

Seaford Life Saving Club Precinct Master Plan

Frankston City Council
August 2004

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1 Summary

In November 2003, Frankston City Council initiated a master planning process for the Seaford Life Saving Club Precinct, to provide a 'vision' and guide future improvements to an inter-connected Seaford Foreshore, Kananook Creek and Seaford Village. The brief called for a master plan consistent with Council's Community Plan, the Victorian Coastal Strategy and the Seaford Foreshore Management Plan.

During the last six months, a consultant team lead by Jill Orr-Young Landscape Architects and assisted by MGS P/L Architects, Gidja Walker (coastal ecologist), and Garry Henshall and Associates (recreation planners) has been working closely with the Seaford community, a Steering Committee set up to represent local stakeholder groups, and Frankston City Council, for the development of a master plan which will revitalise 'the Seaford experience'. The master plan is built on community values and aspirations voiced at the first community forum and expanded upon at 2 subsequent forums. The ideas and concerns of children consulted at the local Seaford Primary School were also included. As a result of this intensive process, the Seaford Life Saving Club Precinct Master Plan lists 16 recommendations for improvements within the study area.

Key Master Plan Recommendations

1. Seaford Life Saving Club:

A new Life Saving Club (LSC) building will be sited immediately behind the existing building and the active foredune, overlooking the beach. It will consolidate existing buildings on the foreshore; incorporate community uses, facilities and functions, and will link with a new kiosk/small café (*which will support the Life Saving Club*), and toilets. The detailed design of the building will ensure that significant vegetation is preserved and integrated with it and that the remnant pipe from the old pumping station is retained and interpreted. The SLSC will continue to be involved in the resolution of the final design, which will be consistent with Lifesaving Victoria guidelines and will incorporate sustainable design principles. The additional footprint has been indicatively calculated as 27m² for a 2 storey building, which is balanced against removal of the existing concrete landing and proposed extensive revegetation. The final footprint is subject to the siting and design of a multi-purpose community/training room. There will be no net increase in car parking on the foreshore.

2. Streetscape:

Proposed improvements to public areas in the Seaford village include the undergrounding of power lines, additional street trees, additional night lighting, footpath upgrades and a consistent (local) treatment to urban design elements. The master plan recognises that many of the existing shops could be redeveloped within the life of the master plan, and that *guidelines* are needed to ensure additional walk-thrus to Broughton Street, continuous shop verandahs along Nepean Highway, a residential upper-storey for improved security, shop faces to both Nepean Highway and Broughton Street, co-ordinated aesthetically-pleasing security fences and waste-bin placement and planted areas. The need to improve signage for information and interpretation, including a strategically-placed 'Seaford sign' showing main streets, natural features, major facilities and walking tracks is also recommended.

3. Community 'Meeting Place':

The area in front of the Seaford Community centre will be revitalised as a 'community meeting place', with new surfacing, seating, planting and night lighting. An opportunity for small children's play will be included, and the William R.J. Klauer memorial will be incorporated.

4. 'Open Space' Area:

The open space between the community centre and Kananook Creek will remain as a grassed space for community events and picnics. There will be additional seats, shade trees and night lighting. A proposed board walk and (stabilised) granitic sand path will provide an interesting walk along the (western) creek edge, from Station Street to an improved northern car park. Indigenous revegetation, creek edge restoration and an improved canoe landing will be included. Visual access to the creek will be retained and design for disabled access will be incorporated. Bollards or barriers along the southern frontage to Station Street will continue the white painted timber theme of the existing street sign bollards, the old pedestrian bridges over the creek and the pier railings, which are distinctive in Seaford.

5. Car Parking in the Village Area:

The introduction of short-term car parking and additional disabled bays is proposed in Nepean Highway in order to alleviate current parking pressures. Behind the shops, a proposed reorganisation of the existing parking space to the north of the Senior Citizens Club will allow an increase in vehicle parking from 18 to 39 bays, including one disabled. The carparks will include pedestrian safety measures, linked paths, disabled access, water sensitive urban design (WSUD) measures, buffer planting to the creek and shade tree planting.

6. The Old Substation Building:

Recommendations for the future of the old substation building are limited at this time by private ownership of the building and its unknown structural condition. Opportunities for its redevelopment for community arts and/or interpretation for the foreshore/creek/wetlands system are dependent on a structural assessment report, which is a 'first-step' recommendation of this master plan.

At the final Steering Committee Meeting (30th June, 2004), the committee passed the following resolution: *That the Seaford Life Saving Club Precinct Master Plan Steering Committee support the recommendations of the Draft Master Plan on the following understandings:*

- *That options for the design development of the Seaford Life Saving Club Precinct Master Plan be subject to ongoing consultation by a Working Party composed of representatives of all key stakeholder groups;*
- *That any design and development decisions be made within the context of the Victorian Native Vegetation Framework;*
- *That there is an enduring understanding that there will be no expansion of the formal cafe/kiosk area to more than 20 internal seats.*

Central to the master plan concept is the idea of *continuous improvement*, such that Seaford will continue to evolve with the *values* and *vision* of each generation. In this way it will retain *cultural vitality* and build *community*. This master plan is intended as a guide for positive change over a 10-year period, after which time it should be reviewed.

2 Background

The **Seaford Life Saving Club Precinct Master Plan** includes the larger context of Seaford foreshore and pier, the Seaford village and Kananook Creek, 'from pier to railway station'. The study boundaries have been flexible over the study period, adjusting to reflect the primary values and concerns of the Seaford community and the reality that positive change is best realised by *example* in areas of public land.

Station Street is the primary east-west coastal access point between Keast Park and Long Island (Mile Bridge), and **Seaford Pier** is a key attraction and favourite fishing spot (managed by Parks Victoria). The intersection is controlled by traffic lights, with a pedestrian crossing, car parking, picnic and toilet facilities.

A major focus of this study has been planning for the revitalisation of the **Seaford Life Saving Club** in its location on the Seaford Foreshore, opposite Station Street.

The Seaford Foreshore Reserve is permanently reserved as Crown land '*for the purposes of conservation of an area of natural interest and public recreation*'. The reserve is bounded by Nepean Highway to the east, the *low water* mark of Port Phillip to the west, and extends beyond the study area to Keast Park in the north and Mile Bridge in the south¹. Frankston City Council is the Committee of Management, advised by the Frankston Foreshore Advisory Committee. The Friends of Seaford Foreshore Inc assist with various programs involving the local community in caring for the foreshore environment.

The Seaford village includes the shopping centre, which extends as strip shopping along Nepean Highway and Station Street, the area of public land between Broughton Street and Kananook Creek, (including the Seaford Community Centre and the Senior Citizens' Clubrooms) and public car parks. The shops are all privately owned.

The precinct is traditional land of the Buringyung-Bulluk clan of the Boonerwung² Tribe. The Seaford Foreshore Reserve, the Kananook Creek Reserve and the Seaford Wetlands (which is outside the study area) form an interconnected system with high environmental values.

Master Plan Process

Frankston City Council invited key stakeholder representatives to form a Steering Committee to guide the master plan process. The committee met formally and informally with the consultants for discussion and debate, and assisted with the community consultation process over a 7-month period.

The master plan process commenced with a period of intensive research, site observations and consultation with government authorities, which provided a context for the detailed consultation.

In developing the master plan, the consultant team has drawn on their combined expertise and commitment to conservation issues in fragile coastal environments, including facility improvements which are appropriate to the environmental values of the site.

¹ reference: Victoria Government Gazette No. G1, 7 January 1987

² also spelt 'Bunurong'

3 Literature Review and Evaluation

An initial understanding of the precinct and its strategic context was assisted by review of 3 key documents:

Victorian Coastal Council, 2002, The Victorian Coastal Strategy

- The key strategic coastal planning document for the 2000km Victorian coast, from top of catchment to offshore. Seaford coast sits within a 'Coastal Protection Zone': *'This zone should be managed to protect the natural values of the zone.'*

The Strategy provides a **hierarchy of principles** to guide coastal planning and management decisions:

'This hierarchy of principles for coastal planning and management will provide a pathway for decision making that leads to triple bottom line outcomes. Decisions are made daily to manage the environmental, social and economic forces impacting on the coastal environment. The following is a hierarchy of principles to guide the decision making process. Decision makers' priorities will be to:

1. provide for the protection of significant environmental features;
2. ensure the sustainable use of natural coastal resources;
3. undertake integrated planning and provide direction for the future; and
4. when the above principles have been met, facilitate suitable development on the coast within existing modified and resilient environments where the demand for services is evident and requires management.

Each of these priorities is further expanded in *Appendix 1*.

Frankston City Council Community Plan 2002-2005

- The principal strategic planning document for Frankston City Council, containing the *vision, values, goals, objectives and strategies* for the city.

The *vision* stresses 'cultural vitality' and 'safety'.

Values include Council partnerships with the community (communities), innovation, initiative, quality and continuous improvement. *The community will be involved in the master plan process by representation on the steering committee and community forums.*

Goals are summarised under the headings: Community Leadership, Transport, Environment, Community Development and Support, Recreation and Culture, Economic Development. These support the State Government's Sustainability Policy, which is promoted as 'triple-bottom-line' *social, environmental and economic sustainability*. Increasingly, local government is adopting a fourth measure of sustainability: *'cultural vitality'*.

Objectives and Strategies of the Community Plan, which provide direction for this master plan, are listed below.

- 1 *Community Leadership*
- 1:2 Participation
Ensure that all members of the community have the opportunity and encouragement to participate actively and constructively in the decision-making processes of Council.
- 1:2:5 Undertake projects that support active involvement of the indigenous community and disadvantaged community groups to enhance service access and participation in community life.
- 1:2:6 Provide support to groups to assist in the development of strong, viable and functional committees and community groups.

Literature Review and Evaluation continued

- 1:5:1 Conduct major annual events that appeal to the community as well as attracting visitors to Frankston City.

- 3 *Environment*
- 3:2:2 Encourage the retention/rehabilitation of indigenous vegetation remnants throughout the municipality.
- 3:5 Create a high quality urban environment for residents and visitors of Frankston City, consistent with sustainable development principles.
- 3:5:5 Ensure all new Council buildings are energy and water efficient.

- 4 *Community Development and Support*
- 4:3 Youth Services
Together with key stakeholders, provide the young people of Frankston City with a range of support services, and social, cultural and recreational opportunities.
- 4:4 Disability Services
Reflect the needs of people with disabilities in planning and management of community services and facilities, taking into account physical, cultural and economic access issues.
- 4:4:2 Ensure all new Council facilities and equipment provide physical access for people with disabilities and implement the priority actions for improving disability access, as adopted by Council.
- 4:4:5 Identify options for improving access for people with disabilities to foreshore areas.
- 4:7 Public Health
Maintain a high standard of public health throughout Frankston City and encourage community awareness of public health issues.
- 4:7:4 Conduct community education programs in conjunction with the business and education sectors, and the community.

- 5 *Recreation and Culture*
- 5:1 Cultural Development
Work in partnership with the Frankston community to enhance access to, and participation in, arts and cultural activities, and to integrate arts components into Council's public works, facilities and streetscapes.
- 5:4:1 Develop and implement a masterplan and management plan for one major reserve per year in accordance with the Open Space Strategy.
- 5:5 Aquatic and Sporting Facilities
Ensure equitable access to high quality sporting and aquatic facilities to meet the active and passive needs of all age groups.

Frankston City Council, 1999, Seaford Foreshore Reserve Management Plan

The Seaford Foreshore Reserve is bordered by the high water mark of Port Phillip to the west and Nepean Highway on the eastern boundary. The Management Plan does not address the littoral zone³, or areas east of the Nepean Highway in its management recommendations.

The Management Plan is now 4 years old, and recommended management actions for a five-year works program may have been completed or modified in the interim period. Although this Plan supersedes an earlier version, information contained in the earlier Plan (1991) is also relevant to the precinct master plan, viz. Appendix 2 Flora List. Also, a comprehensive management plan for habitat restoration (by Gidja Walker et al) mapped the condition of vegetation in the Reserve. These maps were reviewed for implications in the precinct.

The master plan precinct falls within Zone 2 Coastal Recreation management zone. Thus, coastal-dependent recreation facilities such as the lifesaving club are given priority in this zone.

³ the area of seashore between the low and high tides

Literature Review and Evaluation continued

The linear reserve is (bio)regionally significant for its remnant indigenous flora, represented as 3 vegetation communities: Coastal Grassland, Coastal Scrub and Coastal Banksia Woodland. Avifauna (birdlife) is significant within the reserve. Also, the density of lizards is high and therefore significant. No information is provided on fish or molluscs, or habitat values of the intertidal or off-shore areas of the precinct.

Principal uses of the foreshore reserve within the master plan precinct are:

- Recreation appropriate to a 'natural, quiet environment'
- Swimming, water play and beach games, inc Seaford LSC (seasonal)
- Line fishing from Seaford pier
- Picnic (opposite Station Street – tables, electric BBQs, toilets, rubbish bins, parking);
- Walking/jogging (north-south track)
- Limited cycling on north-south track (potential conflict)
- Disabled access at beach ramp near pier (note ramp is undercut)
- Dog walking on leash and on footways at all times. No dogs on beaches Dec – March 9.30 am – 7.30pm
- Nature study, bird watching, photography
- There is little boating activity (due to shallow water, height of pier, and lack of boat launching ramp)

Note:

- The reserve consists of siliceous (quartz) sands formed into a beach and low foredunes, part of a larger system of NE-SW sand ridges which extends inland to the Seaford wetlands
- The stability of the dune system depends on the ability of vegetation to trap and accumulate sand. Where there has been disturbance in the past and vegetation cover has been removed from the dunes, blowouts or eroded hollows have occurred. Dune erosion is controlled by managing visitor movement, fencing and planting. Beach cleaning can impact on foredune vegetation by limiting its spread
- The planting of Marram Grass to stabilise dunes has produced steeper dunes than those associated with the local Spinifex, and is more at risk of undercutting in high tide periods. Placement of fencing can exacerbate the problem.

4 Context

Coastal environments are increasingly under development pressure. *The Victorian Coastal Strategy* (2002) notes: 'The population of coastal Victoria increased by more than 10% between 1991 and 2001. This pattern of population growth is expected to continue into the future, albeit at lower rates.'⁴

More recently, a series of articles in 'The Age' newspaper, Melbourne, titled 'Battle for the Beach'⁵ discussed current issues of development conflict around Victoria's 2000km coastline, and stated 'new figures reveal a 60% increase in coastal building activity in the past 3 years' and 'full time population figures tell only part of the development story', as building approvals outstrip population growth – pointing to a trend for smaller households, more holiday homes and investment properties.

Another coastal trend, evident at Seaford, is the sale of caravan parks, forced out by booming property prices and corresponding high land taxes, which is often the fore-runner of intensive site redevelopment.

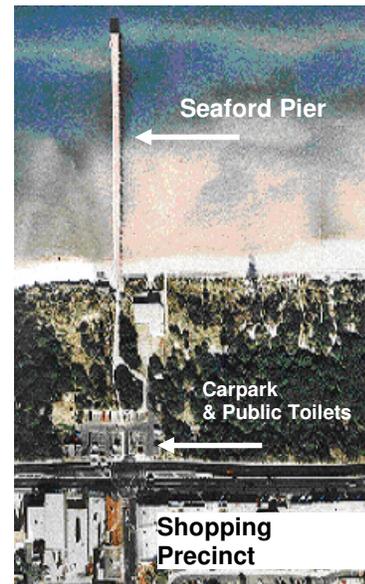
Implications for Seaford are the probability of increased pressures in the village area - more vehicles on roads and more demand for parking spaces, with possible redevelopment of shops to include a residential upper storey. Frankston City Council needs to be prepared for this coastal trend by setting guidelines for environmentally sensitive and culturally appropriate private development, and ensure all facility improvements in public spaces model best environmental, economic, social and cultural practice.

Global warming is now acknowledged as a threat to coastal environments, likely to cause increased storm activity and beach erosion, and place a greater strain on roads and stormwater drainage systems through more frequent flash flooding⁶.

The Precinct:

The Seaford Life Saving Club Precinct contains a number of significant elements that encourage visitations to the site:

- The Seaford Pier is a clear visitor attraction to the site. Discussions with the Life Saving Club have identified that the diving and swimming off and around the base of the pier is the major focus of safety concerns and patrols for the Club
- The precinct can be accessed by car and public transport. Visitors to the precinct can access the site by car, with parking available on site, and Seaford railway station located approximately 200m to the east of the shopping precinct.
- Public toilets are located within the carpark: the provision of toilets allows for longer stays to the precinct.
- The location of the shopping precinct provides an important relationship. Both the foreshore and the shopping precinct have the potential to benefit from visitors that come to the area to visit either the shopping strip or the foreshore, but because of close proximity have the capacity to visit both.



⁴ The projected increase 2001-2011 is 7.8%

⁵ 12 January, 2004

⁶ 'Victoria warned on climate-change danger', 'The Age' newspaper, 23 July 2004

In particular, the relationship between the Seaford pier and the LSC is critical for safety surveillance. The sandbars and shallow water result in the site being a popular swimming destination, however this also present dangers for anyone who jumps or dives from the pier into the water. There are a number of reported incidents of such activity, which have resulted in permanent disabilities to the individual.

5 Community Consultation

From the commencement of the master plan process, community consultation has been a driving force for decision-making in the precinct. In addition to meeting with individual stakeholders and community representatives, three community forums were held and were well-attended. While each forum was formatted differently, reflecting the master plan stage, all meetings were based on table discussions and written reporting, which produced a gradual accumulation of local knowledge and debate, to inform the master plan. The results from each forum were recorded and assessed (*see Appendix 2*). A consistent aim of the community consultation has been to share knowledge gained and support a democratic decision-making basis.

Community Forum #1 - 5 Feb 2004

The first community meeting focused on discovering what the community *valued* in their experience of Seaford, their *vision* for future directions, and what additional community functions they would like to see included in a new LSC building. From this meeting came the detailed agenda for the master plan.

At this meeting, the community recorded strong *values* for the 'natural environment' and 'sense of community', with 'The Beach/Foreshore' most highly valued.

The community *vision* supported the values previously voiced (with suggested improvements), and the retention of Seaford's local distinctiveness.

In response to additional *functions* for inclusion in the LSC, the following ideas were well supported: a kiosk/small café, a small meeting room for community use, and an education/interpretation function. There was strong community demand for the construction of public toilets, showers and outdoor showers, disabled facilities, lighting and shaded lookout areas with the new LSC.

Following this forum, an additional consultation with children at **Seaford Primary School** was held, resulting in some surprising insights and ideas, which have been summarised in the following pages.

Community Forum #2 - 11 March 2004

At the second community forum, the results of the previous consultation were presented and a plan showing 17 recommendations was displayed. Separate plans were shown with 2 options for siting of the new LSC. Most of the recommendations were supported by the community, with some fine-tuning, except the siting of the LSC. (At this point there had been a strong strategic principle in separating the surveillance function of the LSC, thus allowing the clubrooms to be sited further back from the active foredune and prominence to the café outlook. This concept was not accepted by the community.)

Following this meeting, the LSC members were again consulted and a new layout plan was produced to their general satisfaction.

Community Forum #3 - 6 May 2004

At the third community forum, the results of previous consultation were again presented. The draft master plan was exhibited and some ideas for design development were presented (*see Section 13 Information, Interpretation & Education & Section 14 Urban Design Elements*).

Direct questions were asked of the community in relation to the LSC, the 'Open Space' Area, Streetscape and Signage. Responses were compiled and analysed (*Appendix 2*).

In response to the question 'Which of these proposals should take first priority?' the new LSC building proposal was the clear preference, with 'Streetscape', and 'Signage' also highly favoured.

Public Exhibition

The master plan was exhibited in the Seaford Shop and at the Civic Centre in Frankston for 3 weeks. One hundred and four responses to the accompanying feedback sheet were received, as summarised below. This is a good response rate, reflecting the high level of community interest as evidenced at community forums throughout the master plan process. Some responses included attachments with additional ideas and useful information.

Feedback Sheet Responses

Question 1

Do you generally support the directions outlined in the draft Master Plan?

Responses:

Yes	88 (85%)
No	8 (8%)
Yes & No	2 (2%)
Not recorded	6 (6%)

- More than 4 in 5 members of the community support the master plan recommendations
- Respondents noted the positive environmental aspects of the plan, while also favouring a café development

Question 3

Do you support the inclusion of a café (20 seats) within the redeveloped Seaford Lifesaving Clubrooms?

Responses:

Yes	71 (68%)
No	32 (31%)
Undecided	1 (1%)

- More than 2 in 3 members of the community support the inclusion of a café in the redeveloped LSC
- The main concerns of respondents in the negative were
 1. the perceived competition with Seaford Traders, indicating that some businesses may already be struggling
 2. an ideology of 'no commercial development on the foreshore'. (This is not the position adopted by the Victorian Coastal Strategy or DSE.)
 3. a perceived need to provide additional parking for the café. (Note recommendation for no net loss or gain of parking.)
 4. possible destabilizing of the dune system. (Note recommendation to plan and program plant revegetation/regeneration in conjunction with site works.)
- Respondents in favour of the café noted that visitors with small children should not have to cross Nepean Highway to the shops; and that with more people around, the area will be safer
- Several respondents noted that the café should be attached to the LSC, but not included within it

Question 2 Strengths and Weaknesses of the draft master plan

The following comments provide a representative sample of those received.

Strengths:

- 'removal of existing SLSC – it's so ugly'
- 'underground power in shopping area'
- 'improvement to creek area & shopping area. It sounds fantastic'
- 'I am happy that the plan seems to promote Seaford as a village and continues to promote and protect our precious foreshore'
- 'The undergrounding of power lines, improved parking, better development of the community centre open space, attempts to solve using the iconic old power house, and the general approach of sections (Recs) 2 – 6'
- 'The space'
- 'I like the open space in the plan'
- 'The suggested improvement to the area in front of the Community Centre is needed, and the canoe landing area will look good with revitalisation'
- 'It is to be commended that a granitic sand is the proposed material for the pathway near the creek'
- 'I like the way the posts are going to be painted'
- 'A good plan with lots of potential to make Seaford into a quaint village by the sea'
- 'Shade tree planting for car parks is admirable foresight'
- 'Bringing Seaford together as a community'
- 'Environmentally friendly'
- 'Integrating beach life and community'
- 'Acknowledgement of the base of the Seaford Pumping Station will be retained'
- 'The issue of rebuilding a dangerous and old LSC has been addressed in detail'
- 'FCC spent funds on consulting the local residents'

Weaknesses:

- 'Dune removal to construct buildings'
Response: *There is no proposal to remove dunes. An assessment of vegetation significance is recommended as an immediate next stage, prior to design development. Development of a strategy for stabilising affected dune areas during building construction is also recommended*
- 'None'
- 'Doesn't specify type of plants/trees along Nepean Highway or Recs 2, 3, 4, 5' (foreshore reserve)
Response: *All proposed plants are indigenous species*
- 'Some is 'window dressing''
Response: *If this implies putting elements together such that they create delightful settings and 'beauty' in the landscape, then this is correct: Beauty speaks to the soul (psyche). But behind the 'window- dressing' is a strong environmental and social framework*
- 'Streetscape should not be commenced until the highway is downgraded to a local road'
Response: *Nepean Highway is a major arterial road and downgrading by VicRoads is unlikely. The streetscape recommendations are not dependent on down-grading of the road.*
- 'Does not come to terms with the northern end of the village and the entry/exit from Broughton Street and the entry/exit to the permitted 17 apartment building next to the drycleaner's from north travelling traffic'
Response: *A recommendation will be included in the master plan that traffic issues require a detailed assessment by a specialist traffic engineer*
- Not enough disabled parking near Senior Citizens' Club
Response: *It will be recommended that Council consults with the club to determine a suitable number of disabled bays within the expanded car park*

- 'Boat landing on pier – none exist'
Response: *Reconstruction of the removed lower landing is recommended as a secondary priority, after replacement of the missing pylon, and ongoing maintenance and repair*
- 'How are you going to fund it?'
Response: *Recommendations for government funding sources have been made to Council*

Other comments:

- 'extend the Seaford Pier into deeper water and provide temporary boat mooring for visitors' (response as below)
- 'extend the pier'
Response: *The high cost of pier works will ensure that repair and maintenance are the first priorities. Extension of the pier is not a high priority at this time, but should remain on the agenda for future consideration*
- 'provide a lift – if café is above ground level, handicapped access from ground level and from pier is required'
Response: *All access will conform with the Australian Standard for Disabled Access (AS1428)*
- Council will need to buy the walkway next to the medico

Meeting with Seaford Traders 13th July 2004:

A special meeting was convened by Cr. Aitken with the Seaford shopping centre traders, to discuss issues of common concern. The issues raised included safety and vandalism, improved access and car parking in the village, improved lighting in the car parks and complimentary linkages between the foreshore and shopping strip.

Each of the master plan recommendations will require design development to realise its potential, and on-going consultation with community representatives. In particular, the LSC proposal should proceed in conjunction with a plan for environmental controls and safeguards, including dune stabilisation, vegetation restoration and habitat protection.

Kids' Consultation 2 March 2004

Fig 1:
Building Sand Castles and Seaford Beach

Building sand castles is universally popular. Many of the children had been to Rye for the recent sand sculpture competition.

Other beach activities enjoyed by the children are paddling, swimming, snorkelling, sun tanning, playing, collecting shells *'to make a wind chime'* and *'rocks to build a cairn'*, volleyball and cricket, swimming races, *'surfing on my boogie board'*, *'rolling down the hills'*, *'digging a long hole'*, *'jelly fish fights'*, and *'getting buried in the sand'*.



Anonymous

from consultation with **Seaford Primary School** Composite Grades 3/4 and 5/6
2 March 2004



Building sand castles is a universal play activity: children from the Blackburn English Language School at Ricketts Point beach 2 March 2004

Fig 2:

Getting About on Bikes and Walking Tracks

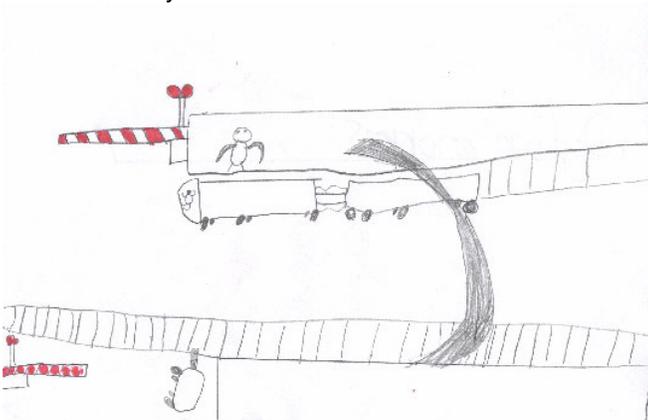
Bicycle riding is a favourite activity with many of the children. They make use of the many connecting tracks for bike riding, walking, jogging, and outings with their families; some cycle to Patterson River or the Seaford wetlands.

Many of the boys nominate the skate park as their favourite destination.



by Saskia

The children were concerned about safety and suggested the need for a pedestrian bridge over the railway tracks.



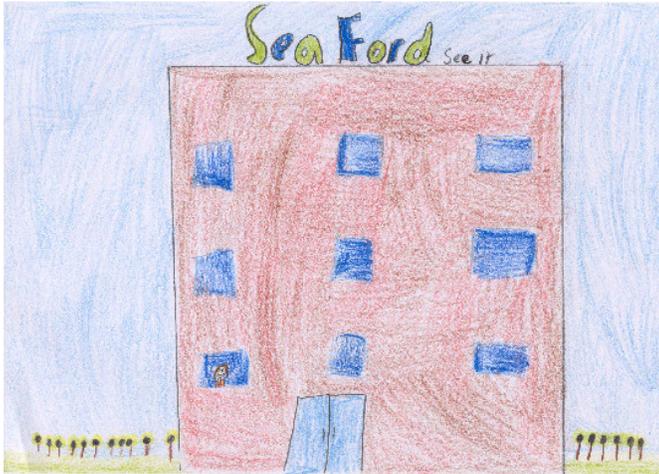
by Dylan

from consultation with **Seaford Primary School** Composite Grades 3/4 and 5/6
2 March 2004

Fig 3:

Ideas for the Old Substation Building

- 'arts centre'
- 'indoor rock climbing'
- 'gym for kids'
- 'museum'
- 'viewing area at the top to watch the sun set'
- 'different things'



by Rebecca

from consultation with **Seaford Primary School** Composite Grades 3/4 and 5/6
2 March 2004

Fig 4:

The Seaford Community Hall and Kananook Creek Reserve

Some of the children remembered having fun at the 'Henley on Kananook' festival, particularly in boats on the creek.

'we like to buy fish and chips and eat them on the canoe deck behind the community hall (the picnic tables are covered in bird poo)'

'look after the hall'

'paint the inside and outside'

'it needs some flowers'



Anonymous

The children are concerned about rubbish in the creek and graffiti in Seaford, and the need to clean it up:

'don't throw plastic in the creek, because it might hurt the animals'

'plant more trees for the animals'

'have a special clean-up day for the school'

(note: the annual community-based 'Clean up Australia Day is on March 7, this year)

'clean out the muck out of the creek'

from consultation with **Seaford Primary School** Composite Grades 3/4 and 5/6
2 March 2004

Fig 5:

The Seaford Pier

is a favourite place for children, and a recurring theme in their drawings. Some children enjoyed fishing on the pier, others recalled seeing 'Flathead' while swimming near the pier.

'we need a fishing shop'
'don't keep killing the fish'

There is delight in details:

'I collect mussels off the pier (pylons) with my Dad.'
'I find crabs under the pier (and I put them back).'

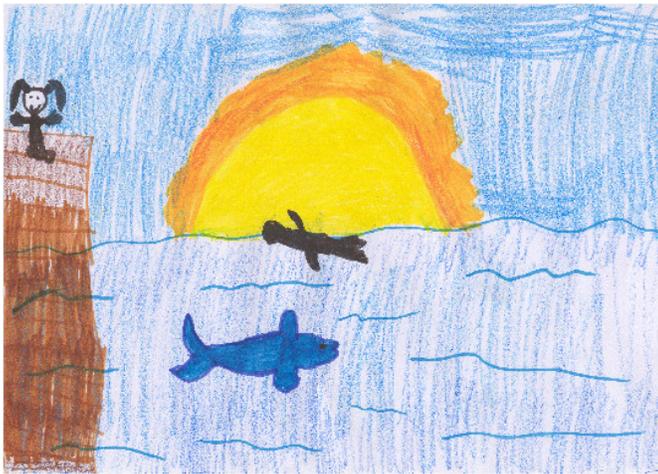
However, there is some concern:

'the pier is getting very mouldy and wobbly'
'fix the pier and repaint it'
'put another fence to stop people jumping off'

A few of the children are 'Nippers' at the Seaford LSC.

(note: the 'Nippers' are junior LSC members, aged 7 – 14)

The children's drawings of the pier are often accompanied by a setting sun, birds, fish or flying insects.



by Hannah

from consultation with **Seaford Primary School** Composite Grades 3/4 and 5/6
2 March 2004

6 Master Plan Principles

- 1 Local community *values* will provide direction for the master plan (see community consultation: forum #1 and kids' consultation, *Figs 1 - 5*)
- 2 The master plan will develop within the context of sustainability: *environmental, social, cultural & economic* – the '4 pillars of sustainability'
- 3 An ecological approach to master planning will be the basis for decision-making, respecting plant and animal biodiversity in the Seaford context of foreshore/interdunal creek/and internationally-recognised (RAMSAR) wetlands. A 'matrix' approach to planting will respect the *indigenous* vegetation systems, which are dominant in the precinct
- 4 The pedestrian experience – 'valuing community' – will take precedence over vehicle intrusion. Pedestrian safety and amenity will be valued, and linkages between facilities, including path circuits, crossing points and walk-thrus, will be considered for improved access
- 5 Disabled user access will be addressed in planning decisions (in accordance with the *Disability Discrimination Act, 1992*)
- 6 A new LSC building will provide cultural vitality for the community – enabling gathering, activities, programs, interpretation, etc. The building will be sited behind the foredune and below the *Banksia integrifolia* tree canopy. It will consolidate existing structures, provide for shared community use, avoid 'visual bulk', and model sustainability principles (see *Victorian Coastal Strategy, 2002*). The building will quietly demonstrate 'architectural design excellence', ever mindful of its place in a larger landscape setting of (bio)regional significance
- 7 A 'common language' of materials will link built elements in public spaces, from pier to railway station. These will recognise existing themes and will include recycled elements where possible
- 8 The local distinctiveness and beauty of the place will be recognised in master plan decisions. Opportunities for responding to these qualities in the built environment will be considered

7 Summary Recommendations

The following *summary* master plan recommendations are based on a 10-year plan life.

- 1 The Pier**
 - Maintain in good repair
 - Investigate reconstruction of the (removed) lower landing
 - Investigate improved signage, lighting & disabled access

- 2 New LSC Building**

LSC functions & multi-use,
environmentally sustainable design;
site behind the foredune, consolidate structures on the foreshore, provide shared
community use

 - public toilets/showers
 - community meeting room
 - interpretation & education (*see Section 13 Information Interpretation & Education*)
 - kiosk/café
 - lighting
 - disabled access

- 3 Seaford Foreshore Reserve**
 - Revegetate/regenerate degraded and disused areas with indigenous plant
species (*see Section 8 Vegetation Communities*)
 - Improve signage

- 4 Picnic Areas**
 - Improve picnic areas & access points

- 5 Car Park**
 - Redesign car park (no net loss or gain of parking); include water-sensitive urban
design
 - Improve pedestrian links & disabled access

- 6 Old Toilet Block**
 - Replace public toilets within new LSC building

- 7 Streetscape**
 - Improve streetscape, including (subtle) coastal themes & colours
 - Improve short-term & disabled parking
 - Introduce development guidelines (*see Section 9 The Seaford Village*)
 - Improve signage

- 8 Old Post Office Lane**

(private land)

 - possible future link to car parks, etc
(Note: also encourage walk-thrus & shop fronts to Broughton Street)

- 9 Overhead Wires**
 - Underground overhead wires in Nepean Hwy & Station Street

- 10 Community Meeting Place**
 - Provide seating/planting and opportunities for small children's play in conjunction
with integrated art and design
 - Investigate integration of Council Shop with community centre

11 Open Space

(protected from winds)

- community festivals/craft markets, etc
- Redesign picnic facilities
- Provide path/boardwalk & improved canoe landing
- Retain 'openness' of area
- Restore the indigenous vegetation buffer along the creek

12 & 13 Car Parks

- Redesign car parks, include water sensitive urban design
- Provide shade, path links
- Improve directional signage
- Improve lighting
- (Traffic study needed)

14 Lane (off Station Street)

(too narrow for passing traffic)

- Pedestrianise

15 Kananook Creek

- Provide buffer planting to creek verge
- (See *Kananook Creek Reserve Landscape Master Plan*)

16 Old Substation

- (Not owned by Council)
- *Possible community use*
- Commission structural report & future uses study

8 The Seaford Foreshore Reserve

An Ecological Approach to the Seaford Foreshore Reserve Plant Communities and Habitat Value, to the north and south of the Seaford Pier alignment and Seaford Life Saving Club

Our detailed site inspection⁷ was informed by the *Management Plan for Habitat Restoration in Seaford Flora and Fauna Reserve, 1992/93*, comprising a **written report** and **site plans**. This report provides a comprehensive history of changes to the foreshore environment, including existing conditions in 1993 (distribution of vegetation communities, condition of vegetation, significant plant species, major weeds and localised infestations), with recommendations for vegetation restoration. **It is the primary reference for the planning of revegetation and regeneration works to areas proposed in this master plan.**

The site plans divide the reserve into 31 'enclosures', which are further divided into 3 sections (A, B, C). The master plan study area is represented on site plans 12 (A, B, C) and 13 (A, B, C), (Appendix 3). Note that the site plans pre-date road widening and car park redesign by Vic Roads and revegetation works by Frankston City Council and the Friends of Seaford Foreshore Reserve.

Significance:

'The Seaford Foreshore Reserve is considered to be of (bio)regional significance. This is due to regional loss and degradation of other areas within the Port Phillip containing similar vegetation communities, and the significance of various species recorded within the reserve. A total of 24 significant species have been recorded of which 16 are considered of regional significance and 8 of local significance.'⁸ Note that the *Australian Natural Heritage Charter* (2002) provides guidelines for the conservation of places of natural heritage significance. It states: 'a degraded ecosystem will usually require human assistance to recover' (article 1.19) and 'a self-sustaining condition is preferable to an outcome that requires a high level of ongoing management intervention' (article 4).

Vegetation Communities:

There are 3 vegetation communities within the study area: *Coastal Banksia Woodland*, *Coastal Scrub*, and *Coastal Grassland*, which are described in the above-mentioned report. The proposed new LSC building complex is located in enclosure 12, with vegetation communities as follows:

Block 12A (from the beach to the top of the primary dune):

Predominantly *Coastal Grassland Community*; numerous weedy grasses and herbs

Block 12B (from the top of the primary dune to the north-south track):

Open Coastal Banksia Woodland verging into patches of *Coastal Grassland* and *Coastal Scrub*

Block 12C (from the north-south track to the Nepean Highway):

Coastal Banksia Woodland with open areas dominated by exotic grasses or *Lepidosperma concavum* (Sand-hill Sword-sedge).

Building Heights:

There are no building height controls in the Seaford Foreshore Reserve. The remnant mature indigenous Coast Banksias *Banksia integrifolia* provide an indicator of maximum vegetation canopy heights, which are attainable behind the foredune. The mature height of *Banksia integrifolia* is 10 metres⁺. This provides a benchmark for discussion of maximum building heights within the coastal reserve.

Findings:

- The 5 sites initially considered for the possible location of a new LSC were examined for their relative environmental values. All sites had been mapped as 'severely

⁷ Site inspection by Jill Orr-Young and Gidja Lee Walker, Wednesday 18 February 2004

⁸ refer *Management Plan for Habitat Restoration in Seaford Flora and Fauna Reserve, 1992/93*

degraded', not withstanding revegetation in the last decade, which has restabilised the dunes.

- Vegetation adjacent to the path to the pier is 'severely degraded' on both sides
- There are no major orchid sites
- There are no *known* Aboriginal cultural heritage sites (shell middens, etc)
- There has been significant revegetation and some natural regeneration of plant communities west of the car park (Block 13), since unsecured sand caused blowouts to the Highway in the 1970s⁹
- Weedy areas do not necessarily equate with poor habitat value. There is good lizard habitat value in the area west of the car park, south of the path to the pier (as above)
- If existing fenced areas are further divided by paths, attention must be given to the choice of the gauge of wire mesh, so that lizards are not isolated in small areas
- Significant plant species present in Block 12 are:
 - Allocasuarina verticillata*
 - Atriplex cinerea*
 - Bursaria spinosa* var *macrophylla*
 - Lepidosperma concarum*
 - Ozothamnus turbinatus*
 - Pelargonium australe*
 - Threlkeldia diffusa*

Recommendations:

- **Revegetate/regenerate degraded and disused areas using only indigenous plant species of local provenance, in conjunction with site works for the new LSC building complex and car park redesign** (as shown on the master plan drawing). This includes a new buffer zone between the Highway and car park, and the concrete slab in front of the existing LSC. **Note that a detailed plan and program is required in the first instance**
- **Revise the *Management Plan for Habitat Restoration in Seaford Flora and Fauna Reserve* (1992/93)**, to include on the ground changes in Blocks 12 & 13 (i.e. the car park & revegetated areas), and any additional information available. (Note that Spring is the optimum time for flora survey.) **Ensure that the report is widely available to libraries, environmental groups, and the Seaford shop**
- **Improve picnic areas & access points**
- **Redesign the car park for better vehicle circulation and storage** (no net loss or gain of parking); **include water-sensitive urban design (WSUD) principles**
- **Improve pedestrian links and disabled access** to conform with the *Disability Discrimination Act (1992)*. (Note the current problem with steep grades at the Nepean Highway crossing.)
- **Remove the existing public toilet block and include facilities in the new LSC building**
- **Survey existing signage** (note type, condition, requirement) **and make recommendations for a new signage system** (*see also Section 12 Information, Interpretation & Education*)

⁹ note that some planted Banksias were raised from seed sourced from interstate (pers comm FoSFR)

9 The Seaford Village

This section addresses the Seaford shopping centre (in Nepean Highway and Station Street) and areas west of the highway to Kananook Creek, particularly the backs of shops, walk-thrus, car parks and public land to the creek. This area is of course part of the coastal environment, with the highway sited on the secondary sand dune.

Strategic and Statutory Planning Context:

The *Victorian Coastal Strategy* (2002) supports 'suitable development' on the coast. This is defined as 'that which provides an environmental, social and/or economic benefit, enhancing the community's value of the coast. It will generally be coastal dependent or related to coastal dependent uses' and 'coastal villages will retain their seaside and village character.'

The Strategy does not make recommendations on building heights, but refers to the '*Siting and Design Guidelines for Structures on the Victorian Coast*' and '*Landscape Setting Types for the Victorian Coast*', which recommend low-scale development.

The Frankston Planning Scheme includes Schedule 6 to the Design and Development Overlay, which requires that buildings in the coastal development strip between the Highway and Kananook Creek will not exceed 3 storeys (9 metres) in height (with a Permit required). However, a current draft Planning Scheme Amendment seeks to increase the height limit (up to 12 metres maximum height, with a Permit) in response to recommendations in the Neighbourhood Character Study.

The Victoria State Government's *Melbourne 2030* planning strategy, (Department of Infrastructure) defines Frankston as a 'Principal Activity Centre'. However, Seaford has no planning status as an Activity Centre, and there is currently no plan to review it as a 'Neighbourhood Centre' (with corresponding statutory effect in the Frankston Planning Scheme).

The remnant mature indigenous Coast Banksias *Banksia integrifolia* in the precinct, from foreshore to creek, provide an indicator of maximum vegetation canopy heights, which are attainable, and a benchmark for discussion of building heights. The mature height of *Banksia integrifolia* is 10 metres⁺.

Seaford Shopping Centre:

Improvements to the Seaford shopping strip have previously been discussed with Seaford traders and were put on hold during this master plan process.

Previous design concepts present a sound basis for detailed design, with proposed indigenous shade trees in the road pavement, undergrounding of power lines, introduction of asphalt pavement with (granite) banding and an increased provision of seating.¹⁰

However, the concepts fail to recognise or reinforce features which provide a local distinctiveness in Seaford (such as the white-painted timber bollards), and call for a standardised approach, which could be better tailored to the local environment in an integrated art and design approach (see Fig 6).

The undergrounding of power lines in Nepean Highway and Station Street was advocated in public forums, and would singularly improve the appearance of the shopping centre.

The shops themselves act as a weather barrier and enable a more sheltered environment in the spaces behind. This provides positive advantages for creating 'people places' behind the shops.

With limited parking opportunities in Nepean Highway, car parks behind the shops are increasingly used. (Very little is known about parking patterns and a traffic study is

¹⁰ See Hassell Pty Ltd (1999). Frankston Neighbourhood Shopping Centres Streetscape Master Plan Final Report.

recommended for a better understanding.) This changed pattern of use has led to some shops providing walk-thrus. There is an opportunity to encourage shop fronts to Broughton Street and additional walk-thru linkages. The Old Post Office Lane (which is now private land) offers the only opportunity for a walk-thru between the Nepean Highway shops. It also provides an important visual link between the foreshore and creek environment. An unnamed lane off Station Street provides a pedestrian link to a public car park behind shops south of Station Street.



Fig 6
An Example of an Inspired Use of Concrete Pavement

The Seaford Shop:

The 'Seaford Shop' operates from leased premises within the shopping centre. This addresses a need expressed in the *Kananook Creek Reserve Landscape Master Plan, 1997*, for the availability of 'over the counter' interpretation material 'at a central location', but it requires appropriate signage, for increased visibility. The Seaford Shop provides a central venue for easy access to information, for both the community and visitors, and an after-hours service for the junior library (personal communication). However, the suggestion that the Seaford Shop should be relocated to/or in front of the Seaford community centre is beyond the scope of this study.

View corridors:

Views are an important consideration in visually linking components of the precinct, and providing daily 'delight' for the community. The quality of the views can often be improved by design. Important views identified in the precinct are:

- From Station Street west to the Seaford foreshore reserve
- From Broughton Street south to the old shops
- From the former 'post office lane' in both directions
- From Nepean Highway south to the hills behind Frankston
- From Broughton Street east to Kananook Creek (note: care is needed in design of building additions and structures)
- From Seaford Pier and environs (including the proposed new LSC) west to Port Phillip

Car parks:

The existing car parks are not 'people-friendly', lacking connecting footpaths, shade trees and signage. They are heavily engineered with kerb and channel construction, and do not support water sensitive urban design (WSUD) principles – retention of stormwater near its point of origin and slow release to groundwater - as might be expected in a sensitive environment.

Community 'Meeting Place':

The area in front of the Seaford Community Centre and Junior Library is proposed for redesign as a revitalised community meeting place. It will include comfortable seating and suitable planting, and possibly a small children's play space. This does not necessitate play

equipment as such, but rather aims for a creative play environment. *Note also the proposal to possibly relocate the Seaford Shop, which may impact on this space, and the need for views through to the creek to be preserved.* The removal of an unused courtyard wall in front of the community centre will open up the space and views. The William R. J. Klauer memorial will be incorporated.

Kananook Creek:

With reference to the *Kananook Creek Reserve Landscape Master Plan, 1997*, revegetation and creek edge restoration were the highest community preferences for capital works. A 10-metre wide 'beautification strip' to the creek edge was requested by Melbourne Water for planning permits for creekside properties.

In some areas within the Seaford Village, the creek edge is eroded and lacking in vegetation. This master plan addresses the need to improve that situation whilst allowing integrated development for improved community access.

The northern car park will be redesigned with a 10-metre wide revegetated buffer to the creek and will incorporate water sensitive urban design (WSUD) practices – retention of stormwater near its point of origin and slow release to groundwater.

In the area to the east of the community centre, an improved '**Open Space**' has been recommended for community festivals, craft markets, and general community use. This space currently reads as 'left-over space' from the adjacent built environment, and needs to be defined and shaped as a positive 'space' in its own right, as the only opportunity for *open space* within the urban environment of the Seaford village. A path and boardwalk are proposed on the creek side, linking Station Street with the northern car park. This will enable disabled access to the creek, integration with a refurbished canoe landing, creek edge rehabilitation, and a close appreciation of the (restored) creekside vegetation. It will also function as an edge barrier to the invasion of exotic grasses into the creek environment. Note that at the widest point of the 'open space' it is not feasible to provide 10-metre wide buffer planting without compromising the space width and its usefulness for community gatherings.

To the south of Station Street, informal car parking on Chapman Avenue has intruded into the creek environment, with potential increased silt and litter loads. At this point there is only a 4-5 metre wide area available for revegetation.

Recommendations:

- **Provide a 10-metre wide buffer planting to Kananook creek verge where possible** (note need to retain 'openness' of 'Open Space' area beside community centre; 4-5 metre wide buffer to eastern side of Chapman Avenue)
- **Improve the streetscape, with distinctive local design**, including (subtle) coastal themes & colours, providing shade trees, improved pavements, seating & co, signage, bollards and barriers
- **Investigate opportunities for walk-thrus to back of shops and car parks, particularly 'old post office lane'** (private land)
- **Underground overhead power lines in Nepean Hwy & Station Street**
- **Conduct a feasibility study on the possible relocation of the Seaford Shop**
- **Create a 'Community Meeting Place'** with seating, planting and play opportunities for small children in front of the Seaford Community Centre, in conjunction with integrated art and design. (Note also a possible relocated 'Seaford Shop' in this space)
- **Design an 'Open Space' area to the east of the community centre. Provide a path/board walk connection along the eastern edge in conjunction with creek edge rehabilitation and an improved canoe landing**
- **Redesign picnic facilities** south of the open space
- **Redesign car parks to best practice water sensitive urban design (WSUD) standards.** (Provide shade, path links, improved directional signage and buffer planting to the creek.) Use coloured asphalt pavement to distinguish car parks from adjacent roads. **Note: traffic study needed**

- **Restrict vehicle access to the service lane off Station Street;** allow shop owners to retain vehicle access from the car park behind, and pedestrians to walk through. (The lane is too narrow for 2 cars to pass)
- **Introduce short term and disabled parking in Nepean Highway**
- **Introduce development guidelines in the shopping centre** to provide continuous verandahs, walk-thrus/shop fronts to Broughton Street, aesthetic integrated security fences, spaces for disguise of rubbish bins, and planting of indigenous vegetation, including canopy trees
- Consider the *long-term* construction of a pedestrian overpass at the railway line, linking the village to the wetlands and Seaford Primary School

10 Recreation

The Broader Sport & Recreation Participation Context

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

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

The following table provides the number of participants, relative to age, for a number of selected sports and activities. It is important to note that figures include both organised and non-organised participation.

Table 1: Participant Rate of Selected Sports & Physical Activities for Adults

ACTIVITY	AGE GROUP (Participation Rate %)				AVERAGE RATE OF PARTICIPATION
	18 – 24	25 - 34	35 – 44	45+	
Australian Rules Football	4.4	2.7	1.0	-	1.4
Cricket (outdoor)	5.4	3.3	1.8	0.2	1.9
Netball	8.3	4.8	2.6	0.2	2.7
Swimming	19.1	19.8	18.1	7.7	13.9
Tennis	11.6	9.8	9.1	4.3	7.4
Walking	12.6	20.8	21.3	18.7	18.8

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

Of note is the high rate of participation in swimming and walking for all age groups under 45 years of age. Both sports can be expected to sustain high levels of participation given that both activities can be played across a broad range of timeslots and appeal to both sexes and across a range of age groups.

Table 2: Participant Rate of Selected Sports for Children and (aged under 15 years)

ACTIVITY	AGE GROUP (Participation Rate %)			AVERAGE RATE OF PARTICIPATION
	5 – 8	9 – 11	12 – 14	
Australian Rules Football	5.2	8.1	7.0	6.6
Cricket (outdoor)	2.5	7.0	7.4	5.3
Netball	3.6	13.0	12.6	9.1
Swimming	19.1	14.7	7.6	14.4
Tennis	6.7	10.2	9.0	8.5
Soccer	11.1	13.6	9.7	11.4

As is the case with adult participation, swimming appeals to diverse age groups and has the highest levels of sport participation. This age group corresponds with the 'Nippers' group in Life Saving Clubs.

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

Table 3: State and National Trends in Sport & Recreation

AREA OF INFLUENCE	SPECIFIC TREND
<p>Facility Development</p>	<p>The development of flexible spaces/places that accommodate a broad range of functions through flexible design. This ensures one facility maximises the return on development cost through minimising under-utilisation of space</p> <p>Cooperative time-sharing agreements that ensure facilities are used by many tenants over both the day and the year</p> <p>The use of improved synthetic materials, which reduce maintenance, costs both in time and financial resources. Improved synthetic surfaces have allowed for facility use to be extended and more frequent</p> <p>Natural sports surfaces such as turf are being replaced by low maintenance, year long synthetic surfaces</p> <p>There is a trend for outdoor sport to be moving indoors</p> <p>There is a trend toward maximising venue opportunity through night-time use. Night lighting is moving day/weekend activity toward weeknight activity</p> <p>There is a trend toward remote spectatorship. More spectators are now viewing the actual sporting activity via TV options away from the venue, than those at the actual venue</p>
<p>Participation Patterns</p>	<p>Current lifestyle patterns over the past 10 years have significantly changed the traditional involvement in sport and recreation</p> <p>There has not been any significant increase in Victorian's sports participation over the past 10 years. There has, however, been involvement in a broader range of sport and recreation, placing significant pressure on traditional options of sport and recreation</p> <p>There has been a general decrease in participation of traditional sports, which continue to require a participant commitment over extended time periods. People are becoming more precious in committing their leisure time</p> <p>Weekend sport participation is being replaced by weekday/evening participation</p> <p>Long periods of sport time are being replaced by short scheduled periods in order to suit the busy lifestyle</p> <p>Commitment to team/club 'competition' is being replaced by individual/social 'uncommitted participation'</p> <p>More people are now participating in shorter, packageable activities such as: walking; cycling; picnicking; festivals; fun runs; fairs & festivals</p>

Participation in sport enables a range of benefits for local communities. It provides the catalyst for people of all ages and abilities to build social networks, develop new skills and enjoy the health benefits derived from participation in physical activity. To this end, it is important to consider the impact of sport and recreation participation for sectors of the community that typically have fewer opportunities to participate, and by doing so, create an environment that is inclusive to all sectors of the community, irrespective of age, gender, income or ability.

Recreational Boating

The Victorian Coastal Strategy designates 'Safe Harbours' at Mordialloc Creek to the north of the precinct, and at Frankston, to the south. In addition, a 'Regional Boat Ramp' is designated at nearby Patterson River.

As noted elsewhere, the removal of the lower landing of Seaford Pier has resulted in a loss of opportunity for berthing of small boats.

A major issue of relevance to Seaford beach has been the use of jet skis. Parks Victoria has confirmed that the area in front of the Seaford Life Saving Club is not designated a 'No Boating' zone under the Marine Act, and therefore jet skis are allowed to come into shore, as long as they do not exceed a speed limit of five knots.¹¹

Canoeing on Kananook Creek is recognised as a recreational activity with potential for increased patronage. Access to the existing canoe landing (east of the Seaford Community Centre) is currently poor, with no path links or adjoining car parks. (This situation is addressed in *Section 9 The Seaford Village*.)

¹¹ Information in email received from FCC 2 December 2003

11 The Seaford Life Saving Club

Built History of the LSC:

The original Seaford Life Saving Club building was built after the First World War, in front of the foredune of Seaford beach. The foundations still exist in the form of the concrete pad on the seaward side of the current building, although at some stage concrete steps replaced the original boat ramp.

The current building was constructed in two stages – the lower portion to the south was built in the 1950's, and the higher portion to the north was added in the 1960's. A mezzanine floor, containing an operations area (the 'radio room') above and first aid area below, was built by club members in the 1980's inside the taller 1960's building. At about the same time, a small area of the older building was partitioned off as a simple kiosk. The club was dormant during the Economic Depression, and was re-established in 1936. To celebrate the 50th anniversary of the reformation of the club in 1986, a time capsule was installed in the slab of the meeting area.

There is currently no lease arrangement for the LSC.

The Need for a New LSC Building:

An assessment of existing conditions revealed a number of issues with respect to the structure and condition of the LSC building (see report Appendix 6). As well as health and safety issues, spatial arrangements are not consistent with the functional needs of the club and storage space is inadequate. The building is sited in front of the active foredune, has no recognition of environmentally sustainable design (ESD) principles and is unresponsive to local climate. The building has no inherent value, which might justify expenditure in saving the structure. Caution is advised in the possible existence of asbestos in insulation and lining materials.

Planning for LSC Key Functions:

The 3 main functions of a life saving club in relation to beach and surf safety must be considered in planning renovations or new structures:

- Surveillance: observation of beach conditions and guidance of bathers (at Seaford, this includes surveillance of the Seaford Pier)
- Provision of first aid and rescue
- Training and competition

The siting of solid, all-purpose structures on frontal dunes can rarely be justified in light of current knowledge of beach and dune processes. However, the facilities needed to properly service the key functions can often be separated, thus reducing the potential impacts on the sensitive dune environment. One strategy has been to split club activities as separate structures, such that the observation tower is separate from the main club-house (eg. Barwon Heads). Observation towers to augment on-beach patrols can now be constructed such that they are transportable and/or demountable. With sensitive siting they can fulfil beach patrol needs without impacting significantly on the dune environment.

At Seaford, our early concepts for *separation* of the key functions were not acceptable to the LSC.

Advice from Department of Sustainability and Environment (DSE):

Further to the 3 key functions of a LSC, our early advice from DSE was that a new LSC building should provide:

- Consolidation of structures and services on the foreshore
- Rebuilding behind the active foredune
- A community facility (up to 3 additional functions)

Siting the Club-house:

A desk-top survey of 22 bay and ocean life saving club-houses in relation to their coastal settings, revealed that few are sensitively sited and many occupy a position *like Seaford, on* or in front of the foredune.

There are many examples along coastlines where expensive facilities have been lost or are regularly threatened by the natural processes of beach erosion and recession. Coastal dunes represent the last line of defence against erosion, by providing a reservoir of sand for waves to utilise during storms. A stable dune system provides a natural defence mechanism against structural damage.¹²

Frontal dunes play a vital role in mitigating erosion initiated losses. Developments sited on top of the foredune, with only a sand slope down to the water level, restrict the amount of sand freely available to the active beach system and are at risk of being undermined during storms (eg. club-houses at Bonbeach, Carrum, Mount Martha club-houses). Where sea walls have been constructed seaward of the frontal dune, sand in the hind dune area is completely alienated (eg. at Ocean Grove, Hampton, Elwood).

While most club-houses are sited with little regard for their coastal environment and the coastal dune system, an exception appears to be the new Wye River Surf Life Saving Club, sited behind the vegetated foredune, which won a Victorian Coastal Council Award for Building and Design in 2003.

Dune vegetation is an integrated botanical system, particularly susceptible to damage from pedestrian and vehicular traffic. **Fencing** and **boardwalks** are recommended in dune areas to preserve vegetation and habitat and encourage revegetation, particularly around club-houses and public amenities¹³.

Preliminary Concepts:

The advantages and disadvantages of 5 alternative sites for a new LSC complex were assessed and discussed by the Steering Committee (*see Appendix 7*). Each site location and set-back distance dictated the height of the building required for the surveillance function.

Two siting options were presented at the second community forum, but were rejected on a number of points. As a result, further consultation with LSC members produced a layout plan to their satisfaction. The existing building, comprising a ground floor and mezzanine floor, is 4.2 m high. The new building is proposed within a 7m height limit, allowing surveillance from a site set back behind the existing building. This height is well within the canopy line of Coastal Banksia Woodland behind the primary dune.

The possibility of the Seaford pier providing a *surveillance function* for the LSC was rejected by the club, as was the suggestion that the clubhouse relocate on the pier, due to emergency vehicle access difficulties and the sometimes lawless behaviour on the pier. However, the location of the pier has ultimately decided the northern location of the club-house, as most rescues relate to behaviour associated with jumping or diving off the pier from its un-railed northern side. Surveillance is therefore most needed on the northern side of the pier.

The Kiosk/Café:

The proposal to include a small kiosk/café with the development of the new LSC came from the first community forum (*see Appendix 2*), and was further ratified by a question on the community feedback sheet at public exhibition. The proposal is for a maximum of 20 seats (internal area) with attached decking for some outdoor seating in suitable weather. The facility has been sited so as to not impede on the LSC functions or vehicle access requirements, while allowing visual access to the beach and physical access to the main path to the pier. It is envisaged as a separate (connected) building, which will minimise the visual bulk implicit in

¹² Very localised disruption of vegetation on a foredune may result in formation of a 'blowout', whereby strong onshore winds extend a tongue of sand inland, beyond the general line of the remaining vegetated frontal dune. When blowouts form, a lowered section of the foredune acts to concentrate and funnel wind, increasing its velocity and its sand transport capacity. This is a potential hazard at access points to Seaford beach.

¹³ Reference: Department of Land and Water Conservation, Coastal Unit, NSW, 2001, *Coastal Dune Management: A Manual of Coastal Dune Management and Rehabilitation Techniques*

an incorporated building. Any significant vegetation will be protected and incorporated in the design.

Consultation with coastal geomorphologist Eric Bird:

On 15 March 2004, I consulted coastal geomorphologist Eric Bird, to seek his expert opinion on construction proposals affecting Seaford Beach.

Firstly, we discussed 'blow-outs' and the impact of the dog-leg path. He advised that the dog-leg path idea came from a soil conservation authority publication some years back (although I've been unable to source it), and is not the only model (see Gunnamatta beach). The sand dunes move according to the dominant north westerly and south westerly winds, and any non-vegetated (unstable) conditions. Although westerlies are rare, they can quickly cause blow-outs in un stabilised areas. Thus, the dog-leg path is confirmed as probably the safest option for Seaford beach.

I also asked him about the consequences of constructing a new building on the foredune. He strongly warned against it, noting a current scenario of global warming and deepening of the shipping channel, which will almost certainly lead to accelerated erosion of bay coastlines. He cited successful examples of life saving clubs which are constructed 100 metres from the beach (Sandy Point, Waratah Bay) and stated that 'any temptation (to site a structure on the beach or foredune) should be resisted'.

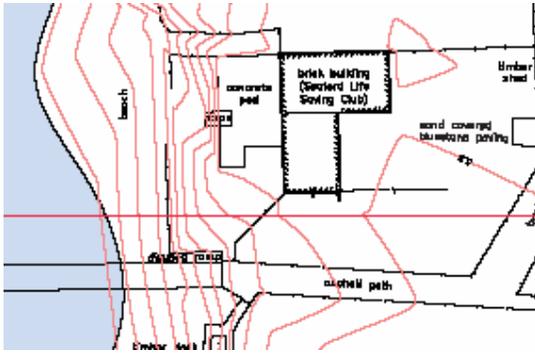
This confirms our previous advice.

Recommendations:

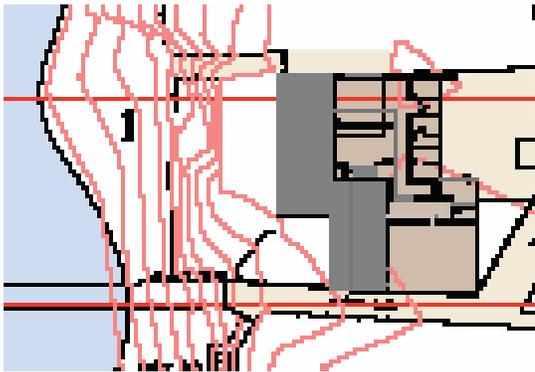
- **Design and construct a new LSC building complex**, incorporating a small kiosk/café, a community meeting room, FoSFR store, public toilets/showers¹⁴, as shown in the preliminary site layout
 - to meet the functions of the LSC
 - to consolidate structures on the foreshore
 - to provide safety lighting and enable disabled access
 - to provide for interpretation & education (see also Section 13 Information, Interpretation & Education)
- **Incorporate existing significant vegetation in the design of the new building complex**
- **Interpret the (Seaford pier) pipe relic** located at the south-east corner of the proposed kiosk/café in conjunction with the detailed design of the building
- Note the recommendation in Section 8 *The Seaford Foreshore Reserve* to plan and program plant revegetation/regeneration in conjunction with site works (Coastal Grassland community plant species would be appropriate for revegetation/regeneration in areas to the seaward side of the proposed new LSC.)
- **Design to maximise Environmentally Sustainable Design (ESD) principles in the fabric of the new building**, such that it is valued as a model development, respectful of its location

See supplementary plans Appendix 5.

¹⁴ At the final Steering Committee meeting (30 June 2004) the DSE representative stated that the siting of the LSC building (complex) would be subject to the guiding principles of the Victorian Native Vegetation Framework, which favours siting of buildings in areas already cleared of vegetation, where possible



Existing conditions



Proposed conditions

Fig 7:
The proposed new LSC building complex is sited directly behind the existing building (see context drawing Appendix 5)

12 The Seaford Pier

In 1992, the Victorian State Government proposed to demolish the Seaford Pier, in response to three serious injuries sustained by irresponsible use.

The proposal drew widespread protest from the Seaford community and traders, including petitions from over 5000 people (see *Save Seaford Pier – Public Submissions and Report*, No. 2, December 1992). However, a lower landing was removed. The value of the Seaford pier to the local community was reinforced during consultation for this master plan.

Parks Victoria is now the management authority responsible for the Seaford Pier. Access to the pier for large maintenance vehicles is an important consideration in planning for the new Life Saving Club. There is currently one pier pylon missing.

History of Use:

The Seaford Pier was built in 1929 to support a pipeline for the flushing of Kananook Creek with sea water. (The natural flushing of the creek had been previously cut off by the construction of the Patterson River for drainage of the wetlands for farming.)

The pier was constructed as 139 metres in length and 3.6 metres high. Although the pipeline was decommissioned in 1953, the pier had by then become a landmark tourist feature and attracted amateur fishermen. Its proximity to the Seaford railway station still makes it one of the most generally accessible piers in Port Phillip.

The pier's importance as a navigational aid and emergency storm shelter is noted. Its provision of access to the bay environment for disabled visitors, who otherwise have difficulty moving on the beach, and its use for scuba diving training, are also noted.

Safety Issues:

The combination of pier height¹⁵ and shallow water, caused by residual off-shore sand bars, makes diving and jumping off the pier dangerous. Most of the accidents have occurred off the northern side. The pier has a constructed barrier railing along its southern side, but the northern side remains open. In a response to the series of accidents already mentioned, a lower landing was removed in 1992. Its removal would appear to render the situation even more dangerous, as well as preventing access by small boats. It has not prevented serious accidents from occurring over the summer of 2003/2004.

The possibility of constructing a barrier rail on the northern side was discussed with the Steering Committee, but it was thought that it would not prevent the behaviours noted, and would perhaps contribute to an even more dangerous situation with increased diving/jumping height. Likewise, the possible removal of an access ladder (by which divers climb back on to the pier for repeat performances) was seen as an undesirable removal of a safety aid for the genuine mishap.

Signs advising of the dangers of jumping or diving off the pier occur at regular intervals along the pier. But they are generally *above* eye-level, and as such, they may be overlooked by those they are seeking to instruct. This is an issue, which needs urgent reassessment.

¹⁵ only Mornington pier equals Seaford in its 3.6 m height above sea level

New Opportunities?

Extension of the pier by 35 metres to finish in deep water has been previously recommended, but rejected for cost reasons¹⁶. In 2003, a private company, 'Victorian Ferries', introduced regular catamaran services in the bay, including commuter and cruise services, linking Portarlington, Sorrento, Rye and Port Melbourne. Victorian Ferries were working to resolve safety issues for additional berthing at Frankston and Mornington piers (see report *Frankston Hastings Leader*, 8 Dec 2003), until a legal issue resulted in their withdrawal of all services. Opportunities for a future similar use of an extended Seaford pier have not been assessed, but new structures and services in the precinct should be flexible to allow for a possible future increased use of the Seaford pier.

There is significant support in the community for preservation of the pier through urgent and on-going maintenance/repair, for the upgrading of existing lighting and disabled access, for reconstruction of the removed lower landing, and for the *long-term* lengthening of the pier to deep water. Note that works other than maintenance will require advocacy for special funding through government grants.

Recommendations (Parks Victoria):

- **Replace the missing pylon and ensure on-going maintenance and repair to the pier**
- **Investigate the reconstruction of the removed lower landing for short term boat mooring**
- **Investigate the effectiveness of safety signs and a strategy for more effective warning**
- **Upgrade existing lighting and disabled access to the pier** (Note further design input required.) Access for the disabled should conform with the provisions of the *Commonwealth Disability Discrimination Act (1992)* and the revised Australian Standard AS 1428 'Design for Access and Mobility'

¹⁶ Note a decision to rebuild the Lorne Pier with a \$2 million State Government grant (The Age, 10 January, 2004).

13 Information, Interpretation & Education

Information

Visitors to Seaford and local residents need up-to-date factual information, which may be delivered by word of mouth, signage, or various printed and electronic media. The Seaford Shop at No 120 Nepean Highway is an innovative and successful example of how information can be provided to a community. However, the shop front is not easily found by first-time visitors, who look instead for signage or visual way-finding clues in the landscape. Often information signage must compete with a plethora of advertising signs, which jostle for attention. To be noticed at all, signage must be carefully designed and carefully placed.



A confusion of directional, regulatory and advertising signs at Seaford



Car parks are inadequately signed

*Fig 8:
Existing signs in Seaford*

Information signage usually addresses the ‘*what, where and when*’ directional function for attractions and facilities, but may also include safety, regulatory and warning signs - (eg. ‘do not jump off the pier’).

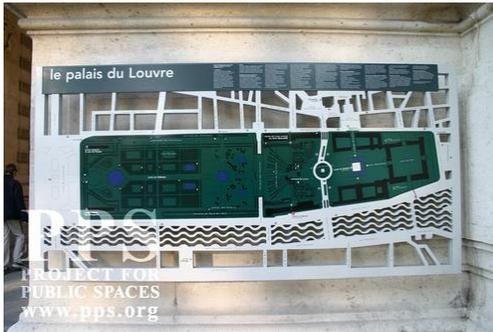
Currently, there is a need for a prominently placed regional context map, showing regional attractions and linkages: the proximity of wetlands, creek and foreshore to the Seaford shopping centre and railway station is a powerful tourism draw-card if packaged and marketed carefully.

There is also a need for better car park signage and information on walking trail circuits.

An ‘art in the landscape’ approach to essential signage may be suitable in some instances¹⁷.

¹⁷ Note Frankston City Council’s Public Arts Reference Group (Cultural Development Unit) provides an established process for implementation of urban art and design components integrated into larger capital works projects.

*Fig 9:
Some examples of effective information signs:*



Regional context map: this 3-dimensional sign of welded metal, includes symbolic reference to a waterway, street names, facilities/attractions and detailed information. The sign is set in front of a wall which offsets its 3-D effect of light and shadow and sculptural presence

Photo courtesy Project for Public Spaces

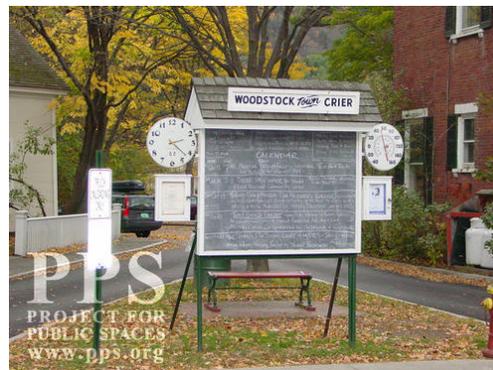


This simple community board is suitable for specific information such as bus route timetables

Photo courtesy Project for Public Spaces



Street signs at Seaford are displayed in vernacular style as white-painted posts, providing an additional function as 'bollards' and edge markers



The 'Woodstock Town Crier' has a 'quirky' interactive community function (chalk on blackboard)

Photo courtesy Project for Public Spaces

Interpretation

'An educational activity, which aims to reveal meanings and relationships through the use of original objects, by first-hand experience and by illustrative media, rather than simply to communicate factual information'¹⁸.

Interpretation has a distinct role in enhancing the visitors' experience of the place. It addresses the bigger questions of *why and how*, offering delight in discovery and being in place. At Seaford, there are many opportunities for thematic interpretation. Each theme arises in response to the particular qualities of the place, for interpretation such that it connects with the 'psyche' of its audience and the material of its setting. Each theme has the potential to contribute *cultural vitality*¹⁹.

Some suggested themes for interpretation:

At the LSC, there is an opportunity to include one or more interpretive themes in the new building fabric, as an arts initiative, eg:

- Water safety
(the coastal and marine environment, shifting sands, rips and currents)
- Weather watching
(cloud types; wind directions)
- The night sky
(constellations and seasonal change; navigation)
- Coastal plants and sand dunes
(biodiversity and ecological connections)
- Stories of the Bunurong people of the Kulin nation
(see http://www.arts.monash.edu/cais/ekulin/homepage/fr_home.htm)

Additional themes can be imagined throughout the study area; the above examples are a small sample.



'Karkala' (*Carpobrotus rossii*) - local coastal plant; food source for Bunurong Aboriginal people - for feature planting



Wind socks 'interpret' wind direction and generate movement and life
Roof garden installation by Topher Delaney (San Francisco)

¹⁸ Tilden, F., 1957 *Interpreting Our Heritage*, University of North Carolina Press, Chapel Hill.

¹⁹ Cultural vitality has been described as 'the fourth pillar of sustainability' (Jon Hawkes, 2001, Cultural Development Network, *The Fourth Pillar of Sustainability, Culture's Essential Role in Public Planning* http://www.portphillip.vic.gov.au/conferencespapers_resources.html)

Fig 10: Interpretation themes

Educational Programs and Events

Closely linked with the educational opportunities provided by interpretation are opportunities for educational programs and events. These may also be site specific. For example,

- Educational programs at the LSC:
 - water safety programs, including swimming, rescue, and resuscitation
 - first aid training
 - navigation
 - the community meeting room in the new LSC building could also provide a venue for school groups to visit and learn about the Seaford coastal environment (as well as other community uses that a shared resource can provide)
- Community festivals: (eg. 'Henley on Kananook'; craft markets)
- Commemorative events: (eg. Anzac Day at the RSL)

The former **Transformer Building** ('Old Substation') is not owned by Council and has not been assessed for structural integrity (a recommendation of this master plan). Children at Seaford Primary School have reminded us that it could be used 'for many different things' (see *Fig. 3*). A recommendation of the *Kananook Creek Landscape Master Plan*, 1997, was that it would become an interpretation/education centre for the combined Seaford foreshore/Kananook creek/Seaford wetlands system. Several community arts/environment festivals have celebrated bird migration by utilising giant puppet performance. If the building proves viable, it would be an ideal 'home' for such an initiative. There is strong community support for retention and renovation of the building for community use.

Recommendations

- **Assess the effectiveness of existing information signage, and research what additional information is required. Prepare an inventory of existing signs and a 'sign plan' proposal**, documenting type of sign, wording, design and placement
- **Determine appropriate interpretation themes for inclusion in the building fabric of the new LSC and/or the local environment**

(Art initiatives are appropriate considerations in each instance²⁰)
- **Commission a structural report & a future uses study for the 'Old Substation' building**

²⁰ Note Frankston City Council's Public Arts Reference Group (Cultural Development Unit) provides an established process for implementation of urban art and design components integrated into larger capital works projects.

14 Urban Design Elements

The following illustrations provide a reference for establishing a consistent urban design framework, which will

- present a clean image to the back of shops
- establish elements in the 'vernacular' context
- incorporate water sensitive urban design (WSUD) practices
- provide for the safety of the pedestrian, to Disabled Access standards

Security Fences



Fine 'matchstick' on cyclone wire: note its semi-transparency, ability to filter winds, and 'shadow wall' qualities which contribute vitality



Fine steel mesh can provide similar benefits



A contemporary interpretation of the tea-tree fence, in steel construction

Board Walks



Timber board-walk with steel construction (and barrier fence), for adaption in creek-side areas, with indigenous planting eg. *Melaleuca ericifolia* (Swamp Tea-tree)

Car Parks



Car park with adjacent pedestrian path, wheel stops, minimal line marking; *no kerb or channel*

Bollards/Markers/Railings

White painted timber posts and railings are a distinctive feature in Seaford, from pier to railway station, and provide a visual link in the Station Street axis, which could be further developed



The Seaford Pier:
white painted railings define the edge



White-painted posts continue into the township as a distinctive street sign bollard

15 Costing

The following 'Opinion of Costs' does not include design fees, except where specified.
GST is excluded.

	Unit	No	P1 (1-2yrs) \$	P2 (2-5yrs) \$	P3 (5-10yrs)
The Pier					
Replace missing pylon (PV)	no	1			
Replace removed lower landing (PV)	Item				
Improve signage, lighting & disabled access (PV)	Item				
New LSC café & decks					
Building Design	Item		40,000		
Demolition of existing buildings (note possible asbestos removal)	m ²				
New building	m ²			1,200,000	
Decking (extent unknown)					
connect sewerage & water	m			17,500	
Underground powerline	m			10,000	
External lighting	Item			60,000	
Interpretation/Art initiative	%	1		12,000	
Seaford Foreshore Reserve					
Update the 'Management Plan for Habitat Restoration' & republish	Item		10,000		
Revegetate/regenerate degraded and disused areas	m ²	800	20,000	20,000	12,000
Picnic Areas					
Provide new BBQ	no	1	7,000		
Provide 3 new picnic tables, 1 seat, bollards	no	3	11,000		
Old Toilet Block					
Remove	m ²	70		15,000	
Beach Car Park					
Reconstruct car park to WSUD standards	m ²	1655		165,000	
Reconstruct pedestrian paths	m ²			15,000	
Seaford Village					
Replace footpaths in Nepean Hwy (Cost Dependent on Design)	m ²	1250		137,500	
Replace footpaths in Station Street	m ²	1900			209,000
Acquisition/Lease of 'Old Post Office Lane' as walk-thru		Not known			
Street tree planting & barriers	no	10		5,000	
Bollards/Barriers	no	Not known			
Seats	no	8		6,000	6,000
Big bins	no	4		2,400	2,400
Bicycle storage	no	2		1000	
Signage Plan (Precinct)	Item			5,000	
Interp & directional signage (Spec & Implementation)	no	Not known			
Underground overhead wires in Nepean Hwy one side	m	250	350,000		
Underground overhead wires in Station Street	m	190		350,000	
Urban Art and Design	Item			25,000	

16 Potential Funding Sources

The following table provides a 'snapshot' of potential government funding sources. It has not considered potential Council, commercial, community and philanthropic funding opportunities. All of these options should be considered within the context of potential funding sources.

Organisation	Grant Name	Amount	Closing Date	Details
<i>Department for Victorian Communities</i> www.sport.vic.gov.au	Community Facilities Funding	\$500,000 (GST exclusive) maximum for projects valued at over \$150,000. Contribution on a SRV\$1:\$3local basis	Usually November or December. Announcements usually made in May or June of the following year.	Application to be submitted by Council. Council only allowed to submit one application per year. New funding guidelines to be released mid to late 2004. No voluntary / in-kind component
<i>The Australian Sports Foundation Limited</i> www.asf.org.au	The Australian Sports Programs	Unlimited.	Ongoing	All funds come from community tax deductible donations
<i>Department of Sustainability and Environment</i> www.dse.vic.gov.au	Crown Land Improvement Program	Up to \$50,000 on a \$1 for \$1 basis	Not yet announced.	For projects on Crown Land only
<i>Department of Sustainability and Environment</i> www.dse.vic.gov.au	Pride of Place Program	Up to \$90,000	Not yet announced	Funding for urban design and capital works projects

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18 The Project Steering Committee & Consultant Team

Steering Committee:

<i>Name</i>	<i>Organisation</i>
Cr Glenn Aitken	FCC Councillor Klauer Ward
David Bleazby	Seaford Community Group
Virginia Brook	Frankston Foreshore Committee
Sally Burgess	DSE
Lynda Counsell	FCC Recreation Development Coordinator
Ian Ellis	Parks Victoria
Jo-Anne Elvish	FCC Strategic PLanner
Trish Etccl	Seaford Lifesaving Club
Glenn Firth	Friends of Seaford Foreshore
Ron Lyon	Frankston Foreshore Committee
Paul Sandells	FCC Manager – Recreation and Environment
Tony Seals	Seaford Lifesaving Club
Chris Wain	Frankston Foreshore Committee

Consultant Team:

Jill Orr-Young	Principal Jill Orr –Young Landscape Architects	Project Manager Landscape Architect Urban Designer
Eli Giannini	Director McGauran Giannini Soon P/L Architects	Principal Architect Urban Designer
Gidja Lee Walker		Coastal Ecologist
Penny Wilkinson	Garry Henshall & Associates	Recreation Planner

Profile:

Jill Orr-Young is a lifetime coastal resident, and has previously completed the *Sandringham Foreshore Master Plan* and *The Kananook Creek Landscape Plan*.

Her environmental credentials include higher education (Master of Landscape Architecture, Melbourne University, 1981, including elective subjects with Eric Bird, coastal geomorphologist); on-going study: short courses with Greening Australia, current progress towards PhD (Landscape Architecture) and travel for study; work experience (previously employed at Melbourne Water, advising on environmental policy and landscape issues in regional parks and waterways including Point Cook coastal park); appointment to Bayside Environment Advisory Group (BEAG) and current member of environmental groups (the Wilderness Society and the Victorian National Parks Association).



Jill Orr-Young

*creating magical
public places*

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