

## LILLYDALE LAKE DRAFT MASTER PLAN RELEASE FOR PUBLIC CONSULTATION

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Report Author: Project Manager Recreation Planning  
Responsible Officer: Director Planning and Sustainable Futures  
Ward(s) affected: Billanook; Melba;

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*The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.*

### CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

### SUMMARY

This report seeks Council's approval to release the Draft Lillydale Lake Master Plan (the draft Master Plan) for public consultation. The draft Master Plan has been developed following consultation with user groups and broadly through Council departments. The intention is to seek community feedback on the draft Master Plan.

The draft Master Plan provides a 15-year strategic approach to improving the recreation facilities and features at Lillydale Lake Park in response to identified community needs, opportunities and population growth projected in the area.

Improvements recommended for community consideration include an upgrade to the water access and viewing facilities, exercise area, accessible seating and picnic spaces, informative indigenous and wayfinding signage.

The community will also benefit from stronger path linkages to the main Lillydale shopping precinct, Warburton Rail Trail, expanding Box Hill Institute and new Lillydale Quarry Redevelopment (Kinley Development).

### RECOMMENDATION

#### *That Council*

- 1. Approve the release of the Draft Lillydale Lake Master Plan for community consultation and engagement in May – June 2023 for a period of five weeks.***
- 2. Note that consultation findings will be presented back at a future Council meeting***

There are no directly related Council decisions relevant to this item, however the draft Master Plan compliments the recommendations for the adjacent area addressed in the Lilydale Major Activity Centre Structure Plan (adopted 8 August 2022).

## **DISCUSSION**

### ***Purpose and Background***

Lillydale Lake is classified as a Level 1 Regional Park, located at 435 Swansea Road in Lilydale. The park is always open to the public and contains both active and passive recreation spaces and facilities, designed as a shared facility to suit everyone. Typically, the park has over one million visitations per year.

The recently adopted Lilydale Major Activity Centre Structure Plan (August 2022) (the Structure Plan) and ABS Census projections identify an increase in the Lilydale population of 43.5 per cent by 2041 to 30,940. This includes 3,200 new dwellings (8,000 people approximately) in the former quarry site adjacent to Lillydale Lake.

Aligned with the Structure Plan, the draft Master Plan has been developed to provide strategic justification and direction for investment in improvements to cater for the anticipated growth in usage of the Lillydale Lake parklands.

Owned and managed by Yarra Ranges Council, Lillydale Lake Park is home to existing facilities and activities including: a Community Room and Council Depot, an all-abilities playspace, outdoor fitness station, walking, cycling and mountain bike tracks, fishing and jetties, BBQ's and picnic shelters, sandy beach area, public toilets including a Changing Places unit, and two designated areas for 'off lead' dogs.

The strategic intent is for Lillydale Lake Park to continue to play a major role as a community space for outdoor leisure and social recreation. Parking is already heavily utilised at peak times, hence improvements to active transport linkages is a key element to support the expected increased future usage of the Lillydale Lake site.

### ***Scope***

The Background Report (to be made available on the consultation website) provides details of the site analysis study, issues and opportunities identified through research, internal, advisory committee, and external consultation feedback. Issues and opportunities identified have underpinned the development of the draft Master Plan (Attachment 1). A summarised version has been developed (Attachment 2) to improve ease of engagement for community. The draft Master Plan addresses the current needs and supports increased participation and usability of the park and its infrastructure.

Recommended improvements proposed include, but are not limited to:

- Educational / informative signage that links the area to indigenous and European history

- Wayfinding signage to encourage active transport to the Lake from the main town centre, local residences, and trail connections (Carrum to Lilydale Trail, Warburton to Lilydale Trail and Yarra Valley Trail)
- Additional shelters and picnic facilities that are accessible and suited to wheelchair users
- Improvements to park entrance points to open sight lines and provide a more intuitive and inviting connection, including new linkages to the Box Hill Institute and future Kinley Estate
- Vegetation improvements, including the establishment of an arboretum that trials drought tolerant native species for sustainability
- Investigate opportunities to improve Swansea Road crossings and create a strong shared path linkage direct to the Warburton Rail Trail
- Upgrade boat ramp and jetty access infrastructure, maintaining disability boat transfer facilities, and
- End of life redevelopment of the toilet amenities and exercise facilities.

The community consultation planned for May/June 2023 will confirm if the draft Master Plan reflects the community's current and future views and will inform the final draft plan for Council's consideration for adoption later in 2023.

### ***Options considered***

Officers have considered the following options:

1. Develop a masterplan

In response to feedback from community and observed issues and opportunities in the area, a masterplan will offer a coordinated suite of projects to improve amenity and value for community and respond to growing popularity of the park.

2. Deliver projects on demand

While this brings some value to community, it can result in lost opportunities and inefficiencies through lack of coordination. This option is not recommended.

3. No further upgrades at Lillydale Lake Park

Officers are aware of issues and accessibility concerns that would continue to create barriers for community. Given the regional profile of the park this option is not recommended.

### ***Recommended option and justification***

It is recommended that the draft Master Plan continue and that it be consulted with local community and visitors to seek feedback. This will give confidence of a well-considered design approach to any future projects and maximise efficiencies through coordinated and integrated solutions.

### **FINANCIAL ANALYSIS**

Projects identified in the Lillydale Lake Master Plan are estimated to cost \$6,277,500 over the 15-year lifespan of the Master Plan if fully delivered. The implementation does not currently have an allocated budget. Recommended improvements are reliant on funding from Public Open Space funding, renewal and co-funding sourced via grant applications and contributions from community groups and organisations that would have direct benefit from the improvements. Advocacy for external funding has been strengthened by the evidence-based research and consultation undertaken to develop the (approved) master plan.

The Cost Plan (Attachment 3) has been developed to show estimated costs and a potential funding model, summarised in the Table below. Full details of the financial implication over the period of the master plan are provided in Attachment 4.

<b>Draft Lillydale Lake Master Plan Cost Projections</b>		<b>Potential Funding Contributions</b>		
Activity Area	<b>Estimated Cost</b>	Council	State / Federal Government Grants*	Other**
General Improvements	<b>\$145,000</b>	90,000	55,000	
Northwest Precinct	<b>\$1,279,500</b>	617,000	657,500	5,000
Northeast Precinct	<b>\$3,350,500</b>	1,730,500	1,615,000	5,000
Southwest Precinct	<b>\$894,500</b>	441,000	156,000	297,500
Southeast Precinct	<b>\$608,000</b>	420,500	187,500	
<b>TOTAL</b>	<b>\$6,277,500</b>	<b>\$3,299,000</b>	<b>\$2,671,000</b>	<b>\$307,500</b>

\* Government grants to be sought to co-fund projects

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

Council contribution is anticipated to come mainly from Public Open Space funding and the balance from Asset New & Improved Reserve funds.

An Asset Maintenance Plan is being developed to identify maintenance costs attributable to the new items proposed in the draft Master Plan, assuming they are supported by the community and Council.

## **APPLICABLE PLANS AND POLICIES**

This report contributes to the following strategic objective(s) in the Council Plan:

- Connected and Healthy Communities
  - Communities are safe, resilient, healthy, inclusive, and socially well connected. Quality services are accessible to everyone.
- Quality Infrastructure and Liveable Places
  - Quality facilities and infrastructure meets current and future needs. Places are well planned hubs of activity that foster wellbeing, creativity and innovation.
    - Action 2: Develop and implement a strategic approach for activating and providing functional and affordable community assets and spaces that are welcoming to all and support the wellbeing and connectedness of the community.
    - Action 9: Plan, facilitate and develop urban renewal projects, including Lilydale Revitalisation project, Kinley re-development and Level Crossing Removal to facilitate the revitalisation of Lilydale. Ensuring alignment with Council's place making objectives of encouraging a vibrant, attractive, sustainable, healthy and connected community.

The provision of improved facilities at Lillydale Lake Park will deliver facilities and infrastructure that meets the growing and diverse needs of our expanding community. The draft Master Plan is closely aligned with the strategic objectives of the Lilydale Revitalisation program of initiatives, including the expansion of the Lilydale Boatshed in 2022-23.

### ***Health and Wellbeing Plan 2021-2025***

- Increase active living
- Improve mental wellbeing and social connection

New and improved facilities will contribute to improved health and wellbeing with increased opportunities to socialise and exercise.

### ***Recreation and Open Space Strategy 2013 - 2023***

The Recreation and Open Space Strategy 2013-2023 sets out directions for creating healthy and active environments and services in Yarra Ranges and provides a framework to guide future development and management of Council's recreation reserves, parks and community spaces, including Lillydale Lake Park.

### ***Equity, Access and Inclusion Strategy 2013-2023***

Through the Recreation and Open Space Strategy, Council recognises that inclusion for people with a disability in all aspects of community life is a human right that also brings many social, cultural, and economic benefits for the wider community. It further states as one of the goals that Council buildings and infrastructure are accessible to everyone in our community. Improvements to the amenities, shelters, and increased ease of mobility through the Lillydale Lake parklands is a key deliverable of this draft Master Plan and will promote broader Reserve use by people living with disability.

### ***Child and Youth Strategy 2014-2024***

The Recreation and Open Space Strategy has the vision that Yarra Ranges will be a place where every child and young person will be able to thrive, reach their potential and actively participate in decision making. Outcome 2 has the most relevance to this draft Master Plan, recommending that "Adequate Infrastructure exists to meet the needs of children, young people and their families."

## **RELEVANT LAW**

*Gender Equity Act 2020* – This master plan is considered to have a direct and significant impact on the Yarra Ranges community, so a gender impact assessment will be undertaken as part of this work.

Running parallel to the community consultation will be a Gender Impact Assessment undertaken in collaboration with Council's Gender Equity Team. The feedback received will inform the findings of the Gender Impact Assessment and help shape any required modifications of the Master Plan prior to adoption by Council.

The draft Master Plan has, however, been developed from a whole of community perspective including consideration of equitable opportunities for use of the reserve by women, men, and gender diverse people. Underpinning the recommendations is the objective to provide a reserve that encourages people of all ages, abilities, gender preference and cultural background with a space that is safe, welcoming and has the potential to improve individual health and wellbeing.

Lillydale Lake already offers facilities applicable for the broad community spectrum including high needs amenities. Upgrades and new options plan to improve on visitation experience for existing and new visitors.

During the development of the draft Master Plan, it was noted that other than cycling and walking, there was a lack of activities suited to youth, in particular girls. The draft plan proposes the development of the current exercise area to also include

recreation options suited to all genders, such as a half-court basketball/multigame area with spectator seating, informal landscape elements with parkour/climbing options, hangout areas and potentially a DJ unit. A further shelter seating area is proposed near the new mountain bike track. The intention being to make these welcoming spaces for young people to 'chill out' and feel more comfortable to join in the activities.

## **SUSTAINABILITY IMPLICATIONS**

### ***Economic Implications***

Enhancement of social and recreation facilities at Lillydale Lake will support the anticipated increase in local population and tourism in the area. Local small businesses (food vans and main street shops already benefit from visitations to the lake. Economic benefits will naturally increase with visitations.

In the past, the feasibility of a permanent food outlet/café has been investigated but not considered viable. With the projected increase in local population and subsequent visitations, the draft Master Plan proposes a new feasibility study to revisit the café idea. Early community consultation has raised this as a desirable service at the Lake.

The construction phase of park improvements is expected to contribute to the local economy through employment opportunities and as a source of materials and equipment.

### ***Social Implications***

There are strong links to social and community impacts resulting from the development and improvement of local reserves such as the Lillydale Lake area, which include:

1. Enhanced community access to infrastructure that encourages alternative health and wellbeing outcomes
2. Revitalisation of local communities
3. Reduction of social isolation
4. Increased visitor footprint, and
5. Increased female participation in active recreation.

The Health and Wellbeing Strategy identifies high levels of obesity, dementia, and poor mental health as significant issues for our community. Provision of walking and cycling opportunities are important contributors to improved health.

The inclusion of a multi-purpose court and Parkour equipment will encourage a variety of social ball games and physical challenges for children and youth.

## ***Environmental Implications***

A highly valued aspect of the Lillydale Lake Park is the opportunity to walk, exercise or just sit and take in the view, watch the children play or enjoy a variety of water activities on offer. This emphasis on active transport seeks to reduce dependence on car-based transport, reducing carbon emissions and improving health.

The preservation, enhancement, and accessibility for people of all ages and abilities is a key driver for improvement underpinning recommendations, particularly through the area.

Opportunity exists to create an indigenous arboretum to trial various tree species for drought tolerance that can be replicated elsewhere in the Yarra Ranges. This emphasis on resilient landscape solutions supports resilience and adaptation in a changing climate.

The lake itself and associated functional wetlands are a critical element within the broader management of stormwater and improved water quality downstream in the Yarra / Birrarung. The natural landscape aspects of the park play an important habitat role for wildlife, and the emphasis on activity and health foster improved low carbon transport behaviours.

Increased tree planting offers carbon capture, while the increased canopy cover and the cooling effect of the lake's water body will contribute to an improved ambient temperature during peak heat periods, reducing Urban Heat Island.

## **COMMUNITY ENGAGEMENT**

The development of the draft Master Plan was informed by consultation with stakeholder groups utilising the Lake area on a regular basis, including:

- Lilydale Sailing Club
- Paddle Victoria
- Lilydale Radio Yacht Club
- Standup Paddle Board
- Yarra Valley Fly Fishers
- Park Run
- Lilydale Rotary Club
- Box Hill Institute
- Melbourne Water
- Disability Advisory Committee
- Eyrefield Park Sports Clubs, and
- Park users

Officers across Council were involved in initial workshops to identify issues and opportunities, then provide comment on the concept plan and latest version of the full draft Master Plan.

Further consultation will be undertaken with Box Hill Institute and Melbourne Water together with local community-based groups such as Lilydale Township Action Group (LTAG) and Council's Advisory Groups e.g., Health and Wellbeing, Disability and Youth Advisory Committees. Feedback will seek community views on initiatives



that directly involve and/or benefit these organisations. A Consultation and Engagement Plan has been developed (Appendix 5) which utilises a range of digital media and physical promotion to maximise reach, and a strong online presence through a dedicated Shaping Yarra Ranges page.

Refinement, as appropriate will be undertaken before the draft Master Plan is presented to Council for consideration later in 2023.

## **COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT**

Extensive internal collaboration has been undertaken throughout Council in the development of the draft Master Plan. Box Hill Institute and Melbourne Water were also key stakeholders engaged in the early development stages.

Melbourne Water is a referral body at this site. Their ongoing involvement, support and approval (where required), for initiatives proposed will be critical for improvements to be undertaken.

The recent funding for the boatshed extension through Lilydale Revitalisation Program is an example of the collaboration and support relationship that exists.

Ongoing collaboration with Box Hill Institute will underpin the proposed interface improvements and new connections to the Kinley Estate through the education land.

Opportunity may arise through implementation of the draft Master Plan to identify and implement innovative ways to view/experience the wetlands. Also, the proposed inclusion of Parkour equipment is a new and innovative option for 'no cost' exercise equipment for youth and active adults in Yarra Ranges.

## **RISK ASSESSMENT**

Concern has been raised of the risk of over-development of the Lillydale Lake park. The draft Master Plan proposes modest improvements to existing infrastructure plus minor vegetation and social infrastructure to improve the quality of the visitation experience for community members of all ages and abilities yet avoids over-embellishment.

Proposed expenditure (\$6.3million) over the 15-year lifespan of the master plan reflects the modest improvements required to redevelop infrastructure that supports the water activities that are unique to the area and the social activities aligned with this popular destination. A review of the community hall will be explored separately through a wider Social Infrastructure assessment and may recommend future redevelopment of this facility. Any associated costs would be in addition to the draft Master Plan scope.

Parking is heavily utilised at the lake. The proposed improvements to path connections to the Kinley Estate and major trails promotes active transport rather than increasing pressure on the car park area.

## **CONFLICTS OF INTEREST**

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

## **ATTACHMENTS TO THE REPORT**

1. Lillydale Lake Draft Master Plan
2. Lillydale Lake Draft Master Plan - Summary
3. Lillydale Lake Draft Master Plan - Cost Plan
4. Lillydale Lake Draft Master Plan – 15 year Implementation Plan
5. Lillydale Lake Master Plan – Communication and Engagement Plan