




# Lillydale Lake

## **DRAFT MASTER PLAN**

*Prepared by Hansen Partnership / December 2022 / Revision D*



A photograph of a natural landscape featuring a river or stream in the foreground, surrounded by dense green trees and foliage. A large, semi-transparent white triangle is overlaid on the right side of the image, containing text.

We acknowledge and respect Traditional Owners across Australia as the original custodians of our land and waters, their unique ability to care for country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

ACKNOWLEDGMENT OF COUNTRY



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# 1 Introduction

## Purpose

Hansen Partnership have been engaged by Yarra Ranges Council to prepare a master plan for Lillydale Lake in Lillydale. When completed, the master plan will provide the strategic context to guide Council in making staged improvements and enabling upgrades to meet the needs and priorities of the local and regional community, and multitude of user groups active within the reserve now and into the future.

The master plan seeks to implement quality public open space and recreation activities, with a focus on providing functional, attractive, accessible, safe and sustainable public spaces.

## Context and History

Lillydale Lake is situated in the Yarra Ranges, approximately 40km north-east of the Melbourne Central Business District in the suburb of Lillydale. Lillydale is a Major Activity Centre in the Yarra Ranges and the Shire's first settlement, with a growing population. The usual resident population is 16,532. Based on Australian Bureau of Statistics census data, the estimated population in 2021 is 17,513. The town is serviced by shopping centres, community facilities, public parks and public transport.

With regards to open space and recreation, Lillydale is currently experiencing increasing demand for accessible recreation opportunities and mainstream sports participation as well as social recreation parks<sup>1</sup> and Lillydale Lake plays a significant role in this space.

Lillydale Lake, which opened in 1990 was constructed primarily to prevent flooding impacts of Olinda Creek on Lilydale township, but was also developed to provide a recreation precinct.

Lillydale Lake is regionally recognised as a leisure facility and provides a broad range of opportunities for individuals, family, the Lillydale Rotary Club - Craft and Produce Market and a range of sporting and recreation user groups.

The site has a moderate level of accessibility via pedestrian access from the immediate surrounding residential areas and cyclists from the Olinda Creek Trail. There is direct bus access to the site from Swansea Road which runs parallel to the northern edge of the site. The train station is located approximately 1km north of the site.

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<sup>1</sup> Yarra Ranges Council Recreation and Open Space Strategy – Precinct Strategies Action Sheets

## Study Area

The site is located central to Lillydale, approximately 1km south of the Lillydale train station and town centre.

## Surrounding context

To the immediate south of the site, low-scale residential with a 1-2 storey detached dwelling character currently exists. Many interfaces are bordered by local streets with minimal direct connections to the park. The Olinda Creek corridor extends to further open space and wetlands outside the scope of this project (including Hull Road Wetlands).

To the immediate west of the site is the Box Hill Institute Lillydale Lakeside Campus which features large open grass areas and one primary connection and one secondary street access connection to the park. Further west is the existing quarry site which is located to the rear of the Box Hill Institute site and is subject to future residential development (Kinley Development).

To the immediate north, Swansea Road bounds most of the site, with low-scale residential 1-2 storey detached dwelling occurring opposite as well as an aged care facility and electricity sub-station. There is a clear and direct entrance to the Yarra Ranges Council offices and Eyrefield Park with community, sport and recreation facilities. Further north is the heart of the Lillydale Activity Centre, boasting commercial activity and train linkages.

To the immediate east, Swansea Road forms most of the boundary edge, with low-scale residential 1-2 storey detached dwelling character occurring opposite. The car primary parking entrance for the park is accessible from this interface.

### **Landscape character**

Lillydale Lake is positioned between four high points (hills) resulting in a landform that falls to the lake and immediate lake surrounds.

Vegetation is predominately native/indigenous with significant aquatic grasses and reeds to the wetland and lake edge.

### **Future growth in Lillydale**

The Kinley Development will introduce approximately 8000 new residents to Lillydale over the next 10-15 years which will likely put additional pressure on existing facilities at Lillydale Lake.

### **User groups**

Lillydale Lake is home to several user groups including the Lillydale Rotary Club (Craft and Produce Market), Yarra Valley Fly Fishers, Lillydale Radio Yacht Club, Lillydale Sailing Club, Paddle Victoria and Lillydale Lake - Park Run. Outside of these formalised groups the park is frequently used by school groups, families and casual runners. The majority of people who visit the lake are walkers, dog walkers or playspace users.

### **Access to trails**

The local trail network can be accessed from Lillydale Lake via the shared path network that passes around the lake and surrounds.

Approximately 1.7km to the north of the Lake the path links with the Yarra Valley Trail leading to Coldstream and the trail head for the Warburton Rail Trail.

Linking Lillydale Lake to Montrose in the south is the Olinda Creek Trail.

## **Background Assessment**

A extensive series of background studies and assessments were conducted as part of the master planning processes, including the review of the following:

- Zoning
- Overlays
- Melbourne 2030
- Yarra Ranges Council Plan 2021-2025
- Yarra Range Reconciliation Framework for Action
- Yarra Ranges Activity Centre Network Strategy
- Lillydale Major Activity Centre Structure Plan - Issues and Opportunities Paper
- Lillydale Major Activity Structure Plan 2022

- Integrated Water Management Plan
- Environment Strategy 2015-2025
- Health and Wellbeing Strategy 2017-2021
- Recreation & Open Space Plan: Strategic Framework 2013-2023
- Child and Youth Strategy 2014-2024
- Yarra Ranges Domestic Arrival Management Plan 2018-2021
- VISION 2020 Community Plan
- Cultural Policy & Action Plan 2008-2013
- Yarra Ranges Community Safety Plan 2013-2018

## **Consultation**

The user groups were engaged to seek insight into the wants, needs, the general perception of the existing conditions at the Reserve, as well as identifying the features and characters which are considered valuable and significant.



## 2 Existing Conditions



figure 1 Existing site aerial - Vegetation character

NOT TO SCALE

### Vegetation

The vegetation character surrounding the site is predominately native and well established with clusters of dense planting surrounding wetlands and bordering the park. The most common tree species identified on-site are Eucalyptus, Acacia and Allocasaurina. There is a strong landscape character (which is identified as dense clusters of same or similar species) in the following areas:

- 1 Acacia Sp.
- 2 Eucalyptus Sp.
- 3 Dense mixed planting surrounding wetlands.
- 4 Aquatic grasses
- 5 Melaleuca & Leptospermum Sp.
- 6 Ulmus sp.

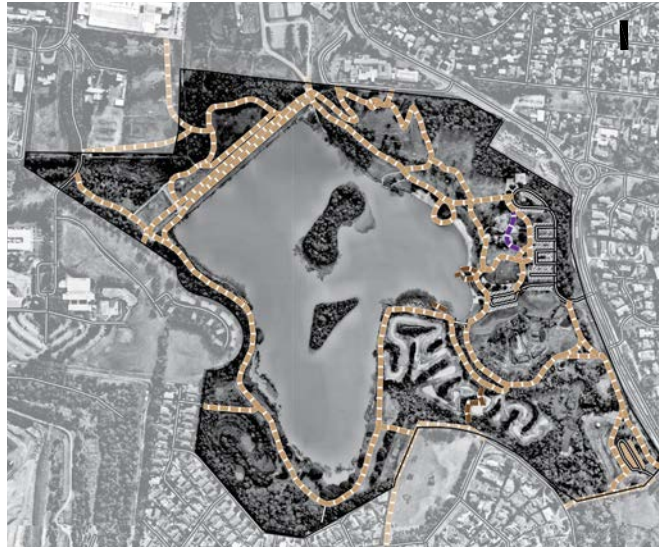


figure 2 Existing site aerial - Surfaces and materials

NOT TO SCALE

### Surfaces

The majority of the pedestrian pathways surrounding the lake are wide and constructed of compacted crushed rock. Concrete is limited to roads and parking areas with small areas of concrete used primarily for accessibility around the existing playground.

The main existing path types are as follows:

- 1 Compacted crushed rock
- 2 Concrete
- 3 Timber decking



figure 3 Existing site aerial - Shelters, signage and lighting

NOT TO SCALE

### Furniture

Seating, bins, shelters, drinking fountains and several barbecues are provided. Outside of this area there are occasional seats positioned below iconic shelters (positioned on the main trail surrounding the lake). There is adequate signage and wayfinding, though there is limited signage to the site perimeter. Lighting has recently been installed to the primary pedestrian path. The existing furniture, signage and lighting are as follows:

- 1 Paths with lighting
- 2 Shelters with seating
- 3 Signage (information)
- 4 Wayfinding





figure 4 Existing lake and trees



figure 5 Existing vegetation



figure 6 Existing gravel path



figure 7 Existing trees and lake edge



figure 8 Existing playground



figure 9 Existing shelter and seating



# 3 Opportunities and Issues

## Legend

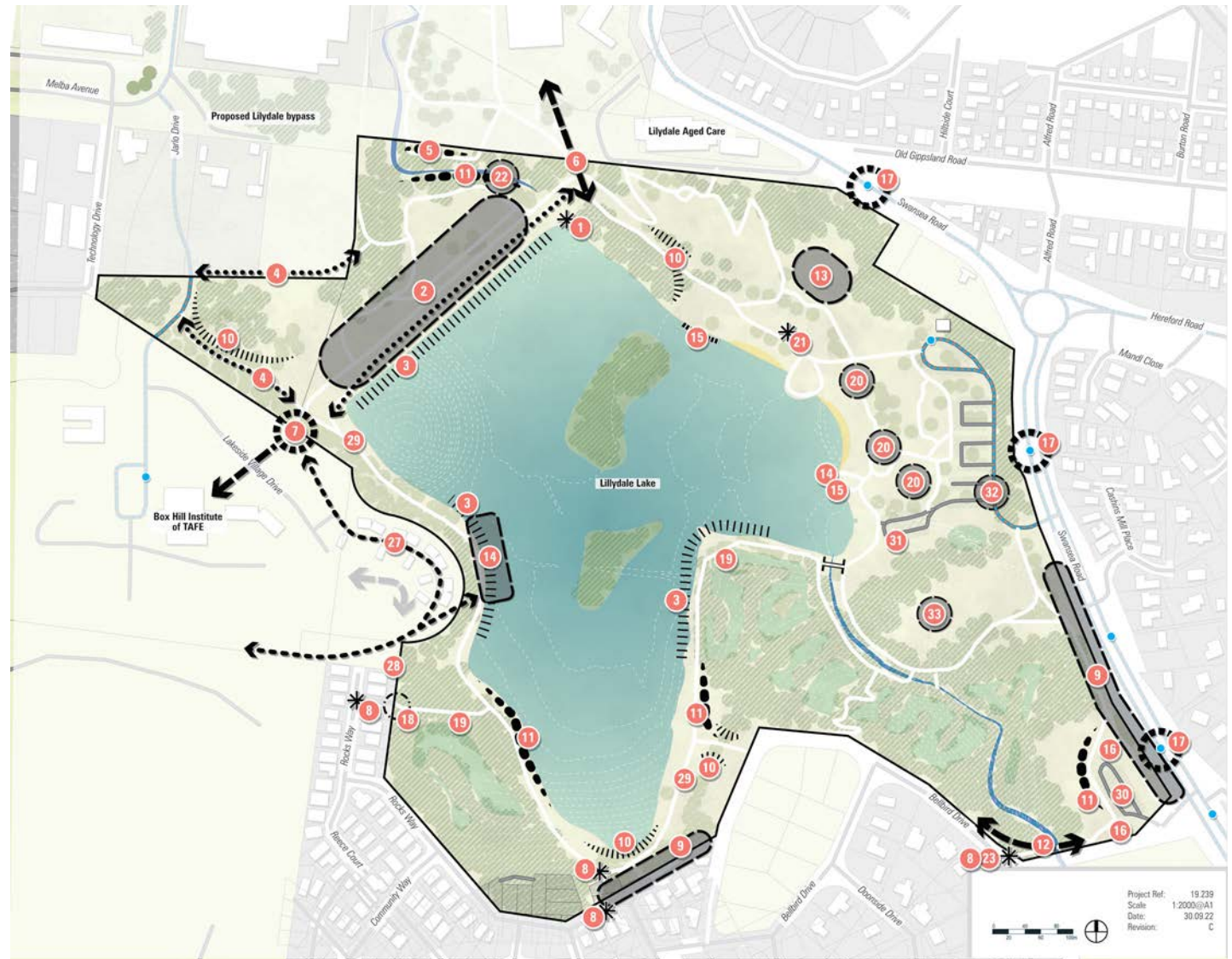


figure 10 Opportunities and constraints plan (NTS)

1:8000 @ A4



## Issues

- 1 Existing fencing detracts from appreciation of existing heritage site.
- 4 No lighting to footpath
- 6 Council carpark currently underutilised
- 7 Entrance from Box Hill Institute is not accessible for all, has limited views and wayfinding to library
- 8 No signage to park entrance
- 9 Exposure to outside uses
- 10 Existing sight lines are poor
- 12 Lillydale Lake looping track feels disconnected at Bellbird Drive

## Opportunities

- 1 Improve sight lines to heritage site by reviewing existing fencing
- 2 Enhance embankment with low level native/indigenous planting (subject to approval by Melbourne Water)
- 3 Improve lake interface with low level native/indigenous planting (subject to approval by Melbourne Water)
- 4 Lighting to footpath (subject to approval from Melbourne Water where required)
- 5 Undertake arboricultural assessment of mature Elm row for health and safety
- 6 Improve car park connection and signage. Opportunity to increase awareness of the various car parks that link with the Lilydale Lake Precinct.
- 7 Improve entrance character and signage
- 8 Improve signage and wayfinding
- 9 Review planting density
- 10 Maintain annual vegetation pruning for safe view lines
- 11 Consider new wheelchair accessible picnic benches
- 12 New path aligned within the park boundary
- 13 Additional informal seating & canopy trees for use in association with new bike circuit and community event space.

## Issues

- 15 Existing decking condition is poor
- 17 No pedestrian connection to bus stop
- 18 Access to park is via a steep sloped path
- 23 No signage to Olinda Creek trail

## Opportunities

- 14 New look-out and jetty for water based activity
- 15 Replace and/or upgrade decking structures
- 16 Enhance native/indigenous planting
- 17 Create pedestrian connection from bus stop to Lillydale Lake and Bellbird Park
- 18 Amend grades for DDA compliance
- 19 Include additional lookouts to wetlands
- 20 Add and/or upgrade barbecue and picnic facilities and locations, including accessible paths and tables.
- 21 Review existing fitness equipment and other activity options for young people
- 22 Improve the Olinda Creek informal crossing
- 23 New signage and wayfinding for Olinda Creek pathway








## Issues

- 27** No pedestrian access from Kinley development to Lillydale Lake. Limited connections for Box Hill Institute to Lillydale lake
- 28** No pedestrian access from Kinley development to Lillydale Lake. Limited connections from Box Hill Institute to Lillydale Lake.
- 29** Current shelter does not provide adequate shade
- 32** One-way section of main car park can cause congestion in peak times

## Opportunities

- 27** Option 1: DDA compliant path from future Kinley development to Lillydale Lake
- 28** Option 2: DDA compliant boardwalk from future Kinley development to Lillydale Lake
- 29** Review shelter to provide better shade and protection from the elements
- 30** Upgrade and seal existing carpark
- 31** Improve signage and access from the car park to the designated dog of leash area to the south (mound)
- 32** Review carparking layout
- 33** Review and increase dog off-leash use when not in use by Melbourne Water.

## Non location specific opportunities

-  Improve connections, wayfinding and access to Box Hill Institute, Lilydale town centre and rail station, Olinda Creek, Lilydale-Warburton Rail Trail and Carrum-Warburton Trail (including information indicating directions and distances to key destinations).
-  Incorporate interpretative signage / information on indigenous cultural heritage close to Olinda Creek
-  Incorporate interpretation of indigenous cultural heritage in consultation the local indigenous community.
-  Review DDA access and facilities at Lillydale Lake.
-  Review seating spacing around the lake to ensure they are adequately spaced for older / less mobile participants.



# 4 Master plan

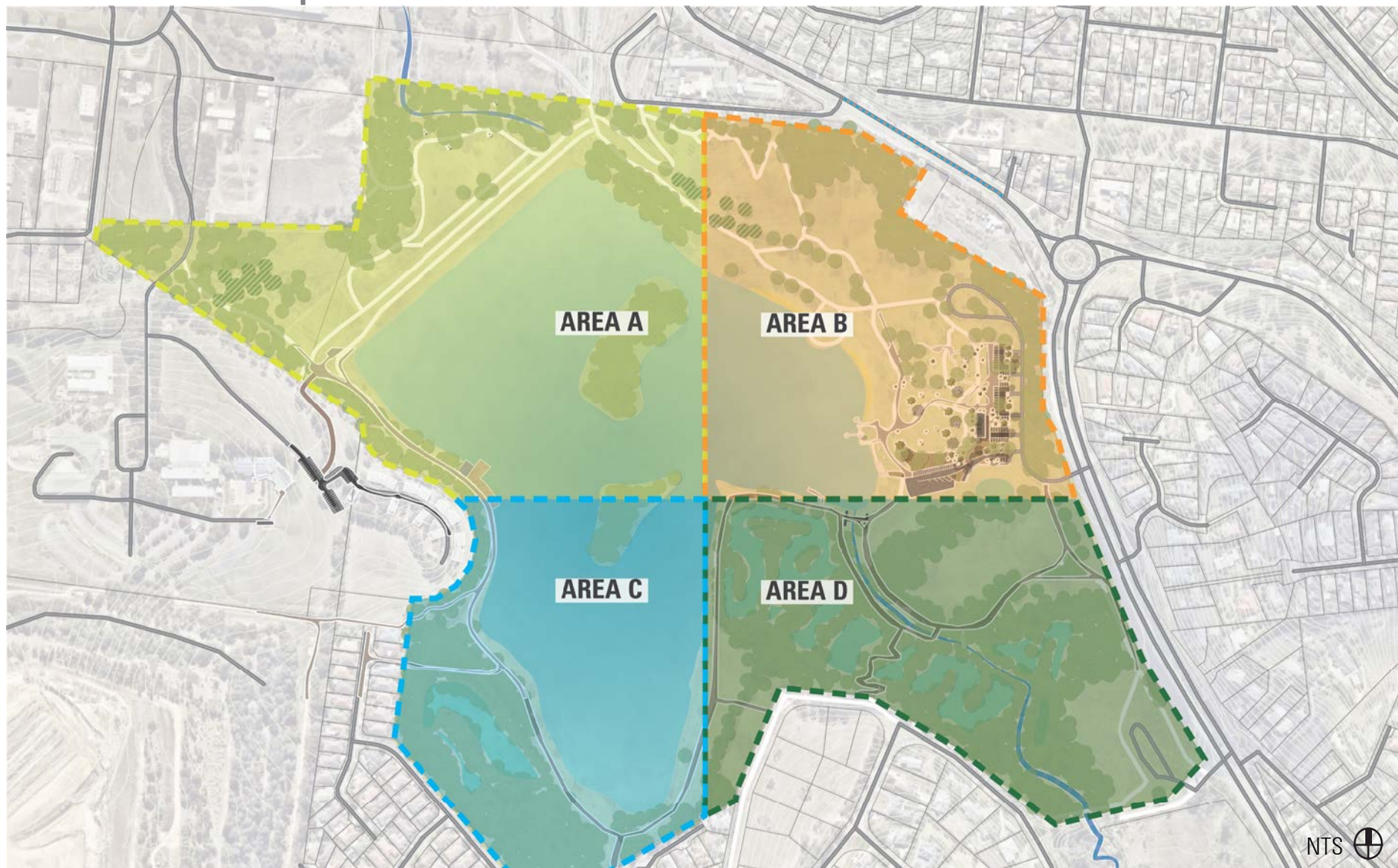


figure 11 Precinct Plan



## Area A: North West



figure 12 Area A: North West



## Area B: North East



- B1** Create a crossing point near the Swansea Road bus stop to provide safe access to/from Lilydale Lake and a potential connection path to the Warburton Rail Trail
- B2** Seating & canopy trees for use in association with new bike circuit and community event space
- B3** Replace and/or upgrade decking structures
- B4** Investigate opportunities to provide a path link along the Old Gippsland Road reserve to connect the Warburton Rail Trail with the proposed crossing to Lilydale Lake area
- B5** Add and/or upgrade barbecue and picnic facilities, including accessible paths and tables
- B6** Upgrade the jetty area to better cater for a variety of water sports while maintaining provision for disability access to watercraft. Shelter and spectator seating to be included
- B7** Undertake review and options for carparking layout and upgrades
- B8** Improve signage and access from the car park to the designated dog of leash area to the south (mound)
- B9** Upgrade existing facilities with public toilets at the northern end, Changing Places facility in the middle and the boatshed extension (40m2) at the southern end
- B10** Upgrade the boat launch ramp
- B11** Review building condition, current and future usage options, including consideration of Lilydale Fly Fishers Club proposal to extend
- B12** Upgrade the exercise area to centralise fitness activities and also include Parkour equipment and social activity area such as multi-game half court
- B13** Create pedestrian connection from bus stop to Lilydale Lake and Bellbird Park
- B14** Renew playspace at end of life

figure 13 Area B: North East



## Area C: South West



figure 14 Area C: South West



## Area D: South East



- D1** Incorporate additional lookouts to wetlands (Subject to approval by Melbourne Water)
- D2** Review and increase dog off-leash use as the land changes from dredging overburden area
- D3** Install new picnic benches
- D4** Trim back vegetation to maintain safe view lines
- D5** Increase native/indigenous tree plantings
- D6** Increase native/indigenous tree plantings
- D7** Create pedestrian connection from bus stop to Lillydale Lake and Bellbird Park
- D8** Upgrade and seal existing carpark
- D9** New path aligned within the park boundary
- D10** New signage and wayfinding for Olinda Creek pathway
- D11** Future Climate Arboretum to trial resilient tree species

figure 15 Area D: South East



# 5 Master Plan Implementation

The total cost to implement the proposed Lillydale Lake Master Plan over the 15+ years is estimated to be \$6,277,500. A summary of the recommendations, approximate cost and time frames for each precinct are listed as follow.

All costs and time frames are estimates only, subject to further design development, cost refinement and successful funding applications, internal and external to Council.

## General improvements

Additional to the breakdown of improvement into each of the activity precincts, the Master Plan also recommends an overall improvement to the facilities and amenities within the Reserve, such as the footpaths, general seating, lighting, signage and wayfinding, etc.

### LEGEND

Short term	1-5 years
Medium term	6-10 years
Long term	11-15 years

\* Government Grants to be sought to co-fund project.

\*\* Where applicable, contributions to be sought from groups and organisations that would directly benefit from the improvements.

Reference	Recommendations	Estimate Cost	Time Frame	Council Potential Funding Sources (unconfirmed)	State/ Federal Grant*	Other**
-	Undertake review of access signage and wayfinding around Lillydale Lake including opportunities to incorporate directional information to shared trail links and distances to broader destinations	\$50,000	Medium	\$25,000	\$25,000	
-	Explore opportunities to interpret indigenous cultural heritage in consultation with the local indigenous community, including educational information referencing the strong links with Olinda Creek and environs.	\$30,000	Medium	\$15,000	\$15,000	
-	Explore opportunities to further interpret European cultural heritage and the history of Lillydale Lake in consultation with Lillydale Historical Society	\$30,000	Medium	\$15,000	\$15,000	
-	Undertake review of DDA access and facilities at Lillydale Lake to promote access for all.	\$20,000	Short	\$20,000		
-	Review and provide recommendations to manage existing and future food/beverage vendors operating from the main carpark at Lillydale Lake and Bellbird Park.	\$15,000	Short	\$15,000		
	<b>Sub-total</b>	<b>\$145,000</b>		<b>\$90,000</b>	<b>\$55,000</b>	

# Area A: North West

## LEGEND

Short term 1-5 years

Medium term 6-10 years

Long term 11-15 years

\* Government Grants to be sought to co-fund project.

\*\* Where applicable, contributions to be sought from groups and organisations that would directly benefit from the improvements.



Reference	Recommendations	Estimate Cost	Time Frame	Council Potential Funding Sources (unconfirmed)	State/ Federal Grant*	Other**
<b>A1</b>	Undertake arboricultural assessment report of mature Elm row for health and safety including advice on formative pruning and elm leaf beetle treatment requirements	\$12,000	Short	\$12,000		
<b>A2</b>	New picnic benches	\$15,000	Short	\$15,000		
<b>A3</b>	Improve the Olinda Creek informal crossing	\$150,000	Short	\$75,000	\$75,000	
<b>A4</b>	Raise footpath (flood levy) and install new solar lighting to footpath	\$495,000	Medium	\$200,000	\$295,000	
<b>A5</b>	Improve sight lines to heritage site including fencing upgrades	\$12,000	Medium	\$12,000		
<b>A6</b>	Maintain annual vegetation pruning for safe view lines	\$10,500	Ongoing	\$10,500		
<b>A7</b>	Enhance embankment and improve lake interface with low level native/indigenous planting	\$40,000	Short	\$20,000	\$20,000	
<b>A8</b>	Extend path over spillway at end of lake wall to improve accessibility (subject to Melbourne Water approval)	\$270,000	Short	\$135,000	\$135,000	
<b>A9</b>	Improve interface with Box Hill Institute and signage	\$15,000	Short	\$7,500	\$7,500	
<b>A10</b>	Review shelter to provide better shade and protection from the elements	\$10,000	Long	\$10,000		
<b>A11</b>	New access ramp and new jetty to provide additional access for water sports subject to Melbourne Water approval.	\$250,000	Long	\$120,000	\$125,000	\$5,000
<b>Sub-total</b>		<b>\$1,279,500</b>		<b>\$617,000</b>	<b>\$657,500</b>	<b>\$5,000</b>

# Area B: North East

## LEGEND

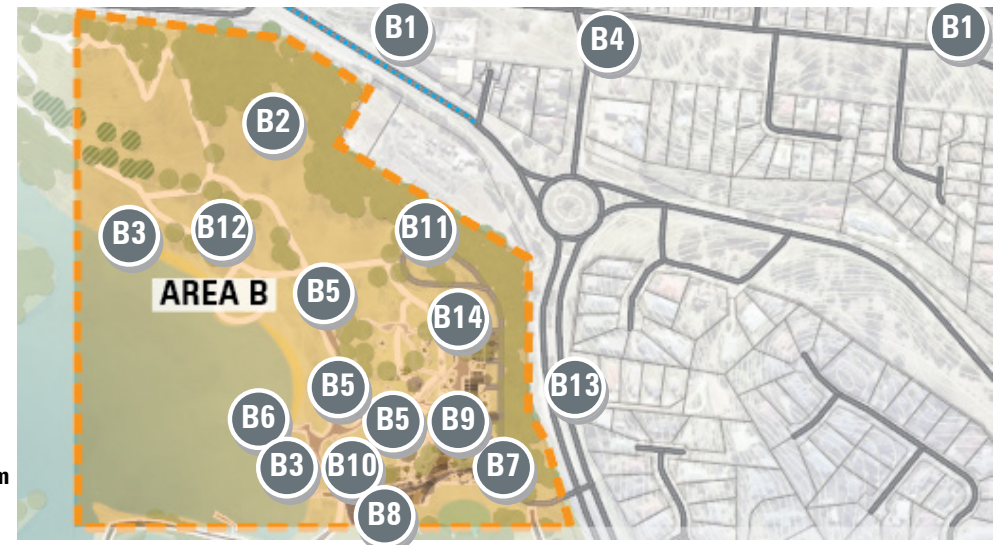
Short term 1-5 years

Medium term 6-10 years

Long term 11-15 years

\* Government Grants to be sought to co-fund project.

\*\* Where applicable, contributions to be sought from groups and organisations that would directly benefit from the improvements.



Reference	Recommendations	Estimate Cost	Time Frame	Council Potential Funding Sources (unconfirmed)	State/ Federal Grant*	Other**
B1	Create pedestrian connection from bus stop to Lillydale Lake area	\$5,000	Medium	\$5,000		
B2	Seating and canopy trees for use in association with the bike circuit and community event space	\$100,000	Medium	\$50,000	\$50,000	
B3	Replace and/or upgrade decking structures	\$220,000	Medium	\$110,000	\$110,000	
B4	Provide a path link along the Old Gippsland Road reserve to connect the Warburton Rail Trail with the proposed crossing to Lillydale Lake area	\$440,000	Medium	\$240,000	\$200,000	
B5	Add and/or upgrade barbecue and picnic facilities, including accessible paths and tables	\$200,000	Medium	\$80,000	\$120,000	
B6	Upgrade the jetty area to better cater for a variety of water sports while maintaining provision for disability access to watercraft. Shelter and spectator seating to be included	\$250,000	Short	\$120,000	\$125,000	\$5,000
B7	Undertake review and options for carparking layout and upgrades to increase capacity and traffic flow	\$7,500	Medium	\$7,500		
B8	Improve signage and access from the car park to the designated dog off leash area to the south (mound).	\$3,000	Short	\$3,000		
B9	Upgrade existing amenities - public toilets, changing places unit.	\$350,000	Medium	\$250,000	\$100,000	
B10	Upgrade the boat launch ramp	\$40,000	Short	\$20,000	\$20,000	
B11	Review condition of the Community Building, current and future use options, taking into account Fly Fishers extension proposal	\$10,000	Short	\$10,000		
B12	Upgrade the exercise area to centralise fitness activities (\$150K). Extend activity area to include Parkour equipment(\$175K) and a social recreation/multipurpose court area (\$100K)	\$425,000	Medium	\$225,000	\$200,000	
B13	Create pedestrian connection from bus stop to Lillydale Lake area.	\$100,000	Medium	\$10,000	\$90,000	
B14	Playspace Renewal (Regional level) at end of effective life	\$1,200,000	Long	\$600,000	\$600,000	
<b>Sub-total</b>		<b>\$3,350,500</b>		<b>\$1,730,500</b>	<b>\$1,615,000</b>	<b>\$5,000</b>



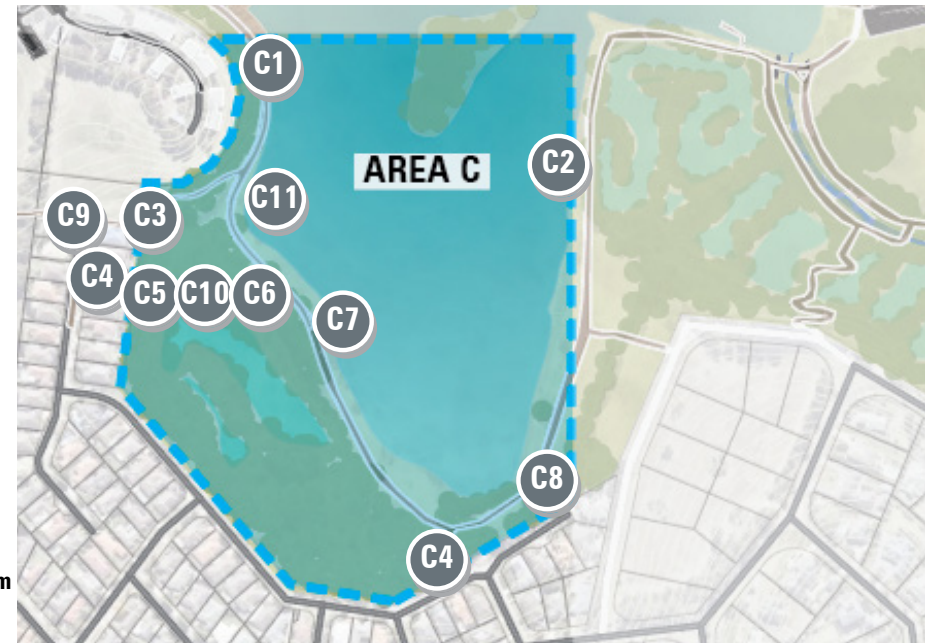
## Area C: South West

### LEGEND

Short term	1-5 years
Medium term	6-10 years
Long term	11-15 years

\* Government Grants to be sought to co-fund project.

\*\* Where applicable, contributions to be sought from groups and organisations that would directly benefit from the improvements.



Reference	Recommendations	Estimate Cost	Time Frame	Council Potential Funding Sources (unconfirmed)	State/ Federal Grant*	Other**
<b>C1</b>	Incorporate new lookout and jetty for water-based activities	\$250,000	Medium	\$100,000		\$150,000
<b>C2</b>	Improve lake interface with low-level native/indigenous planting (subject to approval by Melbourne Water)	\$50,000	Medium	\$25,000	\$25,000	
<b>C3</b>	Incorporate DDA compliant path from future Kinley development to Lillydale Lake	\$120,000	Medium	\$20,000		\$100,000
<b>C4</b>	Improve signage and wayfinding	\$15,000	Short	\$15,000		
<b>C5</b>	Adjust path grades for DDA compliance	\$95,000	Medium	\$95,000		
<b>C6</b>	Include additional lookouts to wetlands	\$250,000	Long	\$125,000	\$125,000	
<b>C7</b>	Install new picnic benches	\$15,000	Short	\$15,000		
<b>C8</b>	Review planting densities to improve pedestrian sight lines and safety along pathway	\$5,000	Medium	\$5,000		
<b>C9</b>	Remove fencing and incorporate pedestrian path to enable greater connectivity with Box Hill Institute site	\$32,500	Medium	\$10,000		\$22,500
<b>C10</b>	New wetland informative signage	\$12,000	Short	\$6,000	\$6,000	
<b>C11</b>	New beach area (subject to Melbourne Water approval)	\$50,000	Medium	\$25,000		\$25,000
	<b>Sub-total</b>	<b>\$894,500</b>		<b>\$441,000</b>	<b>\$156,000</b>	<b>\$297,500</b>

## Area D: South East

### LEGEND

Short term 1-5 years

Medium term 6-10 years

Long term 11-15 years

\* Government Grants to be sought to co-fund project.

\*\* Where applicable, contributions to be sought from groups and organisations that would directly benefit from the improvements.



Reference	Recommendations	Estimate Cost	Time Frame	Council Potential Funding Sources (unconfirmed)	State/ Federal Grant*	Other**
D1	Incorporate additional lookouts to wetlands (subject to approval by Melbourne Water)	\$250,000	Long	\$125,000	\$125,000	
D2	Review and increase dog off-leash use when not used by Melbourne Water	\$10,000	Long	\$10,000		
D3	Install new shelters with wheelchair accessible picnic benches, including traversable paths	\$100,000	Short	\$50,000	\$50,000	
D4	Trim back vegetation to maintain safe view lines	\$14,000	Medium	\$14,000		
D5	Increase native/indigenous tree plantings	\$15,000	Medium	\$15,000		
D6	Increase native/indigenous tree plantings	\$2,000	Medium	\$2,000		
D7	Create pedestrian connection from bus stop to Lillydale Lake and Bellbird Park	\$10,000	Long	\$5,000	\$5,000	
D8	Upgrade and seal existing Bellbird Park car park	under construction	Short	NA		
D9	New path aligned within the Bellbird Park boundary	\$180,000	Long	\$180,000		
D10	New signage and wayfinding for Olinda Creek pathway and Bellbird Park	\$12,000	Medium	\$12,000		
D11	Future Climate Arboretum to trial resilient tree species	\$15,000	Short	\$7,500	\$7,500	
	<b>Sub-total</b>	<b>\$608,000</b>		<b>\$420,500</b>	<b>\$187,500</b>	
	<b>Master Plan Total</b>	<b>\$6,277,500</b>		<b>\$3,299,000</b>	<b>\$2,671,000</b>	<b>\$307,500</b>