

Yarrawonga to Bundalong Foreshore Master Plan Synthesis and Strategic Framework

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Acknowledgements and Recognition



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The communities of Yarrawonga, Bathumi, Bundalong,
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1.0 Introduction

In March 2007 Moira Shire Council and Goulburn Murray Water appointed Coomes Consulting Group in association with @leisure and Practical Ecology to prepare a master plan that will provide direction for an integrated and sustainable approach to the management, use and development of the Lake Mulwala foreshore between Yarrowonga and Bundalong.

The project involves partnerships between all levels of Government; Federal (Murray Darling Basin Commission), State (Goulburn Murray Water) and Local (Moira Shire Council). It is also a positive example of government and the community working together to protect and enhance the environmental, social and economic values of the lake.

An analysis program which involved site assessment, a review of previous reports and background information, and an extensive community consultation program has been completed. The findings of this preliminary phase of the project has been summarised in the Analysis Report. This includes a description of the existing site conditions and characteristics of the area, and a summary and findings of all stages of community consultation. The Analysis Report also outlines a number of key issues, and these provide a guide for a vision of the foreshore from Yarrowonga to Bundalong.

This report seeks to collate the issues highlighted by the consultation process and the site assessment study by presenting broad design options and identifying strategic actions for the master plan.



1.1 Why this plan?

Lake Mulwala and the surrounding areas have a number of competing demands from agricultural uses, residential development, tourism and recreation.

The foreshore from Yarrawonga to Bundalong is an essential component of these uses; however stakeholders of each use hold differing views about the ideal future use and development of the foreshore.

The impact of previous planning decisions concerning residential development (that are now considered inappropriate) and the increasing pressure for public and private use of the limited foreshore land are issues to be addressed in this plan.

This plan has been developed to co-ordinate the management of the southern Lake Mulwala foreshore area by Moira Shire Council and Goulburn Murray Water. To ensure effective outcomes, there is a need for the two authorities to adopt a co-ordinated and sustainable approach to the use, ongoing development and management of the Lake Mulwala foreshore. This will enable the values held by all stakeholders and the community to be maintained and enhanced.

The Yarrawonga to Bundalong Foreshore Master Plan provides an opportunity to;

- Enhance community access and experiences along the foreshore.
- Improve the natural habitat.
- Maintain and control the effects of urban residential development.
- Respond to the demand by recreational activities.
- Implement future initiatives that ensure Lake Mulwala and the foreshore will continue to remain a significant asset to the area.



1.2 Leisure Demand

Demand for the foreshore from Yarrawonga to Bundalong is likely to be influenced by a range of on-site and off-site trends. These include:

- Population growth and changing demographics
- Outdoor recreation patterns generally
- Boat ownership and registrations
- The quality of the recreation resource and facilities available
- Economic conditions generally
- Population Growth and Demographics
- The pressure along the Lake Mulwala foreshore is growing due to the increasing demand for the lake side as a visitor destination and due to the increasing residential population in the area.

Visitors

It is estimated that well over 500,000 people visit the area each year, with the greatest demand over the summer months. Tourism numbers are increasing, particularly from interstate and international visitation¹

Strengths of the Yarrawonga region for tourism include being close to the Rutherglen wine region and the water based activities associated with Lake Mulwala.

Camping and caravanning in the Murray region have a higher proportion of visitors than the rest of regional Victoria

The implications for the foreshore of an increase in demand from visitors are:

- The strong demand for accommodation on and in the vicinity of the foreshore eg camping
- The demand for services such as toilets, shelters, picnic areas and other facilities.
- The importance of on-site management, in particular, clear signage
- The management of operators using the water and foreshore facilities, including the importance of visitor information
- The likely high demand for sports and leisure activities that can be undertaken socially at any time, and not necessarily as part of a club. These might include; walking, cycling, fishing, boating, tennis, skating and BMX

Residents

The ABS Census published the population of Yarrawonga² in 2006 to be 5,727 people. In the ten years to 2006 the population of Yarrawonga has increased by 27%. The town is growing significantly faster than the Moira Shire average (9.7%) and this is creating considerable demand on the local infrastructure and the Lake Mulwala foreshore. The population of Yarrawonga's NSW "twin-town", Mulwala has remained relatively static over this period with a population of approximately 1,650 residents.

Lake Mulwala has a residential catchment of approximately 9,500 people incorporated in the suburbs of Yarrawonga (6,100), Mulwala (2,000), Bundalong (480), Burramine (360), Wilby (200), Boomanooma (200) and Collendina (200). Population forecasts estimate the resident population of the area will almost double in the next 15 years³

The key demographic characteristics influencing demand for the foreshore include:

- The increasing choice of Yarrawonga as a residential location due to environmental and recreational characteristics of the area
- An aging population, (the area is becoming more attractive to retirees looking for a pleasant setting, good climate and more active lifestyle during retirement)
- A larger population of older adults that seek opportunities for walking, cycling golf, fishing and boating along the foreshore and on the lake
- Older permanent residents who are likely to be more sensitive to change, and will expect less activity on the foreshore than young holiday makers
- A significant decrease in residents aged below 35 years; principally due to the commuting distance required for working opportunities
- Increased affluence is likely to increase the demand for larger and more water craft to access the lake for fishing and pleasure cruising
- The increase in holiday makers/weekenders and day visitors to the area

Demand for outdoor recreation activities

Fitness and stress release, weight control and body image are key drivers in recreational choice making. Convenience is also a major influence in participation and a high proportion of people are choosing to undertake physical activity outside the club sport environment.

Whilst there are no local sources of data available concerning demand for leisure activities, there are indicators from State sources of participation data that suggest demand for water based, trail based and park based activities are generally increasing.

As such, it can be assumed that the use of Lake Mulwala as a setting for physical and social recreation activities is likely to increase.

¹ Yarrawonga – Mulwala Tourism Centre – conversation with Alan

² ABS Census of population and housing 2006 - Yarrawonga - Mulwala (Yarrawonga Part) (Urban Centre/Locality)

³ ID forecast 2007 - Moira Shire Website



More people are walking, walking a dog, and cycling than ever before. There are several cycling disciplines and in particular, participation in mountain biking and off-road cycling is increasing. In recent years the demand for power boating, kayaking, wake boarding and personal watercraft has also increased.

- National demand for water skiing and power boating has increased slightly from 0.9% in 2002 to 1.4% in 2005. Victorian participation is slightly higher than national rates with demand greater from males in the 25 to 44 year age group.
- Boat registrations have increased in Victoria by approximately 12,000 and in NSW by approximately 28,000 in the three years between 2003-2006.

The Boating Industry Association indicates that in 2006 boat fishing was the most participated in activity from a boat (at 74%); followed by water skiing (22%) and cruising with a power boat (20%)⁴.

As demand for a range of personal, social and active pursuits increases, so will the potential conflict between uses; between land based and water based activities, between the quiet contemplative experiences sought by some users and many adjacent residents, and the noisier power boat and social activities of other visitors.

The future demand for recreation will not only be driven by population growth and interest in specific outdoor pursuits, but will also be determined by the quality and the values of the resource, and local facilities.

Demand for activities along the foreshore from Yarrowonga to Bundalong will be affected by the following:

- Water level; increasing pressures from dry weather conditions affect the attractiveness of the lake
- Water quality; the water quality is generally reasonable, though with room for improvement. Of some concern are periodic blue green algal blooms which occasionally affect the lake and impact on motor boating, onshore fishing and other social recreation, including visual attractiveness
- The quality of the natural environment, especially vegetation (that offers shade and amenity, habitat for birds, and provides aesthetic appeal) and bank design (that affects aesthetics, access to the water) as well as providing for specific activities (beaches for children's play, grass for picnics etc)
- The quality, capability and suitability of facilities along the foreshore to sustain specific types and levels of use

With considerable increases in water, foreshore and trail based uses, there will be a need to manage this demand so as to maintain a positive experience for residents and visitors, and the lake foreshore in an acceptable condition.

Strategies to manage demand can include:

- Marketing and communication
- Allowing paths and built facilities and boat launching areas in selective nodes only, where they can be managed at a high level, whilst protecting other areas to ensure they are kept in a more natural state
- Design of facilities to promote use activities that are sustainable and dependant on natural qualities, and minimise conflict with others

If these strategies are not employed and demand is not managed, the quality of the resource will become degraded, the setting will incrementally become more urban and the diversity of opportunities for user groups will be eroded. The end result will be that distinctive foreshore opportunities, and the attractiveness of the Lake Mulwala foreshore in comparison to other destinations will be lost.

1.3 Principles of the Plan

The following sustainability and design principles provide the vision and direction for the master plan:

Sustainability principles

There are a number of principles behind the concept of sustainable development that have a particular bearing on demand and the approach that should be taken in the master plan.

– *Taking a holistic and integrated approach*

All the various impacts of use should be taken into account in foreshore planning and development. Furthermore, foreshore use and development should be well balanced and integrated with a whole range of facilities that are provided around the lake, particularly in Yarrawonga, Bundalong and Mulwala.

– *Planning for the long term*

Sustainable development is about taking care of the needs of future generations as well as our own. Long term planning requires the ability to sustain actions over time.

– *Achieving an appropriate pace and rhythm of development*

The level and pace of development should reflect and respect the character, resources and needs of host communities and destinations.

– *Involving all stakeholders*

All stakeholders in Lake Mulwala and its foreshore need to participate in the decision making process and be involved in the practical implementation of any development projects.

– *Using best available knowledge*

Policies and actions should be informed by the latest and best knowledge available. Information on demand, trends and impacts, as well as user preferences should be continually monitored and shared with all stakeholders.

– *Minimising and managing risk; the precautionary principle*

When an activity or proposed development raises the threat of harm or detriment to the environment or human health, precautionary measures should be taken, even if there is scientific uncertainty about cause and outcomes.

– *Reflecting impacts in costs*

The pricing of any facilities and services should reflect the real costs of consumption, environmental impact and should be directed to those who derive benefits, or create the impact. Pricing also has a marketing and demand management role. This has implications not simply for pollution, but for charging for use of facilities that have significant management costs attached to them.

– *Setting and respecting limits, where appropriate*

The carrying capacity of individual sites and wider areas should be recognised, with a readiness and ability to limit, where and when appropriate, the amount of use or development and volume of use.

– *Undertaking continuous monitoring*

Sustainability is all about understanding impacts and being alert to them all the time, so that the necessary changes and improvements can be made.



Design Principles

A number of broad strategic design principles have been identified as being applicable to the future development and management of the Yarrowonga to Bundalong Foreshore. These include;

– *Protecting and enhancing the environment*

The need to protect and enhance the environmental values of the foreshore and lake will be paramount in determining the nature and scale of any developments.

– *Variety of parkland settings and experiences*

A variety of parkland settings and experiences will be promoted on the foreshore, from a small number of selective nodes of high use that may be urban in form and where higher-level service provision and use is appropriate, to areas where there is a focus on environmental values with a corresponding low-level of service provision, low user numbers and high environmental quality.

– *Development of activity hubs*

Any infrastructure development will be consolidated within activity hubs to minimize incremental urbanization and development along the foreshore.

Social Equity

Providing the community with equal opportunities and access to all public land.

Protection of public access

Public access to and along the foreshore, for people of all abilities will be promoted.

– *Providing for suitable activities*

The demand for a range of activities that are suitable and capable of being sustained on the foreshore and on the lake will be met through the provision of support facilities in selected areas.

The priority will be given to activities that are dependant on a foreshore location, those that are less likely to conflict with other core foreshore activities and those that cannot be sustained elsewhere.

– *Managing the demand for activities*

Demand for some activities may need to be managed so as to be consistent with the carrying capacity of the foreshore. Participation can be restricted through design measures, or by redirecting demand to other areas and services capable of accommodating the demand.

– *Managing the interface between residential areas and the foreshore*

The interface between residential areas and the foreshore will be managed in such a way as to protect the amenity of both and minimise the conflict between private and public uses.

– *Maintaining the foreshore as a safe recreation area*

Management will seek to maintain the foreshore as a safe recreation area, for permanent and non-permanent residents, as well as visitors.





1.4 Objectives for change

This study identifies opportunities for change that will improve the use and management of the foreshore and guide future development.

These include:

- A clear and concise management system, with defined roles and responsibilities for the various authorities that govern the foreshore.
- Controls governing the development of public facilities and private development along the foreshore, and are dependant on the parkland setting.
- Clarification of where public access will be encouraged, where different types of path and facility development will occur and where informal access only will be permitted.
- The establishment of a variety of parkland settings and differing user experiences.
- Clear policies, planning controls and regulations to protect values, and manage the use and development around the foreshore.
- Even when “no change” or no development is requested, planning and policy may be required to manage change, existing use (such as dog use) and to preserve current values and vegetation

1.5 Strategic framework

This document addresses the following elements:

- Land and water-based recreational pursuits associated with the foreshore
- Circulation and access within and along the foreshore
- Existing and proposed facilities and structures on the foreshore
- Vegetation and habitat associated with the foreshore
- The treatment of the lake edge
- The policy and planning framework to identify how actions from the plan will be enshrined into Council's planning processes
- Management and planning controls to protect desirable conditions on and adjacent to the foreshore

Strategies to address these key issues are organised under the following headings:

- **Demand management strategy** - the recommended method to manage the demand surrounding the issue
- **Communication strategy** - how the issue can be communicated to foreshore users or stakeholders
- **Facility strategy** - what the implications are for facilities and amenities at the foreshore, given the implementation of the recommended demand management strategy
- **Location strategy** - where actions will be distributed or located along the foreshore
- **Policy and planning strategy** - recommended additions or amendments to policies, planning controls and local laws, to protect the directions of this plan, or address the specific issue.





2.0 The Plan

2.1 Context

Lake Mulwala is an operational water storage area created by Yarrowonga Weir on the Murray River. It is vitally important storage supplying water to irrigation districts and towns in the Murray Valley. Water diverted from the lake supports agricultural production worth billions of dollars annually to the regional economy.

The study area in this project is the southern foreshore of Lake Mulwala from the Yarrowonga Weir to Lewingtons Road, Bundalong. However, to understand the issues, values and opportunities for a foreshore master plan, a wider view has been considered, and this includes the land areas between the lake foreshore and the Murray Valley Highway and takes into consideration the existing access and facilities from the townships of Yarrowonga, Bathumi and Bundalong. The area is about 4,500 hectares and the lake foreshore on the Victorian side between Yarrowonga weir and Lewingtons Road in Bundalong is approximately 22.5 kilometres long.

The significance of the lake is widely recognised by the managing authorities and the community for irrigation, recreation, habitat, environmental values, general well being and local character.

To address the number of competing interests, the master plan identifies how public use of the foreshore can be managed and improved in an effective way to guide authorities and the community in utilising one of the areas most significant assets – the foreshore.



2.2 Community Consultation

The community are very passionate about Lake Mulwala, and an extensive consultation programme has been carried out with Moira Shire Council, Goulburn Murray Water, key stakeholder organisations, community groups and the general public.

This included:

- Project posters on display boards and panels in both Yarrowonga and Bundalong and updated throughout the stages of the project
- Media releases through the Yarrowonga Chronicle
- Stakeholder interviews with local businesses, clubs, schools, real estates, developers and community groups
- A project website to provide background information and a feedback form throughout the stages of the project
- Listening Post sessions provide the opportunity for the community to discuss ideas at a personal level, and to obtain more detailed information about the project.

- Project postcards were distributed to advertise and invite the community to a workshop that was held in Yarrowonga.
- Community workshops were held both in Yarrowonga and in Melbourne (to provide an opportunity for Melbourne based Bundalong rate payers to participate in the consultation program). These workshops provided an understanding of the values, issues and vision for the foreshore.
- The Draft Master Plan was placed on public exhibition during May, June and July 2008. During this period it was encouraged that the community provide a response to the proposed Master Plan.
- A public meeting was held on Saturday 21st of June at the Yarrowonga Foreshore. Facilitated by the Mayor, the meeting was well attended and provided an opportunity for the community to comment on the project. During this meeting it was emphasised that the Draft Master Plan was on public exhibition and responses were encouraged

During public exhibition of the Yarrowonga to Bundalong Foreshore Master Plan, in the order of 120 responses were received from the community and a number of formal submissions were received by recreation and community groups.



Listening Post



Postcard

coomes consulting

Yarrowonga to Bundalong Foreshore Plan Analysis

Extensive community consultation has been carried out to obtain an idea of the values and vision that people hold for the Yarrowonga to Bundalong Foreshore, and to gain an understanding of the main issues of the area. This consultation has included:

- Stakeholder Interviews
- A Listening Post
- Community workshop sessions
- A project website
- Media releases
- A project postcard
- Display posters

Values that were identified by the community as being important include:

- Being able to use the foreshore as public open space
- Enjoying the views of the foreshore from both land and water
- Preserving the lifestyle (private, quiet, natural and a peaceful environment)
- The environment
- Enhanced recreational facilities both on land and on water
- Further establish the foreshore as an asset for both Yarrowonga and Bundalong

Issues that need to be addressed in the Master Plan include:

- Controlling erosion so that it is not detrimental to the lake or users
- There are no safe mooring places for boats on the lake
- There is currently confusion over land ownership and management
- Under utilisation of some recreational facilities eg: Rowing Club, the Yacht Club and the swimming pool area
- Lack of native vegetation in the main lake and township area
- Insufficient signage letting the public know where to go for fishing
- There is no pedestrian access along the entire length of the foreshore
- Current lack of facilities, café/restaurants/toilets on the foreshore
- Controlling the impact of housing developments on the foreshore and lake
- Appropriate management and maintenance of the lake and foreshore environment

An analysis report has been prepared to summarise the main points of the community workshops, the site characteristics and past studies. This information will provide guidance for the preparation of a draft foreshore master plan.

The next community workshop and listening post will be held in early September at the Yarrowonga Town Hall. Draft concepts and a master plan for the Yarrowonga to Bundalong Foreshore will be available for review, discussion and comment.

Further information about the project can be found at www.moira.vic.gov.au or www.g-mwater.co.au

Example of Display Poster

The main issues that were raised included:

- Removal of the existing willows
- Amalgamation of the Yarrowonga Yacht, Rowing and Angling Clubs
- Relocation of The Junction (Pasley Street) Boat Ramp
- Relocation of Bank Street Boat Ramp

Many respondents also took the opportunity to provide suggestions.

Issues and suggestions that were outside the scope of this project, or could not realistically be addressed by the land managers and/or stakeholders, have not been incorporated into the Master Plan.

Whilst it is acknowledged that some residents and community groups will be disappointed by this, a master plan of this nature seeks to provide pragmatic solutions that set out a framework for effectively managing change over the coming years.

The underlying premise has been to consider the lake foreshore as a public resource that is accessible to all.



Community consultation workshop

2.3 Strategic area plan and actions

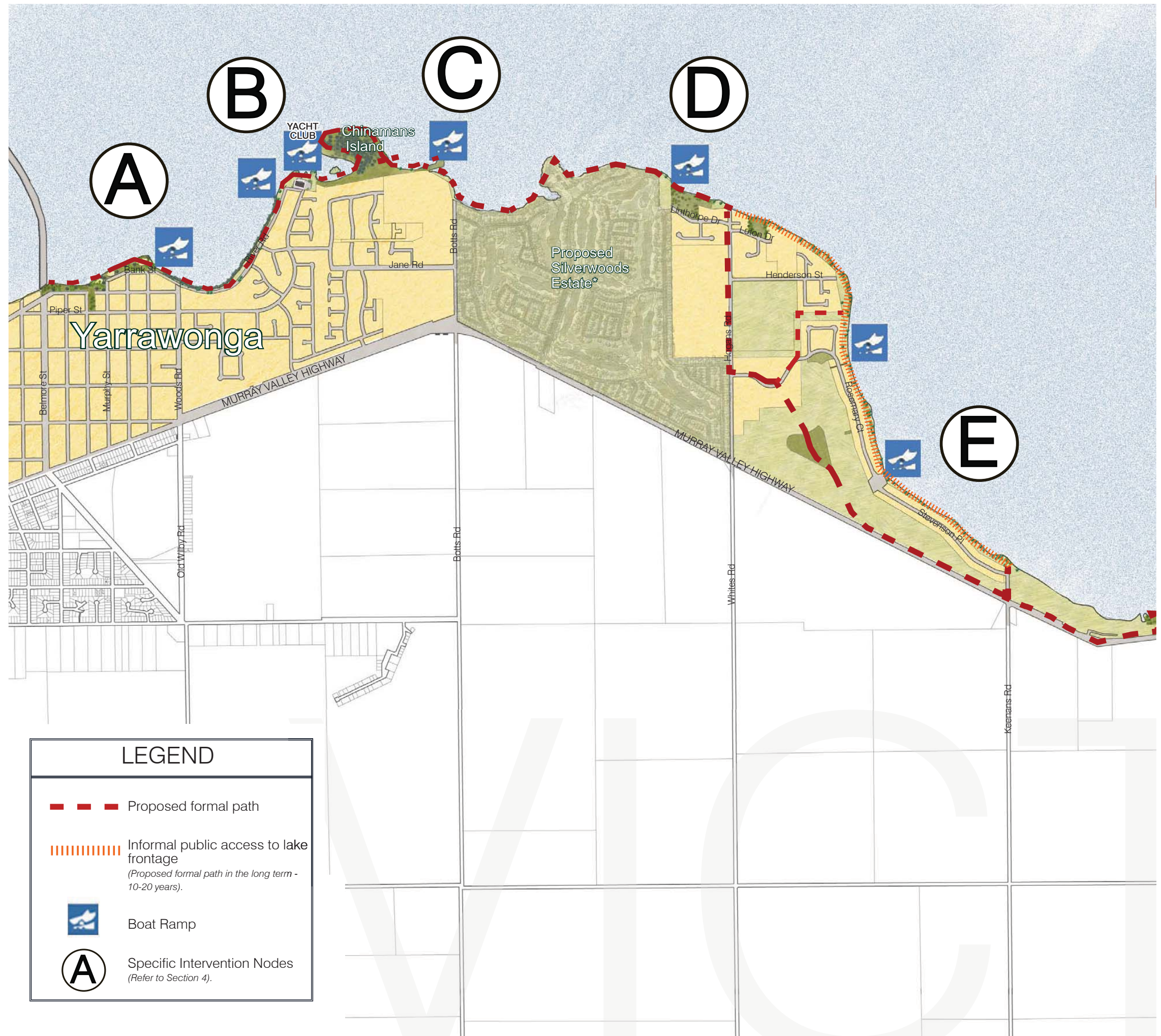
The Yarrowonga to Bundalong Foreshore Master Plan acknowledges the input of a significant range of stakeholders and it aims to achieve a long term outcome that will deliver their vision for the southern Lake Mulwala foreshore.

Invariably this involves change. The intent of the master plan is to manage this change in such a way that the values held by the community, visitors and land managers are respected and maintained.

The main principles of the master plan are;

- To acknowledge existing land uses,
- Strengthen particular facilities at specific locations,
- Provide public access to and along the lake front
- Provide opportunities for a variety of experiences
- Accommodate change whilst protecting the inherent values of the area

The master plan is based on a series of interventions at specific locations (nodes), continuous pedestrian access to the lake front, more intense activity at existing suburban areas (particularly Yarrowonga to Woodlands), improved management and maintenance practices, and enhancing environmental values to the upper reaches of the lake.



Lake Mulwala



2.4 Major project opportunities and synergies

A number of major project opportunities have been identified to enhance potential synergies between related activities and to more effectively use available resources. These are intended to be partnerships between the relevant stakeholders, and to provide the catalyst for improved recreational, tourist, commercial and environmental initiatives.

Major project initiatives to be explored include;

The Yarrowonga Foreshore; Maintain and reinforce the existing landscape character of the Yarrowonga Foreshore. The provision of facilities for tourist activities, as well as establishing mixed-use commercial activities along Hunt Street should develop the Yarrowonga Foreshore as a vibrant and active tourist precinct. Explore the opportunities for locating a new Yarrowonga-Mulwala interpretive visitor centre in this area (refer to the Lake Mulwala Foreshore: Yarrowonga Master Plan 2002).

A Water Play Theme Park; The consolidation of play equipment into a water themed play space on the foreshore at Bank Street. Associated picnic facilities will provide a family orientated facility overlooking Lake Mulwala.

An Aquatic Recreation Centre; The consolidation of the aquatic recreation clubs (the Yacht Club, the Rowing Club and the Angling Club) into a single facility at the site of the existing yacht club building on River Road. This facility could provide additional opportunities for community functions.

In addition to the development of this site as an aquatic recreation base, an area of the lake front could be set aside as a public reserve to enable the community to access a vantage point over the lake.

Botts Road Reserve; The redevelopment of the Botts Road Reserve; the removal of the Rowing Club building from the Botts Road location (and relocation to a combined aquatic recreation club facility),

- The construction of a new public boat ramp and trailer parking area
- The development of the promontory as a public reserve with short term tie up facilities for boats and picnic facilities

Opportunities exist to explore co-operation with the adjoining Silverwoods residential project for the implementation of a new boat ramp.

Bathumi Reserve; The establishment of a public reserve on the edge of the lake and Murray Valley Highway at Bathumi. This reserve is intended to provide travellers and visitors with an interesting road side stop where interpretation of the natural and cultural history of the Lake Mulwala area can be appreciated. To this end, opportunities exist to work with a variety of agencies to implement the project, eg VicRoads, historical groups, and local artists. In addition, the opportunity exists to incorporate within the reserve, a commercial facility that promotes and sells local produce.

Majors Creek Reserve; The master plan proposes an upgrade of the existing boat launching facility at Majors Creek Lane and the establishment of a nature reserve where the environmental values of the Lake Mulwala foreshore and Majors Creek can be appreciated from interpretation trails.

Bundalong; The existing facilities at Bundalong are reviewed to provide opportunities for residents and visitors to access the Murray and Ovens River frontages and to gain some experience of the 'everglade' character of the area. The existing boat launching facilities at the ends of Pasley Street and Pyke Street are upgraded to provide better trailer parking, less conflict with day visitors and easy access off the Murray Valley Highway.

A linear trail; The thread tying these activity nodes together is a linear trail between Yarrowonga and Bundalong. The 'Lake Mulwala Trail' provides the opportunity for short loop circuits, leisurely strolls, nature walks, cycle tours and meeting places. Public access to the lake front is an important consideration, along with the opportunity to experience a variety of different landscapes, and this trail will provide the means for this.

The linear trail will pass along existing paths, road reserves, unmade government roads, through existing and future residential subdivisions, and existing lakeside reserves, and will meander through the area as either constructed paths or informal areas. It is intended to be a formally constructed shared path that will be implemented over time, address the concerns of existing lake front residents yet provide unambiguous public access to the lake front.

3.0 Function and Setting types along the foreshore

The planning framework proposed in this Plan is to derive specific open space benefits from the foreshore. By classifying open space areas according to the different function they service, it is possible to ensure the desired benefits can be protected.

A number of different types of spaces are needed to ensure different types of benefits are available to residents and visitors. These benefits are widely documented. Broadly, they include:

- **Health and well being:** clean air, exercise, psychological need for contact with nature
- **Child development and play:** ability to explore and manipulate the environment, experience challenge, develop physical and social skills
- **Recreation:** including social interaction, personal challenge, relaxation, contemplation, escape, nature appreciation, spiritual fulfilment, and artistic expression
- **Civic pride / tourism:** providing a competitive strength that will attract visitors and provide economic benefit
- **Biodiversity and conservation:** protection of natural and cultural heritage

Dividing open space into different types also enables planners to assess the range and distribution of opportunities available, and then to ensure that a diversity of opportunities is provided that:

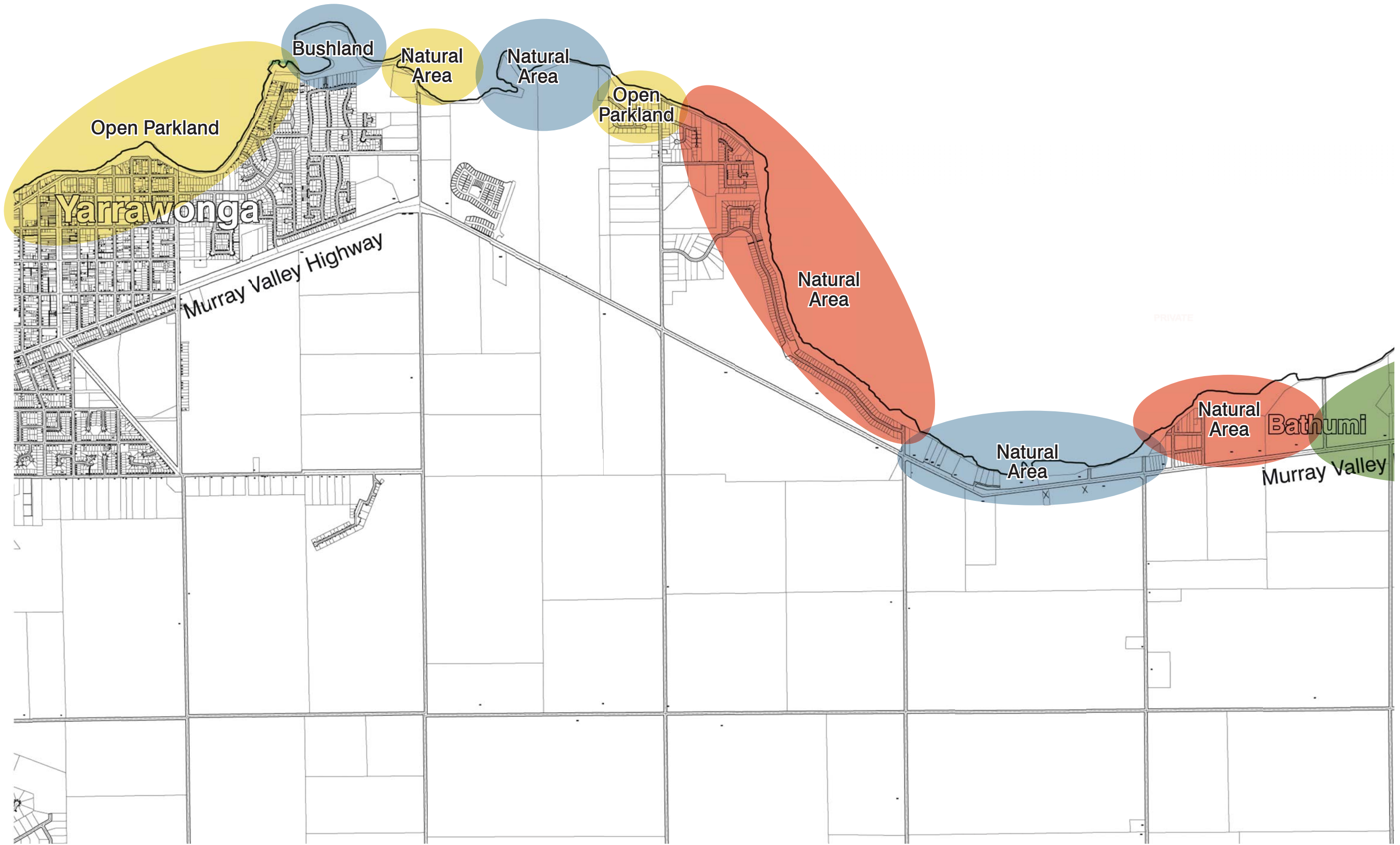
- Are in keeping with the values of the foreshore
- Complement (rather than duplicate) those available on the other shore or in the township
- Can ensure a wide range of the population is able to find spaces that meet their needs.

Some spaces need to cater for visitors, who may need toilets, information and other support facilities that are not required by locals. Therefore it is desirable to consciously decide on what the catchment of the user will be before a space is designed.

Apart from the function, and catchment, the landscape setting of the space should also be considered. This will help to determine the character and specific leisure experiences that the area is able to provide. The landscape setting type is largely determined by vegetation, the presence of any built form and in this instance, the edge treatment of the lake. Determining different setting types along the lake will determine limits of acceptable change and ensure that the entire foreshore will not become incrementally developed and relatively uniform.

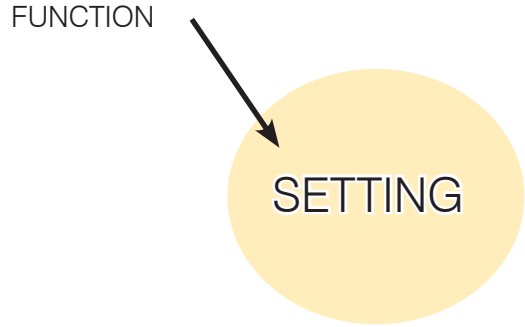
The setting types along the foreshore should range from rough natural area with high environmental values and low interparty contact at one end of the spectrum, to those more highly manicured and more urban spaces with hard engineered edge treatments. These areas are suited to higher use and more social experiences. In addition vegetation could range from protected forested areas, to open parkland (grass and trees), to open grassy areas.





NB: The whole foreshore area functions as a buffer for environmental protection, however some sites have been identified specifically.

This plan sets out the objectives for future landscape settings along the Lake Mulwala Foreshore and the function that these should aim to provide.



SETTINGS

- OPEN PARKLAND- Grass area and trees, little or no environmental significance with a variety of edge treatments.
- NATURAL AREA- Re-establishment of grasses, trees and shrubs with a medium to high environmental value in a cultural setting.
- BUSH-LAND - Dense planting, generally of high environmental significance with soft lake edge treatments.

FUNCTIONS

- Yellow - Social recreation and play
- Blue - Relaxation/environmental appreciation
- Red - Visual amenity
- Green - Buffer/environmental protection and conservation of biological species

This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

3.1 Lake edge treatments

The type of edge treatment along the foreshore impacts on the functionality of the area for different recreational activities, the visual character or experiential 'setting' of the space, the habitat value of the foreshore, and the ability of the foreshore to withstand erosion.

The nature of the edge treatment should be consistent with the primary function of the space and the landscape setting type. These will be key aspects to consider for design specifications.

The Strategy

Demand Management Strategy

- Establish a range of parkland settings to support a diversity of experiences along the foreshore, that consider demand and that enable the assets to be maintained in an acceptable condition. Then designate the nature of user (catchment), function and setting type for each reserve to manage demand
- The range of settings would be based on a number of factors, including:
 - The nature of the existing conditions and an understanding of the activities dependant on those conditions, including erosion.
 - The degree of environmental sensitivity surrounding the reserve
 - The functions, activities and settings of neighbouring land along the foreshore
 - The necessary water edge treatment to support the desired activities at the reserve
 - The proximity to residents and tourist attractions, and the subsequent desire for nature based experiences or highly serviced destinations
 - The likelihood of long or short visits to the reserve (i.e. play for twenty minutes, or picnic for a day)

- Ensure the foreshore continues to support a suite of spaces that vary in their function and setting type, and selectively attract different users from different catchments
- Ensure that incremental development is not allowed to impact on the quality of experiences that depend on the natural values of spaces. i.e. more conservation based functions should have more forested settings with natural edge treatments and a relatively low level of facility provision
- Provide selected areas suitable of sustaining high levels of use and that encourage social interaction and provision for visitors

Communication Strategy

- Provide an overview of the foreshore in signage and in brochure form that clearly articulate the range of spaces (including the function, landscape characteristics and nature of facilities they can expect to find at the space) and areas suitable for different types of activities, for visitors and residents

Facility Strategy

- Ensure the nature of facilities provided on the foreshore match the catchment of users, and the function and setting types of the spaces
- Provide a hierarchy for each type of facility in keeping with functions and setting types
- For example, boat launching: Provide well designed public boat launching facilities that can serve power boats. Low key community jetties, canoe steps, rowing landing stages and grassy embankments can support non powered boat launching in less social and select locations
- A range of access ways / trails along the foreshore can be provided in areas where formed pathways are not suitable (i.e. in front of residences fronting the lake where the public land reserve is narrow).

- Trail options include; unformed access ways for walking, unsealed paths suitable for walking and cycling, elevated boardwalks more suited to walking than cycling, and paved shared paths for a variety of users.
- Explore hard engineering options for the lake edge along the foreshore where appropriate, ie; where habitat significance is low, the risk of erosion is high, and for a lake side promenade within a suburban setting
 - To the area of active erosion along River Road, substantial engineering works are required to address bank stability. Preliminary studies have been initiated to provide information about the feasibility of such works. These could be developed further to incorporate a pedestrian promenade and to improve the aesthetic values of the current treatment
 - Phase out the use of rough rock for edge treatments or for stabilising the embankment, and replace with other more suitable treatments depending on the intended function and setting type of that part of the foreshore
 - Along the lake edge to the Woodlands residential area, a variety of small retaining walls have been implemented by local residents. It is recommended Goulburn Murray Water develop a standard lake edge specification (for a small retaining wall) and that this be licensed to adjacent private land owners for construction and ongoing maintenance. Opportunities also exist for soft engineering treatments in this area such as geo-textile matting and riparian vegetation
- Use soft edge treatments such as geo-textile matting and aquatic vegetation (grass, shrubs, water reeds) in areas of moderate and high environmental significance, where these values are to be maintained and protected. This type of treatment also provides increased opportunity for habitat establishment, particularly in the Bathumi area



Pedestrian promenade and retaining wall example

- Where the construction of a shared pathway along the foreshore reserve is not possible, an elevated boardwalk in the lake is considered to be an interesting alternative to provide public access
- Consider the provision of a variety of retaining walls in high use areas or grassed embankments in low profile areas where short term tie up options are available



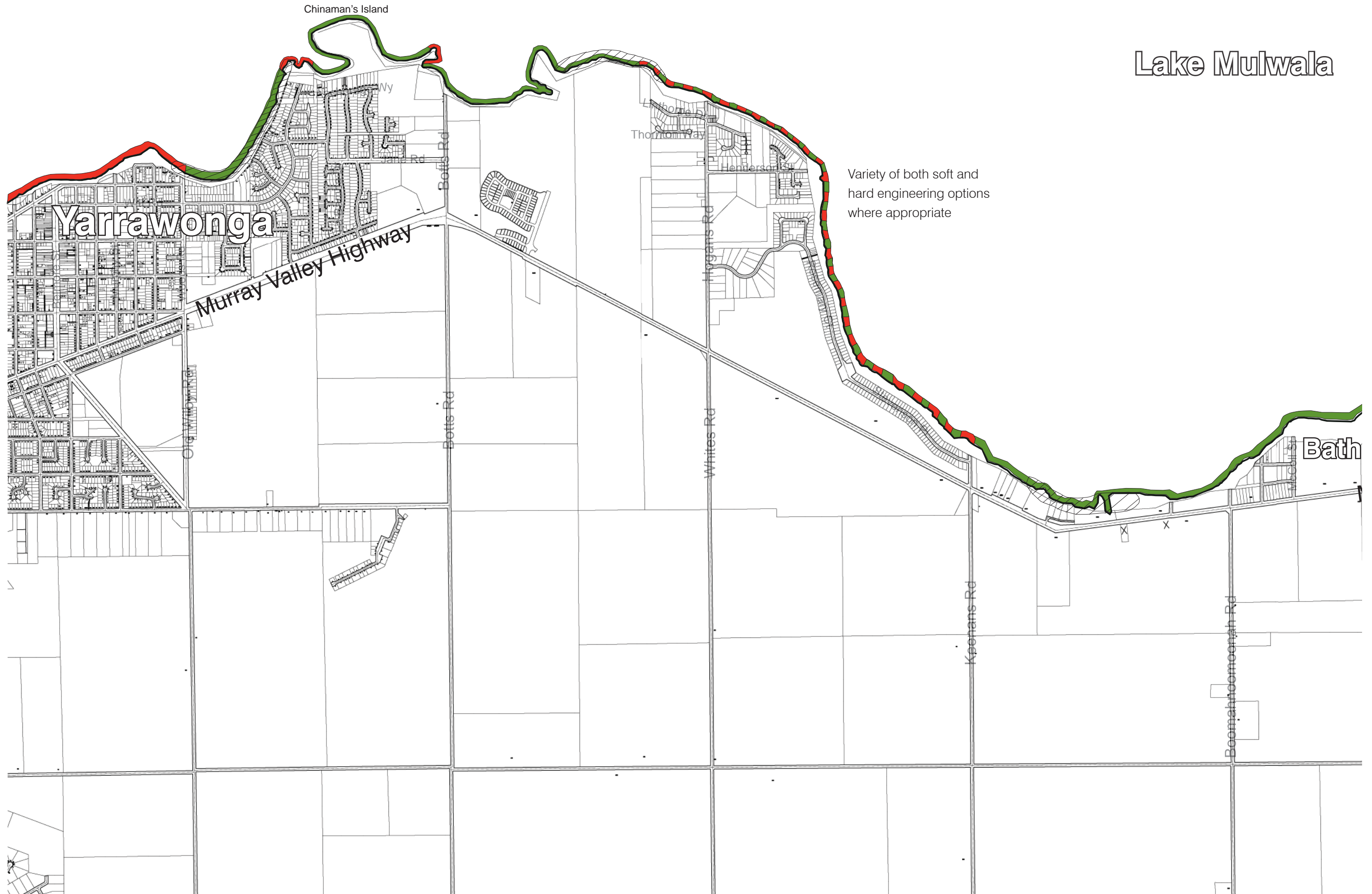
Soft engineering (geo-textile matting) example

Policy and Planning Strategy

- Adopt the guidelines identified in the Facility Strategy, regarding edge treatments, into the overall design guidelines developed for the foreshore

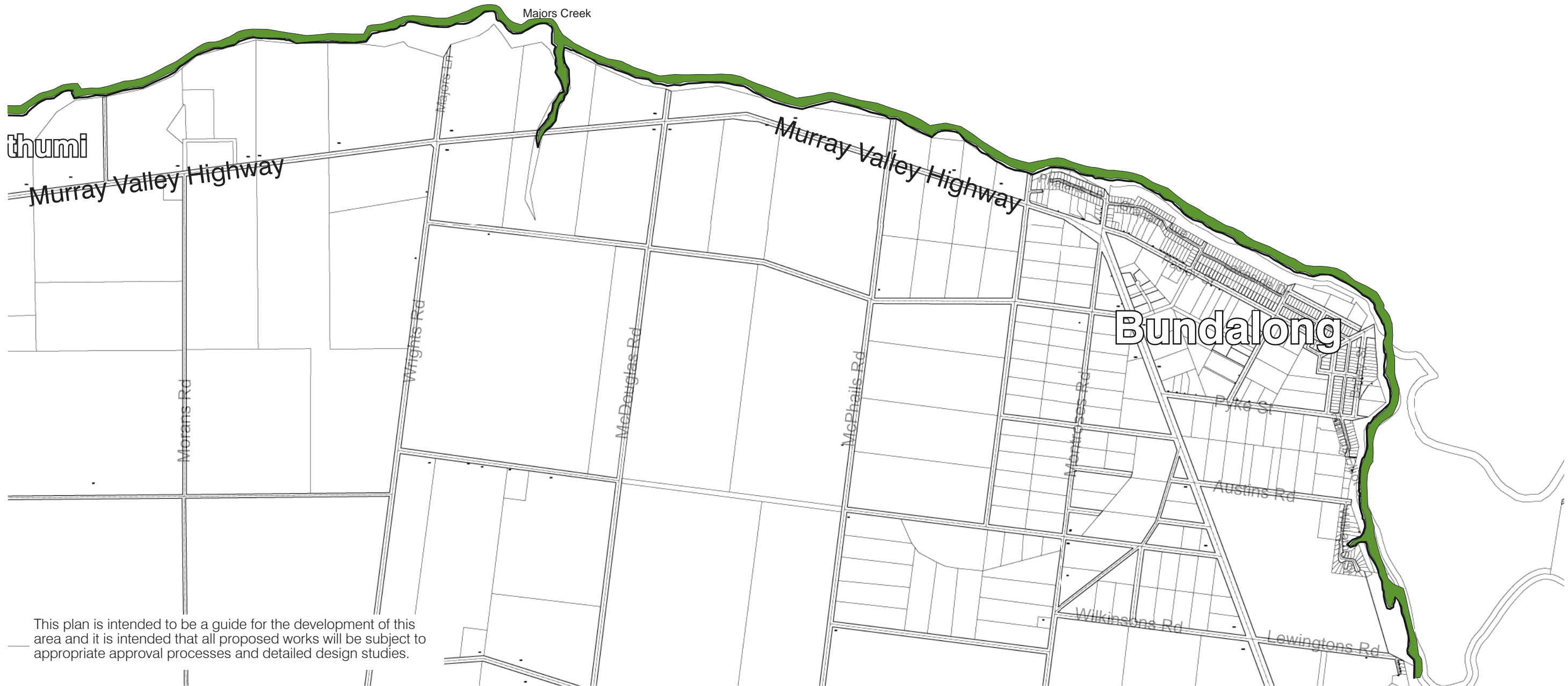


Lake Mulwala



LEGEND

- Hard edge treatment
- Soft edge treatment
- Areas of current erosion



thumi

Majors Creek

Murray Valley Highway

Murray Valley Highway

Bundalong

Morans Rd

Wrights Rd

McDouglas Rd

McPhails Rd

Wilkinson's Rd

Pyke St

Austins Rd

Wilkinson's Rd

Lowingtons Rd

This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

4.0 Activities and Functions

4.1 Land based activities

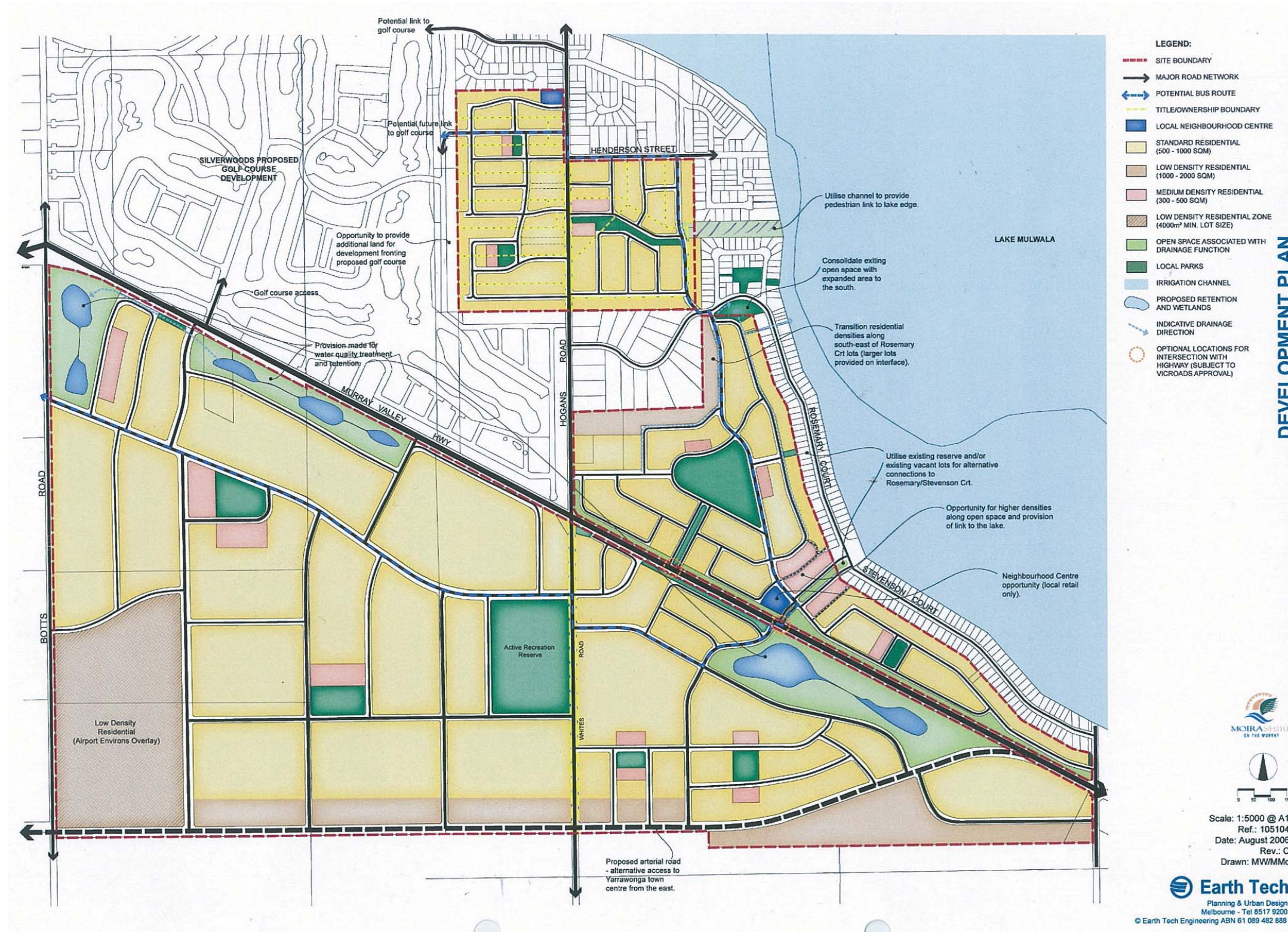
Community consultation and past studies have identified social and family recreation as a key use of the foreshore, as well as an aspect requiring further development.

Residents have observed an increased use of the foreshore and lake by visitors in recent years. Residents suggest this use has altered the previous 'community' feel of the foreshore (especially around Bundalong), and reduced the perception of safety that has allowed children to play freely along the foreshore and at the water's edge.

In addition, increased residential development is currently occurring in Yarrowonga and Bundalong. To address the demand for open space recreation, attention needs to be paid to the provision of reserves away from the lake foreshore, and to appropriate links between the various components of the network.

The Development Plan that has been prepared for the Yarrowonga East area clearly shows open space provision away from the foreshore to cater for future residents and also green links to the lake front precinct to ensure public accessibility

Suggestions for general improvements to social and family recreation opportunities along the lake foreshore have centred on minimising the use of power boats close to shore, protecting private residential amenity, managing the impact of some activities (eg dogs off leash) and rubbish collection. The provision of additional shade, basic facilities (such as seats, water taps and picnic tables), and more substantial facilities (such as shelters, barbeques and toilets) at public reserves are also recommended.



Yarrowonga East Development Plan

The Strategy

Demand Management Strategy

- Control powered vessels accessing, launching from and mooring at key reserves to protect social and family recreation opportunities
- Consider designing one reserve for small scale water based activities suitable for families and canoe and pedal boat hire
- Contain dog off-lead exercise to designated areas
- Ensure well designed parkland is provided in all new residential areas to divert local demand away from the foreshore
- Explore opportunities to establish guidelines for developer contributions of open space in new residential areas to ensure that adequate areas and recreational amenity are provided. The reserves should focus on providing social/family recreation opportunities

Communication Strategy

- Consider the provision of signage at logical entry points to each reserve, identifying the reserve name and necessary regulations (i.e. dogs allowed off-lead, no camping, no boating etc)
- Consider the provision of interpretive signage around the walking trail of Chinamans Island, and promote the Island as a habitat area for quiet contemplation and respite
- Promote each public parkland reserve and their specific setting type and character on the Council website and through information brochures. Identify facilities provided at each reserve

Facility Strategy

- Develop visitor facilities and boat ramps at strategic nodes, consistent with the classification of the each park reserve
- Retain some sites with minimal facilities along the foreshore for quieter contemplative experiences.
- Provide opportunities for dog off-lead exercise at selected areas along the foreshore
- Provide 'nodes' of social and family recreation opportunities at parkland reserves, including play equipment, natural play opportunities, open space to kick a ball around, entertainment stages / rotundas, bbq and picnic facilities

Location Strategy

- Provide public parkland reserves serving social and family recreation opportunities (or access to these reserves) within walking distance of local residents, including:
 - Yarrowonga Foreshore / River Road
 - Yacht Club area
 - Botts Road Reserve
 - Woodland Park
 - Luton Drive Reserve
 - Bathumi Reserve
 - Majors Lane
 - Bundalong Reserve at Pasley Street

These sites will be explored in detail in the following section



Parkland and Reserves Plan

4.1.1 Parkland Reserves

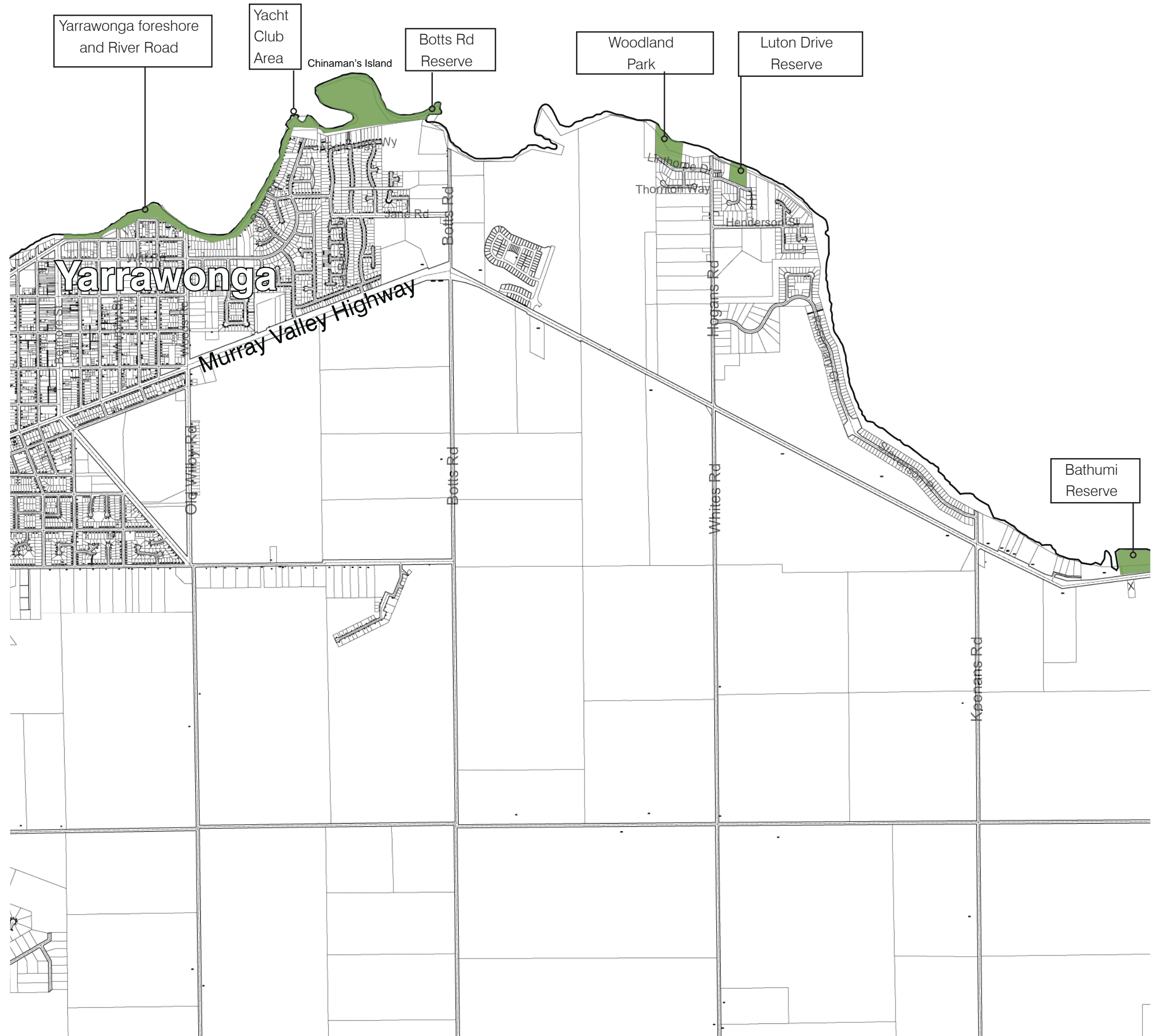
The plan has identified eight parkland reserves along the foreshore to accommodate social and family recreation, these are:

- Yarrowonga Foreshore-linking to Kennedy Park and River Road
- Existing Yacht Club area
- Botts Road Reserve
- Woodland Park
- Luton Drive Reserve
- Bathumi Reserve
- Majors Creek Reserve
- Bundalong Reserve.

The Yarrowonga Foreshore (including River Road) is connected further inland to Kennedy Park. These open space areas serve a district catchment. They have highly modified environments, larger and more complex purpose built facilities and a greater management presence compared to elsewhere along the foreshore, and are highly used.

Chinamans Island is a wetland reserve within a low-key natural parkland setting.

The remaining reserves have minimal or no public facilities and are currently open grass areas along the foreshore.



Lake Mulwala



Landscape Concept A: Yarrawonga Foreshore

The area from Yarrawonga weir east to the start of Chinamans Island serves a social / family recreation function in an open parkland setting. It is a highly modified landscape with high levels of use by residents and visitors from a large catchment area. The area has hard engineered edge treatments and provides a diversity of recreation and open space facilities with play and picnic opportunities.

Maintain this area as a highly modified landscape and a main activity area for tourism and recreation facilities for both families and visitors alike:

- Consider relocating the water slide to the Aquatic Centre at 'The Grove'
- To address user safety issues, consider the removal of the toddlers pool and the Lake Pool enclosure.
- Consider constructing a high quality water themed play area, with kiosk and cafe facilities near-by to provide a tourist attraction
- Where feasible, realign the existing path to maximize open space areas, and provide a new shared pathway
- Consider the provision of new public toilets and change rooms
- Maintain the gazebo and picnic facilities
- Upgrade the existing kiosk and extend opening hours
- Explore opportunities to develop a landscape and lighting design theme as part of a feature boulevard along the foreshore
- Install park furniture that is consistent with the adopted design theme
- Provide picnic areas that include shelters, tables, rubbish bins and barbeque.

- Provide drinking taps at regular intervals.
- Provide additional natural shade areas
- Provide additional seating to overlook the skate park
- Provide 'skate-able' paths from Belmore Street to access the skate park
- Provide appropriate parking spaces for the play and picnic area, restaurant and tourist information kiosk.
- Maintain the angle car parking area along Bank Street
- Upgrade the public toilets and change rooms at Bank Street Reserve.
- Investigate the opportunity to install a new automatic toilet facility near the skate park.
- Promote and encourage tourist focused recreational and business opportunities along the Yarrawonga Foreshore of Lake Mulwala.
- Review the existing water play facilities and explore the feasibility of developing a high quality water theme play area as a recreational destination for locals and tourists.
- Encourage and promote tourist focused business and mixed use commercial activities (as per the planning scheme) to create a vibrant and active precinct along Hunt Street (between Belmore and Lynch Street).
- Maintain the existing memorial references (W.J.Ryan Reserve, T.O'C. Hanrahan Drinking Fountain, Frank Keenan Reserve)

Management Responsibilities

It is proposed that:

- Moira Shire Council will be responsible for the management of all open space areas, picnic areas and recreational facilities including rubbish bins, shelters, seats, toilet facilities and car parking areas
- Goulburn-Murray Water will be responsible for the short term tie up facilities, and lake edge retaining walls.
- Moira Shire Council and Goulburn-Murray Water shall be jointly responsible for the licence of any commercial activities eg. kiosk.



BBQ, picnic tables and shelter example



A water theme play park example



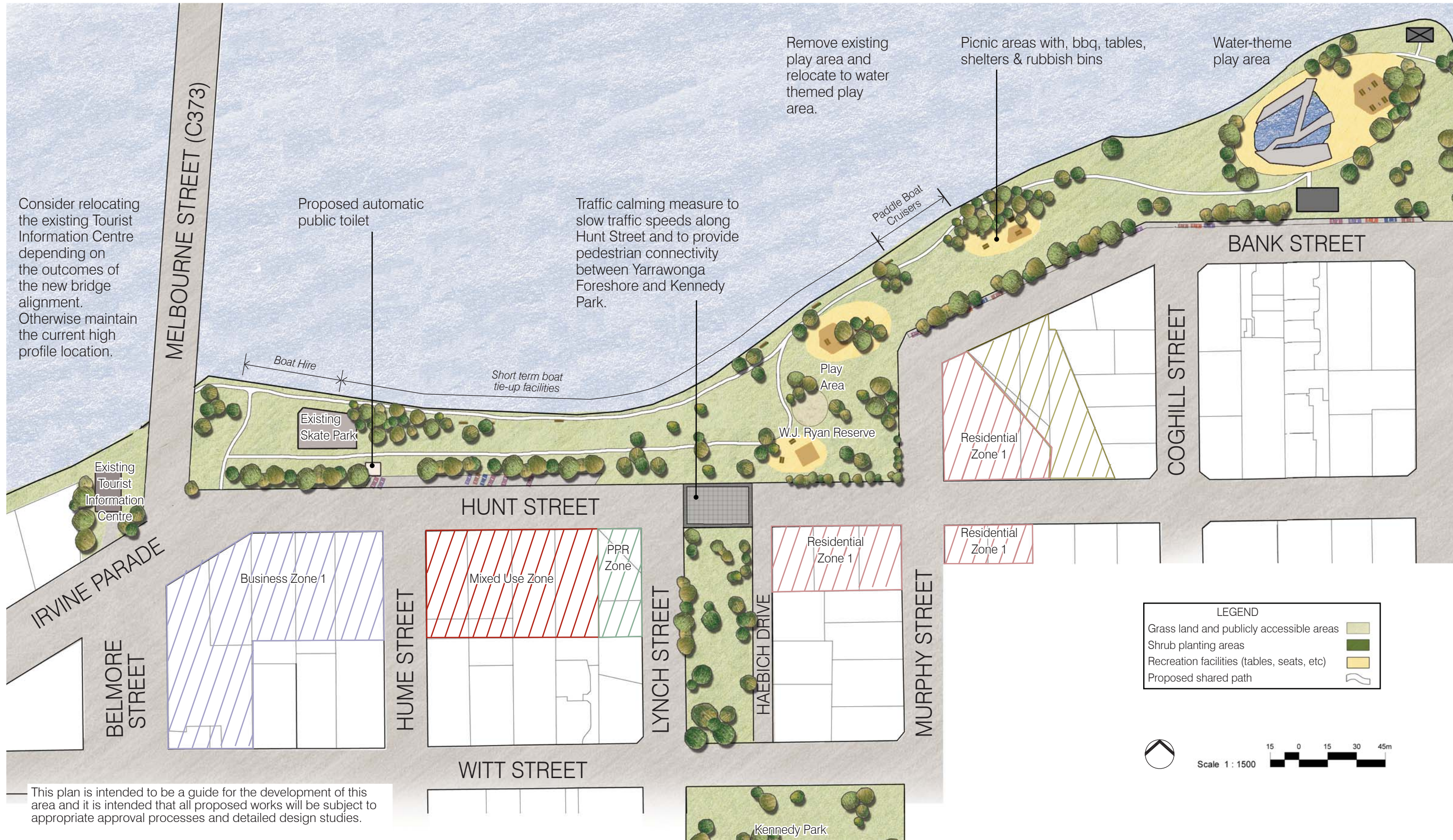
A water theme play park example



The existing landscape character will be maintained along the Yarrawonga Foreshore

A Yarrowonga Foreshore - Bank Street Reserve

- Maintain the existing park character of the Yarrowonga Foreshore.
- Reinforce tourist and recreation opportunities.
- Explore the opportunity to create a water themed play area as a tourist attraction along the foreshore.



Landscape Concept A : Bank Street / River Road

This area continues on from the Yarrawonga foreshore and shares similar functions and settings.

Establish this area as a highly modified landscape and a main activity area for tourism and recreation facilities for both families and visitors alike:

- Retain and upgrade the existing boat ramp at Bank Street and Ely Street
- Implement a traffic study to resolve boat landing maneuvers, parking facilities and general pedestrian and vehicular circulation at the existing Bank Street boat ramp.
- Upgrade shared pathway along River Road to provide access for all including seating and rubbish bins
- Explore opportunities to implement landscape design and lighting as part of a pedestrian promenade along the foreshore
- Provide a viewing platform at a selected location along the promenade
- Provide drinking taps at regular intervals
- Provide additional natural shade areas

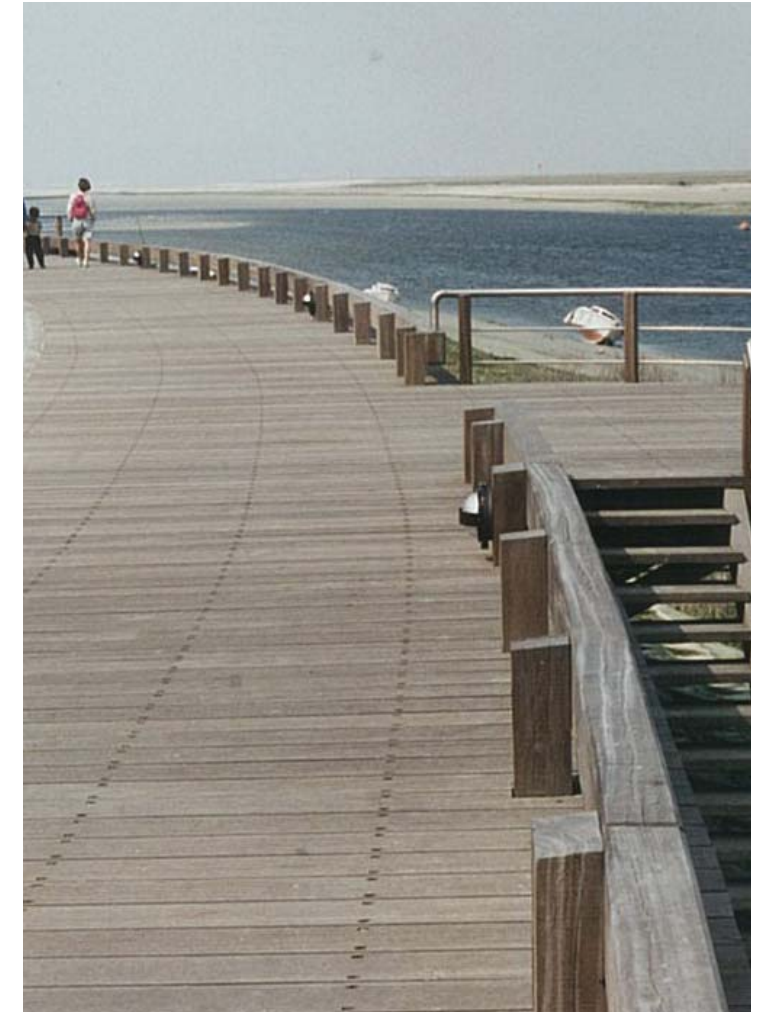
Management Responsibilities

It is proposed that:

- Moira Shire Council will be responsible for the water theme play park, and maintaining the open space and landscape features along Bank Street and River Road and the upkeep of River Road.
- Goulburn-Murray Water will be responsible for establishment of licences for the boat ramp & jetty, licencing of private jetties and short term tie up facilities, erosion control along the lake edge, and re-vegetation where appropriate.



Existing Bank Street boat ramp



Pedestrian promenade example



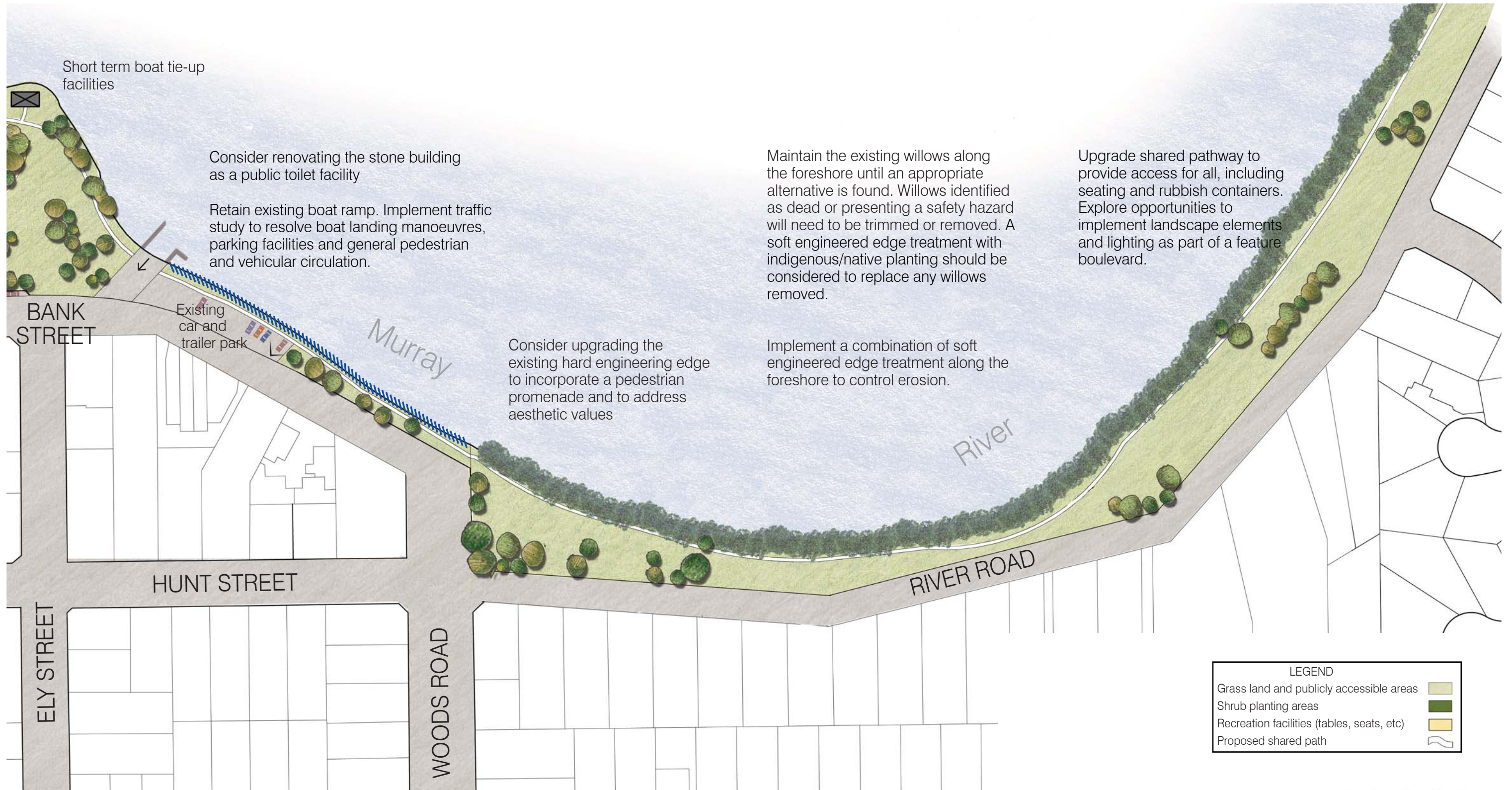
Pedestrian promenade example



Pedestrian promenade example

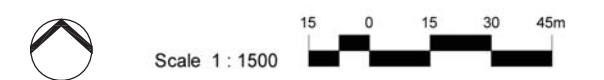
Ⓐ Yarrowonga Foreshore - River Road

- Retain and upgrade the existing boat ramp and car parking facilities at the corner of Bank and Ely Street.
- Implement erosion control measures, through both soft and hard engineering options, where appropriate along the foreshore.
- Maintain the existing willows along the foreshore until an appropriate alternative is found. Trim or remove any willows that are identified as a safety hazard or are dead.
- Upgrade the shared pathway along River Road to ensure it is accessible to all and includes seating and rubbish bins.



This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

LEGEND	
Grass land and publicly accessible areas	
Shrub planting areas	
Recreation facilities (tables, seats, etc)	
Proposed shared path	



Landscape Concept B: Aquatic Recreation Facility

It is proposed to upgrade the existing Yacht Club building to provide a combined facility for aquatic recreation clubs (Yacht Club, Rowing Club and Anglers Club, plus other water based groups such as water skiers, canoes / kayakers, etc). This building should also consider opportunities for community functions.

By combining aquatic recreation clubs into one building, a collegiate approach to meeting rooms, administration and social events can be achieved. This is likely to produce better outcomes in terms of funding opportunities, land management support, and social / club membership integration.

- It is recommended that a working group be set up to explore opportunities, synergies and design options for an Aquatic Recreation Facility. This will ensure that the expectations and aspirations of all the various stake holders are addressed and considered in a feasibility proposal.
- Remove the yacht storage area located against the neighbouring residential properties. Provide a yacht maintenance area associated with the Aquatic Recreation Facility.
- Upgrade the existing public boat ramp facility at River Road to consider traffic and pedestrian safety issues.
- Upgrade the open space area as a public reserve with picnic facilities, including bbqs, drinking taps, rubbish bins, tables and play area.
- Provide car parking, for functions and events held by the community, for members of the aquatic recreation clubs, and for visitors to Chinaman's Island.
- A new shared pathway is proposed to provide access for all to the lake edge.

- Implement landscape design and lighting as part of a pedestrian promenade along the foreshore.
- Explore opportunities for the installation of an automatic public toilet to replace the existing toilets.

Management responsibilities

Define responsibilities of local access roads between Goulburn-Murray Water and Moira Shire Council.

It is proposed that:

Moira Shire Council is to manage all open space facilities; play area, rubbish bins, shelters, picnic and toilet, and the licence for the Aquatic Recreation Clubhouse facilities.

Goulburn-Murray Water will be responsible for the licencing of the public boat ramp and jetty, erosion control along the lake edge, and re-vegetation where appropriate.

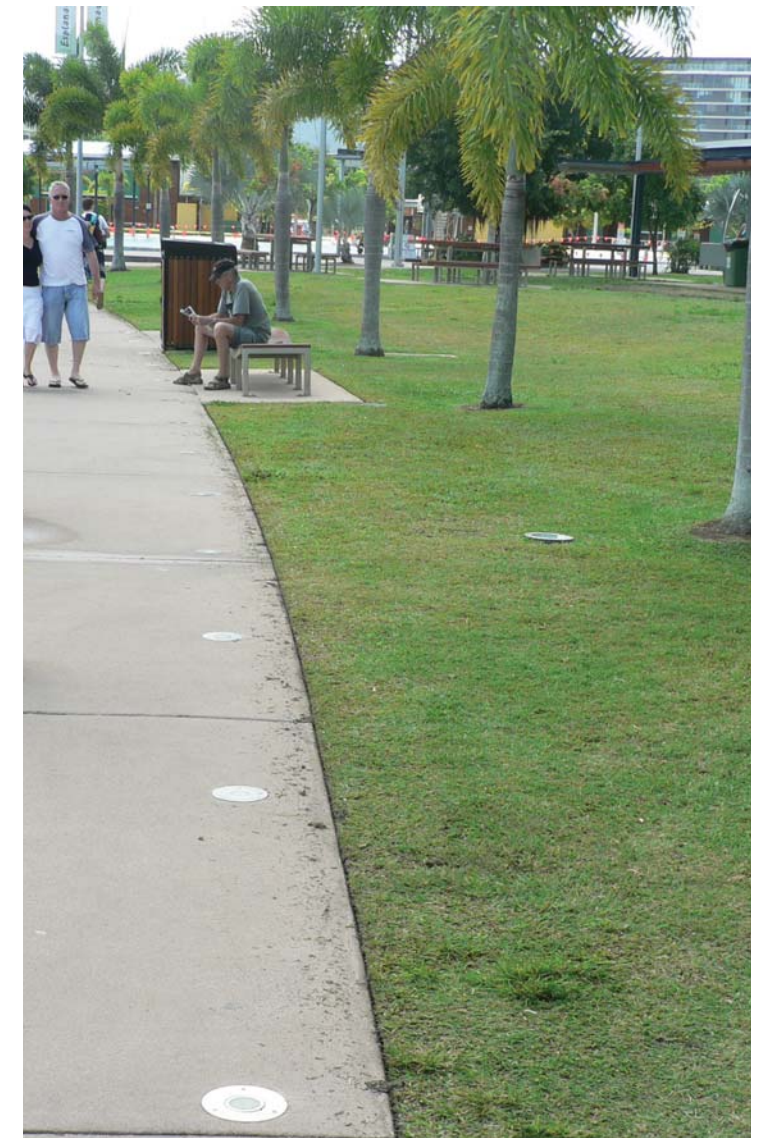
The Aquatic Recreation Club is to be responsible for the management of the boat ramp and jetty to Goulburn-Murray Water Standards.



Explore an iconic architectural design for the aquatic recreation facilities as a landmark feature on the lake front



The existing pathway is compacted granitic gravel which is in keeping with the informal natural character of the area



Around the proposed Aquatic Recreation Clubhouse, concrete pavement would be more suitable

ⓑ Yacht Club Area

- Explore the opportunity to upgrade the existing Yacht Club building to provide a combined facility for aquatic recreation clubs and to provide opportunities for community facilities.
- Upgrade the existing public boat ramp at River Road to consider traffic and pedestrian safety issues.
- Consider a new shared pathway that provides access for all to the lake edge and Chinamans Island.
- Provide an Aquatic Club Facility in a parkland setting.



Kennedy Park

- Improve pedestrian access and visual linkages between Kennedy Reserve and Yarrawonga Foreshore via the green reserve flanked by Haebich Drive and Lynch Street.
- Plan a systematic approach to the provision of fencing and placement of bollards to separate pedestrians from vehicles, facilitate easy pedestrian access, and maintain pleasant views along the foreshore



Chinamans Island

Chinamans Island (and surrounds) has a native wetland setting with high environmental and habitat values. Soft edge treatments are important here as a natural transition between land and water. The primary function of the area is for relaxation / environmental appreciation / escape, with general social and family recreation forming a secondary function. Low-key facilities (path and seating) are to be maintained to support walking and bird watching activities etc

Chinamans Island is to be managed by the Eastern Foreshore Committee under a Section 86 licence arrangement with Moira Shire Council and Goulburn Murray Water.

Retain this area as a wetland reserve:

- Protect and enhance the environmental and habitat values
- Consider provision of interpretive signage to educate reserve users of the environmental and habitat values of Chinamans Island
- Do not provide any additional infrastructure or recreation facilities at this location
- Include the 'inlet' south west of the island as part of the wetland reserve and treat this area as an environmental buffer to the island, with a long term preference to restrict access to all boats.





Landscape Concept C: Chinamans Island and Botts Road Reserve

Chinamans Island and the area surrounding Botts Road Reserve is primarily used for passive recreational use. However, it also has environmental amenity and has been managed by the Eastern Foreshore Committee to enhance these values.

The objective for this area is to enhance these values, but also to add facilities that reinforce family orientated recreation in a landscape of moderate environmental significance:

- Review the existing Rowing Club storage facility, and explore options for a smaller building that can fit within the overall objectives for Botts Road Reserve.
- Explore the opportunity to provide a new public boat ramp, with jetty and car parking facilities
- Provide short term tie up facilities for boats around the existing promontory
- Create a family orientated recreation area with toilet and low key picnic facilities (tables, bins, a water tap and barbecues). Maintain a grass foreshore area suitable for picnicking and spreading rugs.
- Reinforce and/or implement soft edge treatments to the lake edge to enhance environmental values.
- Provide a foreshore path that connects to the proposed residential estate of Silverwoods.

Silverwoods housing subdivision will be developed to provide a foreshore of an open grassy nature, for visual amenity. The area will also allow for the continuation of off road trails as there will be a variety of soft and built lake edges including a boardwalk which are able to be incorporated into the master plan.

Management Responsibilities\

It is proposed that:

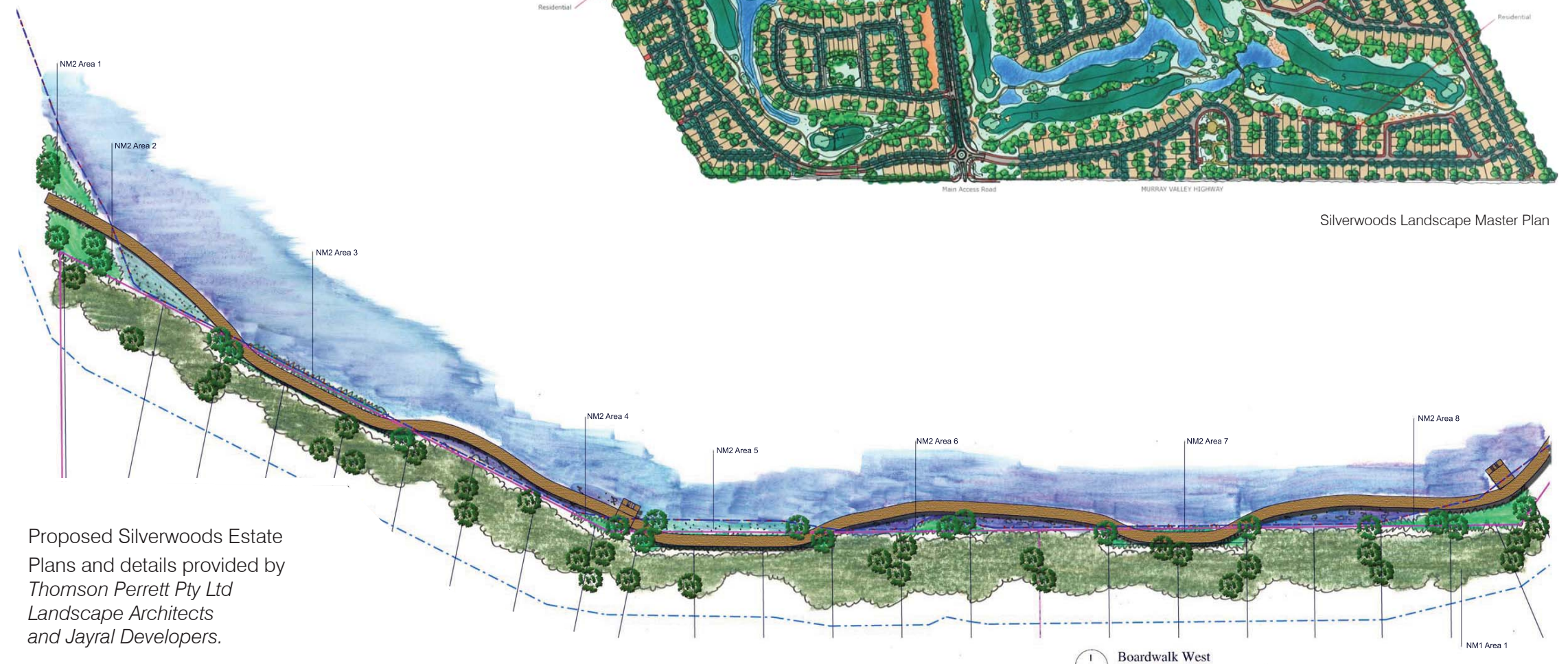
Goulburn-Murray Water will be responsible for licencing the boat ramp & jetty, lake edge retaining walls, short term tie up facilities and re-vegetation where appropriate.

Moira Shire Council will be responsible for the management of the access road, car parking, pathways, open space areas and facilities (including tree planting).

Chinamans Island including the lake edge is to be managed by the Eastern Foreshore Committee under a Section 86 agreement with Moira Shire Council and Goulburn-Murray Water.



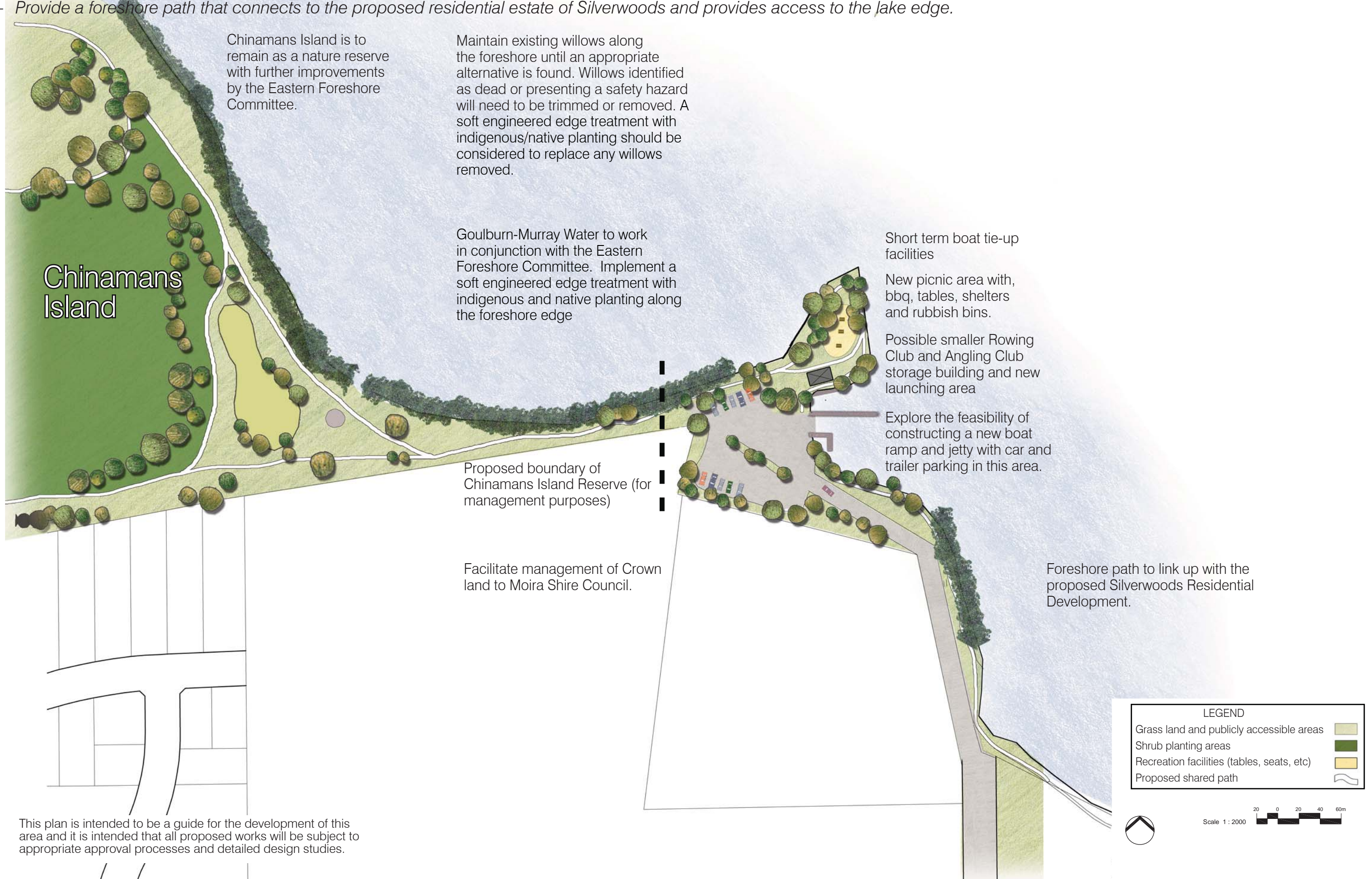
Silverwoods Landscape Master Plan



Proposed Silverwoods Estate Plans and details provided by Thomson Perrett Pty Ltd Landscape Architects and Jayral Developers.

Proposed boardwalk in Silverwoods *still under negotiation

- Explore opportunities for a smaller Rowing Club and Angling Club storage facility (including public toilets) and an adjoining launching area
- Consider relocating the existing Rowing Club administration to the proposed Aquatic Recreation Clubhouse.
- Explore the feasibility of constructing a new public boat ramp and jetty with car and trailer parking facilities.
- Provide a foreshore path that connects to the proposed residential estate of Silverwoods and provides access to the lake edge.



Chinamans Island is to remain as a nature reserve with further improvements by the Eastern Foreshore Committee.

Maintain existing willows along the foreshore until an appropriate alternative is found. Willows identified as dead or presenting a safety hazard will need to be trimmed or removed. A soft engineered edge treatment with indigenous/native planting should be considered to replace any willows removed.

Goulburn-Murray Water to work in conjunction with the Eastern Foreshore Committee. Implement a soft engineered edge treatment with indigenous and native planting along the foreshore edge

Short term boat tie-up facilities

New picnic area with, bbq, tables, shelters and rubbish bins.

Possible smaller Rowing Club and Angling Club storage building and new launching area

Explore the feasibility of constructing a new boat ramp and jetty with car and trailer parking in this area.

Proposed boundary of Chinamans Island Reserve (for management purposes)

Facilitate management of Crown land to Moira Shire Council.

Foreshore path to link up with the proposed Silverwoods Residential Development.

Chinamans Island

This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

LEGEND	
Grass land and publicly accessible areas	
Shrub planting areas	
Recreation facilities (tables, seats, etc)	
Proposed shared path	



Landscape Concept D: Woodland Park

Woodland Park, at the end of Hogans Road, will form a social / family recreation node in an open parkland setting. Planting here will be for function (such as wind protection and framing views) rather than conservation value, and a variety of recreational pursuits will be catered for.

- Upgrade the existing public boat ramp, and consider the provision of a community jetty.
- Provide informal car and trailer parking
- Explore the opportunity to provide a new public car park.
- Provide picnic facilities, including tables, shelters, bins, a drinking fountain and barbeques
- Define the boundaries of Woodlands Park with strategic tree planting, and consider providing barrier fencing to the Linthorpe Drive frontage.
- Ensure the foreshore edge is publicly accessible and links are provided to Woodlands and Silverwoods Estates.
- Provide a connecting path to Luton Drive Reserve.
- Explore opportunities for the installation of an automatic public toilet facility.

Landscape Concept D: Luton Drive Reserve

Luton Drive Reserve will form a social / family recreation node in an informal natural setting.

Establish this site for social / family recreation, in a landscape of low environmental significance

- Provide bins and a drinking fountain.
- Permit dog off-lead exercise in this reserve
- Ensure the foreshore edge is publicly accessible and links are provided to Woodlands Park and Woodlands Estate.
- Define boundaries of this reserve with tree planting and barrier fencing eg. bollards, post & chain fence, etc
- Provide a loop pathway around the perimeter
- Provide a connecting path to Woodland Park and Woodlands.

Management responsibilities

Define the responsibilities of Goulburn Murray Water and Moira Shire Council.

It is proposed that:

Goulburn Murray-Water will be responsible for licencing the boat ramp & jetty, lake edge retaining walls, erosion control measures, short term tie up facilities, and re-vegetation of the lake edge where appropriate.

Moira Shire Council will be responsible for the management of all open space areas, including furniture, play equipment, vegetation, parking and rubbish.



BBQ, picnic tables and shelter example



Typical signage example



Play area example

D Woodland Park & Luton Drive Reserve

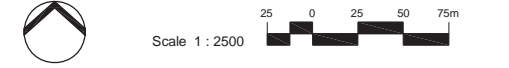
- Explore the opportunity to upgrade the existing public boat ramp and jetty.
- Luton Drive Reserve is to provide opportunities for a dog off-lead exercise area.



This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

LEGEND

- Grass land and publicly accessible areas
- Shrub planting areas
- Recreation facilities (tables, seats, etc)
- Proposed shared path



Landscape Concept E: Woodlands Area

Goulburn Murray Water with the support of Moira Shire Council is to continue liaison with private land owners:

- To define boundaries between private and public land
 - To ensure the lake edge is publicly accessible
 - To implement an appropriate and consistent maintenance program with local authorities
 - To explore the long term (10-20 year) objective of constructing a shared pathway along the lake edge between Woodlands Park and Keenans Road.
-
- Maintain the modified landscape character of the lake front in this area, but encourage the use of native vegetation.
 - Implement a program to gradually replace existing Willows with indigenous and native tree species as they become hazardous or reach the end of their useful life.
 - Implement and encourage soft engineering methods to ensure bank stability along the Woodlands area.
 - Goulburn Murray Water will develop a standard lake edge specification for a small retaining wall that can be licensed to the adjacent private land owners for construction and ongoing maintenance.
 - Woodlands North; the lake front area from Luton Drive to Rosemary Court is to be a continuation of the Woodlands area, with well maintained grassy areas that are clearly and easily accessible to the general public.
 - There are some wider areas of foreshore reserve in the area around Henderson Street, and the opportunity exists to develop this as informal public open space.

- Attention is to be paid to ensuring that general public access is provided along the foreshore to Luton Drive Reserve and to the developing residential areas inland. This includes developing the drainage channel reserve around Campbellfield Drive as an open space link.
- Where there is limited space for informal public access along the foreshore, consider the construction of a boardwalk over water to ensure continuity of the public access link.

Management responsibilities

It is proposed that:

Goulburn Murray-Water will be responsible for the licencing of public boat ramps, jetties, erosion control (including retaining walls) along the lake edge and re-vegetation where appropriate.

Moira Shire Council will be responsible for the management and maintenance of public open space areas; including furniture, play equipment, vegetation, parking and rubbish. Moira Shire Council will also liaise with adjoining private land owners to establish a suitable mowing schedule for the grassed areas



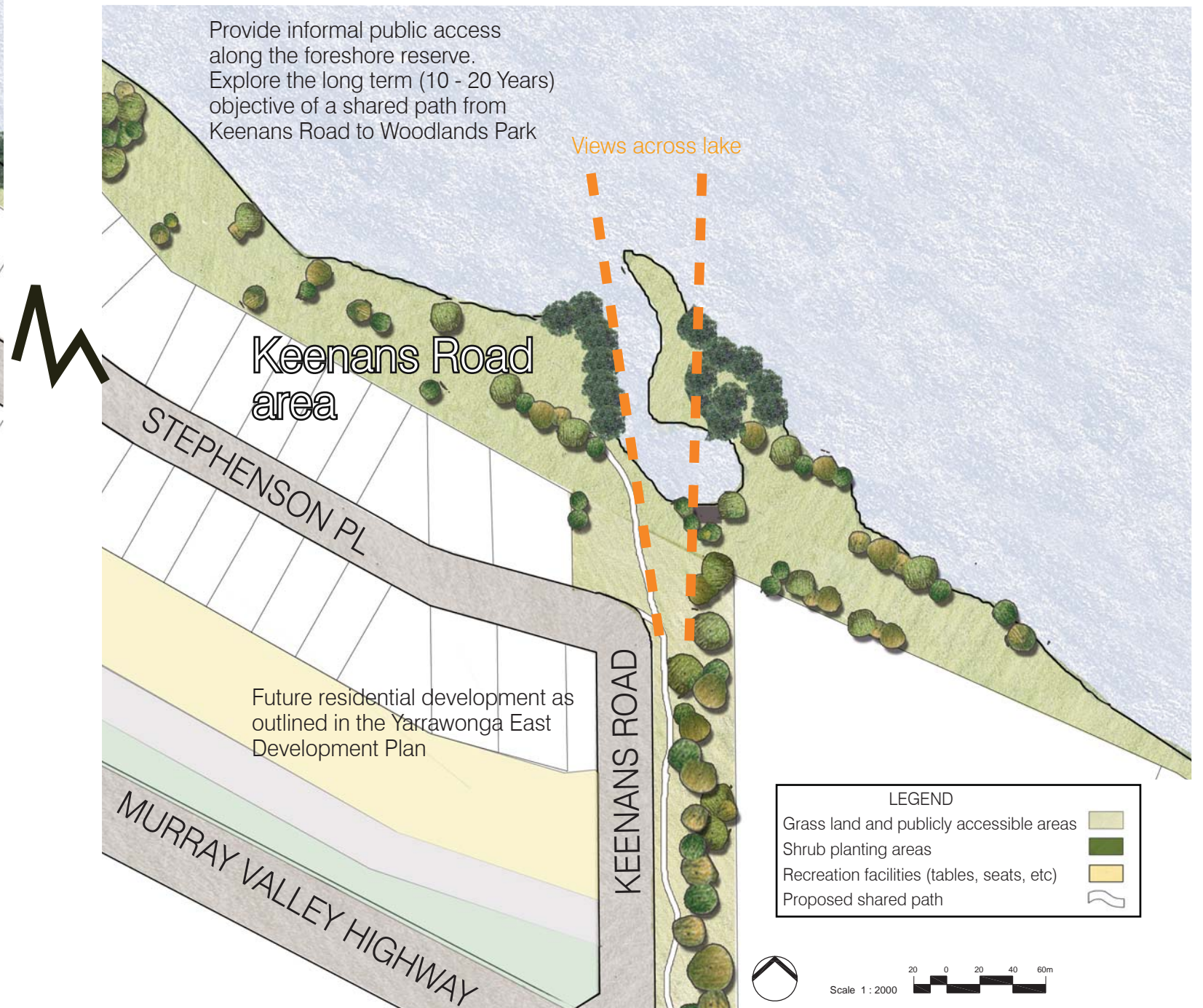
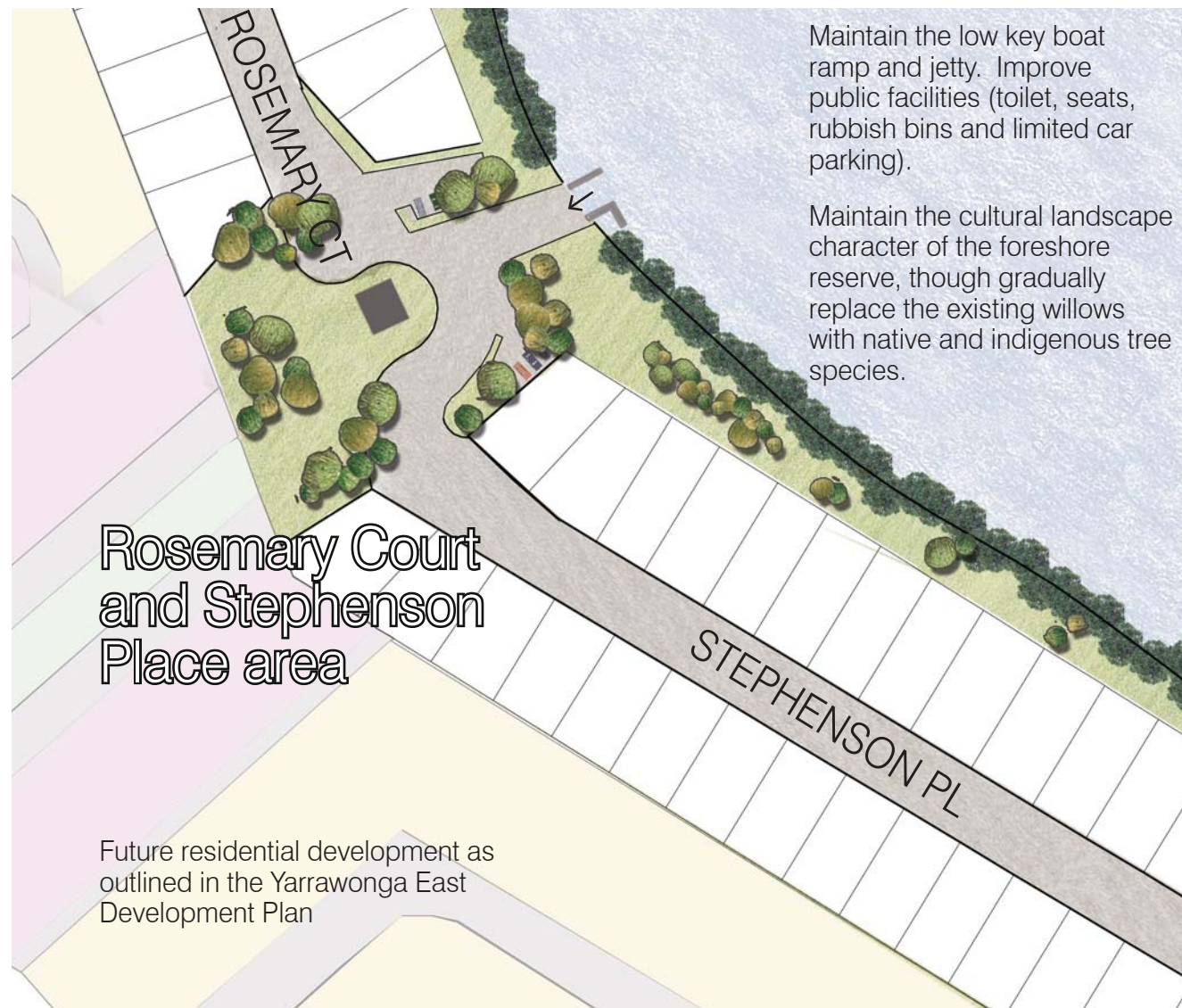
An example of native planting along the lake edge, which is to be encouraged.



Maintain the modified landscape character of the foreshore at Woodlands, encourage soft engineering approaches for bank stability and ensure clear public access. If necessary, define the boundary between private and public land to remove any doubts about public access.

Ⓔ Woodlands area

– Maintain the cultural landscape along the lake edge in this area and continue ongoing liaison between Goulburn-Murray Water and private landowners.



These plans are intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

Landscape Concept F: Bathumi Reserve

Bathumi Reserve is set along an open grassy foreshore and provides opportunities for a variety of functions; a roadside stop, passive recreation, interpretation of local environmental and cultural heritage, and environmental rehabilitation.

Establish this reserve as a roadside stop in an area of high environmental significance:

- Investigate the opportunity to provide a car park that will accommodate approximately 10-20 cars and a few buses.
- Provide picnic facilities, including tables, shelters, a bin, drinking tap, barbecues, and an accessible public toilet
- Consider the provision of a community jetty and viewing platform
- Explore the opportunity to provide some low key play equipment and an open space for ball games etc
- Encourage a local community group to participate in the development of the reserve by implementing planting programs, and facilitating the installation of a heritage element.
- Explore opportunities for a commercial venture to feature local produce and crafts as part of the area's heritage.

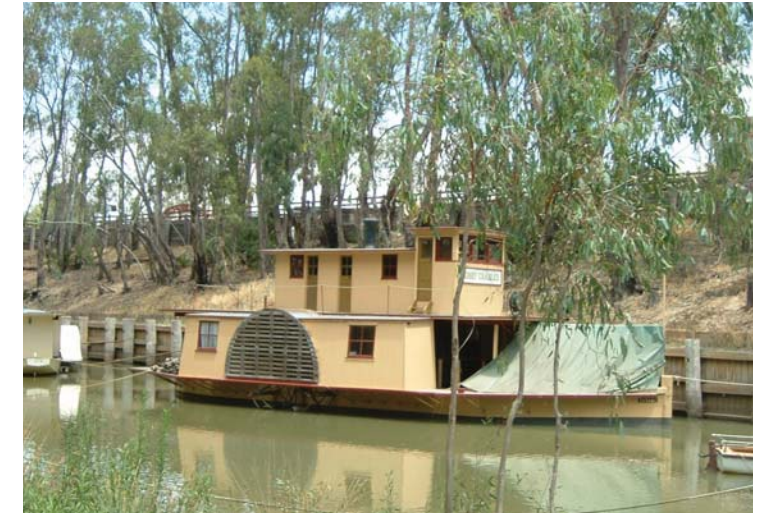
Management responsibilities

Define the responsibilities of Goulburn-Murray Water and Moira Shire Council above full supply level.

It is proposed that:

Goulburn-Murray Water will be responsible for licencing of the public jetty and erosion control on the lake edge embankments and riparian re-vegetation where appropriate.

Moira Shire Council will investigate the development and maintenance of the public reserve; including the parking area, rubbish collection, play area, toilets, park furniture and bbqs. The installation of heritage follies, sculptural elements and commercial ventures will fall under the responsibility of Moira Shire Council.



Paddle steamer



Small scale commercial building example



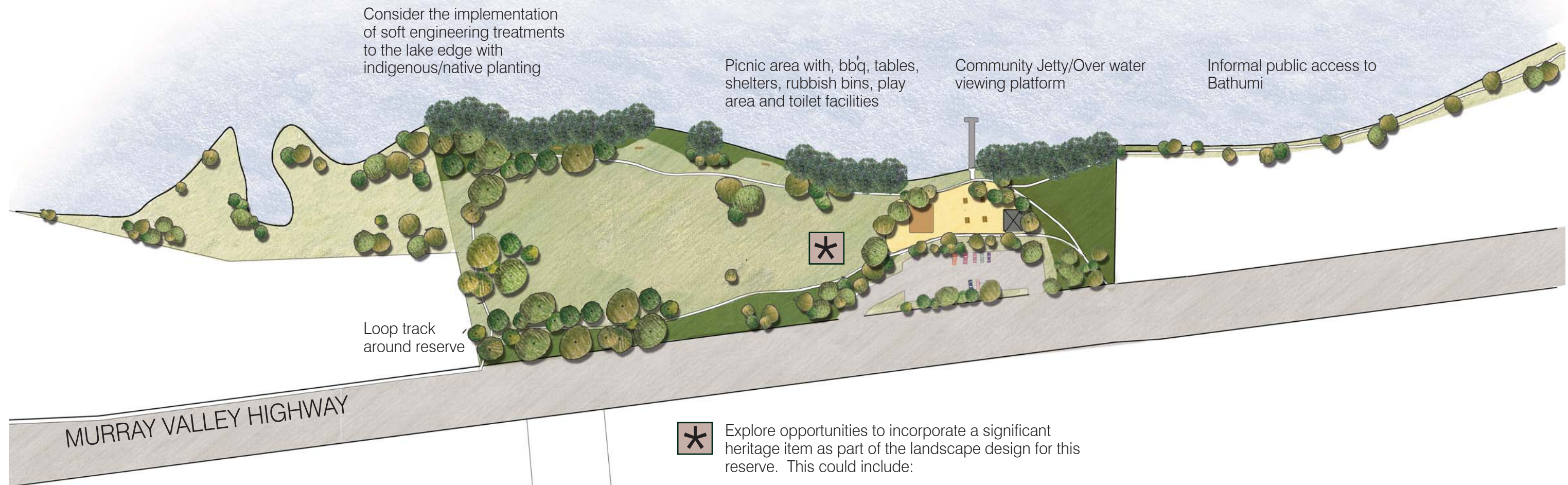
Landscape sculpture example



Landscape sculpture example

F Bathumi Reserve

- Explore the opportunity to establish this reserve as a roadside stop area for travellers to stretch their legs, enjoy views of Lake Mulwala and provide recreational walking/exercise activities.
- Consider the provision of a small car parking area and picnic facilities including bbq, shelters, toilet, water tap and tables are provided.
- Consider the provision of a community jetty and viewing platform



***** Explore opportunities to incorporate a significant heritage item as part of the landscape design for this reserve. This could include:

- an old paddle steamer
- an old river barge
- a building to reflect the local heritage (Consider the potential to incorporate commercial opportunities within this feature eg: Craft shop or Aboriginal Culture Centre).

LEGEND	
Grass land and publicly accessible areas	
Shrub planting areas	
Recreation facilities (tables, seats, etc)	
Proposed shared path	



Scale 1 : 2000

This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

Landscape Concept G: Majors Creek Reserve

The proposal for this area is to enhance the natural values of Majors Creek as an area of moderate environmental significance and to provide a gateway to the 'Everglades' further east

Establish a social / family recreation reserve here in conjunction with the existing boating facilities:

- Upgrade the existing public boat ramp and consider including a community jetty with fishing platforms, a drinking fountain, fish washing tap, seating, and a public composting toilet
- Provide picnic facilities including tables, a bin, a drinking fountain and a shelter
- Define the boundaries of the picnic area with a barrier fence (eg bollards and cable) and native / indigenous vegetation.
- Plant out the land surrounding the reserve with native / indigenous species, to establish a natural parkland setting
- Provide a pathway from Majors Lane boat ramp area to Majors Creek Reserve where a loop trail will be provided.

Management responsibilities

Define responsibilities between Goulburn-Murray Water and Moira Shire Council for land along the foreshore, including the car parking area and a well defined picnic area (by a bollard and cable fence).

It is proposed that:

Goulburn-Murray Water will be responsible for licencing the boat ramps & jetty, erosion control, access paths and re-vegetation where appropriate.

Moira Shire Council will be responsible for the parking area, access road, interpretation trails and the picnic area (including shelters, bbq, rubbish removal and the public toilets).



Goulburn-Murray Water have carried out a revegetation program and installed this fence to the foreshore reserve near Majors Creek.



Example of a pedestrian bridge over creek

© Majors Creek Reserve

It is proposed that the Majors Creek area be a significant boat launching area and a public nature reserve (to be negotiated with adjoining private land owners)



This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

Landscape Concept H: Bundalong

Bundalong is set amongst a natural area with significant Redgums dominating the foreshore character. The foreshore acts as a buffer between the residential development of the township and the lake, and offer opportunities for an appreciation of the environmental values of the area. The area has a picnic reserve within a lakeside setting, and this can be enhanced to reinforce recreation activities along the lake frontage.

Establish the reserve at the junction of Pasley Street and Bailey Street as a social / family recreation reserve with moderate environmental values:

- Provide clear public access along the foreshore and liaise with adjoining land owners to define the boundary between public and private land.
- Retain and upgrade the existing boat ramp at the end of Pasley Street with consideration of the surrounding family and social recreational activities.
- Explore the opportunity to provide a play ground, picnic facilities, (including tables, shelters, bins, a drinking fountain and barbeques), and accessible public toilets
- Consider implementing a transport study to resolve boat landing maneuvers, parking facilities and general pedestrian and vehicular circulation at the existing Pasley Street boat ramp.
- Explore the feasibility of developing the existing boat ramp area at the end of Pyke Street as the main public boat launching area in Bundalong. Address the flooding issues to ensure that it can be used in flood events, and provide large car and trailer parking facilities. This location reduces the potential for conflict with incompatible user groups - such as day visitors who want to access the lake edge in the “Everglades”.

- There are opportunities to provide signage from the Murray Valley Highway and to provide long-term trailer parking in a designated area of Pyke Street..
- Retain the private community boat ramps at Williams Road, and Lewingtons Road.

Management responsibilities

Define responsibilities between Goulburn Murray Water and Moira Shire Council above full supply level.

It is proposed that:

Goulburn-Murray Water will be responsible for the licencing of public boat ramps & jetties, erosion control on the lake edge and re-vegetation where appropriate.

Moira Shire Council will be responsible for the management and maintenance of open space areas including toilets, bbq, play equipment, parking and rubbish. They will maintain the carpark, rubbish and toilet facilities at the boat ramp area.



An example of a boat ramp and jetty that is suitable for the Bundalong area



A good car and trailer parking example that has been set amongst large trees.

It is proposed to review existing facilities in this area to provide more effective access to the lake and river frontages.

Ensure the lake frontage is easily accessible to the public by continuing the ongoing liaison between Goulburn-Murray Water and private landowners:

- Retain and upgrade the existing public boat ramp at Pasley Street and create a family based open space reserve that highlights the environmental significance of the Ovens River.
- Upgrade the public toilet, picnic facilities, car parking and play area.
- Upgrade the existing boat ramp facilities at Pyke Street with a larger car parking area, toilet facilities, fish washing area, and rubbish bins.



Provide informal public access along the foreshore reserve. Explore the long term (10 - 20 Years) objective of building a formal shared path to Bundalong.

Explore opportunities to create a long term boat trailer facility off Pyke Street.

This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

Provide a shared path along the foreshore reserve.

Proposed road frontage to residential development

Picnic area with, car park, bbq, tables, shelters, rubbish bins, toilet facilities and play area.

Consider implementing a transport study to resolve boat landing maneuvers, parking facilities and general pedestrian and vehicular circulation at the existing Pasley Street boat ramp.

Goulburn-Murray Water is to continue liaison with landowners regarding public access and the foreshore edge treatment in this area.

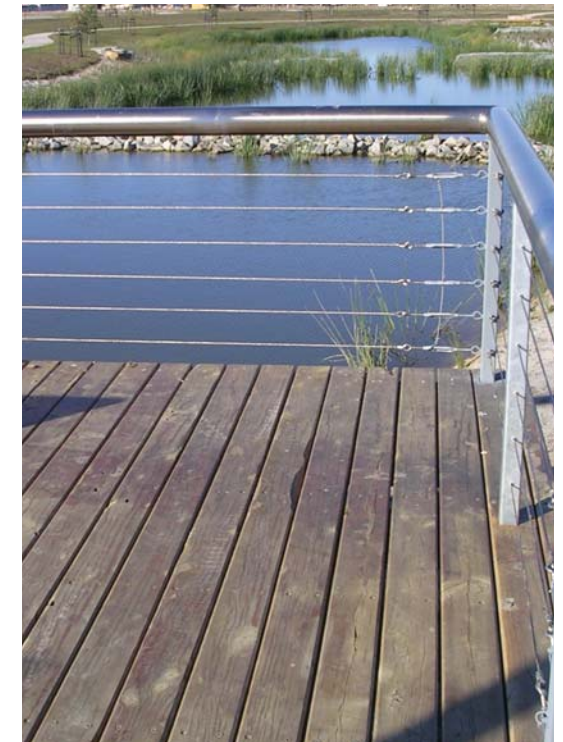
Consider developing this area as an improved and enhanced boating ramp, providing a larger area for trailer parking. This location provides less conflict with day visitors and easy access off Murray Valley Highway.

Guidelines for Landscape Design

For each of the designated open space reserves and the open space links, it is recommended that a policy and planning strategy be developed to control the extent of future development at that reserve.

Landscape guidelines should address:

- The design of trails, including width, surface material
- Seats
- Picnic tables
- Water taps
- Rubbish bins
- Shelters / gazebos
- Lighting
- Fencing / bollards
- The provision of facilities
- Toilets
- Barbeques
- Boat ramps – short term tie up facilities, jetties, fishing platforms.
- Parking
- The design of edge treatments
- Vegetation themes
- The provision and design of furniture



4.1.2 Camping

The demand for camping is increasing. This is a valuable recreation activity however its uncontrolled nature on the foreshore is detrimental to other uses and long-term management objectives.

Issues associated with camping on the foreshore include:

- The presence of campers outside designated caravan parks
- A current lack of suitable amenities to support camping outside caravan parks
- The loss of vegetation due to campfires
- The conflict with a number of other activities pursued at the foreshore
- Increased management and maintenance required by formalising camping areas on the foreshore
- The impact on the environment due to a lack of waste management

The Strategy

Demand Management Strategy

- Prohibit camping on private land adjacent to the foreshore
- Prohibit camping on public parkland reserves along the foreshore
- Direct demand for social / caravan based camping and campers looking for a high level of facilities to the existing caravan parks
- Direct demand for more environmental or nature based camping with only a low level of facilities to Parks Victoria camping areas

Communication Strategy

- Produce a camping brochure about the foreshore, for distribution at the visitor information centre
- Promote the different types of camping areas through the tourist and information centre and the Council website
- Undertake an awareness-raising campaign to educate campers as to appropriate camping behaviour
- Include “no camping” on strategic signage at all public parkland reserves

Facility Strategy

- Provide no facilities for camping along the entire foreshore
- Remove all public lighting and power connections from the foreshore where they service camp sites
- Consider the expansion of the riverside caravan park immediately west of the weir in Yarrawonga

Location Strategy

- Caravan parks within the study area are located immediately west of the weir, along the Murray Valley Highway in Bundalong and on the north shore of the lake in Mulwala. A permit has been issued for another caravan park to be built east of The Murray Valley Highway, near Goughs Lane.
- Bush camping areas are managed by Parks Victoria and located East and West of the study area, at Yarrawonga Regional Park (west of the Yarrawonga weir) and South and East of Lewingtons Road.

Planning Framework

- Establish and implement a local law prohibiting camping on the foreshore, and outside established caravan parks.



4.1.3 Walking and Cycling

Consultation and analysis has shown that walking is the most popular recreational activity across all ages and genders in the area. There are many recreational pursuits that are undertaken at the foreshore and with the possible provision of additional trail types, management of trail use is required to avoid conflict between users and activities. Providing a variation of trail types creates a diversity of experiences for the recreation user and a range of recreational user groups.

At present there is one formed path (shared trail) from Yarrowonga Foreshore to Chinamans Island.

People also walk along the grassy foreshore of Woodlands and Bundalong where there are no made paths, and make use of nearby roads for cycling.

There is a compacted gravel path path along sections of the Murray Valley Highway between Yarrowonga and Bundalong, though relatively small numbers of people use these due to the noise, fumes and perceived safety issues from passing vehicles.

This lack of clearly defined trail routes and formed paths limits the use of the foreshore for cycling and walking, concentrates recreational walking in one area of the foreshore, and can cause conflict and safety concerns between cyclists and pedestrians.

Generally speaking, trail routes arranged in circuits connecting activity nodes (i.e. there is no requirement on a user to retrace their route) are convenient and encourage people to run, walk or cycle for exercise. Circuits can be designed to interconnect and provide different experiences, ranging from a visit to the local playground to day-trip cycling expeditions.

There is a variable width of public land along the lake edge. In some areas the public corridor is very narrow and private infrastructure has been built over or adjacent to public land. This discourages public access along the foreshore.

Goulburn-Murray Water have commenced a liaison program with private landowners to address these issues, and it is recommended that this be continued.

There are opportunities to provide a boardwalk along areas of the foreshore edge where an on-land path is unable to be provided. The limited number of public open spaces in Yarrowonga generally puts the foreshore in high demand as a destination for local recreation pursuits. Easy access to the foreshore from residential areas is desirable.

The width of the foreshore and current delineation of public and private land, makes public access along the foreshore difficult in some areas. Greater access, while respecting residential privacy, must be addressed. For some activities such as cycling where distances travelled may be greater than other trail based activities, access need not be formally provided at the waters edge, or in the foreshore reserve at all. Rather, off-road trail routes can be directed through a variety of different landscape settings types, in adjacent parkland including along the adjacent road verge, and at different distances from the water.

The Strategy

Demand Management Strategy

Accommodate a variety of paths to and along the foreshore, to minimize conflict between cyclists and other trail users:

- Locate the shared pathway along the foreshore edge where appropriate.
- Vary the alignment of paths along the foreshore depending on width of the foreshore reserve, the nature of the setting and the function of open spaces. Vary the width, surface material, and other design elements of the trails to differentiate types and the needs of different users and activities. Limit the construction of sealed shared trails on the foreshore to urban areas, and restrict high speed cyclists to trails that do not interfere with social / family recreation areas
- Continue to remove barriers such as cross fences, vegetation and private infrastructure that prevent or discourage public access along the foreshore.
- Encourage meandering walking/ strolling in the grassed foreshore areas of Woodlands and Bundalong.
- Discourage cycling and high-speed transit in the grassed foreshore areas of Woodlands and Bundalong
- Explore a long term (10-20 year) objective of constructing a shared pathway along the lake edge between Woodlands Park and Keenans Road. This could also be extended to the Bundalong area.

Communication Strategy

Prepare a map highlighting the various trail routes to and throughout the foreshore and surrounding parks, for publishing and distribution.

- Indicate the degree of trail accessibility on the map, i.e. identify steps, gradient of slopes, surface materials and trail width etc
- Make these maps available on the Council website and through the Tourist Information Centre, and distribute to relevant community groups and stakeholders.
- Establish an implementation schedule illustrating the staged construction of each portion of the foreshore that involves the community and neighbouring residents where appropriate
- Implement a 'generational change' strategy regarding the construction of shared pathways along the foreshore in Woodlands and Bundalong. In the short term (0-10 years) there is to be no constructed pathways, however a long term (10-20 years) strategy to provide a formal access path or pedestrian promenade is to be considered.

Facility Strategy

Provide a hierarchy of trail routes to accommodate walkers, dog walkers, and wheels including cyclists, skates, wheelchairs and prams, as follows:

- At the highest level of service: a wide sealed shared path, suitable for skating, wheelchairs and cycling
- An unsealed path suitable for running, cycling or walking and some mobility aids
- Boardwalk, or pedestrian promenade suitable for walking and mobility aids
- At the lowest level: an unmade track with occasional signage bollards





Explore the opportunity to establish a continuous and circuitous network of trail, that:

- Connects to, along and parallel to the foreshore
- Connects activity nodes
- Passes through a variety of settings, including boardwalks in the lake, rough natural trails through treed areas, high speed cycle trails along the Murray Valley Highway, and manicured grass links for walking along the foreshore.
- Direct off-road trail routes through a variety of different landscape settings types, in adjacent parkland including along the adjacent road verge and at different distances from the water
- Maintain visual connections between off-road trails and the lake
- Made paths will not be appropriate in all areas of the foreshore at present, due to potential impact on private space between residences and the lake
- Designate an area suitable for staging/launching fitness events from, that has adequate support facilities including public toilets and change rooms

Location

- Refer to the Master Plan drawing for the proposed routes of different trail types
- Encourage informal access along the entire foreshore

Policy & Planning -

Establish guidelines that specify the design of different trail types, including the specified width, surface materials and ancillary facilities.

4.1.4 Dog walking

Pet ownership affords many benefits to owners - however dogs on trails, in the water and in areas of high environmental significance may create risks for other users as well as impact on habitat values.

Dog waste also has negative social and environmental impacts on public areas. Consultation identified that adjacent residents are concerned that they have to pick up after other peoples dogs, and that enforcement of animal management laws doesn't occur on the foreshore.

For owners who wish to exercise their dogs it is not clear where they may run off-leash and if they can enter the water.

Opportunities for dogs to go swimming can be beneficial for the dogs' health and socialisation, however, can jeopardise environmental values, bank stability and water quality.

The Strategy

Demand Management Strategy

Accommodate dog walkers along the foreshore in select zones, as follows:

- Dog off-lead areas (where dogs can run freely without causing harm to themselves, adjacent residents, significant habitat, or other park users)
- Dog prohibited areas (in areas of high environmental and habitat value; and other park facilities such as skate parks, picnic facilities and playgrounds)

- Dog on-lead areas (in all other areas and two metres either side of trails)

Restrict cats from areas of environmental value and limit dog access into the lake to specified areas (prohibit from all other areas) through vegetation, strategically located bollards and public signage.

Communication Strategy

Map animal access zones and distribute with other council animal management information

Make these maps available on the Council website and through the Tourist Information Centre, and distributed to relevant community groups and stakeholders.

In relation to dog and cat use of the foreshore:

- Provide clear signage at all entry points to relevant areas indicating dog off-lead or cat and dog prohibited regulations
- Promote that if there is no sign, then the area is dog on-lead area
- Promote that dog owners must carry a sufficient supply of plastic bags with them, to clean up after their dog
- Promote dog exercise information in a variety of ways:
 - Council telephone on-hold messages
 - Posters at Council libraries
 - Signage on site
 - Distribution of maps and information at the Tourist Information Centre

Facility Strategy

- Provide a safe access ramp adjacent dog off-lead areas, where dogs may enter the lake for swimming
- Provide park bins at entry points to all dog off-lead areas, for disposal of dog waste
- Phase out any existing waste bag dispensers, over time
- Provide drinking fountains with built in dog drinking bowls in dog off-lead areas.

Location Strategy

- Refer to the Master Plan drawing for dog off-lead and prohibited areas; dog lake access areas; and cat prohibited areas. Note: unless otherwise marked areas on the Master Plan drawing are dog on-lead areas.






Policy and Planning Strategy

Ensure Council's animal management local law includes the following:

- Whilst on the foreshore dog owners must carry multiple plastic bags with them at all times, and pick up after their dogs
- Provision for dog on-lead and dog off-lead reserves is required in sub-divisions of Bundalong and Bathumi
- Dogs must be on-lead two metres either side and on all foreshore trails
- Unless otherwise signposted, dogs must be on-lead at the foreshore
- Unless otherwise signposted, dogs are not permitted to access the lake.



Lake Mulwala

LEGEND	
	Parkland Reserves
	Proposed formal path
	Informal public access to foreshore (Proposed formal path in the long term, 10-20 years)
	Rowing Course
	Proposed Silverwoods boardwalk



This plan is intended to be a guide for the development of this area and it is intended that all proposed works will be subject to appropriate approval processes and detailed design studies.

4.2 Water based activities

Management of water based activities at the lake is required to control excessive use, protect the visual and environmental values of the lake and foreshore, and to maintain user safety.

The lake and associated rivers are primarily used for private recreational boating activities; however two commercial cruise boats currently operate.

Both powered and non powered vessels use the lake and associated rivers. Powered vessels include personal watercraft (PWC's: wave runners, jet skis, speed boats etc often towing water skiers, wake boarders or tubes), bbq boats, dinghies and cruise boats. Non powered vessels include sail boards, sailboats or yachts (both off-the-beach and trailer sailers), rowing boats, canoes and kayaks.

There are a number of issues concerning both powered and non-powered vessels, including:

- The number of vessels and carrying capacity of Lake Mulwala and the upper reaches (including the 'Everglades' and the Ovens River).
- The increasing size of vessels, and their impact on other lake users, on-shore residents and visitors, and shoreline erosion
- Increased demand for mooring and launch facilities
- Where vessels are allowed to operate
- The presence and condition of private jetties and the demand for community jetties

- Increasing diversification of vessel types in Yarrowonga, making management of the waters increasingly difficult
- The location and occupancy arrangement associated with club houses serving water based sports
- The storage of watercrafts on the lake.

New South Wales Maritime is currently responsible for the management of boating activities on the lake. Goulburn-Murray Water are the landowners and licence the private jetties and related structures. In addition, Moira Shire Council is experiencing increased pressure to provide public tie up facilities in the area, as at present, permanent moorings on Lake Mulwala is illegal.

4.2.1 Powered vessels

Lake Mulwala is primarily used for PWCs, water skiing, barbeque boats, and cruise boats. Wake boarding and water skiing is increasingly popular further upstream in the rivers around Bundalong. There are a number of issues specific to powered vessels, and their impact on other lake and foreshore users: These include

- The power and speed of vessels, and associated noise
- The general safety of boat users and other lake users
- The proximity of high speed vessels to the shoreline
- Over crowding of river traffic
- The wake generated by vessels and towed passengers, and the associated bank erosion
- The impact of boat launching from informal private boat ramps.
- Concerns about the safety of refuelling, and potential pollution spills.

- Rails used by wake boarders are being left in the lake. These may be hazardous to other users
- The general carrying capacity of the lake being exceeded in the summer months

In Victoria there are an average of 760 recreation marine vessel incidents that occur each year . These incidents include disablement of vessel, groundings, capsizing and collisions and result in vessel damage, loss of vessel, injury and fatalities.

Annually there are over 150 hospital admissions for recreation boating accidents in Victoria. The greatest increase in hospital admissions relate to water skiing and other towed water sports.

The major cause of injuries involving boats includes falls and being hit/struck/crush incidents that involve objects. 5% of incidents resulted from being struck by or a collision with another person. Young adults, aged 15–29 years, were more likely than other age groups to be admitted to hospital or present to the emergency department with non-fatal recreational boating injury.

In addition to these, community consultation identified that the lake and associated rivers are at (and often exceeding) capacity during the summer months, and anecdotal evidence suggests vessel operators do not always comply with the NSW Maritime Boating regulations.



The majority (66%) of Victorian boat owners own vessels up to 5.5m long. Statistics are similar throughout Australia, though there has been a trend towards the ownership of larger vessels in recent years.

An increase in large vessels accessing Lake Mulwala will heighten the present management issues of the lake, including the carrying capacity. Congestion on the lake will lead to increased hazards and safety risks; as well as increased noise disturbance, wakes and general conflicts with other user groups. There will also be the likelihood of increased pressure for larger support facilities such as car and trailer parking areas, boat launching facilities and permanent lake mooring.

The Strategy
Demand management strategy

It is recommended that the number of vessels accessing the lake and rivers be limited to protect the inherent values of the lake, the surrounding foreshore and general amenity. Measures to achieve this could include;

- Limiting the size and type of vessels launching and using the lake and rivers (eg; a licence system)
- Provide boat launching facilities with suitable supporting infrastructure at selective nodes along the foreshore, to prevent over use and congestion at one site

- Encouraging smaller boats to use the lake. This can be undertaken through the design of;
 - Car and trailer parking sizes
 - boat ramps and staging areas
- Designate some no-boating zones to promote other activities
- Restrict launching and short term tie up facilities of boats to identified public boat ramps only.
- Continue to limit the number of barbeque boats and cruise boats that operate at the lake.
- Work with NSW Maritime to implement a program that educates and enforces the requirement for vessels travelling at 5 knots or more to keep at least 30m away from:
 - other vessels not engaged in water sports
 - the water's edge
 - a fixed or floating structure (jetty, wharves)
- Implement suitable edge treatments and embankment vegetation to minimise erosion in narrow channels where significant wake generation by boats has been identified.

- Water buoys and signage, and on land beacons to identify no-boating or no powered vessel zones etc
- Presence of authority groups (e.g. patrols by NSW Maritime)
- Local radio announcements during peak holiday seasons

Facility Strategy

- The design of all new boat ramps is to include, wherever possible, public jetties, fishing platforms and appropriate on-shore facilities eg; car parking, toilets, drinking fountains
- Consider the provision of space for the storage of wake boarding rails off the water at a possible aquatic recreation facility.

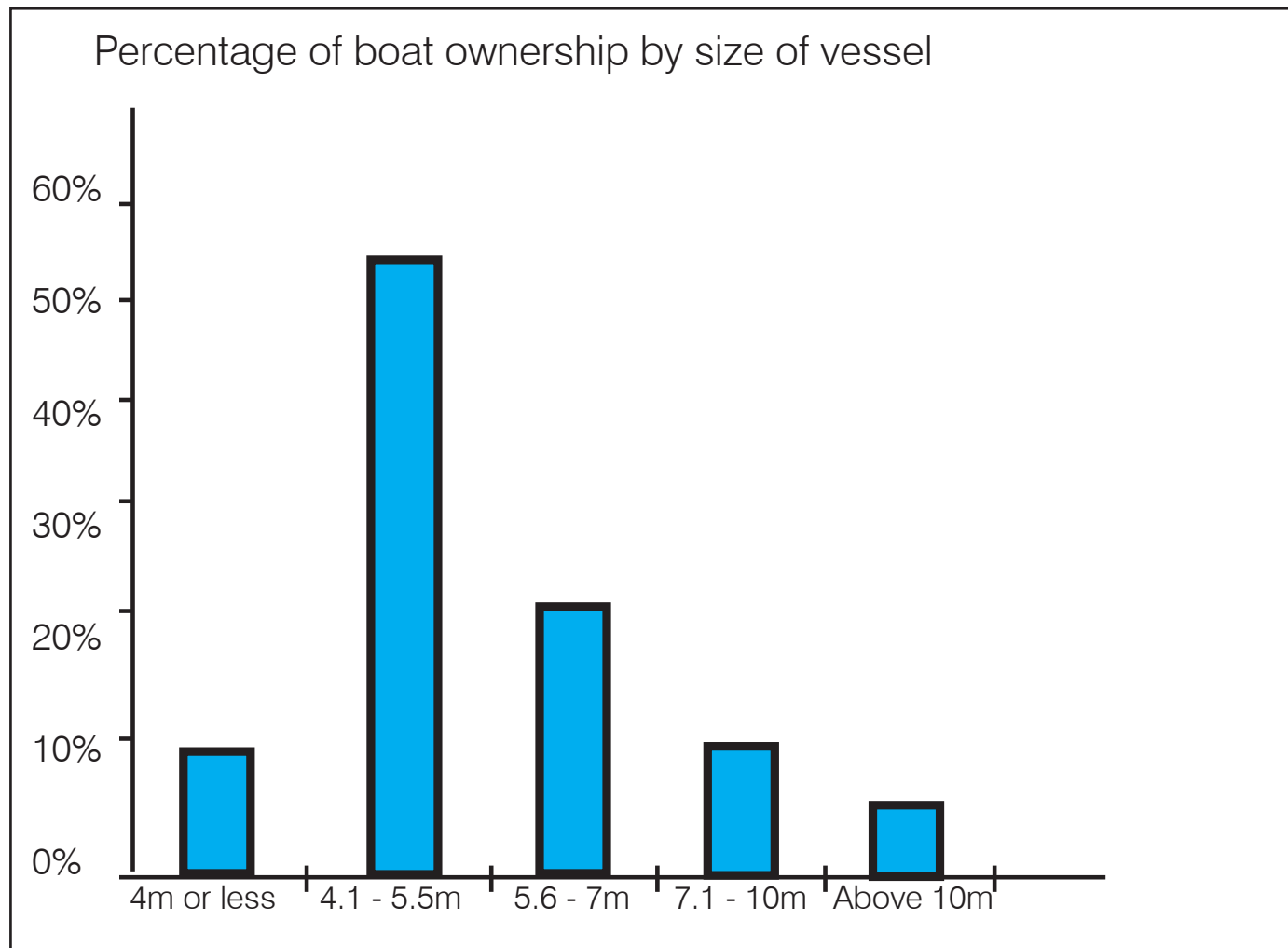
Policy and Planning Strategy

- Explore the opportunity to establish design guidelines controlling design specifications of all new boat ramps and associated facilities eg; accommodating a variety of car park and capacity to manage the demand
- Maintain and strengthen the policy (with the help of NSW Maritime) of not permitting the construction of new private boat ramps and jetties, including the transfer of associated licences.

Communication Strategy

Continue to promote on water boating regulations to all users. This could include;

- Promotion through networks and stakeholder groups, such as the Angling Club.
- Promotion through stakeholder websites and the Tourist Information Centre
- Information Signage at all boat ramp locations



4.2.2 Non-powered boating

Non-powered vessels that operate on the lake and associated rivers are primarily club-based activities with affiliated facilities. There are a number of issues surrounding the use of these non-powered vessels and their associated clubs:

- Different vessels have specific water condition requirements for successful operation
- The sustainability of clubs and their facilities, including tenure arrangements
- The location, provision and condition of club facilities, including storage and parking allowances
- Potential conflicts with powered vessels

4.2.3 Yachting/Sailing

The Yacht Club is sited on a high profile area of the foreshore. It has a relatively low membership base for its strategic location on the foreshore, though the club does host some significant events. There are no on-shore yachting facilities on the Mulwala side of the lake.

The consultation process for this project found strong community support for the Yacht Club, and enthusiasm for enhancing the use of the clubhouse facilities. The Yacht Club building is used as a regular meeting place for community groups.

The club has a storage compound adjacent to the club rooms that can accommodate some 20 vessels. This is poorly located adjoining newly constructed residential properties and within a public reserve

A small boat ramp facility is located at the corner of River Road and the access road to the Yacht Club. This presents some safety issues, particularly since the opening of the local road network through to Witt Street has resulted in increased traffic and pedestrian circulation in this area; drawn to Chinamans Island, the open space reserve and the new residential development. Attention to resolving land ownership and management responsibilities for River Road and the access road to the Yacht Club will assist in providing the opportunity for a safe and efficient environment around the Yacht Club Precinct.

The Yacht Club is currently investigating opportunities to upgrade the existing building. There may be opportunities to consolidate aquatic recreation club activities to this location, and at the same time provide opportunities for a small function centre or community meeting facility.

The Strategy

Demand Management Strategy

- The number of vessels accessing the lake and rivers should be limited to protect user safety
- Consider limiting the size and type of sailing vessels using the lake by the design of launching facilities, on-shore storage facilities and licences.
- Explore the opportunity to develop the Yacht Club building as a central clubhouse facility for multiple aquatic water sports, and to maximise its public use and viability.

Communication Strategy

- Continue to promote on boating regulations to all users through existing networks and stakeholder groups, including the Yacht Club.
- Promote yachting as a suitable water based activity on the lake, through Council and the Tourist Information Centre.

Facility Strategy

- Investigate the feasibility of redeveloping the Yacht Club building into an Aquatic Recreation Facility that can accommodate the Yacht Club, Angling Club, the Rowing and Canoe Club, plus other water based groups.
- Also explore opportunities to provide:
 - Social club space and meeting rooms (that can be hired out for functions and events, including community meetings).
 - Storage space for equipment
 - Changing rooms, toilets and showers for members to use.
 - A small kitchen area.
 - Opportunities for a kiosk to be operated by clubs on event / regatta days or summer weekends.
- Undertake a review of the yacht storage compound with land owners, land managers and the Yacht Club to explore opportunities for a viable long-term solution that addresses all of the parties priorities and objectives.

Policy & Planning Strategy

- Encourage the Aquatic Recreation Clubhouse members to take up the Marine Association of Australia's "Clean Marinas Australia" program; a national, voluntary accreditation system for vessel related clubs and industry to reduce 'non-point source pollution' and promote clean air and water.
- Review the current planning zone in this area to ensure that the desired activities, facilities and functions can occur (see Planning framework for further details)



4.2.4 Rowing

The Rowing Club is sited on a small peninsula of land at the end of Botts Road. The Club's membership is low and the current facilities are in relatively poor condition. There are no rowing facilities on the Mulwala side of the lake. The Club would like to attract more members and upgrade their facilities, including: connection to the town water supply, providing an efficient sewerage system, and constructing an improved landing stage. However, at present the Rowing Club is unable to fund any major works.

Due to the configuration of the lake and the location of standing dead trees in the water, the location of a rowing course is constrained to the vicinity currently used. The location of the Rowing Club is not entirely consistent with the objectives of the club and the long term values of the area. As such, the opportunity exists to explore alternative possibilities that can assist with improving the profile of the club, and the recreational and landscape values of the current site at Botts Road

The Strategy

Demand Management Strategy

- Promote awareness of rowing as a popular recreational sport in the area with appropriate supporting facilities.

Communication Strategy

- The Rowing Club could actively promote the activity to residents and visitors in order to ensure that the sport has a profile in the region.
- Explore the opportunity to prepare a plan to guide the future development of the sport, and how it can operate in the area - especially in conjunction with similar aquatic recreational activities.
- Prepare and distribute information material about rowing in Lake Mulwala, and in the surrounding region to highlight opportunities for participation.

Facility Strategy

- Explore opportunities for a smaller Rowing Club storage facility (including public toilets) and an adjoining launching area.
- Consider social and administrative aspects of the Rowing Club as part of a feasibility study for an Aquatic Recreation Facility.

Location Strategy

- Designate a suitable site for a two to three kilometre rowing course around the Botts Rd to Keenans Rd area, ensure the course is wide enough to permit at least two crews side by side.

Policy & Planning Strategy

- Rowing should be promoted as suitable water based activity on the lake and surrounding rivers, and managed to facilitate this
- Restrict powered vessels accessing the designated rowing course while in progress.



4.2.5 Canoeing/Kayaking

The Canoe Club operates from the riverside caravan park west of the weir, under an informal arrangement. Membership of the Canoe Club has been growing in recent years, and the Club is currently investigating options to expand their facilities.

The Club focuses its activity along the Murray River. Use of the foreshore and lake by canoe members is limited to calm days when the water is still enough to paddle along the water's edge as far as the Yacht Club.

Previously, a number of canoe / kayak hire and tours have operated from the lake. The lack of suitable conditions and edge treatment for safe launching, as well as increasing insurance costs and variable weather conditions, make canoeing or kayaking on the lake difficult.

The Strategy

Demand Management Strategy

- Create a focus for canoe activity on the river, west of the weir, rather than the lake.

Communication Strategy

- Work with canoeing and kayaking, yachting, rowing and angling clubs to actively promote these activities to residents and visitors, to grow their sports, and plan for the development of joint facilities.
- Promote canoeing and kayaking as suitable water based activities at the lake and surrounding rivers, through Council and the Tourist Information Centre.
- Prepare a map showing the location of all public boating facilities for Lake Mulwala to be available on the Council website, and the Aquatic Recreation Clubhouse and Tourist Information Centre.

Facility Strategy

- Assist the Canoe Club to develop their activities at their riverside location (off the lake) caravan site west of the weir.





4.2.6 Boat ramps, moorings and jetties

The number of boats accessing the lake and rivers needs to be limited in order to protect user safety on the water and the inherent values of the area. The location, design and number of boat ramps along the foreshore can influence the demand and subsequent use of boats on the lake. The intention of this plan is to establish a balance between desired use and the carrying capacity of Lake Mulwala for recreational activities and lifestyle amenity.

Community jetties are able to facilitate fishing, and other activities such as appreciating views, launching of smaller recreational boats (eg. canoes), and the pick up of additional passengers and gear

By locating these facilities at designated locations along the foreshore, user demand and the carrying capacity of the various areas of the lake can be catered for. The following recommendations and proposals could be implemented to meet the requirements of the lake, foreshore and users alike:

Explore the opportunity to provide new public boat ramp at Botts Road – the existing Rowing Club site

Consider upgrading the following boat ramps at:

- Bank Street (near Ely Street)
- River Road, near the existing Yacht Club.
- Woodland Park
- Majors Lane
- Pasley street (Bundalong)
- Pyke Street (Bundalong)

The following existing boat ramps are unchanged:

- Campbellfield Drive (Woodlands)
- Rosemary Court & Stephenson Place
- Williams Street – (Bundalong)
- Lewingtons Road – (Bundalong)

Policy and Planning Strategy

- Provide for launching and short term tie up of vessels through the provision of boat ramps, community jetties, and hoops at designated areas along the lake edge.
- Provide supporting facilities at the boat ramp site, including space for car and trailer parking, low-key public toilets (similar to Parks Victoria style public toilets), drinking fountains and accessible fishing platform / floating pontoons.
- Provide the public boat ramps in a range of settings and with a range of accompanying social / family recreation activities, to provide for different boating experiences.
- Control the number of boats by limitations to the provision of parking on-land and associated parking facilities.
- Control the launching of boats by the design of boat ramps and staging areas.
- Provide short term tie-off points only, and maintain the current policy of not permitting any permanent mooring on the lake

- Introduce the following elements into relevant regulations, permits and Local Laws:
 - Control the number of barbeque and tourist cruise boats allowed to operate on the lake, and revise the permissible number on a biennial basis. Maintain license agreements with the operators
 - Prohibit all power vessels accessing, launching from and mooring at the 'inlet' on the west side of Chinamans Island
 - Maintain regulations restricting the construction of private structures on public foreshore land

- Maintain regulations prohibiting the construction of private jetties
- Prohibit car parking on the foreshore, unless in a designated car parking area.
- Formalise a memorandum of understanding and long term licences between Moira Shire Council and Goulburn-Murray Water for the management of public assets.



4.3 Other Aquatic Activities

4.3.1 Swimming

The lake and associated rivers are popular spots for swimming, wading and shallow water play. However, given the lake setting, relatively concentrated boating activity and submerged obstacles, swimming at the lake is inherently dangerous. Demand for swimming, and especially for wading and water play in the shallows, is increasing. Despite this, swimming is not encouraged in the lake and river, and is only to be undertaken at the acknowledged risk of the swimmer.

Issues associated with swimming and the foreshore include:

- Conflict with boating activities.
- Submerged objects and floating timber trunks in the water.
- Condition, design and seasonality of on-land swimming and water play facilities.
- Water quality, including the increasing occurrence of blue-green algae in the water.
- The existing condition and safety of the 'lake pool'.

The Strategy

Demand Management

- Direct all demand for swimming to established aquatic recreation sites eg; The Aquatic Centre at Burley Grove, Yarrowonga.

Communication Strategy

- Provide warning signs at the foreshore notifying visitors that the lake is not endorsed as a public swimming area, and that visitors who choose to swim do so at their own risk
- Undertake an awareness-raising campaign through the Tourist Information Centre, and Aquatic Recreation Clubhouse to educate swimmers how to minimise risks and safety precautions needed if they choose to swim in the lake

Facility Strategy

- Consider removing the existing 'lake pool' due to safety reasons.
- Explore opportunities for the provision of a water theme play area on the foreshore at Yarrowonga.
- The existing ladders along the Yarrowonga foreshore will remain as a safety measure and a means of exit from the water, rather than access

Location Strategy

- Focus formal water based recreational facilities at Yarrowonga, including the existing aquatic centre and a possible water themed play space on the lake foreshore.

Policy & Planning Strategy

- The management authorities do not officially condone or endorse swimming in the lake and associated rivers
- Regularly monitoring water quality to ensure compliance with the EPA acceptable water quality for primary contact recreation activities.



4.3.2 Fishing

Fishing from both boats and the shoreline is a significant recreational and social activity in Lake Mulwala. The Boating Industry Association indicates that in 2006, 74% of boating activity involved participation in fishing. Lake Mulwala is also a highly significant fishing spot for Murray Cod, and has an annual fishing competition which attracts many people from the area and surrounding towns.

An Angling Club currently operates from the Rowing Club building at Botts Road.

Issues concerning fishing on the lake and associated rivers include:

- Weather dictates when and where fishing is possible
- Weed growth in the lake interferes with fish habitat and vessel motors
- The demand for fishing is increasing, which may put pressure on fish populations
- Safe and easily accessible shore based fishing facilities are not well developed.

The Strategy

Demand Management Strategy

- Fishing should be encouraged as an appropriate water based activity at the lake, but managed to maintain sustainable fish populations.
- Further develop and support the Angling Club through Council, and include them into the possible Aquatic Recreation Facility at River Road, Yarrowonga.

Communication Strategy

- Prepare an information brochure and plan identifying recommended fishing spots (both on-water and foreshore) and distribute this through Council, associated peak bodies, and the Tourist Information Centre
- Promote fishing as a popular water based activity at Lake Mulwala.
- Promote fishing independently of the Angling Club to encourage visitor and non-resident participation.

Facility Strategy

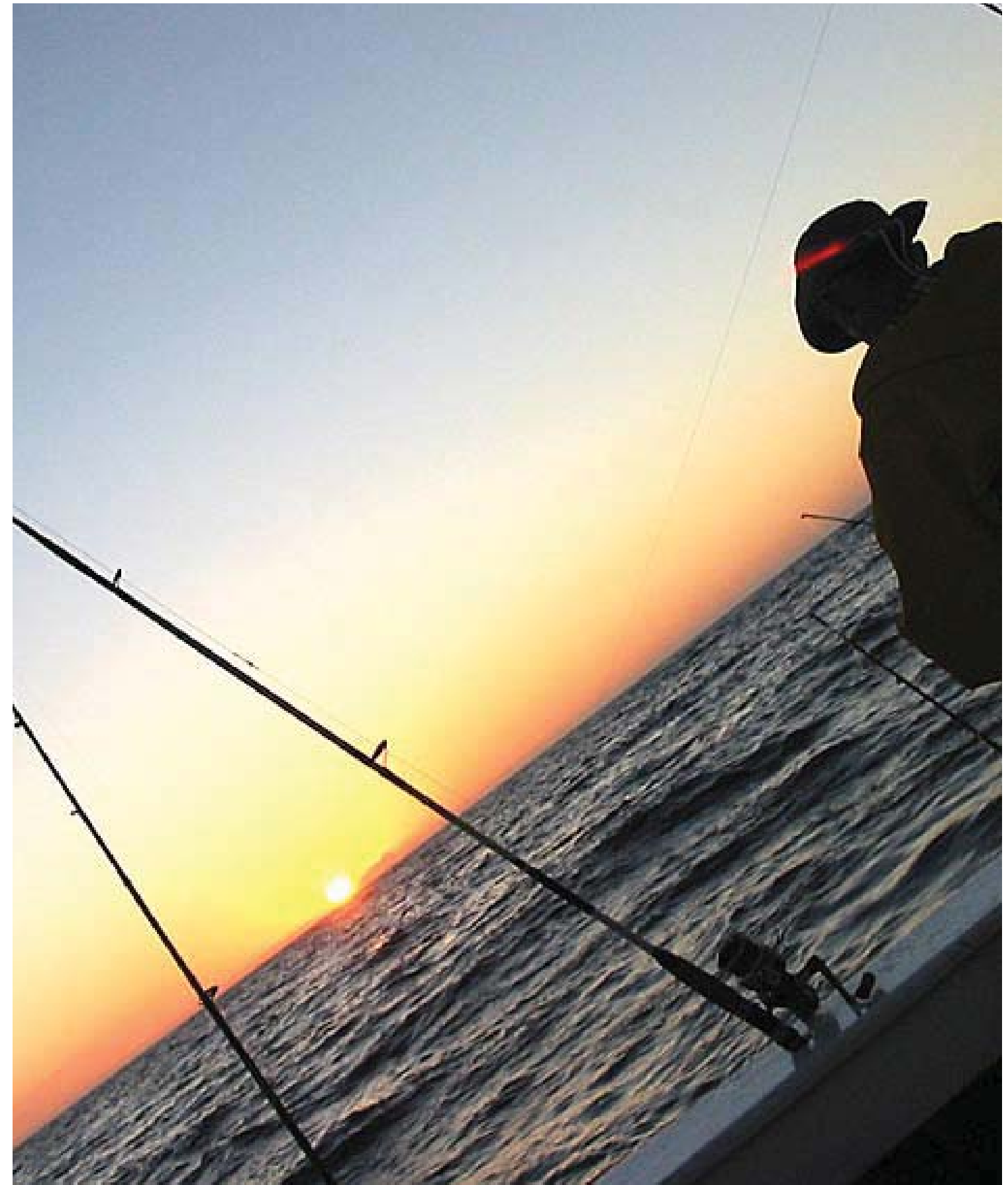
- Consider the provision of accessible fishing platforms at each public boat launching area, at designated fishing spots or along the areas where a boardwalk is provided.
- Explore opportunities to provide fish cleaning facilities at the principal boat launching areas for fishing (Majors Lane, Bundalong).

Location Strategy

- Consider the relocation of the Angling Club from the Rowing Club site at Botts Road to a possible Aquatic Recreation Facility at River Road (Yarrowonga), and provide administrative and social spaces
- Explore opportunities to develop well maintained facilities for fishing (including information signs) at designated locations to focus access and use there (eg Majors Lane and Bundalong)

Policy and Planning Strategy

- Encourage the Angling Club to adopt the RecFish Australia “National Code of Practice” for fishing; a voluntary guide addressing fishing responsibility including looking after fisheries, protecting the environment, and respecting the rights of other.



5.0 Vegetation

Lake Mulwala offers a variety of experiences through tourism, recreation, environment and lifestyle opportunities. The area also provides a haven for a number of bird life and aquatic species, due to the variety of habitats. Most of the lake is a forest of flooded tree stumps which creates an interesting visual landscape. It is desirable that these characteristics are maintained for the benefit of wildlife, residents and visitors.

5.1 Willows

Willow trees line much of the lake shore from Yarrowonga to Bundalong. Problems associated with willows are increasingly well understood, such as their invasive nature, the limited habitat they provide for native species, their impacts on water quality and the very large volumes water they consume. However the roots of willow trees are often effective soil binders, and at Lake Mulwala any removal or replacement must be undertaken with great care and in conjunction with measures to maintain bank stability against erosion.

The majority of the willow trees found along the foreshore in the more urbanised lower lake area between Yarrowonga and Woodlands are the weeping willow (*Salix babylonica*). Many people consider them to be aesthetically pleasing, and they provide shade along foreshore areas. However most are now ageing and they will continue to deteriorate with time, presenting safety and aesthetic issues. As such these trees present an ongoing management problem. At present Goulburn-Murray Water undertakes trimming and or limited removal of these where a need is identified by a professional arborist.

In the mid and upper lake areas between Bathumi and Bundalong there are also many of the more invasive willow species such as crack willow (*Salix fragilis*) which

is generally considered a greater problem than the weeping willows. Goulburn-Murray Water currently implements a targeted control program for the invasive willow species in the upper lake areas.

Demand Management Strategy

The existing weeping willows in the urban areas should be maintained, particularly in areas where they are helping to stabilise the bank, until an effective alternative can be found and proven. However some trees will need to be trimmed or removed in situations where they are identified as being dead or presenting a safety hazard.

Invasive willow species such as the crack willow should continue to be removed from the undeveloped mid and upper lake areas.

Where willows have to be removed G-MW should seek to incorporate soft engineering solutions to stabilise the foreshore, combined with replacement planting of native species suited to the site.

Communications Strategy

A communication program to raise awareness of the status of the various willow species is recommended, particularly focussed on the invasive species. However it is also important to explain that many existing weeping willow trees in the urban foreshore areas are reaching the end of their useful life and that considerable resources are required to maintain them.

Facility Strategy

To maintain the weeping willows in the urban foreshore areas of the lower lake until such time as an effective alternative can be found, except where they are identified as presenting a public safety risk.

To progressively replace the invasive willows (crack willows) with suitable indigenous species in the mid and upper lake areas.

5.2 Native vegetation

Most of the foreshore upper lake area is dominated by River Red Gums (*Eucalyptus camaldulensis*), which contributes significantly to the landscape character. To maintain and reinforce this character, enhance native biodiversity and to help address the issue of environmental weed infestations (particularly invasive crack willow trees) it is proposed to implement a program that preferentially utilises appropriate indigenous and native vegetation species for any planting along the lake edge.

Demand Management Strategy

Increase the availability, knowledge and the expectation of the community for appropriately selected indigenous and native vegetation.

Prioritise native vegetation enhancement programs to those areas where the existing vegetation is in poor condition, or where significant erosion is occurring.

Communications Strategy

Raise appreciation of indigenous and native species to fulfil the objectives of the Master Plan strategy.

Provide information about appropriate species for particular uses along the lake front through Moira Shire Council, Goulburn-Murray Water, and local nurseries.

Implement pilot projects to highlight the advantages of indigenous and native vegetation, including interpretation material that explain these.

Facility Strategy

Gradually enhance indigenous vegetation in the Yarrowonga to Woodlands area and supplement the existing vegetation wherever possible in the area from Bathumi through to Bundalong. Some suggested native plant species are shown opposite.

5.3 Aquatic vegetation

Increased nuisance aquatic vegetation has been noted in Lake Mulwala by a variety of stakeholders during the consultation process. However this issue is beyond the scope of work for this study and we do not propose to address it in this Master Plan,

Site visits and assessments have indicated that nuisance aquatic vegetation is occasionally choking some of the boat ramps and stretches of water popular with boating activities. This has an impact on recreational activities and appreciation of the lake. Not all aquatic vegetation in the area are considered bad, as many species have a critical role in aquatic habitation and erosion control. These identified species should be managed to ensure that their beneficial characteristics are not removed.

As detailed information about the reasons for increased aquatic vegetation is poorly understood, it is recommended that an additional study about the sources and impacts of aquatic weeds in Lake Mulwala be undertaken by suitably qualified consultants.



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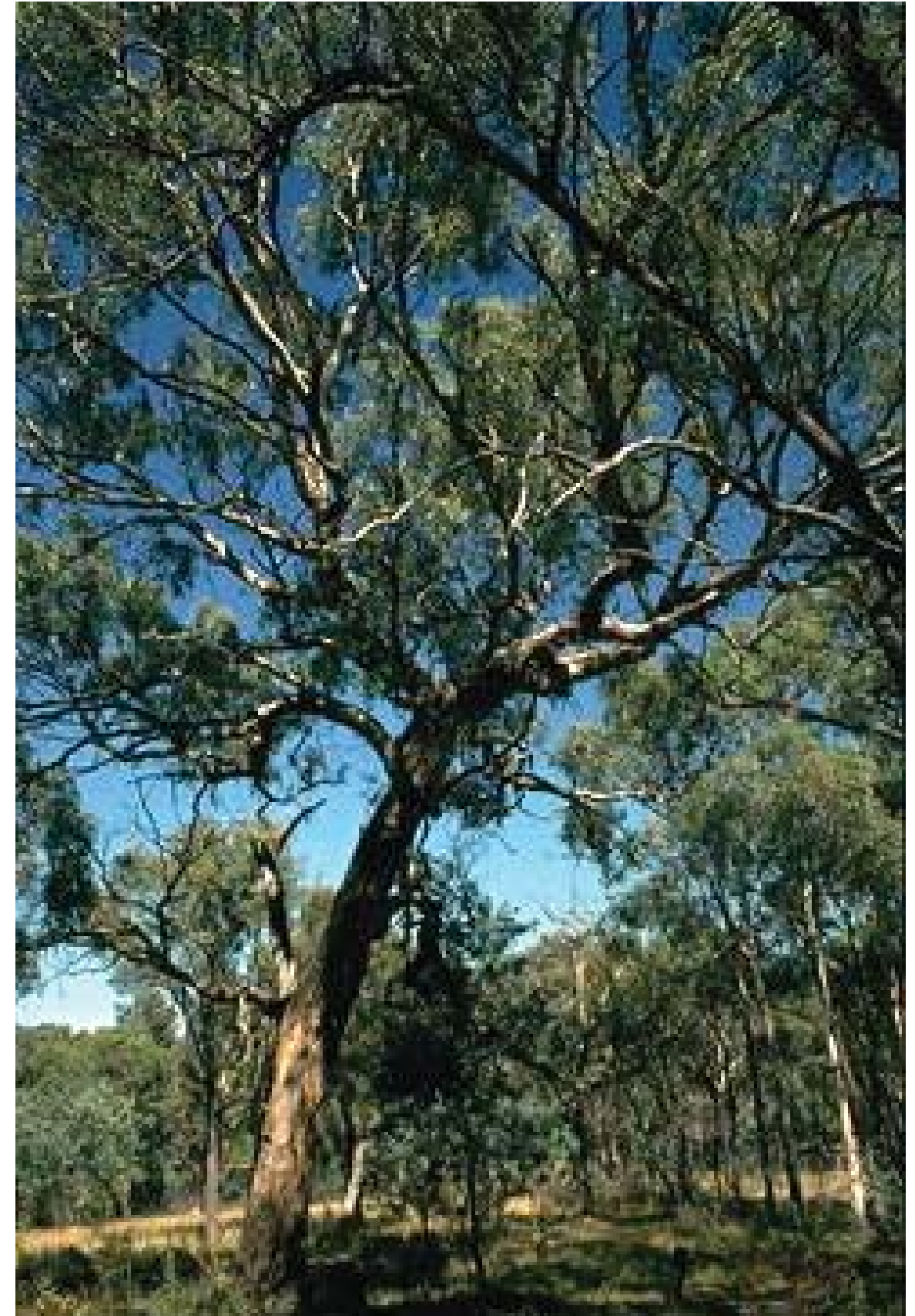
Acacia acinacea



Eucalyptus melliodora



Bursaria spinosa



Eucalyptus camaldulensis



6.0 Adjoining land uses

The design and nature of land use adjoining the foreshore will affect conditions (level of use, wear and tear, views), access to and along the lake edge, and the overall experiences of the lake. Similarly, activities on the water and along the foreshore may impact on the amenity of shore based activities.

The main issues associated with lake side land uses include:

- The design and treatment of the interface between residential and foreshore zones
- Residential development generating increased demand for foreshore facilities
- The nature of the adjacent land use abutting the foreshore
- Pressure placed on the foreshore due to insufficient or poorly designed public open space in adjacent residential areas
- Limited width of public access along the foreshore between lake front residential properties and the water.

There are benefits if the foreshore and adjacent residential areas are separated by a road way and formed pathways. Such a roadway will provide a buffer along the lake edge, create passive surveillance opportunities, establish easy and unambiguous public access to the lake front, and a define the limits of public and private space.

The provision of a road along the foreshore also has tourism benefits as a scenic route and also for the potential of cycle and road based recreation events.

It is noted that existing development significantly restrict opportunities for the retrofitting of a lakeside road, but wherever possible, new developments should incorporate this feature.

The nature and density of residential development adjacent to the foreshore will impact on foreshore activities, and the experiences of those using the foreshore. A number of residents have expressed the view that the area adjacent to the lake is being over-developed and that the carrying capacity of public open space, current infrastructure and the lake has already been exceeded. Council is in a position to control the rate and nature of residential development, and the form and design of development through planning controls.

It is considered that the rural land between Bathumi and Bundalong is not financially viable in the long term, and that alternative, more profitable, uses should be explored. A Regional Rural Strategy will guide opportunities for the future development of this land, though it is recommended that the intrinsic landscape values of the area be maintained, and that adequate provision for lakeside access be provided.

The Moira Shire Planning Scheme in conjunction with a number of other Development Plans govern the land-use and development in the study area.

The Strategy Policy and Planning Strategy

Consider the introduction of the following policies for future development along the foreshore in the study area:

- A public roadway must separate any residential sub-division, commercial development or other development from the foreshore to enable unrestricted public access and to allow the construction of a formed path along this reserve.
- Residential dwellings and other buildings adjoining the foreshore must front a public roadway and face towards the lake.

- Residential dwellings along the foreshore shall have a specified setback from the lake front property boundary to ensure that there is adequate private open space and to avoid built form dominating the lake front reserve.
- Residential sub-divisions abutting the foreshore should provide a minimum building setback of 50 metres from full supply level of the lake.
- Council should seek open space contributions from developers in subdivisions adjoining the foreshore, to create local open space for social/ family recreation within walkable distance from all houses.

6.1 Residential properties

The lake front to the residential houses at Woodlands is a highly modified open grassy area with a variety of edge and landscape treatments that have been implemented by residents. Residences in Bundalong share similar characteristics with unclear boundaries between private and public land.

While there is a public reserve along the lake front, there is a lack of clarity about public accessibility due to the presence of private garden settings on the lake edge, the absence of property fences, and the blurring of private gardens and lawns with public land.

Goulburn-Murray Water is currently liaising with residents in these areas to clarify land ownership boundaries, remove inappropriate infrastructure and to ensure public accessibility along the lake front.

It is recommended that this continue to ensure that all current and future lake front residents are fully aware of the public nature of the foreshore reserve and of the implications of living in such a location.

Demand Management Strategy

To reduce the expectation that private land owners can occupy the lake front reserve, continue ongoing liaison with residents, including the removal of private infrastructure.

Ensure that real estate agents, developers and new residents are aware of policies that provide for clear and unimpeded public access along the foreshore.

Communications Strategy

Consider the preparation of a leaflet with landscape guidelines showing how appropriate lake front gardens can be implemented.

Distribute these to all existing residents, land owners and developers. These will also be available on the Moira Shire Council website and at Council's offices.

Policy and planning

Consider adopting design guidelines regarding residential private gardens into the overall design guidelines developed for the foreshore. Some of these could be:

- Enforce the 50 metre minimum set back for all buildings from the full supply level.
- Permit visually permeable fences (i.e. pool fencing, picket, mesh) along the foreshore boundaries.
- Prohibit solid fences along the foreshore boundaries.
- Trees should be planted to maintain views of the lake from the road and public foreshore land wherever possible.

7.1 Land Ownership

Public land extends along practically all of the Victorian shoreline of Lake Mulwala, and the delineation of public and private land is not always clear. This Master Plan recommends that the current program of delineation of public land continues, and that suitable levels of public access are provided, dependant on the width of the public corridor. This public access should not impact adversely on environmental values, user safety and residential privacy.

A variety of edge treatments and visual barriers have been installed along the foreshore edge due to the lack of clarification about ownership and maintenance responsibilities. These include private boat launching facilities, private jetties, lake edge retaining walls, extensions of private gardens and the installation of private garden settings on public land. These will need to be addressed to achieve consistency, improve risk management and ensure that unambiguous and clear public access is provided. Inappropriate private infrastructure will need to be removed off public land and in some instances private launch ramps crossing the public corridor will need to be redesigned or regraded to allow public access along the foreshore.

Goulburn-Murray Water is encouraged to continue the marking of boundaries between private and public foreshore land along the entire extent of the foreshore, and removing private infrastructure and barriers to public access. This will be of benefit and knowledge to the community, and is the first step in a gradual process of changing the community's attitude towards public access and land use along the foreshore.

The agricultural land between Bathumi and Bundalong is currently under utilised and in high demand for establishment of alternative, more profitable, uses. This land has intrinsic environmental values that need to be protected. Future options for this area will be discussed in the soon to be released Regional Rural Strategy.

Planning measures must be put in place now to guide future developments towards the provision of appropriate and well designed public open space and treatments of foreshore land.

Policy and Planning Strategy

A number of amendments to the current allocation of planning zones and overlays are recommended:

- Re-zone areas of the Yarrawonga foreshore on Bank St from PCRZ to PPRZ to allow for commercial activities and facilities to occur.
- Re-zone the agricultural land between Bathumi and Bundalong in line with the recommendation of the soon to be released Regional Rural Strategy.
- Extend the Significant Landscape Overlay (SLO) from the Aquatic Recreation Clubhouse (former Yacht Club) at River Road (Yarrawonga) to Lewingtons Road, (Bundalong) and include the Ovens River.
- Zone all new reserves, social and family recreation areas, and 'publicly accessible foreshore areas' as either Public Park and Recreation Zone (PPRZ) or Public Conservation and Recreation Zone (PCRZ), as appropriate.
- Consider rezoning the Residential Area 1 around the Yarrawonga foreshore, Hunt Street and Haebich Drive, and Bank Street and Murphy Street to Mixed Use zone to allow future commercial facilities to evolve along this foreshore area.
- Consider re-zoning undeveloped land in Bathumi as Low Density Residential Zone
- Consider a Development Plan Overlay (DPO) over all land in Bathumi to control and guide future residential development
- Implement the recommendations of the Bundalong Strategy Plan adopted in November 2007

The following policies are recommended for all future residential development in the study area:

- There are to be no further private boat ramps and jetties constructed on public foreshore land
- Properties adjacent the foreshore are to front a roadway and face towards the lake
- Properties adjacent the foreshore are to have a specified setback from the property boundary to accommodate adequate private open space before adjoining public foreshore land
- Recommendations are to restructure the parcels in Bathumi to include accessible open spaces to all residents
- Boundaries between private and public land are to be clearly defined with visible markers/bollards
- All new residential and commercial buildings are required to be setback a minimum of 50 metre from the full supply level of the lake
- Guidelines for private gardens should be considered for properties fronting the foreshore (refer to the design guidelines from the 'private gardens' topic above)
- Design guidelines should be considered for properties fronting the foreshore, concerning suitable house colour schemes and fencing types and heights etc
- Private structures such as fences and outdoor furniture are not to be constructed on public land
- Contributions of developable land (minimum one hectare) are to be taken for provision of inland public open space, to serve the new residents
- Preparation of additional specific guidelines are recommended for future development in the areas of Bathumi and Bundalong.

8.0 Management responsibilities

There is currently a lack of clarity about who manages what facilities and spaces on the foreshore, and there are no current occupancy agreements for facilities located on the public land on foreshore.

The lack of clarity about management and occupancy, acts as a disincentive to development, due to the uncertainty about security of tenure.

This plan seeks to provide a unified direction on management roles and responsibilities. A formal agreement may need to be reached between Moira Shire Council and Goulburn-Murray Water to clarify ownership, occupancy and roles associated with the management of public assets on the foreshore.

Goulburn-Murray Water should be primarily responsible for all facilities in the water; boating facilities including boat ramps, landings, jetties and fishing platforms; and the embankment itself, including the edge treatment of natural edges up to the full supply level, as well as general embankment and waterway health and re-vegetation works.

Goulburn-Murray Water should also remain responsible for marking the delineation between public and private land.

Moira Shire Council will be primarily responsible for the provision and maintenance of on-land facilities such as trails, playgrounds, public toilets and change rooms, rubbish bins in parks and overall management of aquatic recreation club facilities that will be maintained on a day to day basis by the clubs.

More staff may need to be employed to maintain the on-land facilities.

The Strategy

Formalise a memorandum of understanding between Council and Goulburn-Murray Water for management of public assets:

- Assign Goulburn Murray Water as the management authority over the boat ramps, public jetties and the shoreline up to the top of embankment
- Assign Moira Shire Council as the management authority over all other public land and assets, including toilet blocks, picnic and barbeque facilities, car parks and land above the top of embankment.
- Introduce a “take your rubbish home” policy in line with Parks Victoria for areas where rubbish bins are not provided (except dog off-leash areas)
- Introduce a local law requiring dog owners to carry multiple plastic bags with them to pick up after their dog, when on the foreshore

8.1 Waste management

Provision of public rubbish bins is recommended at sites that provide for picnic and barbeque facilities (social / family recreation areas), and where dog off-lead exercise is permitted, but not along the rest of the public foreshore.

It is recommended that rubbish bins be sited on land that is nominated as Moira Shire Council's responsibility to ensure clarity of management.

8.1.1 Dog waste management

Dog owners are to pick up after their dog, in any public place including the foreshore. It is recommended that dog owners carry plastic bags with them to clean up after their dogs, (rather than Council provide them) and place dog waste in the public rubbish bins provided. Where they are provided the removal of waste from public rubbish bins should be a responsibility of Council.

8.2 Weeds and feral animals

Weeds and feral animals need to be managed to protect the environmental values of the foreshore and lake. This may best be achieved in partnership between Moira Shire Council, Goulburn-Murray Water, Parks Victoria (where the foreshore abuts Parks Victoria land), local land holders and local community groups such as the Eastern Foreshore Committee, and Landcare.

8.3 Marketing & communication

There are a wide range of different activity groups using the foreshore. Each is likely to seek different experiences. Council and Goulburn Murray water will need to use different methods to effectively communicate with each. Key visitor activity groups include those are listed on the following page:

VISITOR ACTIVITY GROUP	DESCRIPTION	COMMUNICATION METHOD
Out and about locals	Yarrawonga residents using the foreshore for exercise, relaxation and for casual recreational activities.	<ul style="list-style-type: none"> - Ratepayers notice - Website - Local newspapers - Dog obedience clubs - Pet shops - Cycle shops - Walking groups - Mothers groups
Aquatic recreation clubs	Members of the rowing, yachting and angling club and any other future club such as triathlon, ski, sail board, dragon boat, wakeboard or swim club,	<ul style="list-style-type: none"> - Email / correspondence to club - Council sports development communication methods - Website - License agreement process
Visitors or local residents using registered boats		<ul style="list-style-type: none"> - Vic roads registration (all motor boats) - BIA association communications - Public notices at key boat ramps - Visitor information services - Local newspapers - Mulwala water Ski Club
Tourist operators using the water eg boating, angling, canoeing, events, BBQ boats		<ul style="list-style-type: none"> - GMW licenses - Local tourist association - Direct mail - Local chamber of commerce
Nature based interested persons		<ul style="list-style-type: none"> - Eastern Foreshore Committee of Management - Parks Victoria - Land care - Council Environmental Officer - Local bird observers, Field Naturalists clubs or similar - Council Recreation Officer
Casual visitors	Visitors using the foreshore for exercise, relaxation for casual recreation activities	<ul style="list-style-type: none"> - Tourist information office - RACV publications - Kiosk on the foreshore - Public notice of social family recreation

It is recommended that Moira Shire Council and Goulburn-Murray Water maintain a unified working relationship, and promote themselves to the community as such.

8.3.1 Information provision

The Tourist Information Centre is a valuable resource to local residents and visitors of Yarrawonga, and the surrounding region. Presently the Centre is sited on high profile land abutting Lake Mulwala. This site is easily noticeable and accessible for visitors travelling by car from Mulwala and New South Wales.

Demand Management Strategy

Develop a diversity of opportunities along the foreshore to target a variety of specific audiences, and communicate these offerings via different methods suitable to each.

Ensure information regarding events and available activities in Yarrawonga and the surrounding region is easily accessible to all residents and visitors.

Communication Strategy

Explore the opportunity to promote the intent of this plan through a wide range of channels, including the planning / policy intent, to those who do not want to see “change” on the foreshore.

- Establish a consistent ‘brand’ or theme for signage information and for all brochures and pamphlets with information relating to the foreshore.
- Consider circulating a summary brochure of this Master Plan to a wider range of stakeholders and industry bodies to assist with co-operation and understanding.
- Explore the opportunity to provide a range of different information products to assist with the broadcast of management messages, to reinforce codes of behaviour, keep people up to date with what is happening, These should be suitable to different markets, and be distributed through the range of media as above.

- Establish mechanisms to communicate with each of the visitor activity groups to: monitor demand, activity preferences and patterns of behaviour, perception of conflicts and changing conditions of the resource. (Where possible this should be done annually).
- Establish ongoing dialogue between Council, Goulburn-Murray Water, local land holders and local community groups to address issues as or before they arise, for example to help manage weeds and feral animals at the foreshore.

Facility Strategy

Maintain an up to date Visitor Information Centre with pamphlets, flyers, maps and information about up coming events at the foreshore and recreational pursuits available on the foreshore.

- Consider relocating the existing Tourist Information Centre into the township of Yarrawonga depending on the outcomes of the new bridge alignment (in the Yarrawonga – Mulwala Crossings Study Report completed by VicRoads).



The Yarrowonga to Bundalong Foreshore Master Plan has identified a number of initiatives to ensure that Lake Mulwala and the foreshore continue to remain a significant asset to the local communities of Yarrowonga and Bundalong, and to visitors. Community and stakeholder consultation has highlighted a number of issues, and also provided an indication of expectations for the future of the Lake Mulwala foreshore between Yarrowonga and Bundalong.

To address these, the Yarrowonga to Bundalong Foreshore Master Plan proposes a set of strategies and design principles to guide ongoing development and management programs. It is considered that the ongoing development of the Lake Mulwala foreshore between Yarrowonga and Bundalong will ultimately change the inherent character of the area, and impact on the current values that are appreciated by local residents, temporary residents and visitors. Therefore it is imperative that measures are implemented to ensure that change is managed effectively and appropriately.

The Yarrowonga to Bundalong Foreshore Master Plan provides guidance for the management of the Lake Mulwala foreshore between Yarrowonga and Bundalong, and proposes a series of concepts for the development of activity nodes that will cater for the expectations of the land managers, the local community and visitors. It is a reference document to provide security for future planning and to ensure that ongoing development of the foreshore areas is carried out in a managed way that enhances the values of the area.

Priority actions

The Yarrowonga to Bundalong Foreshore Master Plan has been prepared in collaboration with the responsible management authorities, the local community and relevant stakeholders. An important priority is to establish 'ownership' of the master plan so that there is the commitment and enthusiasm to put the vision into action. This will then ensure that the appropriate resources are allocated to the various projects and that they will be built.

Implementation of the Yarrowonga to Bundalong Foreshore Master Plan will be over a long term period, and will be dependant on the availability of funds to implement particular projects. As the availability of funds from the immediate management authorities may not coincide with potential funds from external sources, there needs to be a certain amount of flexibility in an implementation program. However, as a priority, the resolution and endorsement of management responsibilities and the exploration of potential funding sources needs to be undertaken. This will enable an idea of likely projects that can be undertaken in the short, medium and longer terms.

Access to the lake front is considered to be of paramount importance to Moira Shire Council, Goulburn-Murray Water, local residents and visitors. As such, ensuring that there is clear public access to the lake front is a priority. This can be achieved by a variety of means;

- Ongoing liaison between Goulburn Murray Water and local residents whose properties front the lake edge. This will also include the removal of private structures from public land, and the marking of title boundaries.
- The upgrade or construction of shared paths.
- The installation of information and directional signage.

The Yarrowonga to Bundalong Foreshore Master Plan proposes a series of activity nodes along the foreshore in an effort to concentrate facilities and demands in well managed locations, and to provide low key links between these in order to protect the inherent qualities and values.

It is considered that the development of these activity nodes will be undertaken over a relatively long time frame (20 years) dependant on;

- Wider strategic programs by land managers (in order to achieve synergies wherever possible).
- Available funding opportunities over and above annual capital works programs.
- Community initiatives (including stakeholder groups such as recreation clubs).
- Demand for facilities.

Land managers can influence the direction and prioritisation of an implementation program. An integral component of this master plan is to manage the demand for particular facilities at particular locations along the southern foreshore of Lake Mulwala. In order to achieve this objective that will protect the areas with higher environmental values, promote increased tourist and recreational activities at designated sites, and consider existing residential amenity, it is recommended that the development of upgraded facilities in the existing built up areas of Yarrowonga and Bundalong be implemented as a priority. It is considered that this approach will provide greater benefit to a larger number of people in a shorter time frame and therefore be a more effective use of available resources.

Once these have been implemented, a wider program that includes the development of areas with sensitive environmental values and issues should be initiated to allow controlled public access, and the appreciation and preservation of these aspects of Lake Mulwala.



Schedule of Implementation

Time frame: The plan is expected to have an active life for 20 years, but within a long term 50 year vision for the lake and foreshore:

Short term: 2008 - 2013

Medium term: 2013 - 2020

Long term: 2020 - 2028

The estimated costs are based on concept drawings contained in this master plan, and are indicative only and to be used as a guide only.

They are based on 2007 rates and will need to be reviewed as part of detailed design for specific projects.

ACTION	PRIORITY	TIME FRAME	ESTIMATED COSTS	FUNDING SOURCES
Ownership and endorsement of Master Plan	High	2008 - 2013	-	Moira Shire Council & Goulburn-Murray Water
Resolution of land management, maintenance and responsibilities	High	2008 - 2013	-	Moira Shire Council & Goulburn-Murray Water
<ul style="list-style-type: none"> <li data-bbox="71 653 1308 695">– Implementation of appropriate maintenance programs. Includes such items as: <li data-bbox="142 726 1308 768">– Provision and clearing of rubbish <li data-bbox="142 793 1308 863">– Regular cleaning and up-keep of toilet facilities, picnic (bbq, seating, shelters) and play facilities <li data-bbox="142 888 1308 930">– Vegetation maintenance (Grass mowing, clearing of weeds both on-land and in the lake) 	High	2008 - 2013	-	<ul style="list-style-type: none"> <li data-bbox="2249 726 2890 768">Moira Shire Council <li data-bbox="2249 814 2890 856">Moira Shire Council <li data-bbox="2249 888 2890 930">Moira Shire Council & Goulburn Murray-Water

ACTION	PRIORITY	TIME FRAME	ESTIMATED COSTS	FUNDING SOURCES
– Upgrade of boat ramps and jetties				
– Bundalong Area				Moirá Shire Council, Goulburn Murray- Water and Marine Safety Victoria
– Pyke Street				
• Prepare a design layout for an upgraded boat launching facility	High	2008 - 2013	\$30,000	Moirá Shire Council, Goulburn Murray- Water and Marine Safety Victoria
• Construction of a new boat launching ramp, jetty, parking facilities and landscape (Costs depend on approved design)	High	2008 - 2013	to be determined	Moirá Shire Council, Goulburn Murray- Water and Marine Safety Victoria
– Pasley Street				
• Prepare design layout for an upgrade to the boat ramp and surrounding facilities	High	2008 - 2013	\$30,000	Moirá Shire Council, Goulburn Murray- Water and Marine Safety Victoria
• Construction of new boat launching ramp, jetty, parking facilities, improved picnic area and landscape (Costs depend on approved design)	High	2013 - 2020	to be determined	Moirá Shire Council, Goulburn Murray- Water and Marine Safety Victoria
– Yarrawonga Area				
– Bank St / Ely Street				
• Undertake a traffic study to resolve boat launching manoeuvres, parking facilities and general pedestrian and vehicular circulation. Based on this study, prepare a design layout for an upgrade to the boat ramp and parking facilities	Medium	2013 - 2020	\$40,000	
• Construction of new car and trailer parking facilities (Costs depend on approved design)	Medium	2013 - 2020	to be determined	
– Yacht Club				
• Prepare a design layout for an upgrade to the boat ramp and surrounding parking facilities	Medium	2013 - 2020	\$20,000	
• Construction of a new boat launching ramp, parking facilities and landscape (Costs depend on approved design)	Medium	2013 - 2020	to be determined	
– Botts Road				
• Prepare a design layout for a new boat launching ramp and parking facilities	Medium	2013 - 2020	\$30,000	
• Construction of a new boat launching ramp, jetty, parking facilities and landscape (Costs depend on approved design)	Medium	2013 - 2020	to be determined	

<ul style="list-style-type: none"> - Woodlands Park <ul style="list-style-type: none"> • Prepare a design layout for an upgraded boat launching facility • Construction of a new boat launching ramp and jetty, (Costs depend on approved design) - Majors Lane <ul style="list-style-type: none"> • Prepare a design layout for an upgraded boat launching facility • Construction of a new boat launching ramp, jetty, parking facilities and landscape (Costs depend on approved design) - Others <ul style="list-style-type: none"> - Review the following boat ramps to determine ongoing status : <ul style="list-style-type: none"> • Bundalong: Lewingtons Road and Williams Street • Woodlands: Rosemary Court/Stephenson Place - Investigate the ongoing feasibility of the launching facility at Campbellfield Drive, Woodlands - Prepare a policy of standards for community launching facilities to enable their inclusion in licences 	<p>Medium</p> <p>Medium</p> <p>Low</p> <p>Low</p> <p>Low</p> <p>Low</p> <p>Low</p> <p>High</p>	<p>2013 - 2020</p> <p>2013 - 2020</p> <p>2020 - 2028</p> <p>2020 - 2028</p> <p>2020 - 2028</p> <p>2020 - 2028</p> <p>2008 - 2013</p>	<p>\$15,000</p> <p>to be determined</p> <p>\$30,000</p> <p>to be determined</p> <p>\$5,000</p> <p>\$5,000</p> <p>\$5,000</p> <p>\$10,000</p>	<p>Moira Shire Council, Goulburn-Murray Water and Marine Safety Victoria</p> <p>Moira Shire Council, Goulburn-Murray Water and Marine Safety Victoria</p> <p>Moira Shire Council, Goulburn-Murray Water and Marine Safety Victoria</p> <p>Moira Shire Council and Goulburn-Murray Water</p> <p>Moira Shire Council, Goulburn-Murray Water and Marine Safety Victoria</p>
<ul style="list-style-type: none"> - Shared Path Network - Ongoing liaison with landowners to establish title boundaries, removal of all private infrastructure and provide clear public access to lake front reserve (Woodlands and Bundalong) - 'Sow the seed' for the long term implementation of a shared pathway along the lake foreshore between Yarrawonga and Bundalong. - Review and upgrade the existing shared path from Belmore St (Yarrawonga) to Botts Road, including provision of rest stops (seats, rubbish bins, drinking taps) - Investigate/design and construct a shared path loop from Majors Lane to McPhails Road along the lake frontage - Construct shared paths from the Murray Valley Highway to the lake frontage at: <ul style="list-style-type: none"> - Keenans Road - McColl Street - McDouglas Rd - Montrose Rd 	<p>High</p> <p>High</p> <p>High</p> <p>Medium</p> <p>Low</p>	<p>2008 - 2013</p> <p>2008 - 2028</p> <p>2008 - 2013</p> <p>2013 - 2020</p> <p>2020 - 2028</p> <p>2020 - 2028</p>	<p>-</p> <p>-</p> <p>\$65,000</p> <p>\$40,000</p> <p>\$50,000</p> <p>\$25,000</p> <p>\$25,000</p> <p>\$20,000</p>	<p>Goulburn-Murray Water</p> <p>Goulburn-Murray Water and Moira Shire Council</p> <p>Moira Shire Council</p> <p>Moira Shire Council</p>



For **further enquiries** please contact:
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