

# Lake Pertobe Masterplan 2018



## Project Consultant:

Michael Smith and Associates, Landscape Architecture and Urban Design

**Tel:** (03) 9830 0414 **Mobile:** 0418 172 863

**Email:** mike@msalandurb.com.au

## ACKNOWLEDGMENTS

Council acknowledges the Gunditj-mara and the Kirrae Whurrong people as the original custodians of the lands of this area.

Council also acknowledges the descendants of the ancestors of Aboriginal nations within the lands forming the Great South Coast and particularly the elders of the indigenous communities within both Warrnambool and this region.

- **Warrnambool City Council's Project Working Group:**
  - Russell Lineham, Manager Recreation and Culture
  - Jenny Emeny, Open Space Planner
  - Glenn Reddick, Manager Infrastructure Services
  - Jodie McNamara, Manager City Planning and Strategy
  - Kim White, Service Manager Recreation & Youth Services
  - John Finnerty, Coordinator Asset Management
  - Shane Stenhouse, Service Manager Parks & Gardens
  - Mark Mirtschin, Manager Depot Operations
  - Lisa McLeod, Manager Community Planning and Policy
- **Kevin Sparrow and Louise Sheba - Australian Plants Society Warrnambool and District**
- **Uncle Robbie Lowe and Uncle Lochie Eccles**
- **Shane Bell, Aboriginal Victoria**
- **Joel Wright, Victorian Aboriginal Corporation for Languages**

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# 1 Executive Summary

Lake Pertobe (name derived from 'pirtup', the word meaning small sandpiper in local Gunditjmara language) is a 58 hectare park nestled between the City's CBD and beachfront. It was developed from ephemeral wetlands in the 1970s. The recreational lakes and adventure playground of Lake Pertobe have developed a reputation due to the diverse and unique play opportunities and expansive social areas on offer and over the last four decades, Lake Pertobe has become Warrnambool's most recognised visitor attraction, having been named among Trip Advisor's Top 10 Travellers' Choice Parks (South Pacific region) in 2016.

An unsurpassed recreational asset, Lake Pertobe is a key element of Warrnambool's offering for local residents and contributes to Warrnambool's reputation as Victoria's most liveable regional city (IPSOS, Life in Victoria 2017 and Deloitte Regional Cities Liveability Index 2017).

Implementation of this masterplan will enhance the

experience of this renowned playspace and park for locals and tourists alike. By improving connections between Lake Pertobe, the CBD and foreshore area, improving access within the reserve, adding to the play opportunities for all ages and abilities, encouraging more people to explore whole reserve and enjoy the lakeside environment will strengthen the city's reputation as a family-friendly destination for both domestic and international visitors.

The park attracts groups, families with children, those looking for outdoor spaces to meet friends and also lovers of the environment (particularly bird watchers). Lake Pertobe offers extensive walking opportunities around the lakes and is located strategically between neighbouring residential areas of South Warrnambool and Merrivale, the City's central business district and Warrnambool's main beach and foreshore promenade.

In early 2016 Council's Project Working Group prepared a Background Report (Appendix 1) which summarised key issues for Lake Pertobe and the ideas and opportunities identified during extensive stage one community engagement. In June 2016, the consultant team were appointed to analyse these findings, provide expert advice on a range of matters and develop the Masterplan Report. The process is outlined in Chapter 3.

The challenges and opportunities for Lake Pertobe (see Appendix 3 & 4), identified in consultation with Council officers, stakeholders and the community, have provided a strong foundation for masterplan's development. The vision for the reserve and this masterplan will guide future improvements, maintenance and management of the Reserve for the next 10-15 years.

The Masterplan considers the goals and priorities of Warrnambool 2040 Community Plan (draft), the Warrnambool City Council Plan, Warrnambool Open Space Strategy, Warrnambool Open Space Infrastructure Guidelines, Warrnambool – A Healthy City, Sustainable

Transport Strategy, Warrnambool Asset Management Strategy and the Railway Station Precinct Plan, within its recommendations.

Lake Pertobe Reserve is identified as a regional reserve in the Warrnambool Open Space Strategy 2014. It offers extensive and diverse passive and active recreation opportunities to both those living in the Warrnambool and across the South West region (approx. 50,000 residents) in addition to the thousands of domestic and international visitors to Warrnambool each year.

While the reserve is large (58 hectares including three lakes and the extensive wetland areas), the developed recreation area and accompanying facilities along the Pertobe Road frontage, is relatively small (4 hectares). An immediate challenge is to ensure that this intensively used strip along Pertobe Road is not over-used to the detriment of the user experience or to an extent which requires unsustainable and unaffordable maintenance to retain Lake Pertobe Reserve at the current high standards.

The Reserve's ability to meet peak demand is most challenged in the summer months, when visitation and activity levels increase sharply. In January, when there are thousands of holiday makers within the precinct, beach-goers and many events held in the foreshore area (and most often the events spaces in Lake Pertobe), car access and parking and reserve infrastructure such as shelters, barbecues, toilets and play spaces are regularly stretched beyond the area's capacity.

This Masterplan's recommendations provide for upgrade and renewal of existing facilities and improved connectivity and development of attractions away from the existing play areas of this iconic reserve to meet the growing needs of

the local community, to encourage users to explore and use more of the reserve to spread visitation across the site and to retain Lake Pertobe as an exceptional asset which continues to exceed the expectation of visitors of all ages.

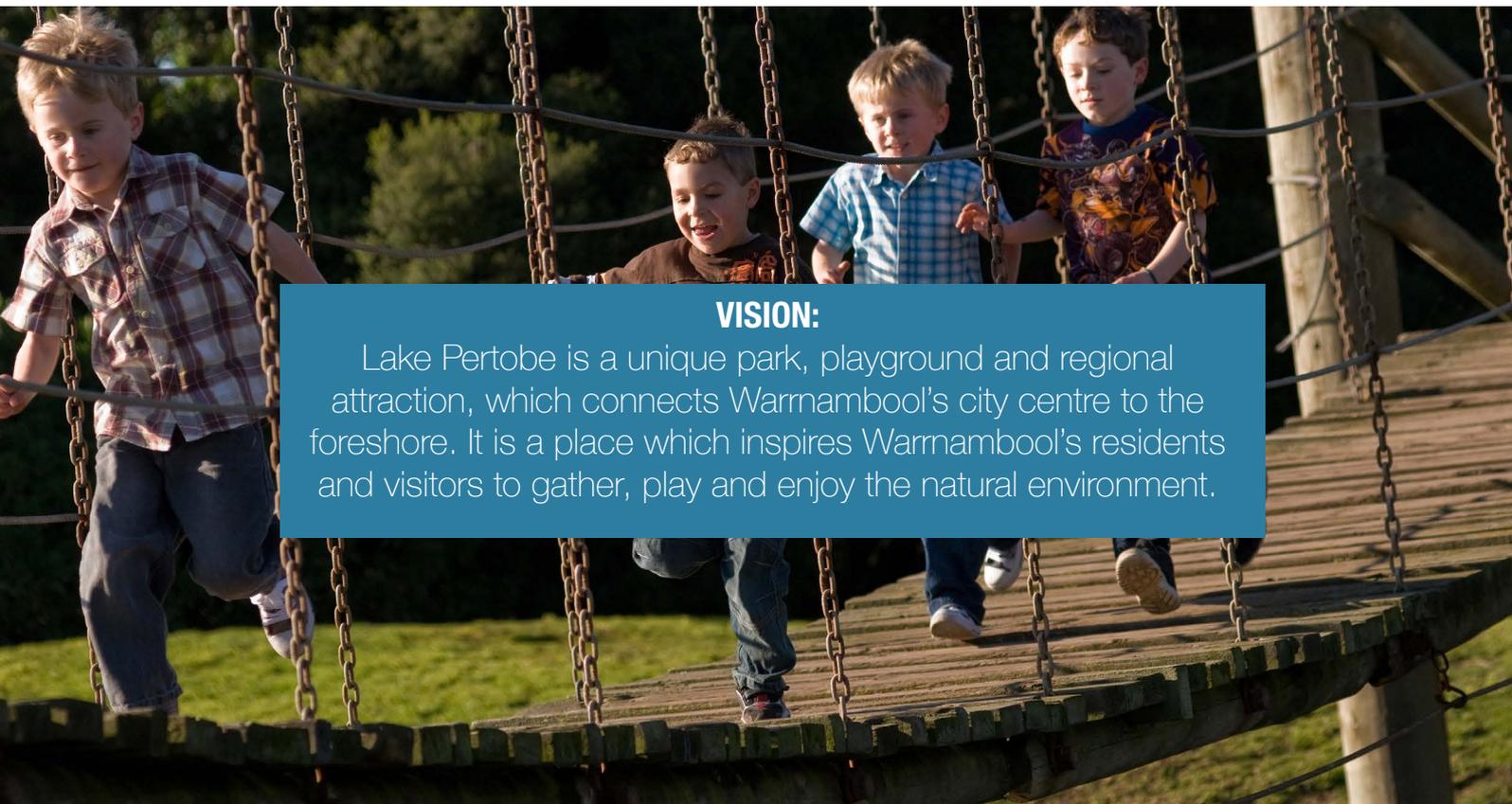
The Masterplan's extensive development and management recommendations (as summarised in Section 1.2 and detailed in Chapter 6):

- identify improvements to ensure Lake Pertobe's reputation as one of the best playgrounds in regional Australia is maintained;
- recommend investment to protect the reserve from overuse and congestion (including improving infrastructure, experiences and creating easy connections from neighbouring areas and the CBD for pedestrians and cyclists), and
- improve maintenance activities to enhance and protect the environmental values of this much loved place in the decades to come.

## 1.1 Vision

Following extensive input of stakeholders and the community in Stage One, a vision for Lake Pertobe was developed as the guiding statement for this plan. This vision was endorsed after considering feedback from the community in Stage 2 (refer Appendix 10 - Community Engagement Summary)

The Vision has influenced the recommendations and priorities in this Masterplan and should be considered when making decisions about improvement and renewal of Lake Pertobe in the future.



### VISION:

Lake Pertobe is a unique park, playground and regional attraction, which connects Warrnambool's city centre to the foreshore. It is a place which inspires Warrnambool's residents and visitors to gather, play and enjoy the natural environment.

## 1.2 Masterplan Recommendations

Below is the summary of masterplan recommendations for each of the ten themes, which are expanded on in Section 6.

6.1. Infrastructure	Priority	
6.1.1.	Construct a new toilet/change facility with showers and change rooms at McGenan's Carpark to service all users of the foreshore area.	Immediate
6.1.2.	Provide access to the water for reserve users and hire operators along the lakes' edge in appropriate locations which are connected to the path network.	Medium
6.1.3.	Identify appropriate locations and form for the provision of shade infrastructure in the reserve, particularly servicing the play areas.	High
6.1.4.	Prepare an infrastructure style guide to create a consistent and appropriate character. The guide should include: seats, waste receptacles (rubbish/recycle), drinking fountains/water bottle refilling stations, bike racks, lighting and picnic tables.	High
6.1.5.	Install combined drinking fountains and water bottle filling stations at key destinations within the reserve.	Medium
6.1.6.	Review the provision of litter bins across the reserve, and install new/replacement waste and recycling infrastructure.	Medium
6.1.7.	Install bike racks at key destinations within the reserve, particularly adjacent to car parks and entry points.	Medium
6.1.8.	Install additional seating and picnic tables which meet the needs of all users (including some seats with arm rests, back rests and wheelchair accessible tables).	High
6.1.9.	Investigate feasible options for replacement of the swing bridge feature in Play Area 3.	Immediate
6.1.10.	Creative and innovative design will be included in all new projects (eg wayfinding & signage, shelters, functional art, picnic decks, play features, etc).	Immediate
6.1.11.	Develop an App to increase engagement and enjoyment of visitors to Lake Pertobe by providing information and interpretation of Lake Pertobe's environment and recreational opportunities.	High
6.1.12.	Construct a Changing Places facility with accessible shower on reserve adjacent to existing public toilets.	High
6.2. Connectivity and Wayfinding		
6.2.1.	Develop and implement a wayfinding strategy for areas within and adjacent to Lake Pertobe.	High
6.2.2.	Install wayfinding maps of the reserve in selected high traffic locations to facilitate easy navigation of the reserve and raise awareness of the variety of experiences and activities on offer.	Immediate
6.2.3.	Name all walking paths/loops, play areas and barbecue shelters to improve navigation and wayfinding.	High
6.2.4.	Design and develop a pedestrian and cyclist-friendly entrance from Harris Street Reserve by formalising pathways, installing appropriate fencing and wayfinding.	Medium
6.2.5.	Design and develop a pedestrian and cyclist-friendly entrance to the foreshore precinct at the corner of Banyan Street/Pertobe Road and Merri Street (and integrate into the wayfinding strategy for Lake Pertobe and surrounds).	Medium
6.2.6.	Improve pedestrian and cycle connections between Lake Pertobe and all adjacent public areas by improving and connecting paths, and the addition of wayfinding information.	Medium
6.2.7.	Construct new shared path across the southern side of Lake Pertobe Reserve to link all pedestrian crossing points on Pertobe Road as well as create raised crossing points.	High

6.2.8.	Complete the existing pedestrian loops and sub-loops in the reserve by constructing new paths and filling gaps in the existing network to create multiple options for a continuous path of travel around Kids Lake and Main Lake.	Medium
6.2.9.	Construct a new (shared) path to create pedestrian and cycle-friendly connections across the southern boundary of the reserve linking with path on the northern side of Pertobe road in 6.2.7.	High
6.2.10.	Construct a path between Mill Lake and Main Lake and on the north side of the Main Lake to connect to the northern path.	Medium
6.2.11.	Provide and clearly designate emergency access at all entrances to the reserve.	Medium
6.2.12.	Investigate options to improve pedestrian access across the railway line to link Lake Pertobe to Warrnambool's CBD.	Medium
<b>6.3. Accessibility</b>		
6.3.1.	Include information about accessible destination points and infrastructure (paths, play, social, toilets etc) in the wayfinding information.	High
<b>6.4. Play Infrastructure</b>		
6.4.1.	Design and construct an exciting, unique, inclusive, challenging and innovative playspace in Play Area 2 for 0 to 12 years.	Immediate
6.4.2.	Design and develop a diverse range of exciting, unique, challenging and innovative play for all ages by designating specific user groups for each play area: Play Area 1 – Youth/Adventure – Ages 12 years plus Play Area 3 – Slides etc – All ages / Mixed Area	High
6.4.3.	Provide unique, additional natural and sensory play experiences within existing play areas.	Medium
6.4.4.	Provide additional challenging adventure play opportunities in Play Area 1.	High
6.4.5.	Remove the paddling pools and creek feature in Play Areas 1 and 3 and replace with other water-based play elements in Play Areas 2 and 3.	Medium
6.4.6.	Include additional inclusive play elements and improve accessibility in all Play Areas by removing barriers such as raised timber edges and sand soft fall and replacing with accessible pathways and surfaces, as appropriate.	High
6.4.7.	Construct a new play area or feature in the central section of the reserve to create a new destination which encourages users to explore areas beyond the Pertobe Road frontage.	Medium
<b>6.5. Arts and Culture</b>		
6.5.1.	Include and share stories about Lake Pertobe's heritage, indigenous culture, storm-water/drainage functions and environmental values through improvements, wayfinding, precinct names and other on-site information.	High
6.5.2.	As 'Pertobe' is derived from the word 'pirtupp' meaning small sandpiper in aboriginal language, include the bird as a theme where appropriate, to acknowledge local aboriginal culture and identity within the reserve.	Immediate
<b>6.6. Recreation and Social Use</b>		
6.6.1.	Construct a half-court basketball and/or other active recreation infrastructure (eg netball/soccer/table tennis facilities) to encourage young people and adults to participate in casual sport.	Medium
6.6.2.	Construct several elevated viewing mounds on the edge of the Main Lake and/or Mill Lake.	Low
6.6.3.	Change to the local laws applying to Lake Pertobe Reserve to allow dogs-on-lead to use the perimeter pathways. This change should be evaluated after 12 months.	Medium
6.6.4.	Install clear signage at entry points and along pathways, and communicate via other channels available, to indicate where dogs are permitted and not permitted at Lake Pertobe.	High

6.6.5.	Investigate the formation of a Friends of Lake Pertobe group to increase community involvement in the implementation of the Masterplan.	High
<b>6.7. Environment and Landscaping</b>		
6.7.1.	New plantings will be indigenous wherever possible, with exotic trees used to provide natural shade as required.	Immediate
6.7.2.	Plant new groups of advanced deciduous trees for shade at the edges of grassed, open space areas/events areas.	High
6.7.3.	Review existing plantings and identify trees/shrubs for removal and/or replacement.	High
6.7.4.	Limit vehicles parking under the Norfolk Island Pine trees on Pertobe Road Monitor the health and condition of the Norfolk Island Pine trees regularly as part of the Council's existing tree audit/program.	Medium
6.7.5.	Improve the reserve's habitat values through weed control and works to improve water quality.	High
6.7.6.	Remove noxious and environmental weeds in the reserve.	High
<b>6.8. Events and Infrastructure</b>		
6.8.1.	Review access to the electricity supply for events and install access points in appropriate locations.	High
6.8.2.	Develop an events and activities policy to guide and manage appropriate and sustainable use of Lake Pertobe.	Immediate
6.8.3.	Develop an online interactive process for the approval, booking, management and promotion of events at Lake Pertobe.	High
6.8.4.	Develop a Policy around fees and charges for Council Open Space	High
6.8.5.	Develop a policy for Itinerant Trading on Council managed Land	High
<b>6.9. Parking and Transport</b>		
6.9.1.	Prioritise, design and cost all parking recommendations as detailed on the parking layout plan for Lake Pertobe.	High
6.9.2.	Extend and formalise the car park area next to the mini golf.	High
6.9.3.	Extend the car park area near the sewer pump station to include extra vehicle spaces.	Medium
6.9.4.	Improve the vehicle parking area on the northwest side of Pertobe Road by sealing and line marking vehicle parking to maximise the spaces available near Events Area 1.	High
6.9.5.	Develop overflow parking for the foreshore area along Price Street.	High
6.9.6.	Restrict inappropriate vehicle access to the Jetty Flat area.	High
6.9.7.	Install a barrier to the east of Play Area 2 to stop vehicles parking under the Norfolk Island Pine trees on the road reserve.	Medium
6.9.8.	Communicate changes to parking and pedestrian connections at Lake Pertobe to increase awareness of park and walk options in the area.	Medium
<b>6.10. Drainage and Water</b>		
6.10.1.	Develop and implement a drainage maintenance program to ensure the lake's important drainage function is sustained.	High
6.10.2.	Investigate with Wannon Water the feasibility of alternate water sources from the main lake system for reuse at surrounding public areas.	High



**LEGEND**

- Proposed car parking spaces
- Pertobe Road Precinct envelope (see enlarged plan)
- Proposed granitic sand path
- Proposed concrete shared path
- Existing concrete path to be widened into a shared path
- Proposed location for wayfinding signage
- Proposed location for wayfinding map
- Proposed bicycle hoops

**MASTERPLAN CONTEXT AND KEY PLAN  
LAKE PERTOBE  
WARRNAMBOOL CITY COUNCIL**



<b>Amendments:</b>	
<b>Print Issue:</b> 25.09.2017 - Emailed to L. Mcleod	<b>MICHAEL SMITH AND ASSOCIATES</b> Landscape Architecture and Urban Design Office: 1st floor, 407 Whitehorse Road, Balwyn VIC 3103 Postal: 5 Jervis Street, Camberwell VIC 3124 Tel: 9830 0414 Fax: 9830 2555 Email: msa@msallandurb.com.au
<b>Title:</b> Masterplan Context and Key Plan Lake Pertobe	<b>Drawn:</b> G.L. <b>Date:</b> 21.09.2017 <b>Project No.:</b> 16-033 <b>Cad File:</b>
<b>Client:</b> Warrnambool City Council	<b>Drawing No.:</b> Sheet 1 of 1



**LEGEND**

- Revised layout or new car parking spaces
- Existing pathway
- Proposed granitic sand path minimum width 2.3 metres
- Proposed concrete path minimum width 2.5 metres
- Existing concrete path to be widened into a shared path of minimum width of 2.5 metres
- Proposed raised shared path intersection treatment
- Proposed timber post and rail fence to prevent parking on nature strip
- Suggested location for wayfinding signage
- Suggested location for wayfinding map
- Trees/shrubs proposed to be removed
- Proposed group of deciduous trees for shade
- Proposed general location for new indigenous and/or native planting
- Proposed location for adventurewater play elements
- Suggested location for a drinking fountain and waterbottle filling station
- Existing shelter or toilet
- Suggested location for litter and recycling bins
- Suggested location for a seat
- Suggested location for a picnic table
- Suggested location for bicycle parking

**PERTOBE ROAD PRECINCT - MASTERPLAN RECOMMENDATIONS  
LAKE PERTOBE, WARRNAMBOOL  
WARRNAMBOOL CITY COUNCIL**

**Amendments:**  
MICHAEL SMITH  
AND ASSOCIATES  
Landscape Architecture  
and Urban Design  
Office: 1st floor, 407 Whitehorse Road, Bayswater VIC 3103  
Tel: 9870 0614, 9870 0614  
Fax: 9803 2595  
Email: mike@msadelaide.com.au

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**Drawn: G.L.**  
Title: Pertobe Road Precinct  
Lake Pertobe, Warrnambool  
Drawing No.: Sheet 1 of 1



## SITE-SPECIFIC RECOMMENDATIONS

### Infrastructure

- 1 Construct a new toilet/change facility with showers and change rooms at McGennan's Carpark to service all users of the foreshore area.
- 2 Provide access to the water for reserve users and hire operators along the lakes' edge in appropriate locations which are connected to the path network.
- 3 Identify appropriate locations and form for the provision of shade infrastructure in the reserve, particularly servicing the play areas.
- 4 Install combined drinking fountains and water bottle filling stations at key destinations within the reserve.
- 5 Review the provision of litter bins across the reserve, and install new/replacement waste and recycling infrastructure.
- 6 Install bike racks at key destinations within the reserve, particularly adjacent to car parks and entry points.
- 7 Install additional seating and picnic tables which meet the needs of all users (including some seats with arm rests, back rests and wheelchair accessible tables).
- 8 Investigate feasible options for replacement of the swing bridge in Play Area 3.

### Connectivity and Wayfinding

- 9 Install wayfinding maps of the reserve in selected high traffic locations to facilitate easy navigation of the reserve and raise awareness of the variety of experiences and activities on offer.
- 10 Design and develop a pedestrian and cyclist entrance from Harris Street Reserve by formalising pathways, installing appropriate fencing and wayfinding.
- 11 Design and develop a pedestrian and cyclist-friendly entrance to the foreshore precinct at the corner of Banyan Street/ Pertobe Road and Merri Street (and integrate into the wayfinding strategy for Lake Pertobe and surrounds).
- 12 Improve pedestrian and cycle connections between Lake Pertobe and all adjacent public areas by improving and connecting paths, and the addition of wayfinding information.
- 13 Construct new paths to link Lake Pertobe Reserve with all pedestrian crossing points on Pertobe Road.
- 14 Complete the existing pedestrian loops and sub-loops in the reserve by constructing new paths and filling gaps in the existing network to create multiple options for a continuous path of travel around and between the lakes.
- 15 Construct a new (shared) path between Price Street and Pertobe Road to create pedestrian and cycle-friendly connections across the southern boundary of the reserve.
- 16 Construct a path between Mill and Main Lake and on the north side of the Main Lake to connect to Play Area 1.
- 17 Provide and clearly designate emergency access at all entrances to the reserve.
- 18 Investigate options to improve pedestrian access across the railway line to link Lake Pertobe to Warrnambool's CBD.

### Play Infrastructure

- 19 Design and develop a diverse range of exciting, unique, challenging and innovative play for everyone by designating specific target/user groups for each play area:  
Play Area 1 - Youth/Adventure- 12 years plus  
Play Area 2 - Young children - Preschool to 12 years  
Play Area 3 - Slides etc - All ages/Mixed Area
- 20 Provide unique, additional natural and sensory play experiences within existing play areas.
- 21 Provide additional challenging adventure play opportunities in Play Area 1.
- 22 Provide a fenced/enclosed play space within Play Area 2.
- 23 Remove the paddling pools and creek feature in Play Areas 1 and 3 and replace with other water-based play elements in Play Areas 2 and 3.
- 24 Include additional inclusive play elements and improve accessibility in all Play Areas by removing barriers such as raised timber edges and sand doft fall and replacing with accessible pathways and surfaces, as appropriate.
- 25 Investigate a new play area or feature in the central section of the reserve to create a new destination which encourages users to explore areas beyond the Pertobe Road frontage.

### Recreation/Social Use

- 26 Construct a half-court basketball and/or other active recreation infrastructure (eg netball/soccer/table tennis facilities) to encourage young people and adults to participate in casual sport.
- 27 Construct several elevated viewing mounds on the edge of the Main Lake and/or Mill Lake.
- 28 Install clear signage at entry points and along pathways, and communicate via other channels available, to indicate where dogs are permitted and not permitted at Lake Pertobe.

### Environment and Landscaping

- 29 New plantings will be indigenous wherever possible, with exotic trees used to provide natural shade as required.
- 30 Plant advanced deciduous trees for shade at the edges of grassed, open space areas/events areas as appropriate.
- 31 Review existing plantings and identify trees/shrubs for removal and/or replacement.
- 32 Limit vehicles parking under the Norfolk Island Pine trees on Pertobe Road by creating formalised/designated car park bays with a buffer zone from the edges of trees. Monitor the health and condition of the Norfolk Island Pine trees regularly as part of the Council's existing tree audit/program.

### Events Infrastructure

- 33 Review access to the electricity supply for events and install access points in appropriate locations.

### Parking and Transport

- 34 Prioritise, design and cost all parking recommendations as detailed on the parking layout plan for Lake Pertobe.
- 35 Extend and formalise the car park area next to the mini golf.
- 36 Extend the car park area near the sewer pump station to include extra vehicle spaces.
- 37 Improve the vehicle parking area on the northwest side of Pertobe Road by sealing and line marking vehicle parking to maximise the spaces available near Events Area 1.
- 38 Develop overflow parking for the foreshore area along Price Street.
- 39 Restrict inappropriate vehicle access to Jetty Flat area.
- 40 Install a barrier to the east of Play Area 2 to stop vehicles parking under the Norfolk Island Pine trees on the road reserve.

### Drainage and Water

- 41 Develop and implement a drainage maintenance program to ensure the lake's important drainage function is sustained.
- 42 Investigate the feasibility of harvesting stormwater from the main lake system for reuse at surrounding public areas.

## GENERAL AND MANAGEMENT RECOMMENDATIONS

### Infrastructure

- A Prepare an infrastructure style guide to create a consistent and appropriate character. The guide should include: seats, waste receptacles (rubbish/recycle), drinking fountains/water bottle refilling stations, bike racks, lighting and picnic tables.
- B Creative and innovative design will be included in all new projects (eg wayfinding & signage, shelters, functional art, picnic decks, play features, etc).

### Connectivity and Wayfinding

- D Develop and implement a wayfinding strategy for areas within and adjacent to Lake Pertobe.
- E Name all walking paths/loops, play areas and barbecue shelters to improve navigation and wayfinding.

### Accessibility

- F Include information about accessible destination points and infrastructure (paths, play, social, toilets etc) in the wayfinding information.

### Arts and Culture

- G Include and share stories about Lake Pertobe's heritage, indigenous culture, stormwater/drainage functions and environmental values through improvements, wayfinding, precinct names and other on-site information.
- H Integrate art, culture and storytelling into all infrastructure and other improvements within the reserve.
- I As 'Pertobe' is derived from the word 'pirtupp' meaning small sandpiper in aboriginal language, include the bird as a theme where appropriate, to acknowledge local aboriginal culture and identity within the reserve.

### Recreation/Social Use

- J Change to the local laws applying to Lake Pertobe Reserve to allow dogs-on-lead to use the perimeter pathways. This change should be evaluated after 12 months.
- K Investigate the formation of a Friends of Lake Pertobe group to increase community involvement in the implementation of the Masterplan.

### Environment and Landscaping

- L Improve the reserve's habitat values through weed control and works to improve water quality.
- M Remove noxious and environmental weeds in the reserve.

### Events Infrastructure

- N Develop an events and activities policy to guide and manage appropriate and sustainable use of Lake Pertobe.
- O Implement a process for the approval, booking, management and promotion of events at Lake Pertobe.
- P Consider a fee structure for hosting of 'commercial/for profit' markets and events at Lake Pertobe.

### Parking and Transport

- Q Communicate changes to parking and pedestrian connections at Lake Pertobe to increase awareness of park and walk options in the area.

## MASTERPLAN RECOMMENDATIONS LAKE PERTOBE WARRNAMBOOL CITY COUNCIL

Amendments:

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Title: Draft Masterplan Recommendations  
Lake Pertobe  
Client: Warrnambool City Council

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**MICHAEL SMITH AND ASSOCIATES**  
Landscape Architecture and Urban Design  
Office: 1st floor, 407 Whitehorse Road, Balaclava VIC 3103  
Postal: 5 Jenvis Street, Camberwell VIC 3124  
Tel: 9830 0414  
Fax: 9830 2555  
Email: mike@msandurb.com.au

Drawn: G.L.  
Date: 30.08.2016  
Project No.: 16-033  
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Drawing No.: Sheet 1 of 1



# 2 Introduction

## LOCATION:

Lake Pertobe reserve (the reserve) is more than 50 hectares and is largely Crown Land vested under the control of Warrnambool City Council as the Committee of Management. An area of 10 hectares in the northeast section is Council Freehold Land. The reserve is in a Public Park and Recreation Zone in the Warrnambool Planning Scheme.

While Lake Pertobe reserve sits immediately to the south of the Warrnambool CBD, it is not well connected to the City Centre as a result of the Melbourne to Warrnambool Railway line dissecting the two. The Harris Street Recreation Reserve adjoins the site to the northwest, the residential neighbourhood of South Warrnambool to the west and south west, and Cannon Hill to the north east. The Lady Bay beach and foreshore is opposite the reserve's main frontage on Pertobe Road to the south and east. The map overleaf illustrates the reserve's location in the wider context.

Merri Street and the southern edge of the Warrnambool CBD is visually well-connected to Lake Pertobe and the foreshore area. Cannon Hill is open space on a hilltop with

expansive views to Lake Pertobe and the foreshore. Whilst the views are vast, physical connections for both people and vehicles between these areas are extremely limited due to the railway line along the north boundary of the reserve, and the significantly difference in topography - with the CBD sitting on a hilltop overlooking the ocean and Lake Pertobe reserve at sea level.

Strategically, the reserve is well-located near other foreshore attractions such as Flagstaff Hill Maritime Village including the visitor centre, main swimming beach, the breakwater, the South Warrnambool Wetlands, and scenic locations such as Thunder and Pickering Points. There are several of Warrnambool's largest accommodation properties within walking distance of Lake Pertobe, including 3 camping grounds along Pertobe Road.

## SITUATION ANALYSIS:

The Project Working Group's Background Report identified that current infrastructure at Lake Pertobe is consistent with the Warrnambool Open Space Infrastructure Guidelines, with exception of all-abilities access which is mostly poor, and a lack of any informational or wayfinding signage. While the lake and its environs are flat, there are issues of accessibility within and to/from the site due to a lack of paths and the steep difference in topography between the reserve and land to the north. As previously noted, the railway line limits access to and from the reserve

from Merri Street to a single location at the end of Gilles Street and via the road bridge on Pertobe Road.

The play opportunities are extensive and while renewal has taken place, the layout is original from the reserves development in the 1970s. The three main play areas are all along the frontage along Pertobe Road and near the reserve's picnic tables, shelters, barbecues and toilet facilities. The activities and facilities in this area along the Pertobe Road frontage, along with boat hire (small motor boats, canoes, and paddle boats), are the major drivers of visits by locals and visitors alike.

Currently the three stormwater outflows from Warrnambool's CBD are crude. Strategies to improve the visual and physical presentation and hydrological capacity of the stormwater outflows form part of the Masterplan's recommendations.

## 2.1 Scope

The Lake Pertobe Masterplan aims to address the development, management, operation and programming of the reserve for at least the next 15 years. The area covered by the Masterplan includes the area bounded by the Warrnambool Railway Precinct, Cannon Hill Lookout, Flagstaff Hill Maritime Village, Warrnambool Foreshore, the Woollen Mill Development and Harris Street Reserve.

Council's Project Working Group conducted a detailed consultation and engagement process that informed the preparation of the background report that summarised the issues and opportunities for both the Warrnambool Botanic Gardens and Lake Pertobe to date which formed the basis of Part A of the project.

### Part B of the Project, which was undertaken by the Consultant

### team in conjunction with the Project Working Group and other Council officers, included:

- Analysis of the issues and opportunities raised in the Background Report.
- Identification and documentation of additional issues and opportunities.
- Assessment of opportunities.
- Consideration of community input and feedback.
- Preparation of the Draft Masterplan and Report.

The Part B tasks are detailed in the Appendices.

## 2.2 Project Aims

Warrnambool City Council set the following aims for the Masterplan study for Lake Pertobe.

- Develop a Masterplan for Lake Pertobe that take into account Warrnambool's changing demographics and future needs, furthering its goals and objectives as 'Warrnambool – a Healthy City'.
- Provide clear direction for Council and stakeholders by determining priorities, service levels and resourcing around the future development, management, operation and programming/activation of Lake Pertobe over at least the next 15 years.
- Prepare a functional and realistic Masterplan for Lake Pertobe.

### The following are the objectives of the Masterplan for Lake Pertobe:

- Ensure the reserve continues to meet and exceed standards and expectations as a regionally significant reserve and open space by addressing issues such as connectivity, universal access, drainage, events and vehicle parking.
- Prepare the Vision for Lake Pertobe.



# 3 Process

The diagram details the actions undertaken to inform the development of the Masterplan.

January/ February 2016	Stakeholder Interviews Community Engagement: Issues and Ideas
February	Policy Review/ Strategic Context
March	Background Paper Prepared
April	Consultant Brief Prepared
June	Consultant Appointed
July	Consultant team site visit, stakeholder interviews, site assessments completed
August	Review of opportunities and development of the Draft Vision
September	Project update issued and community feedback on the draft vision
December 2016 - January 2017	Develop Draft Plan and Summary of Recommendations
March/April	“Check in” with the community on the Draft Masterplan direction at on site events and online
August	Workshop to seek direction from Council on key issues
September	Draft Masterplan and Report
January 2019	“Check in” with the community on the Final Report
2019	Masterplan presented to Council for adoption



## Community Engagement : Issues And Ideas – January & February 2016

An extensive community engagement program was undertaken to explore what visitors, residents and stakeholders love about Lake Pertobe, and the changes and improvements they would support in the future.

### In summary there were:

- 245 surveys completed
- 11 Submissions
- Hundreds of conversations at Summer Night Markets
- Two focus groups with young people at Warrnambool College
- Interviews with stakeholders

The message was clear – people of all ages love and value Lake Pertobe.

### The top five things people told us they loved about Lake Pertobe were:

- The variety of play equipment and barbecue facilities
- Its spaciousness and size
- Open, grassed areas
- The wildlife and environment
- Walking tracks and accessibility

### The top five things people told us they would like changed or improved were:

- Add and update play areas (including shade and water elements)
- Update and link paths and trails
- More native plants and wildlife
- Signage and wayfinding
- Better access for all

### The submissions received included:

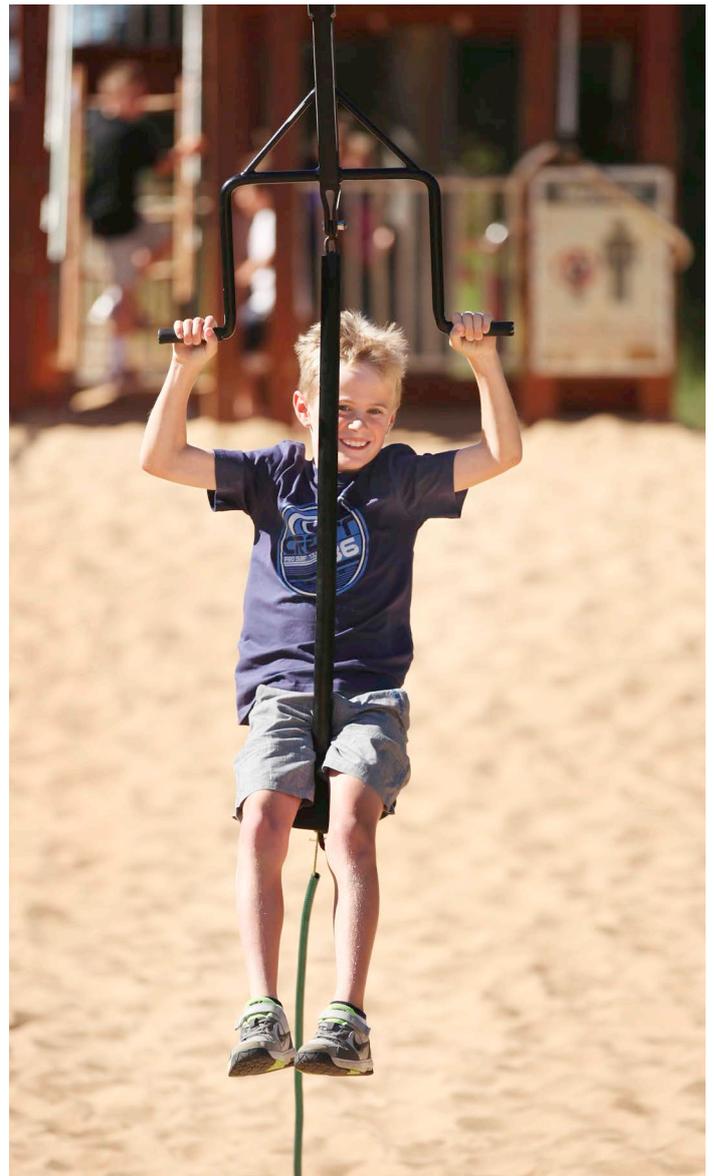
- Fencing to prevent inappropriate vehicle access (and prevent hoon activity)
- Improved parking and better connection to neighbouring areas
- Addressing gaps in pathway connections to improve connectivity in and around the site
- Fencing of some play areas
- More creative and challenging play activities for all ages
- Include permanent events infrastructure
- Add a petanque piste (playing area)
- Allow dogs on lead on perimeter paths around Lake Pertobe
- Improved bird watching facilities

Young aboriginal people and members of the Local Aboriginal Network (LAN) provided specific suggestions about how Aboriginal stories, language, and culture could be shared on the site in the future. These conversations also revealed that 'Pertobe' means "sandpiper" in local Guditjmarra language.

In summary, there is overwhelming community support for investment in and management of the Lake Pertobe to ensure it remains one of the best, freely accessible, reserves/parks and playgrounds in Australia, and becomes a more walkable, connected and environmentally sustainable feature which is well connected to both central Warrnambool to the foreshore.

Following the community engagement outlined above, Council's Project Working Group (PWG) prepared the Background Report Part A (see Appendix 1) that provides information about the reserve, current use and management, and highlights a range of existing issues (infrastructure, connectivity and wayfinding, universal access, heritage and art, recreation and social use, environment, events and traffic and parking) to assist in the preparation of the Masterplan for Lake Pertobe. This feedback and the Background Report were provided to the Consultant on appointment to inform the development of the Draft Masterplan.

Since the appointment of the Consultant in June 2016 the following activities have informed the preparation of the Draft Masterplan.



July 2016	<p><b>Initial meeting and site analysis</b></p> <p>Following the initial meeting and site reconnaissance of the consultant team with the PWG, other Council officers and Council Parks and Gardens staff, a new document was created outlining additional issues and opportunities identified.</p> <p>Together with the previous issues and opportunities identified during Part A, these were combined in tabulated form as an Assessment of Merit (see Appendix 5) and were disseminated to members of the PWG and the consultant team for comment.</p>
August 2016	<p><b>Assessment of opportunities</b></p> <p>The consultant team assessed each opportunity and provided a recommendation to the level of priority assigned to each. Ten (10) categories were used to theme the opportunities. These have continued through the project and have been used in this report (refer to Chapter 6).</p>
	<p><b>Water modelling and stormwater harvesting opportunities</b></p> <p>STORM Consulting prepared a Water Balance Model for Lake Pertobe which informed the options for stormwater harvesting and storage options.</p>
	<p><b>Project Working Group meeting and Council staff workshop</b></p> <p>An informal workshop was held to develop the Draft Vision to support the Masterplan for Lake Pertobe. The different options for stormwater harvesting and storage were presented to the Project Working Group for their feedback.</p>
	<p><b>Councillor Briefing</b></p> <p>The Draft Vision and Issues and Opportunities were presented to Councillors for their feedback.</p>
September 2016	<p><b>Project Update to the community and feedback on the Draft Vision: Community Engagement # 2</b></p> <p>A project update was published and a community survey was undertaken to gauge reactions to the Draft Vision and the issues and key directions identified. Highlights of the feedback received regarding each theme are provided in Chapter 6.</p>
December 2016 – January 2017	<p><b>Preparation of the Draft Masterplan</b></p> <p>The consultant team prepared the Draft Masterplan for presentation during the next phase of community consultation for early 2017.</p>
March – April 2017	<p><b>Community Engagement # 3</b></p> <p>Council officers presented the Draft masterplan at a community event in Lake Pertobe on 2nd April 2017 for community feedback. Community input was also sought via a survey online and in hard copy. This was distributed to those who had previously engaged in the project consultation.</p>
August 2017	<p><b>Councillor Briefing</b></p> <p>The Draft Masterplan key recommendations were presented to Councillors on 28th August 2017 for their feedback.</p>
September 2017	<p><b>Draft Masterplan</b></p> <p>The consultant team created a Draft Masterplan for refinement and sign off by the PWG</p>



# 4 History

Prior to European settlement, Lake Pertobe would have been an ephemeral wetland draining the undulating land to the north now the CBD and north Warrnambool area. The Peek Woorong people occupied the area around Warrnambool for at least 30,000 years prior to Warrnambool's founding in 1847 and would have made use of the seafood, eels and birdlife that were present in the Warrnambool bay area as food sources. 1

Lake Pertobe, in its current form, was established through a staged development process. In the 1960's, seawater was pumped into the lake and the lake was used for water skiing. The lake dried out in 1968 and became unusable. In 1975, a plan was presented to Council to develop the lake as a "Wildlife and Tourism Area". The 1975 plan's recommendations included dredging the lake, building a weir and creating a series of islands, bridges and canals. The plan was adopted by Council and implemented from 1974-1980, which contributed to Warrnambool winning as Premier Town Contest in 1979 2. Substantial investment in revegetation, playspace equipment and civic amenities followed.

In 1996, Council completed a Playground Development Strategy which highlighted the need for plans to upgrade the playground equipment within Lake Pertobe to meet Australian Standards. In response to the Strategy, a

concept plan for the eastern section of Lake Pertobe was prepared in 1998. The concept plan incorporated a range of improvements including new play apparatus and amenities. The plan's recommendations have been largely implemented. The eastern section is the section in this report later referred to as the Lake Pertobe corridor.

The lake now functions as the nucleus for active competitive recreation to the southeast and south by way of: an athletics track, cricket ground, BMX track, Pigeon Racing Club, lawn tennis and hard surface tennis courts with lighting and a lawn bowling club.

In 2014 Lake Pertobe made the Top 10 South Pacific Parks in the Trip Advisor Travellers Choice Awards. The reserve consistently receives 'excellent' reviews on the Trip Advisor website. Lake Pertobe has received high reviews from a variety of Melbourne-based websites and blogs.



Lake Pertobe Development Plan 1975



# 5 Strategic Context: Policies and Strategies

Following is a summary of strategies and plans that have influenced the Masterplan, or for which the Masterplan delivers outcomes.

## 5.1 Warrnambool 2040 Community Plan (draft)

When endorsed in mid-2018, Warrnambool 2040 (W2040) will be a long term community plan for the future of Warrnambool. It aims to capture the community's shared values, goals and priorities for the next twenty-plus years.

During the first phase of community engagement, Warrnambool's residents identified Lake Pertobe one of the things they love about Warrnambool. More native revegetation and the protection of the natural environment were identified as improvements needed in the future.

The draft plan identifies the importance of access to the natural environment, connectivity and quality public spaces for Warrnambool's residents as key priorities.

### W2040 GOALS AND PRIORITIES RELEVANT TO LAKE PERTOBE:

In November 2017, the following draft goals and specific priorities were published which the masterplan directly addresses and supports:

**GOAL:** Warrnambool is a welcoming, liveable and thriving place

### PRIORITY 4: Warrnambool will have connected open spaces

Warrnambool will provide abundant public open space for its diverse population. Through good design, our public open spaces will be accessible, safe and well-connected, and provide a variety of activities and uses to suit all abilities and age groups. Our public open spaces will be designed to support and enhance the natural environment and biodiversity

### PRIORITY 5: Warrnambool will have quality public spaces and facilities

Warrnambool will offer public spaces and facilities that are well designed, activated, sustainable, adaptable, multi-use and safe. Public spaces will be designed to facilitate social connections by encouraging diverse activities for residents and visitors in an open and welcoming environment. Warrnambool will be an attractive and pleasant place to be, including public art and other visual points of interest.

**Goal:** Warrnambool will be a city for all people

### PRIORITY 1: A welcoming and inclusive city

Warrnambool will be an inclusive and welcoming community that embraces all residents and visitors, and encourages those with diverse backgrounds, ages and abilities to participate in the community. Warrnambool will reflect and celebrate its diverse cultures, beliefs and heritage.



**PRIORITY 2: An active and connected community**

Warrnambool will be a community which has safe, welcoming and accessible places designed to facilitate diverse social, cultural and physical opportunities. It will provide environments which support and encourage active living and meaningful social connection.

**PRIORITY 3: A healthy place**

Warrnambool will make health a priority with accessible and affordable physical and mental health services, recreational facilities and opportunities, including for those who are vulnerable and disadvantaged.

**PRIORITY 4: Value our Aboriginal identity**

Warrnambool will proudly embrace and respect Aboriginal culture, knowledge and heritage.

**GOAL:** Warrnambool will be the most sustainable regional city in Australia.

**PRIORITY 2: Enjoy, love and respect its natural environment**

Warrnambool will restore, maintain and enhance its natural environment, biodiversity corridors, waterways and coast for the benefit of all its inhabitants. It will strive to improve our natural assets and invest in them for our future generations, drawing on traditional owner knowledge.

**PRIORITY 3: Green Warrnambool**

Warrnambool will develop greening initiatives such as the urban forest and nature strips, connecting green wedges, green roofs, vertical gardens and community gardens. Warrnambool will increase its green infrastructure and associated canopy cover for a cooler, water sensitive and biodiverse City

**PRIORITY 8: Warrnambool will conserve water and improve the health of its waterways through water sensitive urban design**

**5.2 Warrnambool City Council Plan (2017 – 2021)**

The Council Plan includes the following objectives and strategies which are directly supported by the masterplan.

**Objective 1: Sustain and enhance the natural environment**

**1.1** Protect and enhance our waterways, coast and land

**Objective 2: Foster a healthy city that is socially and culturally rich**

**2.1** Promote healthy lifestyles

**2.2** Seek equity, access, safety and inclusion for everyone

- 2.3 Increase community health and social connections
- 2.4 Encourage and support participation in sport, recreation and physical activity
- 2.7 Actively acknowledge local Aboriginal culture
- 2.8 Increase participation opportunities for disadvantaged members of the community

**Objective 3: Maintain and improve the physical fabric of the city**

- 3.1 Build better connections for cyclists and pedestrians
- 3.3 Build infrastructure that best meets current and future community needs
- 3.4 Enhance movement in and around the city
- 3.5 Maintain and enhance existing Council infrastructure

### 5.3 Warrnambool - A Healthy City (2017 – 2021)

Lake Pertobe is supports active living and social connection in Warrnambool. Improvements to arguably Warrnambool’s most important reserve will deliver strongly on many priorities of the City’s health and wellbeing plan.

### 5.4 Warrnambool Open Space Strategy (2014)

Assessed a regional open space in the strategy, Lake Pertobe Reserve is arguably the “jewel in the crown” of Warrnambool’s Open Space network.

The open space vision for Warrnambool is: Warrnambool

will have a high quality, diverse, accessible open space network that reflects community needs and enhances social connection, environmental protection and economic benefit.”

In order to achieve this vision, principles have been developed to guide the day to day planning and management of open space in Warrnambool.

It is envisioned that Warrnambool’s open space network will be:

- Accessible** - a variety of open spaces that are accessible to all residents, regardless of age, ability and culture. Residents should have at least one open space within walking distance of their home.
- Adaptable** – be flexible, multi-use and provide opportunities for passive and active recreation that is responsive to community needs.
- Connected** - open space corridors and shared trails that improve the connectivity of the network and provide links for walking, cycling and biodiversity movement.
- Diverse** – provide a variety of experiences and cater for a range of recreational needs.
- Efficient** - consider adaptability and maintenance in the development and management of open space.
- Equitable** - access to open space will be distributed as fairly as possible across the municipality.
- Protective of the environment** - preserve and enhance areas with environmental values and provide appropriate public access to waterways and coastal environments.

A key issue identified in the open space strategy which will be addressed in this masterplan is the poor connectivity between Warrnambool’s Central Business District and the



Lake Pertobe/foreshore precinct for cycling and walking. Topographical differences between the two precincts is a contributing factor; the elevation difference delivers expansive views, however it limits access points on the north side to only two locations – from Pertobe Road and Gilles Street.

In terms of the other open space principles, Lake Pertobe needs to be improved in the following ways:

- **Accessibility** – be more accessible to all ages, abilities and cultural backgrounds.
- **Protection of the environment** – there is a need to better preserve and enhance areas of environmental value and provide access where appropriate to the lake.
- **Diversity** – improve the reserve’s offer and variety of experiences and to better meet the recreational needs of all ages, but especially young people and adults.

## 5.5 Warrnambool Open Space Infrastructure Guidelines

The existing infrastructure at Lake Pertobe is generally consistent with the Warrnambool Open Space Infrastructure Guidelines as indicated for a regional recreation reserve. The following items are not currently lacking within the reserve and would be supported by these guidelines:

- A basketball hoop/hitting wall
- Improved disability/wheelchair access
- Additional all-abilities play equipment/experiences
- Improved and additional shared pedestrian/ bike pathways
- Additional bicycle racks
- Wayfinding and informational signage

## 5.6 Warrnambool Public Toilet Plan (2014)

Specific recommendations relevant to Lake Pertobe are the following:

- Upgrade of the interior of the public toilets building to the southwest of Play Area 2 to meet CPTED and DDA requirements.
- Installation of external lighting at the public toilets building to the southwest of Play Area 2 and south of Play Area 3.
- Decommissioning of the public toilets building on the southeast side of Pertobe Road (adjacent to the Beach Kiosk) and construction of a replacement public toilet and change facility within the Foreshore Precinct.

## 5.7 Warrnambool Sustainable Transport Strategy (2010-2020)

Specific recommendations relevant to Lake Pertobe are the following:



- Improvement to the foreshore path network through better pedestrian and cyclist linkages from Warrnambool’s Central Activities District through the Railway Precinct and Lake Pertobe.
- Support of Warrnambool’s tourism industry through better connectivity in between key destinations such as Lake Pertobe, Warrnambool Harbour, the beach areas and beyond.

## 5.8 Lake Pertobe Concept Plan (1998)

The majority of the recommendations within the concept plan were implemented apart from the construction of formal shared paths throughout the Lake Pertobe.

## 5.9 Lake Pertobe Development Plan (1975)

The majority of the recommendations within the development plan were implemented apart from the construction of a road or path under the railway line at Gilles Street to connect Lake Pertobe with the Central Activities District.

# 6 Masterplan Recommendations

The following discussion or narrative underpins the Draft Masterplan's Recommendations. They were derived from the analysis, the assessment of merit of ideas raised during the consultation and engagement process and adoption of Council Planning Policies and Strategies, including the objectives of the Masterplan.

## 6.1 Infrastructure

### Current Situation

Overall infrastructure is adequate in terms of barbecue shelters, seating and the variety of play elements. Existing playspace elements are not due for renewal for at least another six years. Shade is provided primarily as barbecue shelters. There is limited shade provided by small to medium canopy trees nearby to the playspaces and the barbecue shelters. The granite stone top picnic tables have timber seat planks and many seat planks have deteriorated.

### Community Feedback

The need for any new infrastructure is to be sympathetic to the setting and the environment was documented during the community engagement process. Additional seating and picnic facilities were strongly supported.

### Recommendations

#### **6.1.1 Construct a new toilet/change facility with showers and change rooms at McGennan's Carpark to service all users of the foreshore area**

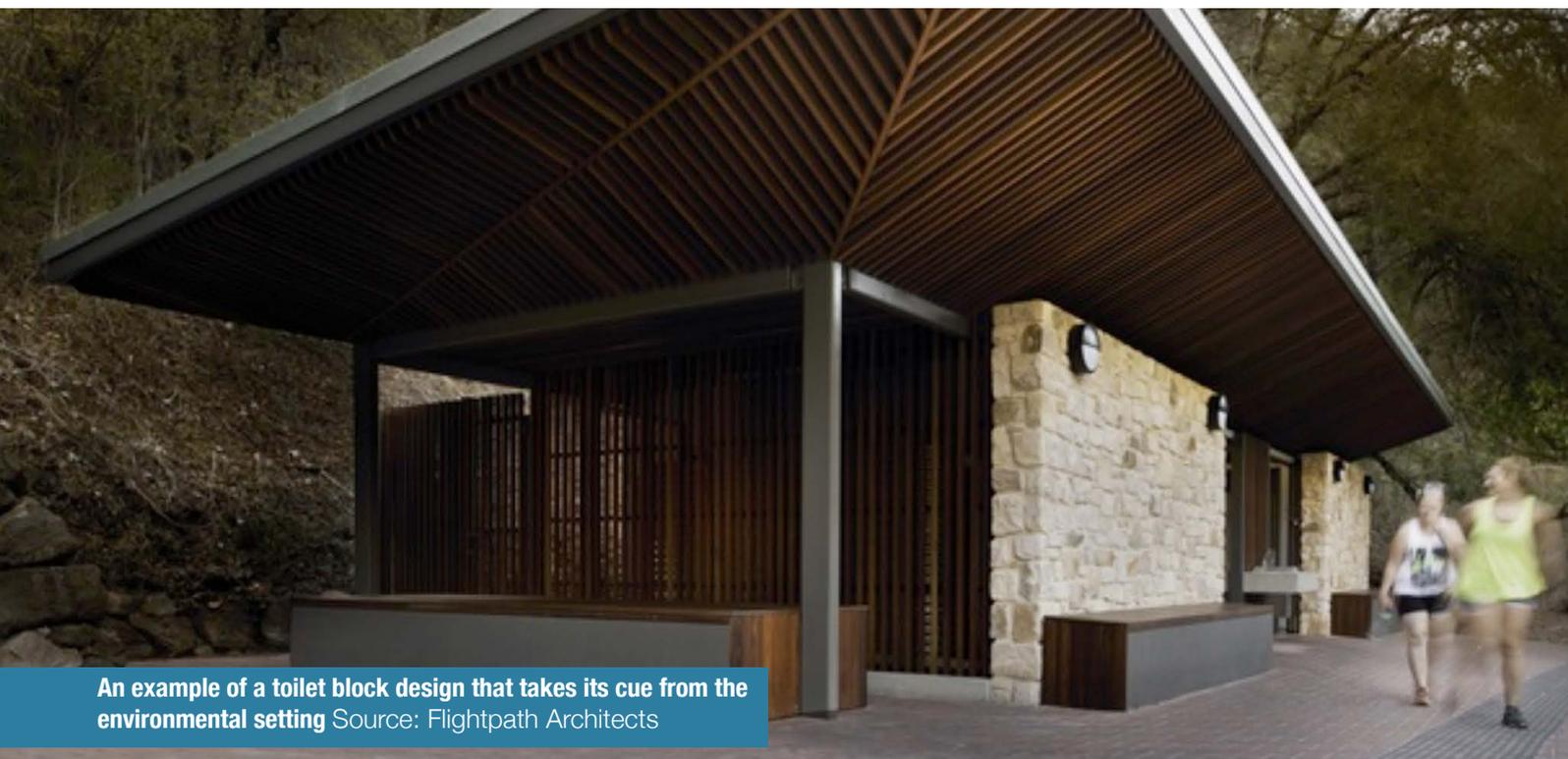
IMMEDIATE PRIORITY

This project has already been approved. The toilet facility should be carefully designed to be integrated into the foreshore precinct, consultation is to be undertaken for final location.

#### **6.1.2. Provide access to the water for reserve users and hire operators along the lakes' edge in appropriate locations which are connected to the path network.**

MEDIUM PRIORITY

Areas or portions of the lake edge should be accessible to people with prams, walking frames and wheelchairs. A floating jetty will allow all abilities access to the lake environment.



An example of a toilet block design that takes its cue from the environmental setting Source: Flightpath Architects

**6.1.3 Identify appropriate locations and form for the provision of shade infrastructure in the reserve, particularly servicing the play areas.**

HIGH PRIORITY

Consideration should be given to the provision of shade in the form of small clusters of deciduous trees and/or structures other than shade sails. These are best provided at key picnic locations and the toddler playspace. Providing shade to groups of seats and picnic tables will make the stay at Lake Pertobe more enjoyable, particularly for less mobile people, elderly people and families of young children.

**6.1.4 Prepare an infrastructure style guide to create a consistent and appropriate character. The guide should include: seats, waste receptacles (rubbish/recycle), drinking fountains/ water bottle refilling stations, bike racks, lighting and picnic tables.**

HIGH PRIORITY

Currently there is no consistent style for the existing infrastructure elements. Site furniture should be consistent and take reference to the lake and coastal environment.

**6.1.5 Install combined drinking fountains and water bottle filling stations at key destinations within the reserve.**

MEDIUM PRIORITY

Additional drinking fountains to key destinations such as the flying fox area will make visitation more enjoyable. Taps for filling water bottles will be more hygienic than bubblers and less wasteful of water.

**6.1.6 Review the provision of litter bins across the reserve, and install new/replacement waste and recycling infrastructure.**

MEDIUM PRIORITY

Attend to maintenance issues associated with having

too many litter bins along Pertobe Road. Currently there are small bins to the kerbline and larger bins are used at peak times. Install some permanent larger litter bins as permanent installations.

There is a soldiered line or row of small capacity litter bins. Larger bins at key hot spots should be provided.

**6.1.7 Install bike racks at key destinations within the reserve, particularly adjacent to car parks and entry points.**

MEDIUM PRIORITY

Providing bicycle hoops adjacent to picnic areas and playspaces will encourage people to cycle to Lake Pertobe, rather than travelling by car. In the longer term the promotion of cycling within Warrnambool's CBD may help reduce car parking pressure and congestion at Pertobe Road and the foreshore area during the summer months.

**6.1.8 Install additional seating and picnic tables which meet the needs of all users (including some seats with arm rests, back rests and wheelchair accessible tables).**

HIGH PRIORITY

Provision of a range of seats and picnic tables will make the stay at Lake Pertobe more enjoyable particularly for less mobile people and elderly people. Provision of seats with back rests will be good as the seats to existing picnic tables do not have back rests. Flat zones for pram and wheelchair parking should be considered. While traditional outdoor seats and tables can be utilised, creative options should also be considered.

**6.1.9 Investigate feasible options for replacement of the swing bridge feature in Play Area 3.**

IMMEDIATE PRIORITY

The suspension bridge functions as an access connecting paths, but doubles up as a 'play experience' enjoyed by children and adults. The bridge is one of Lake Pertobe's



Examples of seats and tables



Existing granite top picnic table with timber seating

more recognisable features that must be replaced.

**6.1.10 Creative and innovative design will be included in all new projects (eg wayfinding & signage, shelters, functional art, picnic decks, play features, etc).**

IMMEDIATE PRIORITY

Projects involving the design of infrastructure such as toilet blocks, shelters, signage and functional art should consider the lake and foreshore environment setting and do not include unnecessary/unrelated design elements for ornamentation's sake.

**6.1.11 Develop an App to increase engagement and enjoyment of visitors to Lake Pertobe by providing information and interpretation of Lake Pertobe's environment and recreational opportunities.**

HIGH PRIORITY

Develop a Lake Pertobe dedicated App that can efficiently disseminate important information to the users of Lake

Pertobe. The App is to be designed to showcase all that Lake Pertobe has to offer as many users are unaware of the potential that Lake Pertobe has to offer. Many members of the public entering Lake Pertobe have very little idea as to where paths go and what opportunities might be within a few minutes' walk of them.

The app is to give information about Lake Pertobe's cultural history, encourage participation in more site activities including walks, flora and fauna discovery (including birdwatching), the various play opportunities, wayfinding and locations of site amenities.

**6.1.12. Construct a Changing Places facility with accessible shower on the reserve adjacent to existing public toilet.**

As a key regional destination it is important to have a high standard of accessibility and inclusive facilities at Lake Pertobe. Changing Places facilities are larger than standard accessible toilets, and have extra features and more space to meet the needs of people with a disability and their carers. A Changing Places facility will be constructed adjacent to the existing toilet block at Play Area 2.



## 6.2 Connectivity and Wayfinding

### Current Situation

Lake Pertobe is a 'destination' place and the important link connection to other destinations including the Jetty Flat sports precinct, the foreshore, Flagstaff Hill, Cannon Hill, the Railway Station, Lady Bay, Deep Blue Resorts and accommodation providers. The overall layout of the reserve supports multiple pedestrian/cycle 'loop' trails however there is no continuous formalised perimeter trail around the whole reserve. There are multiple defined entry points. The reserve has good pedestrian and cycling links to the South Warrnambool residential area including the Woollen Mill development however, cycling within the reserve is not well supported due to gaps in the formal path network, existing accessibility issues and minimal existing bike racks. There are no formalised walking tracks in between the lakes. Instead there is an informal mown/slashed track that does not provide all-weather access. Currently there is no directional or information signage available at the reserve.

### Community Feedback

The need for wayfinding signage showing walking tracks and destination points within and around Lake Pertobe was mentioned during the community engagement process. Construction of missing links to the footpath network particularly links to the Warrnambool-Port Fairy Rai Trail and to Jetty Flat sports precinct was also mentioned during the community consultation stage.

### Recommendations

**6.2.1 Develop and implement a wayfinding strategy for areas within and adjacent to Lake Pertobe.**

HIGH PRIORITY

The strategy should identify the location and style for directional signage and maps in the reserve, including information about walking and cycling loops, providing travel times between key destinations in and beyond the reserve and highlight accessible features. The wayfinding strategy is to

incorporate information about the site’s history, environment, indigenous cultural heritage and leisure features.

**6.2.2 Install wayfinding maps of the reserve in selected high traffic locations to facilitate easy navigation of the reserve and raise awareness of the variety of experiences and activities on offer.**

IMMEDIATE PRIORITY

Lake Pertobe is Warrnambool’s premier open space and link between the CBD and foreshore as bookends to the reserve. It is of crucial importance that maps are prepared noting pathways, vehicle access, car parking areas and activity zones.



Example of a wayfinding map

**6.2.3 Name all walking paths/loops, play areas and barbecue shelters to improve navigation and wayfinding.**

HIGH PRIORITY

Through naming each precinct (ideally with Gunditjmara names and/or names pertaining to the geology, ecology/environment), wayfinding will be easier for visitors to the reserve. Already the Sandpiper water bird (Pertobe means sandpiper in the Gunditjmara language) has been recommended as a possible design theme for the reserve and it is appropriate that other names of equal standing considered for sections of the reserve. Naming of sections of the reserve will assist Council and event organisers in better managing festivals and other events. Naming of precincts will assist in the deployment of work crews vehicles and access during emergency situations. The naming of precincts should be as per the already compartmentalised activity zones of playspaces and shelters.

**6.2.4 Design and develop a pedestrian and cyclist-friendly entrance from Harris Street Reserve by formalising pathways, installing appropriate fencing and wayfinding.**

MEDIUM PRIORITY

Harris Street Reserve with its soccer, cricket and dog training facilities is strategically located at the northwest corner of Lake Pertobe and is a link to the railway station, the CBD and residential areas to the west of Lake Pertobe. Therefore there is a strong requirement for the improved path network of Lake Pertobe to link into a formalised pathway system with wayfinding signage within Harris Street Reserve, thereby creating connectivity to the northwest.

**6.2.5 Design and develop a pedestrian and cyclist-friendly entrance to the foreshore precinct at the corner of Banyan Street/Pertobe Road and Merri Street (and integrate into the wayfinding strategy for Lake Pertobe and surrounds).**

MEDIUM PRIORITY

This is the main vehicular access to connect to the breakwater, the foreshore and Lake Pertobe for motorists, pedestrians and cyclists entering Lake Pertobe from the Warrnambool CBD and the northeast. The Maritime Museum and Visitor Information Centre is to the immediate east, making this intersection the gateway to the reserve, the breakwater, Thunder Point and the foreshore.

**6.2.6 Improve pedestrian and cycle connections between Lake Pertobe and all adjacent public areas by improving and connecting paths, and the addition of wayfinding information.**

MEDIUM PRIORITY

Currently the existing narrow ‘sand through scrub tracks’ are easily missed, plus a more legible asphalt pathway near the Warrnambool Surf Life Saving Club lead to the Lady Bay foreshore. Providing wayfinding signage and increasing the visual prominence of particularly the sand tracks leading from the existing picnic shelters is required.

**6.2.7 Construct new shared path across the southern side of Lake Pertobe Reserve to link all pedestrian crossing points on Pertobe Road as well as create raised crossing points**

HIGH PRIORITY

The southern side of the Lake Pertobe Reserve currently lacks any form of pedestrian paths, the reserve itself lacks any pathways to ensure that pedestrians can enjoy the reserve on a consistent surface. Pedestrians rather have to cross the road on the southern side of Pertobe Road to walk or cycle on a path, the Construction of a shared pathway on the southern side of the reserve will create a fantastic promenade which will link existing facilities including car parks, picnic shelters and some all abilities play equipment performing a vital walking infrastructure goal. Providing pedestrian raised pathways across vehicle accesses will also ensure that the pathway provides a pedestrian focused piece of infrastructure.

**6.2.8 Complete the existing pedestrian loops and sub-loops in the reserve by constructing new paths and filling gaps in the existing network to create multiple options for a continuous path of travel around Kids Lake and Main Lake.**

MEDIUM PRIORITY

There is a need for a legible and well-laid out path system both to the perimeter of Lake Pertobe and between the lake systems. Currently there is the North, East and Southern section of Lake Pertobe Reserve which lack pathways. The installation of a 2.5 metre wide concrete path will not only allow for paths to link up the large amounts of facilities including play areas, bbq areas, car parks but it will create a fantastic pedestrian loop with all abilities access. Pathways will need to have distance markers to assist people interested in circuit walking/running or cycling.

**6.2.10 Construct a path between Mill Lake and Main Lake and on the north side of the Main Lake to connect to the Northern Path.**

MEDIUM PRIORITY

There is an existing mown/slashed grass track subject to inundation between the two lake systems. Full construction of a concrete path in the sections subject to inundation will provide more acceptable pedestrian surfaces.

**6.2.11 Provide and clearly designate emergency access at all entrances to the reserve.**

MEDIUM PRIORITY

Lake Pertobe of 58 hectares in area, is large and in parts somewhat secluded. Naming of the precincts of the reserve will assist emergency vehicles in locating incidents and adding emergency markers at key landmarks and entrance points will assist in locating part of the reserve for emergency agencies.

**6.2.12 Investigate options to improve pedestrian access across the railway line to link Lake Pertobe to Warrnambool's CBD.**

MEDIUM PRIORITY

One way to reduce the pressure of visitation and access by car/car parking pressure is to encourage people to walk from the CBD area to Lake Pertobe. Upgrading the Gilles Street crossing may be difficult, given it would involve VicTrack. Improving the pedestrian connections from the north to the crossing should actually be a higher priority than the crossing itself. A potential overhead crossing of the railway line with switch back ramp approaches to meet departure gradients is one long term option.



**6.2.9 Construct a new (shared) path to create pedestrian and cycle-friendly connections across the south west boundary of the reserve linking with path on the Northern side of Pertobe Road in 6.2.7.**

HIGH PRIORITY

At peak times visitation pressure is high, the Masterplan has actively sought to encourage activity away from the busy frontage, and provide improved active transport linkages provision to the southern and western sections of the reserve.



Existing conditions at the Gilles Street approach to Lake Pertobe – pedestrian crossing point.

## 6.3 Access for All

### Current Situation

Most of Lake Pertobe is relatively flat, making access to people with mobility issues or with prams relatively easy.

The following elements are the existing all abilities infrastructure:

- Multiple disabled car parking spaces with path connections to the barbecue shelters (east and west of Events area 1, west of Events Area 2, northeast of Events Area 3 and west of the barbecue shelter adjacent to the toilet block south of Pertobe Road)
- A small equal access playspace that links to an accessible picnic table and a disabled car parking bay
- The maze in Play Area 1 is suitable for wheelchair access
- Accessible bridges linked to an accessible picnic table
- A variety of seating options in the barbecue shelters
- Disabled toilets to the south of Play Area 3

There are no wayfinding signs or maps to show where these elements are in the reserve.

There are many existing infrastructure elements that do not provide all-abilities access. Some of the bridges and fishing platforms do not support all abilities access. The informal tracks to the north, east and west of Main Lake are mown/slashed grass, which do not support all-abilities or all-weather access.

### Community Feedback

The community overwhelmingly supports improvements to the existing path system and inclusion of new play oppor-



Example of wheelchair-friendly play equipment (Source: The Bay Push)

tunities that would improve accessibility for people with mobility issues.

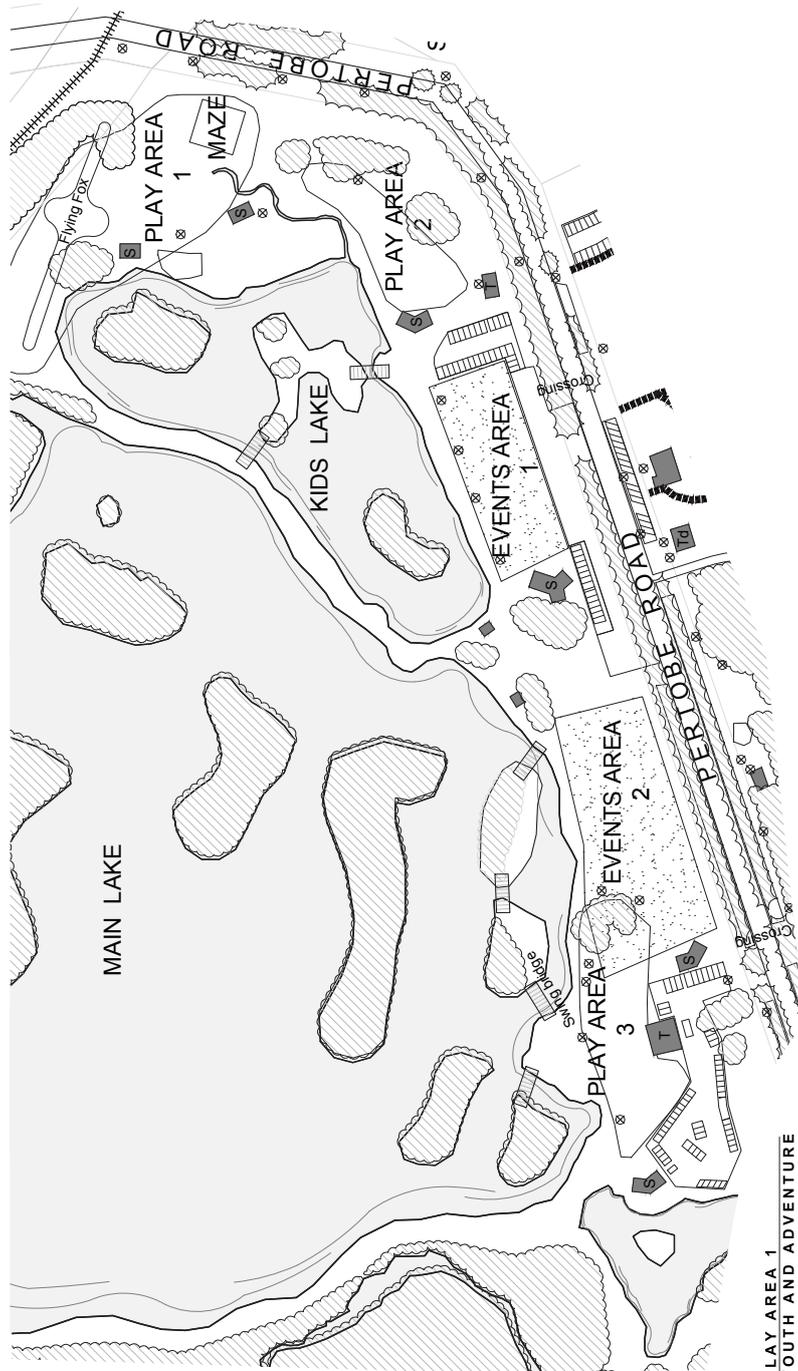
### Recommendations

**6.3.1 Include information about accessible destination points and infrastructure (paths, play, social, toilets etc) in the wayfinding information.**

HIGH PRIORITY

The provision of information and wayfinding signage and markers will inform people of the reserve's attributes, diversity of use and environment. In the longer term, assist in spreading the intensity of use across the reserve.





**PLAY AREA 3  
SLIDES, ETC.  
MIXED/ALL AGES**



Slide hill



Miracle slide, tyre swing and spinner



Junior playspace



Mini trampolines



Rock pool

**PLAY AREA 2  
YOUNG CHILDREN  
PRESCHOOL TO 12 YEARS**



Toddler playspace



Equal access playspace

**PLAY AREA 1  
YOUTH AND ADVENTURE  
12 YEARS +**



Maze



Artificial creek and rock pool



Rock pool



Junior and senior flying fox

**STRENGTHS**

- Integration of adventure play areas with the 'natural' environment
- Unstructured links in between the playspaces
- Diverse play experiences on offer

**CHALLENGES**

- Lack of shade at all the playspaces
- The miracle slide, spinner and tyre swing are play elements that cannot be replaced at end-of-life (2023). Some play elements such as the rock pools does not strictly meet safety standards
- Regular vandalism to play equipment

**EXISTING PLAY INFRASTRUCTURE  
LAKE PERTOBE - WARRNAMBOOL  
WARRNAMBOOL CITY COUNCIL**

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**MICHAEL SMITH AND ASSOCIATES**  
Landscape Architecture and Urban Design

Office: 1st floor, 407 Whittaker Road, Balwyn VIC 3103  
Postal: 5, Jarvis Street, Camberwell VIC 3124  
Tel: 9859 0414  
www.michael-smith.com.au  
Email: michael@msa.com.au

Drawn: G.L.

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Project No.: 16-033

Client File:

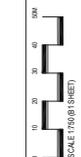
Drawing No.: Sheet 1 of 1

Amendments:

Plant Issue:

Title: Existing Play Infrastructure  
Lake Pertobe - Warrnambool

Client: Warrnambool City Council



## 6.4 Play Infrastructure

### Current Situation

There is a diversity of play experiences on offer within Lake Pertobe. The play elements are linked informally which contributes to the 'adventure feel' of the playspaces. The three existing playspace precincts are:

- Play Area 1 – includes the maze, junior and senior flying fox, rock pool and artificial creek
- Play Area 2 – toddler playspace and equal access playspace
- Play Area 3 – slide hill, rock pool, junior playspace, mini trampolines, miracle slide, tyre swing and spinner

The existing all-abilities play elements within the reserve are the maze in Play Area 1 and an equal access playspace in Play Area 2 which is currently in poor condition and requiring replacement. While the maze is internally accessible by wheelchair, there is no footpath leading to it.

### Community Feedback

The community supports improvements to the playspaces to make them safer for young children and to allow all-abilities access particularly for children with mobility issues. These include fencing around the toddler playspace, installing rubber mats under some play equipment and providing shade to playspaces. Requests have been made to either construct a dedicated water-based playspace or to incorporate water-based play into the existing playspace precincts. The incorporation of natural and sensory play experiences and adventure-type play infrastructure has

also been documented during the community engagement process.

Lake Pertobe is acknowledged as being one of the state's best playspaces. The several core sites of play apparatus are well-compartmentalised and defined by mounding, vegetation, including grassed areas and picnic shelters.

### Recommendations

#### 6.4.1 Design and construct an exciting, unique, inclusive, challenging and innovative playspace in Play Area 2 for 0-12 years

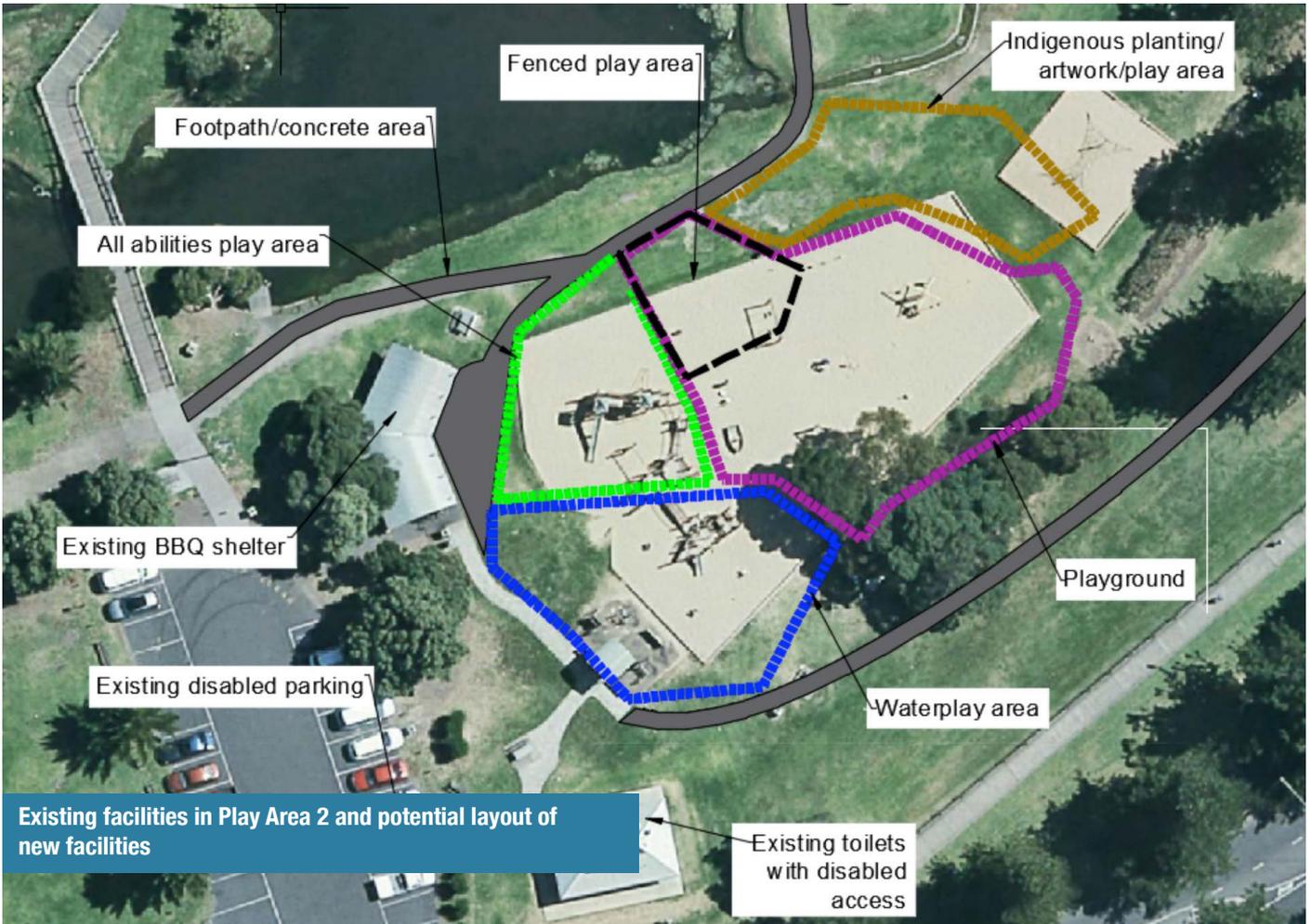
##### IMMEDIATE PRIORITY

The playspaces at Lake Pertobe are a very high value asset to the Warrnambool community and tourists abroad. Particular potential is present for Play Area 2 to be expanded to incorporate a high profile unique attraction. Play Area 2 has been identified as a key facility which can incorporate modern waterplay, new all abilities equipment and significant iconic playground equipment.

Installation of equipment at Play Area 2 will represent the highest value for money investment in Lake Pertobe as the site currently already has significant supporting facilities adjacent, including fully accessible disabled and ambulant toilets, fully accessible car parking and accessible bbq areas and shelters.

The playspace is one of the key projects for Lake Pertobe and Warrnambool in general, the creation of a significant facility in this location will help re-establish Lake Pertobe as one of the state's premier play facilities. The playspace is to feature:





Unique playground equipment Lake Pertobe was once a one of a kind in its provision of unique and exciting play equipment. There is a pressing need to once again become a leader in play equipment provision. The playspace is to feature unique or rare play equipment to provide an exciting wow factor one of and one a kind experience.

Water Play a modern water play system is required in this area to create a new a safe interaction point for water and children. The current wading pools and ponds in Lake Pertobe represent a potentially unsafe slippery environment; the creation of a modern waterplay facility will greatly improve the facility. This will also include truly accessible play equipment for all children to play together.



**Princess Diana Memorial Playground in Kensington Gardens, London. Source: Playground Adventure UK**

Fencing Lake Pertobe has several playgrounds in close proximity to the open water bodies of the lake, while it would be unfeasible to fence the whole lake an opportunity exists to create an area for very young children to play with more of a barrier between them and the water allowing for a greater degree of safety and piece of mind.

True All Abilities Equipment Play Area 2 has some limited all abilities equipment which requires replacement, an investment is required to provide modern equipment which will allow for play that is fun for those of less ability and those of more ability to interact together. This is the best form of inclusive play as it truly removes any distinction between peoples and allows everyone to play together. Below is an example of equipment which provides a truly inclusive opportunity.



**Example of water play elements**

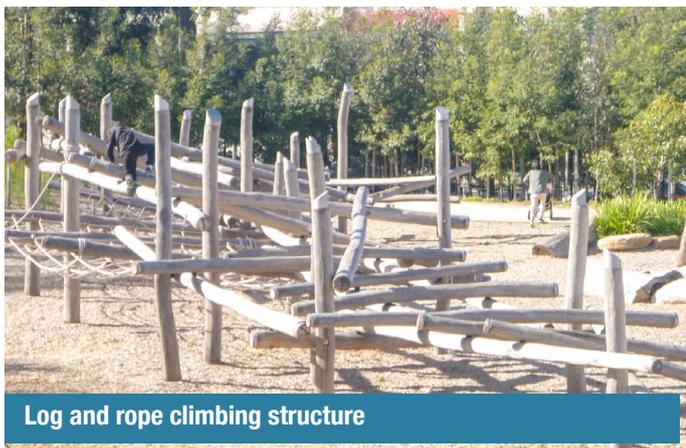
**6.4.2 Design and develop a diverse range of exciting, unique, challenging and innovative play for all ages by designating specific user groups for play area 1 and 3:**

**Play Area 1 – Youth/Adventure – Ages 12 years plus**

**Play Area 3 – Slides etc – All ages / Mixed Area**

**HIGH PRIORITY**

The Play Areas 1 and 3 require significant investment in the potential to create adventure play for older children along with the ability to promote other portions of Lake Pertobes facilities.



Log and rope climbing structure

**6.4.3 Provide unique, additional natural and sensory play experiences within existing play areas.**

**MEDIUM PRIORITY**

Much of the play apparatus is of proprietary and standard construction. The natural or sensory play experiences are limited to the creek channel and water play mound to the northern end of the reserve. There is scope to include elements of vegetation (fragrance, touch), sculptural

animals, rocks and water play. There are some good water play spray/splash pads available operated by push button. Below are suggested plants with interesting flowers, fragrance and foliage texture that can be used as part of the natural and sensory play experiences:

Acaena novae-zelandiae	groundcover
Ajuga australis	groundcover
Anigozanthos flavidus	tufting plant
Atriplex semibaccata	shrub
Banksia ericifolia	large shrub
Banksia marginata	large shrub
Banksia spinulosa	shrub
Brachyscome multifida	groundcover
Carex appressa	tufting plant
Carex fascicularis	tufting plant
Cassinia aculeata	shrub
Chrysocephalum apiculatum	groundcover
Chrysocephalum ramossissimum	groundcover
Chrysocephalum semipapposum	groundcover
Correa alba	shrub
Correa reflexa	shrub
Corymbia citriodora 'Dwarf Pink'	small tree
Dianella longifolia	tufting plant
Dianella revoluta	tufting plant
Dodonaea viscosa subsp. spatulata	shrub
Eucalyptus leucoxylon 'Euky Dwarf'	small tree
Eucalyptus mannifera 'Little Spotty'	small tree
Ficinia nodosa	tufting plant
Helichrysum obcordatum	shrub
Pimelea ferruginea	shrub
Poa labillardieri	tufting plant
Rhagodia spinescens	shrub
Rytidosperma geniculatum	groundcover
Wahlenbergia communis	groundcover
Wahlenbergia stricta	groundcover
Xerochrysum viscosum	groundcover



Boulders as play features



**6.4.4 Provide additional challenging adventure play opportunities in Play Area 1.**

HIGH PRIORITY

Adventure play components using large dimension logs, ropes and mobile sections will appeal to older children.



**Parkour play elements** (Source: Maroondah City Council)

**6.4.5 Remove the paddling pools and creek feature in Play Areas 1 and 3 and replace with other water-based play elements in Play Area 2**

MEDIUM PRIORITY

The paddling pools have limited attraction and the rock work and crevices are potentially dangerous in terms of hidden broken glass, entrapment and other injuries.

**6.4.6 Include additional inclusive play elements and improve accessibility in all Play Areas by removing barriers such as raised timber edges and sand soft fall and replacing with accessible pathways and surfaces as appropriate.**

HIGH PRIORITY

An accessible playspace does not only constitute accessible play equipment, provision of accessible pathway connections and surfaces within and around the playspaces is also essential.

**6.4.7 Construct a new play area or feature in the central section of the reserve to create a new destination which encourages users to explore areas beyond the Pertobe Road frontage.**

MEDIUM PRIORITY

The creation of a new play area(s) away from the intensively used Pertobe Road corridor would assist in providing people with options in other sections of the reserve. Establishing an iconic climbing structure on one of the islands of the Main Lake or in between the Kids Lake and the Main Lake would assist in drawing people from the intensively used corridor to other parts of the reserve thereby dispersing activity and reducing pressure on the activity corridor parallel to Pertobe Road. The lake environment awaits discovery and interpretation through cultural heritage and environmental themes.

## 6.5 Arts and Culture

### Current Situation

Lake Pertobe's status as a regional recreation reserve makes the precinct an ideal site for public art installations. Currently existing artwork is limited to murals on the maze in Play Area 1 and the sewer pump station. There is limited recognition of the Aboriginal and European heritage of the reserve.

### Community Feedback

Demand exists for the installation of artworks in the form of sculptures and artistic feature elements along the reserve's path system.

### Theming

Currently a visit to the lakes and the main Pertobe Road corridor leaves the visitor or local with little awareness of the environmental and cultural significance of the former wetland status of the lake. The integration of wayfinding theme and mural examples such as the Ngatanwarr Welcome Mural on the corner of Kepler and Merri Street all assist in making the journey and visit to Lake Pertobe more informative and memorable. The relationship of the maritime precinct and village offers opportunities for incorporation into storytelling.

**6.5.1 Include and share stories about Lake Pertobe's heritage, indigenous culture, stormwater/drainage functions and environmental values through improvements, wayfinding, precinct names and other on-site information.**

HIGH PRIORITY

This builds on the idea of creating interest and a sense of place for the reserve. During the community consultation and engagement process Part A, it was evident many

people are unaware of the environmental values of the reserve. There are opportunities to incorporate references to Gunditjmara culture and the environment/ecology.

**6.5.2 As 'Pertobe' is derived from the word 'pirtupp' meaning small sandpiper in aboriginal language, include the bird as a theme where appropriate, to acknowledge local aboriginal culture and identity within the reserve.**

IMMEDIATE PRIORITY

Lake Pertobe is recognised in a local publication brochure 'Birds of Lake Pertobe' as one of six Warrnambool Region Birding sites and two other sites of close proximity – Thunder Point and the Merri River estuary and associated wetlands. It is appropriate that a bird common to the area can become the branding image for the reserve.



Example of integration of aboriginal culture within a pathway in Swan Reserve



Example of a bird used as a theme for feature paving and seating at Lake Colac



## 6.6 Recreation and Social Use

### Current Situation

Currently there is good existing infrastructure to support leisure use of the reserve such as barbecue units and their integration with playspaces, open spaces and the lake environment. The cricket pitches, barbecue areas, playspaces, picnic areas and open spaces are available for use free of charge for individuals, groups and events. A number of commercial operators conduct hire businesses on the eastern edge of Kids Lake and Main Lake such as canoe, paddle boat and small motorboat hire and mini golf. Dogs are not allowed within the Lake Pertobe and the Warrnambool-Port Fairy Rail Trail to the west however, walking dogs on lead is allowed at the foreshore precinct areas including the Foreshore Promenade. Consumption of alcohol is prohibited in the reserve between 2pm to 4pm and 10pm to 11am daily.

Lake Pertobe is recognised as an important bird habitat. While bird hides have been constructed in the past, they have been a target of vandalism.

### Community Feedback

The community is firmly against the charging of fees to use the reserve for both general usage and holding events and is of the opinion that there are enough businesses present in the reserve, i.e. the mini golf and the boat rides. There were comments about implementing safety procedures, including having security patrols after hours to address the lack of passive surveillance in the reserve particularly to the central and northwest areas. Requests have been made to construct additional infrastructure to encourage youth and adults to participate in casual sports and recreation activities such as basketball, soccer, petanque and netball. Opinion was divided on whether dogs should be allowed or not within the Lake Pertobe Reserve.

### Recommendations



**6.6.1 Construct a half-court basketball and/or other active recreation infrastructure (eg netball/soccer/table tennis facilities) to encourage young people and adults to participate in casual sport.**

MEDIUM PRIORITY

The provision of a basketball half court, casual soccer goals and netball rings to the core sections of the Pertobe Road corridor adds a leisure dimension, particularly for older teenagers.

**6.6.2 Construct several elevated viewing mounds on the edge of the Main Lake and/or Mill Lake.**

LOW PRIORITY

Viewing mounds and platforms will create another dimension of interest and one or two at least should be strategically located away from the current high usage zones to assist in dissipating intensity of use. One of the mounds could be integrated with nature-based play experiences.



An example of a viewing mound in Lake Colac



**6.6.3 Make a revision to the local laws applying to Lake Pertobe Reserve to allow dogs-on-lead to use the perimeter pathways.**

**MEDIUM PRIORITY**

Dog ownership is an important part of many people’s lives through companionship, socialisation and exercise, all of which contribute to community wellbeing. Dogs however, pose a threat particularly to bird and native marsupial populations. The balance of allowing dog on lead to certain areas of the reserve is a fair and reasonable consideration by Council in maintaining a balance of community wellbeing and consideration of the environment.

**6.6.4 Install clear signage at entry points and along pathways, and communicated via other channels available, to indicate where dogs are permitted and not permitted at Lake Pertobe.**

**HIGH PRIORITY**

Clear signage will increase awareness of where dogs are permitted and not permitted within the reserve.

**6.6.5 Investigate the formation of a Friends of Lake Pertobe group to increase community involvement in the implementation of the Masterplan.**

**HIGH PRIORITY**

Harnessing local knowledge, skills and enthusiasm will greatly contribute to the presentation and ongoing maintenance of Lake Pertobe.

**Proposed perimeter pathways for dog walking**





## 6.7 Environment and Landscaping

### Current Situation

The saline wetlands of Lake Pertobe provide an important habitat to wildlife including threatened species and migrating water birds. A number of indigenous plants exist in the reserve including at least one with threatened species status.

Environmental sustainability measures such as the installation of solar panels on the depot roof and the presence of reasonable recycling points across the reserve have been implemented, but could be improved.

### Community Feedback

Suggestions have been put forward by the community to improve the water quality in the lakes, clean the northern perimeter of rubbish, replace some of the aging native plant species and plant additional trees to provide shade.

### Recommendations

#### 6.7.1 New plantings will be indigenous wherever possible, with exotic trees used to provide natural shade as required.

##### IMMEDIATE PRIORITY

The Norfolk Island Pine trees, while not indigenous, form a strong character of a maritime setting and Warrnambool's main street, Raglan Parade is one of country's most iconic avenues of Norfolk Island Pines. Pertobe Road with 158 Norfolk Island Pine trees assists in supporting the charac-

ter/theme, as does the lower end of Liebig Street and its interface to Merri Street.

### Recommended New Plantings

#### Indigenous

Acacia melanoxylon  
 Allocasuarina verticillata  
 Astroloma humifusum  
 Banksia integrifolia  
 Banksia marginata  
 Baumea juncea  
 Chenopodium candolleianum (syn. Rhagodia candolleana)  
 Ficinia nodosa  
 Juncus kraussii  
 Kennedia prostratus  
 Leptospermum continentale  
 Leptospermum lanigerum  
 Leptospermum laevigatum  
 Leucopogon parviflorus  
 Melaleuca ericifolia  
 Melaleuca lanceolata  
 Myoporum insulare  
 Olearia axillaris  
 Poa poiformis  
 Sarcocornia quinqueflora

#### Native

Acaena novae-zealandiae  
 Banksia praemorsa 'High Noon'  
 Carpobrotus rossii  
 Correa alba  
 Disphyma crassifolium  
 Melaleuca armillaris  
 Melaleuca mesophila  
 Myoporum parvifolium

### 6.7.2 Plant new groups of advanced deciduous trees for shade at the edges of grassed, open space areas/events areas.

#### HIGH PRIORITY

From the selection of deciduous trees listed, several groups of deciduous trees are to be planted to the perimeter of most of the events areas. Shade trees need to be tolerant of the maritime conditions experienced at the reserve.

### Recommended Deciduous Trees for Shade

Acer x freemanii 'Autumn Blaze'  
 Acer negundo 'Sensation'  
 Acer rubrum  
 Fraxinus excelsior 'Aurea'  
 Fraxinus pennsylvanica 'Cimmaron TM'  
 Fraxinus pennsylvanica 'Urbanite TM'  
 Melia azedarach 'Elite'  
 Pyrus calleryana

### 6.7.3 Review existing plantings and identify trees/shrubs for removal and/or replacement.

#### HIGH PRIORITY

A comprehensive and detailed plan is required to identify both exotic and native trees and shrubs that are either weed species or invasive. The plan should locate all trees including indigenous species that pose issues of personal safety (CPTED principles) to users of all parts of the reserve. Clearance of some vegetation from the north of Main Lake will allow tantalising view to the water from the Gilles Street approach.

### 6.7.4 Limit vehicles parking under the Norfolk Island Pine trees on Pertobe Road Monitor the health and condition of the Norfolk Island Pine trees regularly as part of the Council's existing tree audit/program.

#### MEDIUM PRIORITY

There are approximately 15 Norfolk Island Pines in the mid-length of Pertobe Road that have seriously deteriorated and are under stress. This is likely due to soil conditions, prevailing salt-laden winds and high intensity of vehicle parking to the particular zone, which compacts root systems' access to aeration and water. There is a total of 158 Norfolk Island Pines forming the avenue on Pertobe Road. There is parking available under approximately 130 trees consistently ranging from single bays to four car park bays between trees that are at 14 metre centres. There is currently a capacity of between 350 to 400 vehicles parking under the Norfolk Island Pines along Pertobe Road. Due consideration has been given and inspection of other Norfolk Island Pines for instance in Liebig Street. It is evident at the southern end of Liebig Street that car parking underneath the existing mature Norfolk Island Pines has not adversely affected the health and condition of the trees. Car parking is contained by existing tree islands of wood mulch between two to four metres from the trunk of each tree. This demonstrates a potential treatment for the Norfolk Island Pines parking area.

### 6.7.5 Improve the reserve's habitat values through weed control and works to improve water quality.

#### HIGH PRIORITY

Lake Pertobe's three lakes are fed from stormwater from Warrnambool Central Business District with three outfalls entering from the north edge of the reserve. Preliminary investigation has explored the potential/feasibility to improve the physical inflow and filtration of stormwater entering Mill Lake. Improved weed control, i.e. Pampas grass and other weeds is required to assist in providing improved habitat zones. The need is highlighted because of the extremely high visitation/activity pressures and the fact that Lake Pertobe is recognised as a bird habitat area linked to the Merri River system and Thunder Point.

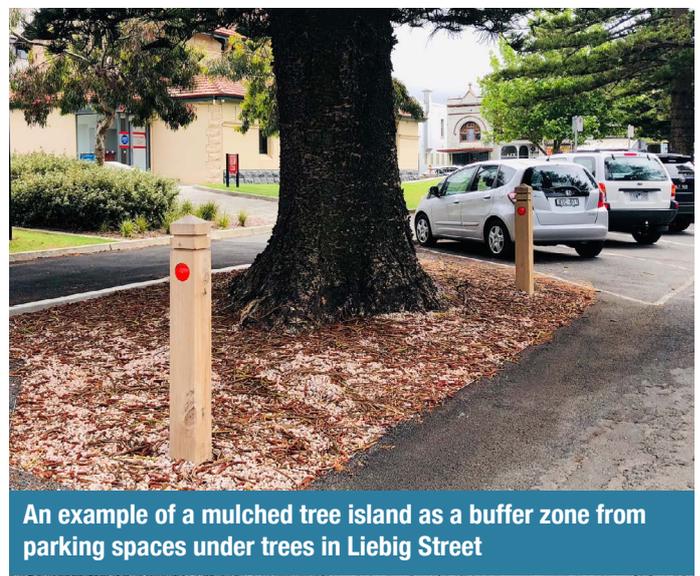
### 6.7.6 Remove pampas grass and other noxious weeds in the reserve.

#### HIGH PRIORITY

Pampas grass, a native to New Zealand can seriously and quickly invade maritime wetland systems. It is prevalent to several locations to the edges of the lake. Other serious weeds within the reserve include weeping willows, Coprosma repens, mirror bush, Cortaderia sellowiana (NZ flax), Oxalis, Kikuyu grass, angled onion and Delairea odorata (Cape Ivy). Replacement planting of indigenous vegetation would be required.



Existing vegetation at the Gilles Street approach



An example of a mulched tree island as a buffer zone from parking spaces under trees in Liebig Street

## 6.8 Events Infrastructure

### Current Situation

The Lake Pertobe/Foreshore Precinct is a popular venue for events and the number and size of events is increasing, most of which coincide with peak summer use. At present no charges are made for events conducted at the reserve. Everyday individual and group use of facilities by locals and visitors will remain casual and non-charged. The extensive off-road areas make the reserve a good venue for hosting running/cycling events including Surf to Surf Fun, Australian Schools Triathlon and Tour de Depot. The larger events including Wunta, Friday Night Market and Twilight Movies are held in Events Area 1 and 2 and smaller events including the World Wetland Day and Scripture Union event in Events Area 3. Council has an informal practice of alternating holding events in the three Events Areas to prevent the grass of either areas being too compacted.

Power is inadequately provided for events. Three phase power is set up for individual events, which is a recurring cost even for Council-run events such as the Twilight Movies. For events such the Friday Night Markets that provide their own power, a key issue is the number of power cables on the ground including through pedestrian thoroughfare areas. There is no access to hot water for events held at the reserve.

There are no dedicated loading points and boom gates are frequently blocked by parked cars/events vehicles during periods of high parking demand.

### Community Feedback

The community supports the construction or installation of additional infrastructure such as a stage, barbecue units and litter bins to better support more events.

### Recommendations

#### 6.8.1 Review access to the electricity supply for events and install access points in appropriate locations.

HIGH PRIORITY

Onsite power points will increase safety given the significant number of events conducted on the reserve. Having a permanent power supply can also assist in a potential stormwater harvesting scheme.

#### 6.8.2 Develop an events and activities policy to guide and manage appropriate and sustainable use of Lake Pertobe.

IMMEDIATE PRIORITY

a. Prepare an events policy to guide appropriate use for groups/individuals who require access to power and water within the reserve or for people who want to book and have exclusive use of the shelters. The range of revenue-generating activities for Council needs to

be broadened. The events policy should also consider management and access arrangements for events with a consistent policy across Council facilities.

b. Prepare a policy framework identifying suitable activities and those that are not compatible. The policy should consider a review on the banning of dogs within the reserve and consider allowing dogs on lead within the perimeter of the reserve which will likely increase use and visitation by local residents. Signage should be installed at the entrance advising of dog on lead area.

#### 6.8.3 Develop an online interactive process for the approval, booking, management and promotion of events at Lake Pertobe.

HIGH PRIORITY

The introduction of interactive online booking system and charge for use of facilities by commercial operators seeking a return for services used will assist in the management of events and traffic during peak-use months and general maintenance of infrastructure and the landscaped areas.

#### 6.8.4 Develop a Policy around fees and charges for Council Open Space

HIGH PRIORITY

The introduction of a policy for fees and charges for opens spaces will ensure that charging of commercial use of public assets is fair and equitable and that community uses are encouraged and effectively managed.

#### 6.8.5 Develop a policy for Itinerant Trading on Council managed Land.

HIGH PRIORITY

The introduction of an Itinerant Trading Policy will assist to support and enhance the vibrant and unique experiences available to the community and visitors to Lake Pertobe. The policy should allow Council to better manage requests to operate mobile and temporary businesses on all Council managed land.





## 6.9 Parking and Transport

### Current Situation

During the cooler months, onsite parking is generally adequate and people with mobility issues can easily be accommodated within a number of disabled car parking spaces. There is plenty of informal parking for overflow, including the Cannon Hill car park area, which is also well used for overflow parking during events. The existing formal car park areas within the core demand area (between the Mini Golf and Play Area 2) are limited. During the summer months, there is an extreme concentration of activities within the foreshore precinct, which causes congestion on Pertobe Road and pressure on parking spaces and general vehicle access. Informal parking of cars on either side of the road reserve to Pertobe Road is uncontrolled during the peak-use months. As a result of the practice of informal parking, (a) cars park even on the wide nature strip adjacent to the maze which necessitates drivers on departure, reversing cars onto a bend of Pertobe Road (b) the grassed areas to some sites immediately under Norfolk Island Pine trees are compacted and a number of Norfolk Island Pines in Pertobe Road are in poor health probably due to soil conditions, salt-laden winds and exacerbated by soil-compaction of root systems.

There is a total of 158 Norfolk Island Pines forming the avenue on Pertobe Road. There is parking available under approximately 130 trees consistently ranging from single bays to four car park bays between trees that are at 14 metre centres.

Being flat, and virtually at the level of the Merri River, the reserve has several large areas of poor drainage, some of

which attracts unauthorised vehicle access and abuse to less frequented/defined use areas such as around Jetty Flat oval and the BMX track.

### Community Feedback

The community strongly supports additional car parking and strategies that would assist with better traffic flow during the peak-use months including better traffic management and alternative parking agreements.

### Recommendations

#### **6.9.1 Prioritise, design and cost all parking recommendations as detailed on the parking layout plan for Lake Pertobe.**

##### HIGH PRIORITY

Given that there are several recommendations for the construction of additional car parking areas as well as formalising existing car parking spaces, prioritising each car parking-related project for Lake Pertobe would assist Council in allocating and sourcing funds. Ready identification of parking areas within the precinct and identification of each precinct (parking area on maps and on site) will assist Council and event organisers in better management of events.

#### **6.9.2 Extend and formalise the car park area next to the mini golf.**

##### HIGH PRIORITY

This area was identified in Council's Background Report Part A (see Appendix 1) to assist in the provision of

additional car parks in the vicinity of 50 cars, combined with a sealed access route to the Pigeon Club area. The provision of a shared pathway system through this area of the reserve would assist with access to the reserve for people arriving by car. Establishment of car parking in this area will assist in dispersing traffic across the Pertobe Road precinct during the peak-use months.

**6.9.3 Extend the car park area near the sewer pump station to include extra vehicle spaces.**

MEDIUM PRIORITY

The grassed area between the sewer pump station and the car park area to the north is not particularly heavily used. As identified in Council's Background Report (see Appendix 1), there is space to formalise additional car parking spaces to the south of the existing car park area, avoiding underground services.

**6.9.4 Improve the vehicle parking area on the northwest side of Pertobe Road by sealing and line marking vehicle parking to maximise the spaces available near Events Area 1.**

HIGH PRIORITY

There is space to line mark and seal additional car park areas to provide additional car park spaces around the existing formalised car park area to the southeast of Events Area 1. As this is primarily the area used by buses, shuttles and trailers for drop-offs and pick-ups, formalising the extra car parking spaces here should be a high priority.

**6.9.5 Develop overflow parking for the foreshore area along Price Street.**

HIGH PRIORITY

There is space on either side of Price Street to provide and sign available overflow car parking spaces to either side of the street. Currently both sides are grassed. The south side would require considerable re-grading and drainage works to alter the open grassed channel. Establishment of car parking in this area will assist in dispersing traffic across the Pertobe Road precinct during the peak-use months.

**6.9.6 Restrict inappropriate vehicle access to the Jetty Flat area.**

HIGH PRIORITY

Restricting access to unauthorised vehicles in the Jetty Flat area will minimise damage over time. Supplementary soil placement and/or grading in parallel with improving the drainage will assist in providing drier pedestrian areas and improve the somewhat neglected appearance of this isolated area. With increasing usage of the Jetty Flat precinct, the issue of hoon behaviour will reduce through increased passive surveillance.

**6.9.7 Install a barrier to the east of Play Area 2 to stop vehicles parking under the Norfolk Island Pine trees on the road reserve.**

MEDIUM PRIORITY

Formalise parking to protect Norfolk pipes and develop garden spaces under trees. Currently the road reserve northwest of Pertobe Road near Play Area 2 is used for informal parking during peak-use months. Parking under the Norfolk Island Pines is not only detrimental to the trees' health, it poses problems in terms of vehicles causing a traffic bottleneck in that section of Pertobe Road and possibly posing danger to pedestrians walking on the asphalt footpath. By moving the fence farther east, the potential space for parking will be restricted, making illegal parking there impossible.

**6.9.8 Communicate changes to parking and pedestrian connections at Lake Pertobe to increase awareness of park and walk options in the area.**

MEDIUM PRIORITY

Lake Pertobe is directly adjacent to the foreshore precinct and from a parking perspective are best contemplated as an integrated area. While the Lake Pertobe review identified a number of parking proposal and footpath connections, there may be other requirements associated with the foreshore area.

It is recommended that a parking strategy is prepared that considers the whole Lake Pertobe and foreshore precinct holistically, with consideration for:

- The various user groups across the precinct,
- The peak activity times for each use / user group,
- The likely peak parking demands,
- The suitability of the existing parking supply both from a numerical perspective, but also in relation to the proximity to key land uses,
- Consideration for the potential 'sharing' of parking resources from complementary land uses,
- Review of the opportunities for expansion to existing parking facilities,
- Review of new parking opportunities,
- Identification of key walking linkages between the parking resources and the key land uses,
- Management of parking to cater for various user group (i.e. parking restrictions),
- Enforcement of parking to provide safe and efficient parking for the precinct, and
- Wayfinding signage to the key parking area.

Given the seasonal nature of activity associated with the foreshore area (camping and beach activity), it is important that the strategy considers 'absolute peak' activity in the December / January period and 'typical peak' activity in February / March.

The strategy will need to identify how parking is to be managed into the future to allow for efficient usage of Council resources.

**Refer to Appendix 8 for more information.**



## 6.10 Drainage and Water

### Current Situation

Lake Pertobe plays a critical role in the filtration of stormwater from Warrnambool's CBD before stormwater enters the Merri River. There are two bores within the reserve and one at Jetty Flat, which are used for watering the en-tout-cas tennis courts to the west and to top up water levels in the Kids Lake to support the boat hire amenities and in the children's water play pools in Play Area 3. The bore water is too saline for some uses. Mains water is used for the irrigation of the landscaped and grassed areas of Lake Pertobe, the Harris St Reserve (partial), the cricket oval and the grass tennis courts. The drain outfalls, which are located in the northern perimeter, become litter traps during major storm events. There are some maintenance issues associated with the Fairy Street and Japan Street drain outfalls associated with overgrown Kikuyu and infrequent cleaning of the drains. A sediment bed was installed to dry out sediments from the Japan Street drain prior to removal offsite, but it remains unused.

### Community Feedback

Community supports the cleaning of the drain outfalls to the north and the improvement of water quality particularly in the Main Lake.



**Lake Pertobe overview of water sources** (Source: Council's Background Report in Appendix 1)

### Recommendations

**6.10.1 Develop and implement a drainage maintenance program to ensure the lake's important drainage function is sustained.**

HIGH PRIORITY

Program regular maintenance of the drainage system, particularly at the Fairy, Gilles and Japan Street outflows.

**6.10.2 Investigate with Wannon Water the feasibility of alternate water sources from the main lake system for reuse at surrounding public areas.**

**HIGH PRIORITY**

A water balance model (see Appendix 9) was created as part of the Masterplan study to determine the reliability of a possible alternate water source being stormwater harvesting based on the available runoff from the Fairy Street and Gilles Street outlet catchments.

There is several potential ways which Council could work with Wannon Water to secure alternate water sources and while stormwater harvesting is not the only source which is available, Two scenarios for this type of harvesting were modelled as examples; one with an annual water demand of 17ML (existing use) and one with the annual water demand of 32.5ML which is based on the existing use and proposed irrigation use.

Typically, the exact components of a stormwater harvesting system are determined during a feasibility study/design based on water quality sampling and other factors such as space and surface levels. For the purposes of this Masterplan, two general arrangements are proposed which cover the typical arrangements of a stormwater harvesting system. These options are discussed below:

pumped from the pond through a tertiary treatment system. The treated water would continue to be pumped to local storage tanks prior to use for irrigation.



**System schematic option 2 (STORM Consulting 2016)**

The arrangement of Option 2 is similar to Option 1, however the water is stored in an underground storage tank before being pumped through a tertiary treatment system (same as Option 1). The benefit of Option 2 is that the Lake does not need to be disrupted and altered to achieve an open storage.



**System schematic option 1 (STORM Consulting 2016)**

For this option, stormwater is directed from the outlet(s) to a sedimentation basin north of Mill Lake. Water then flows from the sedimentation basin to a constructed pond, which is segregated from the rest of the lake. Water is then

# 7 References

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Sourced from the Visit Warrnambool website. <http://visitwarrnambool.com.au/visitor-information/about-warrnambool/#.WH1MIFN97s1>

## 2 Monument Australia (2017) Lake Pertobe Project.

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## 3 G Higgins (1912) Outer Ports of Victoria, The Varsity Engineer: vol. 5, June 1912, Committee of the Melbourne University Engineering Society, Melbourne.

# 8 Appendices

- 8.1 Appendix 1** – Background Report 2016
- 8.2 Appendix 2** – Implementation Plan and Opinion of Probable Costs
- 8.3 Appendix 3** – Summary of Part A Background Report SWOT Analysis
- 8.4 Appendix 4** – Summary of additional issues and opportunities
- 8.5 Appendix 5** – Assessment of Merit of consultation outcome
- 8.6 Appendix 6** – Lake Pertobe Riparian vegetation survey - Australian Plants Society
- 8.7 Appendix 7** – Remnant Species of Lake Pertobe – Kevin Sparrow
- 8.8 Appendix 8** – Traffic Issues and Opportunities – Traffix Group
- 8.9 Appendix 9** – Stormwater Harvesting Options Report - STORM Consulting
- 8.10 Appendix 10** – Community Engagement Summary



APPENDIX A:

# **LAKE PERTOBE and WARRNAMBOOL BOTANIC GARDENS MASTER PLANS**

# **BACKGROUND REPORT**

**March 2016**

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## Introduction

The Warrnambool Botanic Gardens and Lake Pertobe are significant regional open spaces for Warrnambool. Between them, they have important recreation, leisure, heritage, environmental and tourism benefits to the city.

Lake Pertobe is an award winning and internationally recognised recreation destination<sup>1</sup>. The combination of its natural environment, open spaces, social meeting places, and an enviable adventure playground make it the centrepiece of Warrnambool's open space network.

The Botanic Gardens are a Guilfoyle – designed space that is heritage listed and has retained its important design elements over time. It provides a tranquil environment amongst significant large trees and sweeping vistas.

A Master Plan has not been prepared for the Botanic Gardens since 2004, and Lake Pertobe since 1975 (with a concept plan in 1998). The Warrnambool Open Space Strategy (2014) recommends that Master Plans be developed or reviewed for municipal or regional – level sports and recreation reserves. Both the Open Space Strategy and Warrnambool Recreation Plan (2007-2017) also specifically recommend the preparation of a master plan for Lake Pertobe.

Whilst both sites are regional open spaces, they have different challenges to be addressed through the master plan process.

Lake Pertobe is a significant asset for Warrnambool from a passive recreation, environmental, social and economic point of view, and is extremely popular with residents and visitors alike. This role needs to be

maintained and enhanced, whilst addressing issues such as connectivity, universal access, drainage, events use and parking. A master plan will ensure that the park continues to meet the standards and expectations required of a regionally significant space.

The Botanic Gardens hold significant cultural, botanical and heritage values. The master plan must protect these values whilst enhancing the social, recreational and educational uses of the site.

This report documents the existing site conditions, policy context, and an issues/opportunities analysis based on officer and key stakeholder consultation to inform the development of the two Master Plans. Note that an in-depth assessment of the botanical components of the gardens is outside the scope of this report.



<sup>1</sup> TripAdvisor Top 10 Travellers' Choice South Pacific Parks

## Municipal context

Warrnambool is a growing regional city in southwest Victoria, located 260km from Melbourne. It is Victoria's largest coastal city outside Port Philip Bay. In 2014, the estimated resident population was 33,501. This is projected to increase to 40,895 by 2031. The city supports twelve primary schools, three secondary colleges, one P-12, a TAFE and Deakin University Campus. Major employment industries include retail, health care, manufacturing, tourism, accommodation and food, construction and education.

The city also acts as a regional centre for the southwest, servicing an area much larger than the municipality. The Warrnambool foreshore is an anchor point for the city which is physically separated from the central commercial area. Lake Pertobe sits at the junction between the two, playing a key role in the city's identity. The Botanic Garden sits to the north of the central business district, however is still fairly centrally located.

**Figure 1.** Location Map showing the two master plan areas



## The sites

The Lake Pertobe masterplan site is 58ha in size and occurs in Warrnambool's 'Central' planning precinct. The Foreshore sits to the south, the railway precinct and CBD to the north, and the south Warrnambool residential area to the west (Figure 2). Flagstaff Hill Maritime Village also adjoins the site. There is a significant difference in

levels between the CBD and Lake Pertobe and the foreshore, creating a sense of entering a different space. However the topography is also a barrier to access between the two, compounded by the railway line along the boundary.

**Figure 2.** Lake Pertobe Study Area



The Botanic Gardens masterplan site is 8.1ha in size and is located in Warrnambool's 'Botanic' planning precinct. It is surrounded by an established residential area, the Aquazone Aquatic Centre to the east, Emmanuel College (Catholic Secondary) to the west, and St Joseph's Primary School (Catholic) to the north. Access to the Russell's Creek Walking Trail is a short walk to the north (Figure 3).

**Figure 3.** Botanic Gardens Study Area

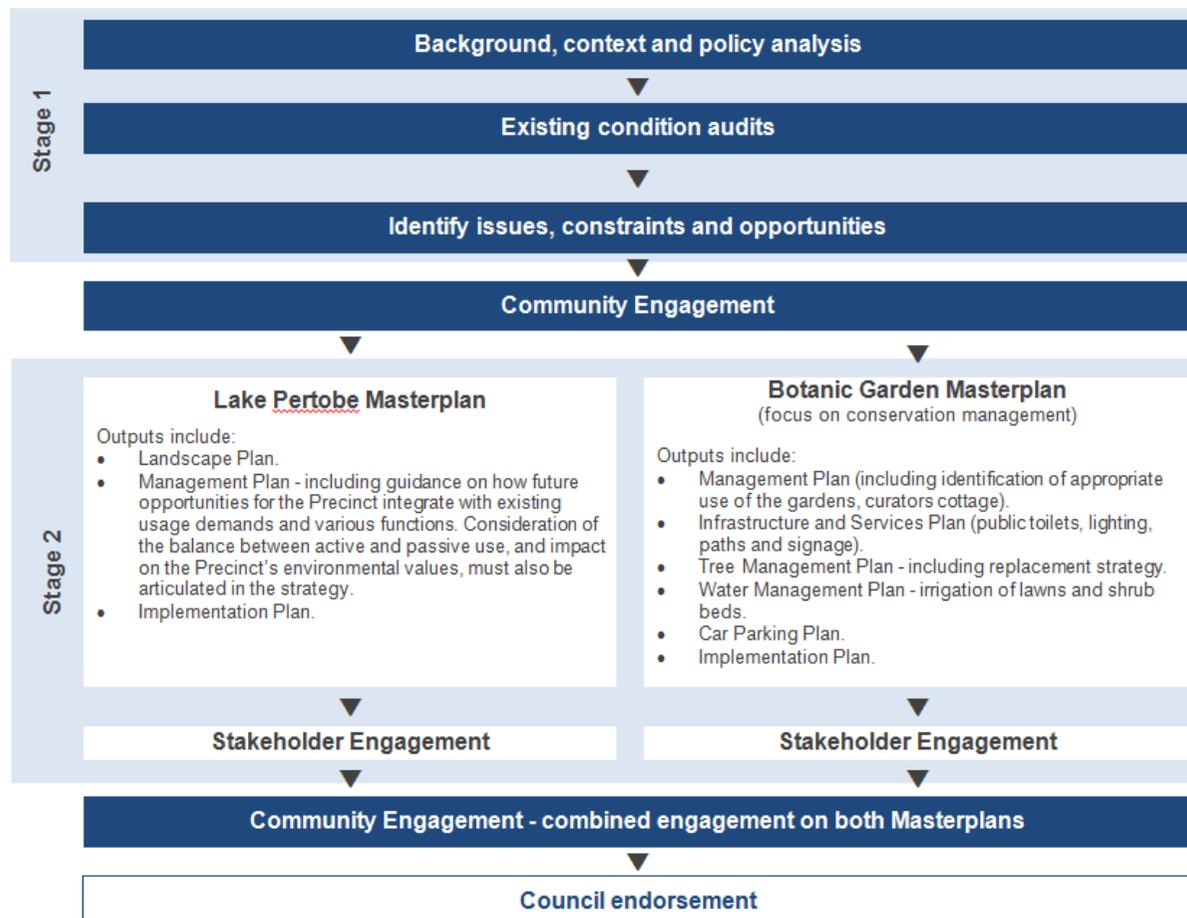


## Process

The process for developing the masterplans is shown below. This report forms one of the outputs of Stage 1, and combines the background information relevant to both sites into one document. Stage 2 involves the development of two separate masterplans for the two sites.

## Site Features and open space context

Key features of each site are shown in the following site maps (Figures 4 and 5). Figure 6 shows the open space context of Lake Pertobe.



**Figure 4. LAKE PERTOBE SITE FEATURES**



**KEY SITE FEATURES**

- 1 SOCIAL/ PLAY AREA 1: Two double BBQ shelters with seating, 3 playground areas, toilets, parking, depot
- 2 BBQ AREA SOUTH OF PERTOBE RD: Two stand-alone BBQ shelters, tables, beach access
- 3 SOCIAL/ PLAY AREA 2: Three way BBQ shelter, additional free-standing BBQ, seating
- 4 JOHNSON RESERVE: Double BBQ shelter, toddler playground, climbing frame, toilets
- 5 FLYING FOX AND MAZE: Junior and Senior Flying Foxes, nest swing, Apex picnic shelter, maze painted with public art, artificial creeks for play
- 6 NATURAL AREA: Two permanent wetlands surrounded by native vegetation. Unsealed (grass) walking trail through the centre with seats
- 7 Northern entrance from CBD over railway line
- 8 WARRNAMBOOL – PORT FAIRY RAIL TRAIL

**ADJOINING SPORTS FACILITIES**

- 9 JETTY FLAT: Athletics Track with turf cricket pitch, cricket training nets, pavilion, informal parking
- 10 BMX TRACK: Includes sealed track, starting hill, viewing area, and Pidgeon Racing Club Rooms.
- 11 LAWN TENNIS AND LAWN BOWLS FACILITY: 30 Lawn Tennis Courts, 2 rebound ace courts, 6 clay courts, and Bowling Club (synthetic green, club room)



**Figure 5. BOTANIC GARDENS SITE FEATURES**



1. Main south entrance and gates
2. Curator's Cottage (heritage)
3. Curator's Office/ meeting space
4. Old espalier orchard
5. Depot area

6. Fernery
7. Circular display bed
8. Palm Lawn and cannon
9. Lone Pine
10. South lawn

11. Pinetum
12. Main events lawn
13. Lake and stone bridge
14. Native garden
15. Giraffe swing

16. Rotunda and sloped lawn
17. Display bed/ urn
18. Display bed / well/ sundial
19. Fountain

**Figure 6. OPEN SPACE CONTEXT LAKE PERTOBE**



Lake Pertobe is surrounded by a number of important open spaces, as well as being connected to two major trails: the Foreshore Trail and Warrnambool – Port Fairy Rail Trail. Arrows show existing formal links between Lake Pertobe and adjoining open spaces / trails.

## Site History

### LAKE PERTOBE

Lake Pertobe was established through a staged development process. In the 1960's, seawater was pumped into the Lake and it was used for water skiing. The Lake dried out in 1968 and became unusable. In 1975, a plan was presented to Council to develop the Lake as a "Wildlife and Tourism area". The plan involved dredging the Lake, building a weir and creating a series of islands, bridges and canals. The plan was adopted by Council and implemented from 1974-1980. Substantial investment in revegetation, playground equipment and civic amenities followed.

In 1996, Council completed a Playground Development Strategy which highlighted the need for plans to upgrade the playground equipment in Lake Pertobe to meet Australian Standards. In response to the Strategy, a concept plan for the eastern section of Lake Pertobe was developed in 1998. The concept plan incorporated a range of improvements including new playground equipment and amenities. The plan's recommendations have been largely implemented.

In 2014 Lake Pertobe made the Top 10 South Pacific Parks in the Trip Advisor Travellers Choice Awards. It consistently receives 'excellent' reviews on Trip Advisor. It has received high reviews from a range of Melbourne-based websites, such as '*Lake Pertobe Playground is thought to be one of the best playgrounds in Victoria, if not Australia*' (CityWide Blog), '*I read somewhere that one family comes to Warrnambool every Easter just for the playground...I would be willing to come back at Easter, Christmas, Queens Birthday holiday, Anzac Day.....*' (Melbourne Playgrounds) and '*This is the ultimate Park*' (Little Melbourne).

## BOTANIC GARDENS

The site of the current botanic gardens was selected in 1866, replacing an earlier site near the mouth of the Hopkins River. The early development of the gardens owes much to Charles Scoborio, curator, and Government botanist Ferdinand von Mueller.

In 1877 Warrnambool Council commissioned William Guilfoyle, then Director of the Melbourne Botanic Gardens, to design an appropriate layout. His vision of sweeping lawns and long curving paths where the viewer can gaze into the distance was implemented by successive curators, and remains intact.

The Warrnambool Botanic Gardens were registered by the National Trust in 1990 and added to the Register of the National Estate in 1992. By this addition the gardens were recognised as of historical, scientific, aesthetic and social significance to the State of Victoria.

The Warrnambool Botanic Gardens Conservation and Development Plan was carried out in 1995 with the assistance of funds made available by the Commonwealth of Australia under the National Estate Grants Program. A review of the plan was done in 2004, with around 50% of the recommendations since implemented.

In 2006 the gardens were added to the Victorian Heritage Register (H2090).

The gardens celebrate 150 years on this site in 2016.

## Warrnambool Botanic Gardens Statement of Significance

The Warrnambool Botanic Gardens are of historical significance as one of the earliest provincial botanic gardens; commencing in 1858 and in its current location since 1866. Botanic Gardens had already been established at Melbourne 1846, Geelong and Portland 1851, White Hills 1854, Williamstown 1856, Ballarat, Malmsbury and Hamilton 1857. The Gardens are important for the involvement of Charles Scoborio for a period of 34 years, provision of plants by Mueller from the Melbourne Botanic Gardens and the 1877 design by William Guilfoyle. The Gardens are the earliest known commission by Guilfoyle in regional Victoria and one of his most complete designs. Guilfoyle was appointed Director of the Melbourne Botanic Gardens in 1873 and redesigned the Melbourne Gardens over 36 years into one of the finest botanic gardens in the world and is regarded as one of Australia's greatest garden designers. He also prepared designs for other provincial botanic gardens, at Koroit and Horsham in 1880, Hamilton 1881, Camperdown 1889, and Colac 1910, and at Government House, Parliament House and a number of private gardens in western Victoria.

The Warrnambool Botanic Gardens are of aesthetic significance for the layout and planting developed to a design prepared by William Guilfoyle in 1877. Warrnambool, along with Hamilton Botanic Gardens, are the most intact of his provincial botanic gardens designs. The "Guilfoyle" landscape combines both picturesque and gardenesque styles, sweeping lawns and paths, water features, structures, botanical collections specimen trees and shrubberies, and extensive use of subtropical species and bold and strap foliage plants. The layout is an outstanding response to the sloping site, featuring broad lawns dotted with trees and dense shrubberies, internal and external vistas, views to the lake, and carefully located buildings and structures to form a design of outstanding quality. The curator's residence, gates, fountain and rockery, urns, bridge, lake and islands, rotunda and curving asphalt paths are key elements in the garden design. The Gardens are of outstanding beauty with seasonal change and contrasting plant forms and foliage, all combining to form an attractive landscape enclosed within a perimeter planting of pines and cypress.

The Warrnambool Botanic Gardens are of scientific significance for their extensive collection of trees and shrubs, succulents, bulbs, perennials and annuals. The planting retains remnants of the original flora; three old *Eucalyptus viminalis* subsp. *cygnetensis*, a *Bursaria spinosa* and a few *Acacia melanoxylon*. The planting includes an important Pinetum occurs at the western end, a conifer windbreak around the perimeter; a fernery planted with flora of the Otway Ranges; water plants in the lake; a bamboo collection, and a nursery and orchard. In the Pinetum is Victoria's largest and a rarely cultivated Soledad Pine (*Pinus torreyana*). The "Lone Pine" (*Pinus brutia*) planted in 1934 is one of four original Lone Pines in Victoria; the other trees occurring at the Shrine of Remembrance, Wattle Park and The Sisters memorial hall. This tree also has historical and social significance.

The Warrnambool Botanic Gardens are of social significance for their long association with the community, tourists and students. The Gardens are highly valued for their role in landscape, botanical and horticultural education. They continue to be an important venue for major public events, musical performances and official celebrations.

## Planning Context – State Policy

### VICTORIAN PLANNING SCHEME

#### *State Planning Policy Framework*

Clauses 11.03-1 (Open Space Planning) and Clause 11.03-2 (Open Space Management) of the State Planning Policy Framework outline the following strategies relevant to the development of Lake Pertobe and the Warrnambool Botanic Gardens:

#### **Clause 11.03-1**

- Ensure that open space networks:
  - Are linked through the provision of walking and cycle trails and rights of way.
  - Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts.
- Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.
- Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, treatment of waste water to reduce turbidity or pollution and preservation of vegetation.
- Improve the quality and distribution of open space and ensure long-term protection.
- Protect large regional parks and significant conservation areas.

- Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude. Community sports facilities should be accommodated in a way that is not detrimental to other park activities.
- Ensure open space is designed to accommodate people of all abilities, ages and cultures.
- Develop open space to maintain wildlife corridors and greenhouse sinks.

#### **Clause 11.03-2**

- Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.
- Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.
- Ensure public access is not prevented by developments along stream banks and foreshores.
- Protect sites and features of high scientific, nature conservation, biodiversity, heritage, geological or landscape value.

## Zoning

Both Lake Pertobe and the Botanic Gardens are zoned Public Park and Recreation Zone (Figures 7 and 8). This has implications for any planned uses of the sites, and items such as commercial signs (restrictions under this zone). Any further commercial use of the site must be government based (unless temporary). Infrastructure such as additional parking would also require a permit.

Lake Pertobe adjoins a variety of other zones, including PPRZ, IN1Z, GRZ1, PUZ4 and UFZ.



Figure 7. Planning zones in and around the Lake Pertobe Study Area

The botanic gardens are covered by a Heritage Overlay. Lake Pertobe also has the following overlays over at least part of its area: DDO, HO, SLO, and ESO. The DDO and HO are redundant and need to be amended. All ESOs and SLOs are soon to be reviewed; the master plan process may help inform this process for Lake Pertobe.

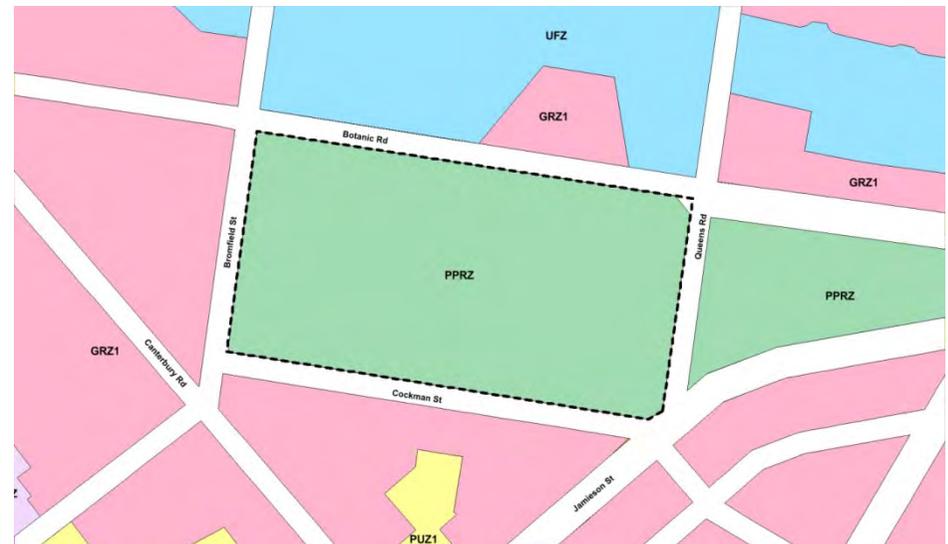


Figure 8. Planning zones in and around the Botanic Gardens Study Area.

## Planning Context – Local Policy

### WARRNAMBOOL COUNCIL PLAN 2013-2017

The four objectives of the Council Plan are:

- A leading regional city
- A sustainable city
- A liveable city
- A city of growth

Strategy number 2.04 (under 'A Sustainable City') aims to 'Create natural and open space environments in Warrnambool'. Indicator number 2.04.03 for this strategy is relevant to the master plan areas:

2.04.03 Improve accessibility to Warrnambool's parks and open spaces by improving linkages, trails etc. and ensuring adequate infrastructure in local neighbourhoods in accordance with the Warrnambool Open Space Strategy.

Strategy 3.08 (under 'A liveable city') is 'Ensure...recreation...facilities are responsive to changing community needs and expectations'.

### WARRNAMBOOL – A HEALTHY CITY 2013-2017 (HEALTH AND WELLBEING PLAN)

The Plan identifies 3 strategic goals:

i) Promoting Healthy Lifestyles ii) Seek Equity, Access, Safety And Inclusion For All iii) Improve Access To Economic Resources.

An objective of the Warrnambool Health and Wellbeing Plan is to encourage sufficient physical activity. The action plan identifies a specific strategy to provide for 'safe, inclusive, accessible and well used places and spaces which encourage physical activity',

Improving connectivity in paths and trails is also identified as a key action that Council will undertake which will be supported by the Master Plans.

## MSS

Warrnambool's MSS is currently on exhibition. Clause 21.02-3 discusses the open space network:

**Objective 1 :** To develop an open space network that protects a range of natural and cultural environments and contributes positively to biodiversity and water quality.

### Strategies

- 1.1 Ensure development adjacent to public open space provides clear separation between public and private land.
- 1.2 Ensure development does not reduce public access to open space.
- 1.3 Ensure development enhances a sense of safety by maximising interaction, passive surveillance and incidental lighting of open space.
- 1.4 Ensure development does not compromise the ecological integrity of the Merri River, Hopkins River and Russell's Creek corridors, and the coastal reserves.
- 1.5 Incorporate and protect sites with high environmental or cultural values in the open space network as the opportunity arises.

**Objective 2:** To provide a diverse, well-connected network of parks that residents can access close to home.

### Strategies

- 2.1 Seek to fill gaps in open space provision and accessibility. Priority areas include the residential area west of Mahoneys Road, the Central Business District and adjoining residential grid, southeast Warrnambool (north of the railway line), and west Warrnambool close to the Princes Highway.
- 2.2 Identify and address key connectivity gaps including those mentioned in the Warrnambool Open Space Strategy with priority given to providing continuous open space corridors along Russell's Creek and the Merri River.

## WARRNAMBOOL OPEN SPACE STRATEGY (2014)

The Warrnambool Open Space Strategy introduced seven principles that also apply to individual open spaces: accessibility, adaptability, connectivity, diversity, efficiency, equality and protection of the environment. How these apply to the master plan areas is explored under the Open Space Policy section.

Improving connectivity within and between open spaces is a key priority of the strategy. This is relevant to both Lake Pertobe and the Botanic Gardens, which are both key open space destinations in their relevant precincts, and also form important links in the pedestrian network.

The only specific recommendation relevant to either site was 'seek to strengthen pedestrian and cycling links between the central grid and the Lake Pertobe / Foreshore precinct'.

Each open space in Warrnambool has been classified according to hierarchy and primary function. Both the Botanic Gardens and Lake Pertobe are classified as *Regional* open spaces in the Open Space Strategy. This means their catchment is the whole of Warrnambool, residents from adjoining Moyne Shire, plus visitors to the city).

**Regional open space:** High-profile parks that attract users from within and beyond the municipality and cater for a broad cross-section of ages. Regional open spaces are characterised by their uniqueness and provide significant environmental, social, recreational, heritage, amenity or tourism value. They may offer a large range of recreational opportunities, or alternatively, highly specialised facilities not present in other open spaces in the region.

The Botanic Gardens has a primary function of *culture and heritage*, and a secondary function of *recreation*.

The primary function of the main part of Lake Pertobe is *recreation*, with *conservation*, and *linkage* identified as secondary functions.

## WARRNAMBOOL OPEN SPACE INFRASTRUCTURE GUIDELINES

Current infrastructure at Lake Pertobe is broadly consistent with the Warrnambool Open Space Infrastructure Guidelines for a regional recreation reserve. The only exceptions are the absence of a basketball ring / hitting wall, and all-abilities access not fully provided for. Shared pathways and signs are also only partly provided, and there are not enough bike racks (Table 1).

Warrnambool does not have specific infrastructure guidelines for the Botanic Gardens. However, the guidelines for a Regional Formal Garden in the state-wide Open Space Planning and Design Guidelines are applicable. The gardens are generally consistent with these guidelines, the only exceptions being that universal access is not up to standard (Table 2). Parking and shared paths are provided but could be improved.

Table 1. LAKE PERTOBE – CONSISTENCY WITH REGIONAL RECREATION PARK INFRASTRUCTURE GUIDELINES

Element	Current Lake Pertobe	Consistent with guideline?
<b>MUST HAVE INFRASTRUCTURE</b>		
Shade Planting	Yes	✓
Open areas for informal play	Yes	✓
Natural play elements	Yes	✓
Play equipment	Yes	✓
Basketball ring/ hitting wall	No	✗
Disability/ wheel access	Yes, could be improved	Partial
Provision for a range of abilities	Yes, could be improved	Partial
Shared pedestrian/ bike pathways	Yes, could be improved	Partial
Car parking	Yes	✓
Disabled car parking	Yes	✓
Seating	Yes	✓
Picnic tables	Yes	✓
Rubbish bins	Yes	✓
Bike racks	Yes (3), could be improved	Partial
Barbeques	Yes	✓
Shade structure/ shelter	Yes	✓
Drinking fountain	Yes	✓
Information signage	Minimal	✗
Water sensitive urban design	Yes	✓
Public toilets	Yes	✓
Artworks/ sculpture	Yes (artworks)	✓
<b>'MIGHT HAVE' INFRASTRUCTURE</b>		
Barrier/ safety fencing	Yes (partial)	✓
Skateboard area	No	✓
Fitness equipment	No	✓
Sports playing areas	Yes	✓
Training fields/ cricket practice nets	Yes	✓
Courts – tennis, netball/multi-use	No	✓
Irrigation/ irrigation system	Yes	✓
<b>GENERALLY SHOULD NOT HAVE INFRASTRUCTURE</b>		
Pavilion/ change rooms	No	✓
Lighting	Yes, could be improved	✓



**Table 2. BOTANIC GARDENS – CONSISTENCY WITH REGIONAL FORMAL GARDENS INFRASTRUCTURE GUIDELINES**

Element	Current for Botanic Gardens	Consistent with guideline?
<b>MUST HAVE INFRASTRUCTURE</b>		
Shade Planting	Yes	✓
Formal planting incl. garden beds	Yes	✓
Open areas (informal play)	Yes	✓
Disability / wheel access	Yes, could be improved	Partial
Pathways - possible circuit	Yes, could be improved	✓
Car parking - on road	Yes	✓
Disabled car parking	Yes (1), could be improved	Partial
Seating	Yes (17)	✓
Rubbish bin	Yes (12)	✓
Information signage	Yes (3)	✓
Interpretive signage	Yes, could be improved	✓
Water sensitive urban design (WSUD)	Yes	✓
<b>'MIGHT HAVE' INFRASTRUCTURE</b>		
Landscape planting	Yes	✓
Drought tolerant planting	Yes	✓
Indigenous planting	Yes	✓
Heritage (values) planting	Yes	✓
Barrier/fencing - safety	Yes	✓
Natural play elements	Yes	✓
Play equipment	Yes	✓
Provision for a range of abilities	Yes, could be improved	Partial
Shared pedestrian/bike pathways	Yes, could be improved	✓
Pathways - linkages to other open space	Yes, could be improved	✓
Bicycle/pedestrian linkages	Yes	✓
Car parking - off road	No	✓
Picnic tables	Yes (3)	✓
Bike racks	No	✓
Barbecues	No	✓
Shade structure/shelter	Yes, but need key	✓
Drinking fountain	Yes (1)	✓

Directional signage	Yes (2)	✓
Access to water	Yes (8 taps)	✓
Irrigation	Yes	✓
Water feature – formal or informal	Yes	✓
Public toilets	Yes	✓
Lighting	No	✓
Artwork / sculpture	Heritage items only	Partial
GENERALLY SHOULD NOT HAVE INFRASTRUCTURE		
Kick around area	No	✓
SHOULD NOT HAVE INFRASTRUCTURE		
Basketball/ hitting ring	No	✓
Skateboard area	No	✓
Fitness equipment	No	✓
Sports playing areas	No	✓
Training fields/ practice nets	No	✓
Courts – tennis, netball	No	✓
Pavilion / change rooms	No	✓

## OPEN SPACE POLICY 2014

Council's Open Space Policy (2014) outlines a number of policy positions that relate to the open space principles outlined in Warrnambool's Open Space Strategy. Policies relevant to the two master plan sites are:

### Warrnambool's Open Space Principles and Policy Statements

#### Accessibility

- Provide a variety of open spaces that are accessible to all residents, regardless of age, ability and culture.
- Ensure all-abilities access is incorporated when open spaces with a recreational function are created or upgraded.

#### Adaptability

- Ensure open space is flexible, multi-use and provides opportunities for passive and active recreation that is responsive to community needs.
- Ensure that adaptability and multi-functionality is incorporated into the design and development of neighbourhood or above open spaces.

#### Connectivity

- Incorporate open space corridors and shared trails that improve the connectivity of the network and provide links for walking, cycling and biodiversity movement.

#### Diversity

- Provide a variety of experiences and cater for a range of recreational needs.

#### Efficiency

- Consider adaptability and maintenance in the development and management of open space.
- Ensure that open space infrastructure in new or redeveloped open spaces is appropriate to its hierarchy and category.
- Ensure that asset renewal, maintenance and whole of life costs are considered in the design process for development and redevelopment of open spaces.

#### Environmental protection

- Preserve and enhance areas with environmental values and provide appropriate public access to waterways and coastal environments.
- Ensure that new open spaces or redevelopments demonstrate environmentally sustainable design principles.

## WARRNAMBOOL ECONOMIC DEVELOPMENT STRATEGY

The Foreshore Precinct (including Lake Pertobe) is identified as important to the economic growth of Warrnambool

*Priority Area Number 5: Visitor Economy and Regional City Liveability* includes the strategy:

- On-going support for the development and maintenance of recreational, arts and cultural facilities, essential for supporting and promoting the liveability and attractiveness of our City.

## WARRNAMBOOL ASSET MANAGEMENT STRATEGY

**Vision:** That Council's assets meet the required levels of service, are well maintained and fit for purpose. Investments in new and existing assets are financially sustainable, follows industry best practice and is aligned with the Council Plan.

Objectives:

- To provide for the service needs of our community
- To optimise the service potential of our assets
- To maximise value for money
- To contribute to economic growth
- To assign responsibility and accountability
- To promote balance between development and sustainability
- To minimise risks to the community and to Council's financial viability

Principle 10 is also relevant to the preparation of the master plans:

Prior to any major refurbishment or rehabilitation of an asset, the following assessments need to be undertaken:

- there is still a need for the asset (short and long term)
- legislative requirements
- opportunities for rationalisation
- opportunities for multiple use
- capacity to generate income/ reduce operational costs
- ability to improve energy efficiency
- risk and safety issues to be addressed
- future liability including ultimate retention/disposal
- operability and maintainability issues

## SUSTAINABLE TRANSPORT STRATEGY (2010 – 2020)

Specific actions relevant to the master plan sites are:

- The Foreshore Path Network could be improved through implementing measures to enhance connectivity such as:
  - Providing a zebra crossing with pedestrian priority at the Stanley Street/Pertobe Road roundabout
  - Improve key pedestrian / cyclist linkages to Liebig and Merri streets and through to the Railway Precinct and Lake Pertobe.
- Support Warrnambool's future growth as a key regional entertainment and tourist destination through the following key initiatives:
  - improve the cyclist and pedestrian connectivity between the City Centre and key surrounding destinations such as Lake Pertobe, Warrnambool Harbour and the beach areas beyond. This will help reinforce the City Centre's integration with the city's wider tourism and recreational attractions

## PUBLIC TOILETS PLAN (2014)

The Public Toilets Plan recommends the following in relation to the master plan sites:

**Botanic Gardens:** decommission existing toilets and build new toilets nearest the greatest user generators but still convenient for all users of gardens (underway – old toilets to retained be for staff)

**Lake Pertobe (east toilet block):** Upgrade the interior of the building and extend the facility to increase the number of cubicles to meet CPTED and disability access requirements and increase the capacity of the amenity (part of 10 year capital works program, planned for 2016/17). Also that external lighting be installed at both the east and west toilets at the earliest opportunity.

Note that the plan also identifies a large toilet block on the south east side of Pertobe Road (adjacent to the Beach Kiosk, and opposite Lake Pertobe reserve) be demolished and replaced with new toilet and change facilities in the vicinity.

## RAILWAY STATION PRECINCT MASTER PLAN

### **Strategy CO12: Pedestrian Access to Lake Pertobe**

At present the primary pedestrian access to Lake Pertobe from the railway station is via the active rail crossing at the end of Gilles Street. This access has limited signalling or safety provision and is therefore not DDA compliant. It is in the interests of pedestrian safety to either upgrade this access or provide an alternative. One option to encourage pedestrian access to Lake Pertobe could be the construction of a bridge above the railway corridor, achievable due to the existing grade separation.

## OTHER MASTER PLANS

### ***Botanic Gardens Management Plan 2004***

The Conservation and Management Plan (1995) set out the following objectives, which were re-adopted in the 2004 Management Plan:

- To restore and conserve the gardens of the significant period of the Charles Scoborio/ William Guilfoyle's collaboration (1866 – 1897)
- To rediscover Guilfoyle's design intent and rectify errors of omission and interpretation
- To enhance the botanic role of the gardens with new plant collections and interpretation facilities
- To enhance the future significance of the gardens by providing better access and new opportunities for public involvement

These objectives remain relevant.

Much of the 2004 Management Plan is a continuation from the 1995 plan. Around half of the plan has been implemented. Recommendations that were not implemented include:

- Introducing dogs-on-lead into the gardens to encourage greater use and surveillance
- Consideration of alternative uses of the Cottage, including as a meeting place / record storage for the friends group
- Rationalisation of the depot with redevelopment to allow extension of the kitchen garden (*not practical*) and development of a drought tolerant garden (*has been put in elsewhere*)
- Development of a 'rainforest' area in the southern side of the fernery as an example of the Otways Forest, with a new entrance and path connections (*also not practical due to depot requirements*)
- Introduction of a new picnic area in the Pinetum area

The 2004 should be used as a reference document for the new master plan.

### ***Lake Pertobe Concept Plan 1998***

The most recent concept plan for Lake Pertobe was approved in 1998, and covered the adventure playground area of Lake Pertobe only. Appendix 1 shows a timeline of actions implemented from the plan. The majority of recommendations have been implemented, with the exception of formalising and constructing the shared paths throughout the reserve.

### ***BMX Track Master Plan 2011***

Much of the plan has been implemented, including development of the BMX track. Planned parking is yet to be implemented.

## Current Management

### Current management arrangements

Lake Pertobe is mostly crown land (with Council as Committee of Management), plus a 10ha area in the northern section that is council freehold. The crown land component is gazetted for Public Recreation.

The Botanic Gardens are entirely crown land (gazetted for Botanic Gardens), with council appointed Committee of Management. A full time curator is employed plus two additional grounds staff. There is also a Friends of the Botanic Gardens.

### Existing commercial arrangements

Whilst Lake Pertobe provides largely free access to recreation and social facilities, there are a number of commercial arrangements in place on or immediately adjoining the reserve:

- Paddle Boat Hire (on-site)
- Kiosk (adjoining, south side of Pertobe Rd)
- Zorb Ball in summer (on-site)
- Mini-golf / jumping pillow (adjoining study area to the west)
- Carnival (adjoining study area, south of Pertobe Rd)
- Simon's Restaurant (adjoining study area, south of Pertobe Rd)
- Several accommodation providers

These uses are primarily seasonal, and on-site operators pay minimal fees.

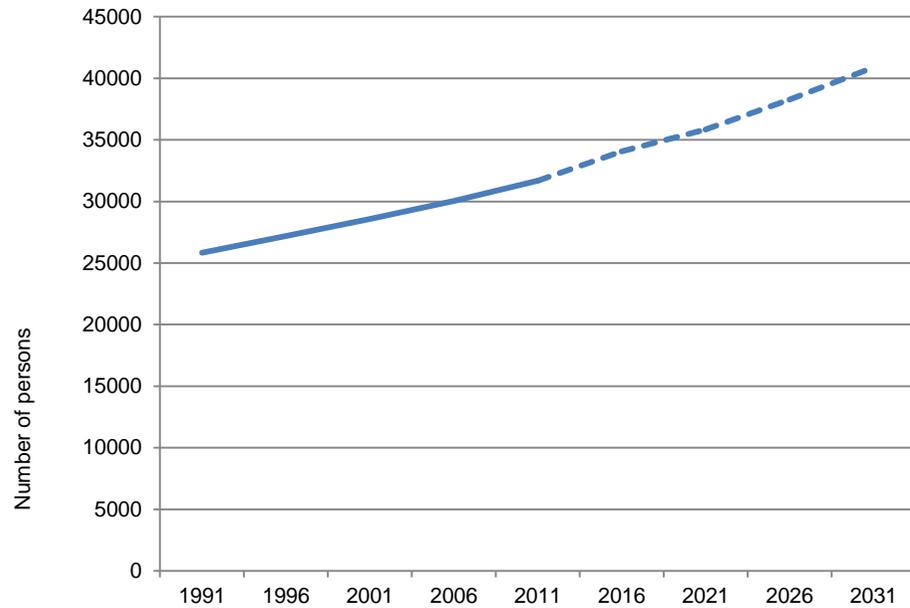
The Botanic Gardens receive approximately 90 bookings per year for small events such as weddings, family gatherings, break-ups etc. Many more occur that do not go through the booking system. There are currently no fees involved, including booking of the rotunda (access via a key).



## Demand analysis

As both sites are regional reserves, their catchment is the whole of Warrnambool, plus visitors. Both are also used by adjoining Moyne Shire residents.

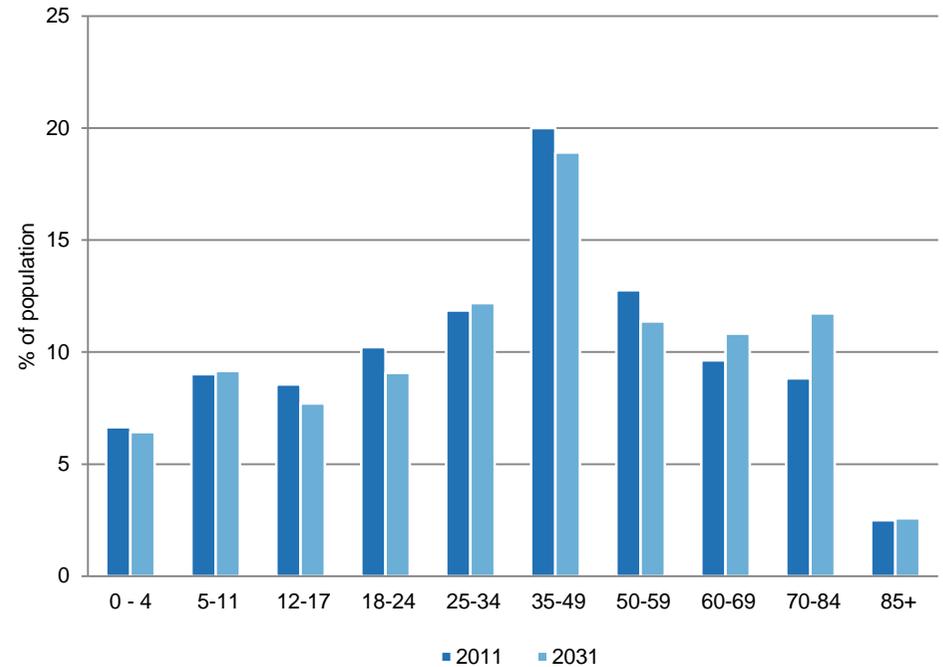
In 2014, the population of Warrnambool was estimated at 33,501. It has grown from 25,825 in 1991, at a rate of 1.1% per year. Population growth is projected to increase to 1.4% per year, to reach 40,895 by 2031.



**Figure 9 Historic and projected population growth for Warrnambool**

Source: Victoria in Future 2014, Compiled and presented by Warrnambool City Council.

Almost all age groups in Warrnambool have experienced growth in the past decade, and are projected to continue to grow into the future (Figure 10, Table 3). The 60 plus age group is projected to grow the most.



**Figure 10 Historic and projected age profiles for Warrnambool**

Source: Profile.id, Compiled and presented by Warrnambool City Council.

Age (years)	2006	2011	%change 06-11	2016	2021	2026	%change 11-26
0 to 4 years	1,979	2,288	16%	2,465	2,660	2,837	24%
5 to 11 years	3,157	3,061	-3%	3,288	3,595	3,865	26%
12 to 17 years	2,865	2,884	1%	2,831	2,928	3,159	10%
18 to 24 years	3,314	3,584	8%	3,826	3,817	3,916	9%
25 to 34 years	3,875	4,307	11%	4,711	5,037	5,277	23%
35 to 49 years	6,474	6,701	4%	7,018	7,580	8,197	22%
50 to 59 years	3,850	4,253	10%	4,541	4,701	4,931	16%
60 to 69 years	2,615	3,272	25%	3,822	4,214	4,537	39%
70 to 84 years	2,867	3,151	10%	3,491	4,019	4,551	44%
85 and over years	600	737	23%	752	764	798	8%
<b>Total</b>	<b>31,596</b>	<b>34,238</b>	<b>8%</b>	<b>36,745</b>	<b>39,315</b>	<b>42,068</b>	<b>23%</b>

Source: ID Forecast

Table 3. Population trends in age structure for Warrnambool

Vehicle counts on Pertobe road suggest more than 5,000 vehicles access the Lake Pertobe / foreshore precinct per week during high demand periods (Christmas to New Year) (Appendix 2).

The Travel to Warrnambool 2007-08 Warrnambool Visitor Survey indicated that of the 800,000 visitors to Warrnambool that year, visiting Lake Pertobe was among the top six activities undertaken, with 58% enjoying the area during their stay.

In the 2009 Community Satisfaction Measurement Survey, residents rated Lake Pertobe as their most important area of public open space in Warrnambool. However in the years since, the Community Satisfaction Index has fallen from high to moderate, indicating the area is now less able to meet community expectations than in the past.

## LOCAL LAWS

Local laws relevant to both sites include:

- A ban on dogs (including on-lead), campers, motor bikes, horses and golf
- Smoke-free zones around playgrounds
- Alcohol is not allowed at Lake Pertobe between the hours of 2pm – 4pm and 10pm to 11am. Alcohol is BYO at the gardens at any time.

On both sites, dogs-on-lead have been trialled, but removed again due to complaints of dogs being off-lead.

Lake Pertobe between Johnson’s Playground and the central BBQ area is also a designated Neighbourhood Safer Places area.



## Existing Site Conditions

The following section provides detailed information on the strengths, challenges and opportunities under a number of different themes for each site identified by Council officers and key stakeholders

. These themes are:

- INFRASTRUCTURE
- CONNECTIVITY AND WAYFINDING
- ACCESSIBILITY
- HERITAGE AND ART
- RECREATION/ SOCIAL USE
- DRAINAGE AND WATER
- ENVIRONMENT / LANDSCAPING
- EVENTS INFRASTRUCTURE
- PLAY INFRASTRUCTURE
- PARKING AND TRAFFIC

Many of the issues identified in the following section were also identified by the community. Please refer to the Community Engagement Phase One report for a summary of the issues and ideas feedback provided by the public and other interested parties during January 2016.

# INFRASTRUCTURE – Lake Pertobe

## STRENGTHS

- Overall infrastructure is quite good, including BBQ shelters, amount of seating and variety of play elements
- Much of the infrastructure doesn't need replacing for some time (see Figure 11 over page)
- Renewal of three bridges underway for 2015/16 (two already complete). Flying fox also to undergo repairs

## CHALLENGES

- Asset renewal is a significant expense
- Increased demand as city / visitation grows
- There is currently no style consistency or guidance for infrastructure e.g bins, seats
- There can be a shortage of BBQs and seating during peak times. Current picnic tables require renewal (wooden bases)
- Vandalism and graffiti are issues. Glass breakage is an ongoing issue in the BBQ and playground areas. The depot area is frequently vandalised. A bird hide in the northern section was removed as it became a focal point for antisocial behaviour.
- Toilets adjoining Kiosk are proposed to be decommissioned
- Some lighting needs upgrading, it is ineffective and there is no consistent style. There may demand for one well-lit area for after-hours access / events in peak periods, though this needs to be weighed against promoting antisocial behaviour. Lighting near pump shed particularly bad, is a lighting blackspot.
- There is a need for more drinking taps e.g. near flying fox
- Proximity to beach/ salt winds affects choice of infrastructure materials. Prevailing winds are NW-N (warm) and SW (cool, salt bearing)
- Keeping facilities modern, reasonable to maintain, and safe
- To retain the natural / adventure feel of the site and not over-engineer it

## OPPORTUNITIES

- Development of a 'style' of infrastructure across the site that complements the natural environment
- Consider whether it might be appropriate to add more BBQs – some issues with power to picnic tables in eastern section. Mini golf area another option.
- Consider possibility of vandalism when choosing new infrastructure
- Upgrade lights and potentially provide one after-hours access area that can be lit as required in central section
- Provide 10 amp power supply – secondary power
- Ensure alternative universal access path to the Lake Pertobe toilets for the BBQ area south of Pertobe Rd once the toilets on the south side are decommissioned





## INFRASTRUCTURE – Botanic Gardens

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### STRENGTHS

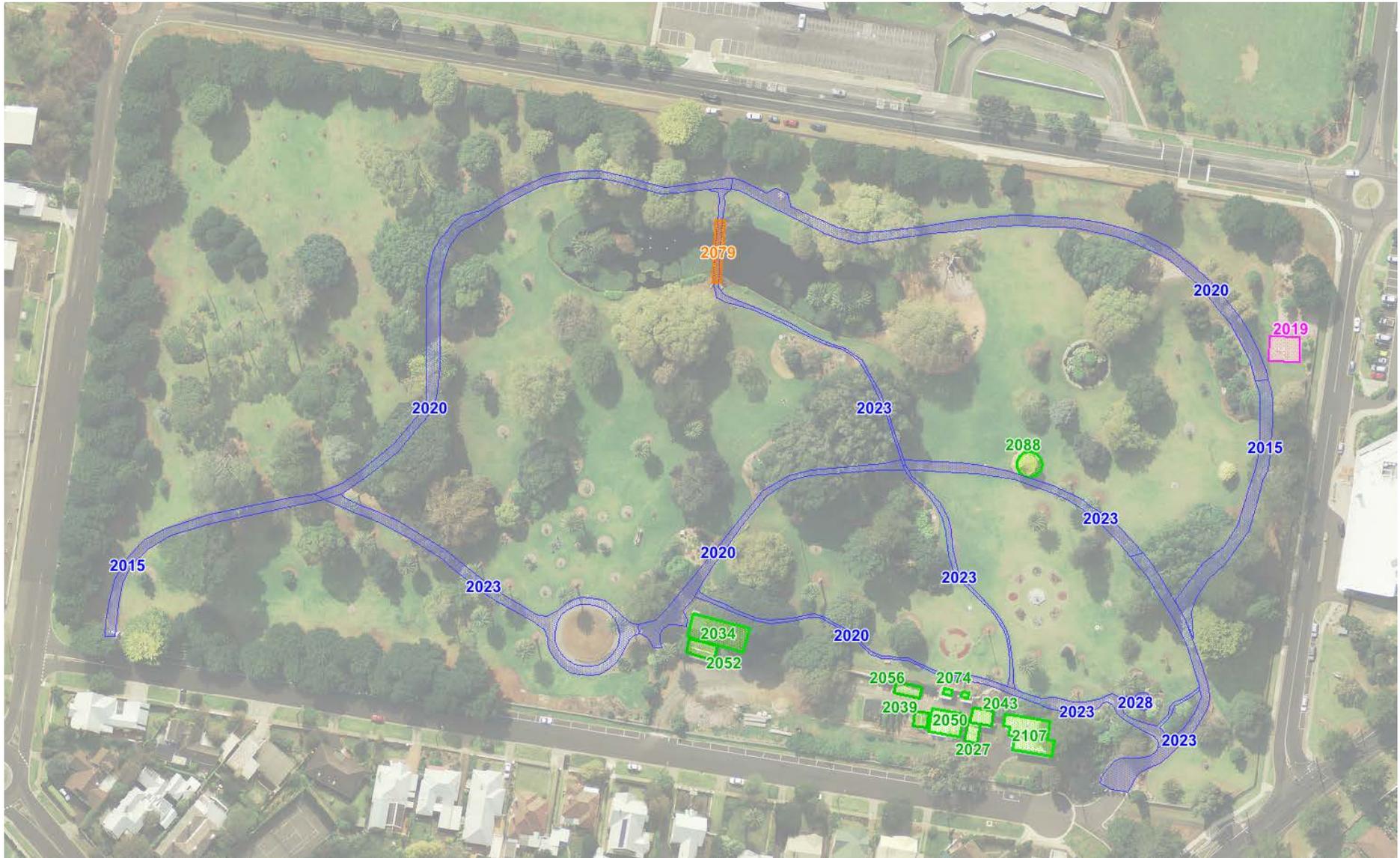
- New toilets to be installed in north east corner
- Most path widths are good

### CHALLENGES

- All footpaths are non-compliant. Some are too narrow, all are affected by tree roots creating trip hazards.
- Potential for more picnic tables (currently three) and diversity of seating
- There is a soak pit on the southern side of the gardens and possibly one in the south east corner – these cannot be built over
- Boundary fence will need renewal or replacement in next few years
- Vandalism is an issue e.g. glass in the fountain, plant damage
- Asset renewal is a significant expense e.g. paths
- Giraffe swing is due for renewal – an iconic piece of play equipment
- Varying views on whether gardens should be lit at night – currently closes at sunset, doesn't encourage after hours use. Any proposals to introduce permanent lighting would need careful consideration

### OPPORTUNITIES

- Trial new materials/ solutions for pathways where tree roots are an issue
- Potential to develop another picnic area near the SW entry, as people use this informally for picnicking now. Also provide more (and diverse) seating options (e.g. platforms)
- Replacement of boundary fence using current pickets would be prohibitively expensive – could use as an opportunity to provide increased transparency to site to make it more inviting and provide better passive surveillance (whilst maintain a continuous fence around the site)
- Consider whether further lighting is appropriate. Gas lamps could be replaced with solar lights
- The historic well is in the process of being restored, with access to be provided with interpretive information



**Figure 12.** Expected life of existing infrastructure at the Botanic Gardens, with expected year that asset is due for replacement shown as text. Replacement years likely to be earlier, to be used more as a guide to the order of replacement.

# CONNECTIVITY AND WAYFINDING - Lake Pertobe



## STRENGTHS

- An attractive walking environment that provides contrast to the urban environment
- Proximity to other open spaces and destinations (foreshore, Jetty Flat sports precinct, accommodation providers, Cannon Hill, Harris St Reserve, Flagstaff Hill, CBD, Railway Station, Lady Bay and Deep Blue Resorts). A key role in connecting many of these areas.
- The framework to provide a good sized off-road trail that links with other major off-road trails (Rail Trail and Foreshore Promenade), and also act as an end 'destination'
- A layout that supports multiple pedestrian/cycle 'loop' trails
- Existing walking/ cycling infrastructure in place which is well-used (including for events), as well as informal trails in use
- Good pedestrian and cycling links to the residential area in South Warrnambool (including Woollen Mill Development), and east Warrnambool via the Promenade
- A large number of defined entry points
- Access to public transport

## CHALLENGES

- There are increasing numbers of pedestrians and joggers using the area
- There is no continuous formalised 'loop trail' around the whole site. Informal mowed paths do not provide all-weather access, and in areas have worn from high use, creating uneven ground.
- Differing views about whether informal paths should be formalised, particularly the grass path through the centre and around the eastern corner
- Pedestrian crossings over Pertobe Rd (entrances 7, 8, 9) end abruptly at the park edge.
- Weak connections to key nearby destinations e.g. CBD (particularly across railway line at Gilles St), Harris Street Reserve (Municipal Sports reserve - no formalised path connection/entry point), Jetty Flat, Flagstaff Hill.
- No formal connection between the Warrnambool – Port Fairy rail trail and adventure play area, without travelling around the whole northern end of the reserve. People currently 'cut across the grass' for access
- There are gaps in the formed paths between the BBQ areas and around the southern edge of the lake, despite clear paths of travel across the grass. This may act as a visual barrier to more people walking around the lake.
- Bike use of the park is not well supported, with the gaps in the formal path network and minimal bike racks, as well as some access issues to the site

- |                                   |  |
|-----------------------------------|--|
| 1. Rail trail entry/ exit         | 6. Entry/ exit to Pertobe Rd footpath  |
| 2. Rail trail entry/ exit         | 7. Signalised zebra crossing           |
| 3. Woollen Mill development entry | 8. Zebra crossing (no connecting path) |
| 4. CBD/ Train station entry       | 9. Zebra crossing (no connecting path) |
| 5. Underpass to caravan park      |  |

## CHALLENGES CONTINUED

- The northern part of the trail is underutilised, despite being a key pedestrian link between the CBD and south Warrnambool. Contributing reasons include: lack of wayfinding signs, safety considerations (feeling of isolation), prohibition of dogs
- There is a significant lack of wayfinding infrastructure outside and within the site. Links to adjoining areas such as the CBD, skate park, railway stations and Harris St Reserve are not well signed. Many locals are not even aware that you can enter Lake Pertobe from the railway station area.
- Internal wayfinding signage is extremely limited. Visitors to the eastern part of Lake Pertobe would not know where trails lead and how far they go. No on-site maps. There are no maps after you enter the railway entrance (point 4), so if you were unfamiliar with the site there would be three options of which way to go with no indication of where they lead. Also signs incorrectly showing bikes as prohibited.
- Pertobe Road still strongly favours cars, despite introduction of traffic slowing measures (speed humps, speed limits) and pedestrian crossings. Cars still speed up between speed humps and median planting inhibits pedestrian crossing
- There are some issues with bike safety entering from Banyan St – the entrance shows a bike lane, but this abruptly ends around the corner at the Shipwreck Bay Caravan Park. The safer route is to cross at the intersection to the shared path on the north side of Pertobe Rd and enter the precinct this way, but there are no signs/ infrastructure to indicate this. There are no bike lanes for the remainder of Pertobe Rd.

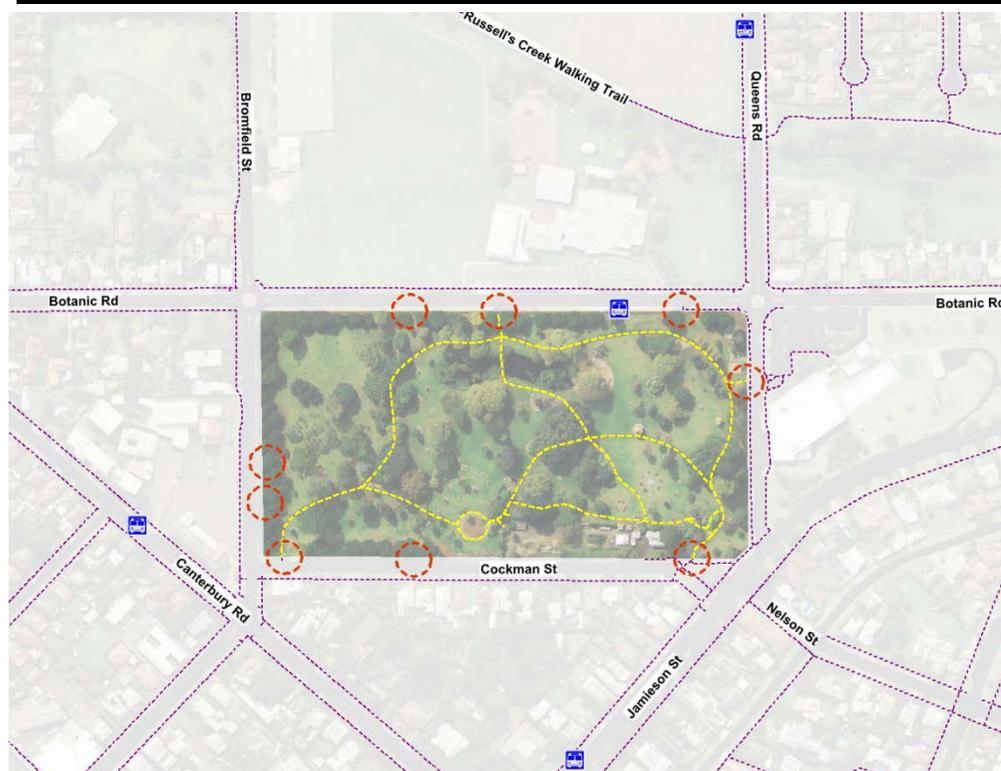


## OPPORTUNITIES

- A trail network that provides a formalised loop around the perimeter with strong connections to nearby destinations and key internal features. Opportunities for multiple 'loop' trips of different lengths. Include a formalised link between rail trail and adventure playground area through Jetty Flat (consider passive surveillance), and path along the north side of Pertobe Rd.
- Retain some informal walking areas, potentially through the centre of the wetlands
- Improve the connections between the CBD and Lake Pertobe via the railway crossing at Gilles St, including a safer rail crossing, safer road crossing between Gilles St and the TAFE carpark, and strong wayfinding signs
- Complete connections between pedestrian crossings on Pertobe Rd and the internal path network (without impacting use of green space)
- Build on the City Centre Revitalisation 'City to Sea' theme, using the Banyan St entrances as a gateway between the two (also consider the railway station to sea link)
- Improve cycling access and links from the CBD, and support cycling with more bike racks and internal links
- Continue to make Pertobe Rd a more pedestrian friendly space
- A new formal entry point from Harris St Reserve, linking the parking area on Harris St Reserve to the existing trail on Lake Pertobe. Also explore the possibility of integrating Harris St sports reserve more fully with Lake Pertobe using the underutilised portion of the gas works land, to help activate the northern edge and connect the two open spaces (soil contamination remediation is a consideration)



# CONNECTIVITY AND WAYFINDING – Botanic Gardens



- |  |  |
|--|--|
| 1. Main southwest entry                                  | 6. Opening with adjoining school crossing    |
| 2. Entry/ exit, no external or internal path connections | 7. Eastern opening, no pram crossing at kerb |
| 3. Entry/ exit, no external or internal path connections | 8. Main entry/exit gate, locked at night     |
| 4. Events access gate, usually closed                    | 9. Entry/ exit point, no adjoining path      |
| 5. Main northern entry                                   |  |

## STRENGTHS

- Pleasant walking environment
- The internal paths provide a strong, connected path framework through the gardens that are used by pedestrians walking through
- The new bus stop provides public transport access to the site
- The site is a short walk from the well-used Russell's Creek Walking Trail and nearby schools
- Adjoins a municipal aquatic centre - Aquazone

## CHALLENGES

- Lack of sealed path along the south side of Botanic Rd, north side of Cockman St and east of Bromfield St
- Internal paths are of poor quality in some areas, with tree roots a major issue
- Some pedestrian entry points are redundant e.g. double entry at 2/3
- No safe connection between bus stop and gardens, especially for those with mobility issues
- There is a gap between entry six and the internal path, which is a key connection to the school and bus stop (and soon the toilet block)
- Lack of wayfinding signage to and within the site, and lack of consistency in signs
- Poor connectivity with Aquazone
- Entrance point seven does not match with a road crossing

## OPPORTUNITIES

- Increase the number of sealed paths around the site, particularly Botanic Rd
- Consider elevated walkways where tree roots are a problem
- Strengthen connections with Aquazone: potential to introduce a new, larger entrance opposite the Aquazone entrance; visually connecting the two sites e.g. through more open fencing; providing a safer crossing/ road treatment between the two; potentially changing traffic use of Queens Road e.g. one way
- Provide wayfinding signage within gardens as well as nearby locations e.g. Russell's Creek Walking Trail, Swan Reserve, adjoining roads
- There is scope to develop a more consistent and expanded set of signs, including wayfinding, cultural history and botanic signage
- Improve entry six and its connection to the internal path

# UNIVERSAL ACCESS – Lake Pertobe



- 1. All abilities play area
- 2. Maze
- 3. Nest swing



## STRENGTHS

- The park is relatively flat, making universal access possible
- There is already infrastructure for Universal Access in place e.g. disabled parking with path connections to BBQ shelters, a small equal access playground that links to an accessible picnic table and disabled parking bay, reasonable disabled toilets at the west end (two separate unisex toilets with left and right hand transfer), accessible bridges linked to accessible tables, and a variety of seating in the BBQ shelters
- The maze is also suitable for wheelchair access

## CHALLENGES

- Gaps in the formed path network limit where people with a wheelchair, pram, scooter and bike can access.
- The Universal Access play equipment is fairly limited in the context of the overall play equipment on offer, and only caters for quite young children. Whilst the maze is suitable for wheelchair use, there are no paths bringing people to it. There is a nest swing, but it has not been installed for all-abilities access (not accessible by any paths, and is surrounded by a raised area filled with sand).
- The eastern end toilets are not ideal for all abilities access (only male or female (an issue if you have a carer and individual of different genders), left and right hand transfer not accommodated (to be upgraded in next 12 months)
- Some infrastructure does not support all abilities access e.g. some of the bridges, fishing platforms
- There are no wayfinding signs to show what areas are and are not wheelchair accessible, and movement through the site is non-intuitive

## OPPORTUNITIES



- Improvements to the path network would benefit all-abilities access. A priority should be to complete one continuous accessible path (1m min. width) incorporating the recently upgraded bridges to the BBQ areas, to allow all-abilities access further into the lake environment. Zebra crossings across Pertobe Rd should link to internal paths.
- Ways to increase the offer of all-abilities play environments should be explored, including elements for older age groups. Possibilities include a dedicated all abilities play area, elements across different play spaces (preferably both), sensory play areas, and connections between play areas that are interesting. There should be at least some universal access play elements that allow for independent use (e.g. elements like the liberty swing require assistance to use and would not meet this criteria)
- Adequate seating with appropriate shading should be provided along trails, and a range of seating options provided across the site (e.g. some with arm rests, some without, some with back rest etc.)
- Wayfinding signs should be universal access and indicate information on all-abilities access e.g. formed paths, play areas etc.



# UNIVERSAL ACCESS – Botanic Gardens

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## STRENGTHS

- Width of most paths is good
- The picnic tables are generally wheelchair accessible

## CHALLENGES

- See summary of site specific issues over page (Figure 13)
- The surface of the paths is poor to very poor across the site and does not meet standards for disability access
- The only disabled parking bay is on the southern side of the Gardens – access to the highest use part of the Gardens (northern area) and the proposed toilet must occur down a sloped path with a poor surface
- There is limited variety in seating e.g. no picnic tables with backs
- Gate access could be improved



## OPPORTUNITIES

- Bring paths up to standard, or in some cases it may be preferable to remove path section entirely (heritage dependant)
- Provide at least two more disabled parks on the north side of the gardens, with connecting paths. Connect entry point six to the internal paths (adjoining the new toilets) with an accessible path. Consider pram parking.
- Increase the number and variety of seating options (e.g. picnic tables with back/ arm rests), and make sure these are accessible. Spread around the site.
- Selective use of accessible boardwalks may improve paths in some areas
- Make sure signs are universal access



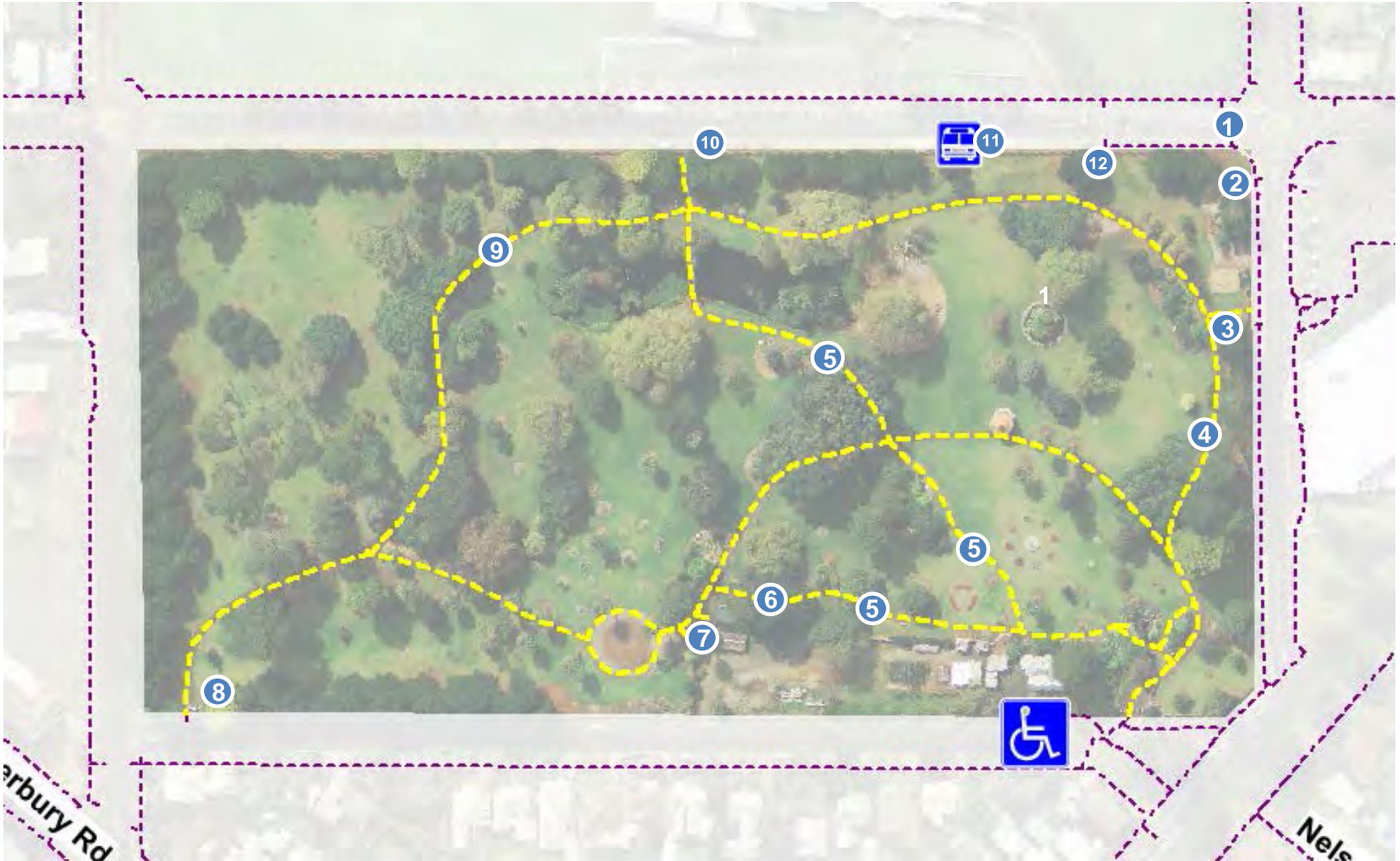
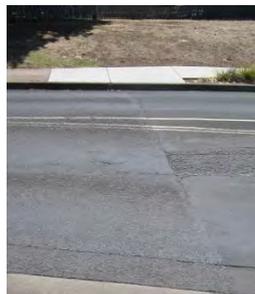


Figure 13. Location of site specific universal access issues

1. Kerb ramp present, but no tactile ground surface indicators (TGSI's) at crossing (however there are both at the school crossing)



2. No kerb ramp or pedestrian island at the only crossing point between Aquazone and the Gardens



3. Drinking fountain at adequate height, but ground surface not accessible to wheelchairs



4. Path in very poor condition, and only route of adequate width between the current disabled park and the main activity area / future toilet site



5. A number of pathways are not wide enough for wheelchair/ pram access



6. Path severely affected by tree roots



7. Fernery is not all-abilities access



8. South-west entrance has no disabled parking bay, TGSI's and unsuitable surface for wheelchair use



9. Path in poor condition, and no wheelchair entry point to main events area



10. No disabled parking or sealed area near main entrance



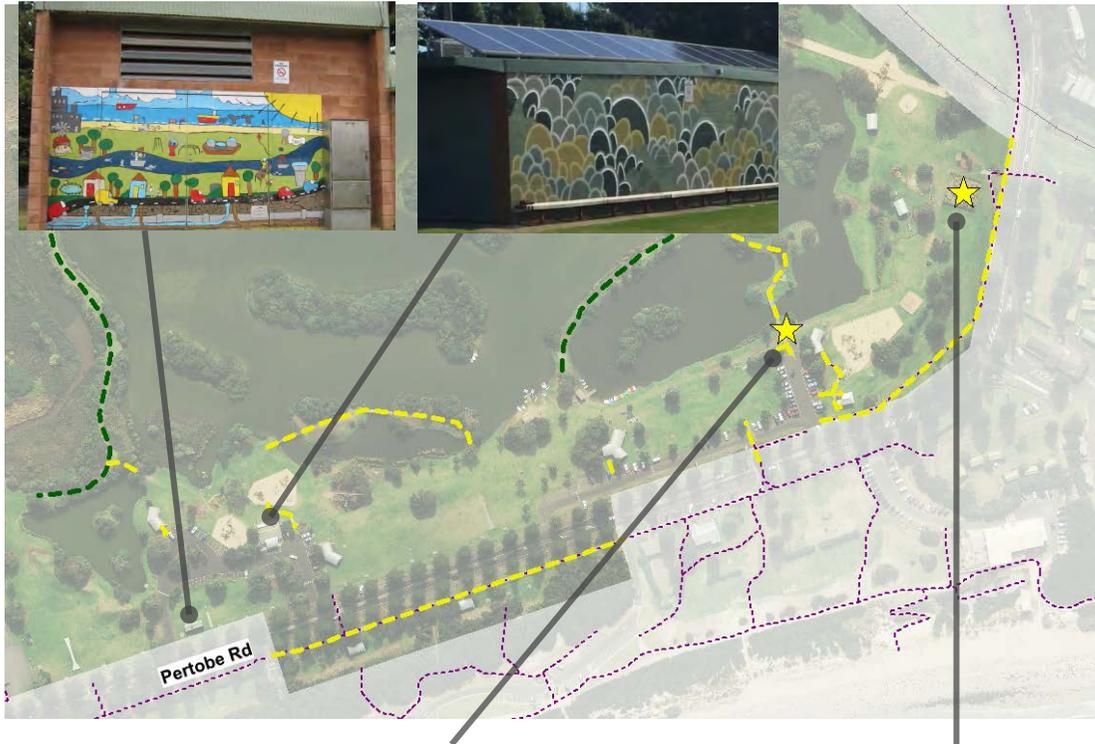
11. No Universal Access between bus stop and gardens



12. Current entrance from pedestrian crossing has no connecting internal path



# HERITAGE AND ART – Lake Pertobe



## STRENGTHS

- The classification of the site (Regional Recreation) and high exposure make it an ideal site for public art installations
- The existing Maze Artwork is well received by the public and is a feature of the site

## CHALLENGES

- Artwork is currently limited to a few murals
- There is limited recognition of the aboriginal and European heritage of the site

## OPPORTUNITIES

- There is scope for further public art installations, either transient or permanent
- Greater variety in public art e.g. sculpture
- Integration of art and play elements
- Inclusion of interpretive signs representing the aboriginal and development history of the site



Moment commemorating the 30<sup>th</sup> anniversary of the commencement of the Lake Pertobe Project



Maze art created by four renowned street artists and community assistants

# HERITAGE AND ART – Botanic Gardens

## Location of significant features



## STRENGTHS

- Significant history and intact Guilfoyle design elements, with recent improvement in site management to better reflect the original vision
- Lone Pine significance
- Presence of original native vegetation elements

## CHALLENGES

- To maintain the original Guilfoyle vision for the site and protect the significant heritage elements on site
- There is no modern public art on site

## OPPORTUNITIES

- Provide more interpretive signs describing the Guilfoyle significance
- To introduce modern public art / points of interest that complement the garden setting, either permanent or pop-up
- Potential to integrate art with infrastructure elements



# RECREATION / SOCIAL USE – Lake Pertobe



## STRENGTHS

- An established and extremely popular social meeting place
- Good infrastructure to support leisure use of the site, including the BBQs and their integration with play areas, natural areas and open spaces
- Good definition of social / recreation areas
- Access to free activities for families
- Attractive environment for recreation and social use, including close access to a unique lake environment that differs from other parts of Warrnambool
- Multiple green spaces to support informal ball sports and other activities
- Infrastructure to support walking and running
- Multiple concrete cricket pitches

## CHALLENGES

- Maintaining the well-appreciated elements of the site, whilst accommodating increasing demand as the population grows
- Ensuring infrastructure to support social and recreation use of the site does not impact on the informal feel and environment of the site (i.e. not over-engineering or formalising the site too much)
- Personal safety and security. Lack of passive surveillance impacts use of the central and north-west parts of the site. Prohibition of dogs contributes to this (though dogs are common on the site, it isn't really policed). How to support greater use of this area without also attracting undesirable use is a challenge.
- Engaging youth with the space through infrastructure and activities. There have been requests for basketball areas, which are currently absent on site.
- Perceived safety issues of having a lake next to play areas, and liability
- Whether Lake Pertobe is an appropriate place to address some of the growing demand for fitness-based infrastructure
- There have been previous requests for beach volley ball and rock climbing facilities in the area
- Lack of named areas can make social meetings challenging

## OPPORTUNITIES

- Consider reintroduction of a 'dog-on-lead' zone in the NW perimeter trail (with heavy policing at start) –weighed up against high wildlife values in this area. Dogs on lead would also be OK on any sealed path north of Pertobe Rd
- Introduction of more elements for youth, including a basketball area
- Introducing intuitive names for BBQ areas and playground precincts.



# RECREATION / SOCIAL USE – Botanic Gardens

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## STRENGTHS

- Tranquil areas for providing quiet contemplation
- Strong path framework and pleasant environment for supporting passive recreation i.e. walking, jogging, yoga
- Ample shaded areas for relaxing on warm days
- Popular location for hosting family get-togethers, break-ups and kids parties
- 'Memory making' location for Warrnambool – feeding ducks and climbing on the Morten Bay Fig trees – don't want to detract from this
- The site is well located between three schools and our city aquatic centre to attract 'opportunistic use' of the site on the way to and from other destinations. Also opportunities for a greater education role.
- Existing demand for organised relaxation activities such as Tai Chi

## CHALLENGES

- Whilst the gardens are well known and appreciated. They are possibly underutilised for their size, resourcing and importance
- A number of factors have been identified as discouraging greater use of the gardens: imposing fence around the site, limited seating options, parking issues, 'rules', lack of 'pull factors' compared to some other regional parks
- Safety – St Joseph's school children currently discouraged from walking through the site (by the school). Dense plantings of Cyprus around the boundary affect passive surveillance.
- Any greater use of the gardens must compliment and not damage the garden environment
- The cottage is not being used in conjunction with the site, it is currently leased privately
- The closure of Cockman St to through traffic may affect use of Cottage as a café or other uses
- Three phase power has been provided at the Rotunda, but it is underutilised
- The 2004 Management Plan recommended that dogs should be allowed on-lead to encourage greater use and surveillance of the gardens by nearby residents – this is currently not the case
- Current infrastructure does not encourage fitness-based uses, despite potential demand from existing users of the adjoining Aquazone

## OPPORTUNITIES

- Make the gardens more of a destination. The cottage (or even Rotunda) has potential to be used for uses complimentary to the garden environment – such as a café serving Devonshire tea/ pastries, providing suitable games for hire e.g. croquet. The Cottage is currently in need of renovation, so it could be done with commercial use in mind (boutique accommodation may be another option). Alternatively, there may be an opportunity to expand on the site of the new toilets.
- Improve accessibility to encourage access- e.g. more open entrance points, transparent fencing
- Finding ways to activate the site e.g. with temporary / seasonal activities
- Provide Wi-Fi access in conjunction with seating areas
- Consider whether it is appropriate to introduce dogs-on-lead to the gardens
- Providing support for fitness based uses of the gardens without introducing fixed equipment e.g. improved connections to Aquazone to encourage use by Aquazone members, improved path surfaces, water fountains, markers/signage to gauge walking distances
- Creating environments to support appropriate group activities such as Tai Chi

# DRAINAGE AND WATER – Lake Pertobe



## STRENGTHS

- Lake Pertobe plays a critical role in filtering storm water from the city before it enters the Merri River and ultimately the ocean, including the Merri Marine Sanctuary area
- The drainage function of the site also supports diverse wildlife
- Presence of three bores (two on site, one on Jetty Flat), which are used for the clay tennis courts to the west and to top up water levels to support boating use of the Lake and in the kids play pools on Lake Pertobe. There is an additional bore currently unused that is capped, near the east carpark.

## CHALLENGES

- Ensuring that other uses of the site do not impact on the stormwater filtration function, including development impacts on drainage infrastructure
- There are some issues with the effectiveness of current drainage infrastructure. The drain outfall from Fairy St is narrow and not maintained adequately, leading to high levels of silt (potentially contaminated) and rubbish ending up in the northern corner of the wetland. This is currently overgrown by kikuyu grass. This area may need to be cleaned out and an improved drain/ litter trap system installed. The open drain linking the Japan St drain system to Lake Pertobe is not regularly cleaned out. Blocking of the drain affects water levels at the other end of Lake Pertobe which is used for boating etc. Tea tree along this drain is of high environmental value. A sediment bed was installed to dry out sediment extracted from this drain prior to removal off-site, but remains unused. It must be kept free from vegetation and infrastructure.
- The small lakes near the playground fill up with sediment overtime, impacting recreational boating. Access for dredging must be maintained.
- Water quality of the lakes, given the stormwater outfall.
- Bore water is too salty for some uses – site is irrigated with town water at considerable cost.

## OPPORTUNITIES

- To improve the drain outfall at Fairy St
- Consider best use of bore water, and improved irrigation system

# ENVIRONMENT – Lake Pertobe

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## STRENGTHS

- The large area where environmental values take precedence over other uses
- The close interface between nature and the recreation/ social area
- The area is significant for a range of wildlife (including some threatened spp.), particularly migrating water birds. Also home to swamp wallaby.
- A number of indigenous plants exist on site, including at least one with threatened species status
- Recreational uses are limited to two lakes, leaving the remainder for wildlife
- The saline wetlands provides important habitat.
- Solar panels installed on the depot roof, and reasonable recycling stations across the site (could be improved)

## CHALLENGES

- Integrating the recreational / tourism opportunities with environmental values
- Keeping the social and recreation uses concentrated in the southern section so to minimise impacts on the broader environmental area
- Rubbish and sediment contamination of lake as a result of drainage outfall issues
- Illegal rubbish dumping around the perimeter of Jetty Flat oval
- The works team need greater guidance on future plantings, as well as advice on whether any existing plants need removing e.g. Norfolk Pines in park area (these have had some negative feedback)
- Weeds currently impact on the park, including pampas grass
- There is limited interpretive signage on site to educate about the natural features and history
- Water shortages / cost of watering may impact on budgets or service standards
- Trees and other vegetation may require increased management or replacement in extreme weather
- There is some inconsistency in bins across the site – some with recycle, others not, different styles. Also not enough bins in places e.g. west end BBQ
- Inconsistency in planting schemes – native and introduced. Future issues with large trees planted in appropriate locations (eg Norfolk Island Pines in carparking area)

## OPPORTUNITIES

- To improve the habitat values of the Lake through water quality improvement and weed control
- Restriction of vehicle access either side of Jetty Flat
- If stormwater had better treatment, it could be reused in recreation area instead of bore water
- Introduction of interpretive signs on environmental values
- Consider a consistent set of bin stations across the site to encourage recycling and rubbish disposal. Need to be as large as possible without affecting useability.
- Consider alternative and more sustainable options for irrigation and water use e.g. reuse of water from commercial premises in area
- Introduction of planting policy and guidelines to create a consistent visual character.



# LANDSCAPING – Botanic Gardens

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## STRENGTHS

- Attractive, well maintained garden area
- A lot of work has been undertaken in recent years to restore the original Guilfoyle vision for the site, including sweeping paths and lawns, large shrub beds and vistas. This has included renovating beds to get rid of unnecessary plants and replacing them with appropriate species.

## CHALLENGES

- The cost of maintaining garden beds – currently shifting to more perennial based displays. Display bed near original toilets is rotated on a six-monthly basis
- Irrigation system is reliant on intensive manual labour
- Managing an ageing tree population
- Damage done by bats and corellas

## OPPORTUNITIES

- Provide improved interpretive/ botanic signage. Highlight the Guilfoyle significance
- Provide greater education opportunities for people to learn about the gardens and its plants
- Irrigation upgrade for more sustainable use of water and labour
- Specimen trees
- Themed plantings
- Potential to link with nearby Swan Reserve, which specialises in Australian Native Plants
- Consider alternative and more sustainable options for irrigation and water use e.g. reuse of water from Aquazone

# EVENTS INFRASTRUCTURE – Lake Pertobe



## STRENGTHS

- The Lake Pertobe/ Foreshore area is a popular venue for hosting events
- The main event space on Lake Pertobe is between Johnson’s Playground the western BBQ area
- The large off-road area makes the site a good venue for hosting running/ cycling events. Current events include the Surf to Surf Fun Run, Australian Schools Triathlon (in 2015 included 800 entrants, and growing), Tour de Depot (including family festival on Lake Pertobe)

## CHALLENGES

- The number and size of events being held in the Lake Pertobe/ Foreshore precinct is increasing, and most coincide with peak summer demand (see Fig 14. over page)
- Parking is a significant issue during events, especially the Friday night markets (see parking section). Informal and illegal parking occurs during this period. Illegal parking still occurs on the sweeping bend out of Pertobe Rd towards the Merri St exit (despite measures to prevent this), which is a safety issue.
- Power and hot water are not adequately provided for events. Three phase power must be set up for individual events as a recurring cost, including for council run events like the Twilight Movies. During the Friday Night Markets, organisers arrange their own power, but the large number of stalls leads to an excess of power cables across the site, including through pedestrian access points. The coffee van brings a generator. There is no access to hot water for events. Cold water is currently adequately supplied by vandal proof access points. The Great Victorian Bike Ride provides their own water station.
- Emergency access could be an issue during events due to traffic congestion, blocked roads etc. The previous alternative emergency vehicle route over the northern trail is now blocked by the fixed chicanes
- The chicanes also create pinch points during running events and have even resulted in participants running in to them (similarly the bollard in the middle of the Rotary Arch on Pertobe Rd). The railway entry is also unacceptable for supporting events (as an access point or entry to walking/running events). Gaps in the current trail network also impact events. The lack of a trail to the north of most of Pertobe Rd means the road must instead be blocked off to host events.



### CHALLENGES CONTINUED...

- There are no formal loading points, and boom gate access areas are often blocked by cars during parking shortages e.g. movie trailer for the twilight movies. Vehicle movement within the reserve during event setup can also be an issue in pedestrian areas
- The eastern toilets do not have the capacity to accommodate the large events held in the adjoining area (e.g. up to 4000 people for the fun run)
- Proximity to open water can be a perceived safety issue at events

### OPPORTUNITIES

- Supporting great events should be part of the role of Lake Pertobe as a key Warrnambool destination
- Providing permanent power would support current and future events – there is a need for normal 240V and three-phase power with multiple access points (particularly in the Friday Night markets area). Hot water supply would also be useful.
- Use of permanent landscaping on the exit bend to Pertobe Rd would prevent illegal parking as well as potentially improving the amenity of this path for cyclists and pedestrians. Another option may be to move the fence north of the footpath closer to the Norfolk pines, which would include the path in the park and also eliminate the parking issue (but only to the gate near the maze, after this a fence is needed to keep people off the railway line).
- Options that encourage off-site parking and walking/ cycling/ shuttle busing in to the area during events should be examined. The intersection at Banyan St/ Merri St. should support parking at Flagstaff Hill and movement of pedestrians down to Lake Pertobe (Flagstaff Hill Master Plan address this). Improvements to on-site parking are considered in the parking section.
- Providing a connected, quality trail or path along the southern side of the park would support running/ cycling events and may reduce the need for road closures during these events. Similarly, providing continuous formalised loop trail/s would also further support such events. Formed paths alongside the lake may also discourage vehicles from this area during event setup

### LAKE PERTOBE EVENTS

Twilight Movies x3 Friday Night Markets x 4 Scripture Union Holiday Prog. – 5 days Weddings x1 Surf to Surf Fun Run Walk x1 (start line and course) Historic Vehicle Display x1 Rubble & Riches Market x1 Wunta Day at the Lake and Community Breakfast
Wunta Market x1 World Wetland Day event x1 Weddings x1
Multiple Car Club events Powercor – Tour de Depot Western Vic Holden Car Club Wedding The Fresh Market (monthly)
Probus Breakfast
Show and Shine car show
Scouts canoeing Aust. Schools Triathlon
Salvation Army Toy Run Corporate Christmas Party

### FORESHORE EVENTS

<b>JANUARY</b>	CARNIVAL – whole month Vic Swim – 2 weeks
<b>FEBRUARY</b>	CARNIVAL – first week
<b>MARCH</b>	Nipper's Carnival (Surf lifesaving) 2 day state event
<b>APRIL</b>	
<b>MAY</b>	
<b>JUNE</b>	
<b>JULY</b>	
<b>AUGUST</b>	
<b>SEPTEMBER</b>	
<b>OCTOBER</b>	Fundraiser walk
<b>NOVEMBER</b>	Surfing for Girls Australian Schools Triathlon
<b>DECEMBER</b>	

Figure 14. Event bookings 2015 for Lake Pertobe and adjoining foreshore

# EVENTS INFRASTRUCTURE – Botanic Gardens



## CURRENT EVENT LOCATIONS/DETAILS

- Australia Day in the Gardens (few hundred people)
- WUNTA Jazz in the Gardens (1-2000 people)
- Numerous private events (weddings, family gatherings)
- 150<sup>TH</sup> Anniversary Gala Ball and events (2016)

## STRENGTHS

- Pleasant quiet environment for hosting events
- Popular location for weddings, wedding photos and family gatherings

## CHALLENGES

- Site currently does not have the capacity to attract many events due to infrastructure, including toilet capacity / location, power and water
- Current events must bring in own generator, water and toilets, at significant cost. For council-run events (Australia Day, Jazz in the Gardens) this is a recurring cost (putting in further facilities however would involve digging up lawn areas). For other operators, this may be a deterrent to choosing this site
- Power exists at the Rotunda, and could be used for events where the slope can be utilised e.g. Film screening
- Parking is also a limiting factor for events
- The site is well used by the wedding market, but at no cost
- Layout with landscaping is also unsuitable for larger events
- At present, the site is only really suitable for small private events

## OPPORTUNITIES

- Look at opportunities to support other suitable events at the gardens
- Improving parking and tapping into shared-use parking capacity of adjoining private schools would help support events
- Options to activate at night e.g. fairy lights, night time events – but probably not permanent lighting

# PLAY INFRASTRUCTURE – Lake Pertobe



Miracle slide, tyre swing & spinner



Slide hill



Junior and senior flying



Maze and artificial creek



Mini trampolines



Junior playground



Toddler playground



## STRENGTHS

- The integration of the natural environment and adventure play area, and mix of traditional and nature play elements
- Size and connectivity of the recreation space, allowing for long/ multiple visits to experience different play elements along a 'trail'
- The diversity of play experiences on offer
- Integration of play areas with social meeting spaces
- The playground area is well maintained and attractive
- Informal nature and unstructured links between play elements – contributes to the adventure play feel

## CHALLENGES

- To maintain the popularity of the site as a children's adventure play area and visitor drawcard for Warrnambool, including keeping the focus on it being a largely 'free' destination
- To keep play equipment modern, exciting and challenging
- Mixed views on whether one playground area should be fully fenced – council receives regular requests to fence the toddler play area
- Requests to have more shaded play areas
- The most popular/ unique play elements (Miracle Slide, Spinner and Four Tire Swing) cannot be replaced at end-of-life (in next 10 years)
- Some play elements may not strictly meet safety standards e.g. rock pools. These pools were not intended to be used as wading pools, but this is what they are regularly used for. Maintenance is required bi-weekly. Glass is sometimes smashed in the pools.
- Play equipment is regularly vandalised – any new equipment needs to consider robustness, ease of replacement of parts, cost

## OPPORTUNITIES

- Consider options for fencing and shading part or all of the toddler play area, ensuring supervision is considered e.g. shaded seating within fenced area
- If rock pools needed to be removed, ensure these are replaced with other water based play elements e.g. splash pad with fountain. Would also need to consider water availability and quality, and if the water is unsuitable to return to lake (e.g. chlorinated), this may affect lake water levels. Also would need to locate away from road to avoid 'drive-by' throwing of glass bottles.

# PLAY INFRASTRUCTURE – Botanic Gardens

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## STRENGTHS

- The gardens provide a unique play experience from Warrnambool's traditional 'playgrounds', providing 'access to nature' and a less structure play environment
- The 'giraffe swing' is well known to Warrnambool children and acts as an attractant to the gardens (also has heritage value)
- The large Morton Bay Fig Tree roots are one of the elements the gardens are known for, and many adults have memories of climbing these in their childhood
- Once a year TAFE hold a children's activity day in the gardens

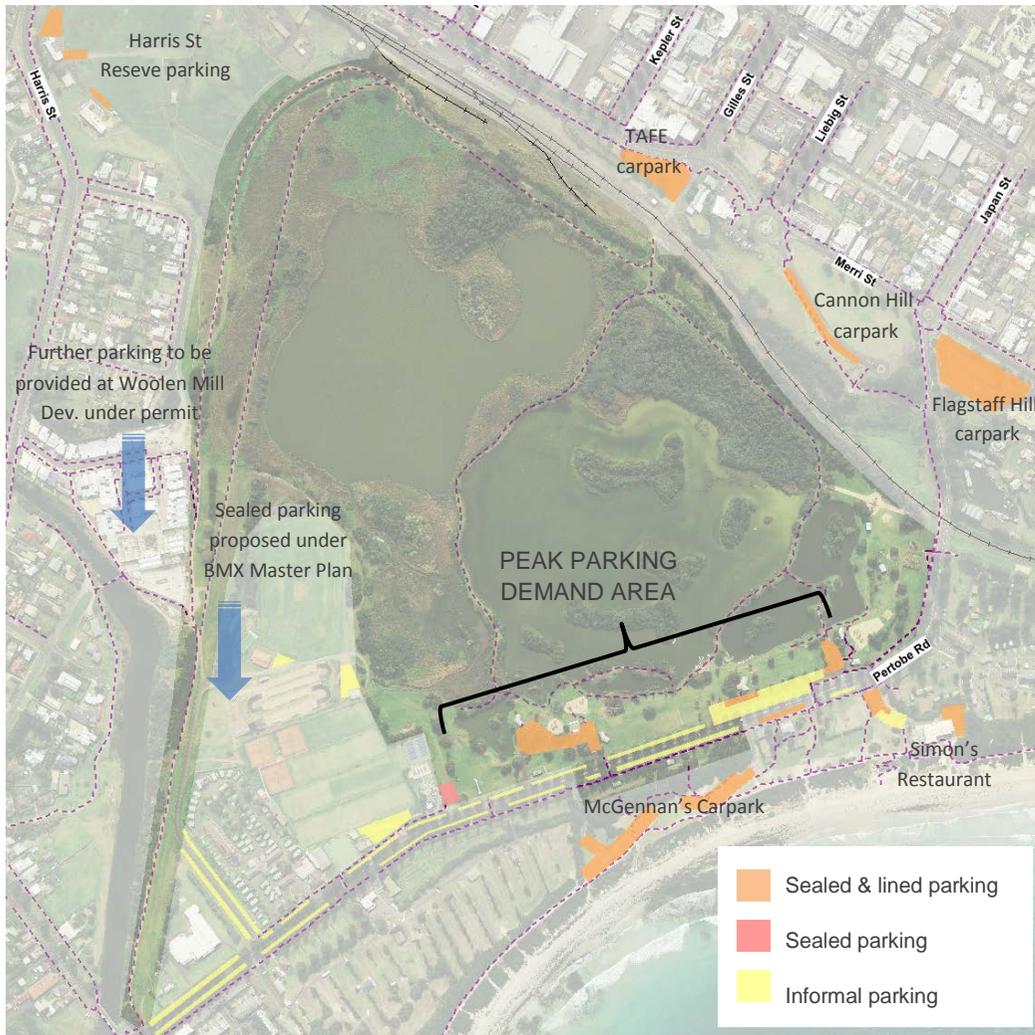
## CHALLENGES

- To add to the nature based play experience without detracting from it with too much structured play equipment
- Have recently lost two popular play elements – Cyprus arch and 'bamboo forest' (OHS issues). Previous surveys have indicated many people visit the gardens for long stays, suggesting it is important to have a range of appropriate play opportunities available
- To keep play elements out of garden beds

## OPPORTUNITIES

- To create play opportunities that integrate into the Garden experience, including nature play elements. Continue to limit the number of fixed play structures to encourage play in the gardens themselves.
- The fully fenced nature of the gardens is a strength that should be built on from a 'play destination' perspective – there are requests every year for more fenced play areas in Warrnambool
- Introduction of sensory play elements linked to garden theme

# PARKING AND TRAFFIC – Lake Pertobe



## GENERAL OPPORTUNITIES

- Parking needs to be addressed on two fronts: improving parking in proximity to the site, and improving pedestrian / cycling / shuttle bus connections to reduce parking demand on the area
- Effective bus/ shuttle connections to the CBD would allow people to park outside the precinct – would also assist campers to access CBD

## STRENGTHS

- On-site parking is generally adequate for off-peak use and accommodates a number of disabled car parking bays. There is also plenty of informal parking for over-flow.
- Cannon Hill carpark functions well as overflow parking during events

## CHALLENGES

- Parking and vehicle congestion are significant issues during peak demand (i.e. December – April, Total Fire Ban days), increasing exponentially during events (which also tend to be in the same period). Traffic counts for the period between Christmas and New Year between the Merri St Entrance and Surf Club entrance were 10,705 in 2013 (both ways, so approx. 5000+ individual cars for the week, see Appendix 2). The location of the current signalised crossing contributes to congestion.
- Limited formal parking exists in the core demand area (mini-golf through to Johnson's Reserve Playground)
- As well as the significant on-site user demand, Lake Pertobe parking also acts as overflow for foreshore users, particularly during events such as the Surf Lifesaving event and when the Carnival is in operation
- Simon's Restaurant to the south of the study area is affected by parking demands during this period, particularly events
- The lack of visitor parking in the adjoining Shipwreck Bay Caravan Park contributes to the issue.
- Measures to prevent overnight parking near Simon's Restaurant (caravan park overflow and overnight van campers) has shifted the problem to the Lake Pertobe east carpark
- Informal parking occurs on the grass area next to the Foreshore during peak demand, despite measures to prevent this (i.e. putting up fences and allowing access only to carnival staff – gate is just left open)
- Informal parking on open space in Lake Pertobe is causing grass compaction issues
- Speed can still be an issue on Pertobe Rd (vehicle counts show 85% of cars are travelling an average of 55 to 60 in the 50 zone, even in the peak traffic period), and the area is a known 'lap circuit' for young drivers
- Parking outside of the precinct and encouraging people to walk / shuttle / cycle in is not particularly well supported
- Traffic flow in peak times inhibits pedestrian movements from the foreshore to Lake Pertobe and vice versa.



## SITE – SPECIFIC OPPORTUNITIES

1. Restrict vehicle access using post & rail or similar treatment at Jetty Flat
2. Potential overflow parking area
3. Extend/ formalise parking next to mini-golf to provide increased capacity during events
4. Area between pump shed and carpark is not particularly heavily used, potential for some extra parks next to existing carpark (avoiding underground services)
5. Potential to open up caravan park for overflow parking during events (prior to mid-December camping period)
6. Seal and line informal parking areas to increase capacity and amenity. May need to slightly increase asphalt area near central BBQ to accommodate.
7. Look at treatments to address parking in Foreshore area during peak (esp. carnival)
8. Visitor parking at or adjoining Shipwreck Caravan Park would help alleviate parking demand elsewhere – if provided on Victrack or council/crown land further east it may also provide alternative parking during peak demand at Lake Pertobe. This could be achieved simply through bollards and an improved access point to the Caravan Park / Lake Pertobe.

# PARKING AND TRAFFIC – Botanic Gardens



## CHALLENGES

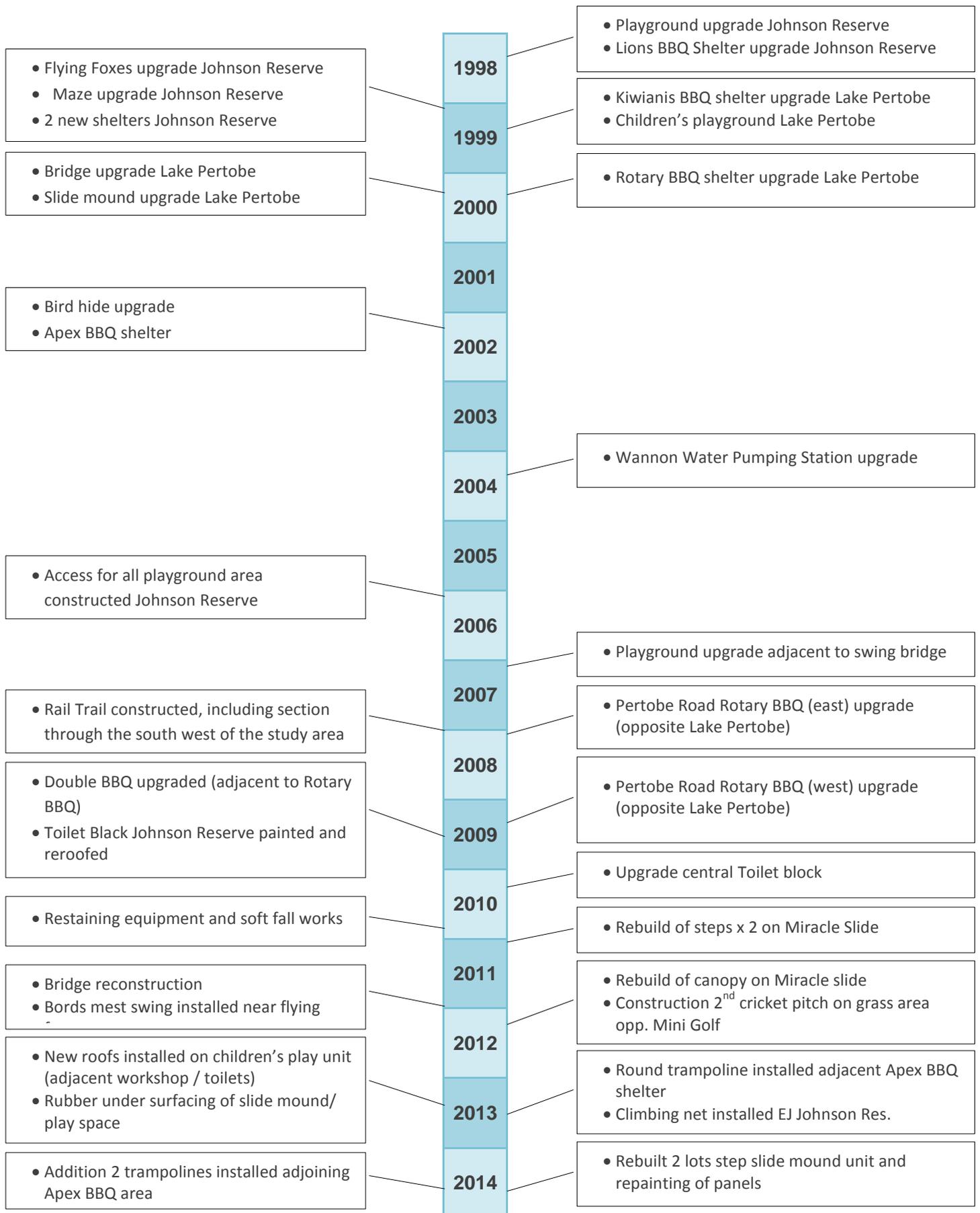
- Formal parking for the gardens is limited for a regional-scale park
- Most users choose to park informally on the nature strip area to the north, or use the Aquazone carpark (which is already at capacity in peak swimming season, and demand is likely to increase with population growth). Parking on the nature strip has led to deterioration of the surface along its length.
- There is additional parking demand on the northern nature strip at school pick-up and drop off times
- There is some pressure on the western side and Cockman Street for student and staff parking
- Vehicle access within site is currently allowed for private functions (via south-east gate)
- Botanic road is classified as a Collector Road and is used by approx. 6,000 vehicles per day.

## OPPORTUNITIES

- Formalise parking to north (including construction of a footpath that links to the entrances), and possibly west
- There is the potential to engage adjoining schools to provide overflow parking during events
- Consider whether vehicle access for private events is appropriate



## APPENDIX 1: TIMELINE OF WORKS AT LAKE PERTOBE 1998 - 2014



## APPENDIX 2: VEHICLE COUNTS UNDERTAKEN IN PERIOD 2008 TO 2015 FOR PERTOBE ROAD.

Each count end date represents a week's worth of data, and is for vehicles travelling in both directions.

End Date	Road Segment	Vehicle Count	Speed Limit	85% Speed	% Cars	Cars	Trucks
30/12/2013	Pertobe Rd: Merri - Surf Club Entrance (CH 00 - CH 268)	10705	50	55	96	10276	321
22/12/2009	Pertobe Rd: Price - Stanley (CH 00 - CH 161)	3348	50	59.8	96.7	3247	110
18/12/2009	Pertobe Rd: Price - Stanley (CH 00 - CH 161)	3116	50	51	98.6	3084	44
30/12/2008	Pertobe Rd (Right): West Bend - Price	3712		41	86.7	3218	494

# Appendix 2

## Implementation Plan

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### *1.1 Funding Assistance*

Due to the extensive nature of the actions, funding has to be sought from various State and Federal sources. In most instances, Warrnambool City Council can apply for the funding independently. In other cases, the Council has to partner with another organisation, education institution or a non-profit group.

Warrnambool City Council must be able to demonstrate its commitment to the project through allocation of appropriate funds in Council's long term financial plans (capital works program). Most funding programs specify the funding ratio contributions. In most cases, Council should provide a minimum of 50% of funds – this could be via other external sources.

The following are some of the grant programs available.

#### **STATE GOVERNMENT**

- Regional Infrastructure Fund (Regional Development Victoria)
- Sustainability Fund (Department of Environment, Land, Water and Planning)
- Sustainability Water Fund (Department of Environment, Land, Water and Planning)
- Public Safety Infrastructure Fund (Department of Justice and Regulation)
- Living Heritage Grants Program (Department of Environment, Land, Water and Planning)
- Children's Facilities Capital Program (Department of Education and Training)
- Tourism Driver Demand Infrastructure Program (Business Victoria)

#### **FEDERAL GOVERNMENT**

- Stronger Communities Programme (Federal Department of Infrastructure and Transport)
  - Building Better Regions Fund (Federal Department of Infrastructure and Transport)
-

## ***1.2 Responsible Bodies and Stakeholders/Partnership Opportunities***

The Implementation Plan identifies the following Warrnambool City Council main departments and sub-departments as the responsible bodies for overseeing the different actions:

CPP - Community Planning and Policy  
RC – Recreation and Culture  
IS – Infrastructure Services  
IDP – Infrastructure Development and Projects  
HL – Health and Local Laws  
TS – Tourism Services  
CSD – City Strategy and Development

Events and Promotions  
City Sustainability  
Parks and Gardens  
Youth Services  
Community Support  
Rural Access  
Asset Management

In some of the proposed projects, the Council would have to partner with the Friends of Lake Pertobe group (once it is established) especially in securing external funding.

## ***1.3 Timeframe***

The timeline for implementation is as follows:

Immediate 0-3 Years  
High 2-5 Years  
Medium 5-10 Years  
Low 10 years and beyond

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## **1.4 Performance Indicators**

The following are recommended performance indicators or benchmarks to track service/usage levels in terms of quality and quantities:

- Formal record of visitation (Number of visitors per annum/season)
  - Record of events type and repeat events
  - Record of events and attendees
  - Record of markets, number of stalls and visitation
  - Feedback list inbox (physical and online)
-

**IMPLEMENTATION PLAN FOR LAKE PERTOBE  
MASTERPLAN  
WARRNAMBOOL CITY COUNCIL**

PRIORITIES:  
IMMEDIATE 0-3 YEARS  
HIGH 2-5 YEARS  
MEDIUM 5-10 YEARS  
LOW 10 YEARS AND BEYOND

Based on final plans (dated 21.09.2017)

**IMPORTANT TABLE NOTES**

Projects which have a "*minimal*" assignment are those which can be done with a reduced cost although the quality of the outcome can be significantly different.

\* Asterisked items will be completed as part of new policy development/project for open space across the city - not as Lake Pertobe specific projects.

***Bold*** tasks are independent, *italicised* tasks require the previous bold task to be completed prior to their completion.

REFERENCE NUMBER	ACTION	PRIORITY (I/H/M/L)	TIMEFRAME	RESPONSIBLE BODY	STAKEHOLDER/ PARTNERSHIPS FUNDING SOURCE	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
6.1.11	Develop an App to increase engagement and enjoyment of visitors to Lake Pertobe by providing information and interpretation of Lake Pertobe's environment and recreational opportunities.	I	0-3 years	Council	Council (capital funding) Building Better Regions	\$200,000
6.4.1	Design and construct an exciting, unique, inclusive, challenging and innovative playspace in Play Area 2 for 0 to 12 years.	I	0-3 Years	Council	Council (capital funding) Building Better Regions	\$1,500,000
6.1.9	Investigate feasible options for replacement of the swing bridge feature in Play Area 3. Council time and structural engineering consultant.(design and construct)	I	0-3 years	Council	Council (capital funding)	\$250,000
6.5.2	As 'Pertobe' is derived from the word 'pirtupp' meaning small sandpiper in aboriginal language, include the bird as a theme where appropriate, to acknowledge local aboriginal culture and identity within the reserve.	I	0-3 Years	Council	Philanthropic Trusts Building Better Regions Council (capital funding)	\$200,000

REFERENCE NUMBER	ACTION	PRIORITY (I/H/M/L)	TIMEFRAME	RESPONSIBLE BODY	STAKEHOLDER/ PARTNERSHIPS FUNDING SOURCE	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
6.1.1	- Construct a new toilet/change facility with showers and change rooms at McGennan's Carpark to service all users of the foreshore area.	I	0-3 years	Council	Building Better Regions Council (capital funding)	\$500,000
6.1.12	Construct a Changing Places facility with accessible shower on reserve adjacent to existing public toilets.	I	0-3 years	Council	Changing Places Fund - State Government Council (capital funding)	\$200,000
6.8.2	- Develop an events and activities policy to guide and manage appropriate and sustainable use of Lake Pertobe. *	I	0-3 Years	Council	Council (capital funding)	\$10,000
6.8.3	- Implement a process for the approval, booking, management and promotion of events at Lake Pertobe.	H	2-5 years	Council	Council (capital funding)	-
6.8.1	- Review access to the electricity supply for events and install access points in appropriate locations.	H	2-5 years	Council	Council (capital funding)	\$40,000
6.8.4	Develop a Policy around fees and charges for Council Open Space	H	2-5 years	Council	Council (capital funding)	-
6.8.5	Develop a policy for Itinerant Trading on Council managed Land.	H	2-5 years	Council	Council (capital funding)	-
6.1.4	- Prepare an infrastructure style guide to create a consistent and appropriate character. The guide should include: seats, waste receptacles (rubbish/recycle), drinking fountains/water bottle refilling stations, bike racks, lighting and picnic tables	H	2-5 Years	Council	Council (capital funding)	\$10,000
6.1.3	- Identify appropriate locations and form for the provision of shade infrastructure in the reserve, particularly servicing the play areas.	H	2-5 Years	Council	Community Shade Grants Program Council (capital funding)	\$45,000
6.1.5	- Install combined drinking fountains and water bottle filling stations at key destinations within the reserve. Some require additional pipework and drainage connections.	M	5-10 years	Council	Stronger Communities Programme Council (capital funding)	\$40,000
6.1.8	- Install additional seating and picnic tables which meet the needs of all users (including some seats with arm rests, back rests and wheelchair accessible tables).	H	2-5 Years	Council	Council (capital funding)	\$56,000
6.1.6	- Review the provision of litter bins across the reserve, and install new/replacement waste and recycling infrastructure. Pair of rubbish/recycling bins at six locations.	M	5-10 years	Council	Victorian Litter Innovation Fund Council (capital funding)	\$40,000

REFERENCE NUMBER	ACTION	PRIORITY (I/H/M/L)	TIMEFRAME	RESPONSIBLE BODY	STAKEHOLDER/ PARTNERSHIPS  FUNDING SOURCE	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
6.1.7	· Install bike racks at key destinations within the reserve, particularly adjacent to car parks and entry points.	M	5-10 years	Council	Community Sports and Recreation Fund  Stronger Communities Program Council (capital funding)	\$35,000
6.10.1	· Develop and implement a drainage maintenance program to ensure the lake's important drainage function is sustained.	H	2-5 Years	Council	Council (capital funding)	
6.10.2	Investigate with Wannon Water the feasibility of alternate water sources from the main lake system for reuse at surrounding public areas.	H	2-5 Years	Council	Sustainable Water Fund  Council (capital funding)	\$15,000
6.2.1	· Develop and implement a wayfinding strategy for areas within and adjacent to Lake Pertobe.	H	2-5 Years	Council	Building Better Regions  Stronger Communities Programme Council (capital funding)	\$75,000
6.2.2	· Install wayfinding maps of the reserve in selected high traffic locations to facilitate easy navigation of the reserve and raise awareness of the variety of experiences and activities on offer. Includes art work and fabrication of two wayfinding maps.	I	0-3 Years	Council	Saputo Community Funds (Stage 1) Regional Infrastructure Fund Stage 2  Building Better Regions Council (capital funding)	100000  50000 (stage 1)
6.2.3	· Name all walking paths/loops, play areas and barbecue shelters to improve navigation and wayfinding.	H	2-5 Years	Council	Council (capital funding)	As per 6.2.1
6.3.1	· Include information about accessible destination points and infrastructure (paths, play, social, toilets etc.) in the wayfinding information.	H	2-5 Years	Council	Regional Infrastructure Fund  Stronger Communities Programme Council (capital funding)	As per 6.2.2
6.6.4	· Install clear signage at entry points and along pathways, and communicate via other channels available, to indicate where dogs are permitted and not permitted at Lake Pertobe. Includes fabrication of four signs.	H	2-5 Years	Council	Council (capital funding)	\$75,000
6.9.8	· Communicate changes to parking and pedestrian connections at Lake Pertobe to increase awareness of park and walk options in the area.	M	5-10 years	Council	Council (capital funding)	As per 6.2.2

REFERENCE NUMBER	ACTION	PRIORITY (I/H/M/L)	TIMEFRAME	RESPONSIBLE BODY	STAKEHOLDER/ PARTNERSHIPS FUNDING SOURCE	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
6.9.1	· Prioritise, design and cost all parking recommendations as detailed on the parking plan for Lake Pertobe. The designs for carparks which show a range of prices will need to be completed prior to the installation	H	2-5 years	Council	Regional Infrastructure Fund Council (capital funding)	\$40,000
6.9.2	· Extend and formalise the car park area next to the mini golf. (1,000 sqm of asphalt plus line marking)	H	2-5 years	Council	Regional Infrastructure Fund Council (capital funding)	\$315,000 Minimal \$140,000
6.9.4	· Improve the vehicle parking area on the northwest side of Pertobe Road by sealing and line marking vehicle parking to maximise the spaces available near Events Area 1. (2,400 sqm of asphalt plus line marking)	H	2-5 years	Council	Regional Infrastructure Fund Council (capital funding)	\$756,000 Minimal \$336,000
6.9.6	· Restrict inappropriate vehicle access to Jetty Flat area.	H	2-5 years	Council	Council (capital funding)	
6.9.5	· Develop overflow parking for the foreshore area along Price Street. (2,200 sqm of asphalt plus line marking)	H	2-5 years	Council	Regional Infrastructure Fund Council (capital funding)	\$693,000 Minimal \$308,000
6.7.4	Limit vehicles parking under the Norfolk Island Pine trees on Pertobe Road Monitor the health and condition of the Norfolk Island Pine trees regularly as part of the Council's existing tree audit/program.	M	5-10 years	Council	Regional Infrastructure Fund Council (capital funding)	\$100,000
6.2.11	· Provide and clearly designate emergency access at all entrances to the reserve.	M	5-10 years	Council	Council (capital funding)	\$15,000
6.9.3	· Extend the car park area near the sewer pump station to include extra vehicle spaces. (400 sqm of asphalt plus line marking)	M	5-10 years	Council	Regional Infrastructure Fund Council (capital funding)	\$126,000 Minimal \$56,000

REFERENCE NUMBER	ACTION	PRIORITY (I/H/M/L)	TIMEFRAME	RESPONSIBLE BODY	STAKEHOLDER/ PARTNERSHIPS  FUNDING SOURCE	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
6.9.7	· Install a barrier to the east of Play Area 2 to stop vehicles parking under the Norfolk Island Pine trees on the road reserve.	M	5-10 years	Council	Regional Infrastructure Fund  Council (capital funding)	\$25,000
6.4.2	· Design and develop a diverse range of exciting, unique, challenging and innovative play for all ages by designating specific user groups for each play area: <b>Play Area 1 – Youth/Adventure – Ages 12 years plus</b> <b>Play Area 3 – Slides etc – All ages / Mixed Area</b>	H	2-5 years	Council	Children's Facilities Capital Program  Council (capital funding)	\$2,000,000
6.6.1	· Construct a half-court basketball and/or other active recreation infrastructure (eg netball/soccer/table tennis facilities) to encourage young people and adults to participate in casual sport.	M	5-10 years	Council	Community Sports Infrastructure Fund - Minor Facilities  Stronger Communities Program Council (capital funding)	\$36,000
6.4.4	· Provide additional challenging adventure play opportunities in Play Area 1.	H	2-5 years	Council	Children's Facilities Capital Program  Council (capital funding)	\$150,000
6.4.6	· Include additional inclusive play elements and improve accessibility in all Play Areas by removing barriers such as raised timber edges and sand soft fall and replacing with accessible pathways and surfaces, as appropriate.	H	2-5 years	Council	Council (capital funding)	\$180,000
6.4.3	· Provide unique, additional natural and sensory play experiences within existing play areas.	M	5-10 years	Council	Children's Facilities Capital Program  Local artisan's and men's shed Council (capital funding)	\$105,000
6.4.5	· Remove the paddling pools and creek feature in Play Areas 1 and 3 and replace with other water-based play elements in Play Areas 2 and 3. Includes two concrete pads, each with 160 sqm drainage, water spouts, pumps and pipework.	M	5-10 years	Council	Council (capital funding)	\$360,000
6.4.7	· Construct a new play area or feature in the central section of the reserve to create a new destination which encourages users to explore areas beyond the Pertobe Road frontage.	M	5-10 years	Council	Children's Facilities Capital Program  Community groups Council (capital funding)	\$300,000

REFERENCE NUMBER	ACTION	PRIORITY (I/H/M/L)	TIMEFRAME	RESPONSIBLE BODY	STAKEHOLDER/ PARTNERSHIPS FUNDING SOURCE	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
6.7.3	· Review existing plantings and identify trees/shrubs for removal and/or replacement.	H	2-5 years	Council	Council (capital funding)	\$3,000
6.7.2	· Plant advanced deciduous trees for shade at the edges of grassed, open space areas/events areas as appropriate.	H	2-5 years	Council	Council (capital funding)	\$60,000
6.7.5	· Improve the reserve's habitat values through weed control and works to improve water quality.	H	2-5 years	Council	Council (capital funding)	
6.7.6	· Remove noxious and environmental weeds in the reserve.	H	2-5 years	Council	Council (capital funding)	\$25,000
6.7.1	· New plantings will be indigenous wherever possible, with exotic trees used to provide natural shade as required.	I	0-3 years/ Ongoing	Council	Council (capital funding)	\$15,000
6.2.4	· Design and develop a pedestrian and cyclist-friendly entrance from Harris Street Reserve by formalising pathways, installing appropriate fencing and wayfinding.	M	5-10 years	Council	Regional Infrastructure Fund  Stronger Communities Programme Council (capital funding)	\$100,000
6.2.5	· Design and develop a pedestrian and cyclist-friendly entrance to the foreshore precinct at the corner of Banyan Street/Pertobe Road and Merri Street (and integrate into the wayfinding strategy for Lake Pertobe and surrounds).	M	5-10 years	Council	Regional Infrastructure Fund  Stronger Communities Programme Council (capital funding)	\$38,500
6.2.6	· Improve pedestrian and cycle connections between Lake Pertobe and all adjacent public areas by improving and connecting paths and the addition of wayfinding information. Includes fabrication of 6N° signs.  (Approximately 200Lm, 500 sqm concrete path - Pertobe Road)	M	5-10 years	Council	Regional Infrastructure Fund  Stronger Communities Programme Council (capital funding)	\$105,000

REFERENCE NUMBER	ACTION	PRIORITY (I/H/M/L)	TIMEFRAME	RESPONSIBLE BODY	STAKEHOLDER/ PARTNERSHIPS FUNDING SOURCE	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
6.2.7	· Construct new paths to link Lake Pertobe Reserve with all pedestrian crossing points on Pertobe Road. Includes Five raised shared path priority treatment at five vehicle crossings. (Approximately 572 Lm concrete path)	H	3-5 years	Council	Regional Infrastructure Fund  Stronger Communities Programme Council (capital funding)	\$385,950
6.2.8	· Complete the existing pedestrian loops and sub-loops in the reserve by constructing new paths and filling gaps in the existing network to create multiple options for a continuous path of travel around Kids Lake and Main Lake.  (Approximately 1,500 Lm concrete paths)	M	5-10 years	Council	Regional Infrastructure Fund  Stronger Communities Programme Council (capital funding)	\$656,625
6.2.9	Construct a new (shared) path to create pedestrian and cycle-friendly connections across the southern boundary of the reserve linking with path on the northern side of Pertobe road in 6.2.7.  (Approximately 285 Lm of concrete path )	H	2-5 years	Council	Regional Infrastructure Fund  Stronger Communities Programme Council (capital funding)	\$134,595
6.2.10	· Construct a path between Mill and Main Lake and on the north side of the Main Lake to connect to Play Area 1.  (Approximately 695 Lm of Concrete Path)	M	5-10 years	Council	Regional Infrastructure Fund  Stronger Communities Programme Council (capital funding)	\$262,000
6.6.3	· Change to the local laws applying to Lake Pertobe Reserve to allow dogs-on-lead to use the perimeter pathways. This change should be evaluated after 12 months.	M	5-10 years	Council	Council (capital funding)	-
6.6.5	· Investigate the formation of a Friends of Lake Pertobe group to increase community involvement in the implementation of the Masterplan.	H	2-5 years	Council	Council (capital funding)	-
6.5.1	· Include and share stories about Lake Pertobe's heritage, indigenous culture, stormwater/drainage functions and environmental values through improvements, wayfinding, precinct names and other on-site information.	Underway	ongoing	Council	Nature Glenelg Trust  Council (capital funding)	-

REFERENCE NUMBER	ACTION	PRIORITY (I/H/M/L)	TIMEFRAME	RESPONSIBLE BODY	STAKEHOLDER/ PARTNERSHIPS FUNDING SOURCE	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
6.2.12	· Investigate options to improve pedestrian access across the railway line to link Lake Pertobe to Warrnambool's CBD. Preparation of engineering cost plans and discussions.	M	5-10 years	Council	Council (capital funding) VicTrack	\$40,000
6.1.2	· Provide access to the water for reserve users and hire operators along the lakes' edge in appropriate locations which are connected to the path network.	M	5-10 years	Council	Tourism Demand Driver Infrastructure Program* Regional Infrastructure Fund Council (capital funding)	\$75,000
6.6.2	· Construct several elevated viewing mounds on the edge of the main Lake and/or Mill Lake.	L	10+ years	Council	Tourism Demand Driver Infrastructure Program Council (capital funding)	\$100,000
6.1.10	· Creative and innovative design approaches will be included in all new projects (eg wayfinding & signage, shelters, functional art, picnic decks, play features, etc).	Ongoing	-	Council	Council (capital funding)	-

Immediate Priority	\$	2,875,000
High priority	\$	5,058,545
Medium priority	\$	2,459,125
Low Priority	\$	100,000
<b>Total</b>	<b>\$</b>	<b>10,492,670</b>

<b>Total +10% contingency</b>	<b>\$</b>	<b>11,541,937</b>
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## **SUMMARY OF LAKE PERTOBE SWOT ANALYSIS – COUNCIL’S PART A BACKGROUND REPORT**

The following list is a summary of Council’s SWOT analysis undertaken early this year (2016).

### **Infrastructure**

#### Strengths

- Overall infrastructure is good and don’t need replacing for some time.
- Planned and ongoing renewal for the three bridges and the flying fox.

#### Challenges

- Asset renewal, demand as visitation grows.
- No style or consistency in litter bins and seats.
- There is a shortage of BBQs and seating in peak times.
- Vandalism is an issue. Glass breakage in the water pond.
- Need for more drinking taps near the flying fox.
- Some lighting needs upgrading. Lighting is below standard. No consistent style of lighting. One well-lit area is an option, but the trade-off is anti-social behaviour.
- Prevailing winds and deterioration of materials.
- Keeping facilities modern, reasonable to maintain and safe.
- Retention of the natural adventure feel.

#### Opportunities

- Development of a style manual that compliments the natural environment.
- Consider the addition of more BBQs.
- Consider the possibility of vandalism when choosing new infrastructure.
- Upgrade of lights and provision of one lit after-hours access area in the central section of the reserve.
- Provision of 10 amp power supply as secondary power.
- Ensure alternative universal access to the Lake Pertobe toilets for the BBQ area south of Pertobe Road after the toilets building south of Pertobe Road is decommissioned.

### **Connectivity and Wayfinding**

#### Strengths

- An attractive walking environment.
- Proximity to other open space and destination locations of Cannon Hill, Flagstaff Hill, CBD, Railway Station, Lady Bay and Deep Blue Resorts.
- Layout conducive to multiple pedestrian / cycle loops.
- Good pedestrian and cycling links to South Warrnambool.
- Many entry points.
- Accessible via public transport.

#### Challenges

- Increased use by pedestrian and joggers.
- No continuous formalised loop trail. Different views on whether formalised paths should be formalised.
- Informal mowed parts don’t provide all weather access. Some areas are worn and uneven.
- Poor connection to the CBD, Harris Street Reserve, Jetty Flat and Flagstaff Hill.
- No formal connection between Warrnambool and Port Fairy rail trail and the adventure play area.
- Gaps in formed paths between the BBQ areas.
- Bike use of the park is not well supported due to the missing sections to link paths.
- Signs are needed for cyclist awareness of the safer access on the north side of Pertobe Road. Lake Pertobe Road doesn’t have a bike lane.
- Northern part of the trail is underutilised.
- Significant lack of wayfinding signs. i.e. CBD, railway station skate park and Harris Street Reserve were not well signed. Internal wayfinding is really limited. There are no on-site maps.
- Pertobe Road favours cars despite traffic control measures, such as speed humps.

### Opportunities

- A formalised loop and permeable trail with signage, connections to internal features, which allows for multiple loop trips.
- Retain some informal walking areas.
- Improve connections to the CBD via the Gilles Street railway crossing.
- Complete the connections between the Pertobe Road pedestrian crossings and the reserve's internal network of paths.
- Use of the Banyan Street entrance as a gateway between Lake Pertobe and CBD to build on City Centre Revitalisation 'City to Sea' theme.
- Improvement of cycling access and links to the CBD. Installation of bike racks.
- Creation of new formal entrance point from Harris Street Reserve. Could the Harris Street Reserve be better provided by using the gasworks site? (Consider soil contamination remediation.)

### **Accessibility**

#### Strengths

- Relatively flat site.
- Reasonable disabled toilets at the west end.
- Disabled Access between BBQ shelters and toilets. Presence of disabled toilets at the west end.
- Presence of equal access playground that links to an accessible picnic table and disable parking space. Presence of accessible bridges and tables. Variety of seating in the BBQ shelters.
- Maze is suitable for wheelchair access.

#### Challenges

- Missing sections of the existing formed paths limit access for prams, wheelchairs and scooters.
- Universal Access play equipment is fairly limited and only caters for quite young children.
- No universal access paths to the maze.
- Eastern end toilets not ideal for all abilities access, left and right hand transfer not accommodated.
- Some infrastructure, e.g. bridges and platforms do not cater for all abilities access.
- No wayfinding signage to show the wheelchair accessible areas.

#### Opportunities

- A complete continuous path, all abilities 1 metre minimum width.
- Zebra crossing across Pertobe Road.
- Older age group all abilities play space equipment.
- Incorporation of all-abilities playspaces within the reserve.
- Installation of adequate seating with shade. Some seats with arm rests and some with backrests.
- Installation of wayfinding and information signage that support universal access.

### **Heritage and Art**

#### Strengths

- Classification of the reserve as a Regional Recreation Open Space and high exposure makes it ideal site for public art.
- The existing maze artwork is well received by the public.

#### Challenges

- Artwork is currently limited to a few murals.
- Limited recognition of the Aboriginal and European heritage of the site.

#### Opportunities

- Scope for further public art installations either temporary or permanent.
- Greater variety in public art.
- Integration of art and playspaces.

- Installation of interpretive signage for indigenous stories. Lake Pertobe was previously a swamp, prior to its dredging in the 1960's.

## **Recreational / Social Use**

### Strengths

- Popular, established and good infrastructure.
- Supports both active and passive activities.
- Access to free activities.
- Social/recreation areas are well-defined and attractive.
- Multiple green spaces supporting various activities.
- Distinctive lake environment.

### Challenges

- Maintain popular elements of the site. Accommodate increase in demand for these elements.
- Ensure infrastructure to support social and recreation use of the site does not impact on the informal character.
- Portions of the site have a lack of passive surveillance.
- Safety issues from having a lake adjacent to play areas.
- Engaging youth through provision of infrastructure and activities onsite.
- Lack of names for some of the compartments, i.e. events area, parking areas, toilet facilities and picnic shelters, makes wayfinding difficult.
- Is Lake Pertobe an appropriate venue for fitness-based infrastructure? Is it an appropriate venue for beach volleyball and rock climbing?

### Opportunities

- Consider re-introduction of a dog-on-lead zone to the northwest perimeter trail.
- Introduction of more youth-targeted elements such as a basketball area (½ court).
- Introduction of intuitive names for BBQ areas and playspaces.

## **Drainage and Water**

### Strengths

- Lake Pertobe filters CBD/city water before entering the Merri River and the ocean.
- The reserve supports diverse wildlife.
- Presence of three bores used on the clay tennis courts and top up water in the lake for boating.

### Challenges

- Ensuring other uses of the site do not impact on the stormwater filtration.
- Fairy Street outfall is narrow = silting and rubbish. Potential stormwater filtration trap. Currently overgrown with kikuyu grass.
- Japan Street outfall is not regularly cleaned out. A sediment bed was installed to dry out sediment, but remains unused. Blocking of this drain affects the boating facility on the southern end.
- Small lakes near the playground fill with sediments over time.
- Water quality of the three lakes, given the stormwater outfalls.
- Bore water is too saline for some uses. The reserve is irrigated with town water at considerable cost.

### Opportunities

- Improvement of Fairy Street outfall.
- Improvement of irrigation system. Consideration of best use for bore water.

## **Environment and Landscaping**

### Strengths

- Large area and environmental values take precedence.
- Close interface between nature and areas used for recreation/social activities.
- Presence of significant wildlife including some threatened species.
- A number of indigenous plants (one of threatened status)

- Recreation use limited to the two lakes.
- Saline wetlands provide important habitat.
- Solar panels on the depot roof and presence of reasonable recycling stations across the reserve.

### Challenges

- Integration of the recreation/tourism opportunities with environmental values.
- Keeping the social and recreational uses concentrated in the southern section, thereby minimising impacts on the environmental area.
- Rubbish and sediment contamination.
- Illegal dumping of rubbish on Jetty Road.
- Lake Pertobe works team need better guidance on future plantings and plant removals.
- Presence of Pampas grass and other weeds.
- Limited information signage on the reserve's natural features and history.
- Consider replacement of some trees and shrubs.
- Impact of water shortage / cost of watering on budget or service standards
- Increased management or replacement of trees and other vegetation during extreme weather.
- Insufficient litter bins.
- Inconsistency in planting schemes. Future issues with large trees in inappropriate locations, e.g. Norfolk Island Pine trees within the internal car parking area near the Kids Lake.

### Opportunities

- Improvement of habitat values, through water quality and weed control.
- Restriction of vehicle access on either side of Jetty Flat.
- Interpretive signs on environmental values.
- Consistent set of bin standards.
- Consider better treatment for stormwater so it can be re-used in recreation areas.
- Consideration of more sustainable options for irrigation and water use, e.g. re-use of water from commercial premises.
- Introduction of planting guidelines.

## **Events Infrastructure**

### Strengths

- Popular venue for events.
- Main event space is between the western BBQ area and Johnson's Playspace.
- Good space for hosting running / cycling events. Already several events.
- June / July / August and September are the only months that don't have events.

### Challenges

- Number and size of events is increasing.
- Parking is a significant issue during events especially during the Friday night market. Informal and illegal parking.
- Inadequate supply of power and hot water during events. Organisers must arrange their own power. Many power leads on the ground are tripping hazards.
- Emergency access during events is an issue.
- Chicanes are pinch points and are safety hazards during events.
- Lack of a trail to the north of most of Pertobe Road means the road must be blocked during events. The missing sections in current trail network.
- No formal loading points. Boom gate access areas are often blocked by cars during parking shortages.
- Eastern toilets can't accommodate large events in the adjoining events area.
- Proximity to open water perceived as a safety issue during events.

### Opportunities

- Lake Pertobe to support key events.
- Supply of permanent power, 240 volt plus 3 phase with multiple access points.

- Potential for permanent landscaping on the exit bend to Pertobe Road. Alternatively, move the fence north, closer to the Norfolk Island Pines.
- Encourage off-site parking walking / cycling and shuttle bussing. Intersection of Banyan and Merri Street should support parking at Flagstaff Hill and pedestrian movement to Lake Pertobe. Consider improvement to onsite parking in this area,
- Formalised loop paths will assist in events.

## **Play Infrastructure**

### Strengths

- Integration of natural environment and playpace. Good mix of traditional and nature play elements.
- Size and connectivity of the recreation space allows for long/ multiple visits.
- Diversity of play experiences on offer.
- Integration of play areas with social meeting spaces.
- Playspaces are attractive and well-maintained.
- Informal nature-based play and unstructured links between play elements.

### Challenges

- Maintaining the popularity of the reserve.
- Keeping play equipment modern, exciting and challenging.
- Differing views on whether one playspace area should be fenced.
- Demand for more shaded playspaces.
- The most popular/unique play equipment cannot be replaced at end of life.
- Some play elements do not meet Australian standards.
- Vandalism of play equipment.

### Opportunities

- Addition of fencing and shading elements for all or part of toddler play area.
- Introduction of other water-based play elements if the rock pools need to be removed.

## **Parking and Traffic**

### Strengths

- Adequate on-site parking for off-peak use. Presence of plenty of informal overflow parking.
- Cannon Hill carpark acts as adhoc overflow parking

### Challenges

- Parking and vehicle congestion during peak periods.
- Limited formal parking in core demand area
- Lake Pertobe parking acts as overflow for foreshore users. Lack of visitor parking at the Shipwreck Bay Caravan Park and implementation of measures preventing overnight parking near Sion's Restaurant contribute to this.
- Informal parking on the grassed area next to the foreshore during peak periods
- Grass compaction caused by informal parking on Lake Pertobe's open spaces
- Speeding on Pertobe Road.
- Parking outside the precinct then walking/shuttling in/cycling in is not well supported.
- Traffic during peak periods inhibits pedestrian movement from the foreshore to Lake Pertobe and vice versa.

### Opportunities

- Improvement of onsite car parking and improvement of pedestrian/cycling/shuttle bus connections
- Introduction of more overflow parking areas.
- Restriction of vehicle access at Jetty Flat.
- Convert some informal parking areas to formal parking areas (car park area next to the mini golf, area between the pump shed and carpark, western side of Pertobe Road under the Norfolk Island Pines).
- Use the caravan park area as overflow parking during events and festivals.
- Consider alternative parking solutions at the foreshore during events and festivals.

- Addition of visitor parking adjoining the Shipwreck Caravan Park to alleviate parking demand elsewhere.

# **ADDITIONAL ANALYTICAL ITEMS (IN ADDITION TO COUNCIL'S PART A ANALYSIS) FROM DISCUSSIONS AND CONSULTANT TEAM'S REVIEWS/SITE INSPECTION ON 12<sup>TH</sup> TO 14<sup>TH</sup> JULY**

## **LAKE PERTOBE**

### **CHALLENGES:**

#### **Infrastructure**

- Vandalism in toilet blocks and the depot area.
- Maintenance issues and visual clutter associated with having too many bins along Pertobe Road. Small bins to the kerbline. Larger bins are used at peak times.
- Lack of drinking water access points.
- The swing bridge (suspension bridge) will need to be replaced in five years' time.

#### **Connectivity and Wayfinding**

- Two pedestrian crossings east of Lake Pertobe do not lead directly to trails or beach access to Lady Bay, or to a footpath on the northern side of Pertobe Road.
- No footpath on approximately 250 metres of the north-western side of Pertobe Road.
- Poor connectivity to the Lady Bay beach in the way of identifiable paths.
- Poor connectivity between the Port Fairy Rail Trail and the internal footpaths around Lake Pertobe.
- When approaching the beach along Pertobe Road from the west there is no pedestrian access at the end of the Caravan Park (only a vehicle exit), this is likely to discourage users from parking in the less well utilised car parks adjoining Pertobe Road to the west.
- Connectivity between the Events area and the BMX Track/Oval
- Connectivity to Harris Reserve
- Pedestrian connections between the CBD and the rail crossing at the north of Lake Pertobe are poor.
- Connectivity and journey from the CBD and Harris Street Reserve.

#### **Accessibility**

- The pedestrian crossings along Pertobe Road are DDA non-compliant.

#### **Heritage and Art**

- There is no reference to the past geographical and cultural history of the site by indigenous history.

#### **Recreation/Social Use**

- The number and management of events.
- Lack of connectivity of circuit paths and distance markers to encourage use.

#### **Environment and Landscaping**

- Some Norfolk Island Pines on Pertobe Road are in poor health probably due to compaction of ground surface adjacent to their root system caused by vehicles parking near trees. There are approximately 152 trees that form the Avenue.

#### **Events Infrastructure**

- Poor co-ordination among Council departments for routine management of Lake Pertobe, events management and infrastructure development.
- Lack of reliable permanent power supply for events.
- OH and S risks for patrons and organisations/groups holding events, i.e. many power cords on the ground, driving pegs into the ground and hitting underground power cables and overload of supply.

### **Play Infrastructure**

- Lack of playspaces for older age groups (i.e. 12-25 year olds). Lack of elements of risk and adventure.

### **Parking and Transport**

- During the summer months, there is an extreme concentration of activities within the foreshore precinct. Lake Pertobe is congested and pressure on parking spaces and general vehicle access.
- Balancing vehicles between high demand parking areas and low occupancy parking areas during the summer months.
- Angle parking under the Norfolk Island Pine trees is causing stress to some of the trees particularly in the middle section on Pertobe Road.
- If the Norfolk Pines on Pertobe Road are to be protected by vehicle use, there will be a displacement of parking demand.
- If a kerb is to be placed adjacent to Pertobe Road to restrict vehicle access to the area under the Norfolk Island Pines, provision will need to be made for vehicles to pass bike riders. This is challenging given the central median and need to avoid further road seal encroachment towards the trees.
- Users cross Pertobe Road away from the pedestrian crossings due to lack of pedestrian infrastructure (footpaths).
- Vehicle access is damaging turf in vicinity of Oval and BMX track.
- The proposed development at the end of Price Street will require an extension of the street that may conflict with the rail trail.
- The grassed verge at the southern end of Price Street is not well drained and is an issue given the parking demands.
- There is no information for drivers travelling along Pertobe Road as to the parking areas available for public use, or the number of spaces available in each area.
- At present users of the shared path on the southern side of Pertobe Road have to give-way to drivers at every point where vehicles cross the path. The shared path along Pertobe Road is of sub-standard width through the cutting south of Merri Street.
- The Merri Street roundabout lacks pedestrian facilities (such as refuges in the splitter islands).
- It is unlikely that the existing uncontrolled rail crossing will be able to remain in place in the long-term.
- Pertobe Road Pedestrian operated signal's activation cycle leads to vehicle congestions at peak times on Pertobe Road.

### **Drainage and Water**

- The blocking of the mouth of the Merri River is affecting drainage. As the water table rises within the grassed surfaces, stormwater cannot escape. Lake Pertobe then overflows across grassed open spaces.
- Stormwater collects mainly on the north side of the reserves but the areas that need water the most are the sports and recreation areas in the southwest.
- If water collecting in the three large ponds is too saline, it would be too expensive to remove salt to make it useable. The bore water is saline.
- Future irrigation needs within Lake Pertobe have to be considered. Water demand is increasing along the Pertobe Road area.

### **Commerce**

- If more commercial operators are encouraged within the Lake Pertobe reserve, they would undercut the permanent business of the cafes that are on Pertobe Road. Huge fluctuation between summer and winter seasons in revenue for the permanent operators.

- The smaller lake (Kids' Lake) will need to be dredged in the near future in order for boat operators to continue operating. Would they be willing to have increased licence fees to account for that cost to Council?

## **OPPORTUNITIES:**

### **Infrastructure**

- Planned demolition of the cream brick toilet building on Pertobe Road and construction of a new toilet facility with showers and change rooms to sit prominently on the car park dune to Lady Bay.
- Possible removal of the sewer pump station. (Probably unlikely).
- Indication of whether the existing swing bridge is a play feature or a standard static bridge.
- Should shade be primarily be from trees including deciduous species and/or structures, other than shade sails?

### **Connectivity and Wayfinding**

- Addition of interesting elements that would make walking from the CBD and adjacent areas to Lake Pertobe and the foreshore precinct more interesting for pedestrians, i.e. information of the lake, environment, bird life, aboriginal heritage, upcoming events, link to signage, artworks and QR codes.
- Improvement of beach access to Lady Bay and connectivity from Lake Pertobe.
- Addition of wayfinding signage and possible incorporation of heritage and art into the signs.
- Addition of WiFi infrastructure/hotspot within Lake Pertobe to facilitate wayfinding and accessing information about the reserve. This could also provide Council the capacity to track/record usage of open spaces.
- Naming of different precincts and play spaces within Lake Pertobe Reserve. Engagement of the community into possible names.
- Development of an improved interconnected path network.
- Provision of a shared pedestrian and cyclist path along the northern side of Pertobe Road.

### **Accessibility**

- Conversion of all bridges within Lake Pertobe to be accessible for people of all abilities

### **Heritage and Art**

- Indigenous stories that are not told on-site could be better interpreted, for instance Lake Pertobe means 'Sand Piper' in aboriginal language. Engagement of indigenous communities for better interpretation of the Aboriginal elements in Lake Pertobe.

### **Recreation/Social Use**

- Addition of simple bird-watching facilities. A hide of sorts, but simplified including using vegetation. Vandalism is an issue to consider.
- Construction of elevated viewing mounds on the edge of Main Lake and/or Mill Lake.

### **Environment and Landscaping**

- Incorporation of more indigenous planting.
- Use of wood chip mulch under some trees. Still allow grass up to most tree trunks.
- Reduce the extent of vehicle parking under the Norfolk Island Pines.

### **Events Infrastructure**

- Improvement of liaison between various Council departments for events management, routine management and infrastructure development.
- Development of a Council-wide policy for booking and holding events on Council-owned/Council-managed open spaces. Development of a clear locations map for services and facilities for each site to be provided to event managers. Charging for holding events in Lake Pertobe.
- Installation of additional 3 phase power and water outlets.

### **Play Infrastructure**

- Introduction of play elements that have a higher risk element than those outside. Elements particularly for the 12-25 age group.

- Separation of junior to senior playspaces, so younger children are less tempted to venture into senior playspaces.
- Incorporation of water into playspaces for water-based play, i.e. *spray* and splash pools.

### **Parking and Transport**

- Examination of Council-wide hierarchy of vehicle parking near open spaces, in terms of duration and dimensions of parking spaces.
- Improved and more direct pedestrian connections between car parking areas and the beach.
- Relocation of the northeast boundary timber post and rail fence closer to the kerbline of Pertobe Road to discourage parking on the grassed nature strip north of the Apex Walk sign.
- Prohibition of vehicles parking under Norfolk Island Pines in Lake Pertobe, at least for most of the year and allow only open parking under trees at peak times. Control by removable bollards/chain.
- Provision of a cycle lane along Pertobe Road. This could occur by narrowing the traffic lanes to 3m and providing a 1.2m cycle lane without extending the seal, except at a couple of locations with turning bays. In my view it is very important from a safety perspective that drivers are able to safely pass cyclists that are riding on the road. As there is a central median this is an issue – typically drivers would just cross the centre line.
- More formalised car parks on the northwest side of Pertobe Road to offset the loss of parking under the Norfolk Pines.
- Development of over-flow parking adjacent Price Street for the peak summer months.
- Restricting vehicle access to the areas surrounding the BMX track and Oval.
- Providing pedestrian and cyclist priority where current and proposed shared paths and crossed by vehicle accesses.
- Pertobe Road Pedestrian operated signal's activation signal cycle needs to be reviewed in early summer and time settings adjusted if needed.
- Additional parking provision on the railway land to north of Lake Pertobe (as proposed by Council).
- Pre-existing plans to provide a roundabout (and improved pedestrian facilities) at the intersection of Merri Street with Gilles Street and Merri Street and Pertobe Road.
- Opportunity to utilise topography to assist in providing a pedestrian and cyclist overpass across the rail line at the southern end of Gilles Street.

### **Drainage and Water**

- Possibility of storage, processing and re-use of stormwater on-site. Japan, Gilles and Fairy Street outfalls.
- Prevent the saline bore water from the southeast of Lake Pertobe from mixing with the stormwater from the northwest area of the reserve to facilitate future stormwater harvesting. In this way, there will still be non-saline water that can be used during the summer months when the reserve needs water the most.

### **Commerce**

- Development of a Council-wide policy regarding commercial operators using Council-managed public open space. Operators and groups receive money from patrons/clients, yet they don't reimburse Council.
- Have commercial operators/event organisers make financial contributions to Council for use of the reserve to conduct their programs or events.

LAKE PERTOBE

Combined Part A SWOT Analysis and Consultant Team's Analysis for identified key directions

 Identified in Council's Background Report A

 New findings after site reconnaissance and meetings  
by the consultant team on 12<sup>th</sup>-14<sup>th</sup> July 2016

The following document is the consultant team's assessment of merit of key challenges and opportunities identified by Council's Project Working Group as Part A SWOT analysis and the consultant team's site analysis and discussions with Council officers 12<sup>th</sup> – 15<sup>th</sup> July 2016.

The reason for the level of priorities allocated for each opportunity is in italics below each item.

Opportunities (grouped into themes listed in Part A document)	Consultants Assessment of Merit		Priority Level		
	Yes	No	Low	Medium	High
<b>Infrastructure</b>					
Provide a style manual to complement the natural environment Suite of: seats litter bins signage barbecues drinking fountain lighting picnic tables <i>Site furniture should be consistent and take reference to the lake and coastal environment.</i>	✓				✓
Add more barbecues. <i>Additional barbecues will meet peak period use demands.</i>	✓				✓
Add drinking fountains, particularly near the flying fox. <i>Additional drinking fountains will make visitation more enjoyable.</i>	✓				✓
Install more water bottle-filling taps. <i>Taps for filling water bottles will be more hygienic than bubblers and less wasteful of water.</i>	✓				✓
Upgrade some of the lighting. <i>Some additional lighting is required subject to a further Project Working Group review.</i>	✓				✓
Provide one lit after-hours access area in the central section of the reserve. <i>Should Council be encouraging late evening use?</i>	?	?			
Provide a 10 Amp power supply as a secondary power source. <i>This will provide alternative and suitable power. Consider upgrading power supply for stormwater harvesting system which may require 30-40 Amp power supply.</i>	✓				✓
The cream brick toilet building on Pertobe Road is due to be demolished. Construct a new toilet facility with showers and change rooms to sit prominently to the car park dune to Lady Bay. <i>This project has already been approved. A toilet closer to the car park of Lady Bay will be more visually prominent and accessible for beach goers.</i>	✓				✓
Provide an alternative universal access path for the barbecue area south of Pertobe Road. <i>Currently the asphalt path is quite narrow and possibly doesn't meet gradient standards.</i>	✓			✓	
Consider the possibility of vandalism when choosing new infrastructure. <i>Furniture, bollards, power boxes</i>	✓				✓
Replace seat planks to picnic tables. <i>The granite stone top picnic tables have timber seat planks and many planks have deteriorated.</i>	✓				✓
Remove/relocate the sewer pump station. <i>(Highly unlikely.)</i> <i>Highly unlikely. The pumping station is receiving gravity-fed sewage from a significant area of Southeast Warrnambool.</i>		✓			
Attend to maintenance issues associated with having too many litter bins along Pertobe Road. There are currently small bins to the kerbline and larger bins are used at peak times. Install some larger litter bins. <i>There is a soldiered line or row of small capacity litter bins. Larger bins at key hot spots should be provided.</i>	✓			✓	

The following document is the consultant team's assessment of merit of key challenges and opportunities identified by Council's Project Working Group as Part A SWOT analysis and the consultant team's site analysis and discussions with Council officers 12<sup>th</sup> – 15<sup>th</sup> July 2016.

Indicate whether the existing swing bridge (suspension bridge) is a play feature or a standard static bridge. It will be replaced in five years' time. <i>The suspension bridge functions as an access connecting paths, but doubles up as a 'play experience' enjoyed by children and adults.</i>	✓			✓	
Should shade be primarily be from trees, including deciduous species and/or structures other than shade sails? <i>It was suggested consideration be given to provision of <b>some</b> deciduous trees. Best provided in small clusters at key picnic locations.</i>	✓				✓
<b>Connectivity and Wayfinding</b>					
Strategically located between other tourist attractions of the breakwater, Lady Bay apartments, the CBD, Flagstaff Hill, the Railway and Cannon Hill. Major requirement to provide the 'City to Sea' theme through a journey of artworks and signage. <i>A key issue is reducing the pressure of visitation and access by car/car parking pressure is to encourage people to walk from the CBD area to Lake Pertobe. A journey of curiosity and wonder should link the two areas.</i>	✓			✓	
Within several of the main northeast-southwest orientated streets in the CBD, establish storyboards enticing people to visit Lake Pertobe. <i>As above a journey of exploration will entice visitors to connect with the Lake and its activities.</i>	✓			✓	
Construct a new formal entry point from Harris Street Reserve. There is potential to integrate the former gasworks site to the northwest corner of Lake Pertobe Reserve. Consider soil contamination remediation process and cost. <i>A more defined entrance, signage and path will entice greater connectivity opportunities.</i>	✓			✓	
Add interesting elements that would make walking from the CBD and adjacent areas to Lake Pertobe and the foreshore precinct more interesting for pedestrians, i.e. information of the lake, environment, bird life, aboriginal heritage, upcoming events, link to signage, artworks and QR codes. <i>These specific items on the environment, events, artworks and stories building on the indigenous people's use of the former swamp for hunting, gathering and shelter.</i>	✓			✓	
Improve connections to the CBD through improving the on-grade Gilles Street railway crossing. <i>Upgrading the Gilles Street crossing may be difficult, given it would involve VicTrack. Improving the pedestrian connections from the north to the crossing should actually be a higher priority than the crossing itself</i>	✓		✓		
Potential overhead crossing of the railway line with switch back ramp approaches to meet departure gradients. <i>This is a long term objective. Potential to incorporate a viewing platform.</i>	✓		✓		
Improve cycling access and links to the CBD. <i>By encouraging individuals and families to use bicycles reduces car parking and vehicle access priorities.</i>	✓				✓
Install bike racks. <i>This may help reduce car parking pressure and congestion.</i>	✓				✓
Promote the Banyan Street entrance as a pedestrian link along Pertobe Road. <i>This should be not to the detriment of promoting the Gilles St entrance. The path from the Banyan Street roundabout, although it goes through a cutting, to the bottom of Cannon Hill, is not attractive from a pedestrian perspective, due to the perception of fast moving traffic travelling in the adjacent traffic lanes</i>	✓			✓	
Improve the beach access to Lady Bay and connectivity from Lake Pertobe. <i>By providing water accessible compliant paths, eliminating steps and providing signage on the south side of Pertobe Road, more people will be aware of the beach and vice versa.</i>	✓				✓
Link Jetty Flat to the mini golf area. Construct a new path around the south side of Mill Lake to connect to the Pidgeon club and mini golf area. <i>Currently there is no path system between the two areas. This was identified as a major issue. A combination of additional sealed car parking spaces near the tennis court then a sealed access road that terminates at the Pidgeon Club open at key events to link Price Street.</i>	✓				✓
Provide multiple pedestrian loops and subloops within the reserve. <i>This will increase opportunities for both visitors and locals to explore more of the environment and leads to greater community wellbeing.</i>	✓				✓

The following document is the consultant team's assessment of merit of key challenges and opportunities identified by Council's Project Working Group as Part A SWOT analysis and the consultant team's site analysis and discussions with Council officers 12<sup>th</sup> – 15<sup>th</sup> July 2016.

Retain some informal walking areas by virtue of slashed/mowed grass. <i>The informality of pathways particularly linking the lakes is a valid need, however providing slashed grass paths could become a maintenance burden as opposed to formed gravel track(s).</i>		✓			
All paths both new and existing to have directional signage, walking times and a location map. (Most) <i>A key issue at present is that there are no location maps on such a large site. Many visitors on their first visit would be unaware of the attributes of various facilities.</i>	✓				✓
Connect a 3 metre wide shared trail path to approximately 250 metres to the north side of Pertobe Road between the mini golf and the Apex Walk sign. <i>This is a missing section of path in the most intensively used area along Pertobe Road. The shared path should continue past Price Street to the rail trail. There is an existing footpath between the mini golf and Price Street.</i>	✓				✓
Install a granitic gravel path bisecting the two lakes and to the north side of the Main Lake. <i>This builds on the above items in providing a more comfortable walking surface than on wet grass. The area is subject to high water tables.</i>	✓				✓
Add WiFi infrastructure/hotspots within Lake Pertobe to facilitate wayfinding and accessing information about the reserve. This could also provide Council with the capacity to track/record usage of open spaces. <i>While advantages to have hotspot sites, the current infrastructure would be costly to upgrade. Council should explore the feasibility of linking the WiFi connection with other Council sites and sites of interest around Warrnambool to secure an enterprise deal from a provider.</i>	✓			✓	
Name different precincts, i.e. barbecue shelters, car parks areas, events spaces and play spaces within Lake Pertobe Reserve for ease of locating social/group gatherings. Engage the community into listing possible names. <i>This will provide visitors and event organisers a better understanding of where facilities are. It will assist in emergency ambulance, police fire and SES operations.</i>	✓				✓
<b>Accessibility (Universal Access)</b>					
Provide wayfinding signage to indicate wheelchair accessible areas. <i>This is really necessary and builds on previous opportunity statements.</i>	✓				✓
Provide a DDA compliant continuous perimeter path for people of all abilities. <i>A compliant path will also facilitate access for those pushing prams, etc. (needs to manage bicycle use). A perimeter path including the missing 250 metres on Pertobe Road would be of considerable benefit to both locals and visitors walking, socialisation and individual and group fitness.</i>	✓				✓
Construct an older age group 12-25 years all abilities playspace separated from junior playspaces. <i>This playspace doesn't need to be all-abilities. The community want some risk elements and activities that appeal to young people.</i>	✓			✓	
Provide sensory play experiences. <i>Sensory playspaces are virtually mandatory in large public playspaces to provide particularly tactile play elements, i.e. plants, rocks, sculpture animals.</i>	✓				✓
Allow all abilities access to the lake environment by paths and platforms/decks. <i>Areas or portions of the lake edge should be accessible to people with prams, walking frames and wheelchairs.</i>	✓				✓
Construct internal path systems to link with zebra crossings. <i>This should be more about retaining the zebra crossings and providing paths to the Lady Bay Beach Foreshore and Lake Pertobe that connect to the existing pedestrian crossings.</i>	✓				✓
Provide seating and picnic tables (arm rests, back rests, extendable tables) with shade above. <i>Provision of a range of seats and picnic tables will make the stay at Lake Pertobe more enjoyable particularly for less mobile people and elderly people.</i>	✓				✓
Convert all pedestrian bridges within Lake Pertobe to be accessible for people of all abilities. (Some) <i>All key destinations should be accessible to all users – potentially via alternative route in the short to medium term.</i>	✓				✓
Provide a universal access path to the maze.	✓				✓

The following document is the consultant team's assessment of merit of key challenges and opportunities identified by Council's Project Working Group as Part A SWOT analysis and the consultant team's site analysis and discussions with Council officers 12<sup>th</sup> – 15<sup>th</sup> July 2016.

<i>The maze provides its challenges and people with disabilities shouldn't be deprived of the chance to use it.</i>					
<b>Heritage and Art</b>					
An ideal site for public art installations both temporary and permanent. <i>There are major opportunities to involve the indigenous community, schools, local art groups and local artisans in the development of artwork and stories. The site is large and has several different character zones, i.e. water and wetland environs, enclosure by vegetation, open space and view cones, limited mounding and compartments of playspaces.</i>	✓			✓	
Indigenous stories that are not told on-site could be better interpreted, for instance Lake Pertobe means 'Sand Piper' in aboriginal language. Engage indigenous communities for better interpretation of the Aboriginal elements within the Lake Pertobe Reserve. <i>Integrate indigenous storytelling within wayfinding signage and artwork. The former swamp that is now Lake Pertobe and its proximity to the coastal dune systems was most likely an important food source and shelter. Council should review with the local community.</i>	✓				✓
Integrate artwork within playspaces. <i>The playspaces have been identified as some of the best in Victoria. The provision of artwork relevant to the environment, sport and history can be an opportunity to involve local and regional artisans.</i>	✓				✓
Integrate heritage and art within wayfinding signage. <i>This will assist in creating distinctive spaces and zones. Integration of indigenous people's stories and images will be important.</i>	✓				✓
<b>Recreational/Social Use</b>					
Consider the introduction of dog-on-lead to the north trail of the Main Lake and west of the Mill Lake. <i>While dogs are not permitted at the reserve now, consider a path system that people with dogs can use for health and wellbeing purposes.</i>	✓				✓
Provide fitness equipment stations at some of the trail routes and display locations of equipment on a general location map. <i>This needs careful siting away from current heavy use areas. Potential on the existing tracks to the west side of Mill Lake and connect to the Pidgeon Club and Mini Golf site.</i>	✓			✓	
Introduce more youth-targeted elements such as a basketball area (1/2 court). <i>This reflects the needs as articulated by the community.</i>	✓			✓	
Provide WiFi access at the pedestrian routes into the reserve at seats and at the picnic shelters. <i>Comment as per WiFi earlier. If easily achievable via telephone cable hook-in then start action.</i>	✓				✓
Lake Pertobe and surrounds are recognised as bird-watching sites. Add simple bird-watching facilities. A hide of sorts, but simplified including using vegetation. Vandalism is an issue to consider. Therefore emphasis on 'maze-like' vegetation, rather than structures. <i>Based on the above and various past issues, provide a vegetation maze-like hide that is unobtrusive and likely to be of no interest in destruction by vandals.</i>	✓			✓	
Add elevated viewing mounds on the edge of the Main Lake and/or Mill Lake. Incorporate 'vegetation maze' as a bird hide. <i>One or two elevated areas as specific high points 5-7 metres would provide an interesting view across the waterbodies.</i>	✓			✓	
Keep the social recreation areas to the southern side to minimise impact on the environment. <i>This principle has been adopted since the development of the lake in the 1960's.</i>	✓				✓
<b>Environment and Landscaping</b>					
Provide interpretive signs on the environmental values of the precinct. <i>It was evident during Council's analysis and workshops with the community that even many locals weren't aware of the reserve's environmental/ecological attributes, i.e. bird life and stormwater filtration.</i>	✓				✓
Develop planting guidelines for the reserve. Planting should be of a consistent style/species. <i>Through a consistent plant palette, the end result is bold and maintenance of plants is easier. However, there should be some species diversity.</i>	✓				✓
Incorporate more indigenous planting within Lake Pertobe Reserve. <i>The planting of more indigenous trees and ground storey will increase habitat values.</i>	✓				✓

The following document is the consultant team's assessment of merit of key challenges and opportunities identified by Council's Project Working Group as Part A SWOT analysis and the consultant team's site analysis and discussions with Council officers 12<sup>th</sup> – 15<sup>th</sup> July 2016.

Remove the Pampas grass. <i>Removal of several large outbreaks of Cortaderia within the Lake area.</i>	✓				✓
Improve the reserve's habitat values through weed control and water quality. <i>Removal of ground storey weeds and improving the water quality will significantly improve habitat values.</i>	✓				✓
Jetty Flat has low-lying areas subject to poor drainage. Restrict access to unauthorised vehicles areas that are currently causing damage to the ground surface. <i>Restricting access will minimise damage over time. Supplementary soil placement and/or grading in parallel with improving the drainage will assist in providing drier pedestrian areas.</i>	✓				✓
Use wood chip mulch under some trees. Still allow grass up to most tree trunks. <i>Grass under the trees within the main use areas is appreciated by people to sit under the trees. Wood chip mulch was suggested by Council's Parks and Gardens Staff.</i>	✓			✓	
Monitor the condition of at least 10% of the 158 Norfolk Island Pines along Pertobe Road. <i>There approximately 15 Norfolk Island Pines in the mid-length of Pertobe Road that have seriously deteriorated and are under stress.</i>	✓				✓
Consider planting some deciduous trees for shade at popular locations. <i>This has been identified in a previous opportunity and the use of several clusters of deciduous trees to key picnic zones should be considered. Review trees that can cope with the exposed maritime conditions.</i>	✓				✓
Increase Council presence on Jetty Road to reduce incidences of illegal dumping of rubbish. <i>Through improved structure of the reserve in this area, increased use of passive surveillance will assist. By improving grass cover and eliminating unauthorised access by vehicles, the perception of this area as a 'forgotten' area will be reduced.</i>	✓			✓	
<b>Events Infrastructure</b>	✓				
Infrastructure must be commensurate with Lake Pertobe supporting major and many events, some overlapping. <i>Various infrastructure improvements and additional items have been identified in this appraisal and are aimed at coping with future increased demands and capacities.</i>	✓				✓
Install permanent power supply including 240 volt and 3 phase with multiple access points. The number and size of events is increasing. Currently power leads across the ground. <i>This will increase safety given the significant number of events conducted on the reserve. Having a permanent power supply can also assist in a potential stormwater harvesting scheme.</i>	✓				✓
Improve liaison between various Council departments for events management, routine management and infrastructure development. <i>This will ensure consistency of approach and adequate risk management.</i>	✓				✓
Develop a Council-wide policy for booking and holding events on Council-owned/Council-managed open spaces. Charge income for holding events in Lake Pertobe. <i>Charge will only be to commercial operators if deemed worth it by Council. Perhaps the reserve will still be free to use, but event organisers would be asked for a bond for possible damage. Ensure Public Liability Insurance is in place by commercial hirers.</i>	✓				✓
Provide and clearly designate emergency access on the northern trail and the west side of Lake Pertobe. <i>The existing 4 metre wide crushed rock access to the west side of the lake provides appropriate emergency access.</i>	✓			✓	
Create clear no-go zones to vehicles particularly at events, to avoid clashes with pedestrian zones. Event organisers need to submit a Traffic Management Plan (TMP) for approval well in advance of the event. <i>This process creates a safer environment for all people using the area.</i>	✓				✓
Provide a locations map for water, power and loading point for people/ groups booking events. <i>The provision of location map boards has been reported on in this document. Location maps with named areas should be given to applicants as part of the booking process.</i>	✓				✓

The following document is the consultant team's assessment of merit of key challenges and opportunities identified by Council's Project Working Group as Part A SWOT analysis and the consultant team's site analysis and discussions with Council officers 12<sup>th</sup> – 15<sup>th</sup> July 2016.

<b>Play Infrastructure</b>					
Provide a fenced off toddler play area, priority for the northern end. <i>A fenced toddler area will provide greater safety for toddlers from vehicles and adjacent waterbodies.</i>	✓			✓	
If the rocks pools are removed, replace them with other water-based play elements. (The pools were not intended to be play elements. Glass fragments left in the pools are an issue.) These must have shade structures. <i>There are a number of spray play and shallow water play structures / types available. Broken glass and maintenance should be considered.</i>	✓			✓	
Provide shade/shelter to some of the toddler playspace. <i>Shade shelter is becoming more common in public play facilities.</i>	✓				✓
Maintain the largely 'free' destination experience as a visitor drawcard to Warrnambool. <i>Lake Pertobe caters for many passive and active leisure pursuits. The playspaces are well known. The fact that the passive spaces are free for all to use is a strong commitment by Council to ensure the reserve remains popular. Council absorbs the costs for the greater social and wellbeing benefits for the community, businesses and visitors.</i>	✓				✓
Introduce play elements that have a higher risk and challenging element than those at present. Elements particularly for the 12-25 age group. <i>It will be a higher priority to keep older youths engaged and provide free activity options. Consideration of music, art and sports promotion events.</i>	✓				✓
Incorporate water into playspaces for water-based play, i.e. spray and splash pools. <i>Given the setting close to water, it is appropriate the water-based elements transcend into the landscape.</i>	✓				✓
Separate junior to senior playspaces, so younger children are less tempted to venture into senior playspaces. <i>This can be achieved by improving the toddler spaces, signage and making new senior spaces of substantial skills/coordination effort to limit access by toddlers.</i>	✓			✓	
<b>Parking and Transport</b>					
Utilise the southwestern section of Lake Pertobe near the mini golf site as a potential overflow parking area during the summer months. <i>This was identified during the analysis stages to assist in provision of additional car parks in the vicinity of 50 cars and combined with a sealed access route to the Pidgeon Club area. Provide a shared pathway system through this area of the reserve.</i>	✓				✓
Use the caravan park area as overflow parking during events and festivals. <i>Unlikely to be viable as times when the parking is most likely to be needed is in the summer months when the caravan park is occupied.</i>		✓			
Add visitor parking areas adjoining the Surfside Caravan Park to alleviate parking demand elsewhere. <i>It is difficult to enforce parking associated with different user groups, better to simply provide more parking if this is a problem.</i>		✓			
Consider minimising the effects of chicanes/pedestrian stiles as pinch points and safety hazards. <i>The chicanes or pedestrian stiles at the Rail Trail entry and the Gilles Street railway crossing are there for the purpose of preventing unauthorised vehicle access.</i>	✓		✓		
Develop overflow parking to the grassed nature strips of Price Street for the peak summer months. <i>There is space on either side of Price Street to provide and sign available overflow car parking spaces to either side of the street. Currently both sides are grassed. The south side would require considerable re-grading and drainage works to alter the open grassed channel.</i>	✓				✓
Extend the car park area near the sewer pump station to include extra vehicle spaces. <i>There is space to formalise additional car spaces to compensate for loss of car parking under the avenue of Norfolk Island Pines.</i>	✓				✓
Provide more formalised car parks on the northern side of Pertobe Road to offset the loss of parking under the Norfolk Island Pine trees. Convert the informal vehicle parking areas on the northwest side of Pertobe Road into sealed and lined vehicle parking areas near Events Area <sup>o</sup> 1.	✓				✓

The following document is the consultant team's assessment of merit of key challenges and opportunities identified by Council's Project Working Group as Part A SWOT analysis and the consultant team's site analysis and discussions with Council officers 12<sup>th</sup> – 15<sup>th</sup> July 2016.

<i>There is space to line mark car parking and additional sealed areas to provide additional car park spaces in a strategically centrally located zone within the reserve.</i>					
Examine the Council-wide hierarchy of vehicle parking near open spaces, in terms of duration. <i>Some points to consider;</i> <ul style="list-style-type: none"> <li>• <i>Some permit parking for the surf club car park.</i></li> <li>• <i>Short-term parking outside the cafes.</i></li> <li>• <i>Several designated long vehicle car park spaces close to facilities.</i></li> </ul>	✓				✓
Provide improved and more direct pedestrian connections between car parking areas and the beach (Lady Bay). <i>Access presently is unclear due to the hidden tracks that extend from the picnic shelters which are not signed and none of the tracks connect to the footpath on the south side of Pertobe Road.</i>	✓				✓
Relocate the northeast boundary timber post and rail fence closer to the kerbline of Pertobe Road to discourage parking on the grassed nature strip north of the Apex Walk sign. <i>The issue was raised during the on-site discussions, that at peak times people drive across the nature strip to park and then later reserve out onto Pertobe Road on the curve of the road, presenting considerable danger to oncoming motorists/cyclists/motorbike riders.</i>	✓				✓
Prohibit vehicles parking under the Norfolk Island Pine trees of Pertobe Road at least for most of the year and allow only open parking under trees at peak times, i.e. 4 to 5 days per year . Control by removable bollards/chain. Monitor the health and condition of the trees on an annual basis. <i>The 158 mature Norfolk Island Pine trees form a very strong avenue within Pertobe Road. They are a feature of orientation and memory for particularly visitors. The avenue evokes a maritime character and complements the avenue within Raglan Parade. The recommendation is for Council to consider if they want the avenue of trees <u>or</u> the car parking spaces. Opportunities have been identified to increase car parking within the reserve without compromising infrastructure, function or vegetation.</i>	✓				✓
Provide a cycle lane along Pertobe Road. <i>A cycle lane may not be necessary given the recommendations for improved shared path for less confident/capable riders. The main concern is that sports cyclists will continue to cycle along Pertobe Road and there needs to be sufficient room of cars to pass riders. The current seal width (although not the marked lane) should be sufficient.</i>		✓			
Provide pedestrian and cyclist priority where current and proposed shared paths are crossed by vehicle accesses. Highlight with signage. <i>This is safety precaution. Signage and visual demarcation are required.</i>	✓			✓	
Restrict vehicle access to the areas surrounding the BMX track and the oval. <i>At present, the area near the Pidgeon Club, the oval and the BMX circuit is accessed on gravel tracks and this then encourages unauthorised access to grassed areas, resulting in unacceptable presentation of grass areas and dumping of rubbish. The formalisation of function will greatly assist in improving the visual presentation of this precinct.</i>	✓				✓
Pertobe Road's pedestrian operated signal's activation cycle leads to vehicle congestions at peak times on Pertobe Road. <i>The signal cycle needs to be reviewed in early summer and time settings adjusted if needed. By regulation of the traffic lights at peak visitation times, traffic congestion would be reduced.</i>	✓			✓	
<b>Drainage and Water</b>					
There are three bores on the reserve. The bore water is salty and could only be used on the en-tout-cas tennis courts. Consider the best use for bore water on site. <i>This would be an efficient way of using water and would lessen the amount of mains water needed to be supplied to irrigate parts of the reserve.</i>	✓				✓
Clean out the drain outflow sites and provide an improved irrigation system. <i>This combines filtration of stormwater at the Fairy, Gilles and Japan Street outflows. The harvesting and storage of stormwater in underground tanks would provide cleaner water for irrigation of grassed areas including the grass tennis courts.</i>	✓				✓

The following document is the consultant team's assessment of merit of key challenges and opportunities identified by Council's Project Working Group as Part A SWOT analysis and the consultant team's site analysis and discussions with Council officers 12<sup>th</sup> – 15<sup>th</sup> July 2016.

Use the stormwater outfalls from the CBD both at Fairy Street and Gilles Street. To capture and filter stormwater for potential as irrigation water. Main drains 1000 mm and 600 mm diameter outfall respectively. Explore the possibility of storage, processing and re-use of stormwater on-site from the Japan, Gilles and Fairy Street outfalls. <i>Currently the outfalls are crude. The stormwater harvesting options are currently being tested.</i>	✓				✓
Prevent the saline bore water from the southeast of Lake Pertobe from mixing with the stormwater from the northwest area of the reserve to facilitate future stormwater harvesting. In this way, there will still be non-saline water that can be used during the summer months when the reserve needs water the most. <i>This is likely to be difficult and costly to achieve. It would need a detailed investigation.</i>	✓		✓		
<b>Commerce</b>					
Develop a Council-wide policy regarding commercial operators using Council-managed public open space. Operators and groups receive money from patrons/clients, yet they don't reimburse Council. <i>Council provide considerable good will in provision of facilities to support visitation and tourism however, users of the Lake Pertobe Reserve who receive income generated from their use of the reserve should reimburse Council.</i>	✓				✓

Other issues to be considered:

- As visitation increases, so will demand on facilities.
- Keep facilities modern, safe and reasonable to maintain.
- Deterioration of infrastructure materials due to maritime climate.
- Passive surveillance in key areas.
- Safety issue of play area and water.

## Lake Pertobe Riparian Vegetation Plan Survey

**Date:** 15<sup>th</sup> February 2016

**Time:** 10.30am to 12.15pm

**Location:** Main recreation reserve area

**Surveyors:** Kevin Sparrow – Leader, Australian Plants Society Warrnambool & District

Louise Sheba BEnvSci - Member of Australian Plants Society Warrnambool & District

### List of Identified Indigenous Native Plants:

<b>Botanical Name</b>	<b>Common Name</b>	<b>Reference: 'Plants of Great South West' by Kevin Sparrow Page No.</b>	<b>Photo of Plant</b>
<i>Allocasuarina verticillata</i>	Drooping She-oak	83	
<i>Myoporum insulare</i>	Common Boobialla	100	

<p><i>Rhagodia candolleana</i></p>	<p>Seaberry Salt-bush</p>	<p>102</p>		
<p><i>Calystegia sepium</i> subsp <i>roseata</i></p>	<p>Large Bindweed</p>	<p>136</p>		
<p><i>Samolus repens</i></p>	<p>Creeping Brook- weed</p>	<p>222</p>		
<p><i>Apium prostratum</i> subsp <i>prostratum</i> var. <i>filiforme</i>.</p>	<p>Sea Celery</p>	<p>180</p>		

<p><i>Selliera radicans</i></p> <p>Conservation Status k</p>	<p>Selliera</p>	<p>224</p>	
<p><i>Tetragonia implexicoma</i></p>	<p>Bower Spinach</p>	<p>228</p>	
<p><i>Melaleuca lanceolata</i></p>	<p>Moonah</p>	<p>98</p>	
<p><i>Urtica incisa</i></p>	<p>Scrub Nettle</p>	<p>229</p>	

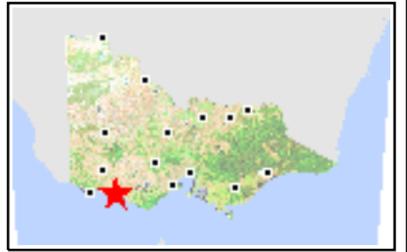
<p><i>Phragmites australis</i></p>	<p>Common Reed</p>	<p>311</p>	
<p><i>Lobelia aniceps</i></p>	<p>Angled Lobelia</p>	<p>205</p>	
<p><i>Juncus procerus</i></p>	<p>Tall Rush</p>	<p>292</p>	

<p><i>Schoenoplectus pungens</i></p>	<p>Sharp Club-sedge</p>	<p>297</p>	
<p><i>Juncus kraussii</i> subsp. <i>australiensis</i></p>	<p>Sea Rush</p>	<p>290</p>	
<p><i>Senecio minimus</i></p>	<p>Shrubby Fireweed</p>	<p>154</p>	
<p><i>Leptospermum lanigerum</i></p>	<p>Woolly Tea-tree</p>	<p>94</p>	

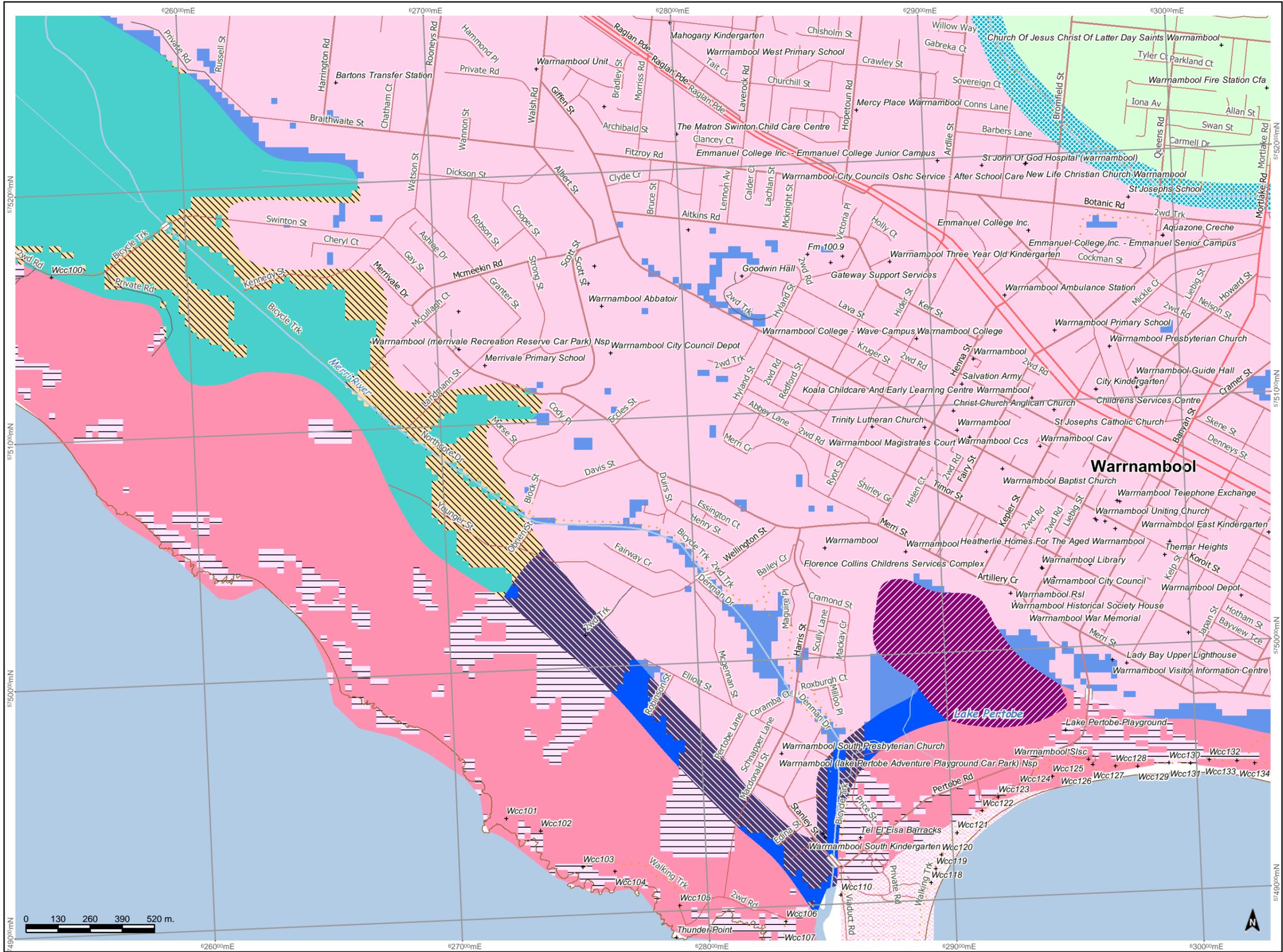
<p><i>Distichlis distichophylla</i></p>	<p>Australian Salt-grass</p>	<p>306</p>		
<p><i>Ficinia nodosa</i></p>	<p>Knobby club-rush</p>	<p>284</p>		
<p><i>Lobelia irrigua</i></p>	<p>Salt Lobelia (ex Pratia)</p>	<p>207</p>		

<p><i>Typha domingensis</i></p>	<p>Narrow-Leaf Cumbungi</p>	<p>299</p>	
<p><i>Schoenus nitens</i></p>	<p>Shiny Bog-rush</p>	<p>298</p>	
<p><i>Crassula helmsii</i></p>	<p>Swamp Crassula</p>	<p>186</p>	

<i>Mimulus repens</i>	Monkey Flower	212	



\* Refer to page 2 for legend details



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

**ROADS**

-  Freeway
-  Highway
-  Main Road
-  Secondary Road
-  Local Road
-  2WD (Unsealed)
-  4WD Only
-  Walking or Cycle Track

**WATERCOURSES**

**UNNAMED DRAINAGE LINES**

**ECOLOGICAL VEGETATION GROUPS**

-  1.1 Coastal Scrubs Grasslands and Woodlands
-  2.1 Heathy Woodlands - Dry and/or better drained
-  2.2 Heathy Woodlands - Damp and/or less well-drained
-  3.1 Lowland Forests
-  4.1 Box Ironbark Forests or dry/lower fertility Woodlands
-  5.1 Lower Slopes or Hills Woodlands - Seasonally inundated and/or shrubby
-  5.2 Lower Slopes or Hills Woodlands - Grassy
-  5.3 Lower Slopes or Hills Woodlands - Herb-rich
-  6.1 Dry Forests - Exposed and/or lower altitude
-  6.2 Dry Forests - Sheltered and/or higher altitude
-  7.1 Wet or Damp Forests - Wet
-  7.2 Wet or Damp Forests - Damp
-  8.1 Riparian Scrubs or Swampy Scrubs and Woodlands
-  8.2 Riparian Forests or Woodlands
-  9.1 Rainforests
-  10.1 Montane Grasslands, Shrublands or Woodlands - Shrublands or Grasslands
-  10.2 Montane Grasslands, Shrublands or Woodlands - Woodlands
-  11.1 Sub-alpine Grasslands, Shrublands or Woodlands - Shrublands or Grasslands
-  11.2 Sub-alpine Grasslands, Shrublands or Woodlands - Woodlands
-  12.1 Plains Grasslands and Chenopod Shrublands - Clay soils
-  13.1 Plains Woodlands and Forests - Freely-draining
-  13.2 Plains Woodlands and Forests - Poorly-draining
-  13.3 Plains Woodlands and Forests - Lunettes or beach ridges or shallow sands
-  13.4 Plains Woodlands and Forests - Semi-arid (non-Eucalypt)
-  14.1 Riverine Grassy Woodlands or Forests - Broader plain
-  14.2 Riverine Grassy Woodlands or Forests - Creekline and/or swampy (cont)

-  15.1 Herb-rich Woodlands - Alluvial terraces and/or creeklines
-  15.2 Herb-rich Woodlands - Damp sands
-  16.1 Heathlands - Sandy and/or well drained
-  16.2 Heathlands - Not well drained
-  16.3 Heathlands - Sub-alpine
-  17.1 Mallee - Siliceous sands
-  17.2 Mallee - Calcareous dunefields
-  17.3 Mallee - Clay plains
-  17.4 Mallee - Sandstone ridges and rises
-  18.1 Wetlands - Freshwater
-  18.2 Wetlands - Brackish/estuarine
-  19.1 Salt-tolerant and/or succulent Shrublands - Coastal
-  19.2 Salt-tolerant and/or succulent Shrublands - Inland
-  20.1 Rocky outcrop or Escarpment Scrubs

**ECOLOGICAL VEGETATION CLASSES**

-  3 Damp Sands Herb-rich Woodland
-  797 Coastal Landfill/Sand Accretion
-  684 Permanent Saline
-  10 Estuarine Wetland
-  160 Coastal Dune Scrub
-  720 Swamp Scrub/Aquatic Herbland Mosaic
- 1750 EVCs**
-  3 Damp Sands Herb-rich Woodland
-  797 Coastal Landfill/Sand Accretion
-  684 Permanent Saline
-  53 Swamp Scrub
-  10 Estuarine Wetland
-  55 Plains Grassy Woodland
-  160 Coastal Dune Scrub
-  720 Swamp Scrub/Aquatic Herbland Mosaic

**WATERBODIES**

-  Watercourse Area
-  Permanent Waterbody
-  Wetland Area
-  Inundation Area
-  BUILT UP AREAS

Remnant Species of Lake Pertobe - Warrnambool as Surveyed by Kevin Sparrow 20th March 2016

- A** *Mimulus repens*- Monkey Flower
- B** *Samolus repens*- Creeping Brook-weed
- C** *Schoenoplectus pungens*- Sharp Club-sedge
- D** *Apium prostratum*- Sea Celery
- E** *Selliera radicans*- Shiny Swamp-mat
- F** *Lobelia irrigua*- Salt Pratia
- G** *Lobelia anceps*- Angled Lobelia
- H** *Sarcocornia quinqueflora* - Beaded Glasswort
- I** *Calystegia sepium subsp. roseata* - Large Bindweed



Image © 2016 CNES / Astrum  
© 2016 Google



A *Mimulus Repens* - Monkey Flower

A matt type prostrate plant that occurs in a number of locations on the southern side of Lake Pertobe. It doesn't reach a height that would need mowing.



Remnant Species of Lake Pertobe - Warrnambool as Surveyed by Kevin Sparrow 20th March 2016

**B** *Samolus repens* - Creeping Brook-weed

A matt type prostrate plant that occurs in a number of locations on the southern side of Lake Pertobe. It doesn't reach a height that would need mowing.



C *Schoenoplectus pungens* - Sharp Club-sedge

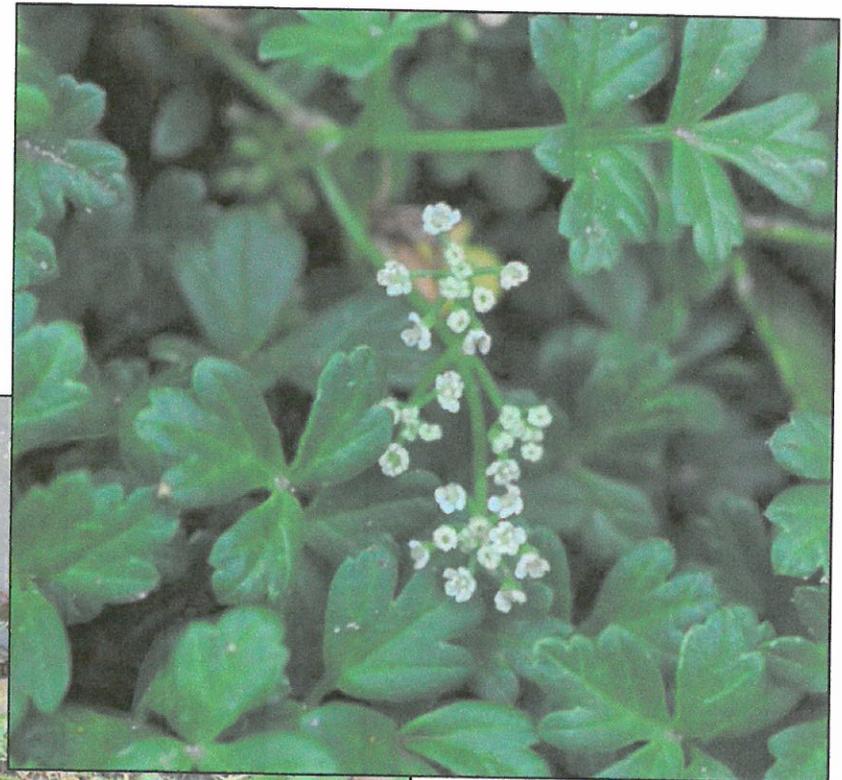
Small sedge with triangular stems to a height of 60 cm.  
Can be whipper snipped occasionally to keep it neat  
and tidy.



Remnant Species of Lake Pertobe - Warrnambool as Surveyed by Kevin Sparrow 20th March 2016

**D** *Apium prostratum*– Sea Celery

Low growing prostrate herb fairly widespread throughout Warrnambool. Mowing not required.



**E** *Selliera radicans*– Shiny Swamp-mat

A low growing matt type plant with small whitish flowers that is rare in Warrnambool. Its range in Victoria is poorly known but thought to be threatened. Does not need to be mowed at all.



**F** *Lobelia irrigua*– Salt Pratia

A low growing matt type plant with tiny white star-like flowers. It would never need mowing.



**G** *Lobelia anceps*– Angled Lobelia

A low growing herb that has small mauve fan-shaped flowers and is fairly widespread locally. Can be whopper snipped occasionally to keep it neat and tidy.



Remnant Species of Lake Pertobe - Warrnambool as Surveyed by Kevin Sparrow 20th March 2016

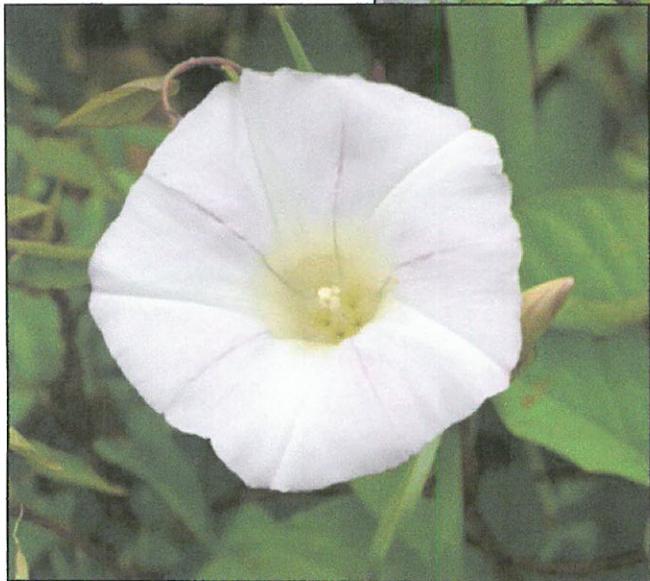
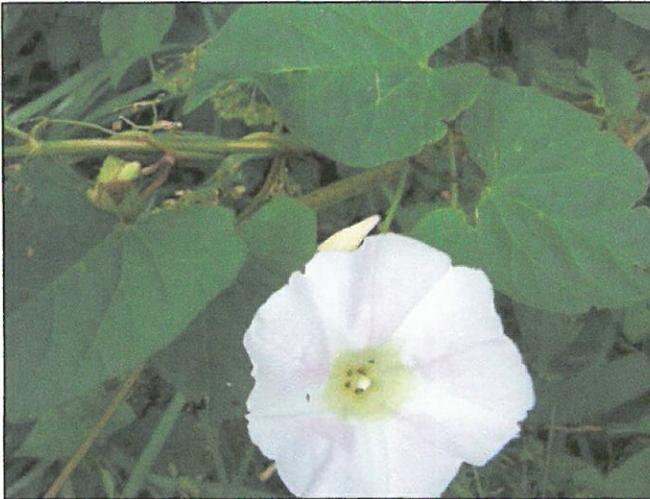
**H** *Sarcocornia quinqueflora* - Beaded Glasswort

Low growing ground cover type succulent shrub.



**I** *Calystegia sepium subsp. roseata* - Large Bindweed

This is a trailing plant that grows rampant and looks like a weed during spring/summer but dies back again during winter. It is quite rare in Warrnambool preferring the wetter riparian areas where it is quite widespread at Lake Pertobe.





POORLY CONFIGURED CAR PARK

POOR PEDESTRIAN CONNECTION BETWEEN CITY AND RAIL CROSSING.

LONG-TERM ASPIRATION FOR A GRADE SEPERATED SHARED USE PATH 3.1m (MINIMUM), 3.6m (PREFERRED).

VERY POOR WAYFINDING - SIGNAGE AND PATH CLARITY

POORLY DEFINED PATH

LACK OF PEDESTRIAN PROVISION ON ALL LEGS OF ROUNDABOUT

SHARED PATH IS OF SUB-STANDARD WIDTH THROUGH CUTTING.

FOOTPATH WOULD PROVIDE SHARED PATH ALTERNATIVE TO CROSSING IF IT WAS WIDER.

LACK OF FOOTPATH ON NORTHERN SIDE OF PERTOBE RD LEADS TO PEDESTRIANS CROSSING AWAY FROM DEFINED CROSSING POINT

TREE HEALTH IS POOR DUE TO PARKING ON ROOT SYSTEMS

PEAK TIME CONGESTION DUE TO PEDESTRIAN VEHICLE MIX MANOEUVERING VEHICLES TURNING VEHICLES ETC

PROPOSED DEVELOPMENT WILL ACCESS PRILE ST - ISSUES WITH RAIL TRAIL CROSSING.

NO INFORMATION ON CAR PARK LOCATION + NUMBER OF SPACES.

OPPORTUNITY FOR OVER-FLOW PARKING

LACK OF PATH CONNECTIVITY

**PRELIMINARY PLAN**  
FOR DISCUSSION PURPOSES ONLY

**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
The locations of underground services shown are approximate only and their exact position should be proven on site.

REVISION	REVISION NOTES	REVISION DATE
A	ISSUE FOR COMMENTS	11 JULY 2016

**GENERAL NOTES**

1. BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE NEARMAP JULY 2016).
2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL.
3. PERTOBE ROAD - (SPEED ZONE 50km/h)
4. ALL PROPOSED FOOTPATHS AND PRAM CROSSINGS ARE TO BE CONSTRUCTED WITH TACTILE GROUND SURFACE INDICATORS TO DDA COMPLIANCE GUIDELINES REFER TO AS 1428.4.2009

DESIGNED  
I.WAZEER

CHECKED/APPROVED  
A.ROOZENBURG

FILE NAME  
G20629-01.dgn

ISSUE  
A



**PERTOBE ROAD - WARNAMBOOL**  
WARNAMBOOL CITY COUNCIL  
**LAYOUT**

SCALE 0 30 60 90 120

SHEET No. 1 of 5

DWG No. G120629-01-11

FORMALISE LINK TO HARRIS RESERVE

MODIFY ROUNDABOUT TO PROVIDE PEDESTRIAN REFUGE IN SPLITTER ISLAND. (COUNCIL PROPOSAL).

WIDEN CUTTING TO PROVIDE 2.8m SHARED PATH (MINIMUM), 3.3m WIDE PREFERRED.

CONSIDER WIDENING EXISTING FOOTPATH TO 2.8m and CONVERTING TO SHARED USE.

PROVIDE FORMAL PATH LINKING RAIL CROSSING TO BEACH TO FORM LOOP. SHARED USE - 3.0m WIDTH.

AS PART OF DEVELOPMENT CONSTRUCT EXTENSION OF PRICE STREET SEPERATE FROM RAIL TRAIL. TRAIL TO CROSS ROAD AT 90° ANGLE

POSSIBLE ADDITIONAL PARKING ON WEST SIDE OF PRICE STREET AND SOUTH SIDE ADJ. BMX PARK (90° SPACES 2.5m WIDE 4.8m LONG - IF CAN OVERHANG GARDEN).

FOOTPATH (MIN 1.5m) ALONG EASTERN SIDE OF PARKING - OFFSET FROM SPACES.

90° angle PARKING ON BOTH SIDES OF PRICE STREET - COULD BE CRUSHED AGGREGATE OVERFLOW PARKING - APPROX 110 SPACES - DIMENSIONS 2.5x4.8m (VEHICLE OVERHANG KERB/GARDEN)

SHARED PATH, MINIMUM 2.5m WIDTH PLUS 0.3m CLEARANCE TO FENCE, 3m PREFERRED

BOLLARDS RESTRICTING VEHICLE ACCESS



**PRELIMINARY PLAN**  
FOR DISCUSSION  
PURPOSES ONLY

**WARNING**  
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 2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL.  
 3. PERTOBE ROAD - (SPEED ZONE 50km/h)  
 4. ALL PROPOSED FOOTPATHS AND PRAM CROSSINGS ARE TO BE CONSTRUCTED WITH TACTILE GROUND SURFACE INDICATORS TO DDA COMPLIANCE GUIDELINES REFER TO AS 1428 & 2009

DESIGNED  
I. WAZEER  
 CHECKED/APPROVED  
A. ROOZENBURG  
 FILE NAME  
G20629-01.dgn  
 ISSUE  
A



**PERTOBE ROAD - WARNAMBOOL**  
WARNAMBOOL CITY COUNCIL  
**LAYOUT**

SCALE 0 30 60 90 120  
SHEET No. 1 of 5  
DWG No. G120629-01-11



<b>PRELIMINARY PLAN</b> FOR DISCUSSION PURPOSES ONLY	<b>WARNING</b> BEWARE OF UNDERGROUND SERVICES The locations of underground services shown are approximate only and their exact position should be proven on site.
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REVISION	REVISION NOTES	REVISION DATE
A	ISSUE FOR COMMENTS	11 JULY 2016

**GENERAL NOTES**  
 1. BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE NEARMAP JULY 2016).  
 2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL.  
 3. PERTOBE ROAD - (SPEED ZONE 50km/h)  
 4. ALL PROPOSED FOOTPATHS AND PRAM CROSSINGS ARE TO BE CONSTRUCTED WITH TACTILE GROUND SURFACE INDICATORS TO DDA COMPLIANCE GUIDELINES REFER TO AS 1428 & 2009

DESIGNED  
I. WAZEER

CHECKED/APPROVED  
A. ROOZENBURG

FILE NAME  
G20629-01.dgn

ISSUE  
A

**TraffixGroup**  
Traffic Engineers and Transport Planners

Suite 8/431 Burke Road TEL: (03) 9822-2888  
GLEN IRIS VICTORIA 3146 FAX: (03) 9822-7444  
www.traffixgroup.com.au

**PERTOBE ROAD - WARNAMBOOL**  
WARNAMBOOL CITY COUNCIL  
**LAYOUT** 1:1000

SCALE 0 5 10 15 20 SHEET No. 2 of 5 DWG No. G120629-01-12



**PRELIMINARY PLAN**  
FOR DISCUSSION  
PURPOSES ONLY

**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
The locations of underground services shown are approximate only and their exact position should be proven on site.

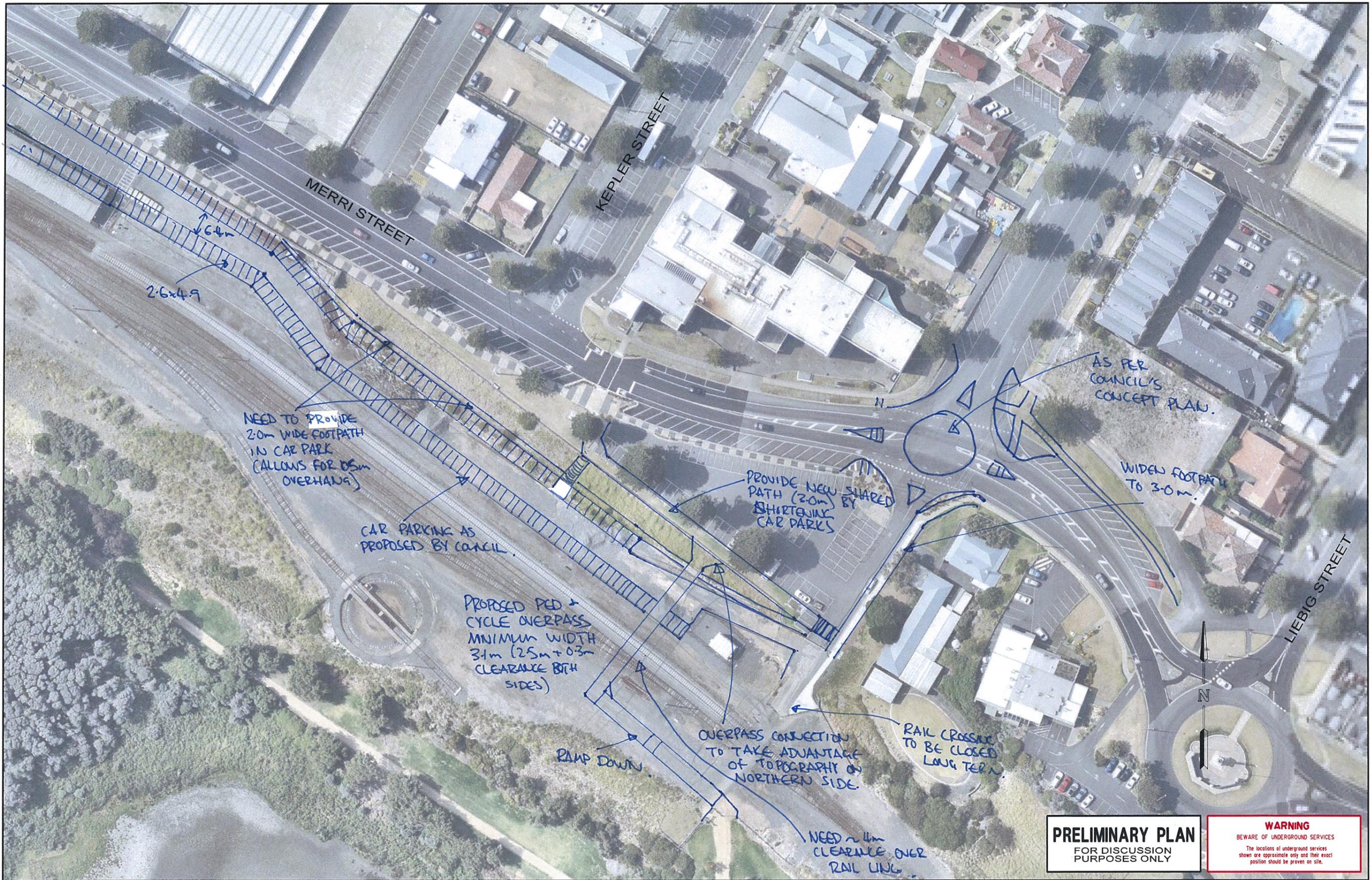
REVISION	REVISION NOTES	REVISION DATE
A	ISSUE FOR COMMENTS	11 JULY 2016

**GENERAL NOTES**  
 1. BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE: NEARMAP JULY 2016).  
 2. ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL.  
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DESIGNED  
I. WAZEER  
 CHECKED/APPROVED  
A. ROOZENBURG  
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 ISSUE  
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**PERTOBE ROAD - WARNAMBOOL**  
WARNAMBOOL CITY COUNCIL  
LAYOUT  
 SCALE 0 5 10 15 20  
 SHEET No. 3 of 5  
 DWG No. G120629-01-13



**PRELIMINARY PLAN**  
FOR DISCUSSION  
PURPOSES ONLY

**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
The locations of underground services shown are approximate only and their exact position should be proven on site.

REVISION	REVISION NOTES	REVISION DATE
A	ISSUE FOR COMMENTS	11 JULY 2016

**GENERAL NOTES**  
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DESIGNED I.WAZEER
CHECKED/APPROVED A.ROOZENBURG
FILE NAME G20629-01.dgn
ISSUE A

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**PERTOBE ROAD - WARNAMBOOL**  
WARNAMBOOL CITY COUNCIL  
LAYOUT

SCALE 0 5 10 15 20 SHEET No. 4 of 5 DWG No. G120629-01-14

## LAKE PERTOBE – STORMWATER HARVESTING OPTIONS

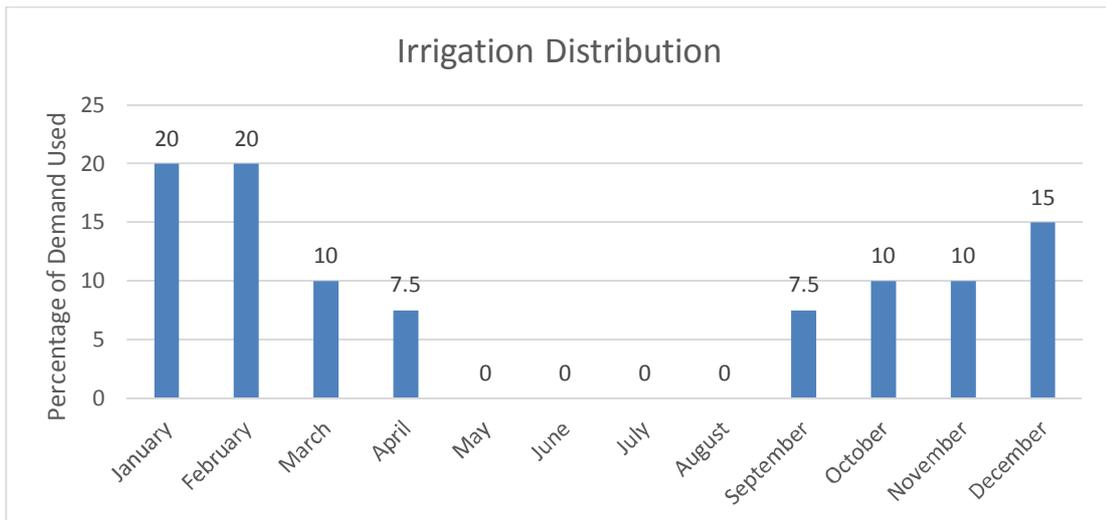
Lake Pertobe is a significant recreational area within Warrnambool City Council (Council). It provides many amenities such as football ovals, tennis courts, playgrounds and reserves. Data gathered from past water bills shows that approximately 17ML of water is used per annum primarily for the irrigation of the Harris St Reserve (partial), the cricket oval and the grass tennis courts. This is considered the minimum demand to keep the playing surfaces to an acceptable level however more water would provide a better playing surface for the sporting fields.

Furthermore, Council is looking to improve the quality of the lawns around the southern end of Lake Pertobe by installing a new irrigation system. This area is used for events and general recreation. It is expected that the new irrigation system will require approximately 13.5ML per annum to keep the lawn at an acceptable level.

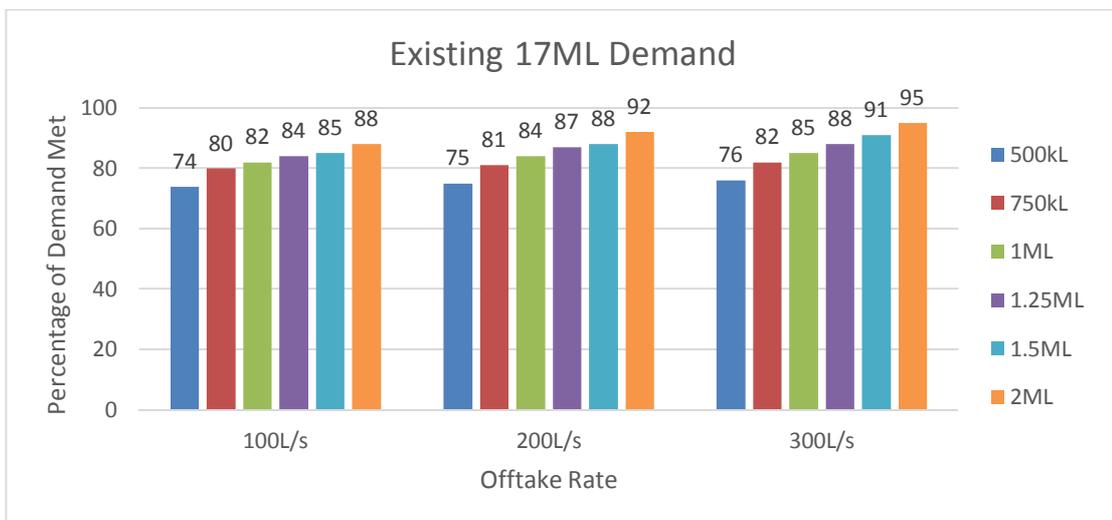
### **Water Balance**

A water balance model was created to determine the reliability of a stormwater harvesting system based on the available runoff from the Fairy Street and Gilles Street outlet catchments. Two scenarios were modelled; one with an annual water demand of 17ML (existing use) and one with the annual water demand of 32.5ML which is based off the existing 17ML irrigation use, the proposed 13.5ML irrigation use and an additional 2ML to supplement the existing 17ML demand for sporting irrigation. The demand may be higher if a higher quality playing surface is desired.

To make the model more accurate, the irrigation demand was split according to seasons where there is a high water demand in summer and no water demand in winter. This is crucial to determining a water storage size as rainfall is typically lower in summer where there is a higher demand for water. The graph on the next page represents the distribution of water demand over a typical year.

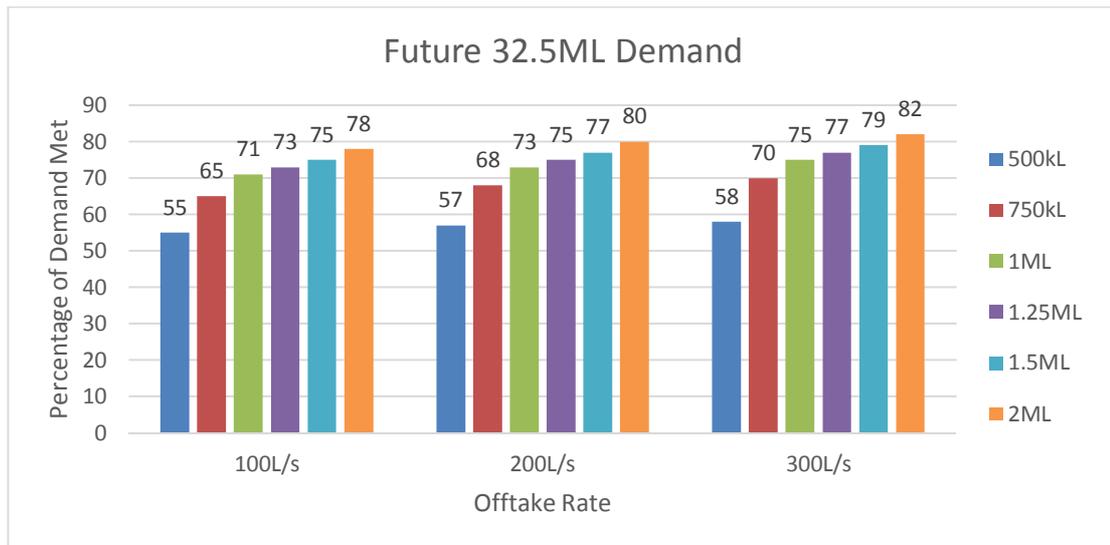


The first scenario modelled was the existing 17ML demand. The graph below represents the reliability (percentage of the annual demand met) of the harvesting system versus the offtake rate (rate at which water is extracted from the stormwater outlets and sent to the water storage). For each offtake rate, numerous water storage volumes were modelled to help determine the most efficient water storage volume for the system.



From the results above, it shows that increasing the offtake rates provides little benefit, while increasing the water storage volume can have a more significant impact. Lower offtake rates reduce construction and maintenance costs which will be discussed further in the system layout option discussions. For this scenario, an offtake rate of 100L/s with a water storage size of 750kL would be recommended as it provides the best performance (80% reliability) for the cost of storage.

The second scenario modelled was the proposed 32.5ML annual water demand. The graph below again shows the reliability of the harvesting system versus the offtake rate based on varying water storage volumes.



With the higher water demand, the offtake rate has slightly more impact, however the water storage size is still the most significant factor. To meet a suitable reliability of around 80%, the most suitable option would be a 1.5ML tank with a 300L/s offtake resulting in a 79% reliability.

The offtake and water storing arrangements can be configured in various ways which is discussed in the following section.

### System Configuration

The main components of a harvesting system are an offtake from the stormwater drainage system, pre-treatment of larger litter and sediments, water storage, pumping and tertiary treatment of finer sediments and pathogens. There are many ways to achieve this. Typically, the exact components of a stormwater harvesting system are determined during a feasibility study/design based on water quality sampling and other factors such as space and surface levels. For the purposes of this masterplan, two general arrangements are proposed which cover the typical arrangements of a stormwater harvesting system. These options are discussed below:

### Option 1:

The schematic layout of Option 1 is shown in the following figure:



System schematic option 1 (STORM Consulting 2016)

For this option, stormwater is directed from the outlet(s) to a sedimentation basin which will detain larger litter and sediments. Water then flows from the sedimentation basin to a constructed pond which is segregated from the rest of the lake. This could either be a pond/dam or a wetland system, depending on budget and preference. The open storage will further treat the water by settling finer sediments and depending on choice of open water storage, can provide biological treatment of water pollutants, such as hydrocarbons.

Water is then pumped from the pond through a tertiary treatment system which would typically comprise of a fine screen filter (to remove finer particles), a media filter (sand filter to remove fine particles and other water pollutants) and an Ultra

Violet (UV) disinfection unit which kills pathogens in the water. The treated water would continue to be pumped to local storage tanks prior to use for irrigation.

### Option 2:

The schematic layout of Option 2 is shown in the figure below:



System schematic option 2 (STORM Consulting 2016)

The arrangement of Option 2 is similar to Option 1, however the water is stored in an underground storage tank. Water is directed from the stormwater outlet(s) through a Gross Pollutant Trap (instead of a sedimentation pond) and then directed to the underground storage tank, preferably via gravity. Water is then extracted from the storage tank and pumped through a tertiary treatment system (same as Option 1).

The benefit of Option 2 is that the Lake does not need to be disrupted and altered to achieve an open storage.

## Cost Estimate

The table below is an estimated cost for the two options based on the 32.5ML demand scenario. For this option, a 300L/s offtake is proposed to flow to a pre-treatment (removal of larger pollutants), then to a water storage (1.5ML) and then to tertiary treatment, before flowing to storage tanks near the irrigation systems (header tanks). Further investigations are recommended as part of a feasibility study to determine a more accurate costing based on data such as water quality and on a feature and level survey. This would inform the extent of water treatment required and also determine the feasibility of placing infrastructure in and around the Lake.

Item	Option 1 Cost	Option 2 Cost
Preliminaries and site setup	\$70,000	\$70,000
Offtake from Stormwater outlets	\$50,000	\$50,000
Pre treatment	\$100,000	\$150,000
Water Storage	\$600,000	\$900,000
Pumping	\$80,000	\$50,000
Tertiary treatment (screen filter, media filter, UV disinfection)	\$150,000*	\$150,000*
Transfer mains (pressure pipe)	\$200,000	\$200,000
Header tanks	\$150,000	\$150,000
<b>Total</b>	<b>\$1,420,000</b>	<b>\$1,720,000</b>
Contingency (20%)	\$284,000	\$344,000
<b>Grand Total</b>	<b>\$1,704,000</b>	<b>\$2,064,000</b>

\*Cost of treatment will vary depending on desired treatment flowrate (based on irrigation regimes).

The cost of Option 1 is less than Option 2 primarily due to the cost of underground tank infrastructure compared to open water storage which primarily entails earthwork and planting however the exact surface and lake levels are not known at this stage and there is no available geotechnical information which could result in an increased cost



# Lake Pertobe Master Plan

## COMMUNITY ENGAGEMENT REPORT

**Summary of all phases and feedback received:  
to inform final draft Masterplan**

**26 May 2017**

*Working draft prepared by Lisa McLeod*

# PHASE ONE - Issues and Ideas

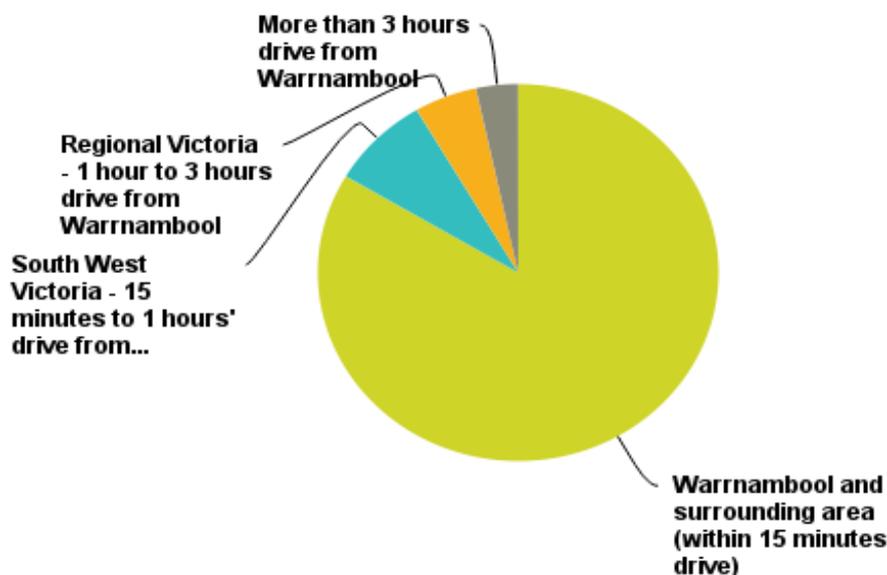
Engagement period: Mid Jan – Mid February 2016

- 245 surveys completed
- 11 Submissions
- Hundreds of conversations at Summer Night Market – Jan 2016
- Focus groups at Warrnambool College

## SURVEY RESPONSES:

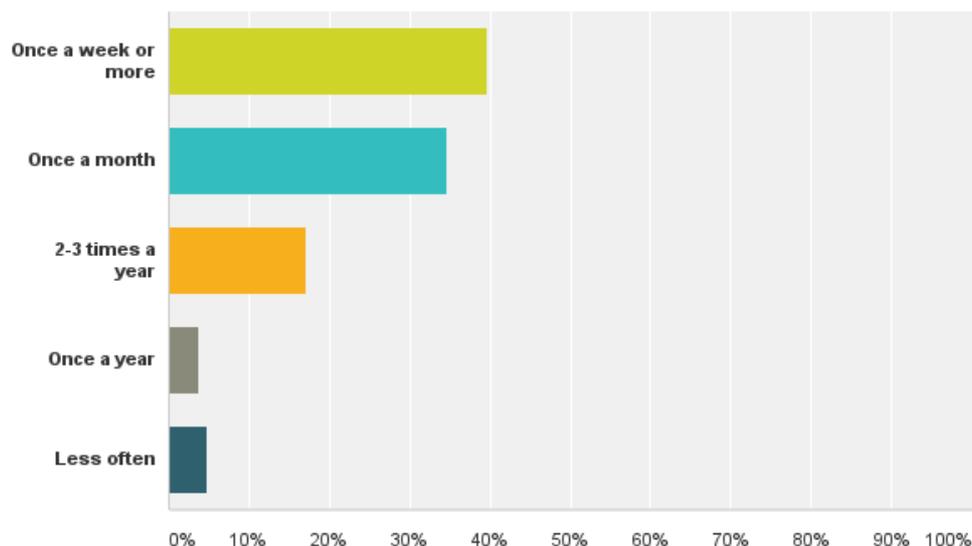
### Q1 Where do you live?

Answered: 237 Skipped: 8

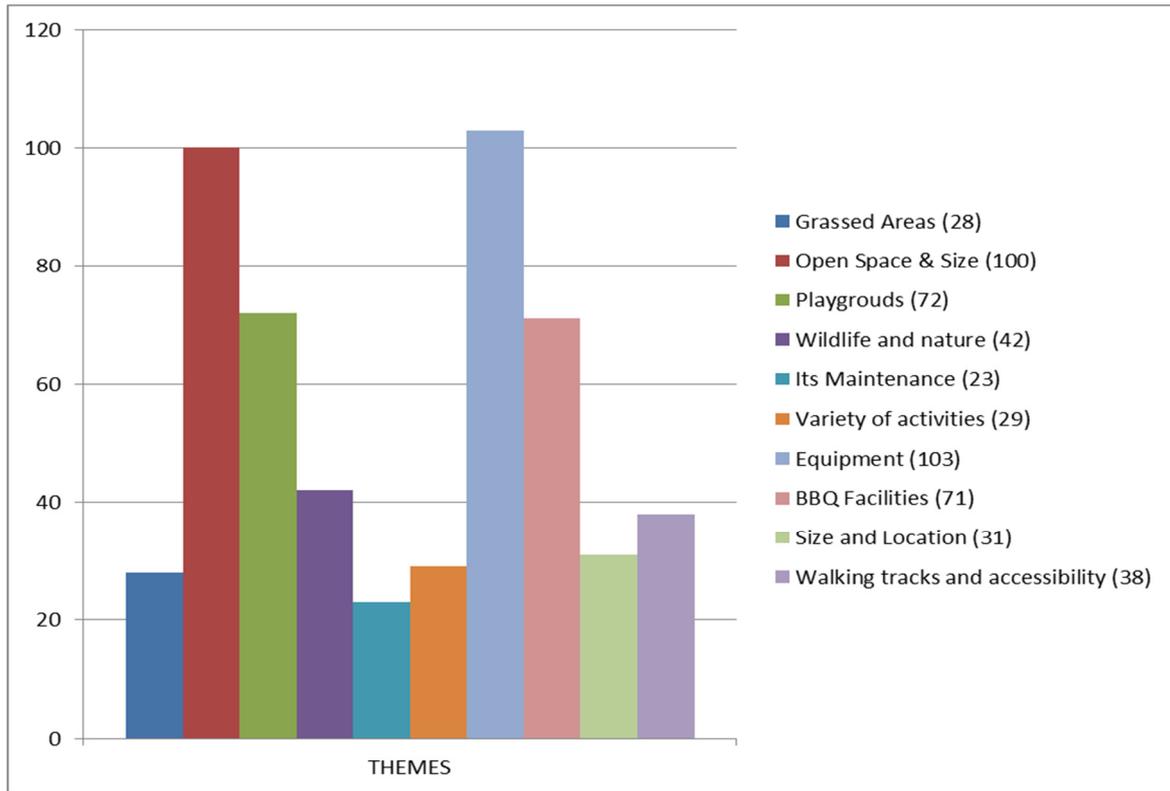


### Q2 How often do you come to Lake Pertobe?

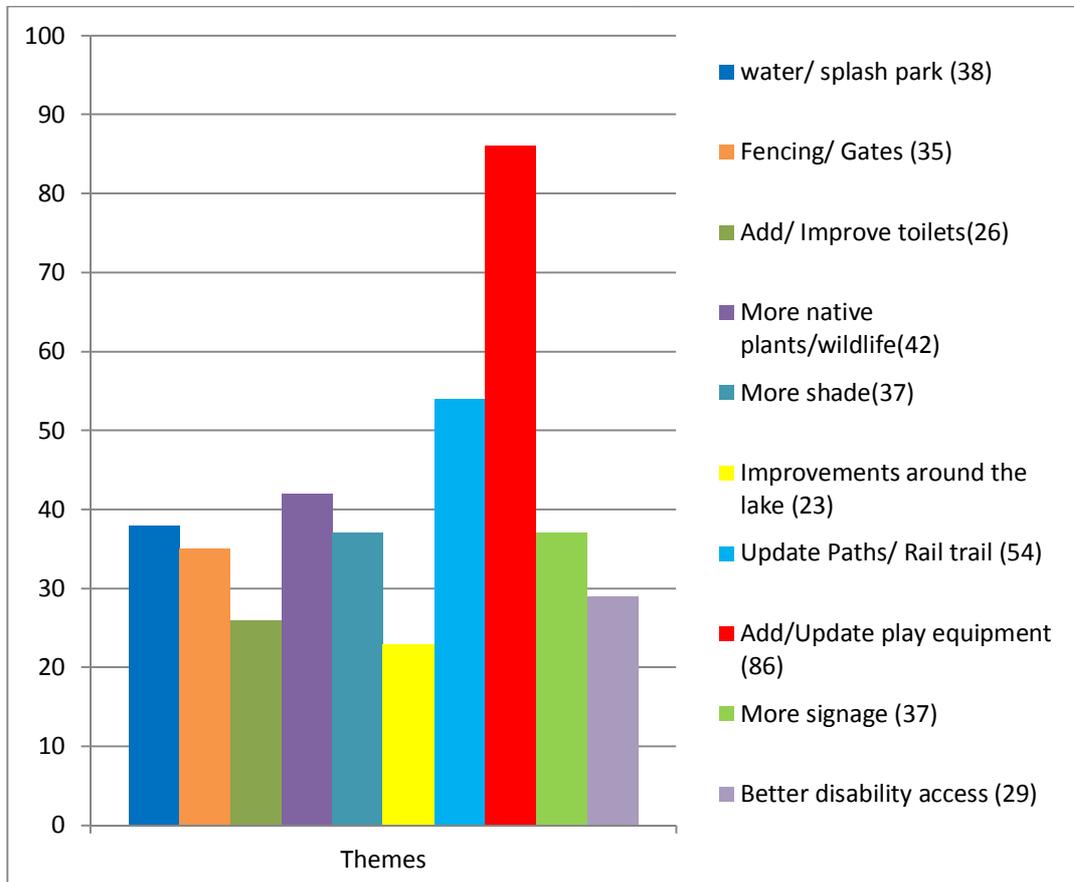
Answered: 234 Skipped: 11



**TOP 10 RESPONSES:  
FROM SURVEYS AND ENGAGEMENT ACTIVITY (MARKET EVENT):  
WHAT DO YOU LOVE/ WHAT WOULD YOU KEEP?**



**TOP 10 RESPONSES - CHANGES / IMPROVEMENTS**



# **PHASE ONE - Focus Groups with young people**

## **Kalay Academy** – Warrnambool College Indigenous Girls – 10 February 2016

17 participants plus Anne Jane (WSC) and Mardi Nestor (SWHC HP)

### **KEEP:**

- Flying Fox,
- Wildlife,
- Natural environment,
- Maze

### **CHANGE/IMPROVE:**

- More slides
- More seating (different types including decked areas)
- Bike friendly – more bike tracks
- Information and stories about the area/history/culture/environment
- Obstacle Course
- Amphitheatre/Stage
- Teenage play equipment – challenging
- Rock climbing walls
- Recycled elements – art work, sculpture, murals

## **Clontarf Academy** – Indigenous Boys – 16 February 2016

20 participants plus Luke McInerney & Mick Riddle (WSC) and Mardi Nestor (SWHC HP)

### **CHANGE/IDEAS**

- Wi Fi areas
- More seating (different types including decked areas)
- Stuff for bigger kids/ young people & adults to do
- Indigenous mural, art, stories
- Adventure equipment – rope courses, climbing wall, high equipment (view)
- Amphitheatre/Stage
- Fitness loop, equipment, opportunities
- Are there eels in the lake? Local stories about eels – recognise significance
- Animal totems loop around the lake with stories and info at each
- Utilise the islands in the middle – campsite?
- Name and introduce colors to identify areas – play areas and bbq areas
- Basketball half court – more cricket & sporting spaces
- Pop up activities – keep changing it – like the carnival
- More shelter from the wind – make it more comfortable to be there in windy weather
- More bbqs
- Wildlife sanctuary – recognise snakes, birds, eels.
- Idea of aboriginal totems – protectors
- Make the maze harder
- Signs with info, map of the area, get people to do more by showing them whats on offer

## Phase 2 – Review of DRAFT VISION & ISSUES

**When:** September 2016

- 77 surveys responses received (online & hard copy)

**What respondents thought of the vision?** *When asked to rate out of 5:*

1. I loathe it	2. I'm unsure	3. I can live with it.	4. I like it!	5. I LOVE IT!
It needs an overhaul. It's not a vision I support at all.	I'm 20-40% comfortable but it needs significant changes.	I'm 40-60% comfortable with it but have suggestions.	I'm 60-80% comfortable with it but have some minor suggestions.	I'm 100% happy - it's perfect as it is.
1% (1)	8% (6)	30% (21)	45% (32)	16% (12)

*There was not support for the use of the term oasis, and also the lack of recognition in the vision of the role of Lake Pertobe as a visitor attraction. A revised vision is suggested below:*

*Lake Pertobe is a unique **oasis** park, playground and regional attraction, **perfectly located between which connects** Warrnambool's CBD to the beach, and is a place which inspires Warrnambool's residents and visitors to gather, play and enjoy the natural environment.*

Comments received by theme:

### i. CONNECTIVITY AND WAYFINDING - INCLUDING HERITAGE AND ART

- Add to the natural features by introducing structures along trails and paths.
- More interactive bridges, buildings which supplement the existing playground
- New or renewed water features
- More sculptures or statues are needed
- Remove tyre sculpture
- Better signage around Lake

### ii. INFRASTRUCTURE

- Make a path that goes directly from the train station to the beach, it can then be used as a main link between the beach and CBD but has potential to bring more visitors via public transport
- Include a safety fence
- Include fitness equipment for adults along the paths
- More formed paths
- Better signage
- Add lighting to working tracks
- Shelter over some BBQ area
- Enclosed BBQ areas
- Enclosed BBQ areas so they can be used all year around
- Better toilet facilities
- Better vehicle access to jetty flat
- Appropriate fencing around lake
- Better access for children with mobility issues
- Better access
- Loop of the lake walking path
- Fencing around water
- Footpath on both sides of the road

- Fix up the concreted water feature it is a tripping hazard
- Appropriate fencing around the lake
- Use timber and muted colours where possible
- Use natural barriers where possible in regards to fencing

**iii. EVENTS INFRASTRUCTURE**

- Bin facilities should be upgraded for events
- More infrastructure is needed for small events ( small stage ), more BBQs
- Ensure that if a stage is put in it is designed so that it can be used for regular purposes not just events
- Include a stage that is accessible all year round

**iv. ENVIRONMENT AND LANDSCAPING**

**v. PARKING AND TRANSPORT**

- Parking will become even more limited when if you can't park under trees
- More parking
- Alternative parking agreements
- Better traffic management
- Have blocked off areas just for park during events (behind café)
- Big issues with not being able to park under the north folk pines
- Parking is an issue that should be discussed in future responses and reports
- Saying the trees are sick from cars parking is a joke
- Bollards need to be installed at the back of the mill complex to stop cars (hoons)
- Walking from train line to beach seems like a joke

**vi. PLAY INFRASTRUCTURE**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>- The playground near the in-ground tramps, there is a significant drop off on the equipment, which makes them hard for young kids to climb, and also means there is further for them to fall</li> <li>- Provide a water play area</li> <li>- Play equipment for old primary students</li> <li>- A water play space would be awesome</li> <li>- Add a half basketball court</li> <li>- Add mini trains</li> <li>- Rubber mats under all play grounds</li> <li>- Well-designed miniature railway (could raise money for peters project)</li> <li>- Include a fenced play ground</li> <li>- Sensory playground</li> </ul> | <ul style="list-style-type: none"> <li>- Play space with less plastic involved</li> <li>- More nature play</li> <li>- Improve opportunities for unique fitness activities and passive recreation</li> <li>- Shaded playground, so you can play when it's hot or when is raining</li> <li>- Enclosed toddler play ground</li> <li>- Fencing off one play ground</li> <li>- Better access for children with mobility issues</li> <li>- Splash park</li> <li>- Free water play area</li> <li>- Fencing around a playground</li> <li>- Fencing around playgrounds</li> <li>- Bring in a basketball court (made of rubber Matting)</li> <li>- Huge undercover area for play when its wet</li> </ul> |
|--|--|

**vii. DRAINAGE AND WATER**

- Drudge all the rubbish and muck from the from the northern perimeter

**viii. THE VISION**

- Lake Pertobe is a unique oasis, which oasis which allows residents and visitors alike to gather, play and enjoy the natural environment inclusively, perfectly located between the Warrnambool CBD, caravan parks and the beach.
- The draft plan is a very solid document
- Have vision, be creative and brave, think long term rather than taking the cheap option
- Overall looks great and all the opportunities are exciting
- Lack impact and effect. Need to lose the 'perfectly located between the Warrnambool CBD and beach'. The last part is a description not a vision
- Change the word 'Oasis' as lake Pertobe is not surrounded by a desert or wasteland
- Change the "and enjoy the natural environment" it was man made
- Change the word "oasis"
- Not 100% sold on the use of the word 'oasis'
- Lake Pertobe is a regional attractor, perhaps we should aim for a national attractor as it is a vision
- I would 'add is' before the word perfectly or create two sentences with a full stop after environment and a separate sentence relating to location
- Change oasis to something else like park
- The master plan neglects spaces intrinsically linked to the Lake Pertobe area (McGennan's, Surf Club and the carnival space)
- What has been suggested is good, but needs something to keep the area interesting
- The feedback discusses 'more native plants' but doesn't discuss how to achieve that and what the purpose is of planting them in the masterplan.

**OTHER:**

- Park should be named after the Gunditjmara name for the area

**Safety:**

- remove all glass from kids playground
- Keep alcohol ban
- Have trained life guards on site
- Close the accessibility to the water off to kids

**Fees:**

- Charging groups to use the space will turn everyone off
- Charging for events will ruin lake Pertobe Keep it free, there are already enough businesses down there (minigolf and boat rides)

**Investment & Renewal:**

- It has suffered little empathy towards its upkeep
- Make small upgrades every winter rather than a massive upgrade every 5 years
- Keep it free

**NOTE** Significant public response to the idea of "fees" on FB. Recommendation to consider fees for event organisers was misunderstood by many due to The Standard's headline in their post. Refer printed copy of comments for more info.

**PHASE 3 ENGAGEMENT SUMMARY –  
Review of DRAFT PLAN AND RECOMMENDATIONS**

**Phase 3 Engagement Opportunities: 1 April to 24 April 2017**

Promotion Included:

- Advertisements in WCC Noticeboard on 3/8/15/22 April and in Council’s Magazine “C2C”
- Media article in traditional print and social media. (see below)
- Direct email to all previous submitters and foreshore precinct contact list inviting feedback (n=184)

Tools & Techniques:

- Draft Plan & Recommendations and Survey available (online and in printed form)
- Listening post/pop up engagement event held at The Fresh Market, Lake Pertobe on 2<sup>nd</sup> April
- Focus group with young people – 20 students from Clontarf Academy – 17 May
- Direct email to [communityplanning@warrnambool.vic.gov.au](mailto:communityplanning@warrnambool.vic.gov.au)

**CONNECT Warrnambool** thinking about the future of Lake Pertobe.  
March 29 · 🌐

The new draft master plan for Lake Pertobe will be on display at [The Fresh Market Warrnambool](#) next Sunday 2nd April. Head down, support local food producers and while you're there check out the plan.

If you can't wait until Sunday you can view the plan, a summary of recommendations, and provide feedback at the link below.

[#lovewhereyoulive](#) [#getmorefromwhereyoulive](#)



**Lake Pertobe Master Plan |**  
[www.yoursaywarrnambool.com.au](http://www.yoursaywarrnambool.com.au)

The new Lake Pertobe Master Plan will guide future efforts to maintain, renew, improve and manage this unique community asset for the next 10–15 years.

YOURSAYWARRNAMBOOL.COM.AU

11,200 people reached [View Results](#)

👍 29      💬 13 Comments      ➦ 20 Shares

👍 Like      💬 Comment      ➦ Share

11,200 People Reached		
141 Reactions, Comments & Shares		
84 Like	29 On Post	55 On Shares
1 Love	0 On Post	1 On Shares
1 Haha	0 On Post	1 On Shares
34 Comments	23 On Post	11 On Shares
21 Shares	20 On Post	1 On Shares
1,023 Post Clicks		
2 Photo Views	618 Link Clicks	403 Other Clicks
NEGATIVE FEEDBACK		
2 Hide Post	0 Hide All Posts	
0 Report as Spam	0 Unlike Page	

## **RESPONSES:**

- **73 surveys completed**  
(64 online at yoursaywarrnambool.com.au and 7 hard copy responses)
- **6 submissions** – direct letters or emails
- **Input from dozens of people at Fresh Market on 2<sup>nd</sup> April.**

### **1. Survey responses:**

Respondents were asked to rate the draft plan out of 5.

As can be seen from the table below, more than one third of respondents rated the draft a '4' or '5'. Half of all respondents rated the plan a '3', meaning they were comfortable with the proposed draft but had suggestions for improvement.

<b>1 STAR - I don't support the draft at all.</b>	<b>2 STARS - I'm unsure. It needs significant changes.</b>	<b>3 STARS - I'm comfortable with it but have suggestions.</b>	<b>4 STARS - I like it but have some minor suggestions.</b>	<b>5 STARS - I LOVE IT! I'm 100% happy - it's perfect as it is.</b>	<b>Total</b>
2.74% 2	9.59% 7	50.68% 37	20.55% 15	16.44% 12	73

Only 2 respondents did not support the draft plan at all. These respondents noted the following reasons for not supporting the plan

#### **1 star ratings comments: (n=2)**

1.

- a) Define high conservation areas e.g. stands of woolly tea tree, mill lake as per original 20th C plan, also Main lake west of pertobe road precinct line and 2 big islands within precinct. Environment values got no inclusion
- b) Absolutely no deciduous trees - this will totally alter the aust. natural look of the place and in my opinion, would be a crime. She Oake, moona for example provide shade - to put exotics on the islands is an incredible idea.
- c) What are Council's planting guidelines? In the past relevant officer insisted on tamarisk, pampas and Kikuyu - has this changed?
- d) Need to monitor water users/boats to ensure there are not more than (endangering) water birds.

2. The kids need more things to play with.

## **2 Star ratings Comments: (n = 6)**

1. It lacks support for the **disabled**. There is a much more deserving project that needs attention more than Lake Pertobe and that would be the harbour.
2. The park should absolutely include an **all-inclusive playground** that has equipment and access for all abilities and also **fenced** in play areas to cater for those with children who run off. It is not relaxing for parents who have kids who tend to disappear or have a number of small people to keep an eye on, especially when it is busy. I think that the park could also benefit from a lot **more indigenous plantings** and wildlife corridors to benefit native species. For instance a forest of coastal banksia around the other side of the lake would be wonderful for the Yellow-tailed black cockatoo population that visits our town in search of food and protection.
3. One massive gap in this plan is that there is no mention of installation for **disability accessible infrastructure** including wheelchair swings, accessible swings with additional strapping for security and safety for severely disabled children, paths to equipment for children with mobility issues etc. I work in early intervention and the number of families that express distress and disappointment that they are excluded from ALL of Warrnambool's play areas as there is minimal to no disability accessible play equipment. I work with a physiotherapist and occupational therapist who would love to suggest a range of play equipment that is equally accessible to both disabled and non-disabled children. Please contact if you'd like further comment 5564 3504. This is something that would be not only fantastic for local families living with disability but a fantastic opportunity for Warrnambool City council to be leading **disability inclusion** for our community.
4. Section J - re dogs. 1. **Good - dogs and dog owners** considered. **Bad- why only perimeter pathways**. If dog owners are to at least feel equal, access to all areas of LP should be a given. Dogs on leads cause no damage or threat to people or wildlife. Why do non dog owners think they should get higher access and why are their opinions considered more important. 2. The plan is trying to cater to all users. Many dog walkers would love to stroll on the existing and new paths. Be brave and don't pander to the few. I pay rates and dog registration. I welcome an innovative dog-inclusive new LP plan.
5. Definitely needs the water areas **fenced off**, the fear of children drowning at Lake Pertobe, parents find it difficult to relax knowing water is so close and not fenced off
6. **All ability play equipment is a must** Unique educational equipment cctv security cameras More bbqs and better shelters with more tables and sitting Use the islands. Encourage wallabies frogs pelicans and other native animals to wander round u sing **native flora n fauna** more **drinking water fountains** Fish in the ponds for kids and adults to go **fishing** in **Cut every third Norfolk tree down to brighten the area** Free parking to remain. More beach and trail wheelchairs not just the disabled but also the elderly Mostly a park for all humanity, **no matter their race, religion, age, LGBT, big or small or ability - it's accessible to all.**

### **3 & 4 star comments (n=47)**

1. The Master Plan Draft shows in Events Area 3, that an area (26) is to be put aside for a half court basketball etc etc to encourage young people and adults to participate in casual sport. Our initial submission re the Master Plan included advocating that a **Petanque Piste** be included in such an area as this. There is no apparent vision listed to include such a facility in the 10 -15 year plan for the Lake Pertobe area. An unfortunate decision as it is an ideal fit to the aspiration listed against (26) and therefore an ideal time to include it in a Master Plan. For some time a small but enthusiastic group of citizens have enjoyed playing this sport socially, mainly in this designated area. To experience a real piste they travel to Port Fairy or a considerable distance further a field. However in a broader sense a piste would be an added attraction to visitors to Warrnambool. Both Petanque and Bocce can be seen being played at any number of family and group gatherings throughout the country. For these reasons we request that a piste be included in the Master Plan as otherwise it would appear to be off the agenda for ten to fifteen years! We further endorse recent submissions to WCC regarding **replacing the brick toilet/change shed with a building both fit for purpose** and that adds some class to the Lake Pertobe and the general area. It must be rated as the most embarrassing tourist facility in Warrnambool! Thirdly our initial submission suggested much **improved signage relating to the alternative route to the Lady Bay/Breakwater area via Harris St** etc. This should be seen both as a safety matter in the case of a blockage on Pertobe Road and an assistance to tourists as well.
2. I would like to see some **fishing platforms** in the main lake and perhaps a **boat ramp for kayaks and small craft** (electric motors only). Lake Pertobe is stocked annually with trout from Fisheries Victoria, however there is very limited opportunity to fish in the lake due to access issues. In my opinion the fishing locations should be located in areas with low pedestrian traffic. There are government grants available through the Victorian recreational fishing licences program to install fishing platforms in areas to promote fishing activities. The main lake would suit this purpose well. I do not think that the kids lake should be stocked with fish to discourage fishing in heavily used areas. **Fishing** in an area where small children are running around can be dangerous. Having a designated fishing platform in an area of low pedestrian traffic would make more sense. This lake is already stocked with fish and has the potential to be a major fishing drawcard for Warrnambool if access issues can be adequately addressed.
3. **Wifi I don't think we need wifi** throughout this area, but possibly in a **few specific areas** - such as near the fenced play area 2, new basketball court and the events area. **Bicycle Hoops** Would be better located near toilet facilities, shelters and play areas (Play area 1 and basketball court) rather than at the entrances to the carpark which are too far removed from the activity centres. **Arts & Culture** - Not much mention of this on the plan. There needs to be **more sculptural elements, indigenous art and information / social connection**. I would like to see how this will be further included in the plan. Geelong have the timber bollards of lifesavers which is interactive and iconic. Lake Pertobe needs to have a similarly iconic, locally significant art installation. **Indigenous & native planting** Needs to be more extensive for purposes of biodiversity, encouraging native flora & fauna as well as to allow for interaction & learning of indigenous culture & use. How great would it be to have bush

food gardens located near the bbq shelters so that people can pick bush pepper, lemon myrtle etc to add to healthy cooking practices. The Warrnambool Community Garden have recently created a bush food garden which is a great example of how this can be done. Raised herb gardens near the bbq shelters would be a great way to promote healthy eating and would add to the experience of eating at Lake Pertobe. Love and encourage **more sensory nature play, way finding & path naming as well as the basketball half court for the older kids. Great start!**

4. **Form a 'team' of builders and engineers (TAFE students and professional), local artists and indigenous representation, environmental engineers/planner to work together and design a play areas and accompanying signage.** The 'team' could include other key stakeholders however the inclusion of local artists and indigenous representation is pivotal. It is there creative input that will make it 'unique' and truly Warrnambool. Furthermore, engage SW TAFE building students in the actual construction of locally designed play area. Key points:
  - \* Incorporate local artistic and indigenous knowledge and expertise.
  - \* Include local builders and craftspeople in the construction of all elements from signage to play areas.
  - \* This will create community pride, ownership and satisfaction.Also the northern section of Lake Pertobe, the area closer to the train station and as you head towards the flying fox, is currently a waste land my pre-school aged children are scared of this section they think a monster lives there. The water is stagnate and in some areas black and smelly. If you're proposing new gravel tracks through these areas then the water ways and vegetation need attention. The water needs to be flowing, can the above mentioned team create 'water features' that assist with the flow of the water and potentially beautify this section of the precinct? Happy to discuss further if you like, cheers Brenda.
5. Point 1 - **toilet and shower at McGennans Carpark** - great idea Points 12 to 16- **New/upgrade paths - the layout of these seem appropriate considering current walking habits of people across the grassed areas** (Also see J below) However the council needs to carefully consider the granitic surface medium that it installs. A lot of the existing paths contain too much clay and deteriorate to mush during periods of rain. Point J - **I fully support allowing dogs on leads having perimeter access only, and not access to the play and event areas.** However the current plan **does not fully facilitate a perimeter pathway in the south eastern perimeter.** According to the current plan dogs on leads would need to take the path between the kids and main lakes if they want to walk right around the park. I do not think that is satisfactory as it introduces dogs into the immediate vicinity of the events areas. I propose an extension of the perimeter path to the north of play area 1 which meets up with Pertobe Road just south of the cutting and meets the existing path opposite the Surfside holiday park. This would provide an unambiguous full exterior perimeter loop for dogs on leads. Also needed to facilitate this would be dog bag and bin stations. The use of these would need to be policed in the first instance to fine irresponsible dog owners who leave droppings everywhere, in particular along the foreshore promenade. Point 38 - Vehicle Access restriction. A vehicle restriction fence has already been installed roughly where the 38 circle is on the map and it has been partially effective. However another fence of the same length needs to be installed in an east west direction starting in the south east corner of the cricket oval (just opposite the pigeon club). This small addition would completely isolate the entire Lake Pertobe precinct from vehicles, but continue to allow

vehicle access to the cricket oval, pigeon club, and the BMX park. I am surprised this was not put in at the same time as the one recently installed, but it needs to be put in urgently before the upcoming winter hooning season. Point 19 - Pedestrian access across the railway line. This would significantly add to the first impression on visitors, in particular backpackers and day visitors wanting to access the breakwater. At the moment they wander along Merri Street across grassed areas and train tracks until they find Harris St. An option cheaper than an overpass would be a signposted and fenced walkway immediately west of the station. On the same note as anyone ever thought of placing tourist information including maps on the incoming trains? Point 37 - Overflow parking along Price St- seems like a waste of money to me, there are lots of higher priority items on the list

6. Birds of Lake Pertobe (Birdlife Warrnambool) poster to be displayed prominently for the education of the public. **Reinstall some birdhides for the benefit of birdwatchers (they don't need to be enclosed shelters).** Place some big old logs semi-submerged in the lake for long-necked turtles to bask on. Some dead standing timber with hollows, large enough for waterbirds to nest in. Could be placed out in the water for additional bird habitat and safe from foxes. **No dogs on/off lead Large coin-in-slot binocular for bird watching** by the lake.
7. I would strongly like to see an area set aside for **a future miniature railway** near Lake Pertobe. This has been discussed by Council several times but never allowed to go further. I am saddened I have to take my 500 kilogram steam locomotive to Cobden, Hamilton or Geelong to run when it could be running in Warrnambool as a fund-raiser, say for Peters Project or the South West Community Foundation. There is a largely unused area towards the MX bike track and alongside the Little Athletics arena that would be ideal, would not interfere with other users and enhance the Lake Pertobe experience. Tree planting can be arranged in such a way to blend the railway into the lakeside landscape with a minimum of habitat disturbance, Such a railway can be a fundraiser for the community and tourist asset.
8. The masterplan is good however there are few more things that could be reviewed. 1. **The fencing on the road may congest the area** during peak periods and if the parking isn't good tourists and locals will not go down there as they have to park so far away to go to the carnival and january markets. 2. **The gym equipment behind the toilets is a great idea for adults and kids and should be made bigger** as many people are always wanting to use it but other people are always on it. 3. An **update of the flying fox** is in order as it is starting to deteriorate
9. It would be great to see a really **small scale concrete skate park at lake pertobe** for the toddlers and primary kids. There is ample space- and it is more appropriate to have these kids in this area then at the skate park near lady bay with the older children and young adults
10. Hi I have already left feedback about a special type of swing **I have this to offer as well I would be very happy to purchase one of these swings** if the council would install and maintain it at Lake Pertobe <http://www.specialneedsplayequipment.com.au/Jennswing-adaptive-swing-disabled-full-support-adult-child-special-needs-swings/adaptive-swing-seat-disable-special-needs-disability-swings-handicapped-swingseat-infant-disable-swing-seat-suupport-swing> I mentioned this to the people at the feedback day at Lake Pertobe but they

never asked me for my name and contact details Now you have them Lee Hayhoe 39 Fairway Crescent Warrnambool Phone BH 03 55633063

11. **Permanent timber landing** constructed. **Viewing onto Lake Pertobe** to watch paddle boats and wildlife. **Perspex screening and sails to provide shelter.** These items to be taken down through the winter months. **Mobile coffee hub.** This should be offered to the existing business in Pertobe road first. The timber landing should not exceed more than 600mm above ground level that looks onto the lake, so there would be no screening to obstruct the view.
12. **Permanent shade** cover over fixed playgrounds together with opensided shaded grass areas where families can sit under shade cover while picnicking, supervising children or just sitting enjoying Lake Pertobe. Kindergartens and schools provide shade covered playgrounds therefore WCC should offer the same protection. Especially applicable to fixed playgrounds where the younger children play. Trees offer limited shade for only a few people. Shade sails/awnings are more suited to larger spaces.
13. At the moment I **rarely use and enjoy the Lake Pertobe area as dogs are not allowed.** I would love it if dogs were allowed on-leash around the walking tracks.
14.
  1. (Infrastructure, point 4) The plan to install **drinking fountains** and **water bottle filling** stations at "key destinations" may be assisted by adapting the existing water fountains. As there are already water connections in these areas, surely they could be a starting point?
  2. (Environment and Landscaping, point 30) I would seek an assurance that this would **not lead to the removal of willow trees on the northern boundary** of the reserve, which provide a canopy over the path which runs adjacent to the railway station. This is one of the most attractive walking paths in Warrnambool and is a delight to encounter. It is a unique feature of the Lake Pertobe reserve and one which would be difficult/impossible to replicate with native trees (point 28).
  3. (Events infrastructure, point 32) While I have no issue with providing electricity access, can it be done in a secure way? As regular foreshore users we have noticed people charging digital devices in the seaside carnival camping area on the opposite side of Pertobe Road, where there are several electricity access points.
  4. (Drainage and Water, point 41) How would **stormwater be harvested from the lake system?** There doesn't appear to be a lot of water in the lakes to begin with.
  5. As a general comment, one of the **biggest attractions for runners/joggers/walkers at Lake Pertobe reserve is that the pathways are not sealed.** Having an area where you can escape bitumen and concrete is welcome, even if it can be uneven (or a little soggy in winter). Please keep the gravel/grass paths.
15. I would **have an area in the park where dogs are allowed on leash.** I would also look at providing an area where dogs are allowed **off leash in a contained area.** The lake is meant to be for all members of the community but by excluding dogs you therefore exclude dog owners.

16. Including more pathways and access points is great, but I fear it will lose some of its character as a park/ bush setting if you don't find opportunities to put in additional tree plantings as well. **Part of the attraction of the park is "discovering" new sections and areas that are hidden from view so please consider replacing similar size and scale trees and shrubs when removing others.** P.S. Love the idea of a basketball half-court/ mixed use recreational area where you've sited it - this space isn't well utilized at present and I think it is a logical fit with the tennis courts/ mini-golf etc.
17. The improvements look great and will cater for older children as it used to, but what I consider far more important is to make our lovely city far more welcoming to visitors. I travel extensively in Australia and Wboul is one of the least welcoming cities we know. Most travellers look for information centre, toilets and picnic areas as they enter a new city. Our info centre is too far off the highway, signage to toilets is poor and there is no parking/picnic area on the road into city. Swan Reserve would be the ideal spot and encourage visitors to stop, explore and shop in Warrnambool. The same applies to all the works in Liebig Street. People won't go to the CBD with all the empty shops.
18. More exciting **play spaces for teenagers Better paths Water fountains and bottle refill stations More native vegetation Develop the Mill side of the reserve** More showers to service foreshore area **New McGennans Toilets/Change** supported **Bicycle hire** for foreshore area Need **signage** to help people discover and use area more
19. It would be lovely to have a **designated dog walk area in/around lake pertobe.** A nature play area for all children. A **all abilities play equipment** A **water play area** which is kept up and safe for all children to play in During these works it would be good to see the natural spaces and the wildlife to be considered.
20. Good work, plan looks good! **Dogs should be allowed** anywhere within the reserve but only on leash. Also further consideration needs to be given to the broader parking infrastructure across the precinct.
21. Needs to be safe places for babies and children with **special needs to play** in along with their parents and carers Source of some playground equipment that I have no affiliation with <http://www.specialneedsplayequipment.com.au/>  
<http://www.specialneedsplayequipment.com.au/Jennswing-adaptive-swing-disabled-full-support-adult-child-special-needs-swings> It would be really easy to retro fit some of the swings and all children could then enjoy :) Good work though but please think of children who at the moment cannot enjoy Lake Pertobe Regards ..... Lee
22. **Don't remove swinging bridge!** Do something about the smell and more footpaths
23. There's some great thoughts and plans included in the masterplan. I am, however, unsure of how item 7 will be achieved. The seating listed for instalment are positioned on top of either an existing bridge or the waterway. In fact, the plan does not recognise that there is a bridge there at all. The **bridge in this location is in a rather poor condition** and may be worthy of consideration regarding its future service within the masterplan.
24. **Include 'frisbee golf'** somewhere within lake Pertobe - this is a lot of fun to play and is set up along the Barwon river in Geelong already. Good for all ages. Restore power to the condemned power pole near the mini golf

25. Would like to see **more dog friendly plans**. Would be great to have a fenced in area where dogs can be off leash - like the one at harris street - but bigger.
26. The heading 'Universal Access' is not an applicable term in the Master Plan - it is more appropriate to use a heading such as 'Universal Design', '**Mobility Access**' or '**Accessible features**' Kind regards, Maree Wyse Rural Access Officer WCC
27. I would really like to see a preschool playground area that has an **enclosed fence** around it. It is very hard to keep track of two or more preschoolers by yourself. I generally avoid going to lake pertobe unless I have another adult with me.
28. I would absolutely love to see a **water play area there**, kids love them and it's very appropriate being so close to the beach. Even if it's just 6 holes in the ground squirting out water, the kids stand on one hole and the next one squirts higher. They love it. It doesn't need to go continuously, the parents press a button and it runs for 5 minutes.
29. You really need to think of **signs** that are up .for example. When the night markets and fresh food markets are on . Every person that owns a **dog** for some reason takes their pets to these things . Yes i have a dog but seriously if the sign says no dogs in Lake Pertobe .then for heaven's sake .follow it through
30. **Fenced play area (especially near lake edge)** sounds fantastic but desperately needs **shade sails** erected! (With No shade and little kids we Unfortunately need to avoid the sand areas on hot days) **Why remove paddle pool and stone water feature??** What about resurfacing the base with a non slip surface , and regular cleaning (or clip back tree and put in **shade sail**). All kids love this area particularly on a hot day!!! (Mother of two little boys and frequent user of lake pertobe)
31. I would love to see the addition of **disability friendly play space**- ie wheelchair swing, elevated sensory play experience for the wheelchair confined (water table/sand table etc) , a built up sensory garden with paths through to enable pram/wheelchair/walker access so that everyone can enjoy the space. Also the inclusion of additional picnic tables that accomodate people in wheelchairs.
32. **A new toilet block in play area 1**- little kids can not hold on for that long if they need to go and walk back to play area 2. It is not desirable to go that far with little kids and stay and play without toilet facilities close by.
33. I want to **acknowledge the great cultural value in the plan** and hope it truly comes to fruition, particularly the focus on **indigenous culture and historical relevance**. There is a lot of room for improvements in environmental revegetation/restoration and weed control, not just noxious weeds. The back blocks of lake pertobe are truly an unappreciated gem in our city. **Hooray for better access via Harris st. better access via merri st would also be ace.**
34. Please consider some **fencing around the playground of play area 2** on the lake side. Not super solid or even very high and even only around the half the playground but something that can stop a toddler getting from the playground to the kids lake in two seconds (and low enough for an adult to jump it). Thanks for consideration. Otherwise the plan is fabulous, the access and paths will bring it together beautifully. Well done!

35. Lake Pertobe is fantastic for the young family. However, there is **not much on offer for teenagers and young adults**. There are a large number of kids growing up in the South Warrnambool and CBD areas, but there is nowhere in the vicinity for them to play netball or basketball. I believe the Lake Pertobe district is the perfect place for a **small court with 2 rings or even a half court** (perhaps next to Mini Golf). Give the kids (and adults) in the surrounding area a chance to come together and practice their skills on a court which, once made, will require very little maintenance. More importantly, create an environment that will allow the older kids in the surrounding area to be active together. Active people are happy people and I think that more opportunities should be given to our teenagers and young adults in the area to keep them away from the spray cans, out of trouble, and into sport.
36. **CFA and Ambulance Vic support Rec # 18** - install emergency markers and designated access points. **Installation of numbered markers - ESTA like foreshore promenade/beach access supported.** - CFA view changed parking arrangements with interest. One of our biggest issues is access for fire trucks during peak periods - January and when markets are on. This is both an issue for getting to areas within Lake Pertobe, and along Pertobe Road to caravan parks, Lady Bay/Deep Blue precinct and Breakwater. - Access into the north-west corner has always been difficult for us due to the railway line and Harris Reserve.. Improvements would assist CFA. - **CFA employees supported Reco 26 - half court basketball/multi sport court.**
37. Also **Woollen Mill Bridge needs to remain as it connects residents to Lake Pertobe**, has historic value and is well used for recreational fishing. It is a vital bridge for the local community.
38. Would **not like pets allowed on Lake Pertobe** area as it is a danger to wildlife. Also as is often the case on The Promenade dog owners often will walk with dogs off the lead even though signage asks them not to. Would like a walking path on road that leads to Thunder Point and Pickering Point as ATM walkers have to walk along road to get to these areas which would then link to other walking tracks. When building new shelters, could the wind factor be taken into consideration. **The present sheltered bbq areas have gaps in them which creates a huge wind tunnel problem** and can be very unpleasant to picnic there. On wet days it also lets rain in which prevents shelter from wet weather.
39. Recreational and Play Infrastructure - any developments should be **accessible and inclusive** to provide opportunities for children of all abilities.
40. I am concerned that to access the **parking off Price Street you need to drive over the rail trail which is obviously dangerous**. Council needs to **ensure that all walking tracks are protected from cars**. Price street is also dangerous due to the speed of cars using this road, considering the amount of children using this area. Please install some speed humps near the back of the army barracks. **Also please install bins on your walking tracks so that pet owners are able to easily be responsible and pick up their pets waste** and anglers can put their fishing line and rubbish in them instead of leaving on the ground.
41. **Please colour code the bbq areas or make them easily distinguishable. "Meet you at the red bbqs!!"**

42. I have surveyed the area in recent years and there are a number of **remnant plant species that deserve to be recognised and preserved if at all possible**. Often it is council maintenance that is the greatest threat to their survival. I was disappointed that there isn't anything about recognising and somehow protecting these plants, they are often very small but nevertheless just as significant as the largest, plants that have existed and survived through all the massive changes that have occurred in the area in the last 200+ years. The Australian Plants Society have 2 signs planned to be erected at Lake Pertobe, to complement the ones already erected along the Promenade Walk. These educational signs will showcase some of these plants and the important role they play in the ecosystem. I am happy to meet with council to discuss the signs and how they might complement other council signage and plans for Lake Pertobe. I can send you a copy of them if you need to see them. I also think that noxious weeds should be targeted better than simply saying "they should be removed". **Weeds such as Pampus Grass, Cape Ivy, Hemlock, Italian Buckthorn and Sweet Pittosporum among others should be named and targeted for removal**. I recognise that it is no easy task to achieve but it should be a long term target and naming them is the first step. Otherwise, I fully support the plan to date. Kevin Sparrow President Australian Plants Society, Warrnambool & District
43. Would be great if council had a look at the brand new playground at Rosebud on Mornington peninsula. It's amazing, safe, innovative and fun, especially the large curly slides. It's very recent using the latest materials. Inclusion of **enclosed playground** is great idea especially for very little children. **More shaded areas** should probably be put in place.
44. I don't see anything about **an all ability swing**? A swing for wheel chair bound kids is needed down there
45. I am very supportive of the recreation/social use recommendation: **Construct half-court basketball, and would propose a multi-use facility for basketball and netball at this site. Mini-trampolines near play area 3 are popular** and should be retained and expanded to other sites
46. **Please no dogs**, even on leads! Its the only place I can walk without dogs. There is so much birdlife - there's nothing lovelier than hearing a rustle in the reeds or coming across a bird on the path. There are plenty of places for people to walk their dogs including along our other wetland ares such as Russells Creek, Merri River - so please leave this small beautiful space alone. Otherwise, well done - its great!
47. Would like a **permanent site at Lake Pertobe for Carnival site**. Great surroundings for everybody. Have used the Lake Pertobe site with my children for last 30 years.

# **Feedback from the Fresh Market - 02 April 2017**

## **GENERAL FEEDBACK:**

- Love it, supports play, walking, openness
- Beaut area - minimal change needed
- Great spot - keep accessible
- Good - it is fantastic
- Love the markets

## **SUGGESTIONS AND SUPPORT FOR:**

### **Art**

- Add Sculptures and Artworks

### **Natural Environment**

- Noxious weed management
- Weed management specify prolific weeds and their management
- Maintain remnant species
- Native species info/signage and indigenous planting
- Really like and focus on indigenous
- More bird habitats love the blue wrens when walking around the lake
- Managing people to protect key areas

### **Dogs**

- Add a dog beach/sand and enclosed play
- Another fenced, off leash area
- Support dog walking
- Maintain dog free areas at Lake Pertobe
- Dog on lead areas.

### **Play equipment**

- Waterplay improvement x 4
- Support for fenced play area x 3
- Nature play x2
- Wet weather play area – covered play
- Indoor playground needed x 2
- More shade
- Parkour play/climbing elements support
- Fitness equipment and/or track (around outside of lake loop)
- Youth activities, include risk & fitness
- More play equipment
- More for older children – risk/challenge
- Petanque

### **Accessibility**

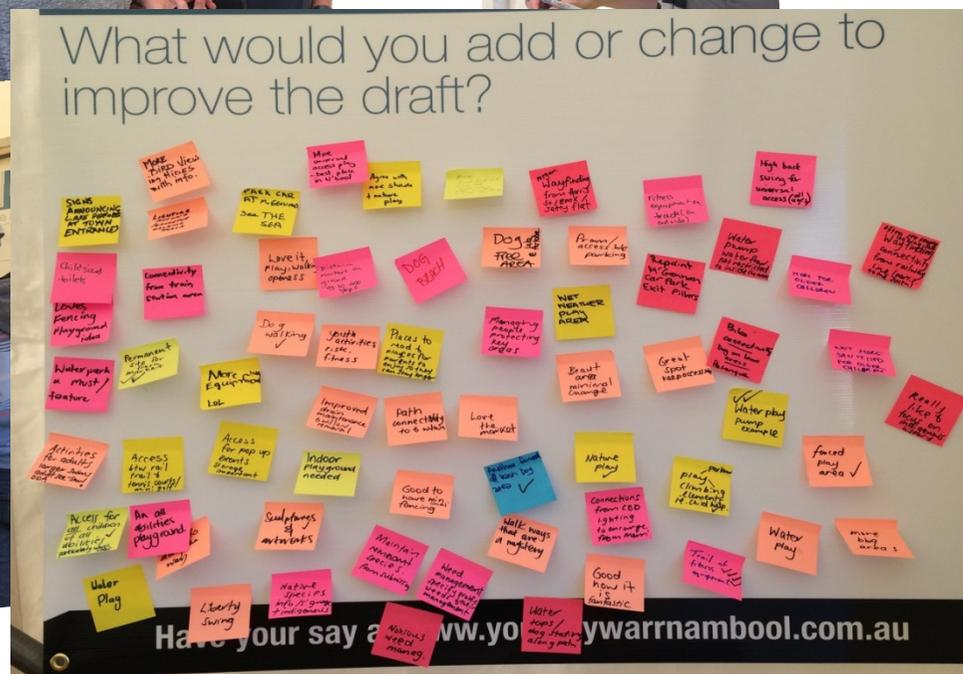
- An all-abilities playground
- High back swing for universal access (all ages)
- Activities for adults larger swings and adult see-saw DDA
- Access for all children of all abilities particularly wheel chair
- Pram accessible parking
- Child sized toilets
- More universal access play – should be best in Warrnambool
- Add Liberty Swing

### **Infrastructure**

- Permanent site for Fresh Market
- Improved drain maintenance and willow removal
- Repaint McGennan carpark exit pillar
- Access for pop-up events storage important
- Good to have minimal fencing
- More BBQ areas
- Lighting around perimeter walking track
- Signs announcing Lake Pertobe at town entrances
- Water taps for drinking, bottles and dogs
- Trail of fitness equipment
- Places to read and places for parents to enjoy so they can stay longer

### **Connectivity & Wayfinding**

- Wayfinding from Harris street /BMX/ Jetty Flat neede
- Often see people looking lost wayfinding connectivity from railway station needed (particularly to the foreshore)
- Distance markers on ground eg 10,000 steps/every 200m/stations for fitness activities
- More info along the pathways
- Connectivity from train station area
- Access between rail trail and tennis courts/ mini golf
- Connections from CBD - lighting to encourage walking from Merri St
- Like walkways that are a mystery
- Path connectivity to and within
- Improve cycling connectivity x2



## **Focus Group: Clontarf Academy -** **20 young indigenous men at Warrnambool College**

- Group were collectively supportive of the draft plan – especially the inclusion of aboriginal cultural history and stories in the future of Lake Pertobe.
- Reiterated the need for more risky, adventure activities and structures, and social ‘hang out places’ for young people and adults
- Supportive of the multi-sport court proposal and would support inclusion of outdoor ping pong tables.
- Keen to see community art and color in the space – reiterated the naming or theming of precincts to assist wayfinding, and also to add “life” and interest to the space.
- Clontarf Academy students and teachers are keen to be part of any design and development of projects – especially wayfinding, storytelling and ‘active’ play projects on site.

## **Submissions received**

1. **Warrnambool Special Development School**  
Accessibility issues – paths, fencing and play
2. **Suzi Walters** – connectivity and parking
3. **Ken Hooke** (Paddle Boat Operator)  
-specific requests about access to lake and his operation
4. **Ray & Annette Loughheed**  
- 6, 12 or 18 hole Disc (Frisbee) Golf Course proposal
5. **Kevin Sparrow**  
Remnant Indigenous Flora Audit
6. **John Stephens (Boat operator)**  
- clearance from boatshed
7. **Scott Cavanagh**  
- pathway materials and roadside fencing
8. **Sue Gray**  
- support for multi-sport court and whole draft plan.

Refer overleaf ....