with the growing popularity of Barwon Heads and the new residential development at Armstrong Creek, there will be an increase in traffic in and through the town.

There are three main vehicular access roads to Barwon Heads. Barwon Heads Road is considered the main arterial and entry point to the town as it provides direct access to the town centre for most of the traffic coming from Geelong and Melbourne. The other two routes into Barwon Heads are across the Barwon Heads Bridge from Ocean Grove, and Thirteenth Beach Road, which becomes Ewing Blyth Drive.





Vehicular entry points to the park are located along Sheep Wash Road and Geelong Road, to access the clubs and other park facilities. All vehicular accesses are unsealed and lead to unsealed car parking areas. The main vehicle entry to the park is located at the intersection of Geelong Road and Hitchcock Avenue, and provides vehicular access to the Cricket Club and ovals, and the Pony Club at the northern end of the park.



Photo 11. Vehicle entry to Tennis Club



Photo 12. Hitchcock Avenue entry

A slow point has been recently installed by Council along the unsealed entry road near the Cricket Club to reduce vehicle speed in the park, especially on game days. A similar treatment is required at the entry to reduce speed of incoming and outgoing traffic from the park, where it crosses the looped pedestrian path.



Photo 13. Hitchcock Avenue extension



Photo 14. New slow point

### 2.5.2 Car parking

There is extensive car parking located around the park, in proximity to the various clubrooms/pavilions to service the clubs and visitors and are accessed via the vehicle entry points to the park. Refer Figure 4. The car parking spaces are unmarked and car parking is generally informal, and there is no definition of separate pedestrian access in these areas. The grassed areas north of H. Blyth Field and R.T. Fuller Oval are also used as overflow parking for trailers during major show jumping events.

### 2.5.3 Pedestrian and bicycle access and circulation

There is an extensive network of existing unsealed paths that provide a series of internal walking loops. The perimeter path provides a popular loop of approximately 1.8km. The north-south route from the pedestrian crossing past the playground and CFA has been designated as the 'safe school route'. There are two minor access points along Carr Street from Hoylake Avenue and Troon Avenue and an access point from the adjoining reserve in the north, with links to Tremont Court. The existing network of unsealed access tracks within the Moonah Woodlands provides additional recreational walking experience and connectivity which is popular with visitors to the park. There is a lack of bike racks in the park.



Photo 15. Geelong Road pedestrian crossing



Photo 16. North-south safe school route

## 2.5.4 Access and circulation issues and opportunities

### Issues

- The Geelong Road - Hitchcock Avenue intersection layout at the main entry to the park creates confusion for incoming and outgoing vehicular traffic. This route is also the link to the main activity area for pedestrians.
- Incoming and outgoing vehicle traffic speed at the main entries to the park is a safety issue for pedestrians, especially where there are poor sightlines on approach to the walking trail crossing points.
- The informal car parking near the Scout Halls is in poor condition and subject to illegal rubbish dumping and damage to vegetation.
- There are no formal footpaths along the boundary of the park at Sheepwash Road, Geelong Road and Carr Street, and sections of the 'safe school route' cross vehicle entries and have poor sightlines for security.
- Pedestrian access via Hoylake Avenue and Troon Avenue is shared with vehicle access to adjoining private properties.
- Lack of directional signage throughout the park.
- There is no footpath along Carr Street or along the Barwon River in this area.

### Opportunities

- Install new traffic slow point at the entry with signage to reduce vehicle speed and improve pedestrian safety at the walking trail - vehicle track cross over point on the Hitchcock Avenue extension.
- Investigate separation of pedestrians and vehicles in car parking areas to improve access, circulation and safety.
- Review and confirm alignment for 'safe school routes' through the park to reduce conflicts with car parking/access roads and sightlines for safety and security.
- Install directional signage to guide park users.
- Improve sightlines and signage/vehicle control at pedestrian/vehicle crossing point.
- Improve links to and along Carr Street.
- Review car access and crossing points along Hitchcock Avenue extension.

## 2.6 Existing site infrastructure

### 2.6.1 Informal recreation

The park provides an excellent range of park facilities and infrastructure for both formal and informal activities. The most recently built facility is the skate park located in the east of the site. This features a bowl and ramp/activities area with sound protection for adjoining residents. Other park facilities include the Adventure Playground, the picnic shelter, BBQ and public toilet located adjacent to the playground with a maritime theme.



Photo 17. Existing skate park





Photo 18. Existing playground



Photo 19. Picnic table adjacent to cricket oval



Photo 20. Public toilets on Sheepwash Rd



Photo 21. Basketball half-court at Golf Club

There is a basketball half court at the Barwon Grove Golf Club and several picnic tables located around R.T. Fuller Oval and around the existing playground.

## 2.6.2 Toilets

There are three public toilets located in the park. The main public toilet block is located adjacent to the playground in the west of the park and services the playground, the picnic area and the skate park users. The toilet located at the rear of the Cricket Club pavilion is in reasonable condition. It comprises of small male and female blocks, which are used mostly by park users and spectators on game days or major events. The toilet block located at the rear of the Bowls Club pavilion is managed by the Bowls Club as part of their lease agreement. The facilities are in poor condition and contain asbestos. Their proximity to the adjacent Moonah Woodland is also a maintenance issue. All clubrooms in the park have toilets, which can usually be accessed by club members only when open for Club match days/ functions.



Photo 22. Public toilets at Cricket Club



Photo 23. Scouts' toilet facilities

### 2.6.3 Sports Fields

The existing formal sports fields in BHVP are H Blyth Field and R.T Fuller Oval. The two fields cater for organised sports and are actively used by the Cricket, Footy, Soccer and Little Athletics clubs for training and competitions. The fields are also available for informal use by the community. Whilst the relocation of the Barwon Heads Football and Netball Club to BHVP was a major driver behind the 2002 Master Plan, this Master Plan Review addresses the rapid growth of more recently formed clubs such as the Barwon Heads Soccer Club, and the pressing need to review the current configuration of the sports fields to cater for the need of the respective clubs using the ovals, reduce the pressure onto the existing playing surfaces and improve the playing surface quality.

## 2.7 Sporting clubs and community stakeholders

### 2.7.1 Barwon Heads and District Pony Club (BHPC)

- The BHPC currently has 60 members from the Barwon region and Melbourne.
- Rallies are held the first Sunday of each month except for January, with a total of eleven rallies per year.
- Pavilion located in the north-west corner of L.G. Frost Reserve. Vehicle access is from the Hitchcock Avenue and grass areas adjacent to the Cricket Club are used for overflow trailer parking.
- Park use licence covers the open area north of the Cricket Club for show jumping and dressage.
- There is an existing proposal for increasing multi use, by sharing with the Barwon Heads Angling Club, which may also enable upgrade of the club facilities.
- There are several ancient Moonah trees which must be considered in any proposals for changes to the building footprint.



Photo 24. Pony Club pavilion



Photo 25. Show jumping infrastructure

### 2.7.2 Barwon Grove Golf Club (BGGC)

- The BGGC was established in 1961. The club currently has 250 members.
- Clubroom known as the 'Tin Shed' is located in the north-west area of the park, with vehicle access from Sheepwash Road. There is an unsealed car parking area adjacent to the building.
- There is an existing basketball half court, a picnic table and a storage container adjacent to the building.

- The BGGC has no licence agreement in place with Council to use open areas of the park and conduct their games and competitions off site at Barwon Heads Golf Club or 13th Beach Golf Club.



Photo 26. Barwon Grove Golf Club

### 2.7.3 Barwon Heads Bowling Club (BHBC)

- The BHBC has 83 full members, 44 social members and 3 life members.
- The clubroom is also hired out for private functions and other groups such as The Friends of the Bluff and the Barwon Heads Music Society.
- The BHBC clubrooms are located west of the existing tennis courts, away from the bowling greens. The club would prefer a building located directly adjacent to the greens.
- The bowling greens have been upgraded to synthetic and can be used all year round.
- The existing toilet block at the rear of the clubroom backs into existing Moonah vegetation, which is leaning over and into the toilet block. The conservation status of the Moonah Woodland precludes trimming of the Moonah vegetation, creating management and safety issues associated with protection of the Moonah Woodland, the structural integrity of the toilet block and safety of its users.



Photo 27. Bowling Club Pavilion



Photo 28. Synthetic Bowling Greens

### 2.7.4 Barwon Heads Cricket Club (BHCC)

- The BHCC currently has 87 Senior, 21 Family and 125 Junior memberships.
- The club fields 4 senior teams, 5 junior teams and have an excess of 60 children participating in the Milo program.
- The BHCC pavilion is located east of the vehicle access road off the main entry to the park opposite Hitchcock Avenue and faces the R.T. Fuller Oval. The pavilion includes a main club room, a kitchen with servery, a separate servery, two store rooms, a cool room, female and male toilets and two change rooms with two showers in each.



- Park use licence covers the R.T. Fuller Oval and the H. Blyth Field to the west of the cricket oval.
- Other facilities include cricket nets, two water tanks and a public toilet block at the rear of the pavilion.
- The Cricket Club has an informal agreement with the Barwon Heads Soccer Club and the Junior Football Club to share the club facilities and pavilion during the winter season.



Photo 29. Cricket Club pavilion



Photo 30. Wicket on R.T. Fuller Oval



Photo 31. Picnic tables in front of cricket club

### 2.7.5 Barwon Heads Soccer Club (BHSC)

- The BHSC have 49 senior members (2 men's teams and 1 women's team) and 42 junior members in 4 teams.
- The BHSC has an informal agreement with the Cricket Club to use the Cricket Pavilion on training and game days through winter.
- The Club plays on the R.T. Fuller Oval but trains off site at a private ground due to a lack of training lights.
- The establishment of a permanent ground for soccer has been requested by the BHSC.
- Upgrade of the existing Barwon Heads Cricket Pavilion to provide an additional set of female home and away change rooms and umpires room to FFV Class C standard.

### 2.7.6 Barwon Heads Junior Football Club (BHFC)

- The BHFC does not have a permanent presence in the park but uses the R.T. Fuller Oval for junior footy games and training during winter.
- Upgrade of the Cricket Club Pavilion to extend change room facilities will also benefit the Junior Football Club.

### 2.7.7 Barwon Heads Scouts Association of Australia (BHSA)

- 1<sup>st</sup> Barwon Heads Group was originally formed in 1959. After a hiatus of twelve years, the Scout Group was reformed in 2007.
- The club comprises of 35 youth members (including Cubs and Scouts), 4 Scout Leaders and 4 registered Parent Helpers.
- The Scout Halls are located in the south-east corner of the park and include two steel cabins and a separate small toilet block for the club's use only.
- The cabins are used as both meeting and storage space for camping gear.
- After being in recess for several years there has been a recent surge in membership and there is a lack of space at the halls.



Photo 32. Scouts Halls



Photo 33. Tennis Clubroom and hitting wall

### 2.7.8 Barwon Heads Tennis Club (BHTC)

- The BHTC was established in 1947. The club moved to its current location in the Village Park in 1977.
- The club currently has 70 members, comprised of 3 Life Members, 27 Mid-week Ladies, 30 Saturday Mixed Juniors and 10 Saturday Mixed Seniors.
- The BHTC clubroom is located west of H. Blyth Field, adjacent to the existing tennis courts and comprises of a recently renovated main room, a small kitchen (undergoing renovations), toilets and a large storeroom. The large storeroom was built in 2006 for the Ocean Grove/Barwon Heads Little Athletics Club, which pays a small nominal fee to the Tennis Club for the shared usage of the Tennis Club facilities at specified times.
- Upgrade works completed in 2008 included resurfacing four of the six tennis courts from asphalt to an acrylic resin "hardcourt" surface and installation of flood lights and new fencing.
- Other facilities include a tennis hitting wall behind the clubroom and a swing.

### 2.7.9 Ocean Grove Barwon Heads Little Athletics Club (BHLAC)

- The BHCAC has an average of 110 athletes over the past three years.
- The BHLAC has a lease agreement in place to use the store room that forms part of the tennis clubroom as storage space for their equipment.
- Park use licence covers the H. Blyth Field, which is used for track and field training and competitions.
- Existing facilities include a long jump sand pit and a cage for throwing events.
- Athletics training and competition is to take place during the summer and overlap with cricket.





Photo 34. Existing long jump pits



Photo 35. Existing throwing cage

#### **2.7.10 Barwon Head Angling Club (BHAC)**

- The BHAC was established in 2007.
- The club currently has 67 members.
- The BHAC currently does not have separate clubrooms.
- There are current investigations into shared use with the Pony Club Pavilion.

#### **2.7.11 Barwon Heads CFA**

- The CFA building is located in the north-west corner of the park.
- The grassed areas adjacent to the CFA building on Sheepwash Road are sometimes used for training drills.



Photo 36. Barwon Heads CFA



Photo 37. Barwon Water pumping station

#### **2.7.12 Barwon Water**

- Barwon Water has a 9 year building use lease agreement with council for the pumping station located in the south-east corner of the park.
- The facilities include a sewerage pumping station and equipment shed.

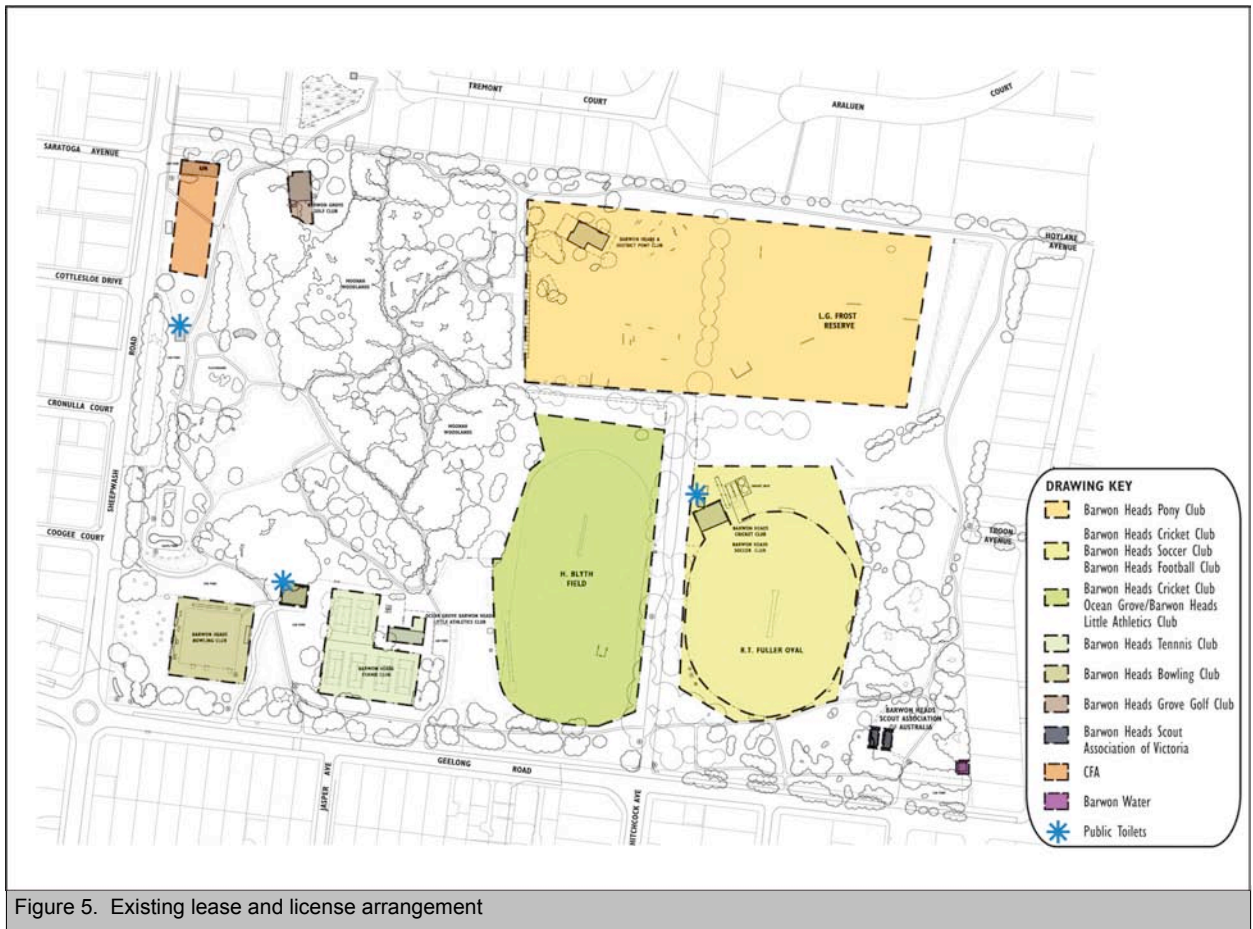


Figure 5. Existing lease and license arrangement

## 2.7.13 Existing site infrastructure issues and opportunities

### Issues

- The current layout of the cricket pavilion does not cater for the needs of the Soccer Club in terms of availability of the required change rooms for mens, ladies, juniors and referees.
- Lack of a dedicated soccer pitch for the Soccer Club with goals in place all year round.
- Lack of bicycle racks to cater for the large number of park users who cycle to the park.
- The Cricket Club noted additional pressure on the playing surfaces due to the increase in the use of the ovals.
- Lack of irrigation and poor quality of the surface on H. Blyth Field for athletics training and events and soccer/cricket use.
- Tree roots lifting the tennis court playing surface and leaf matter which require frequent maintenance and may pose a risk to players.
- The unsewered toilet located behind the Bowls Club is within the dense Moonah canopy which presents maintenance issues and potential impacts on the health of the protected trees. Specialist contractors will be required to decommission the toilet due to the presence of asbestos.
- There is no formal lease agreement with CoGG for the Soccer Club and the Junior Football Club to use the Cricket Pavilion which is an issue in case of damage to the pavilion when those clubs are using the facilities.
- The existing Bowls Club is located away from the bowling greens.
- Lack of lighting of the ground reduces the potential for training use in the park, especially during winter.
- Lack of storage space for the Scout Group to store camping equipment and gear to free up space in the cabin halls.

## Opportunities

- Upgrade the cricket club pavilion to establish an additional set of female home and away change rooms to improve facilities for men's, women's and junior soccer to FFV Class C standard. The existing toilet block at the rear of the pavilion could be demolished and 2 additional 'away' change rooms provided. The existing storage area would need to be reworked into a new male toilet/shower with a new extended storage area added at the back of the kitchen. The existing public toilet is to be replaced with a single all ability access cubicle at the rear, reducing maintenance and improving disabled access. Refer Figure 6.
- Investigate decommissioning of the toilet block located at the rear of the Bowls Club pavilion. In the longer term, investigate relocation of existing Bowls Club pavilion closer to the bowling greens to reduce impacts on Moonah Woodland and provide direct views overlooking the bowling greens.
- Improve playing surface and investigate irrigation at H.Blyth Field to provide improved facility for soccer, cricket and little athletics.
- Investigate installation of training lights to the southern end of H.Blyth Field.
- Install safety barriers to restrict horse access between L.G. Frost Reserve and R.T. Fuller Oval. (completed).
- Provide additional bicycle racks to key areas the park.
- Encourage continued multi use lease agreements between clubs and other community organisations. Council is to formalise the informal multi use arrangement of the facilities between clubs with formal licences and lease agreements.
- Resurface the two northern tennis courts and establish line marking to increase multi use for tennis and basketball/netball.

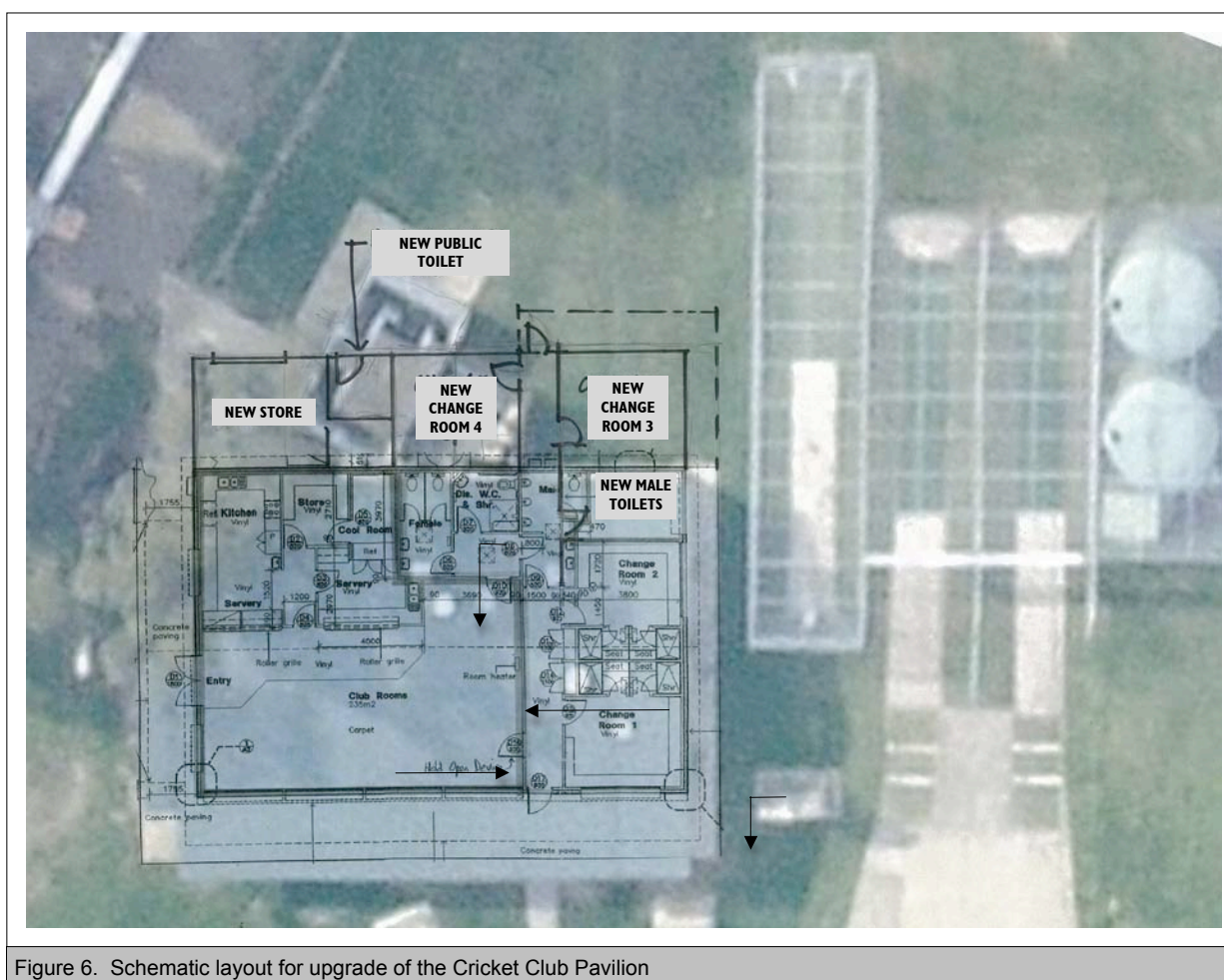


Figure 6. Schematic layout for upgrade of the Cricket Club Pavilion



## **2.8 Barwon Heads Early Learning Centre**

The Barwon Heads Early Learning Centre was developed by Council in partnership with the State Government to meet the increasing demands for preschool education and care in the Barwon Heads township. The design development and consultation was undertaken as part of a separate parallel process to the completion of the Barwon Heads Village Park Master Plan Review.

The facility will comprise a double room kindergarten with outdoor play area, consulting rooms to accommodate Maternal and Child Health services and specialist early years services and a multi purpose room for playgroup and other community activities. The new integrated centre will replace the existing early years facilities located in Clifford Street. Storage area for the Little Athletics Club will also be provided in the new building.

The building footprint indicated on the master plan was prepared by Insite Architects. Following extensive community consultation Council resolved to support the development of the Barwon Heads Early Learning Centre at the Geelong Road, Village Park site. Council has required that the project design respond to issues relating to passive surveillance, traffic management and the landscaped parkland interface.

## **2.9 Consultation**

### **2.9.1 Consultation at the Analysis Phase**

The Management Plan prepared in 2002 included extensive consultation with local stakeholder groups and the community including meetings and the circulation of two community surveys through the *Geelong Advertiser* and *The Echo*.

Surveys were delivered to all homes in Barwon Heads and a total of 181 responses were received. In summary the most popular reasons for visiting the park was dog walking (43%) and using the playground (41%). Other popular activities included walking (38%) and visiting the Moonah conservation area (36%). The park was a valued resource for sporting activities including with spectators (28%) and participants (26%). Public display of the management plan resulted in a further 617 responses.

The results indicated that passive recreation opportunities provided within the park are highly valued by the local community and that a balance needs to be sought in preparation of the management plan between active and sporting recreation and informal and passive pursuits. In addition all activities need to be considered within the context of the legal requirements for protection of existing environmental and cultural heritage values of the park.

More recently there has been extensive community consultation with the local community via the Barwon Heads Structure Plan finalised in 2010. The results and direction of this broader community consultation were used to inform preparation of the draft plan displayed for community input and comment.

As part of the master plan review project, a Project Reference Group was formed with representative from each stakeholder group. The initial meeting was held on 6 April 2011. Refer to the Project Reference Group Meeting Notes in Appendix

#1 for details of the values, issues and opportunities identified during the meeting which have been used to inform preparation of the draft master plan review. Continuous consultation with the sports clubs was subsequently completed to finalise the alignment, design and installation of the new timber fences in the park. Consultation was also undertaken with the Registered Aboriginal Party for the Barwon Heads Village Park site, in this case the Wathaurung Aboriginal Corporation, and their feedback included in the preparation of the draft master plan review.

## **2.9.2 Consultation at the Draft Master Plan Review Stage**

The Draft Master Plan Review and proposed development of the Barwon Heads Early Learning Centre (ELC) were displayed for community consultation during March, 2012. At the conclusion of the consultation period a total of 791 submissions were received. Following a review of the submissions received this number was then reduced to 731 as several members of the community submitted multiple submissions. Multiple submissions received from a single person were consolidated to a single submission.

The majority of submissions received were in relation to the development of the Early Learning Centre in the park. Of the 731 submissions, 70% (or 508) supported the proposed ELC site and 30% (or 223) raised concern over the location.

At its meeting of 12 June 2012 Council resolved to formalise an advisory committee to deal with the mediation and submissions review process related to the proposed location of the Barwon Heads Early Learning Centre in the Village Park. Council's current procedure for Open Space Development involves a two-step process for the management of submissions. The first step involves a mediation process to attempt to address concerns and have submissions (objections) withdrawn. Should mediation not resolve the concern, it is referred to a Submissions Review Panel, who upon hearing submissions, make a recommendation to Council.

Due to the very high number of submissions received, both for and against the Early Learning Centre proposal, it took longer than usual to process. To address this issue, the Sport and Recreation department wrote to all individuals who made a submission and advised them of their option to be heard by the Advisory Committee of Council and/or attend a mediation session.

One respondent chose the mediation process and a session was held on Tuesday 3 July 2012. This session proceeded amicably with the applicant confirming that most of the concerns raised, had or were already being considered. The majority of those who objected to the siting of the Early Learning Centre facility in the Village Park elected not to pursue mediation and instead chose to speak at the Submissions Review Panel.

The Barwon Heads Early Learning Centre Submissions Review Panel convened on Monday 9 July 2012. Presentations were made by 29 people with respondents speaking both in favour of, and against the proposal. The key themes of the objections presented included:

- The value of the passive open space and losing the site to development;
- Surveillance issues created with the development;
- Impact on park users;
- Traffic implications of the development.

The Submissions Review panel, having heard the above submissions and having considered those that were also provided in writing, unanimously supported the development of the Barwon Heads Early Learning Centre at the Geelong Road, Village Park site. In providing its support for the development the panel also recommended that the following issues be addressed in the design process:

- Passive Surveillance;
- Traffic management;
- Sympathetic design interface to the parkland.

The panel indicated that the decision to support the location of the Barwon Heads Early Learning Centre on Village Park was a compromise between the acknowledged value of open space in the community and the community's need to develop an early learning centre. This compromise was required after other options such as the Barwon Heads School site were found not to be viable.

For more detailed summary of consultation/feedback and amendments completed in finalising the Draft Master Plan Review refer to Appendix B.

## **3.0 Plans**

**BHVP-01 Existing Conditions Plan**

**BHVP-02 Master Plan Review**







**EXISTING CONDITIONS PLAN**  
**BARWON HEADS VILLAGE PARK**







## RECREATION

Barwon Heads Village Park is a district level open space reserve. The park provides recreation facilities for the local Barwon Heads community and is subject to higher levels of use during seasonal holiday periods. The overall intent is to:

- Maintain the existing balance between informal passive and active recreation.
- Promote multi use of existing and new facilities.
- Ensure new facilities provide access for all abilities and meet best practice environmentally sustainable design (ESD) principles and materials.

## R.T.FULLER OVAL

- 10 Maintain existing use for local cricket, soccer and junior football. Undertake additional indigenous overstorey shade tree planting adjacent to the pavilion.
- 11 Upgrade of the existing pavilion to provide an additional set of female home and away change rooms to improve facilities for men's and women's soccer. The existing toilet block at the rear is to be demolished and the pavilion extended to provide 2 additional changerooms, umpires room and storage, to FFV Class C standard. The existing public toilet is to be replaced with a single all access cubicle with access from the rear of the building.

## H.BLYTH FIELD

- 12 Maintain existing multi purpose field including use as a second cricket ground, 400m grass little athletics track and soccer pitch. Relocate cricket oval to centre of soccer pitch to maximise the efficiency of the new irrigation system. Retain existing throwing cage for field events.
- 13 Upgrade the existing playing surface including establishment of drought tolerant turf and installation of a new irrigation system. Link new system to existing irrigation system at R.T. Fuller Oval and install an additional water tank to improve storage capacity.
- 14 Establish seasonal soccer goals on H.Blyth Field for soccer use during winter.
- 15 Provide additional hardstand area for high jump mats.
- 16 Investigate establishment of training lights for the soccer club.

## L.G. FROST RESERVE

Maintain existing Pony Club use. Extend perimeter fencing to minimise impacts on public safety and adjoining environmentally and culturally sensitive areas. Continue focus on dressage and show jumping events within the designated fenceline.

- 17 Establish a new 60x20m sand based lunging arena for dressage and training. Locate on the east side of the row of existing Tuart Gums to maximise shade and shelter for participants and spectators.
- 18 Maintain the grassed areas north of the cricket pavilion and nets as grass overflow parking for major sporting events when additional car parking is required.
- 19 Investigate shared use of the Pony Club pavilion by the Barwon Heads Angling Club. Note proximity to mature Moonah trees must be considered in any new building works. Refer Note 3.

## TENNIS COURTS

The four southern tennis courts have lighting and have recently been resurfaced.

- 20 Resurface northern courts to acrylic resin surface to match southern courts and install multi court line marking for both tennis and basketball/netball.
- 21 Establish an informal picnic area with new picnic tables and new shade tree planting.
- 22 Fence and protect significant Moonah trees adjoining the courts.

## BARWON HEADS CFA

The Barwon Heads CFA is located in the north-west corner of the park. Liaise with the Barwon Heads CFA to investigate and implement a fire management plan for the park.

- 23 Retain the open grassed areas adjacent to the CFA building for training drills.

## BOWLING CLUB

The toilet facility at the rear of the existing Bowling Club Pavilion has been overgrown by trees in the adjoining Moonah Woodland conservation area. Remove the toilet block while ensuring protection of the Moonahs and observing OHS regulations in regards to the presence of asbestos.

- 25 Consolidate parking area using new overstorey trees to define the parking bays, provide shade and increase separation to the existing pedestrian cycle path.

- 26 The existing bowling club pavilion is located away from the bowling greens. Long term investigate relocation of the bowling club pavilion to a more prominent position overlooking the bowling greens.

## BARWON GROVE GOLF CLUB

The Club is a significant part of the history of the reserve relocating here when the park was established. The current location of the club building and car park is however within the environmentally sensitive area of Moonah Woodland. Improvements to car park drainage and any potential building redevelopment must ensure protection of significant vegetation.

## PEDESTRIAN AND CYCLING ACCESS

The existing unsealed pedestrian path network provides a walking/cycling track circuit around the park of over 1.8km. There are fenced secondary links through the Moonah Woodland conservation area and local links to Carr Street. Existing paths within the park are to remain unsealed, reducing cycling speeds and maintaining the relaxed informal character of the park.

## LAND MANAGEMENT

The existing site is Crown Land owned by the Department of Sustainability and Environment with City of Greater Geelong the delegated land manager under the *Crown Land Reserves Act*. Club facilities and use of the oval and sporting facilities are subject to lease and licence agreements.

Existing and future fenced conservation areas within the park will be managed by the CoGG Environment and Natural Resources Unit. Sporting facilities and use of the oval and sporting facilities are to be managed by CoGG Sport, Recreation and Open Space.

## SHEEPWASH ROAD

- 27 Upgrade park signage at the intersection with Geelong Road.

- 28 Establish directional signage to the Barwon Grove Golf Club and install warning signage to adjoining footpaths.

## TUART GUM AVENUE

A key landscape feature of the site is the avenue of Tuart Gums *Eucalyptus gomphocephala* planted along the main roadway extension of Hitchcock Avenue. Tuart Gums are a native of Western Australia and were planted on the site 40-50 years ago. These trees are now over mature and nearing the end of their natural lifespan.

- 29 Continue active monitoring of tree health and undertake spot removal of trees as required to protect public safety. Commence a replacement planting program to maintain the landscape character of the avenue where trees are replaced using indigenous Bellarine Yellow Gums *Eucalyptus leucocylon* sp. *bellarinensis*, which are similar in appearance to the Tuart Gums.

## HITCHCOCK AVENUE ENTRY ROAD

- 30 Extend 30m of sealed road into the park including new traffic control and signage to reduce vehicle speed and improve pedestrian safety at the intersection with the pedestrian/cycle path.

- 31 Reset angle parking adjacent to the cricket club and provide a designated pedestrian crossing point at the existing slow point to improve safety and links between the two fields on match days.

## BARWON HEADS EARLY LEARNING CENTRE

The Barwon Heads Early Learning Centre was developed by Council in partnership with the State Government to meet the increasing demands for preschool education and care in the Barwon Heads township. The design development and consultation was undertaken as part of a separate parallel process to the completion of the Barwon Heads Village Park Master Plan Review.

The facility will comprise a double room kindergarten with outdoor play area, consulting rooms to accommodate Maternal and Child Health services and specialist early years services and a multi purpose room for playgroup and other community activities. The new integrated centre will replace the existing early years facilities located in Clifford Street. Storage area for the Little Athletics Club will also be provided in the new building.

The building footprint indicated on the master plan was prepared by Insite Architects. Following extensive community consultation Council resolved to support the development of the Barwon Heads Early Learning Centre at the Geelong Road, Village Park site. Council has required that the project design responds to issues relating to passive surveillance, traffic management and the landscaped parkland interface.

## 1ST BARWON HEADS SCOUT GROUP

The Scout Group was reformed in 2007. The Scout Halls are located in the south-east corner of the park and include two steel cabins for meetings and storage and a separate small toilet block for the club's use only. The existing cultural and environmental values of the surrounding area limit further expansion of built facilities in this location.

- 33 Define and reduce parking areas and improve vehicle control in the unsealed car park while retaining access for the scout group and to the Barwon Water Sewer Pumping Station. Manage vegetation to retain sightlines for passive surveillance from the adjoining road.

## TROON AVE

- 34 Manage existing vegetation to retain clear sightlines for safety and install signage regarding shared private vehicle and pedestrian use of the entry.

## HOYLAKA AVE

- 35 Manage existing vegetation to retain clear sightlines for safety and install signage regarding shared private vehicle and pedestrian use of the entry.

- 36 Install bike racks to key destinations around the park.

## DRAWING KEY

	EXISTING MOONAH WOODLAND		EXISTING ROAD		EXISTING SIGNAGE
	EXISTING DUNE WOODLAND		EXISTING UNSEALED VEHICLE ACCESS & CAR PARKING		NEW SIGNAGE
	EXISTING NATIVE VEGETATION		EXISTING UNSEALED PATHS		EXISTING POST WIRE FENCE
	EXISTING TUART GUMS		NEW UNSEALED PATH LINKS		EXISTING CHAIN MESH FENCE
	NEW OVERSTOREY TREE		PICNIC TABLES		EXISTING PINE LOG FENCE
	EXISTING WETLAND / SWAMP		EXISTING MAINTENANCE GATES ACCESS GATES		NEW FENCE
	PROPOSED REVEGETATION		NEW MAINTENANCE ACCESS GATES		EXISTING BUILDINGS
			NEW TRAINING LIGHTS		NEW BUILDINGS

## OVERALL DESIGN INTENT

The overall design intent is to protect and enhance the existing environmental and cultural heritage values while improving passive and active recreation and community facilities in the park. Key overall recommendations include:

- Protect and enhance remnant Coastal Dune and Moonah Woodland vegetation communities and improve habitat links and buffer zones within the park.
- Protect existing archaeologically sensitive areas and liaise with the Wathaurung regarding future management and potential interpretation of cultural values.
- Undertake staged upgrade and improvement of sporting and community facilities and infrastructure to cater for existing and future use.
- Improve accessibility, pedestrian safety and traffic management at existing car parks entry roads and path crossing points.

## ENVIRONMENTAL VALUES

Barwon Heads Village Park contains areas of remnant Coastal Alkaline Scrub EVC 858. This vegetation is listed as significant as most of the naturally occurring remnants along the coast have been cleared or degraded due to fragmentation and weed invasion. The park contains two defined remnant vegetation sub communities with species that are listed and require protection under Schedule 2 of the *Flora and Fauna Guarantee Act*.

**DUNE WOODLAND** - primarily groundlayer species including Kangaroo Grass *Themeda triandra*, Wallaby Grass *Austrodanthonia* sp., Knobby Club-rush *Scirpus nodosa*, *Clematis microphylla*, *Rhagodia candolleana* and *Swainsonia lessertifolia*. The southern area of Dune Woodland contains several large Moonah and Coast Wirlidra with infill of Coast Beard Heath *Leucopogon parviflorus* and Coast Tea-tree *Leptospermum laevigatum*, which have naturally recolonised the area.

**COASTAL MOONAH WOODLAND** - the 4.8ha fenced area includes a mixed age community of primarily Moonah *Mealeuca lanceolata* protected by a network of perimeter and internal fencing. There are also isolated individual Moonah trees located outside the largest fenced conservation areas both within the park and adjoining private property. Moonah Woodlands provide habitat and food for many species of native animals and insects such as bats, echidnas, ringtail possums, birds, beetles and spiders. Recommendations for the continued protection and ongoing management of the remnant vegetation include:

- 1 Protect and actively promote natural regeneration of the Moonah Woodland, supplemented with revegetation consistent with the EVC benchmark using species of local provenance to increase biodiversity values.
- 2 Continue selective weed control in the Moonah Woodland to promote regeneration, targeting Boxthorn, Pittosporum, Pampas Grass *Cortaderia selloana*, *Crassula crassula*, *Mulicava*, Couch *Cynodon dactylon* and Buffalo Grass *Stenotaphrum secundatum*.
- 3 Extend the Moonah Woodland perimeter fencing to include the very old remnant Moonahs located behind the Pony Club. Downgrade the road to a pedestrian path only and undertake revegetation to link these old trees to the larger conservation area and remove redundant fencing.
- 4 Extend perimeter fencing to include the Moonahs located north of the existing playground and undertake weed control and revegetation. Monitor the health of Moonahs near the playground.
- 5 Review protection of stand alone Moonahs located around the Pony Club and install barriers, mulching and indigenous groundlayer to improve health and protect lower branches and roots from damage and compaction.
- 6 Retain Tuart Gums and improve the habitat connection between the Moonah Woodland and Dune Woodland through staged fencing and revegetation of the east-west corridor to the south of L.G. Frost Reserve.
- 7 Undertake removal of Coast Tea-tree in the remnant Dune Woodland to reduce fire risk and undertake revegetation in accordance with the EVC Benchmark to maintain biodiversity values.
- 8 Improve interface between the existing residential properties along the north and east boundaries and the park, maintaining a clear mown grass buffer zone of at least 4x4m and prepare and implement a fire management plan for the park in close consultation with the CFA.
- 9 Continue the monitoring of rabbits in the park and implement rabbit control as required.

## CULTURAL HERITAGE VALUES

Areas within Barwon Heads Village Park have been identified as of cultural and archaeological significance including midden shells and stone artefacts.

Liaise with the Wathaurung Aboriginal Corporation to improve understanding of Aboriginal cultural heritage on this site and assess the need for a Cultural Heritage Management Plan prior to completion of any works involving ground disturbance.

In close consultation with the Wathaurung Aboriginal Corporation, investigate the development of interpretive information regarding cultural heritage values of the park.

# MASTER PLAN REVIEW

# BARWON HEADS VILLAGE PARK

DWG No. BHVP-02

SCALE 1:750 @ A0

AUGUST 2012

SHEET 1 OF 1

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## 4.0 Implementation

The following section provides an overview of the indicative capital costs to implement each of the key improvements actions identified, and presents these actions within an overall recommended implementation framework (i.e. priorities). Sports and Recreation is the asset manager for the park. The Environment Unit is the manager of specialist conservation areas as fenced within the park. Please note all works are subject to funding.

The priorities are as follows:

- Mandatory (i.e. required by legislation or regulation)
- Critical (i.e. risk mitigation or safety)
- High
- Medium
- Low
- Ongoing

### 4.1 Summary of Indicative Costs and Priorities

	MANDATORY	CRITICAL	HIGH	MEDIUM	LOW
Conservation Area Works	\$7,500	Nil	\$40,500	\$10,000	\$41,130
Recreation Facility Works	Nil	Nil	\$303,500	\$285,000	\$83,750
Vehicle Control and Car parking	Nil	Nil	\$21,500	\$45,000	\$10,500
Detailed Design 10%	\$750	Nil	\$36,550	\$34,000	\$65,538
Contingencies 10%	\$750	Nil	\$36,550	\$34,000	\$13,538
<b>PROJECT WORKS PRIORITIES</b>	<b>\$9,000</b>	<b>\$0</b>	<b>\$438,600</b>	<b>\$408,000</b>	<b>162,456</b>
<b>TOTAL WORKS</b>	<b>\$1,018,056</b>				

#### Indicative Cost Details

The tables on the following pages provides a detailed breakdown of the indicative costs for each action.

#### Exclusions and Assumptions

The following exclusions and assumptions have been made in determining the indicative preliminary opinion of probable cost information:

- The indicative costs are provided for budget guidance purposes only, the cost of individual projects may vary significantly depending on the construction method used, materials, site conditions, engineering requirements and final designs.
- Prices do not include GST

- No allowance has been made for statutory planning costs or requirements. It is assumed these will be borne by Council.
- Prices quoted are based on current rates; no allowance has been made for cost escalations associated with time delays.
- No allowance has been made for service upgrades or improvements (i.e. power, water).

### **Operational Costs**

The Barwon Heads Village Park covers an area of approximately 24 hectares. Where new facilities are completed Council's operational budgets will need to be reviewed to incorporate maintenance costs associated with new facilities. As a guide, 1% - 3% of the total construction cost for new projects is commonly allocated for annual maintenance requirements.

BARWON HEADS VILLAGE PARK MASTER PLAN REVIEW  
IMPLEMENTATION SCHEDULE V3 Prepared by TBLD P/L for City of Greater Geelong August 2012 Refer Drawing No BHVP-02. Note preliminary cost estimates are for planning purposes only and subject to detailed design.

Plan Number	No.	Action Name	Item	Cost Estimate	Priority	Asset Manager	Partners	Preceding Actions	Comments
CONSERVATION AND CULTURAL HERITAGE AREA WORKS									
	1.1	Liaise with the Wathaurung Aboriginal Corporation to improve understanding of Aboriginal cultural heritage on this site and assess the need for a Cultural Heritage Management Plan prior to completion of any works involving ground disturbance.	Item	N/C	Mandatory	Capital Projects	Wathaurung AAV		Any works requiring ground disturbance may require a Cultural Heritage Management Plan to be produced in association with the Wathaurung Aboriginal Corporation.
	1.2	Investigate the development of interpretive information regarding cultural heritage values of the park, in close consultation with the Wathaurung Aboriginal Corporation.	Item	\$5,000	Med	Sport & Rec	Wathaurung AAV Environment Unit	1.2	Subject to further feedback from the Wathaurung.Please note that the Environment Unit is the Manager of specialist conservation areas.
3	1.3	Remove the existing timber post and rail around the remnant Moonahs located behind the Pony Club and install new post and wire fencing to include the remnant Moonahs into the existing fenced conservation area.	110 lin.m	\$5,000	High	Environment Unit	Pony Club		The remnant Moonahs located behind the Pony Club are very significant due to their age The intent is to physically link as many of these trees to the Moonah conservation area to enable natural regeneration as required under legislation.
3	1.4	Retain the existing vehicle access gate leading to the back of the Pony Club but downgrade the access to a walking path only. Remove gravel and revegetate to improve habitat links.	Item	\$10,000	High	Environment Unit	Pony Club	1.4	Access to the Pony Club and pavilion is retained via the existing vehicle access gate.
5	1.5	Install new fencing/ bollards outside the Tree Protection Zone (TPZ) to protect stand alone Moonahs located around the Pony Club and the Golf Club. Control weeds and establish indigenous groundlayer revegetation	370 lin.m	\$18,500	High	Environment Unit	Pony Club	1.4	The stand alone Moonahs around the Pony Club are very significant due to their age and require protection. Any extension of the existing building footprint is to consider the protection of the Moonahs at all times.
4	1.6	Install new post and wire fencing to include the remnant Moonahs located north of the existing playground into the existing fenced Moonah Woodland conservation area.	120 lin.m	\$5,000	Med	Environment Unit			This area is not currently used for other purposes and the existing path will form a useful weed barrier.
4	1.7	Undertake weed control and revegetation in the newly fenced Moonah Woodland area.	Item	\$5,000	Mandatory	Environment Unit	DSE	1.6	
2	1.8	Undertake selective weed control in the Moonah Woodland to promote regeneration, targeting Boxthorn, Pittosporum, Pampas Grass <i>Cortaderia selloana</i> , Crassula <i>Crassula multicava</i> , Couch <i>Cynodon dactylon</i> and Buffalo Grass <i>Stenotaphrum secundatum</i> .	Item	\$2,500	Mandatory Ongoing	Environment Unit	DSE		This is an initial cost . There will also be an ongoing annual maintenance cost of a similar amount to continue targeted weed control in the reserve.
29	1.9	Continue active monitoring of Tuart Gums tree health and undertake spot removal of trees as required to protect public safety.	Item	N/C	Ongoing	Parks & Gardens			The Tuart Gums are an important landscape feature of the site. However they are native of Western Australia and are reaching senescence. Monitoring of the Tuart Gums is required to identify the trees that require removal to maintain public safety.
29	1.10	Undertake a replacement planting program to maintain the landscape character of the avenue where trees are removed using indigenous Bellarine Yellow Gums <i>Eucalyptus leucoxylon ssp. bellarensis</i> , which are similar in appearance to the Tuart Gums.	Item	N/C	Ongoing	Parks & Gardens	Environment Unit	1.9	As trees are removed, 2-3 new trees are to be planted. This will be an ongoing maintenance cost.
8	1.11	Clear fire breaks between the existing residential properties along the north and east boundaries and the park, maintaining a clear mown grass buffer zone for fire protection.	Item	\$1,000	High Ongoing	Sport & Rec	CFA Environment Unit	1.13	There is restricted fire access along the park boundaries in the north and east of the park and ongoing maintenance will be required to retain access. Refer 1.13. Please note that the Environment Unit is the Manager of specialist conservation areas.
7	1.12	Undertake removal of Coast Tea-tree in the remnant Dune Woodland to reduce fire risk and promote biodiversity.	Item	\$1,000	High Ongoing	Environment Unit		1.13	The prevalence of Coast Tea-Tree in the remnant Dune Woodland reduces biodiversity values and increases fire risk.
8	1.13	In close consultation with the Barwon Heads CFA, prepare and implement a fire management plan for the park.	Item	N/C	High	Sport & Rec	CFA Environment Unit		Initial discussions have been had by the Environment Unit with the CFA regarding a Fire Management Plan for the park and a formal plan may not be required however continued liaison is recommended to ensure the risk is considered. Please note that the Environment Unit is the Manager of specialist conservation areas.
6	1.14	Install new post and rail fencing to the new east-west revegetation corridor located south of L.G. Frost Reserve. Consult with the Pony Club during fence installation and planting.	445 lin.m	\$11,130	Low	Sport & Rec	Environment Unit Pony Club		The new east-west revegetation corridor will improve the environmental values and habitat connection in the park and improve the link between the Moonah Woodland and the Dune Woodland. After consultation with Pony Club and fencing works are undertaken, Environment Unit to take on the conservation area as asset manager.

Plan Number	No.	Action Name	Item	Cost Estimate	Priority	Asset Manager	Partners	Preceding Actions	Comments
6	1.15	Conduct staged revegetation in the east-west revegetation corridor consistent with the EVC benchmark using species of local provenance to increase biodiversity values.	2,200m2	\$25,000	Low	Environment Unit	Pony Club	1.14	The new east-west revegetation corridor will improve the environmental values and habitat connection in the park and improve the link between the Moonah Woodland and the Dune Woodland. Restructure of public access will also enable retention of Tuart Gums for habitat value even when they become more unstable. New planting is to be undertaken in
	1.16	Plant new indigenous overstorey trees to improve landscape amenity of the park.	Item	\$5,000	Low	Sport & Rec	Parks & Gardens Environment Unit		Indigenous overstorey trees are to be planted to improve landscape amenity of the park and provide additional shade along the existing walking tracks. Please note that the Environment Unit is the Manager of specialist conservation areas.
22	1.17	Fence and protect Moonahs adjoining the tennis courts.	Item	\$2,500	High	Sport & Rec	Environment Unit		After consultation and fencing works are undertaken, Environment Unit to take on the conservation area as asset manager. Please note that the Environment Unit is the Manager of specialist conservation areas.
9	1.18	Continue the monitoring of rabbits in the park and implement rabbit control as required.	Item	\$2,500	Ongoing	Sport & Rec	Parks & Gardens Environment Unit		Rabbit control has been successfully undertaken in the park and occurrence and sightings of rabbits have been rare in the past years. However monitoring is to continue to ensure protection of the environmental values of the park. Please note that the Environment Unit is the Manager of specialist conservation areas.
		<b>Sub total Conservation and Cultural Heritage Works</b>		<b>\$99,130</b>					
<b>RECREATION WORKS</b>									
	<b>R.T. FULLER OVAL</b>								
11	2.1	Upgrade of the existing pavilion to provide an additional set of female home and away change rooms to improve facilities for men's and women's soccer. The existing toilet block at the rear is to be demolished and the pavilion extended to provide 2 additional changerooms, umpires room and storage, to FFV Class C standard. The existing public toilet is to be replaced with a single all access cubicle with access from the rear of the building. (Provisional Estimate only)	Item	\$200,000	High	Capital Projects	Cricket Club Soccer Club		The Cricket Pavilion currently does not provide adequate changeroom facilities for male and female soccer. To provide for the ongoing growth of soccer in Barwon Heads, extension works are required to accommodate two additional home and away female change rooms, umpires change room and storage. A new public toilet will be required however a single cubicle integrated in the pavilion extension will be sufficient. (Cost estimate is preliminary only based on approx 100m2 extension at \$2,000 per m2)
10		Plant indigenous shade trees to the front of the existing pavilion.	6	\$1,800	High	Sport & Rec	Cricket Club Soccer Club		Suggestion adopted from consultation feedback.
	<b>H. BLYTH FIELD</b>								
13	2.2	Top dress existing field and replace with drought tolerant turf incl 50mm top soil, weed control and hydroseed.Relocate cricket oval to centre of soccer pitch to maximise the efficiency of the new irrigation system	Item	\$75,000	High	Sport & Rec	Cricket Club Soccer Club Little Athletics	2.6	The H.Blyth Field playing surface is to be improved to promote shared use of the field for soccer, cricket and little athletics. Relocation of the pitch will enable increased irrigation system efficiency. Refer 2.6. Note buffer will need to be maintained to remnant woodland areas if drought tolerant sportsfield grasses are used.
12	2.3	Maintain existing multi purpose field including use as a second cricket ground, 400m grass little athletics track and soccer pitch. . Retain existing throwing cage for field events.	Item	\$250	High Ongoing	Sport & Rec	Little Athletics		Careful use of herbicide prior to the installation of line marking on the ground may extend the lifespan of the line markings.
14	2.4	Establish seasonal soccer goals on H.Blyth Field for soccer use during winter.	Item	\$4,000	High	Sport & Rec	Soccer Club		The seasonal soccer goal is to be removed when the cricket oval is in use. The permanent goal at the southern end of the pitch will allow informal use throughout the year without impeding the other sporting uses of the field.
15	2.5	Install additional hardstand area for high jump mats.	Item	\$2,000	High	Sport & Rec	Little Athletics		A hard stand area was requested by the Little Athletics Club for high jump training and competitions. A new 5x5m concrete area is to be sited with the min 18m radius grass run up area
13	2.6	Establish new irrigation system. Link new system with the existing R.T. Fuller Oval system to maximise flexibility.	Item	\$100,000	Med	Sport & Rec	Capital Projects	2.2	A new 45,000L tank will be required. The existing pump capacity at RT. Fuller Oval was not reviewed.
16	2.7	Establish training lights in accordance with Australian Standards Training lights will allow for soccer additional training hours in winter and increase the use of the field.	Item	\$150,000	Med	Soccer Club	Sport & Rec	2.6 and 1.4	There is existing power supply along Geelong Road and power supply requirements should be considered when developing the ELC. Funding of floodlights is a club responsibility.
	<b>L.G. FROST</b>								
18	2.8	Maintain the grassed areas north of the cricket pavilion and nets as grass overflow parking for major sporting events when additional car parking spaces are required.	Item	N/C	Ongoing	Sport & Rec	Pony Club Cricket Club		Overflow car parking will be retained in the grassed area north of the existing cricket pavilion. However, use of the northern area of H.Blyth field for overflow car parking will not be supported and access will be limited to maintenance vehicles only.
19	2.9	Investigate shared use of the Pony Club by the Barwon Heads Angling Club.	Item	N/C	High	Pony Club	Angling Club		Any building upgrade and expansion works to the Pony Club pavilion is to consider the protection of the existing stand along Moonahs located around the building.



Plan Number	No.	Action Name	Item	Cost Estimate	Priority	Asset Manager	Partners	Preceding Actions	Comments
17	2.10	Establish a new 60x20m sand based lunging arena for dressage and training. Locate on the east side of the row of existing Tuart Gums to maximize shade and shelter for participants and spectators.	1200 m2	\$15,000	Med	Sport & Rec	Pony Club		The full size lunging arena will improve dressage facilities for the Pony Club. Use of sand above existing surface will minimise any potential cultural heritage impacts.
17	2.11	Install new post and rail fencing around the lunging area.	175 lin.m	\$8,750	Low	Sport & Rec	Pony Club	2.1	The new post and rail fence is to be as per the existing timber post and rail fence recently installed in the park.
	2.12	Install gravel vehicle acces track from the existing gate to the Pony Club store room.	45 lin.m	\$6,750	High	Sport & Rec	Pony Club	1.3 and 1.4	Poor drainage of the vehicle access to the Pony Club off the existing side gate results in water build up after rain events. Complete these works in conjunction with the Moonah protection works.
<b>TENNIS COURTS</b>									
20	2.13	Resurface northern courts to acrylic resin surface to match southern courts and install multi court line marking for both tennis and basketball/netball. Install basketball/netball tower spigots and goals.	Item	\$15,000	Med	Sport & Rec	Tennis Club		The two existing northern tennis courts are asphalt while the four courts to the south have recently been resurfaced as synthetic courts. Resurfacing and new multi use line marking for basketball and netball will promote informal games and target the informal users of the park during the winter when tennis courts are less used. When resurfacing is to be undertaken review again option to incorporate small sides soccer goals to existing fencing on east-west alignment to allow increased informal use of the courts during winter.
21	2.14	Install picnic tables to establish an informal picnic area overlooking the courts.	2No.	\$5,000	Med	Sport & Rec	Tennis Club		The new picnic area will complement the increased informal use of the courts. Locate on west side to maximise afternoon/ evening use with views to the playing area and consider use of lower side fencing any any future upgrade.
	2.15	Install new lights for the resurfaced northern courts using the existing light infrastructure.	Item	\$15,000	Low	Sport & Rec	Tennis Club	2.13	Extend existing lighting facilities to include the resurfaced multi use courts.
<b>BOWLING CLUB</b>									
24	2.16	Remove the toilet block at the rear of the existing bowling club pavilion while ensuring protection of the Moonahs and observing OHS regulations in regards to the presence of asbestos. (Provisional Estimate Only)	Item	\$10,000	High	Sport & Rec	Bowling Club Recreation Planning Environment Unit		The toilet block located behind the existing bowling club pavilion are located within the Moonah Woodland and are to be demolished for the protection of the Moonahs. The presence of asbestos in the toilet block has been confirmed by Council and appropriate OH&S regulations compliance will be required during demolition works. Existing compost heap located in the vicinity of the toilet block will also need to be removed. Please note that the Environment Unit is the manager of specialist conservation areas.
26	2.17	Long term investigate relocation of the bowling club pavilion to a position overlooking the bowling greens.	Item	N/C	Low	Bowling Club	Planning Sport & Rec		The existing Bowling Club pavilion is located away from the bowling greens and limiting its functionality.
<b>BARWON GROVE GOLF CLUB</b>									
	2.18	The Golf Club is a significant part of the history of ther reserve relocating here when the park was establihsed. The current location of the Golf Club pavilion and car park is however within the environmental sensitive area of significant Moonah Woodlands which may limit potential future expansion/redevelopment of the club.	Item	N/C	Low	Golf Club	Sport & Rec Planning		If major redevelopment or expansion of the building is planned ensure protection of the adjoining environmental values. Refer 1.5 and investigate options for relocation to a less environmentally sensitive area within Barwon Heads Village Park if these restrictions limit redevelopment options.
28	2.19	Establish new directional signage to the Barwon Grove Golf Club and warning signage to footpaths crossing the access road.	Item	\$500	High	Golf Club	Sport & Rec		This has been a request from the Club and footpath issues were further noted during consultation.
<b>PLAYGROUND AND BBQ AREA</b>									
	2.20	Install additional seats and picnic tables in the open lawn area adjacent to the existing playground.	Item	\$10,000	Low	Sport & Rec			These works are part of routine infrastructure upgrade/replacement and costs have been included for reference purposes only.
	2.21	Install additional bike racks at key locations within the reserve. In consultation with existing clubs.	Item	\$5,000	High	Sport & Rec			Requested during consultation. To be established at key locations around the park including the playground.
	2.22	Long term upgrade playground facilities.	Item	\$50,000	Low	Sport & Rec			These works are part of routine infrastructure upgrade/replacement and costs have been included for reference purposes only.
		<b>Sub total Recreation Works</b>		<b>\$672,250</b>					
<b>VEHICLE CONTROL AND CAR PARKING</b>									
<b>SCOUT GROUP CAR PARK</b>									
33	3.1	Install new vehicle control in the unsealed car park. Maintain entry point opposite Seaview Avenue and close off secondary informal entry on the south-east corner of the car park.	Item	\$10,000	Med	Sport & Rec	Scouts Group Barwon Water Environment Unit		The car park adjacent to the Scout Halls has been used as a storage area by Barwon Water during underground pipeline works. The car park is larger than needed for the Scouts and could do with resurfacing. Access is to be retained to the existing Barwon Water pumping station. Please note that the Environment Unit is the Manager of specialist conservation areas.

Plan Number	No.	Action Name	Item	Cost Estimate	Priority	Asset Manager	Partners	Preceding Actions	Comments
33	3.2	Manage vegetation to retain sightlines for passive surveillance from the adjoining road.	Item	N/C	Ongoing	Sport & Rec	Environment Unit		Retain views into the car park from Geelong Road. Please note that the Environment Unit is the Manager of specialist conservation areas.
		HITCHCOCK AVENUE ENTRY ROAD							
30	3.3	Install 30 lin.m sealed (asphalt) surface at the Hitchcock Avenue entry, including new traffic control speed hump to reduce vehicle speed, line marking and signage. Install new bollards with signage at the intersection with the pedestrian/cycle path to improve pedestrian safety.	Item	\$20,000	High	Engineering			A new sealed road surface at the entry of the park at Hitchcock Avenue will enable vehicles to break effectively at the entry and reducing transfer of granitic material onto Geelong Road. New speed humps and signage will reduce vehicle speed along the Hitchcock Avenue extension into the park. New bollards and signage is required at the intersection of the vehicle access road and the pedestrian track to improve pedestrian safety.
	3.4	Manage vegetation at the entry to retain sightlines for vehicles entering and exiting the park.	Item	\$1,500	High	Parks & Gardens	Environment Unit		
		GOLF CLUB CAR PARK							
	3.6	Future resurfacing of the golf club car park must make allowance for protection of Moonah trees within and adjoining the car park both in design and during construction.	Item	\$10,000	Med	Sport & Rec	Golf Club	1.5	
		CRICKET CLUB CAR PARK							
31	3.7	Reset angle parking barriers adjacent to the cricket club. Install a designated pedestrian crossing point at the existing slow point to improve safety and links between the two fields on match days.	Item	\$5,000	Low	Sport & Rec	Cricket Club		The existing slow point between R.T. Fuller Oval and H.Blyth Field is to be retained and a designated pedestrian crossing point will improve safety for players/ spectators crossing the road between the existing pavilion and H. Blyth Field.
		BOWLING CLUB CAR PARK							
25	3.8	Establish unsealed car parking area and improve separation to the existing pedestrian cycle path.	420m2	\$25,000	Med	Sport & Rec	Bowling Club		Car parking at the bowling club pavilion currently overlaps onto the existing pedestrian walking track. Formalise the footprint of the car park to separate vehicles from pedestrians.
		SIGNAGE							
34/35	4.1	Install warning signage regarding shared private driveway and pedestrian/cyclist entry at Hoylake and Troon Ave entries.	2No.	\$500	Low	Sport & Rec	Engineering		Consider these works in conjunction with future improvements to pedestrian / cycle access along Carr Street.
27	4.2	Upgrade the park signage at the Sheepwash Road & Geelong Road intersection.	Item	\$5,000	Low	Sport & Rec			Upgrade in accordance with CoGG standards and include some landscaping.
		Sub total Vehicle control and car parking			\$77,000				
		SUBTOTAL PROJECT WORKS (ex GST)		\$848,380					
		Detailed Design / Contract Administration (10%)		\$84,838					
		Contingencies (10%)		\$84,838					
		TOTAL WORKS (Incl GST)		\$1,018,056					

## 5.0 Conclusion

The Barwon Heads Village Park Master Plan Review has been developed in close consultation with existing site users and community stakeholders. The plan seeks to address the key objectives for the project including ongoing protection of key environmental and cultural heritage values and the staged improvement of passive and active recreational facilities.

Barwon Heads Village Park contains areas of remnant Coastal Alkaline Scrub EVC 858. This vegetation is listed as significant as most naturally occurring remnants along the coast have been cleared or degraded due to fragmentation and weed invasion. The park contains two defined remnant vegetation sub communities with species that are listed and require protection under *Schedule 2* of the *Flora and Fauna Guarantee Act 1988* including Coastal Moonah Woodland and Dune Woodland. These areas will continue to be managed by the Environment and Natural Resources Unit to protect and enhance biodiversity and habitat links.

Areas within Barwon Heads Village Park have been identified as of cultural and archaeological significance including midden shells and stone artefacts. Council will continue ongoing liaison with the Wathaurung Aboriginal Corporation to ensure protection and improve understanding of Aboriginal cultural heritage on this site and assess the need for a Cultural Heritage Management Plan prior to completion of any works involving ground disturbance.

Barwon Heads Village Park is a district level open space reserve. The park provides recreation facilities for the local Barwon Heads community and is subject to higher levels of use during seasonal holiday periods. The overall intent is to maintain the existing balance between informal passive and active recreation, promote multi use of existing and new facilities and ensure new facilities provide access for all abilities and adopt best practice environmentally sustainable design (ESD) principles and materials.

Community consultation completed as part of the analysis phase and previous 2002 management plan has confirmed the importance and value of the park to the Barwon Heads community. The Master Plan Review seeks to provide a balanced, realistic and achievable framework to guide future development and management of the park site that will continue to be a key open space reserve within Barwon Heads.

## 6.0 Bibliography

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- EnviroPlan P/L, *Barwon Heads Village Park Final Management Plan* June 2002
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## **APPENDIX 1 – STAKEHOLDER MEETING #1 NOTES**





# BARWON HEADS VILLAGE PARK MASTERPLAN

## Project Reference Group Meeting #1

Time: 6.00pm - 7.30pm Wednesday 6<sup>th</sup> April 2011

Venue: Barwon Heads Cricket Clubroom

√	AR	<b>Cr Andy Richards</b> , Ward Councillor, CoGG
√	KA	<b>Kristyn Aquilina</b> , Rec and Open Space Project Development Officer, CoGG
√	PP	<b>Phil Pavey</b> , Barwon Heads CFA
√	RB	<b>Rodney Beckwith</b> , Treasurer, Barwon Grove Golf Club (BGGC)
√	NC	<b>Noel Carr</b> , BGGC
√	MM	<b>Michael Moulton</b> , Treasurer, Barwon Heads Cricket Club (BHCC)
√	MT	<b>Michael Shipley</b> , Scout Leader, Barwon Heads Scout Association of Australia (BHSAA)
√	KW	<b>Karen Weaver</b> , Scout Leader, BHSAA
√	CC	<b>Christine Cuff</b> , President, Barwon Heads Soccer Club (BHSC)
√	BL	<b>Brett Lewis</b> , Barwon Heads Football Club (BHFC)
√	GB	<b>Geoff Bretnell</b> , President, Barwon Heads Tennis Club (BHTC)
√	KS	<b>Ken Stevens</b> , Barwon Heads Angling Club (BHAC)
√	LT	<b>Lynn Traynor</b> , Ocean Grove Barwon Heads Little Athletics Club (OGBHLAC)
√	MB	<b>Maureen Brooks</b> , Barwon Heads Bowling Club (BHBC)
√	BB	<b>Bob Brooks</b> , BHBC
√	MBo	<b>Matthew Bolton</b> , Senior Associate, Thompson Berrill Landscape Design P/L (TBLD)
√	MC	<b>Marc Chung</b> , Landscape Architect, TBLD

Apologies from:

X	TA	<b>Tony Armstrong</b> , President, Barwon Heads & District Pony Club (BHPC)
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## Summary Meeting Notes:

<u>Ref.</u>	<u>Item:</u>
<b>1.</b>	<b>WELCOME &amp; PROJECT BACKGROUND</b>
1.1	KA welcomed all to the meeting invited all attendees to introduce themselves and give some background on their respective clubs history and involvement at Barwon Head Village Park (BHVP).
1.2	KA confirmed the scope of the project brief which had been previously reviewed and confirmed by stakeholder clubs.
1.3	Cr Andy Richards provided a brief update on the recent Barwon Heads listening posts and confirmed Council's commitment to stakeholder consultation through the Master Plan process.
1.4	<p>MBo gave a brief overview of the project process and timeline. The project is currently at the Research and Analysis phase, where a review of all existing background documents relevant to BHVP is being undertaken, including existing significant vegetation such as the Moonah Woodlands, existing cultural heritage assessments, and also the previous master plan completed in 2002.</p> <p>This Project Reference Group (PRG) comprises representatives of the stakeholders of the park and the PRG will meet twice during the project. This first meeting is to confirm values, issues and opportunities to be considered in the project. A second meeting will be held around August 2011 to review and comment on the draft master plan when prepared, before it goes out to public consultation.</p>

<b>2.</b>	<b>EXISTING PARK VALUES</b>
	<i>MBo invited the PRG to nominate what they value most about the park and other values which need to be considered in development of the plan. The following is a summary of the discussion points raised by the reference group:</i>
2.1	Ken noted that the park was donated through an Act of Parliament. Ken further noted that old aerial photos of the park do not show the Moonah woodlands to be as prominent or extensive as they are currently while noting that the woodlands are valued. The angling club currently has about 60 members.
2.2	Rodney noted that the Barwon Grove Golf Club (BGGC) has a long history. Noel noted that the BGGC has about 300 members which often meet socially at the clubrooms. The BGGC has a good relationship with most of the other clubs in the park.
2.3	Michael noted that the main value from the Cricket Club perspective is the good condition of the oval and club facilities.
2.4	Geoff noted that the main value for the Tennis Club is that the four tennis courts have been recently resurfaced. The Tennis Club currently have no senior team but attract high levels of casual use during the summer holidays.
2.5	Phil noted that the closeness of all facilities within BHVP is a value, as it provides a variety of recreational activities. Phil further noted that the path network was valued locally for informal walking. The CFA is located in the north-west corner of the park and the grassed corner of the park is used for training drills.
2.6	Lyn noted that the Little Athletics Club has a good relationship with the Tennis Club with whom they share the pavilion. The Little Athletics Club uses the storeroom of the Tennis clubroom to store their equipment. The club has sufficient equipment to operate and cater for the approx 100 members.
2.7	The Barwon Heads Bowling Club (BHBC) has 140 members. Maureen noted that the BHBC is very pleased with the park, which is seen as an asset for the whole community.
2.8	Brett noted that the footy club mostly uses the R.T. Fuller Oval for junior footy and are happy to be sharing with other clubs. Brett noted that the diversity of use and activities in the park is valued locally.
2.9	Christine noted that the Barwon Heads Soccer Club (BHSC) is the newest club to the park (the club was not formed at the time of the previous master plan) and that interest in soccer has grown during the past years. For example the junior teams have grown to 5 junior teams. The BHSC has an arrangement with the Cricket Club to access the change rooms on game days and conducts training sessions off site on another private pitch that has lighting facilities.
2.10	Karen noted that the Barwon Heads Scout Association of Australia (BHSAA) is a substantial organisation which operates from the two cabins located in the south-east corner of the park. After being in recess for several years, there is now a high demand for places in the Scouts Club and a waiting list for Cubs. Karen noted that the diversity of use in the park is a valuable asset which the BHSAA can tap into to promote a range of extra curricular activities to its members and connect the kids back into the community. Night time activities can also be organised within the safe environment of the park, such as camping in the woodland adjacent to the Scout Halls. The existing Scout Halls are also valued as they provide additional character to the Park.
2.12	Addendum - Barwon Heads & District Pony Club Values supplied by Tony Armstrong via email on 12.04.11 <ul style="list-style-type: none"> <li>• The passion pony club has given our kids</li> <li>• Getting to know fellow members</li> <li>• Love the location / grounds / village green</li> <li>• The instructors / flexibility (move groups) quality</li> </ul>

	<ul style="list-style-type: none"> <li>• The ground (no mud), facilities, can see everyone, trees, shelter, shade</li> <li>• The club history, colours and emblems</li> <li>• Reputation</li> <li>• Atmosphere</li> <li>• The people</li> <li>• Christmas rally</li> <li>• Jumping</li> <li>• Competition – bigger range</li> <li>• The friendly people / welcoming</li> <li>• Good instructors</li> <li>• The grounds, good all year round</li> <li>• Friendly atmosphere / (adults and kids)</li> <li>• Great instructors</li> <li>• Excellent surface even when wet and not too hard on summer</li> <li>• Excellent instructors</li> <li>• Kids friendships and adult ships</li> <li>• Good all weather site</li> </ul>
<b>3.</b>	<b>ISSUES</b>
	<i>MBo invited the PRG to nominate what they perceive as issues about the park which need to be considered in development of the master plan. The following is a summary of the discussion points raised by the reference group:</i>
3.1	Ken advised that the Angler's Club needs a clubroom from where to operate to enable growth of the club and increase in membership and advised that multiuse of facilities needs to be well thought of and made workable for the clubs which share clubroom and facilities.
3.2	<p>Rodney noted that the BGGC is located in an area removed from the rest of the park and that connections within the whole park need to be improved.</p> <p>Noel noted that the BGGC car park gets boggy in winter and requires resurfacing. Disabled access and amenities need to be improved and additional bicycle racks are to be provided to cater for the large number of park users who cycle to the park. Works to improve the kitchen facilities are being undertaken. Noel noted that signage is needed along Sheep Wash Road to indicate entry point to BGGC.</p>
3.3	Michael noted that there are only 2 ovals available for use in Barwon Heads and the other oval near the caravan park is on Crown land. Michael noted that the main issue for the Cricket Club is the additional pressure on the playing surfaces as there is an increase in the use of the ovals.
3.4	Geoff advised of the issue of tree roots lifting the tennis court playing surface and leaf matter which requires frequent maintenance, which may pose a risk to players.
3.5	Lyn noted that the Little Athletics Club caters for a large number of kids and the main issue is the poor quality of the running surface on H. Blyth Field for track training and events. The grass surface is not acceptable for training and greatly increases the chance of injuries. Short term surface improvements will be required. Lyn also noted the need for a larger concrete area for jumping events and training.
3.6	<p>Lyn advised that in the longer term, if a running track is implemented in Drysdale as part of the Drysdale Reserve Master Plan, the club will consider relocating to Drysdale.</p> <p>KA noted that the Drysdale Reserve Final Master Plan will be put up to the Council soon and that there have been no major changes to the plan from the displayed draft version.</p>
3.7	Maureen noted that the main issue for the bowls club is the unsewered toilet located behind the clubroom. The dense Moonah canopy over the toilet poses a safety risk to users and also impacts on the health of the trees. Proper steps will be required to decommission the toilet due to the presence of asbestos. Maureen noted that another issue is that the clubroom is disconnected and located away from the bowling greens.
3.8	Brett noted that the main issue for the footy club is the lack of change rooms and

	toilet facilities for kids on training and game days, as the Cricket Club is usually locked at those times. While they can arrange for access to the Cricket Club, they prefer not to in case of impacts and maintenance on a facility which is not theirs.
3.9	Christine noted that although the ground is in good condition, the concrete cricket wicket in the centre of R.T. Fuller Oval despite the cover is an obstacle during soccer games. There are also scheduling conflicts with other clubs such as the junior footy club. Another issue is the lack of lighting of the ground which reduces the potential for training use in the park.
3.10	Christine noted that although cross country horse riding in the park was stopped a few years ago, there have been times when horse dressage in the area immediately north of R.T. Fuller Oval coincided with soccer games, which is a safety risk as there are no barriers to stop the horses. A solution is required to improve safety.
3.11	Karen noted that the car park located adjacent to the Scout Halls is used as illegal rubbish dumping ground. Karen also noted that the physical limitations of the club hall size does not allow for additional intake of new members. The current halls are also used as storage room for camping equipment, which further reduces the capacity of the club. Additional storage space for camping gear is needed, however the Scout Club does not have the funds to invest in a new storage facility.  Bicycle racks are also required to cater for the large number of children who ride to the Scout Hall.
3.12	Michael noted that pedestrian safety is an issue at the main entry. The configuration of the Geelong Road - Hitchcock Avenue intersection is an issue as it creates confusion for incoming and outgoing traffic. A temporary A-frame is put up at the main entry to slow down traffic when entering the park on game days.
3.13	Phil advised that there is no fire management plan for the BHVP.
3.14	Addendum - Barwon Heads & District Pony Club Issues supplied by Tony Armstrong via email on 12.04.11 <ul style="list-style-type: none"> <li>Fences to ensure Safety - present conditions are tenuous - joint use of grounds soccer and horses is unacceptable without appropriate safety fencing and gates. Pony Club committee and council have a duty of care, there will be disastrous results if we continue with current joint usage of the grounds without adequate fencing and extra gates.</li> <li>Sustainable facility development to ensure future of the club within the park.</li> <li>Float Parking arranged to allow up to 90 floats to park at Rallies.</li> <li>Ability to run rallies.</li> </ul>
<b>4.</b>	<b>OPPORTUNITIES</b>
	<i>MBo invited the PRG to nominate what they believe are opportunities for the park to be considered in development of the master plan. The following is a summary of the discussion points raised by the reference group:</i>
4.1	Noel noted the potential opportunity for use of the park for community events. The BGGC holds the Good Friday Auction at the BGGC clubroom and all clubs are invited to attend and make donations. All donations go towards the Rainbow Foundation.
4.2	Michael noted that an outdoor event such as the Moonlight Cinema was proposed but was abandoned because of the issue of mosquitoes. Paid outdoor events are also difficult to manage as there are multiple entries to the park which would require monitoring.
4.3	Brett suggested events such as Farmers Market could be held in the park, to promote local produce and businesses. The Traders Association could be involved. Those events would be an opportunity to promote the town and encourage tourists and visitors to come.
4.4	Christine noted that the new slow point to reduce vehicular speed in the Park is a good initiative and suggested that another similar slow point is required at the main entry of the park to force vehicles to slow down upon entry and improve safety for pedestrians using the walking trail.

4.5	Christine noted that additional facilities are to be provided for spectators such as additional cover and canteen facilities. Christine also noted that the Master Plan provided the opportunity to have a long term vision and plan for the club in 10 years time.
4.6	Geoff noted that the Master plan is an opportunity to improve lighting and provide additional path connections in the park.
4.7	Geoff also noted the opportunity to reinforce the history of the park by recognising the people who played a key role in establishing the park and the clubs, e.g. name plaques.
4.8	<p>Karen noted that the BHSAA would like the opportunity to remove the weeds in the woodlands located directly north of the Scout Halls and use the space for camp training.</p> <p>Karen noted that the hours of operation of the Scout Halls (mainly after hours and night time) is conducive to sharing the Scout Hall with other clubs that require a meeting space, e.g. the Angling Club.</p> <p>Noel noted that there is the opportunity for the BGGC to contribute towards funding a new storage space for the Scouts Club.</p> <p>KA noted that Council can help clubs improve their facilities through the Partnership Projects initiative, which assists with the development and implementation of club funded projects. Clubs can also undertake their own projects as long as they are compliant with Council policies.</p>
4.9	Noel advised that an application to renovate the current clubroom has been lodged.
4.10	Noel noted the opportunity to increase multi use of L.G. Frost Reserve as it is currently only used by the Pony Club.
4.11	Maureen suggested the opportunity to use the BHBC clubroom for other activities or lease to other clubs and have a new BHBC clubroom directly adjoining the north side of the bowling greens.
4.12	<p>Addendum - Barwon Heads &amp; District Pony Club Opportunities supplied by Tony Armstrong via email on 12.04.11</p> <ul style="list-style-type: none"> <li>• (Upgrade) the clubroom facilities</li> <li>• (Upgrade) the cross country facilities</li> <li>• Fencing for safety for members and community</li> <li>• More space to run a cross country course</li> <li>• Fences for safety reasons</li> <li>• More helpers / someone to help access funding and grants</li> <li>• Security (fencing)</li> <li>• Enclosed arena for less experienced riders</li> <li>• Facilities</li> <li>• Showjumping and Dressage arena</li> <li>• Cross country course</li> <li>• More space</li> <li>• More land</li> <li>• Arenas</li> <li>• Purchase of transportable Cross Country jumps</li> <li>• Construction of fenced sand arena to allow Dressage and Showjumping within the park</li> </ul>
<b>5.</b>	<b>NEXT STEPS</b>
5.1	<p>Draft meeting minutes will be supplied to the clubs for review. The clubs are invited to send through any other comments or feedback to TBLD through KA via email.</p> <p>A summary of the analysis phase of the project is being prepared by TBLD and will be circulated for comment to this reference group. This document will provide key guidance and direction for the preparation of the draft master plan.</p> <p>The draft master plan will be presented at the next reference group meeting around August 2011 (date and time TBC) for review and comment, prior to public display.</p>

	<p>MBo requested that all club representatives provide updated background information on their respective clubs such as club membership information, club history and club set up information on match days (i.e. where goal posts are positioned, etc), which can be recorded through the master plan process. This information can be forwarded to KA via post or email, who will pass it on to TBLD.</p>
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## **APPENDIX 2 - SUMMARY OF CONSULTATION RESPONSES**

## Barwon Heads Village Park Master Plan Review

### Summary of community consultation and recommended changes to the Draft Master Plan Review August 2012

The following is a brief summary of community responses to the Draft Master Plan Review and development of the Early Learning Centre which required further clarification or recommendations for amendments to the Final Master Plan Review. Responses supportive of the Master Plan Review and Early Learning Centre have not been included.

No	Group/ Resident	Summary Comments provided by CoGG Rec & Open Space 8.6.2012	Master Plan Reference	DISCUSSION	RECOMMENDATION
1	Barwon Heads Assoc Inc	Collectively the community supports the Early Learning Centre (ELC), controversy over the location, unhappy with consultation compared to 2002 Master Plan (MP), questioning COGG officers refusing to provide written material identifying pros cons of the ELC, questioning info regarding alternate locations for the ELC being withheld, want community representation on MP.	32	The Management Plan prepared in 2002 included extensive consultation with local stakeholder groups and the community including meetings and the circulation of two community surveys through the Geelong Advertiser and The Echo.  Surveys were delivered to all homes in Barwon Heads and a total of 181 responses were received. In summary the most popular reasons for visiting the park was dog walking (43%) and using the playground (41%). Other popular activities included walking (38%) and visiting the Moonah conservation area (36%). The park was a valued resource for sporting activities including with spectators (28%) and participants (26%). Public display of the management plan resulted in a further 617 responses.	The Council Submissions Review Panel, having heard the above submissions and having considered those that were also provided in writing, unanimously supported the development of the Barwon Heads Early Learning Centre at the Geelong Road, Village Park site. In providing its support for the development the panel also recommended that the following issues be addressed in the design process:
2	Resident	Unhappy with consultation with passive users, doesn't support the location of an ELC within the reserve, wants environmental impact statement, concerned about the language of the MP.	32	The results indicated that passive recreation opportunities provided within the park are highly valued by the local community and that a balance needed to be sought in preparation of the management plan between active and sporting recreation and informal and passive pursuits. In addition all activities need to be considered within the context of the legal requirements for protection of existing environmental and cultural heritage values of the park.	<ul style="list-style-type: none"> <li>• Passive Surveillance;</li> <li>• Traffic management;</li> <li>• Sympathetic design interface to the parkland.</li> </ul>
3	Resident	Unhappy with the "placement" of the ELC in the MP without any consultation, no mention of "pressures" spoken about in the 2002 MP, unhappy with the wording of the MP - changes the nature of the park.	32		The panel indicated that the decision to support the location of the Barwon Heads Early Learning Centre on the Village Park was a compromise between the acknowledged value of open space in the community and the communities need to develop an early learning centre. This compromise was required after other options such as the Barwon Heads School site were found not to be viable.
4	Resident	Plan is geared to the needs of sporting groups and not everyday users/local residents. Park should be focused on informal, unstructured use. Would prefer removal of all fences, the scout facility, golf club and ELC.	32	More recently there was been extensive community consultation with the local community via the Barwon Heads Structure Plan finalised in 2010. The results and direction of this broader community consultation were also used to inform preparation of the draft plan displayed for community input and comment.	
5	Resident	Issues with inclusion of educational facility being built in a reserve, negatively impact on tennis club as it will restrict their ability to expand into the future and reduction in parking, unwanted hard surface road into the reserve, proposes a health & safety risk to all users by increasing traffic. Better spot would be off Sheepwash Rd - minimal impact.		As part of the master plan review project, a Project Reference Group was formed with representatives from each existing stakeholder group at the park. Meeting was held in April 2011. Values, issues and opportunities identified during the meeting were considered in conjunction with the consultation from the 2002 Park Management Plan and the 2010 Barwon heads Structure Plan to inform preparation of the draft Master Plan Review.	
6	Resident	Contravenes council zoning, inappropriate for the park, affects parking, negatively impacts on users, poses a health and safety risk through increasing traffic, ELC should not be developed next to a rare Moonah woodland, park should be preserved for future generations to play and recreate.		The Draft Master Plan Review and proposed development of the Barwon Heads Early Learning Centre (ELC) were displayed for community consultation during March, 2012. At the conclusion of the consultation period a total of 791 submissions were received. Following a review of the submissions received this number was then reduced to 731 as several members of the community submitted multiple submissions. Multiple submissions received from a single person were consolidated to a single submission.	
7	Resident	Contravenes council zoning, inappropriate for the park, affects parking, negatively impacts on users, poses a health and safety risk through increasing traffic, ELC should not be developed next to a rare Moonah woodland, park should be preserved for future generations to play and recreate.		The majority of submissions received were in relation to the development of the Early Learning Centre in the park. Of the 731 submissions, 70% (or 508) supported the proposed ELC site and 30% (or 223) raised concern over the location.  At its meeting of 12 June 2012 Council resolved to formalise an advisory committee to deal with the mediation and submissions review process related to the proposed location of the Barwon Heads Early Learning Centre in the Village Park. Council's procedure for Open Space Development involves a two-step process for the management of submissions. The first step involves a mediation process to attempt to address concerns and have submissions (objections) withdrawn. Should mediation not resolve the concern, it is referred to a Submissions Review Panel, who upon hearing submissions, make a recommendation to Council.	
8	Resident	Primary use of the reserve should be recreation and objects to filling the reserve with the ELC. ELC represents an incremental degradation of the park.			
9	Resident	sets an undesirable precedent, BHVP is a valuable asset. Excessive increase in infrastructure will destroy the parks values. Poor consultation. Concentration on active recreational users rather than passive.		Due to the very high number of submissions received, both for and against the Early Learning Centre proposal, it took longer	

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10	Resident	Happy with the overall plan but disappointed with the proposal, assessment and feasibility of the proposed ELC, believes it contradicts the MP. Reference to nearby foreshore. coast provides open space for the Barwon Heads Community. Concerned the development of the ELC will allow for future development within recreational land. Wants further assessment and consideration carried out regarding the ELC.		<p>than usual to process. To address this issue, the Sport and Recreation department wrote to all individuals who made a submissions and advised them of their option to be heard by the Advisory Committee of Council and/or attend a mediation session.</p> <p>One respondent chose the mediation process and a session was held on Tuesday 3 July 2012. This session proceeded amicably with the applicant confirming that most of the concerns raised, had or were already being considered. The majority of those who objected to the siting of the Early Learning Centre facility in the Village Park elected not to pursue mediation and instead chose to speak at the Submissions Review Panel.</p> <p>The Barwon Heads Early Learning Centre Submissions Review Panel convened on Monday 9 July 2012. Presentations were made by 29 people with respondents speaking both in favour of, and against the proposal. The key themes of the objections presented included:</p> <ul style="list-style-type: none"> <li>• The value of the passive open space and losing the site to development;</li> <li>• Surveillance issues created with the development;</li> <li>• Impact on park users;</li> </ul>	
11	Resident	Unhappy with ELC proposal, concerned with places for "predators" to lurk and wants visibility within the park improved, concerns over the fact the BHVP is a "flood plane" .		Management of vegetation in proximity to paths is an ongoing issue at Barwon Heads Village Park. A clearance of 2.0m to either side is preferred to shrubs or branches which may obscure sightlines. This clearance does not apply to areas within conservation zones or where the removal of indigenous vegetation may be required. At intersections with the various access roads into the reserve vegetation is reviewed on an ongoing basis to maintain safe intersection sight distances.	
12	Resident	Issues with "ownership" of land, feels clubs own it rather than it being open space. Plan consolidates status quo - club culture of self interest. Consultation was poor, inclusion of ELC at the last minute was poor, does not support ELC placement, passive users have not been considered or consulted, does not want any more infrastructure, clubs should be made to share, issues with liquor licensing, doesn't support sports lighting. Wants more vegetation.		The existing clubs and level of sporting use at Barwon Heads Village Park is almost unchanged since 2002. There has been an increase in use of Blyth Field for soccer and little athletics however there is little permanent infrastructure on the ground for these uses. Other clubs have not changed or in the case of the Pony Club reduced their footprint and use of the site. The representation of sports field markings on the draft master plan was used to indicate the overlap of the various existing users. Upgrades to other pavilions are designed to increase multi use by other clubs and community organisations.	
13	1st Barwon Heads Scout Group	Increasing members, issues with decreasing size of car park - vehicle access gate must remain, issues with justification as to why storage cannot be built, want to join two halls together, prepared to considered alternative location at another site to meet needs but cannot fund such a move. Object to master plan, main issue a lack of storage facility	Rpt 2.7.7 pg 28 Plan Note 33	Scout Group was reformed in 2007 after a break of 12 years. The club has two buildings and a separate toilet facility. There has been a recent surge in membership and as one building is used exclusively for storage the club requested provision of additional storage area. The Scout Halls are located within a significant area of Dune Woodland vegetation and surrounding areas may also be of archeological and culturally significance. The master plan did not recommend expansion of building facilities in this area of the park on this basis and the Scout Group were in discussions with the Pony Club about potential shared storage areas. If the existing Scout Group is unsuccessful in seeking use of shared storage areas with another club at BHVP then they should seek to relocate to another site where expansion is possible. Their relocation to another site within Barwon Heads Village Park is however not recommended. As the Scout Group has only recently reformed the surge in membership may only be temporary. Permission for use of a temporary storage facility such as a shipping container placed in the adjoining unsealed car park opposite Seaview Avenue could be considered to overcome the current storage problem while a review of numbers and options for an alternative site can be considered. If permission is granted however a strict time limit should be imposed for removal of the temporary storage i.e. 12 months as it is not recommended these type of arrangements are allowed to become permanent.	No change to plan. The Scout Group footprint is to remain as detailed in the Master Plan. Any application for building development or improvement must be contained within the existing footprint. Any application will be reviewed on a case by case basis. Temporary storage will not be permitted.
14	1st Barwon Heads Scout Group	Car parking is considered a lower priority that the storage, expansion of current premises required as group grows. Main issue reducing car parking size.	Plan Note 33	The large existing unsealed car park adjoining the Scout Hall has access from both Seaview Avenue and Riverside Terrace. It far exceeds the requirements of the Scout Club and is only this large following use by Barwon Water during the sewerage system upgrade works. The master plan recommends formalisation of vehicle access from Seaview Avenue only retaining access and car parking for the Scouts and maintenance access only through to the Barwon Water pumping station. The Riverside Terrace end of the car park can then be rehabilitated and revegetated.	No change to plan.

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15	Barwon Heads Soccer Club	Happy with RT Fuller as main oval, have to do works on cricket pitch though, works required to H Blyth Field, change facility upgrade isn't a priority would prefer funds be redirected to lighting or upgrade of Blyth Field, concerns seasonal soccer pitch on Blyth Field may be too small - want dimension incl., pitch cover required for cricket wicket, want formal soccer goals to confirm the clubs presence at the site, no storage identified, missed opportunity to provide additional shade as part of pavilion works.	Plan Note 11	The soccer club have informal agreement with the cricket club. Draft Master Plan recommendation is for "Additional set of female home and away change rooms to improve facilities for men's and women's soccer. The existing toilet block at the rear is to be demolished and the pavilion extended to provide 2 additional changerooms, umpires room and storage, to FFV Class C standard. The existing public toilet is to be replaced with a single all access cubicle with access from the rear of the building". There are no female change rooms or umpires room in the current pavilion and provision of these facilities was requested by the club as part of consultation. The club currently trains at a private ground with lights. Upgrade of the existing pavilion to provide the required level of facilities to accommodate both mens and womens soccer is considered a high priority given the strong support for womens soccer in the area.	Change priority for these works from high back to medium.
			Plan Note 16	Investigation of installation of training lights to the southern end of H Blyth Field is noted as a low priority. This area is recommended as it is outside the playing field and will reduce wear during wet winter weather. It is also near to existing lights at the Tennis Club and is screening by existing trees from adjoining residents along Geelong Road.	Change priority from low to medium. Location of training lights is to be more clearly shown on the master plan.
			Plan Note 12	Soccer field shown on the draft master plan is 64m wide x 100m long with run out zones as per standards. Upgrade of the field surface for athletics, cricket and soccer is indicated as a high priority. Options to enable establishment of a permanent soccer goal at one end were investigated as part of the draft design however this could not be achieved while maintaining required clearances for existing summer use by cricket and athletics.	No change to plan.
			N/A	Provision of additional overstorey shade trees is a good suggestion.	Amend plan to indicate additional shade trees near the existing pavilion at R.T Fuller Oval.
16	Resident	Concerned that the development of the additional soccer field will reduce the availability of open space for passive users.	Plan Note 12	H Blyth is already used for soccer. Increase is use for winter training is not possible without lights. The installation of lights will not reduce open space use as levels are typically low on winter evenings anyway and the presence of lights and the increase in safety and use typically enables additional passive use of open space on winter evenings.	No change to the plan
17	Resident	Doesn't support lighting or further development of infrastructure.	Plan Note 16	The area indicated on the plan is adjacent to the tennis courts which have existing sports lighting. The field is protected by an existing avenue of established vegetation and is only targeted at enabling winter training use for soccer. Floodlighting projects are a club responsibility and currently a low priority.	Lighting for Blyth Field is subject to detailed design and will need to meet Australian Standards in relation light levels and spill. Proposed lighting locations will be indicated on the plan.
18	Tennis Victoria	Issues with current agreement between Council and club as it restricts the clubs ability to recruit additional paying members	N/A	The Barwon Heads Tennis Club is on a 3yr lease until Sept 2013. Conditions of the lease include that the club must encourage and allow the use of the clubroom by the public and other clubs and associations as long as this does not conflict with the club's own use of the premises. The club must also permit access to and use of at least half the number of courts (including tennis nets) by members of the public at all times during the term of this licence other than the approved competition times (item 16.3 of schedule). There was no recommendations for change to lease conditions in the Draft Master Plan Review and retention of public access to the courts is a key requirement especially during peak summer visitor periods.	No change to plan. Lease conditions are not a master plan issue.
19	Tennis Geelong	Would like back two courts resurfaced with acrylic, doesn't support multi-lined courts and says there is risk with the post holes when rings are removed.	Plan Note 20	Upgrade and resurfacing of the two northern courts is medium priority in the plan. The completion of these works is also conditional on increasing multi use of the facility allowing installation of netball/basketball rings as well as retaining tennis use. The resurfacing and line marking of the two northern courts including use of covers for multi use courts is common practice and will increase use of the courts in winter when tennis is less popular.	No change to plan. The courts are public courts and improving multi use is a key objective of the master plan.

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20	Barwon Heads Tennis Club	Vehemently opposed to add basketball, netball and soccer lines on courts, happy with proposal to resurface, opposed to the ELC because of car parking, inappropriate siting and preclude any chance of future expansion.	Plan Note 20	Refer 1 and 19 responses	No change to plan. Council has resolved to agree to the development of the ELC on the Geelong Road – Village Park site and has required that the project design respond to issues relating to passive surveillance, traffic management and the landscaped parkland interface.
21	Barwon Heads & District Pony Club	3>1.3 Fencing of Moonahs - weed management is required not new fencing, 3>1.4 - proposed actions would reduce vehicle access, 3>1.5 - issues with fencing proposed, 17> 2.10 size of dressage arena - p doesn't meet standards, 6>1.14 east west fence would make horse access very difficult, 6>1.15&16 - wants consultation when the tree planting occurs. Wants to know where the alternate cross-country course will be as guaranteed in the 2002 plan.	Plan Note 5	The park contains two defined remnant vegetation sub communities with species that are listed and require protection under Schedule 2 of the <i>Flora and Fauna Guarantee Act</i> . Existing perimeter fence around the Moonah Woodland does not include some very old Moonahs located behind the Pony Club. These trees, some of the oldest in the park are subject to extensive ground layer weeds and are not regenerating. Weed management is listed as a high priority in the draft master plan review however fencing to protect the tree protection zones of mature Moonahs (up to double canopy width) and to define the management zone between the exotic pasture grass of the pony club is also strongly recommended to ensure the long term health, survival and regeneration of these very special trees.	No change to plan.
			Plan Note 3	The northern end of the Pony Club unsealed access road and car park separates some of the oldest mature Moonahs from the larger conservation area to the west. The Draft Master Plan Review recommends extending the Moonah Woodland perimeter fencing to include the very old remnant Moonahs located behind the Pony Club. Downgrading the road to a pedestrian path only and additional revegetation to link these old trees to the larger conservation area. Existing access to the Pony Club will be retained via the second gate approx 30m to the	No change to plan.
			Plan Note 17	In response to request from the Pony Club a new 60x20m sand based dressage area was proposed as a medium priority. The size of the dressage arena is in accordance with the 2012 Equestrian Australia Dressage Rulebook.	No change to plan.
			Plan Note 6	The draft master plan recommends retaining the Tuart Gums and improvements to the habitat connection between the areas of remnant Moonah Woodland in the centre of the park and the Dune Woodland in the east of the park through staged fencing and revegetation of the east-west corridor to the south of L.G. Frost Reserve.  The planting is to occur outside the Pony club area and is designed to also strengthen the separation between the cricket ground and Pony club while retaining a large open grass overflow parking/float area.	Add note that further consultation with the Pony Club will be undertaken at the time of planting.
			N/A	In accordance with recommendations of the 2002 Management Plan Barwon Heads Village Park is no longer used for cross country due to public safety issues and the impacts on the sensitive environmental and cultural heritage values of the park. The Bellarine Peninsula Recreation and Leisure Needs Study suggested development of a sub regional equestrian facility including a Grade 1 cross country course for use by multiple clubs. There has been no further assessment for this completed as part of the draft master plan review.	No change to plan.
22	Resident	Need more bike racks to meet demand. No official preference on the siting of the ELC.	Implementati on Schedule 2.21	Draft Master Plan Review indicated that additional bike racks are to be installed around the reserve as a medium priority.	Change priority to high. Preferred locations are to be confirmed as part of <u>consultation feedback</u>
23	Resident	Direct route pedestrian footpaths to be constructed for access to facilities- more direct methods of access required, allowance for above standard footpath widths		The existing unsealed pedestrian path network around the park is extensive. Refer Figure 4 Pg 21. There is also a walking/cycling track circuit around the park of over 1.8km. There are fenced secondary links through the Moonah Woodland conservation area and local links to Carr Street. The draft master plan recommends that existing paths within the park are to remain unsealed, reducing cycling speeds and maintaining the relaxed informal character of the park. Additional paths through conservation areas are not recommended due to environmental and cultural heritage impacts.	No change to the plan.
24	Resident	Concerns around traffic and pedestrian interface at Barwon Grove Golf Club entrance - trees/shrubs obscure views, no speed signs.	refer Figure 4 Pg 21.	This issue is noted.	Add note regarding installation of warning signs and review of safe intersection sight distances at Plan Note 28.

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25	Resident	Great reservation with the removal of the section on passive & informal, the 2002 report, section 1.4.5, misrepresents the emphasis.	Section 1.4 pg 3-5	A summary of the 2002 Barwon Head Village Park Management Plan recommendations and review of their current status in terms of completed actions has been included in the draft master plan review report. Recommendations from the 2002 plan were reviewed and considered as part of the Master Plan Review. The recommendations as indicated in the report are consistent with the 2002 Management Plan recommendations.	No change to plan.