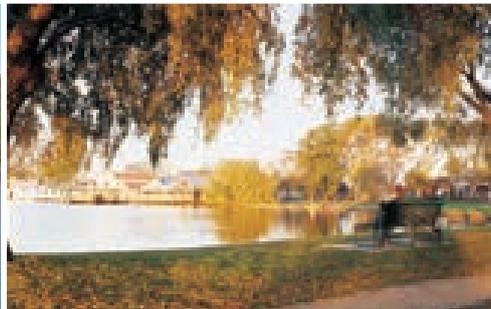


# LAKE WENDOUREE MASTER PLAN

November, 2017

Prepared by City of Ballarat in partnership with Urban Initiatives



# EXECUTIVE SUMMARY

Lake Wendouree is widely regarded as Ballarat's 'Jewel in the Crown'. It is significant at a local, state and national level and is one of the few lakes in Australia located in the centre of a major city. Its proud rowing history, as home of the 1956 XVI Olympics through to hosting the World Masters Rowing Championship, has placed Ballarat on the international sporting stage.

The Lake Wendouree and Gardens precinct is integral to Ballarat's identity and to the community's health and wellbeing. It provides a valuable natural environment and open space asset for the community's daily use, whilst supporting a broad range of recreational and aquatic sports, major events, and tourist attractions in an important area of Ballarat's heritage.

In 1994, a Heritage Conservation Analysis and Landscape Master Plan was prepared for the Lake, becoming the first Master Plan for a park or reserve in Ballarat, recognising its significance as Ballarat's most popular and revered recreational and cultural asset.

Many of the recommendations in the 1994 Master Plan have been implemented and many are still relevant. Over the past 23 years, however, Ballarat's population has grown significantly, creating new development opportunities, constraints and pressures upon the Lake precinct.

The 2015 Ballarat Strategy, therefore, advocated the need to develop a new shared long-term vision for the Lake to help guide the management of Lake Wendouree toward 2040.

Preparation of a new Master Plan for Lake Wendouree commenced in August 2016. Over the following 18 months the development of the Master Plan included three significant opportunities for community input and feedback at a Pre-Draft, Preliminary Draft and Final Draft stages. This extensive process of community consultation resulted in over 2000 detailed surveys and submissions, ensuring that the Master Plan broadly reflects community values and that the major recommendations are largely supported by the Ballarat community and key stakeholder groups.

The final Lake Wendouree Master Plan provides Council and the community with a well-balanced strategic vision for the planning, development and management of Lake Wendouree and environs for the next 20 years. It includes many recommendations aimed at "promoting and enhancing the Lake as an inclusive centre of community life, whilst protecting its character, views, trees and environmental functions" (Ballarat Strategy 2015).

More specifically, the Master Plan categorises the primary features, functions and characteristics of the Lake into 10 themes and, based on community values, establishes some key principles and recommendations relevant to that theme. (Section 4: Themes and Key Principles). It then applies these to maps with detailed recommendations for 13 Precincts around the Lake foreshore including the North and South Gardens (Section 5: Precinct Plans). Major works around the Lake are then summarised on a plan (Section 6: Key Improvements Plan) and a framework for implementation of the Master Plan is outlined in (Section 7: Master Plan Implementation).

Some of the major recommendations and key improvements include:

- Redevelopment of the Ballarat Fernery and Tramway Interpretive Centre, and installation of the Resting Place Sculpture Trail and Fountain/ Light show concepts to support tourism.
- Installation of lighting around the Steve Moneghetti Track and outdoor gym equipment to support community health and wellbeing.
- Further tree planting, native plantings and water's edge plantings in selective areas for enhanced bio-diversity outcomes.
- New and improved footpaths, pedestrian crossings and linkages to key areas like Victoria Park and the Wendouree Railway Station for better pedestrian safety and access outcomes.
- Bicycle lane improvements around Wendouree Parade to encourage cycling use and safety.
- Public toilet rationalisation, playground upgrades, new BBQ's and interpretive signage to support visitor amenity and leisure opportunities.
- New or upgraded car parking at St Patricks Point and on Gillies Street and potential changes to speed limits and road infrastructure for improved traffic management and safety.
- Preparation of more detailed landscape plans for some precincts including View Point, Durham Point, St Patricks Point and the Yacht Club.
- Development of boatshed and building design guidelines.
- Preparation of detailed management plans for trees, water, lake weed harvesting, traffic, pedestrian and cycling safety, events and cultural interpretation for improved management of the Lake environs.

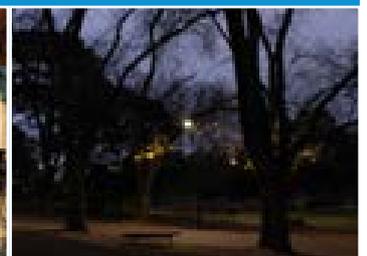
The City of Ballarat looks forward to implementing this exciting long term vision for our cherished Lake Wendouree and thank the Ballarat community for your significant input into the Master Plan's development.

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## 1. INTRODUCTION

### 1.1 LAKE WENDOUREE

Lake Wendouree was originally a shallow reedy swamp set on an alluvial flat rich with wildlife. Kangaroos, emus, wombats, dingoes and a wide variety of cockatoos and parrots were common in the area. The nomadic Wadawurrung people from the Kulin nation tribe camped by the swamp during the summer months. In 1838, Scottish settler William Cross Yuille erected a hut on its banks and it has been a focus of attention in Ballarat ever since. The name Wendouree is believed to come from the Aboriginal word 'wendaaree', meaning 'go away'.

During the mid-19th Century, industries were set up around the Lake, including bluestone quarries at View Point and St Patrick's Point, two flour mills, a lemonade factory, plant nurseries and four large gold mining companies. At its peak, there were 13 hotels situated around its shores - the Lake View Hotel, established in 1875, now the only hotel that remains.

During the 1956 XVI Olympic Games, the Lake hosted the rowing, canoeing and kayaking events.

Lake Wendouree has been a major social destination for Ballarat residents for the past 150 years, gaining the reputation as Ballarat's 'Jewel in the Crown'. Through Ballarat Imagine - a Council-initiated consultation to gauge the residents' hopes and desires for its city - the community told us that Lake Wendouree is the most loved place in Ballarat. In 2040, it is critical for Ballarat that Lake Wendouree remains at the heart of community life.

Lake Wendouree has a much-loved character. Its picturesque, grassy foreshore with rambling European and native tree plantings is all the more rewarding when experienced in its urban setting, and is a fine example of European style parkland in Australia. Its drawcards are many, with plenty of passive and active recreational opportunities, both on its foreshore and the Lake. Walking, running, cycling, rowing, kayaking, sailing, fishing, BBQ and picnicking, playing on playgrounds, observing wildlife and its changing biodiversity, and simply enjoying the tranquil setting are some of the daily activities at the Lake. Established club

facilities and boatsheds house a variety of aquatic sporting clubs. Iconic views beyond the Lake and its Pine and Cypress silhouettes to Warrenheip, Mt Buninyong and the forested ridge to the east give Lake Wendouree a strong sense of place.

Lake Wendouree serves as a key tourist destination for Ballarat. Along with the qualities inherent in its lake and park setting, annual and one-off events hosted within Lake Wendouree, Ballarat Botanical Gardens, and the North and South Gardens attract tourists from Melbourne and interstate. These, along with the Lake's strong historical context, make it a key event and cultural destination precinct in Ballarat.

At capacity, the Lake covers an area of 238 hectares and has a circumference of 6km. Its foreshore parkland is 18ha in total. As an artificially created waterway, Lake Wendouree is naturally fed by stormwater from a relatively limited urban catchment.

Devastatingly for the community, the Lake was closed to most activities in 2004 before becoming completely dry in 2006 after a 10-year period of below average rainfall. It remained unusable until 2010 when it again reached capacity. During this time, tourism activities and associated services were severely impacted. Over recent years, the City of Ballarat and partners have successfully implemented a stormwater harvesting project which, in conjunction with natural rainfall, provides a stable water supply. With ongoing management, these arrangements are considered sufficient to ensure the Lake remains full to 2040 and beyond.

Lake Wendouree holds significantly more opportunities for community use. Aging facilities, senescing trees and keeping up with evolving user needs are some of the challenges facing the Lake. Population and urban growth is placing ever more demands on Lake Wendouree, further highlighting the need to address a number of development challenges and opportunities.

To guide long-term decision making for Lake Wendouree, Urban Initiatives, in collaboration with the City of Ballarat, has prepared the Lake Wendouree Master Plan.



## 1.2 MASTER PLAN OBJECTIVES

The major objective of this Master Plan is to implement the recommendations of the Ballarat Strategy 2015, which states its objective to:

***“Support the activation of Lake Wendouree so it is promoted and enhanced as an inclusive centre of community life, while protecting its character, views, trees and environmental functions.”***

Other objectives include:

- Identify community values relating to the Lake.
- Assess, review and prioritise current proposals and ideas to activate the Lake and environs.
- Preserve and enhance features that have historical, cultural, environmental, and landscape significance.
- Identify opportunities to enhance landscape, recreational, environmental, social, and cultural outcomes.

- Establish principles and recommendations for future planning, design and development.
- Provide a strategic plan for implementation.

## 1.3 STUDY AREA

The study area is outlined in the map below and focuses primarily on the Lake Wendouree water body, foreshore and Wendouree Parade. It also considers the adjoining North Gardens and South Gardens. The Ballarat Botanical Gardens is not part of this Master Plan, but is considered where it relates to Lake Wendouree. Pedestrian and cycling linkages to the surrounding road network and major nodal points of Ballarat (Victoria Park, Wendouree Railway Station, Prince of Wales Park, City Oval, etc.), and car parking capacity and provisions within the wider study area for major events will also be considered.



## 2. BACKGROUND DOCUMENTS

A number of policy documents and legislative frameworks are relevant to the future of Lake Wendouree and have informed the Master Plan:

### Lake Wendouree Documents

- Lake Wendouree Landscape Master Plan, Mark McWha Pty Ltd, 1994,
- Lake Wendouree Conservation Analysis, Positive Space, 1994.

### City of Ballarat Strategic Documents

- City of Ballarat Open Space Strategy, 2008,
- City of Ballarat Recreation Strategy, 2014,
- The Ballarat Strategy, 2015,
- Ballarat Regional Capital Plan, 2013,
- City of Ballarat Economic Program 2015 – 2019, 2015,
- City of Ballarat Council Plan 2013-17 Review, 2016.

## 2.1 LAKE WENDOUREE DOCUMENTS

### 2.1.1 Lake Wendouree Landscape Master Plan, Mark McWha Pty Ltd, 1994

In 1993, the City of Ballarat engaged Mark McWha Landscape Architects to prepare a Master Plan for Lake Wendouree under the guidance of the Lake Wendouree Advisory Committee. The Master Plan process included a detailed site analysis of the entire Lake foreshore, the preparation of a Conservation Analysis, and a thorough consultation process with the community and the Advisory Committee.

Council adopted the Landscape Master Plan in 1994 to provide strategic guidance for the planning and ongoing development and management of the Lake. It became the first Landscape Master Plan for a park or reserve in Ballarat, recognising the Lakes importance as arguably Ballarat's most revered recreational and cultural site and as Ballarat's 'Jewel in the Crown'.

The Landscape Master Plan assessed a number of themes for the Lake, including its:

- Visual Character
- Access and Circulation
- Planting Themes
- Uses and Activities

It established 13 precincts around the Lake

foreshore and provided a Precinct Management and Action Plan for each precinct.

The Master Plan has enjoyed significant success and served the Ballarat community for more than 20 years. In that time, it has been used as a guiding document to assess a number of development proposals and many actions have been completed, including:

- Restoration of the Grotto;
- Tree planting and tree management plan;
- Formalisation of the roadways and parking at Durham Point, Windmill Drive and the High School and Yacht Club Precincts. Asphaltting, installation of kerb and channels, and vehicle control installations were part of the works;
- New jetties and boat launching facilities;
- Redevelopment of the Judges Box;
- Upgrades to Pipers and its surrounds;
- Redevelopment of Swan Pool;
- Extensions to the rowing course;
- New installations and upgrades to park furniture, bins, seats and bike racks;
- Pathway improvements and connections.

Works, which were completed within its Precincts but did not form part of the Master Plan recommendations, are:

- Ballarat Botanical Gardens Master Plan;
- Robert Clark Centre and Conservatory;
- North Gardens Wetlands;
- Prisoner of War Memorial;
- Leathers Playground;
- Rowing course deepening, shoreline extensions;
- Bridges and paths around fairyland;
- Floating jetties;
- Olympic precinct redevelopment;
- The replacement and management of many ageing trees due to drought/climate change;
- Lighting trials;
- Additional water supplies to the Lake.

Changing environmental conditions, evolving community values and expectations, aging facilities and a growing population are placing demands on Lake Wendouree that are unaccounted for in the 1994 Master Plan. Many of its recommendations still remain relevant, however, and have informed this Final Draft Master Plan. Following approval and adoption of this Master Plan, the 1994 Master Plan will continue to be an important reference document.

### 2.1.2 Lake Wendouree Conservation Analysis, Positive Space, 1994

The Lake Wendouree Heritage Conservation Analysis was prepared to guide the future conservation and development of Lake Wendouree in order to maintain and enhance the heritage values and significance of the Lake. It was prepared in accordance with the principles of the Australian ICOMOS charter for the Conservation of Places of Cultural Significance (The Burra Charter).

The preparation of the Heritage Conservation Analysis preceded the development of the 1994 Landscape Master Plan. It established the features and elements that contributed to the character and cultural significance of the Lake and foreshore and should be protected and enhanced within the Landscape Master Plan.

The Conservation Analysis provided a brief chronological history of the Lake and assessed the contributory elements of the lake foreshore. Using the same methodology as the Landscape Master Plan, it provided detailed recommendations for 13 precincts of the Lake foreshore. It also provided a Statement of Significance which states:

Lake Wendouree is significant at a local, state and national level:

- As a large picturesque urban lake in the centre of a major provincial city.
- For its continual use from the late 1850's onwards as an important social and recreational focus in Ballarat.
- For its use as the first main water supply for the township of Ballarat during the late 1850's to 1860's.
- For the retention of a substantial portion of original boatsheds, foreshore structures and mature early tree plantings.
- For its continued association with the Ballarat Botanical Gardens (1850's) and Ballarat Fish Acclimatisation Society (1870's).
- For its rowing history and use as the venue for the 1956 XVI Olympic Games rowing, canoeing

and kayaking events. Lake Wendouree was the only Olympic Rowing Course in the Southern Hemisphere at the time.

- For the important habitat provided by the reed beds and Fairyland area for approximately 166 species of birds, including a number of rare species. The Lake is ecologically healthy and also supports a large number of animal and aquatic species.
- As one of the major tourist attractions for the Ballarat area.
- For its potential for rejuvenation and interpretation using the large quantity of surviving documentary source material.

The Conservation Analysis concluded that a general lack of maintenance, planning and inappropriate development over the few decades prior to the 1990's resulted in a Lake that was generally lacking a coherent landscape theme. Despite this, it identified that there were many ways that the remaining character could be maintained and enhanced. Many of these recommendations and directions still apply in 2017 and have informed this Final Draft Master Plan as outlined below. Principles no longer relevant, or which have been implemented, are not listed.

Recommendations and directions are:

- Ensure future works are carried out in accordance with the Burra Charter and associated guidelines.
- Ensure Council endorses the recommendations in the report to form the basis for the future planning and development of the Lake.
- All contributory elements to be retained and conservation actions implemented.
- Intrusive elements which detract from the character to be removed or replaced.
- Continue the planting of landmark Pine trees as an important part of the identity and character of the Lake.
- Implement an ongoing tree replacement program due to the ageing tree asset.
- Maintain guidelines to limit the spread of new boatsheds, consolidate them within existing building envelopes, and ensure that all existing and new boatsheds are 'contributory' in scale, form, and materials.
- Minimise the level of vehicular access and parking on the foreshore in favour of parking on Wendouree Parade.
- Maintain and enhance scenic views across the Lake to distant shores and landmarks.

- Limit the use of treated pine as a landscape material as it is inconsistent with the character of the foreshore.
- Maintain a variety of finishes to the Lake edge and introduce marginal planting of aquatic plants in select locations.
- Rationalise the design and location of park furniture and signage around the foreshore to create a consistent suite to contribute to the character of the Lake.
- Collate all documents, photographs, plans and drawings relating to Lake Wendouree into a single reference library and ensure it is readily available to the general public.

## 2.2 CITY OF BALLARAT KEY STRATEGIC DOCUMENTS

### 2.2.1 City of Ballarat Open Space Strategy, 2008

The City of Ballarat Open Space Strategy considers community values and needs to guide the future provision, development and management of open space in the municipality until 2025. It includes many strategic directions and recommendations for improving Ballarat's landscape strategy to achieve the Strategy's vision of:

***“Providing a sustainable network of accessible open space which supports the recreational, environmental, social and health needs of the community and connects Ballarat to its past, present and future.”***

Key messages for prioritisation are:

- Open space contributes to health and wellbeing;
- Open space contributes to tourism and the economy of Ballarat;
- Open space will be inclusive and accessible for the whole community.

### 2.2.2 City of Ballarat Recreation Strategy, 2014

The City of Ballarat Recreation Strategy articulates a vision for sport and recreation in Ballarat.

Key messages for prioritisation are:

- Encourage participation;
- Link the Lake to sports and recreation;
- Link the Lake to other key sporting assets.

### 2.2.3 The Ballarat Strategy, 2015

The Ballarat Strategy outlines a plan for addressing the crucial challenges facing Ballarat and sets long-term direction for change in wide ranging and key areas. Lake Wendouree features heavily throughout the document and is the subject of Section 5.12, testament to its importance to Ballarat.

Section 5.12 includes a brief history of the Lake and recommends its activation “...so it is promoted and enhanced as an inclusive centre of community life, while protecting its character, views, trees and environmental functions” (page 220).

Key messages for prioritisation related to Lake Wendouree are:

- Ensure sustainable water management;
- Encourage sustainability;
- Improve resilience to a changing climate;
- Protect our heritage;
- Protect and enhance biodiversity;
- Manage impact of noise;
- Improve facilities, services and events;
- Higher quality visitor experience;
- Encourage jobs growth;
- Build a less car dependent community;
- Support a high quality walking and cycling network.

## 2.3 OTHER STRATEGIC DOCUMENTS

A number of strategic documents helped inform the thinking behind the Master Plan, including the:

- Ballarat Regional Capital Plan, 2013
- City of Ballarat Economic Program 2015 – 2019, 2015
- City of Ballarat Council Plan 2013-17 Review, 2016

### 3. COMMUNITY CONSULTATION

The Lake Wendouree Master Plan was developed over an 18-month period in four stages, including three stages of community consultation as follows:

#### Stage 1: Pre - Master Plan Consultation (August - December 2016)

Included a significant period of community and stakeholder consultation and review by an Expert Panel prior to the development of a Preliminary Draft Master Plan.



#### Stage 2: Preliminary Draft Master Plan (January - July 2017)

Included review of feedback from Stage One, preparation of the Preliminary Draft of the Lake Wendouree Master Plan and a four-week community consultation period.



#### Stage 3: Final Draft Master Plan (August - October 2017)

Includes review of feedback from Stage Two, preparation of the Final Draft of the Lake Wendouree Master Plan and a four-week community consultation period.



#### Stage 4: Master Plan Adoption (November - December 2017)

Included review of feedback from Stage Three, preparation of the Lake Wendouree Master Plan and adoption by Council.

### 3.1 STAGE 1: PRE - MASTERPLAN CONSULTATION

From August to December, 2016, Ballarat residents participated in a community consultation process for the Lake Wendouree Master Plan, which included:

- Open House drop in sessions;
- An online community survey;
- Walk and Talk Sessions around the Lake;
- Submissions from residents and stakeholders;
- Extensive social and mainstream media promotions.

Throughout the consultation process, community members were invited to participate and share their ideas and values, record the things they considered important, identify issues, and respond to a number of potential projects in the Lake precinct.

#### 3.1.2 COMMUNITY SURVEY

More than 1,800 locals completed the Lake Wendouree Master Plan Survey, making it the City of Ballarat's most popular online survey and providing a wealth of community opinion to be considered in preparing the Preliminary Draft Master Plan.

Summaries of the survey results were published in both the Summer 2016 and Autumn 2017 issues of *myBallarat*, including the demographics of survey respondents, the frequency with which people visit or use the Lake, what the major uses are, what people value and feel is important about the Lake, the extent of support for nine potential community projects, and any other general comments respondents had about the Lake.

Within the demographic survey data, it was noted that:

- Almost 60% of respondents were female;
- Approximately 70% of respondents live in Ballarat Central, Lake Wendouree, Alfredton and Wendouree;
- Almost 70% of respondents visited the Lake several times a week.

The results of the survey responses relating to Community Values are shown in Table 1.

**Table 1 - Community Values**

Question/Value	Total Support %
Paths are safe, well connected, and provide for a range of recreational uses including walking, running, and low speed bicycles	<b>97.2%</b>
The Lake and surrounding environment supports cycling, running, walking and the overall health and wellbeing of the Ballarat community	<b>95%</b>
To have clean and healthy water in the Lake	<b>94.4%</b>
Seats and drinking fountains are evenly spread around the foreshore	<b>92.9%</b>
Picnic facilities and public toilets are evenly spread around the foreshore	<b>92.3%</b>
A diversity of birdlife and aquatic life is supported in the lake environment	<b>90.9%</b>
Existing tree canopy cover is maintained or increased	<b>89.5%</b>
Retain distant views across the Lake and the open lawns and parkland character of the foreshore	<b>88.2%</b>
The Lake is utilised and promoted to support major events and tourism	<b>86.8%</b>
A balance of deciduous and evergreen trees is maintained	<b>84.1%</b>
The Fairyland and North Gardens wetlands areas are developed to improve biodiversity	<b>83.8%</b>
A variety of play spaces be provided at key nodal points around the Lake foreshore	<b>83.7%</b>
The public have access to the water's edge wherever possible	<b>83.7%</b>
Buildings on the Lake foreshore are in character and scale with existing boatsheds	<b>81.9%</b>
Lake Wendouree is recognised and developed as the cultural heart of Ballarat	<b>81.6%</b>
Water levels are maintained at capacity to support rowing and other water sports	<b>80.8%</b>
The historic and cultural attributes of the Lake environment are appropriately acknowledged and celebrated including its Indigenous history and historic Botanical Gardens	<b>80.2%</b>
Capacity for temporary overflow car parking be provided in the Lake vicinity to support major events	<b>79.5%</b>
Lake Wendouree is promoted and developed as a regional destination for water based sports and activities	<b>75.7%</b>
Pedestrians and cyclists are given priority over cars on the Lake foreshore	<b>71.6%</b>
Buildings have shared use and multi-functional community benefit	<b>69.5%</b>
Buildings minimise their footprint and are mainly over the water on the Lake	<b>67.4%</b>
New and formalised car parking on the foreshore be restricted to existing car parking areas only	<b>65.0%</b>

Survey results indicate that the following are key considerations for the Master Plan:

- Path network – needs to be safe, well connected and provide for a range of users, including walking, running and low speed bicycles
- Biodiversity – support for clean, healthy water, aquatic and birdlife, tree canopy and diversity
- Facilities – seats, drinking fountains, picnic areas and public toilets need to be well located
- Buildings and infrastructure – minimise buildings and development which impacts character
- Use for tourism and events – opportunities to promote Lake Wendouree as a recreation icon
- History – better acknowledgement of historic and cultural attributes, including Indigenous history

The results of the survey responses relating to the nine potential community projects are shown in Table 2.

Within the survey responses to the nine community projects, it was noted that:

- Some projects were very well supported with limited concerns including Lake Lighting, Outdoor Gym Facilities, Fernery Redevelopment and Resting Place Sculptural Trail.
- Some projects had support for the concept with reservations on the impact of implementation, including Community Lake Hub, Prisoner of War Story Centre, Tramway and Military Interpretation Centre and North Gardens Criterium Circuit.

- The broad intent of some projects was possibly misinterpreted and therefore not well supported, including the Urban Beach Concept.

The review of the survey results relating to the nine community projects was undertaken by the Expert Panel and is detailed in the Expert Panel Report along with a summary of all of the written responses to the projects.

The most popular and common survey responses to the question 'Do you have any general comments on the Lake Wendouree and Gardens Precinct and what does this area mean?' are summarised as:

- Lake Wendouree is the 'Jewel in Ballarat's Crown' - the heart and soul of Ballarat.
- Love the natural beauty and tranquility of the Lake. Don't overdevelop with buildings which may destroy the open parklands character.
- Support the lighting of the Steve Moneghetti Track for safer and increased use.
- Don't support projects which are not financially sustainable – need to offer good value for money.
- Carefully balance events, activities and development to minimise impacts on birdlife, wildlife and the environment.

**Table 2**

	<b>Total Supportive</b>	<b>Neutral</b>	<b>Total Unsupportive</b>
Lake Wendouree Lighting Project	<b>81.7%</b>	<b>8.8%</b>	<b>9.6%</b>
Botanical Gardens Fernery and Landscape Redevelopment	<b>77.2%</b>	<b>16.5%</b>	<b>6.4%</b>
Lake Wendouree Community Outdoor Gym Facilities	<b>68.6%</b>	<b>16.4%</b>	<b>14.2%</b>
Prisoner of War Story Centre	<b>67.8%</b>	<b>20.7%</b>	<b>11.4%</b>
Resting Place Sculptural Trail	<b>58.7%</b>	<b>26.5%</b>	<b>14.8%</b>
Tramway and Military Interpretive Centre	<b>58.1%</b>	<b>26.9%</b>	<b>15.1%</b>
North Gardens Criterium Circuit & Bicycle Education Park	<b>55.9%</b>	<b>21.9%</b>	<b>22.3%</b>
Community Lake Hub	<b>50.6%</b>	<b>31.7%</b>	<b>17.7%</b>
Urban Beach Concept	<b>25.1%</b>	<b>13.9%</b>	<b>61.0%</b>

### 3.1.3 Expert Panel

In December 2016, the City of Ballarat established an Expert Panel to review community feedback, received during Stage 1 Consultation. The Panel advised on individual project proposals, and developed an evaluation framework to provide strategic recommendations and directions for the Preliminary Draft Master Plan.

The Panel was made up of professionals with a broad range of expertise in regards to the breadth of issues raised by the Master Plan and the significance of the Lake Wendouree precinct to Ballarat. Biruu Consultants was engaged to record this process and present the Panel's findings.

The recommendations of the Expert Panel Report have been incorporated into, or omitted from, the Master Plan, where applicable.

The project proposals that were the subject of the community consultation process and expert panel review, are:

1. Ballarat Fernery Redevelopment
  2. Lake Wendouree Community Outdoor Gym Facilities
  3. Community Lake Hub
  4. North Gardens Criterion Circuit and Bicycle Education Park
  5. Lake Wendouree Lighting Project
  6. Resting Place Sculpture Trail
  7. The Prisoners of War Story Centre
  8. Tramway and Military Interpretive Centre
  9. Urban Beach Concept
- Subsequent to the community consultation process and the Expert Panel review, several additional proposals were submitted and assessed in the Report. These proposals were:
10. Floating Pontoon Stage / Restaurant (shell)
  11. Fountain / Light Show
  12. Discover the Magic at Fairyland
  13. Night Quarter Market



### Expert Panel Evaluation Criteria

The information derived from the community consultation process and Council's policies were reviewed and used to establish seven Evaluation Criteria as follows:

1. Proposals contribute to a connected, accessible space available for use by special interest, sport and cultural groups, for a range of activities.
2. Proposals positively contribute to improved community health and wellbeing.
3. Heritage values are protected and enhanced, including storytelling relevant to the local area.
4. Natural environmental values are protected and enhanced.
5. Proposals are functionally appropriate and design minimises impact on views and landscape.
6. Proposals enable major events, tourism, water sports and recreational opportunities.
7. Proposals are economically and financially sustainable.

### Expert Panel Recommendations

The proposals for the Lake Wendouree Precinct were then considered and assessed against how effectively the proposal aligned with the Evaluation Criteria. A summary of the Expert Panel's recommendations relating to the proposals are outlined as follows:

#### Ballarat Fernery Redevelopment

Support and implement as proposed.

#### Lake Wendouree Community Outdoor Gym Facilities

Include in the Master Plan with the following considerations:

- Equipment to be of low visual impact (neutral colours)
- Facilities to be located near playgrounds or existing amenities and car parking to provide associated infrastructure.
- Facilities to be provided at more than one site to maintain continuous access during busy periods.
- Suggest limit to four locations, nominally spread at quarter points around the Lake circuit.

### Community Lake Hub

Investigate further with the following considerations:

- Removal of the function centre and facilities that do not have a direct dependence on the Lake to minimise the building footprint and improve the financial viability of the project.
- Investigate options for including the boat storage facilities within an existing or enlarged boatshed before the construction of new facilities.
- Subject to an existing boatshed not being available, explore options for a 'new' boatshed in locations with supporting infrastructure (e.g. car parking), minimal visual impact, shared use and public benefit potential.

### North Gardens Criterium Circuit and Bicycle Education Park

Consider the proposal and recommend that:

- The Lake Wendouree location is considered an unsuitable site for a criterium circuit given its impact on the existing parkland character and function.
- The criterium circuit be retained and improved in Victoria Park, or be developed at an alternative location in Ballarat, subject to the findings of a feasibility study.
- Subject to the identification of a suitable site, a regional funding priority in recognition of the health, wellbeing and tourism benefits be considered.

### Lake Wendouree Lighting Project

Support and implement with the following recommendations:

- Lighting be pole mounted, low energy consumption and spaced at regular intervals to provide a consistent level of energy efficient lighting to standards that address public safety.
- Lighting be low spill with controlled hours of operation to minimise the impact on birdlife and wildlife and discourage anti-social behavior.
- Lighting options consider the best outcomes in terms of visual and environmental impacts, and costs to install and maintain.
- Lighting of the Steve Moneghetti Track be considered a priority project within the Master Plan given its overwhelming community support.

### Resting Place Sculpture Trail

Include in the Master Plan with the following considerations:

- Sculptural elements be extended from the wetlands towards the Fairyland areas of the foreshore to help to visually connect and physically unify these areas.
- The number of sculptures be limited to ensure that they are not visually cluttered, are meaningful in their context, and are of a quality befitting the Botanical Gardens precinct.
- Ballarat's Indigenous communities and stakeholders be consulted and intimately involved in all stages of the planning and development of the Trail.

### The Prisoner of War Story Centre

Consider the proposal and recommend that:

- The South Gardens location be considered an unsuitable site for another stand-alone building given its impact on the existing open parkland character and function.
- Further consideration be given to models for communicating/interpreting the stories and presenting physical objects of Australia's prisoners of war, including potentially digital presentation (e.g. [rsvirtualwarmemorial.org.au](http://rsvirtualwarmemorial.org.au)) or the use/multi-use of existing memorial assets.

### Tramway and Military Interpretive Centre

Consider the proposal and recommend that:

- The South Gardens location be considered an unsuitable site for the exhibition of military memorabilia but that an alternative location be sought in Ballarat where it more closely aligns with the site and building function.
- A small expansion of the Tramways Museum be included within the Master Plan to enhance the interpretation and display of the significant history of trams in Ballarat. This expansion should extend to the south and be undertaken in such a way that improves the facades and presentation of the tram shed to the parkland.
- Car parking improvements be considered off Gillies Street to better service the expansion and attraction of the Tramway Museum and the adjoining Trout Hatchery.

### Urban Beach Concept

Consider the proposal and recommend that:

- Consider an alternative facility or feature delivering a similar outcome to the Urban Beach Concept (casual leisure amenities suited to

the lifestyles of a younger demographic and promoting their health and wellbeing) to be an "attractor" in general to the Lake precinct.

- Explore further opportunities for water-based features and water play leisure activities on the foreshore, particularly ideas suited to younger children and their families.
- Identify opportunities to support swimming in the Lake for organised swimming and events (e.g. triathlon training and events), subject to the appropriate water quality, risk assessment and safety checks.

### Floating Pontoon Stage / Restaurant (Shell)

Consider the proposal and recommend that:

- Support the Floating Pontoon Stage/ Restaurant concept in principal but subject to further independent investigation and concept development.
- Consider potential locations for servicing a floating pontoon including the loading and unloading of goods, equipment and people, maintenance, patron car parking, and the visual and environmental impacts upon the foreshore.

### Fountain / Light Show

Consider the proposal and recommend that:

- Support the Fountain / Light Show concept in principal but subject to further independent investigation and concept development.
- Consider potential locations for the establishment of a Fountain / Light Show including viewing capacity, car parking, and the visual and environmental impacts upon the foreshore.

### Discover the Magic at Fairyland

Consider the proposal and recommend that:

- Support the Discover the Magic at Fairyland concept in principal but subject to further independent investigation and concept development.
- Consider how the concept can be included within the Fairyland precinct in a manner that respects, supports and connects with the environmental and cultural qualities of this area.

### Night Quarter Market

Consider the proposal and recommend that:

- Support the Night Quarter Market concept in principal but without permanent structures or buildings, subject to further independent investigation and concept development.

- Consider opportunities for removable markets and similar activities to be located around the Lake precinct, both during the day and at night, in a manner that assesses and respects the visual and environmental impacts of the activity.

### 3.2 STAGE 2: PRELIMINARY DRAFT MASTER PLAN

Development of the Preliminary Draft Master Plan commenced in early 2017 after the Pre-Master Plan consultation concluded.

The Preliminary Draft included the Master Plan objectives, relevant background documents and the Expert Panels recommendations for the nine project proposals. It also reviewed community values and feedback received during Stage One and applied this to key principles and recommendations for 10 themes relating to the Lake.

The community was then invited to respond to these principles and recommendations.

The Preliminary Draft Master Plan was placed on public exhibition from mid-June to mid-July 2017. During this period, 15 written responses and 44 online responses were received from the community and various stakeholder groups.

Online responses were very variable but were generally in support of:

- Lighting the Steve Moneghetti track;
- Improving pedestrian connections and safety;

- Limiting new buildings and structures;
- Minimising impacts of new development on landscape and wildlife.

Written submissions were also varied but can be summarised as:

- Concerned about 'over activation' of Lake and the impacts of new development on the environment, amenity and character of the Lake and Gardens precinct.
- A range of views were expressed about the proposed Prisoner of War Story Centre in the South Gardens including several organisations associated with the Australian Ex-Prisoners of War Memorial who were concerned with the Expert Panels recommendations.

### 3.3 STAGE 3: FINAL DRAFT MASTER PLAN

The Final Draft of the Master Plan built upon community feedback received on the Preliminary Draft and included:

- Detailed plans and site-specific recommendations for improving 13 precincts around the Lake foreshore including the North and South Gardens.
- A Key Improvements Plan.
- A Master Plan Implementation Framework.

The Final Draft Master Plan was placed on public exhibition for four weeks during October 2017. During this period nearly 100 responses were received by community and stakeholder groups.



The majority of the 35 written responses were from community members concerned about recommendations relating to the Olympic Memorial, all of which have been amended to their approval in this Master Plan. Other written responses varied but can generally be summarised as:

- Supportive of all the recommendations relating to the Botanical Gardens precinct.
- Supportive of all the recommendations relating to Loreto College.
- Supportive of the lighting proposal.
- Supportive of the overall Master Plan as it is well-balanced and should be adopted and implemented as soon as possible.
- Supportive of recommendations that preserve the environmental and historical aspects of the Lake but not supportive of some of the potential recreational, developmental or activation proposals.

Online responses also varied but the majority clearly supported the Master Plan. The most common comments included:

- It is an excellent plan that has some great ideas for improving the Lake precinct.
- The Master Plan is well- balanced and enhances amenity and preserves the environment whilst recognising the importance of the Lake to Ballarat's economy.
- Support the lighting project with priorities for implementation well ordered.
- Support the ideas for improving cycling safety around Wendouree Parade but further consideration should be given to the removal of parking on the inside of the Lake or further widening of the cycling lane.
- Protection of the Lakes landscape, environmental and heritage values is important and inappropriate development, uses and events should be discouraged in the precinct.

### 3.4 STAGE 4: MASTER PLAN

Several minor amendments and structural alterations were made to the final version of the Master Plan following community and stakeholder feedback received on the Final Draft.

The Master Plan was presented to and adopted by Council in late 2017.

## 4. THEMES AND KEY PRINCIPLES

This section considers existing strategies and documents, community feedback through the consultation process, and the recommendations of the Expert Panel to make specific recommendations relating to 10 themes within the Lake precinct. Each theme includes key principles based on community values, a summary of existing conditions, a summary of the key issues, and then makes recommendations relevant and applicable to that theme.

### 4.1 LANDSCAPE

#### Key Principles

- The landscape character of wide open parklands with trees and lawns must be protected and enhanced on both the Lake foreshore and North and South Gardens;
- Distant views across the Lake contribute to the character and should be retained and enhanced;
- Existing tree canopy should be maintained or increased with a diverse balance of deciduous and evergreen trees.



### Summary of Existing Conditions

Much of the Lake Wendouree foreshore and the North and South Gardens area derives its significance from the magnificent Lake setting. It has an open parkland style of landscape which includes an informal arrangement of predominantly large canopy exotic and some native trees, with a simple underplanting of lawn. The Lake foreshore lacks any formal patterns of planting, however, there are several smaller avenue plantings to help define road edges and park and water boundaries. This is typical of a European style of parkland planting that, in Ballarat, dates back to when the parks were first created and planted.

The 1994 Master Plan contains a characterisation of the Lake landscape, as outlined below, which is still accurate today.

*A limited palette of mature exotic trees dominate the planting theme of Lake Wendouree's foreshore. Planted in groupings in the 19th century, these mature canopies form a strong scenic backdrop for the Lake, and an attractive setting for passive recreation.*

*Willows have been fairly consistently planted along the water's edge and particularly dominate the plantings of 'Fairyland'. Of the large deciduous trees, English Elms, Oaks and various Poplars form the predominant parkland canopy. The exotic trees planted in rows and avenues are important landscape images along the Lake foreshore and are successful in reinforcing the linear nature of the foreshore and associated pathways. Most of the exotic trees are fully mature, with many in a state of decline.*

*Large Pine and Cypress trees have also been planted almost continuously around the foreshore, and especially dominate promontories with densely planted stands providing important silhouettes from distant vantage points.*

*A few landmark Blue Gums occur in isolated locations around the Lake, such as St. Patrick's Point and near the Ballarat Yacht Club. These are mature, introduced species that provide a contrast to the traditional exotic theme. Most of the indigenous vegetation was removed in the late 19th century.*

Recent plantings have worked to maintain this character as the older senescent trees are removed and recently the City of Ballarat introduced a tree replacement policy to deal with the aging tree population and lack of species diversity. As of January 2017, following a comprehensive tree data and analysis study, many new trees have been planted of increased species diversity (exotic and native, deciduous and evergreen). These plantings have generally been in accordance with the strategic aims of Council's Urban Forest Strategy which aims to ensure that the tree asset achieves 40% canopy cover by 2040 and is more resilient to the impacts of climate change.

As part of the policy, the species selection list has been increased beyond the existing exotics to include indigenous tree species to help improve the biodiversity of the Lake. A common species diversity rule has been adopted which dictates that no family of tree exceeds 20%, no genus exceeds 10%, and no species exceeds 5%.



### Key Issues

- The Lake and environs have an ageing tree population that is in decline and is further threatened by increased community use, development and infrastructure works, and climate change.
- The once notable and iconic skyline of conifers, viewed from across the Lake, is in decline.
- The biodiversity of the Lake is somewhat restricted due to the open space landscape character, limited species diversity and limited Indigenous species representation.
- There are opportunities to improve biodiversity and native plantings, particularly in the 'Fairyland' parts of the Lake and in the North Gardens wetlands area.

### Recommendations

- The open parkland landscape character, with established trees and lawn, is a historical and iconic part of the Lake and Gardens precinct and should therefore be given the highest priority in relation to the assessment of the impact of any current or future development proposals.
- Formalise a Tree Management Plan which:
  - Achieves a canopy coverage percentage of 40% in line with Council's policy
  - Achieves recommended biodiversity levels of maximum 20% family representation, maximum 10% genus representation, and maximum 5% species representation.
  - Maintains a tree register to record all removed and newly planted trees.
- Continually implement the Tree Management Plan to maintain a largely European style of tree planting using informal plantings of predominantly exotic and some native trees in lawn on the Lake Foreshore and within the North and South Gardens.
- Concentrate areas of Indigenous tree planting and underplanting in areas with the highest biodiversity values and potential such as the North Gardens wetlands and Fairyland.
- Limit the use of shrub planting to areas where it is required for habitat or for the screening of buildings, fences, etc.



## 4.2 ENVIRONMENT AND BIODIVERSITY

### Key Principles

- Fairyland and North Gardens wetlands areas are developed and enhanced to improve biodiversity.
- The Lake environment continues to support a diversity of aquatic life, birdlife and wildlife.

### Summary of Existing Conditions

The Lake, various creeks and waterways that feed into the Lake, wetlands, islands and native vegetation around the western edge, aquatic plants around the Lake edges, and the abundance of mature trees along the foreshore significantly contribute to the environmental qualities and biodiversity of the Lake precinct. The overall health of the Lake is entirely dependent on these environmental qualities being maintained and, where possible, enhanced. These biodiversity features within an urban environment so close to the city centre is widely appreciated by the Ballarat community, and particularly interest groups like the Field Naturalists Club of Ballarat, the Ballarat Bird Observers Club, and the Friends of the Ballarat Botanical Gardens.

Listed under the EPBC Act as a wetland of national importance, Lake Wendouree is a significant habitat for wetland dependent species.

The majority of water plant species in the Lake are native and add biodiversity to an otherwise man-made Lake. Dominant species include: the submerged aquatic Water-milfoil (*Miriophyllum salsgineum*) which is commonly known as 'Lakeweed'; Water Ribbon (*Triglochin procera*), a major food source for the Black Swans; and the Tall Spike-rush (*Elocharis sphacelata*), a feature of the large reed 'islands' that provide valuable habitat for water birds. Other common aquatic plants include the Spiny Rush, Common Reed, Duckweed, and Sedges, although these are not as widespread and generally only occur on the Lake margins or in specific areas such as the North Gardens wetlands.

Many of the trees around the foreshore and other land plants are introduced and therefore

have limited biodiversity values. However, in recent years, the biodiversity values of the Lake have been enhanced and improved by the construction of the North Gardens Wetlands in 2000 and its associated revegetation works, native plantings in the adjoining Fairyland area, smaller plantings of Rushes and Sedges in the littoral zone around the Lake edges, and new plantings of Indigenous trees in selective areas around the Lake foreshore.

The Lake provides critical habitat, nesting and food sources to a variety of bird and aquatic species. There are approximately 170 bird species known to frequent the Lake, varying from season to season. Black Swans (*Cygnus atratus*) are one of the more iconic birds and are an attraction to locals and visitors. Other common water bird species include Cormorants, Ibis, Moorhens, Coots, and Ducks. Common land birds include Magpies, Eastern Rosellas, Blackbirds, Swallows, Cockatoos, Magpie-larks, Ravens, Wattlebirds, Swamp Harriers, Fantails, Sparrows and Starlings. Detailed information on the bird species of Lake Wendouree is available from the Bird Observers Club of Ballarat.

Rainbow Trout, Brown Trout, Mosquito Fish and Carp are the main fish species in the Lake. The Lake is regularly stocked with Trout by the Ballarat Fish Acclimatisation Society and, according to the Ballarat Strategy, the Lake is projected to be a premier recreational fishery by 2040. Other smaller underwater wildlife includes water snails, yabbies, shrimp, leeches, and the larvae of dragonflies, damselflies, and mayflies.

The Rakali (*Hydromys chrysogaster*) is a semi-aquatic, nocturnal, Australian native rodent that commonly inhabits Lake Wendouree's wetland area. They contribute to the Lake's biodiversity and are an attraction to keen observers, though hard to find and little known. Willows have become a key source of habitat to the Rakali, and a number of bird species - a major consideration when managing the trees replacement.

Other common nocturnal wildlife includes Brush and Ring-Tailed Possums, small bats and night herons.



**Key Issues**

- Lake Wendouree lacks the biodiversity of a more natural water body and landscape. It is also limited in its capacity to support a higher level of biodiversity due to its historical landscape character, the ongoing impacts of its recreational and community uses, its hard and formal edging which accounts for approximately 90% of the Lake edge, and the limited areas it has to support both aquatic plant species and native plant communities.
- Revegetation works using local native species around selective parts of the Lake edge, in and around North Gardens wetlands, around Fairyland and some of the nearby islands has the potential to significantly improve the biodiversity of the Lake precinct.
- Areas of higher biodiversity are relatively fragile. Development works such as buildings, road works and lighting, recreational activities such as rowing events and triathlons, events such as music concerts and fireworks displays, and management regimes such as lake weed harvesting need to be carefully considered to ensure they do not have detrimental long term environmental impacts.
- Birdlife and wildlife is impacted by human activity. For example, approximately two Black Swans are killed or die every week, as a result of being hit by cars or being fed harmful foods.

**Recommendations**

- Undertake a comprehensive survey of existing flora and fauna in areas of higher biodiversity to provide a greater understanding of the health and biodiversity of the Lake's ecology and to provide base level data for ongoing monitoring and improvement.
- Continue to undertake revegetation works using aquatic species around the Lake's edge in selective locations, and local native species in and around the North Gardens wetlands, Fairyland and nearby islands.
- Implement measures to identify the environmental impacts of all development proposals, events, and ongoing management programs to ensure that those that have a significant or permanent impact are rejected, discontinued or mitigated.
- Provide greater interpretation and information on the environmental values and features of the Lake to educate and create community awareness of the importance of biodiversity. For example, the story of the native Rakali is relatively unknown but potentially of significant public interest.
- Consider measures, such as reducing traffic speed around the Lake, to make the Lake a safer environment for birdlife including the Black Swans.
- Establish a plan for the cutting of reeds which is sensitive to the health of the wetlands and reed 'islands' and which does not negatively impact on water quality for fish.

### 4.3 LAKE AND WATER QUALITY

#### Key Principles

- The Lakes water should be clean and healthy to support aquatic life, maintain biodiversity, and support general use by the public
- Water levels should be maintained at optimum levels to support rowing, sailing, canoeing, fishing and other aquatic sports

#### Summary of Existing Conditions

Lake Wendouree is an elevated water body and receives little rainfall from its catchment. In the mid-2000's, following a severe period of drought, the Lake completely dried out. Recent infrastructure projects have increased the supply of non-potable water to the Lake and it now receives water from the following sources:

- Harvested stormwater from Paul's Wetland, Redan Wetland, and Ring Road Detention Basin
- Class A treated waste water from Ballarat West Treatment Plant
- Bore water from the Cardigan Aquifer
- Stormwater runoff via the North Gardens wetlands and Wendouree Parade

Maintaining water levels within a desired range is critical to the Lake's health and its capacity to support a range of aquatic sports, recreational activities and events. It is, however, complex to manage. A downpour of 25mm of rain can result in a water level increase of 30mm in a day, while drainage techniques to reduce water levels can only decrease the levels by 2mm per day.

Current practise is to maintain the water level at maximum capacity coming into summer to support rowing and other water sports, as up to 5mm can be lost per day through evaporation. Levels are typically lowered leading up to winter and where forecasts predict heavy rain to prevent localised flooding and water inundation of paths. Utilisation of the Lake for irrigation further compounds the complexity of managing water levels.

The City of Ballarat monitors the Lake's water quality and water levels and has recently taken over the direct harvesting of lake weed. While lake weed and aquatic plants function as water purifiers and improve water quality, lake weed harvesting is primarily aimed at maintaining the Lake so that it is suitable for a variety of aquatic sports and activities.

Maintaining and improving water quality has been the subject of many studies. The recently completed Lake Wendouree Health and Water Quality Review reviewed current practices and data and established an appropriate direction for the management of water quality in Lake Wendouree. The review focused on:

- Vegetation cover and recovery of submerged plants in the Lake
- Treated wastewater quality targets for use as an alternative water supply for the Lake
- Constructing a contemporary water/pollutant mass balance for the Lake
- Recommendations for the Lake management including a lake health report card



**Key Issues**

- Maintaining a desired water level all year around is problematic. Water levels regularly rise much more quickly than current drainage techniques can manage. The problem is compounded by an inefficient process which requires the consent of the Lake Wendouree Aquatic Association to begin draining.
- Climate change will likely increase the probability and severity of severe storms and drought, further compounding the complexities of managing water levels and water quality.

**Recommendations**

- Review and rectify the current procedure for altering water levels to provide the City of Ballarat with a more responsive and efficient method of regulating water levels.
- Implement findings of the Lake Wendouree Health and Water Quality Review to maintain and improve water quality.
- Continue to monitor and review water levels and water quality in Lake Wendouree in accordance with a prescribed management program.



## 4.4 RECREATION (HEALTH AND WELLBEING)

### Key Principles

- Lake Wendouree should be promoted and developed as a regional destination for water based sports and activities.
- The Lake and surrounding environment supports cycling, running, walking and the overall health and wellbeing of the Ballarat community.
- A variety of play spaces be provided around the Lake foreshore.

### Summary of Existing Conditions

For more than a century Lake Wendouree has been one of Ballarat's most popular venues for recreational activities, particularly water sports such as rowing, yachting, canoeing and kayaking, and land based sports such as cycling and running.

Jogging, walking, dog walking, and both casual road cycling are also popular daily activities to take place along the Lake's foreshore. On weekends, locals and tourists visit the Lake and the Ballarat Botanical Gardens, utilising the Lake's kiosks and cafés, BBQ and picnic facilities, playgrounds, ferry and tram rides, and many other parkland features and attractions.

Fishing is a popular recreational activity and users can regularly be seen fishing at the Lake's edge, off jetties and from watercraft. Swimming in the Lake is discouraged due to potentially unsuitable water quality, but is permitted for organised events, subject to water quality testing.

Visitors also use the Lake as a place for quiet reflection and observation. The large population of bird life, particularly Black Swans, is a popular attraction to its users, and the opportunity to study and observe bird life is an important feature uncommon for an urban park setting.

The Lake's recreational features and attractions collectively provide opportunities for the community to participate in a range of sports and to recreate, gather and socialise in a relaxed outdoor environment. These aspects of the Lake significantly contribute to the health and wellbeing of the Ballarat community, and are popular to both locals and visitors.

Existing facilities and infrastructure to support recreation in and around the Lake are generally well maintained and meet the needs of the Ballarat community. However, ongoing reviews, assessments and improvements will need to be undertaken to ensure that the facilities are safe, fit for purpose and maintained to a standard befitting the Lake as a major regional recreational destination.



### Key Issues

- In recent years, significant investment has been made into the development of the rowing course and the provision of rowing infrastructure to ensure that Lake Wendouree continues to be a premier destination for rowing events in the region. It is important this remains to be the case for the benefit of the rowing community and for ratepayers to receive an economic return on investment.
- Walking and running around the Lake are some of the most common recreational uses. The potential to provide lighting to the Steve Moneghetti Track to support this use is discussed in Section 4.7 Facilities and Amenities of this report.
- Whilst the Lake can comfortably support existing water based sports and casual land based sports such as cycling and running, there is generally a lack of space and infrastructure to support more formal sports that do not have a relationship or dependency on the Lake. Victoria Park, however, is in close proximity and its recent Master Plan supports the provision of a cycling criterium circuit, sporting ovals for cricket and soccer, and associated clubroom and community facilities.
- The current Master Plan process has identified significant community support for the installation of outdoor gym equipment around the Lake foreshore. Outdoor gym equipment has the potential to value add to the recreational attractions of the Lake and to improving the community's overall health and wellbeing.
- Playgrounds are currently spread around the Lake in five locations. A review of the play spaces within Ballarat has recently identified that some of Lake Wendouree's play spaces should be replaced or upgraded. Where this occurs, new equipment should be of low visual impact and consider incorporating natural play elements.
- Swimming is currently not encouraged in the Lake due to inconsistent water quality, however, water quality, for the most part, is suitable for swimming, paddling and water play. Opportunities therefore exist to support swimming events in the Lake (e.g. triathlons) and interaction with the water (e.g. children's water play and paddling), subject to suitable water quality monitoring.
- On road cycling around the Lake continues to

be growing in popularity as Ballarat promotes itself as a cycling destination. Recommendations to improve safety for cyclists on Wendouree Parade are identified in Section 4.8 Traffic Management of this report.

### Recommendations

- Continue to invest in recreational infrastructure and works to support and improve current recreational activities including rowing, yachting, canoeing, kayaking, fishing, running, walking and cycling.
- Assess future recreational proposals for Lake Wendouree to determine if they are suitable in the Lake precinct and consider the use of Victoria Park where the Victoria Park Master Plan supports them.
- Install outdoor gym facilities equipment around the Lake as recommended by the Expert Panel noting that: equipment should be:
  - Low visual impact (neutral colours)
  - Located near playgrounds/existing amenities/ car parking, where possible
  - Provided at up to four evenly distributed locations around the foreshore
- Rationalise and upgrade playgrounds around the Lake by using low visual impact and natural play elements where possible.
- Consider opportunities to promote water based recreational activities including swimming, paddling and water play, subject to suitable water quality and monitoring.

## 4.5 EVENTS / ACTIVATION

### Key Principles

- The Lake and Gardens precinct is a regional destination and should be utilised and promoted to support major events and tourism.

### Summary of Existing Conditions

The Lake and Gardens precinct is the site of a number of significant annual events including the Ballarat Begonia Festival, Springfest, and the 'Head of the Lake' rowing regatta. It also hosts up to 80 registered events each year including rowing, yachting, fishing, kayaking and canoeing events, cycling, walking and running events, and, more recently, outdoor music concerts in the North Gardens. In total, events attract in excess of 200,000 visitors to the Lake precinct each year.

Lake Wendouree is also a regional destination for tourists and casual visitation, particularly on weekends and during school holidays when visitors walk through the Botanical Gardens or around the Lake, have family BBQ's and reunions, play on playgrounds, shop at farmers markets or simply enjoy the many features and attractions within the Lake and Gardens precinct.

As a regional destination, however, its three to four major events per year is generally considered an under achievement for a city the size of Ballarat and for a destination which is considered to be Ballarat's 'Jewel in the Crown'. The Lake Wendouree Precinct Framework Plan, 2011, concluded an opportunity existed:

***"...to leverage off the returning of water to the Lake to attract appropriate and sustainable tourism and commercial investment to enhance the role of the Precinct both as visitor attraction and as an open space resource for residents of the Ballarat region."***

The 2015 Ballarat Strategy also identified the desire of the community to promote and enhance the activation of the Lake so that it is as an inclusive centre of community life, while protecting its character, views, trees and environment.



### Key Issues

- The Lake and Gardens precinct is already a regional tourism destination, attracting large numbers of tourists and locals. The community supports further activation of the precinct as it is widely recognised it has the capacity for increased activation, events and attractions.
- Previous studies have identified and assessed gaps and opportunities in the tourism market, noting that some events and attractions lack diversity and do not appeal or cater to broader interest groups or demographics. More detailed analysis is required to determine which events or attractions would best bridge the gap, however those that build upon the existing themes of the Lake including the water, natural environment, heritage and aquatic sports should be given priority.
- Major events and attractions can adversely impact the landscape and environment and place significant demand on traffic management, car parking and public facilities. All events and attractions need to be assessed and appropriately managed to ensure that the impacts are identified and minimised, and the Lake and environs has the capacity to support them.
- Events require significant resources to run them in terms of both cost and labour. All events and attractions need to be monitored to ensure that the economic cost and benefit to ratepayers is understood.
- The North Gardens currently provides a relatively flexible outdoor events space which could be compromised by inappropriate development proposals or works.
- Trams are an important historical feature and attraction within the Lake and Gardens precinct, however it has been identified that in excess of \$1 million is required to maintain the current track in a safe and operable manner. This is a significant expense that needs to be considered in terms of the ongoing cost and benefit of the Tramway operations.

### Recommendations

- Promote and support events and attractions that help to activate the Lake environs, do not have long term or detrimental impacts on the landscape or environment, are supported by car parking and public facilities within the Lake precincts, and are financially viable.
- Prioritise support for new events and attractions that build upon the existing themes of the Lake including the water, natural environment, heritage and aquatic sports.
- Establish an Event Strategy and methodology to assess the demands and impacts of all new events and attractions, including:
  - Suitability and capacity of the site
  - Landscape and environment impacts
  - Traffic management, car parking and public facilities impacts
  - Cost and benefit to ratepayers
  - Relationship to the existing themes within the precinct
- Continue to use the North Gardens as a temporary, flexible events space while maintaining its open parkland character and ensuring that events and attractions do not adversely impact the environmental and biodiversity values of the area.
- Consider the ongoing cost, benefit and priority of maintaining the Tramline assets and infrastructure in a safe and functional manner.

## 4.6 BUILDINGS AND BOATSHEDS

### Key Principles

- Buildings should be kept to a minimum and should have multi-functional shared use and community benefit.
- The footprint and visual impact of buildings should be minimised.
- Buildings on the Lake foreshore should be in character and scale with existing boatsheds and be mainly over the water.

### Summary of Existing Conditions

The 1994 Master Plan contains a description of buildings around the Lake foreshore which generally still applies today.

*Lake Wendouree is adorned with a number of generally small scale, 'picturesque' structures – the boatsheds, rowing clubs, former tram shelters, picnic shelters and pavilions. Most of these buildings provide a facility, or function, most are period structures, and they reinforce the sense of history and enhance the urban fabric of the Lake. There are a few less attractive buildings which do not fulfil this role.*

*The existing boatsheds and working clubs are generally arranged in contained groups around the foreshore. These occur at the Yacht Club precinct and at View Point, with a small group east of Durham Point. There are also isolated structures such as the boatshed on St Patrick's Point and the Ballarat High boatshed on the north shore (Ballarat Grammar boatshed has since been redeveloped at this location).*

*The grouped boatsheds provide visually cohesive clusters. Their variations of form and detail within a common theme and scale contribute positively to the special character of Lake Wendouree. As noted in the Heritage Conservation Analysis Report, a significant number of these types of buildings have been demolished or lost. There is an identified need for a limited number of new buildings. A series of 'boatshed envelopes' have been identified, concentrated around the existing boatshed groupings, where any new structures should be located. Apart from visual considerations, these groupings allow the benefits of concentrating activity – the sharing of access roads and services.*

The 1994 Master Plan also contained a number

of detailed recommendations regarding building envelopes, the built form, building footprints and building materials; all of which are still relevant today. Over the past 20 years, the recommendations of the 1994 Master Plan have been applied to assess the redevelopment, restoration or extension of many buildings and boatsheds around the Lake including the new Ballarat Grammar boatshed, extensions to the St Patrick's College boatshed, alterations to the Yacht Club building, redevelopment of the Judges boxes at the end of the rowing course and restoration of many shelters and rotundas.

Principles, established by the 1994 Master Plan, of restricting building envelopes, discouraging new buildings, minimising building footprints and prescribing the desired built form and scale has not only helped to protect access to views and the water, but has also helped to protect the heritage and landscape character of the Lake.

A number of recent building proposals in the precinct were considered by the community as part of the current Master Plan process. The subsequent review by the Expert Panel concludes there is significant community desire to retain the open parkland character of the Lake and Gardens precinct and to not over develop them with buildings and structures. In summary, where relating to building projects, the Expert Panel Report recommends that:

- The Fernery redevelopment in the Ballarat Botanical Gardens be supported.
- The proposed Prisoner of War Story Centre in the South Gardens be considered an unsuitable location for another stand-alone building.
- The South Gardens be considered an unsuitable location for the exhibition of military memorabilia but appropriate for supporting a small expansion of the existing Tramway Museum.
- The Community Hub proposal be supported in principal but be significantly reduced in size and co-located within an existing boatshed, or shared with other user groups in a new boatshed.

### Key Issues

- The majority of boatsheds and buildings on the Lake foreshore are operated and maintained by aquatic sporting clubs, community groups or schools. Approximately 13 smaller boatsheds are privately owned, raising potential community concerns around public vs. private ownership/benefit and creating complex property management issues for the City of Ballarat. Addressing specific operational issues for the ongoing maintenance and leasing of both community and private buildings requires the development of detailed guidelines and procedures that comply with relevant legislation.
- Building and boatshed recommendations in the 1994 Master Plan have helped to protect and enhance the character of the Lake. More detailed guidelines now need to be developed to protect the character of the Lake and environs into the future.
- Some existing buildings and structures are either redundant, have poor access, are in poor condition or are non-contributory to the character of the Lake including the Sound Shell in the North Gardens and the toilet block on the foreshore near Loreto College.
- A recent Council decision has approved the relocation of the old Gatekeepers Cottage from its present location in Gregory Street to a site just north of the existing Fernery in the Botanical Gardens. The cottage will function as an education facility and will be relocated in partnership with the Friends of the Gardens.
- Loreto College has identified the desire to have a boatshed on the Lake to support its rowing program. Various Dragon Boat clubs have also identified the need for boat storage facilities on the Lake. Damascus College and the Wendouree Rowing Club have both identified the need to expand their existing boatsheds to cope with increasing demand. It is likely and predictable that new community groups and existing tenants will seek new facilities on the Lake or to expand existing buildings in the future.

### Recommendations

- Develop detailed policies and practices to guide the leasing, maintenance and day-to-day use and operation of all buildings and boatsheds in the Lake precinct, including the consideration of the progressive restriction and conversion of private boatsheds in favour of community uses and tenancies.
- Establish a detailed set of design and planning guidelines for all new buildings and redeveloped boatsheds incorporating the following principals:
  - Designated building envelopes
  - Merge with existing before building new
  - Have shared and multi-functional community use
  - Minimise building footprint and scale with boatshed extensions over water, not land
  - Built form and materials to be sympathetic to heritage character of existing buildings and boatsheds
- Rationalise and, as required, demolish existing buildings and structures that are no longer compliant and functional including the Sound Shell in the North Gardens and underground toilets near Loreto College.
- Implement the redevelopment of the Fernery and relocate the Gatekeepers Cottage to the Botanical Gardens in accordance with recent approvals and directions by Council.
- Consider options to provide Loreto College and various Dragon Boat clubs with a boatshed on the Lake including a potential new boatshed at St Patrick's Point for shared use, incorporating a public toilet.
- Priority for new or expanded facilities should be given to community and sporting groups that have a direct synergy and relationship to the Lake and Gardens.



## 4.7 FACILITIES AND AMENITIES

### Key Principles

- Park facilities and amenities such as seats, drinking fountains, bins, BBQ's, picnic settings, bike racks and toilets should be evenly distributed around the Lake with greater density occurring in areas of high use.
- Park facilities and amenities should be in good condition with consistent styles that blend in with the landscape character.

### Summary of Existing Conditions

Lake Wendouree caters to a broad variety of activities with short, medium and long period stays common among users. As such, its facilities and amenities need to cater for this range of activity.

The Lake's foreshore is, for the most part, well provided with facilities and amenities. Park furniture such as seating, drinking fountains, bins, bike racks and picnic settings are numerous and evenly spread along the Lake's foreshore, with greater density occurring in areas of high use. Their condition is good, and the styles are consistent with the City of Ballarat Street and Park Furniture Guidelines, whereby authentic heritage furniture is protected and newer furniture is in context with the landscape character of the area.

A number of BBQ's and shelters are located throughout the foreshore and in the North Gardens, with perhaps an over concentration on the west shore. While their condition is good, the facilities could be better spread to encourage activity around the entire foreshore, and be clustered with other facilities such as playgrounds and toilets to encourage longer and more convenient stays.

Similarly, the toilets at Lake Wendouree need greater rationalisation. Uneven distribution and poor condition are current cause for concern. The underground toilets nearby to Loreto College do not comply with access requirements while high use areas such as St Patrick's College and Durham Point do not have any toilets.

Lighting throughout the Lake's foreshore, in particular along the Steve Moneghetti Track and in car parking areas is poor and use at nights and afternoons during winter months is limited and potentially unsafe. Some sectors of the Ballarat community have been requesting lighting of the Lake for several decades and recent lighting trials have confirmed that pole mounted energy efficient lighting at regular intervals provides the most effective and efficient lighting for improved pedestrian safety. Community feedback through this Master Plan process has also indicated that there is overwhelming community support for the concept of installing lighting around the Steve Moneghetti Track.



### Key Issues

- The location of amenities such as seats, drinking fountains, bins, bike racks and picnic settings is generally good but will require continual rationalisation as uses change over time.
- Facilities such as BBQ's and shelters are concentrated on the western shore but do not provide for, or encourage, longer stays in other high use areas of the foreshore.
- Public toilets, in some areas, are too far away and, in others, have poor access, are not clearly visible or are in poor condition.
- The lack or absence of adequate lighting prevents the safe use of the foreshore at night and in the late afternoons of winter months.

### Recommendations

- Continue to review and monitor the style and location of park furniture including seats, picnic tables, bins and bike racks to ensure they are provided in areas of need and demand.
- Rationalise the location of BBQ's and shelters to broaden the distribution of facilities and amenities which can support increased use of areas of the foreshore.
- Conduct an audit of toilets and remove/replace/upgrade those which are not DDA compliant. Identify opportunities for new public toilets where they are currently lacking or too far apart such as at St Patrick's Point.
- Implement the Lighting of the Steve Moneghetti Track as a priority project in accordance with recommendations made by the Expert Panel, which stated that lighting:
  - Be pole mounted, energy efficient and spaced at regular intervals to comply with public space lighting standards.
  - Be low spill with controlled hours of operation to minimise the impact on wildlife and bird life and discourage anti-social behavior.
  - Achieve the best outcomes in terms of visual and environmental impacts and costs to install and maintain.



## 4.8 TRAFFIC MANAGEMENT / CAR PARKING

### Key Principles

- Wendouree Parade and its connecting streets should cater for easy and efficient movement of vehicles while being safe for pedestrians and cyclists.
- Car parking capacity should be flexible to adapt to the varying demands of the Lake precinct while having minimal impact on its environs.
- Additional or new permanent car parking should not be provided in the precinct where it results in the permanent loss of open space or parklands.

### Summary of Existing Conditions

Wendouree Parade encircles Lake Wendouree entirely, accommodating fairly heavy local traffic with a key circuit route for locals. It is also a popular drive amongst tourists and visitors, providing a great overview of the Lake with ample opportunity to park and explore.

Currently, Wendouree Parade has multiple speed limits; 40km/h near the schools and Botanical Gardens, and 50km/h elsewhere, causing some confusion amongst drivers. A speed limit of 50km/h is believed to be a safety concern for children and the elderly in a pedestrian heavy environment such as Lake Wendouree (Improving Walking and Wayfinding in the Lake Wendouree and Botanical Gardens Precinct, 2009).

Connecting roads are plenty and evenly spread and provide multiple connections to the three main arterials to the north (Howitt Street), south (Sturt Street) and west (Gillies Street). Traffic here moves smoothly with few issues although the major vehicular entry point off Sturt Street via Hamilton Avenue to the Lake precinct is relatively obscure and easy to miss as a motorist.

Wendouree Parade is also regularly used for on road cycling. Potential conflict points exist between vehicles and cyclists where:

- Parking and the bicycle lane on Wendouree Parade are in close proximity such as between Victoria Avenue and Mill Street.
- Roundabouts force cyclists to either mount a kerb to bypass the roundabout or to merge with traffic through the vehicle lane.
- Cycling lanes adjacent to the tram tracks are relatively narrow and therefore close to tram tracks.

Formal car parking in the precinct features parallel parking along the inside of Wendouree Parade except through the Botanical Gardens precinct where angled parking is provided as the road is not sufficiently wide. Car parking is also provided on the foreshore at St Patrick's Point, Forest Street, the Yacht Club precinct, Durham Point and Windmill Drive. All foreshore car parking is formalised with kerb and channel, sealing and line marking except at St Patrick's Point where the gravel surfaces are in poor condition, particularly during the winter months.

The North Gardens has traditionally been used for 'spill over' car parking during large events and in recent years Victoria Park has been used with a free 'park and ride' operation to support major events such as the Begonia Festival. Car parking for recent music events in the North Gardens has utilised existing on road parking along Wendouree Parade and in nearby streets without any significant issues.

Concepts for new car parking on Gillies Street were recently developed, with improved car parking to service the Trout Hatchery, Tramway Museum sheds and potentially Ballarat Special School.



### Key Issues

- Wendouree Parade is heavily used by local commuting traffic and multiple speed limits of 40km/h and 50km/h is causing confusion among drivers and adds risk to pedestrian safety, cycling safety and wildlife.
- The main vehicle access point to the Lake precinct from Sturt Street is obscure and could be enhanced by appropriate road works, signage or creative design.
- Conflict between vehicles and cyclists currently exists at major roundabouts and between Victoria Avenue and Mill Streets, and could be significantly improved through appropriate infrastructure works or the removal of parallel car parking.
- The narrowness of the Lake's foreshore and the impact of car parking on the character and views of the Lake and parklands reduces the opportunity for further formal car parking within the Lake and Gardens precinct.
- Car parking and road surfaces at St Patrick's Point are currently in poor condition and would be improved through kerb and channel and asphaltting works.
- Increasing events and attractions are likely to further the demand on car parking within the precinct. Current lighting in some foreshore carparks (for example, the Yacht Club precinct) has recently been upgraded to improve safety. Pedestrian safety would be improved by installing lighting where it supports access to buildings that have regular night time use.

### Recommendations

- Consider the adoption of one speed limit of 40km/h around all of Wendouree Parade to improve safety for pedestrians, cycling and the protection of wildlife.
- Review and consider ways to improve cycling safety along Wendouree Parade, including the removal of parking on the Lake side of Wendouree Parade in areas such as from Victoria Avenue to Mill Street, and addressing conflicts at key roundabouts.
- Implement car park improvement works at St Patrick's Point including kerb and channel and asphaltting works.
- Implement car parking works on Gillies Street to provide improved parking for the Ballarat Tramway Museum, Trout Hatchery and Ballarat Special School.
- Continue to use the North Gardens and Victoria Park for spill over and temporary parking. Establish a plan and procedures for assessing the impacts of development and events on the need for car parking.
- Install safety lighting to carpark areas on the foreshore where events, functions and attractions are held at night.



## 4.9 ACCESS

### Key Principles

- Pedestrians and cyclists should be given priority above vehicles on the Lake foreshore.
- Paths should be safe, well connected and provide for a range of recreational uses including walking, running and low speed bicycles.
- Safe and well-located pedestrian and cycling connections should be provided between the Lake precinct and Victoria Park, Wendouree Railway Station, nearby schools and to designated bike routes.

### Summary of Existing Conditions

Wendouree Parade connects Lake Wendouree to the local street network and neighbouring communities. It is a key carrier for local traffic with its bicycle lane receiving regular use by cyclists.

Either side of the Lake, Howitt Street, Creswick Road/Midland Highway, Sturt Street and Gillies Street are the main arterials. There is plenty of access for vehicles, cyclists and pedestrians to and from these roads.

Critical to the functionality of Lake Wendouree and Victoria Park as an open space network is the ease with which pedestrians, cyclists and vehicles can move from one location to the other. The running of Sturt Street between these open spaces adversely impacts this connection and prohibits easy and safe movement. Discussions are currently underway between the City of Ballarat and VicRoads to improve pedestrian connectivity and traffic management between the Lake and Victoria Park via Morrison Street.

Likewise, connection to Gillies Street is important. Pedestrian/cyclist paths through the North and South Gardens are limited. The recent installation of traffic lights across Gillies Street near the Tramway Museum helps to overcome this issue. As does the installation of the path through the South Gardens connecting the Museum to Wendouree Parade. However, more could be done in this area, including a path through the North Gardens to connect to Wendouree Train Station.

The Steve Moneghetti Track runs the entire circumference of the Lake, winding through the foreshore between the Lake's edge and Wendouree Parade. Its width varies between 1.5m and 3m and is, for the most part, granitic sand, transitioning to asphalt in some areas. The track services casual park users as well as being a key path for walkers and runners.

The use of granitic sand for the path has a number of benefits: it prevents cyclists using the path at speed (children and adults can be seen riding the track at a slow pace); it prevents people on roller blades, skateboards and the like from using the path and potentially conflicting with other users; it is the preferred surface finish for runners and walkers due to its ease on joints; and it has minimal impact on tree roots and the health of trees.

Hazards exist in areas along the Track where tree roots or sinking ground has caused unevenness resulting in tripping hazards or water pooling. These are easily rectified through relatively low cost track improvement works without negatively impacting the trees.

Cars accessing the foreshore at St Patrick's Point, Windmill Drive, Durham Point, Forest Street and the Yacht Club precinct intersect the Steve Moneghetti Track. This creates confusion as there is a general perception that cars have right of way over pedestrians and is potentially hazardous. It is also contrary to community feedback which support pedestrians being given priority to vehicles on the foreshore.

The more expansive areas within the Lake precinct and around the foreshore are serviced by a series of secondary paths. Some paths lead from the Track across Wendouree Parade beyond the North and South Gardens, however, these paths are too few and in some instances lack adequate clarity and signage.

Footpaths are also missing in sections of Wendouree Parade, particularly, in the south-west corner of the Lake from Morrison Street to Service Street, and on the north side of the Lake from St Aidans Drive to Colpin Avenue and Martin Avenue to Haddon Street.



### Key Issues

- Pedestrian connectivity between Lake Wendouree and Victoria Park, and between Wendouree Train Station and Gillies Street, is poor. Discussions are currently underway with VicRoads to improve pedestrian, cycling and vehicle linkages within the precinct.
- Vehicles currently have priority over pedestrians at crossovers along the Steve Moneghetti Track, creating both confusion and threats to pedestrian safety.
- Pedestrian safety on the Steve Moneghetti Track is at times compromised by the poor condition of path surfaces, poor lighting, uneven surfaces, tree roots, and ponding water.
- Missing sections of footpath around some sections of Wendouree Parade inhibit safe pedestrian access to residential properties, and safe parking and access to events. Construction of footpaths in compliance with DDA requirements should be given priority to ensure equity of access to the Lake and environs.
- While granitic sand on the Steve Moneghetti Track becomes difficult to walk on in some areas following heavy rain, it quickly drains, is easily rectified, and is the preferred surface finish by the majority of walkers and runners. Granitic sand is also the most cost effective to maintain and has the least impact on trees and tree roots. The alternative of sealing the path with asphalt or concrete is considerably more expensive, will cause damage to tree roots on an ongoing

basis, could encourage bikes, scooters and rollerblades to travel at greater speed, and would have a detrimental visual impact upon the Lake character. In summary, paving or sealing the Steve Moneghetti Track is likely to create more problems than it would solve.

### Recommendations

- Continue to investigate, in association with VicRoads, opportunities to improve pedestrian and cycling connectivity between the Lake and Victoria Park, Wendouree Train Station, Gillies Street and the CBD.
- Prioritise pedestrian 'right of way' over vehicles on the Steve Moneghetti track and explore options including speed humps to formalise pedestrian priority and safety at vehicle entrances to the foreshore.
- Continue to undertake maintenance works, as required, to ensure that the Steve Moneghetti Track is safe, accessible and suitable for walking, jogging and low speed bicycles.
- Implement footpath and path construction works as priorities, including missing footpath sections in Wendouree Parade and across Wendouree Parade through the South and North Gardens for improved accessibility in the Lake and Gardens precinct.
- Retain granitic sand as the preferred surface finish around the Steve Moneghetti Track.



## 4.10 CULTURE AND HISTORY (INTERPRETATION)

### Key Principles

- Lake Wendouree is recognised by the Ballarat community as the cultural heart of Ballarat. Both its Indigenous and European histories should be appropriately protected, enhanced, acknowledged and celebrated.
- Signage as a method of interpretation should be rationalised to ensure only significant historical information is displayed and to minimise visual clutter.

### Summary of Existing Conditions

Lake Wendouree has a long and rich history. Before colonisation, the area was a shallow, reedy swamp, rich with plant and animal life. The Wadawurrung people from the Kulin nation tribe camped on its banks during the summer months. Since the settlement of the Ballarat Township and the formation of the Lake, Lake Wendouree has been essential to community life.

The 1994 Lake Wendouree Heritage Conservation Analysis provided a detailed assessment on the cultural and historical significance of Lake Wendouree post European settlement and set out appropriate actions to enable the retention and enhancement of these characteristics. While many of the recommendations are still relevant, the Conservation Analysis did not consider the Indigenous history of the Lake. In recent times, greater recognition and understanding of the significance of the Lake to the Wadawurrung people has been acknowledged and this trend

should be built upon in future planning. Projects, such as the Indigenous Play Space, attest to this fact.

A number of recent projects have contributed towards the interpretation of the Lake. Signage for the water treatment at Swan Pool and the historical significance of the Rustic Fountain have recently been installed, as have informative signs relating to birdlife in Fairyland.

Other historical signage in the precinct identifies the history of the trams, the use of Lake Wendouree for the 1956 XVI Olympic Games events and the Lake's historical development. Yet, there remains a number of historical and environmental features and themes which could be further interpreted and communicated such as the presence of the Rakali (*Hydromys chrysogaster*). Planning must be sensitive to not overload the Lake with historical, cultural and environmental information. Steps should be taken to identify only the most significant information.

The method of 'how' information is interpreted and communicated is as important as 'what'. A standard for interpretive signage currently exists across all of Ballarat's parks. This standard is currently applied in the Swan Pool, Rustic Fountain and Olympic Rings areas. Opportunities exist to use digital technology as an alternative method of interpretation. Bespoke mobile apps are an example of this as they have the potential to convey more information in ways that engage its users with minimal visual impact or ongoing maintenance costs.



### Key Issues

- Projects such as the Resting Place Sculpture Trail provide opportunities to significantly improve the recognition of the Lakes pre-colonisation history and use by the Wadawurrung people.
- Existing historical and interpretive themes are somewhat limited in their content, and inconsistent in the way that information is displayed. While additional themes for interpretation need to be reviewed and prioritised, consideration should be given to minimising signage to ensure the Lake is not inundated with historical messaging, lessening its impact, overloading the visitor with information or cluttering the landscape.
- The Olympic precinct has been redeveloped over the past twenty years in recognition of the 1956 Olympic rowing regatta on the Lake, and of Ballarat's past, present and future Olympians. The redevelopment works improve the interpretation of the Olympians but do not recognise Ballarat's Paralympians. Discussions are currently underway with stakeholders to better recognise the significance of Ballarat's Paralympians on the Isthmus, adjacent to the Olympic Rings.

### Recommendations

- Implement the Resting Place Sculpture Trail concept in the North Gardens wetlands area as another method of identifying and educating the community about the significance of the Lake to the Wadawurrung.
- Review, rationalise and prioritise which historical, cultural and environmental information is to be displayed and the most effective methods of communicating such information.
- Continue to utilise the City of Ballarat's standard for interpretive signage where signage is required and continually review and rationalise signage to limit the quantity of signage and visual clutter in the landscape.
- Explore alternative signage and information solutions through interpretive design technologies.
- Improve the recognition of Ballarat's Paralympians through the use of creative design and interpretive mediums in a low visual impact and respectful manner with all abilities access.



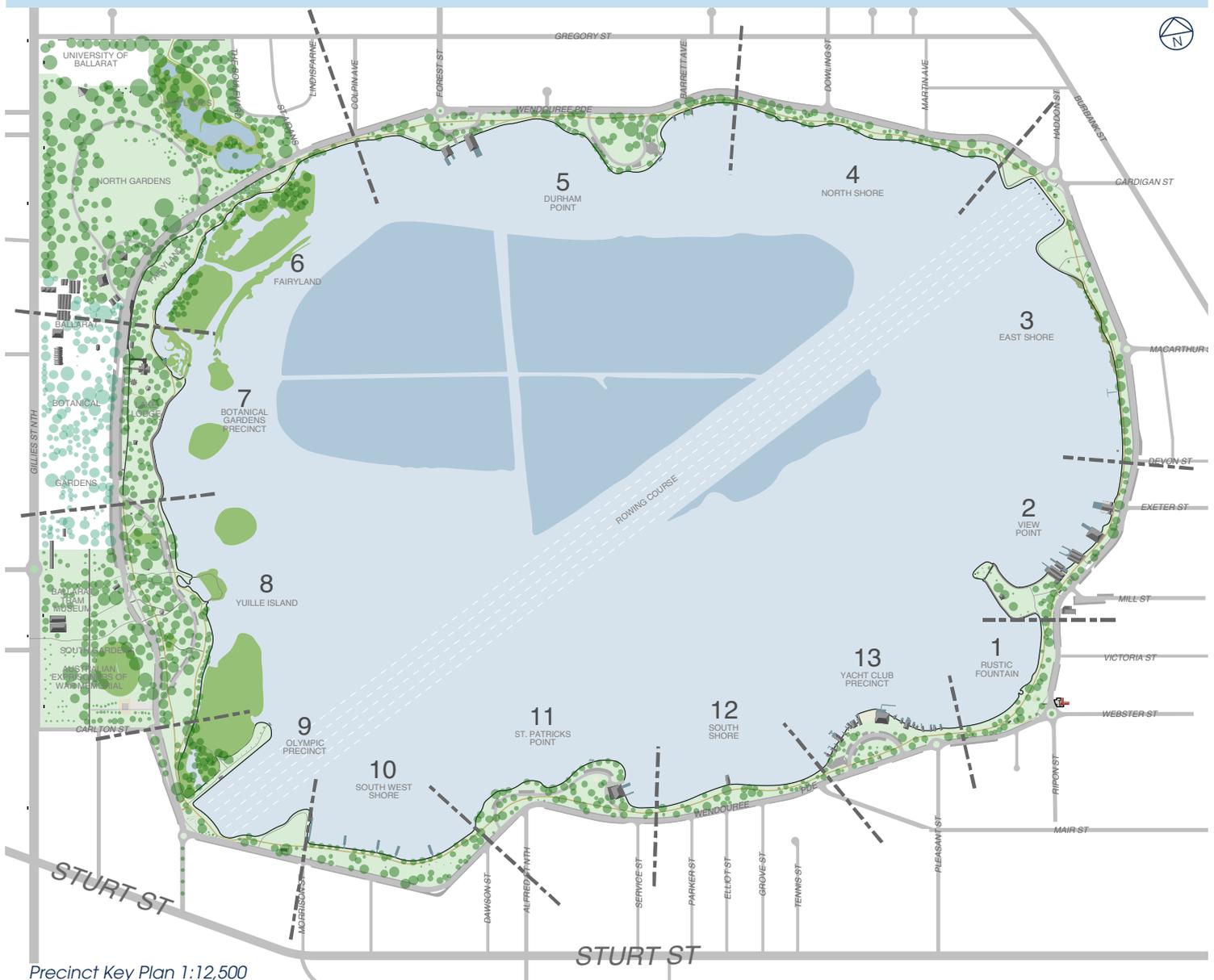
## 5. PRECINCT PLANS

This section analyses the recommendations in Section 4 of the Master Plan and applies them to 13 precincts around the Lake foreshore including the North and South Gardens.

It includes precinct plans which identify key features, issues, opportunities and site-specific recommendations for improving each precinct.

The Lake's foreshore has been divided into 13 Precincts for the purpose of documentation. They are:

- Precinct 1: Rustic Fountain
- Precinct 2: View Point
- Precinct 3: East Shore
- Precinct 4: North Shore
- Precinct 5: Durham Point
- Precinct 6: Fairyland
- Precinct 7: Botanical Gardens
- Precinct 8: Yuille Island
- Precinct 9: Olympic Precinct
- Precinct 10: South West Shore
- Precinct 11: St. Patrick's Point
- Precinct 12: South Shore
- Precinct 13: Yacht Club Precinct



Precinct Key Plan 1:12,500

## 5.1 PRECINCT 1: RUSTIC FOUNTAIN

### Precinct 1 Summary

An open area defines this precinct with a light to medium tree coverage of mostly *Quercus*, *Ulmus*, *Populus* and *Fraxinus* sp. The precinct contains a small playground that is heavily used by locals but has limited play value, aimed primarily towards 4-9 year olds. It is neatly situated under tree canopies and utilises its lawn surrounds as a spill out play area.

The Rustic Fountain, a sculptured fountain constructed in 1879 to commemorate Ballarat's first water supply, was recently restored and is in a unique yet tired landscape setting of small scale *Yucca* plantings.

Webster Street is one of the more prominent roads leading into Wendouree Parade and includes Racers Bar and Café on its corner, with outdoor seating on an expansive corner pavement area looking onto the Lake.

The roundabout has a mid-sized *Carya* sp. in good health with garden bed plantings that are in poor health and in need of attention.

The bike path that runs along the inside of Wendouree Parade mounts the kerb and cuts through the corner of Lake Wendouree's foreshore. The road through the roundabout is narrow and cycling through here presents a hazard. Consideration should be given to improving cyclist safety in this area.



*Aerial of Precinct 1*



*Rustic Fountain*



*Asphalt and granitic gravel, Steve Moneghetti Track*



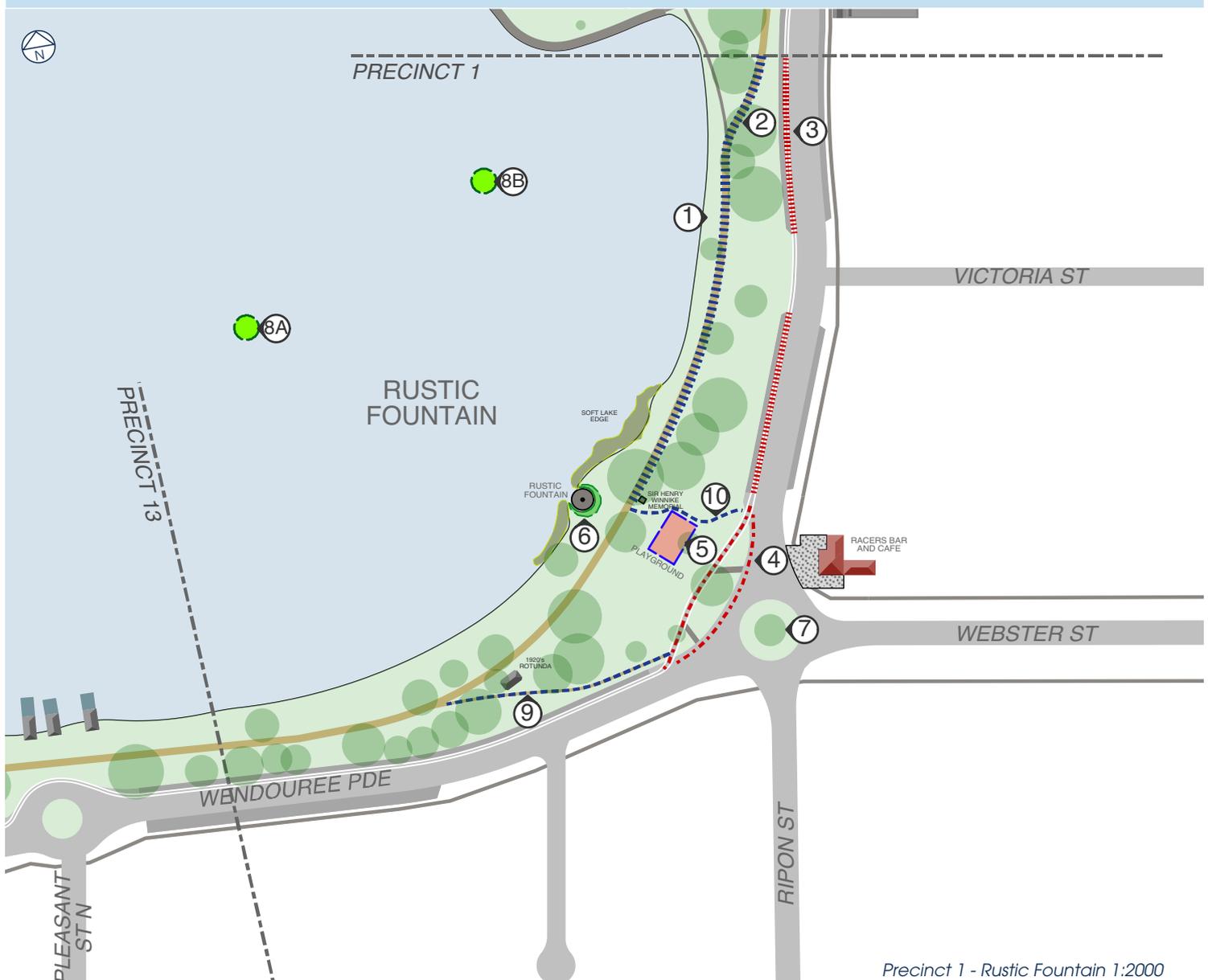
*Playground*



*Bike lane conflict point at Webster St roundabout*

### Precinct 1 Recommendations

- 1) Remove and consolidate signage along Lake edge and Steve Moneghetti Track to reduce visual clutter.
- 2) Make improvements to stretch of track with both asphalt and granitic gravel surface to better integrate the two surface types and read as one.
- 3) Explore options to improve cyclist safety, including reducing speed to 40km, widening bike path and removing areas of parking where in conflict with cyclist safety.
- 4) Bicycle conflict point: consider widening road to allow bike path to continue through roundabout, or flattening bike path for smooth transition.
- 5) Consider improvements to increase play value for a greater age range.
- 6) Improve on existing planting theme around Rustic Fountain.
- 7) Improve roundabout under-planting with fuller plant palette and increased density.
- 8A) Previous location of Water Jet Fountain. Location is no longer suitable due to rowing training course,
- 8B) Preferred location for New Fountain / Light Show Proposal. The sharp curve of the Lake's shore provides multiple and close vantage points from a variety of angles.
- 9) Formalise 'goat trail' into granitic gravel path.
- 10) Provide granitic gravel secondary path to connect Steve Moneghetti Track, playground and Wendouree Parade.



Precinct 1 - Rustic Fountain 1:2000

## 5.2 PRECINCT 2: VIEW POINT

### Precinct 2 Summary

This precinct includes View Point, an important promontory for its open park style landscape, panoramic views of the Lake and surrounds, and for holding events.

The precinct also includes four principle boatsheds, a public toilet and the Boatshed Restaurant. The popular Lake View Hotel, which overlooks this precinct, along with medium density apartments on Wendouree Parade, ensures the precinct receives significant use and establishes it as a key nodal area.

A collection of seats, lights, memorial cannons and signs, with flag pole and shelter, are placed in a somewhat haphazard manner along View Point, detracting from the tranquility of its setting. The section of asphalt pavement between the boardwalk contributes to this impression.

A lack of off road parking or loading bay effects the usability of the boat sheds and service to the restaurant.

Both asphalt and granitic gravel surfacing continue to make up the Steve Moneghetti Track. The asphalt track is 'all-weather' appropriate and serves the area well. A variety of degraded surfaces at the back of the boatsheds, including asphalt, granitic gravel, crushed rock and concrete, appear disordered and contribute to the neglected feel. Poorly grassed areas along the bank of the foreshore further detract from the amenity of the area.

A detailed design to better formalise the precinct in recognition of its high level use, and to consolidate the precinct as a key visitor area is required.



*Aerial of View Point*



*Foreground to boatshed*



*Lake edge between boatsheds*



*Bike lane along Wendouree Parade*



*Boardwalk along View Point*

### Precinct 2 Recommendations

- 1) Prepare detailed landscape precinct plan.
- 2) Improve cohesion and presentation of the area along boatshed frontages and connecting areas. Consider improvements which limit materiality and incorporate the Steve Moneghetti Track.
- 3) Make improvements to the stretch of track with both asphalt and granitic gravel surface to better integrate the two surface types and read as one.
- 4) Make improvements to the public toilet, including improved visibility, lighting and access.
- 5) Remove unnecessary signage and consolidate remaining to reduce visual clutter.
- 6) Replace lighting to match new light scheme as part of the Lake Wendouree Lighting Project (Proposal #5).
- 7) Opportunity for increased and more formalised seating along southwest edge of View Point to

provide vantage point if part of Fountain/Light Show Proposal (Proposal # 11) is implemented in this area.

8) Consider extension of boardwalk around View Point and formalisation of path network from boardwalk to Steve Moneghetti Track and cafe.

9) Remove asphalt strip in event of boardwalk extension.

10) Consider landscape improvements along View Point to organise furniture, lighting, cannons, flagpole and shelter in a more formal, deliberate arrangement.

11) Consider improvements at the beginning of the boardwalk to give the boardwalk and View Point a greater sense of arrival.

12) Potential location for development of water based leisure activities, subject to future feasibility study.



Precinct 2 - View Point 1:2000

### 5.3 PRECINCT 3: EAST SHORE

#### Precinct 3 Summary

This precinct is characterised by the start of the Olympic Rowing Course, including an open grass promontory either side, and a long narrow foreshore to the south. Currently they are sparse landscapes with very little tree plantings; mild winds or severe sun making them uninviting to visitors.

A theme of fastigiated conifers exists at either side of the rowing course. This should be consolidated and given even greater landscape emphasis.

The rowing course and associated events and activities are significant to the Lakes history and its users. Opportunities exist to further formalise and articulate the importance of the rowing course start point.

The larger promontory is a suitable location for a gym station as part of the Lake Wendouree Community Outdoor Gym Facilities Proposal (Proposal #2). A greater density of trees here

would improve the amenity of the space. Continuing the theme of conifers would help define the space apart from the lineal foreshore.

The lineal foreshore is narrow and characterised by a line of *Salix* sp., followed by a line of *Ulmus* sp., as well as a number of recent tree plantings. The Lake edge along this precinct is softer than most of the rest of the lake with native grasses occurring in sections in replacement of the more common concrete or bluestone edge. These provide a diversity in landscape character, help to sure up the Lakes banks without the use of hard edging and provide habitat for birds and aquatic life. This edging should be consolidated and built upon.

It is also a major access point for Lake weed cutting and removal.



*Aerial of large promontory to the south of the rowing course*



*Bike lane conflict point*



*Asphalt and granitic gravel, Steve Moneghetti Track*



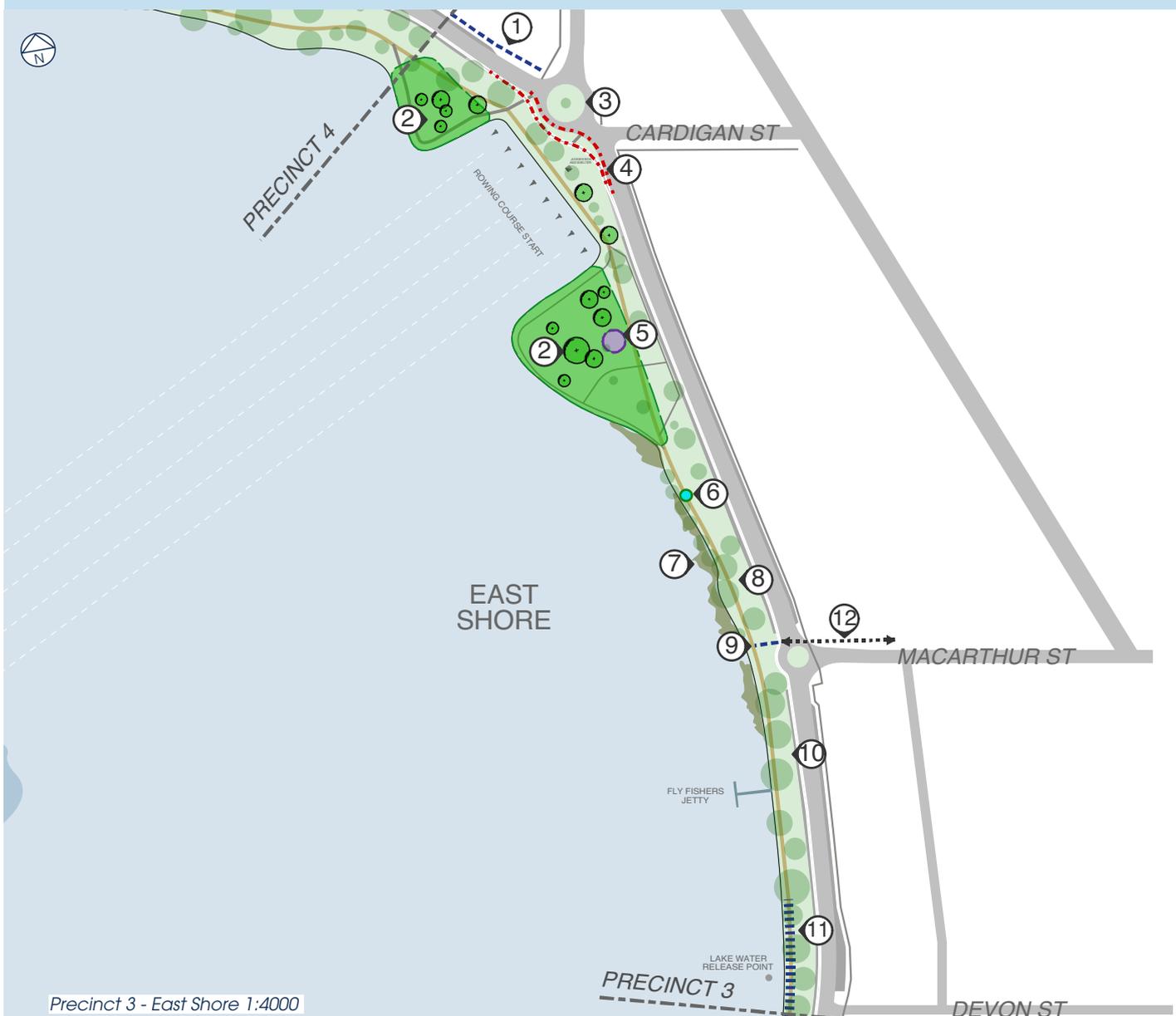
*Start of rowing course*



*Artist impression of proposed outdoor gym station*

### Precinct 3 Recommendations

- 1) Installation of footpath along north side of Wendouree Pde, where missing.
- 2) Consolidate promontory with themed tree planting and greater seating opportunity for spectators. Soil and grass improvements required.
- 3) Improve roundabout planting by retaining central tree, removing competing shrubs and replace with mass understory planting.
- 4) Bicycle conflict point: consider widening road to allow bike path to continue through roundabout, or flattening bike path for smooth transition.
- 5) Proposed location for outdoor gym station.
- 6) Provide new seating. Seating should be at intervals no greater than 100m apart along narrow foreshore areas.
- 7) Consolidate and extend littoral planting along lake edge including wetland marginal species.
- 8) Retain cluster of willow trees along lake edge.
- 9) Provide pedestrian connectivity from Steve Moneghetti Track to Wendouree Parade, utilising existing pram crossing.
- 10) Retain cluster of elm trees.
- 11) Make improvements to stretch of track with both asphalt and granitic gravel surface to better integrate the two surface types and read as one.
- 12) Improve Cycling Route 3 connection to foreshore.



Precinct 3 - East Shore 1:4000

**5.4 PRECINCT 4: NORTH SHORE**

**Precinct 4 Summary**

A long narrow stretch of foreshore, this precinct is an attractive, tree-lined section of Lake Wendouree. Dense tree plantings and a gentle slope down from Wendouree Parade helps to give the space a sense of separation from the road.

*Quercus robur* and *Ulmus* sp. dominate tree plantings, with a strong presence of *Pinus radiata* which can be easily seen from across the Lake. *Salix babylonica* is common along the lakes edge.

The precinct is one of the more tranquil stretches of Lake Wendouree. Aside from the Steve Moneghetti Track, the precinct offers little opportunity for activity apart from peaceful contemplation of its surroundings, and should remain as such.

Seating along this stretch is limited and more seating should be provided at 100m intervals to foster such a use.

The footpath along the north side of Wendouree Parade is intermittent, with sections missing between Martin Avenue and Haddon Street. Footpaths should be constructed here to complete the path network in Wendouree Parade.



Aerial of North Shore



Steve Moneghetti track, North Shore



Steve Moneghetti track, North Shore



Missing footpath, Wendouree Parade



Steve Moneghetti track, North Shore

**Precinct 4 Recommendations**

- 1) Install seats at approximately 100m intervals between start of rowing course and Durham Point.
- 2) Install new footpath along north side of Wendouree Pde, where missing.
- 3) Improve Cycling Route 4 and pedestrian connection to foreshore.



Precinct 4 - North Shore 1:3000

## 5.5 PRECINCT 5: DURHAM POINT

### Precinct 5 Summary

This precinct includes a large promontory known as Durham Point and a smaller promontory at the end of Forest Street, both with vehicle access, carparking and boat ramp access.

Durham Point includes a relatively large open parkland area with a small playground which offers minimal play opportunity and simple picnic facilities. The park area is encircled by a service road providing access to a major boat ramp, two jetties, and car parking which is a popular for people to park and look over the Lake. Unlike most other promontories around the Lake, Durham Point has historically never had boatsheds. This is a desirable characteristic to retain to protect the public's access to the water's edge and distant views in this location.

Durham Point is of a size and appeal which makes it a logical destination as a recreational hub along the north side of Lake Wendouree. It is recommended that facilities be improved to include an upgraded Neighbourhood Park level playspace, an Outdoor Gym station, and a BBQ shelter. Further investigations should be made to explore the feasibility of a public toilet here in the long term.

A smaller promontory at Forest Street includes the rowing boatsheds of Ballarat High School, and Ballarat Grammar, which also includes a public toilet. A service road gives access to a smaller boat ramp and car parking. Given the existing school boatsheds, there is the potential capacity for an additional school boatshed to the west of the High School boatshed where the service lane and carparking could be extended, subject to demand and further feasibility studies.

The old Jubilee Church, on the north-west corner of Forest Street and Wendouree Parade, is currently unoccupied. Although privately owned, the current owners previously proposed for it to be redeveloped as a café/restaurant which would complement the Lake precinct.

The Steve Moneghetti Track crosses the service roads at both promontories and pedestrian safety could be improved by the installation of crossovers or similar which give priority to pedestrians over vehicles.

Just west of Forest Street on the Steve Moneghetti Track is the start of the Peace Mile. Markers should be re-installed to acknowledge this.



*Aerial of Durham Point boat ramp*



*Aerial of bluestone path*



*Ballarat Grammar Boatshed with bluestone path*



*Steve Moneghetti Track and service road conflict point*



*Central park area, Durham Point*

### Precinct 5 Recommendations

- 1) Make improvements to pedestrian safety. Consider installation of a pedestrian crossover/speedhump to give pedestrians right of way.
- 2) Make minor releveling improvements to bluestone pitcher path.
- 3) Informal 'goat-trail' to be formalised as granitic gravel path.
- 4) Proposed site for new playground, outdoor gym station, BBQ and picnic facilities. Further investigation into suitability of site for a public toilet is recommended.
- 5) Possible school based / community boatsheds locations, subject to further investigation.
- 6) Improve roundabout garden bed with richer and denser understory plant palette. Retain existing Norfolk Island Pine.
- 7) Install new footpath along north side of Wendouree Pde, where missing.
- 8) Install new marker at start of 'Peace Mile'.
- 9) Improve Cycling Route 4 connection to foreshore.
- 10) Review recent tree planting as dense and out of character with other foreshore planting.
- 11) Support restoration of Jubilee church as a cafe or for public use.
- 12) Prepare landscape precinct plan.



## 5.6 PRECINCT 6: FAIRYLAND

### Precinct 6 Summary

Precinct 6 comprises 'Fairyland' along the Lakes north-west foreshore, and the North Gardens which forms part of the Ballarat Botanical Gardens.

'Fairyland' is a gardenesque style landscape with a sense of wonder and mystery. It derives its name from its wild flowers, abundance of weeping willows, concentration of islands and numerous footbridges. It also has extensive areas of wetlands and water bodies that provide significant habitat to support the Lakes ecology and biodiversity. Whilst there are opportunities to improve nature play and appreciation of the natural environment through indigenous plantings, care should be taken to retain and enhance this character.

The North Gardens area comprises a pavilion and BBQ shelter and facilities associated with the Botanical Gardens to the south, a large central open parkland area, and recently constructed wetlands with native plantings at the northern end. These areas generally function well however there are significant opportunities to improve the public's use and appreciation of the North Gardens by:

- Maintaining the original open parkland areas to provide flexibility for large events and temporary car parking.

- Implementation of the Resting Place Sculpture Trail concept around the wetlands to better recognize the indigenous history of the Lake.
- Undertaking further indigenous plantings around the wetlands to improve biodiversity and better integrate it to Fairyland and wetlands on the Lake foreshore.
- Installing new post and rail fencing around the Boulevard and Gregory Street to tie this area in with the rest of the North Gardens.
- Reinstatement of the original Caretakers Cottage to support education within the Botanical Gardens.
- Demolition of the Sound Shell which does not comply with access requirements and is no longer used.
- Replacement of the asphalt in Zoo Drive for granitic gravel to enhance the park like setting.
- Providing new paths through the reserve to better connect to existing features and the Lake to the Wendouree Railway Station.

Wendouree Parade acts as both a psychological and physical barrier between Lake Wendouree and North Gardens. The historical tram runs through this section of Wendouree Parade. A narrow bicycle lane in close proximity to the tram creates a hazard for cyclists and improved safety measures should be sought.



*Aerial of Lake Wendouree wetlands*



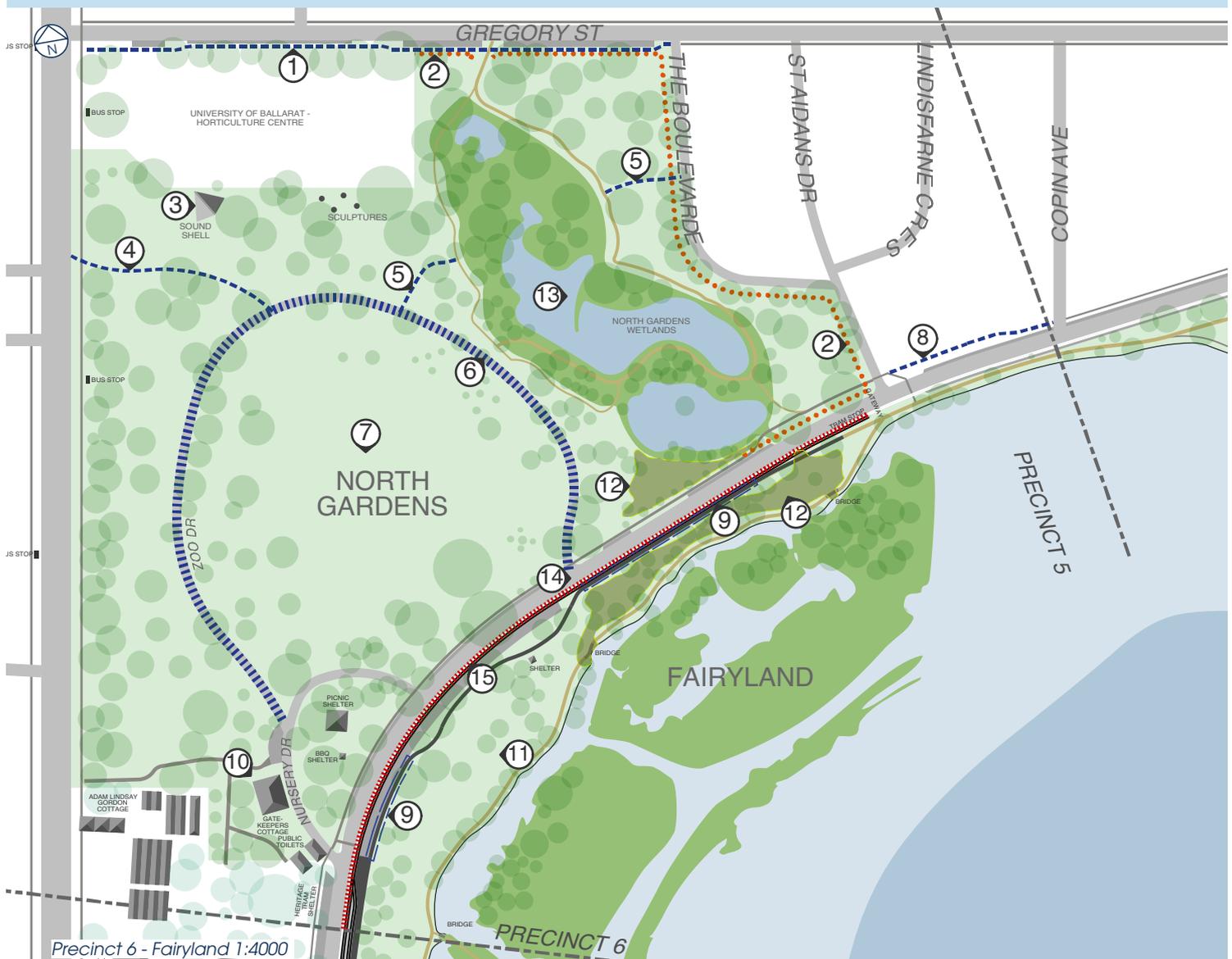
*North Gardens wetlands*



*North Gardens open parklands with Nursery Drive*

### Precinct 6 Recommendations

- 1) Connect footpath along south side of Gregory Street path.
- 2) Continue post and wire fence along boundary of North Gardens. Ensure room for off street parking and remove existing fence around wetland after.
- 3) Remove sound shelter and retain power and water access to support events.
- 4) Formalise 'goat trails' into granitic gravel connection paths for greater connectivity with Gillies Street and Wendouree Train Station.
- 5) Formalise path with granitic gravel.
- 6) Explore option to replace asphalt road along Zoo Drive with granitic gravel.
- 7) Retain historical open parkland character of North Gardens and flexibility of space to support events and overflow car parking precinct.
- 8) Install new footpath along north side of Wendouree Parade, where missing.
- 9) Make improvements to stretch of track with both asphalt and granitic gravel surface to better integrate the two surface types and read as one.
- 10) Relocated Gatekeeper's Cottage.
- 11) Opportunity for low impact 'Fairylane' nature play space experience.
- 12) Improve biodiversity of wetlands precinct by expanding wetland and indigenous planting between North Gardens and Fairylane. Further design development required.
- 13) Potential location through existing and proposed wetlands for Resting Place Sculpture Trail and interpretative signage of indigenous history of the Lake.
- 14) Improve pedestrian connectivity between North Gardens and Fairylane.
- 15) Consider improvements to cyclist safety alongside tramline.



## 5.7 PRECINCT 7: BOTANICAL GARDENS

### Precinct 7 Summary

Precinct 7 comprises the section of the foreshore adjacent to the Botanical Gardens separated by Wendouree Parade. It is characterized by a widening of the Lakes foreshore and relatively formal parkland settings including large established trees, the Swan Pool, Pipers restaurant, the promenade along the Lakes edge, the Almeida Pavilion and McDonald Bandstand.

The foreshore area and Botanical Gardens feed off and compliment each other – the foreshore a less formal setting which nicely contrasts the structured setting of the Botanical Gardens. The two serve to create the main focal point to the entire Lake and Gardens precinct.

Wendouree Parade is a significant barrier of bitumen which dissects the two. Although there is sufficient parking capacity for everyday use, there is a lack of safe and visible crossing points between the Lake and the Gardens, and the bike lane is close to the tramline which compromises cyclist safety. Opportunities therefore exist to

improve both cycling and pedestrian safety through this precinct.

The Steve Moneghetti Track continues along the edge of Wendouree Parade through this area and is heavily used to support farmers markets, a regular flow of tourism foot traffic and major events such as the Begonia Festival and Springfest. The asphalt surfaces provide a durable finish for such a high use area but the execution is untidy and should be improved.

Along the Lake edge, the path transitions into a more formal paved path giving it a promenade feel. It includes a variety of elements and surface finishes including formal seating and lighting, concrete edging, asphalt and granite sets not found anywhere else around the foreshore. This area is popular for loading and unloading ferries and should continue to be developed to support increased tourism use, however, the use of unsympathetic materials and elements requires rationalisation.

**Note: Ballarat Botanical Gardens are not part of this Master Plan.**



*Aerial of West Shore with promenade in the foreground*



*Steve Moneghetti Track and Pipers Restaurant*



*Swan Pool wetlands*



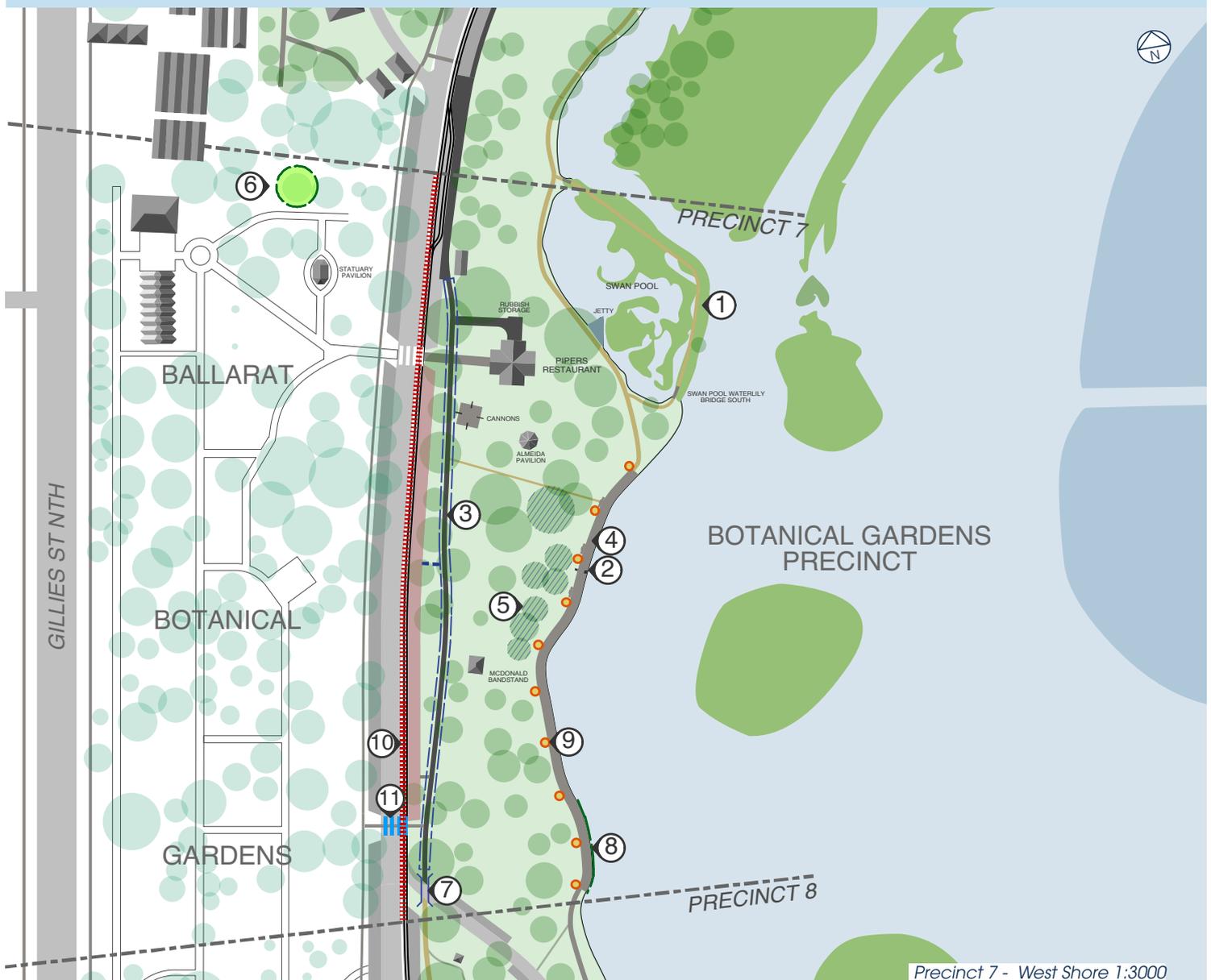
*Promenade, with irrigation pump in the middle ground*



*Steve Moneghetti Track*

### Precinct 7 Recommendations

- 1) Remove timber edging and resurface granitic path around Swan Pool.
- 2) Explore moving irrigation pump located on path edge inland to reduce visual clutter on promenade.
- 3) Make improvements to stretch of track with both asphalt and granitic gravel surface to better integrate the two surface types and read as one.
- 4) Existing location for boarding ferries. Could also facilitate Floating Pontoon Stage/Restaurant Proposal (Proposal #10).
- 5) Low hanging branches of trees to be lifted.
- 6) Ballarat Botanical Garden Fernery Redevelopment.
- 7) Make improvements to pedestrian safety. Consider installation of a pedestrian crossover/speedhump to give pedestrians right of way.
- 8) Remove bollards and extend bluestone edge where missing.
- 9) Retain existing lighting to highlight promenade as separate to Steve Moneghetti Track.
- 10) Make improvements to improve cyclist safety. Consider widening bike path adjacent to tram rail and creating greater separation.
- 11) Make improvements to pedestrian safety across Wendouree Parade. Consider converting southern most crossing to zebra crossing.



Precinct 7 - West Shore 1:3000

## 5.8 PRECINCT 8: YUILLE ISLAND

### Precinct 8 Summary

Precinct 8 comprises a generous section of parkland along the Lakes south-west foreshore and the South Gardens which form part of the Ballarat Botanical Gardens.

The Lake foreshore area is characterized by large areas of grass with mature exotic trees. Features include:

- Windmill Drive service road with car parking
- A large regional level playground and smaller indigenous playspace
- BBQ shelters and picnic facilities
- An artificial creek landscape feature leading to the Fish Hatchery outlet
- Yuille Island with bridges and public access
- A large wetland area within the Lake

This section of the foreshore is very popular with locals and visitors and has the capacity to be improved by:

- Further ephemeral edge and native plantings on Yuille Island and the Lake's edge to improve biodiversity and education opportunities.

- Installing an outdoor gym station near the Adventure Playground.
- Replacing existing rustic park furniture and lighting with consistent styles to match the rest of the foreshore.

The South Gardens area compromises a large central open parkland area, the Ballarat Tramway Museum, Ballarat Fish Hatchery to the north, and the Australian Ex-Prisoners of War Memorial to the south. Whilst the community place a high value on the protection of the open parklands with minimal building development, opportunities exist to improve the public's use and appreciation of the South Gardens by:

- Extending the Tramway Museum to the south of the existing building to improve the façade to the Gardens.
- Providing a new car park area off Gillies Street to service the Tramway Museum and Fish Hatchery
- Replacing the Fish Hatchery fence facing the Botanical Gardens with a more sympathetic style
- Improving paths and connections to features in the South Gardens and between the Lake and Gillies Street.
- Improving interpretation of the Existing Prisoners of War Memorial using digital technology.



*Yuille Island North Bridge, Fish Hatchery outlet and associated facilities*



*Playground and shelter, opportunity for outdoor Gym*



*Footpath along Gillies Street and Tramway Museum Frontage*



*South Gardens*



*Fish Hatchery creek environment*

### Precinct 8 Recommendations

- 1) Proposed location for outdoor gym station (Proposal #2).
- 2) Remove and replace rustic hexagonal picnic tables.
- 3) Replace lighting to match new light scheme as part of the Lake Wendouree Lighting Project (Proposal #5).
- 4) Preserve and protect historical 'open parkland' character of South Gardens by minimising new buildings or structures.
- 5) Proposed tramway museum extension to support existing and improve presentation of South Gardens.
- 6) Remove visual clutter. Consider removing shed and fencing if not required. to reduce visual clutter.
- 7) Make improvements to improve cyclist safety. Consider widening bike path adjacent to tram tracks.

- 8) Replace chainmesh fence around Ballarat Fish Hatchery with a more sympathetic style.
- 9) Develop service road with angle parking and tree planting in front of Ballarat Tramway Museum.
- 10) Use red scoria path only along Botanical Garden axis and within Gardens to create path hierarchy. Replace with granitic gravel elsewhere.
- 11) Improve footpath connections from Wendouree Parade to Tramway Museum.
- 12) Improve biodiversity by progressively replacing exotics with indigenous species and epemeral planting.
- 13) Block pedestrian access between Museum and Fish Hatchery.
- 14) Make improvements to pedestrian safety. Consider installation of a pedestrian crossover/speedhump to give pedestrians right of way.



Precinct 8 - Yulle Island 1:3000

## 5.9 PRECINCT 9: OLYMPIC PRECINCT

### Precinct 9 Summary

Precinct 9 is a relatively formal landscape, characterized by the finish line of the rowing course, and enclosed by the Isthmus to the north and a recently created promontory to the south of the Olympic feature.

The principal function of the area is to provide spectator viewing for rowing regattas and events, however, it also has significance as a memorial to acknowledge the use of Lake Wendouree for rowing during the 1956 Melbourne Olympic Games.

The Olympic Rings monument is prestigiously and elegantly situated at the end of the rowing course on the major vehicle entry point to Lake Wendouree. It is complemented by formal plantings of Norfolk Island Pines in Hamilton Avenue and along the Isthmus.

The Olympic Rings monument is a successful and iconic memorial of international significance. It includes recent additions to celebrate Ballarat's Olympians and a formal planting layout that provide a distinctive identity and contrast to the surrounding foreshore.

The long, narrow Isthmus to the north-west of the Olympic monument comprises a judges box,

storage sheds and a small jetty at its end. It is a lineal landscape with a raised elevation making it ideal for spectators but also an attractive destination for panoramic views towards the centre of the Lake. This formal setting also provides a suitable setting to better commemorate Ballarat's Paralympians.

Other opportunities to improve the amenity and functionality of the precinct include:

- Increased tree planting on the southern promontory to reduce wind and provide shade for spectators.
- Grass improvements along both promontories.
- Installation of a sympathetic style of pedestrian safety barrier where the Steve Moneghetti Track is positioned hard up against Wendouree Parade.
- Removal of underground toilets which do not comply with accessibility or public safety standards.
- Improvements along Wendouree Parade to provide better pedestrian connection between the Lake and Victoria Park via Morrison Street.



*Aerial of Olympic Memorial*



*Promontory north of rowing course*



*Path through wetlands to promontory*



*Paralympic Memorial site*



*Road and pedestrian conflict point adjacent to rowing course*

### Precinct 9 Recommendations

- 1) Regrass promontories either side of rowing course.
- 2) Remove shipping container.
- 3) Develop Paralympian Memorial and a Ballarat Sportswalk subject to detailed design that is sympathetic to the precinct and does not add unnecessary visual clutter.
- 4) Any future improvements or alterations to the Olympic Memorial to be undertaken in consultation with the Ballarat Olympians Executive.
- 5) Bicycle conflict point: consider widening road to allow bike path to continue through roundabout, or flattening bike path for smooth transition.
- 6) Explore opportunity to plant more trees to provide greater shade and protection from wind.
- 7) Remove and replace underground public toilet as non-DDA compliant.
- 8) Improve biodiversity by progressively replacing exotic species with indigenous and ephemeral edgeplanting.
- 9) Improve pedestrian crossing and connection to Victoria Park via Morrison St.
- 10) Install barrier to improve pedestrian safety where path runs close to road.



## 5.10 PRECINCT 10: SOUTH-WEST SHORE

### Precinct 10 Summary

Precinct 10 is characterised by its long and narrow foreshore, its four floating pontoons and a row of poplars that line its bank.

The precinct primarily serves as a transition space between the more active Olympic Precinct and St. Patricks Point, connected by the Steve Moneghetti Track that hugs the shoreline. Seating along the path and uninterrupted lawns offer opportunities for passive recreation.

The pontoons are used during regattas and boating events and the open foreshore facilitates this.

Some mature exotic trees are senescing with recent tree plantings designed to progressively replace them.

Along the south side of Wendouree Parade, the footpath is a combination of gravel path and 'goat trail'. Consideration should be given to formalise the footpath here for better connectivity around the Lake, to support access to car parking for rowing events and access to nearby Victoria Park.

Sections of Wendouree Parade are very wide and open through this Precinct. Consider opportunities to widen the foreshore, improve street tree planting and improve the bike lane as part of asset renewal works in Wendouree Parade.



*Aerial of South West Shore floating pontoons*



*Missing footpath, Wendouree Parade*



*Steve Moneghetti Track*



*Steve Moneghetti Track*



*Floating pontoon*

### Precinct 10 Recommendations

- 1) Installation of new footpath along south side of Wendouree Parade, where missing.
- 2) Install seats at approximately 100m intervals along South West Shore.
- 3) Consider opportunities for widening foreshore, and improving bike lane and streetscape tree planting in Wendouree Parade.



Precinct 10 - South West Shore 1:2000

## 5.11 PRECINCT 11: ST. PATRICK'S POINT

### Precinct 11 Summary

The St. Patricks Point promontory is characterised by the St. Patricks College boatshed and a long service road with car parking that follows the Lake's edge.

The driveway connects to a boat ramp and number of parking spaces along it, enough to service current and increased parking demand. The driveway surface is in poor condition and in need of resurfacing and new kerb and channel. Bollards could then be removed which would assist in de-cluttering and neatening up the area.

Contained inside the driveway is a mid-sized open parkland area with predominantly conifer plantings and a small playground. The playground is fairly limited in its offerings, though its equipment

is in good condition, contemporary and should be reused. The Steve Moneghetti Track forms the back of this area and connects it to the foreshore beyond.

Existing facilities, car parking and generous open space make the precinct an ideal location for the proposed Community Hub incorporating a new boatshed for Loreto College and the Dragon Boat Club, should an existing shed not suffice, would be suitable here for the same reasons.

A bigger playground, outdoor gym station, BBQ and picnic facilities would all add value to the precinct and help to spread appropriate facilities around the foreshore.



*Aerial of St Patrick's Point*



*Playground*



*Service road in poor condition and with an excess of bollards*



*St Patrick's Point*



*Steve Moneghetti Track adjacent to service road*

### Precinct 11 Recommendations

- 1) Possible location for Community Hub with Loreto College / Dragon Boat Club boatshed with public toilets.
- 2) Redesign area including upgraded playground, picnic setting and BBQ.
- 3) Proposed location for outdoor gym station.
- 4) Formalise roadway and parking by installing kerb and channel, resealing asphalt and removing bollards to reduce visual clutter.
- 5) Make improvements to pedestrian safety. Consider installation of a pedestrian crossover/speedhump to give pedestrians right of way.
- 6) Installation of new footpath along south side of Wendouree Parade, where missing.

- 7) Provide greater separation between service road and Steve Moneghetti Track as part of road and car park redevelopment.



Precinct 11 - St. Patricks Point 1:2000

## 5.12 PRECINCT 12: SOUTH SHORE

### Precinct 12 Summary

Precinct 12 is a narrow and attractive grassy stretch of foreshore connecting the two promontories along the south. It has a small widening where the tree canopy thickens and a single boatshed sits. The Steve Moneghetti Track winds along close to the Lakes edge, giving continual views across the water.

The area is critical to maintaining the Lake's quiet and tranquil character. The absence of active recreation opportunity is the precincts strength and should remain as such. Seating and a gradual grass slope up to Wendouree Parade offer opportunities for passive recreation, though more seating is required.

Sections of Wendouree Parade are very wide and open through this Precinct. Consider opportunities to widen the foreshore, improve street tree planting and improve the bike lane as part of asset renewal works in Wendouree Parade.



*Aerial of South Shore*



*South Shore widening*



*Private boatshed*



*Steve Moneghetti track*



*Wendouree Parade with an excess of width*

### Precinct 12 Recommendations

- 1) Retain boatshed envelope established in 1994 Master Plan.
- 2) Install seats at approximately 100m intervals between St. Patricks Point and Yacht Club Precinct.
- 3) Consider opportunities for widening foreshore, and improving bike lane and streetscape tree planting in Wendouree Parade.
- 4) Investigate opportunity for bundle cabling of overhead powerlines to support new street tree planting.



Precinct 12 - South Shore 1:2000

### 5.13 PRECINCT 13: YACHT CLUB

#### Precinct 13 Summary

A small promontory and cluster of boatsheds, define Precinct 13. A theme of conifer plantings dominate the centre of the promontory, and weeping willows line its banks.

The boatsheds are, for the most part, in good condition, with only minor maintenance works required to a few.

Included amongst the boatsheds is the Ballarat Yacht Club with public toilet attached. The Ballarat Yacht Club is significantly larger than other boatsheds, is centrally located, and includes a café/restaurant with the opportunity for the public to dine on the water with views across the Lake.

Patchy grass, large areas of road and advertising signage dominate the entrance to the Yacht Club resulting in an uninspiring setting. Given the clubs significance, landscape improvements should be made to make a more attractive frontage.

Defined planting, including both trees and understory, landscape adornment and limited seating should be implemented.

To the west of the Yacht Club is a lawn area where boats are stored and worked on. Its functionality makes an attractive site to the casual observer and would be significantly enhanced with some deliberate landscape treatments as part of the above mentioned works. A 'goat trail' runs along the front of these sheds and should be made into a formal connecting path as part of these works also.

The road and car park are recently installed and in good condition. A boat ramp exists which is used by both boat users and reed cutters. Lighting has recently been installed in the car park to improve access to boatsheds at night.



*Aerial of Yacht Club Precinct service road, car park and boat ramp*



*Foreground to Ballarat Yacht Club*



*Boat storage and working area with pool fence in front*



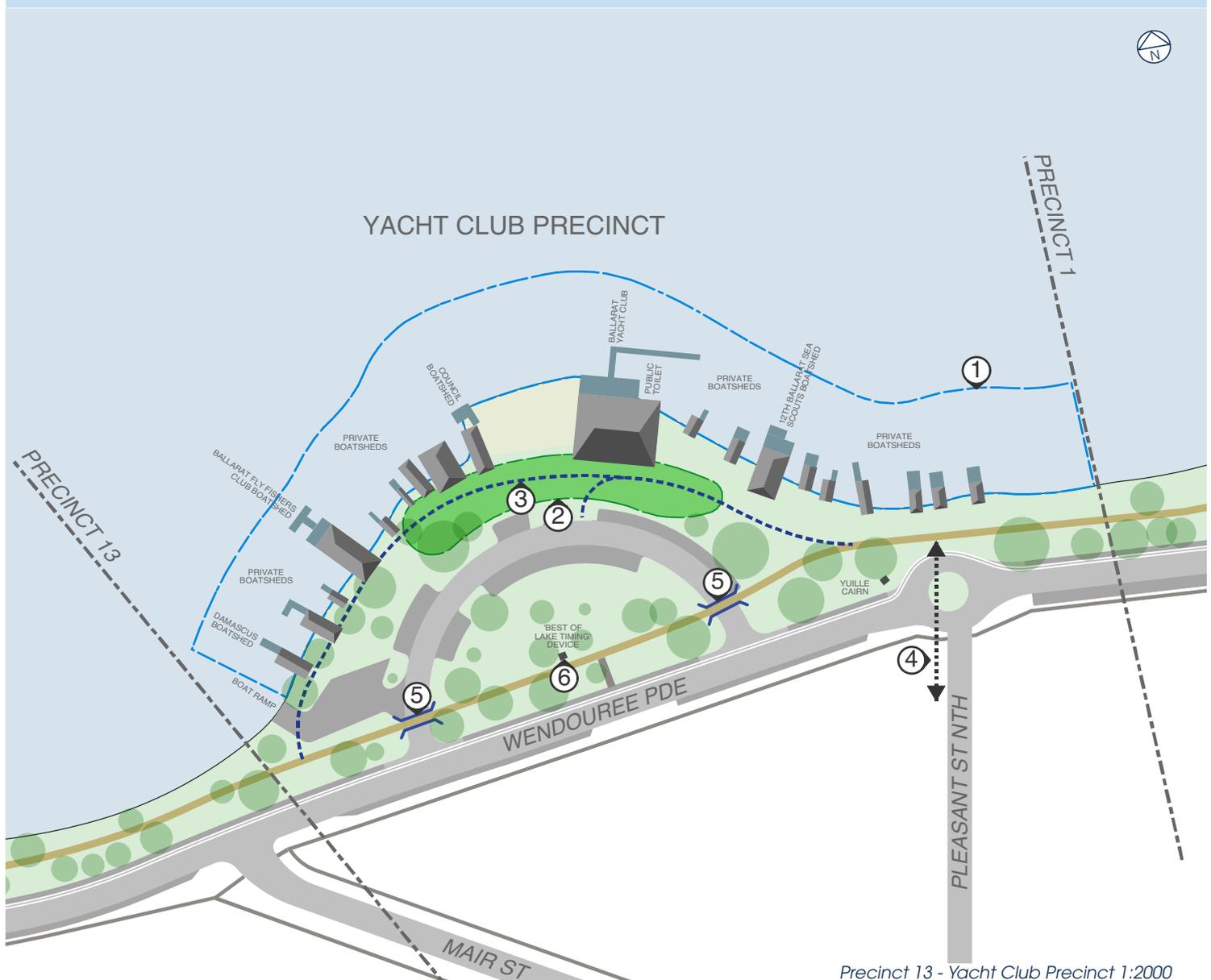
*'Goat-trail' through precinct*



*Steve Moneghetti Track*

### Precinct 13 Recommendations

- 1) Retain boatshed envelope established in 1994 Master Plan.
- 2) Make landscape improvements to frontage of Ballarat Yacht Club and neighbouring sheds.
- 3) Formalise 'goat trail' into path along front of boatsheds.
- 4) Improve Cycling Route 4 connections to foreshore.
- 5) Make improvements to pedestrian safety. Consider installation of a pedestrian crossover/speed hump to give pedestrians right of way.
- 6) Consider removal of 'Best of Lake' timing device if not being used to reduce visual clutter.



Precinct 13 - Yacht Club Precinct 1:2000

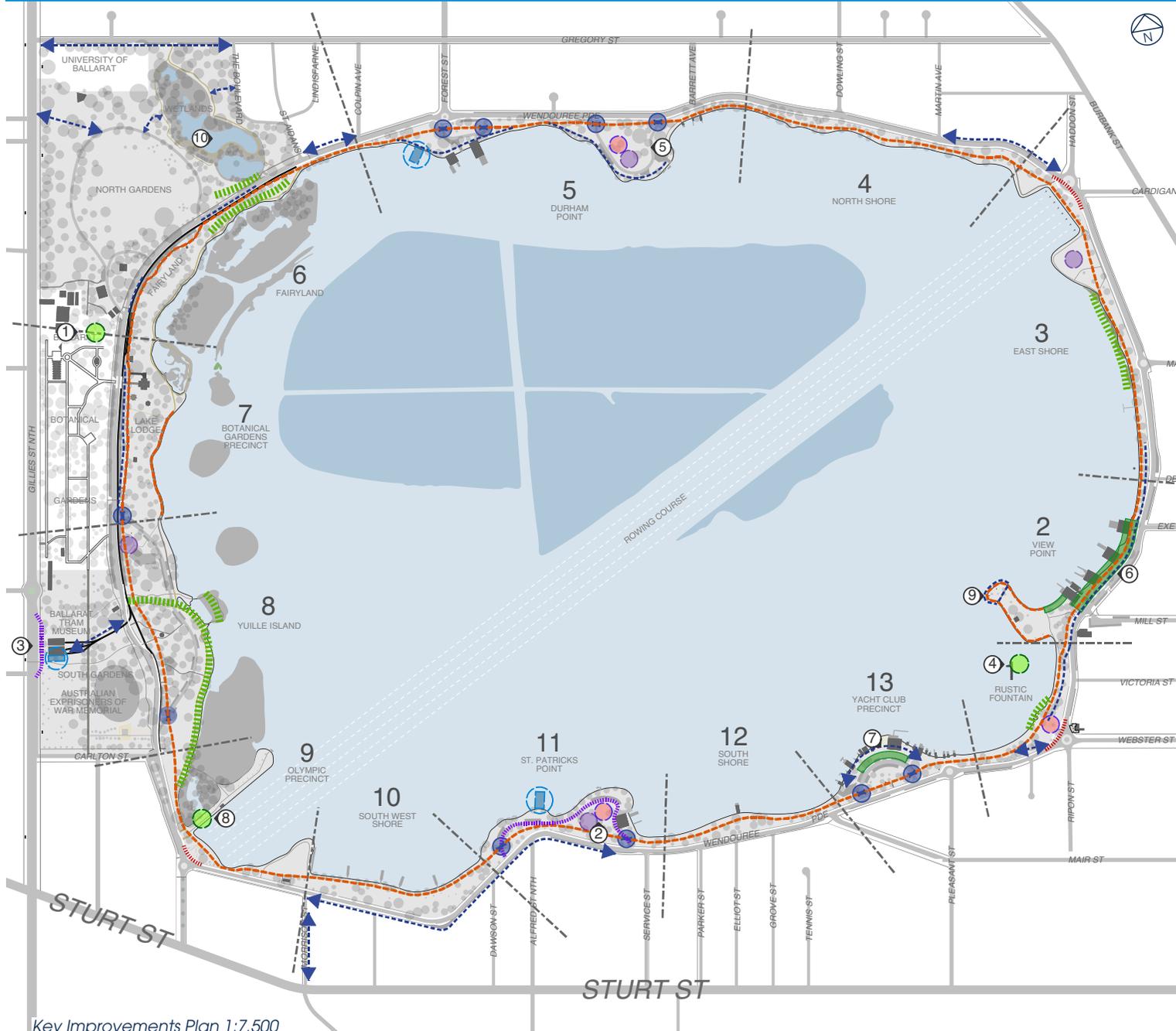
## 6. KEY IMPROVEMENTS

This section summarises some of the key improvements from Section 4 and 5 of the Master Plan. It includes key recommendations to enhance landscape, recreational, environmental, social and cultural outcomes.

### 6.1 KEY IMPROVEMENTS

- Ballarat Fernery Redevelopment (Precinct 7)
- Community Outdoor Gym Facilities (Precinct 3, 5, 8, 11)
- Community Lake Hub (Precinct 11)
- Lake Wendouree Lighting Project (Precincts 1-13).
- Resting Place Sculpture Trail (Precinct 6)
- Tramway Interpretive Centre (Precinct 8)
- Fountain / Light Show (Precinct 1)
- Key landscape improvements, following further design development in selective areas, e.g. View Point, Durham Point and Ballarat Yacht Club (Precincts 2, 5, 11, 13)
- Paralympic Memorial, following design development (Precinct 9)
- Indigenous revegetation and extension of wetland and littoral lake edge areas (Precincts 1, 3, 6, 8)
- Pedestrian safety improvements at crossover points along Steve Moneghetti track (Precincts 5, 8, 11, 13)
- Resurfacing and formalisation of secondary paths throughout Lake Wendouree (Precincts 1-13)
- Bicycle lane safety improvements along Wendouree Parade (Precincts 1-3, 6-10, 12)
- Car park improvements on Gillies Street (Precinct 8)
- Car park improvements on St. Patricks Point (Precinct 4)
- Pedestrian connection to Victoria Park via Morrison Street and to Wendouree Railway Station via North Gardens and Gillies Street.
- Improvements to existing playgrounds, in accordance with Play Space Planning Framework (Precinct 1, 5, 8, 11)
- BBQ shelters at Durham and St Patrick's Point (Precinct 5, 11)
- Boardwalk extension at View Point (Precinct 2)





- Key landscape improvement areas, requiring design development
- Indigenous revegetation and littoral lake edge extension
- Upgraded playground
- Outdoor gym station, Proposal #2
- Potential new building/boatshed location
- New car park / improvements to existing
- Other significant works
- Bicycle lane improvements
- Steve Moneghetti Track cross over improvement
- Path improvements and connections
- Lake Wendouree Light Project, Proposal # 5
- ① Ballarat Fernery Redevelopment
- ② Community Lake Hub including new outdoor gym, playground and picnic facilities.
- ③ Improvements to Tramway Museum including new car park and building extension.
- ④ Fountain / Light Show location with View Point foreshore improvements to facilitate viewing.
- ⑤ Landscape improvements to facilitate water based leisure activities.
- ⑥ Landscape improvements to fronts of boatsheds
- ⑦ Landscape improvements to front of Ballarat Yacht Club
- ⑧ Paralympic Memorial improvements
- ⑨ Extension of boardwalk around View Point
- ⑩ Resting Place Sculpture Trail, Proposal # 6

Key Improvements Plan 1:7,500

## 6.2 MANAGEMENT PLANS

This section lists management plans, guidelines, audits and further investigations that are required to be undertaken and developed to inform the future management and development of Lake Wendouree.

Many of the recommendations throughout this Master Plan and their detailed application are subject to the following management plans and further investigations:

- **Tree and Vegetation Management and Planting Plan**, including:
  - 40% of canopy coverage
  - Achieve maximum of biodiversity with representation levels of 20% family, 10% genus, 5% species
  - Tree register to record all removed trees
  - Identifies and details retention of picturesque exotic and conifer skyline planting themes
  - Survey of existing flora and fauna in high biodiversity areas
- **Water Management Plan**, including:
  - Plan for cutting reeds which achieve good water quality and allow for water sports and activities
  - Rectified procedures for altering water levels
  - Ongoing monitoring of water quality
- **Boatsheds and Buildings Design and Planning Guidelines**, including:
  - Built form guidelines
  - Policies and practices guidelines for the leasing, maintenance and day-to-day use and operation
  - Policies and practice guidelines for the development of all new buildings, including designated building envelopes
- **Assets Management Plan**, including:
  - Review of furniture, BBQs and shelter style, and location to support current and future use
  - Audit of toilets to identify current conditions, accessibility, visibility and locations
- **Pedestrian and Cyclist Safety and Connectivity Report, in association with Vicroads**, including:
  - Connectivity to Victoria Park, Wendouree Train Station, Gillies St and CBD
  - Pedestrian and cyclist safety on Wendouree Parade including pedestrian crossing point and frequency
- **Events Management Plan**, including:
  - Management plan for North Gardens as events space
  - Tramline Assessment and Feasibility Study
- **Cultural and Interpretation Framework**, including:
  - Review of what features, characteristics and cultural uses should be improved through interpretation
  - Identification of preferred methods of interpretation

## 7. MASTER PLAN IMPLEMENTATION

The Master Plan for Lake Wendouree is a long term plan where, subject to funding, can be implemented progressively over a 1-10 year timeframe. The cost of implementing works for a park as large and complex as Lake Wendouree can be significant. Whilst some works can be delivered through approved capital works budgets and recurrent programs over a number of years, external funding opportunities through State and Federal Governments can assist to deliver major works in a more timely manner.

Planning for the implementation of the Master Plan therefore has to be both prioritised and allow for a degree of flexibility to ensure that all funding opportunities are explored and maximised when available. The priorities and timeframes for implementing works in the Master Plan will therefore also need to be flexible and subject to change.

The costs of works in the following table are estimates only. They are based on concepts and are subject to detailed design. It is expected that major projects will be subject to separate budgets outside the scope of the Master Plan, whilst costs for implementing some of the major infrastructure will need to be considered in the broader context of Council's long term programs and budgets.

Potential stakeholders or private sector projects have not been included in the Implementation Plan.

The following Master Plan Implementation Table, includes the approximate spend, priority, and timeframe for the works identified in this document that require Council to fund. They have been categorised into:

- Planning
- Development and Construction
- Management and Maintenance

## 7.1 IMPLEMENTATION TABLE

<b>PLANNING</b>				
<b>Item No.</b>	<b>Recommendation</b>	<b>Priority (High/ Medium/ Low)</b>	<b>Timeframe (Short/ Med/ Long)</b>	<b>Approx. Cost</b>
<b>1.0</b>	<b>Vegetation and Environment</b>			
1.1	Prepare Tree and Vegetation Management Plan	H	S	\$50,000
1.2	Prepare detailed Landscape Plans for Precincts 2, 5, 11 and 13	M	M	\$50,000
<b>2.0</b>	<b>Lake and Water Quality</b>			
2.1	Prepare Water Management Plan	M	M	\$30,000
2.2	Prepare Lake Weed Management Plan	M	M	\$20,000
<b>3.0</b>	<b>Building and Boatshed</b>			
3.1	Prepare Building and Boatshed Design and Planning Guidelines	H	S	Internal
<b>4.0</b>	<b>Facilities and Amenities</b>			
4.1	Prepare Assets Management Plan	M	S	\$20,000
<b>5.0</b>	<b>Traffic Management and Car Parking</b>			
5.1	Prepare Traffic Management Plan	M	S	Internal
<b>6.0</b>	<b>Access, Circulation and Connections</b>			
6.1	Prepare Pedestrian and Cyclist Safety and Connectivity Report	M	S	\$20,000
<b>7.0</b>	<b>Culture and History (Interpretation)</b>			
7.1	Prepare Cultural and Interpretation Framework	H	S	Internal
<b>8.0</b>	<b>Recreation and Events / Activation</b>			
8.1	Prepare Events Management Plan	M	M	\$10,000
<b>TOTAL</b>				<b>\$200,000</b>

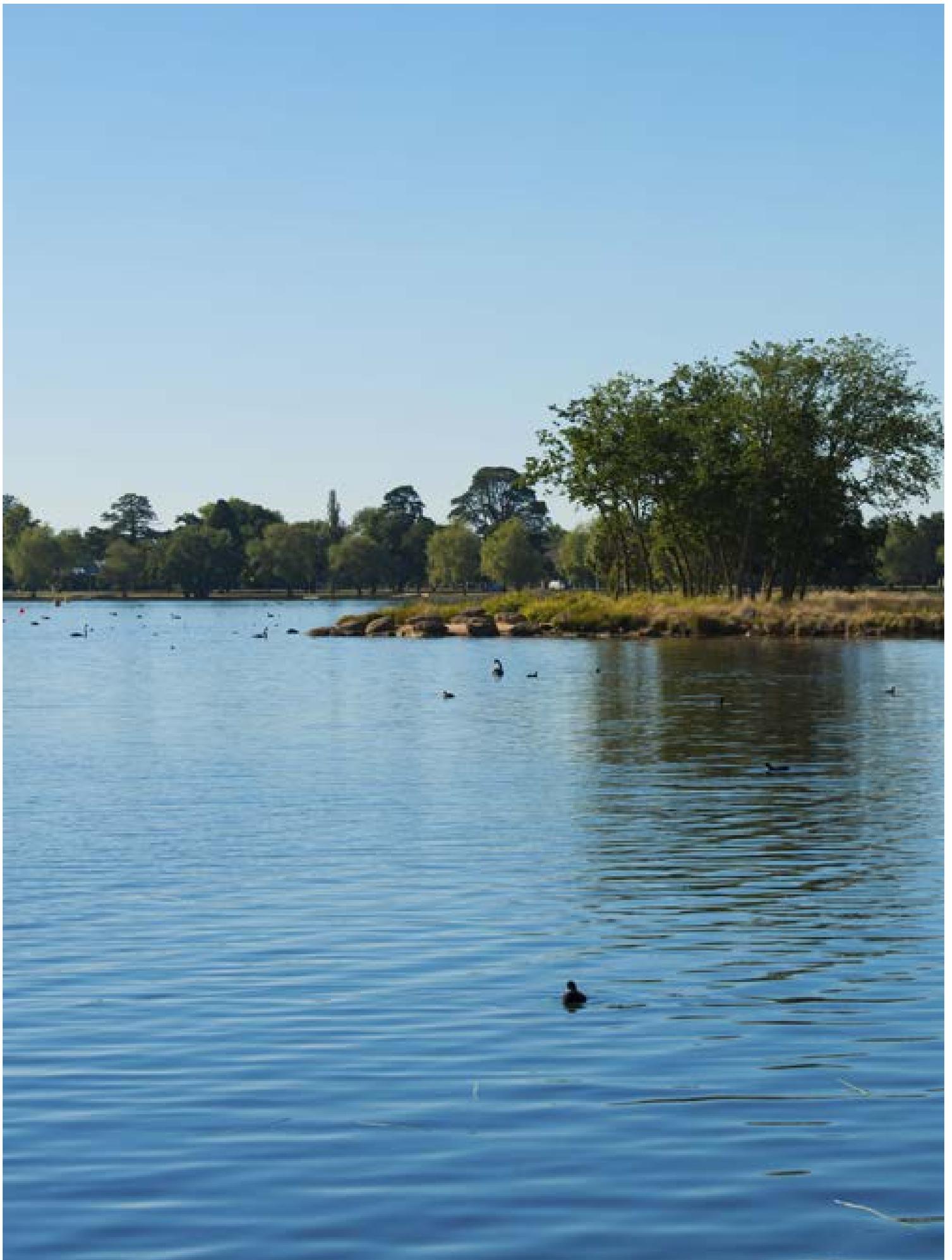
## DEVELOPMENT AND CONSTRUCTION

Item No.	Recommendation	Priority (High/ Medium/ Low)	Timeframe (Short/ Med/ Long)	Approx. Cost
<b>1.0</b>	<b>Vegetation and Environment</b>			
1.1	Revegetation including wetland, lake edge and indigenous planting zone	M	M	\$250,000
1.2	New underplanting to roundabout garden beds	L	S	\$45,000
<b>2.0</b>	<b>Lake and Water Quality</b>			
2.1	Installation of Fountain/ Light Show (subject to further feasibility study)	M	M	\$200,000
<b>3.0</b>	<b>Building and Boatshed</b>			
3.1	Upgrade Ballarat Yacht Club frontage including surface and landscape	M	M	\$50,000
<b>4.0</b>	<b>Facilities and Amenities</b>			
4.1	Upgrade existing playgrounds	M	M	\$500,000
4.2	Install new outdoor gym stations (x 4no.)	M	M	\$272,000
4.3	Construct new toilet facility at Durham Point and Olympic Precinct (subject to further feasibility study)	L	L	\$450,000
4.4	Replace and install furniture including seating, picnic settings, drinking fountains, etc.	M	Ongoing	\$100,000
4.5	Install new lighting as part of Lake Wendouree Lighting Project	H	S	\$1,500,000
4.6	Replace and install new fencing	L	S	\$100,000
4.7	Extend boardwalk / decking at View Point	L	M	\$300,000
4.8	Develop and construct Paralympic Memorial	H	S	\$100,000
4.9	Remove redundant existing structures ( Sound Shelter, underground toilet)	H	S	\$100,000
4.10	BBQ shelters at St Patrick's Point and Durham Point	M	M	\$100,000
<b>5.0</b>	<b>Traffic Management and Car Park</b>			
5.1	Install pedestrian crossovers (x 10no.)	H	S	\$45,000
5.2	Design and construct new car park (Tramway Museum)	M	M	\$320,000
5.3	Upgrade existing service road and car parking at St. Patricks Point	H	S	\$350,000

<b>6.0</b>	<b>Access, Circulation and Connection</b>			
6.1	Upgrade existing pedestrian path (asphalt & gravel) including widening, resurfacing and realignment	H	M	\$250,000
6.2	Install new footpath to improve the connection around Wendouree Parade and to Victoria Park	M	M	\$250,000
6.3	Upgrade existing bicycle path including widening, regrading and realignment	H	M	\$100,000
6.4	Install new connecting paths through North and South Gardens and Lake Wendouree foreshore	L	S	\$50,000
<b>7.0</b>	<b>Culture and History (Interpretation)</b>			
7.1	Upgrade existing interpretive signage	M	M	\$50,000
7.2	Install 'Resting Place' Sculpture Trail including signage and art elements	H	S	\$250,000
<b>TOTAL</b>				<b>\$5,732,000</b>

**MANAGEMENT AND MAINTENANCE (ANNUAL)**

Item No.	Recommendation	Priority	Timeframe (Short/ Med/ Large)	Approx. Cost per Annum
<b>1.0</b>	<b>Vegetation and Environment</b>			
1.1	Tree pruning and removals	H	S	\$60,000
1.2	Tree planting and watering	H	S	\$45,000
1.3	Grass cutting, top dressing and maintenance	H	S	\$100,000
1.4	Lake edge planting	M	M	\$10,000
<b>2.0</b>	<b>Lake and Water Quality</b>			
2.1	Lake weed harvesting	H	S	\$650,000
2.2	Supply of Class A water	H	S	\$170,000
2.3	Repair existing lake edge	L	S	\$20,000
2.4	Stormwater and drainage improvements	H	M	\$20,000
<b>3.0</b>	<b>Access, Circulation and Connections</b>			
3.1	Paths maintenance	H	S	\$50,000
<b>4.0</b>	<b>Facilities and Amenities</b>			
4.1	Park furniture, seating, bins, drinking fountains	H	S	\$30,000
4.2	Cleaning and servicing public toilets, BBQ's and playground maintenance	H	S	\$200,000
4.3	Water, electricity and security services	H	S	\$30,000
<b>TOTAL</b>				<b>\$1,385,000</b>



**FURTHER INFORMATION:** [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au)