



FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN SHIRE COUNCIL

Prepared by:
THOMSON HAY LANDSCAPE ARCHITECTS

April 2023

CONTENTS

PROJECT NO. 2247

MP01	Landscape Masterplan & Vision	MP10	Riverina Hwy Rest Stop & Jetty Concept Plan
MP02	Maintenance & Management Plan	MP11	Rest Stop & Jetty Precedents
MP03	Maintenance & Management Diagrams & Precedents	MP12	Island Concept Plan
MP04	Park Connections Plan	MP13	Cultural Heritage Precedents
MP05	Landscape Surfaces & Furniture Palettes	MP14	Newell Hwy Rest Stop & Play Concept Plan
MP06	Water Recreation & Commercial Opportunities Plan	MP15	Commercial Opportunities & Precedents
MP07	Water Recreation Precedents	MP16	Rest Stop & Playground Precedents
MP08	Boat Ramp & Off-leash Dog Park Concept Plan	MP17	Landscape Trees & Revegetation Plan
MP09	Boat Ramp & Dog Park Precedents	MP18	Plant Species Palette

APPENDIX

Finley Lake Masterplan - Action Plan Spreadsheet



**FINLEY LAKE
LAND MANAGERS**

THOMSON HAY
LANDSCAPE ARCHITECTS

FINLEY LAKE MASTERPLAN

Overall Plan

THE COMMUNITY VISION

The Lake is where memories are made.

The aspirational community vision for the lake is summarised below:

- Finley Lake (the Lake) is an inviting & attractive destination. Travellers stop and stay, and locals gather here for recreation and events. It is a place for everyone to use. The Lake provides a multipurpose precinct with activities for all ages and is accessible to everyone. A calendar of community-organised events, including watersport days, fishing days, and indigenous cultural activities, make the Lake a regional drawcard.
- The lake is a cool & shady environment that is clean & tidy. The aquatic and terrestrial environment is well managed. The stabilised banks provide ways to interact with the water, including fishing and bird watching. Improved paths provide all abilities access to journey through this beautiful space. People feel safe and relaxed in a family-friendly atmosphere.
- The Lake supports a range of community activities and businesses. The Caravan Park becomes a modern and contemporary facility. A custom-built commercial space provides food and drinks, supports water recreation and provides a historical display on the 'Story of Water in Australia'. A new wharf supports the model boat club, as well as providing all abilities canoe/kayak access. New boat ramp parking provides safe and easy access for motorised recreational boats and offers a separate entrance to the off-the-leash dog area.
- A rest stop on the Newell Hwy supports safe driving in the region. A modern and exciting play space with a 'Spanish Galleon' celebrates an iconic Finley story and Australian alternative rock band Spiderbait in their hometown. A sandy beach provides a natural swimming area.
- The Lake is a fishing paradise. The Lake is stocked with native fish, and exotic fish are controlled. A wetland with diverse aquatic plants provides a fish breeding and nursery habitat as well as including living culture plants important to the rich culture of the Bangerang people.
- A new island in the wetland protects the aquatic plants from boat waves as well as a protects the waterplay / swimming beach. A cultural display and Bangerang artwork showcases and celebrates local first nation culture and their connection to the Lake.

This Masterplan is based on extensive community and stakeholder consultation. The vision is a direct result of their input.

This Masterplan Achieves:

- 2,750m of paths plus links to the schools and existing town path network
- 2 rest stops on major highways
- 1 regional playspace
- 1.6 hectares of wetland habitat and extensive terrestrial planting
- Supports water activities including fishing, swimming, canoeing, kayaking, paddle boarding, remote control model boats & water skiing
- Supports living culture and showcases the Bangerang history and cultural connections
- Supports the diverse community needs
- A commercial space with economic opportunities

Vision & Key Projects developed from THLA key stakeholder consultation and Finley Lake community online survey (Septembers 5 - 16, 2022)

Drawing Title:
LANDSCAPE MASTERPLAN & VISION

Drawing No: 2247- MP01
Date: April 06, 2023
Scale: 1:1,500 at A1
1:3,000 at A3

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

FINLEY LAKE KEY PROJECTS

- | | | |
|--|---|---|
| A Off-Leash Dog Park | J Swimming Beach | P Jetty Upgrade |
| B Boat Ramp Carpark & Picnic Area | K Galleon Playground with Picnic Area and Carpark (Newell Highway Rest Stop) | Q Riverina Highway Rest Stop with Carpark, Picnic Shelter and Public Toilets |
| C Lake Bank Stabilisation Works | L Commercial Space / Public Toilets and Carpark | R Wayfinding & Signage |
| D Lake De-silt and Deepening | M Water Geyser | S Terrestrial Planting including Trees & Understorey |
| E Walking / Cycling Path Upgrade including Lighting and Town Connectivity | N Multipurpose Events Space / Market Area | T Upgrade Barrier Fencing |
| F Fishing Platforms | O Relocated Exercise Equipment and Carpark Upgrade | |
| G Caravan Park Masterplan | | |
| H Wetland Aquatic Planting and Habitat | | |
| I New Island with Bridge Connections and Bangerang Cultural Area | | |

LEGEND

- | | | | |
|-------------------------------|---|--|--|
| Extent of Masterplan | Proposed building / structure | Proposed sand beach area | Boat Ramp |
| Title boundary | Proposed concrete footpath | Proposed trees | Off-leash dog park |
| Existing road | Proposed granitic sand footpath (with concrete edge) | Proposed area of terrestrial revegetation | Area for water activities |
| Existing water body | Proposed upgrade to footpath connections (outside of scope) | Proposed riparian and aquatic wetland planting | Proposed fishing area |
| Existing building / structure | Proposed fence | Proposed irrigated and mown lawn | Proposed swimming area |
| Existing path | Proposed vehicle barrier fencing | Proposed slashed grass | Proposed playground |
| Existing fence | Proposed wall for bank stabilisation | Public toilets | Proposed entry signage |
| Existing trees | Proposed pedestrian bridge | Carparking | Proposed multi-purpose space |
| Proposed road | Proposed deck / jetty | Long vehicle parking | Proposed water geyser |
| | | | Proposed Indigenous art and cultural space |

0 15m 37.5m 75m 150m
SCALE: 1:1500

Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND
MANAGERS & BERRIGAN
SHIRE COUNCIL

FINLEY LAKE MASTERPLAN

Maintenance and Management

MANAGEMENT AND OWNERSHIP

ISSUES

The Lake is Crown Land. The Finley Lake Land Managers (FLLM) have a management agreement with NSW's Crown Lands. This group should be commended for their commitment and hard work at the Lake. FLLM has undertaken a voluntary role operating on a small budget to maintain the site for the community for many years.

The community consultation put forward an ambitious vision for the Lake. The vision of the community would be challenging for the FLLM to implement and maintain. The FLLM support the outcomes of the consultation. The FLLM have begun to discuss retirement. As part of this masterplan process, they have identified the need for a management succession plan.

Berrigan Shire Council (BSC) currently maintains some assets within the park. BSC has the skills to maintain the site and implement a masterplan reflecting the community's vision and expectations.

This site was highly modified in 1974/75 during the construction of the Lake. There may be the need to complete a Due Diligence Aboriginal Archaeological Assessment for the proposed work in the Masterplan.

RECOMMENDATIONS

- BSC and FLLM develop an agreement that transfers the Crown Land management agreement to BSC. FLLM should be encouraged and welcomed to continue in their agreed role of management and maintenance of the site until they are ready to retire from this role.
- Develop a Plan of Management (PoM) for the Crown Land that defines the value, use, management practices and intent for the broad public purpose of the park and water based on this Masterplan.

THE AQUATIC ENVIRONMENT

ISSUES

BSC owns the water in the Lake, and it is used as storage before entering the council water treatment plant and town water system. The adjacent Mulwala Canal supplies the water. The water is purchased from the water authority in 10 megalitre amounts. The purchased water has occasionally exceeded the lake's capacity, overflowing and damaging the surrounding parkland.

Wind / wave action is undermining the bank edge, and, in some locations, banks are collapsing. This is making the Lake shallower and silty and impacting the aquatic habitat. Large sandbags have been used to stabilise the bank; however, the bags are deteriorating and this edge is not safe to mow & hard to maintain.

RECOMMENDATIONS

Commission and implement an engineering and planting plan for the water body that provides:

- Water level marker(s) be installed to allow more accurate water transfer.
- Stabilised banks.
- De-silting / deepening to provide improved water access. Spoil may be used behind new stabilised banks and to create benching in the wetland and new island (refer to page MP12).
- A wetland that supports diverse plants habitat (refer to page MP17 - Trees and Revegetation).
- Islands to break wave action and protect the wetland species
- Water geysers to aerate the lake water (geysers to be visible from the road)

Drawing Title:
MAINTENANCE & MANAGEMENT PLAN

Drawing No: 2247- MP02
Date: April 06, 2023
Scale: 1:1,500 at A1
1:3,000 at A3

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com



TERRESTRIAL LAND MANAGEMENT

ISSUES

Mowing is extensive and is a large part of the current maintenance activities. Areas of the bank edge are unsafe to mow due to bank erosion issues and the width of mown grass area. The grass species is Kikuyu and is building up on the bank edges and needs additional maintenance / control.

Irrigation is not working in some areas.

Ongoing weed control is a significant maintenance task.

Arson and damage to public items are ongoing issues in the park. Most notable is the loss of the Spanish Galleon in the early 1990s; however, this has been an ongoing issue over decades.

RECOMMENDATIONS

- Implement the masterplan to allow key / high-use areas to have mown irrigated grass with regular ongoing maintenance. Other lower-use areas are to be slashed grass (seasonal maintenance as needed)
- Implement four lake edge typologies to address mowing risks:
 - Path as lake edge
 - Lake edge with battered landform and aquatic / riparian planting between water and path.
 - Hard lake edge with mown grass
 - Sand beach where water access is permitted
- The irrigation system is to be upgraded with a dedicated circuit to suit the mown areas as shown on the Plan.
- A weed control plan for terrestrial and aquatic plants is to be developed. It should include methods to address monocultures of aquatic plants, seasonal activities, and protecting the town's water supply as well as fauna and flora. Include input from Bangerang people to ensure that harvesting of food and cultural plants can take place.
- Consider developing a disengaged youth program to increase local skills and address culture of arson and damage of public facilities. Works could include the construction of kit shelters, fences, and other small projects undertaken by local youth under guidance of a mentor.
- Address vandalism and arson through material choices.
- Repair any vandalism promptly.

LEGEND

- Extent of Masterplan
- Title boundary
- Existing road
- Existing water body
- Existing building / structure
- Existing path
- Existing fence
- Existing trees
- Item to be demolished

- Proposed road
- Proposed building / structure
- Proposed concrete footpath
- Proposed granitic sand footpath (with concrete edge)
- Proposed fence
- Proposed vehicle barrier fencing
- Proposed wall for bank stabilisation
- Proposed gabion wall for island formation
- Proposed pedestrian bridge

- Proposed deck / jetty
- Proposed sand beach area
- Proposed trees
- Proposed irrigated and mown lawn
- Proposed slashed grass
- Proposed water geyser
- Water inlet from canal (approximate location)
- Area for deepening & de-silting

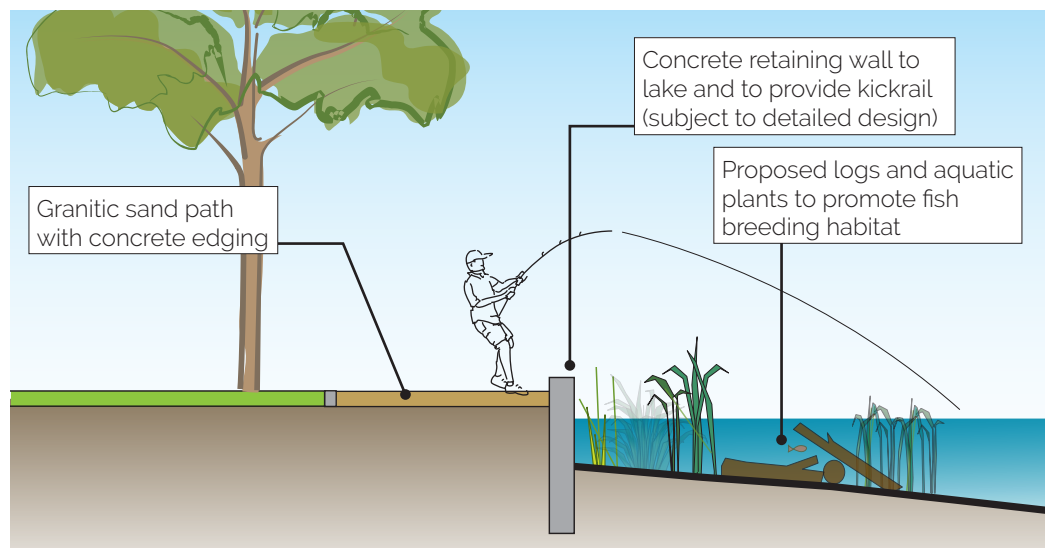
0 15m 37.5m 75m 150m
SCALE: 1:1500

Project:
FINLEY LAKE MASTERPLAN

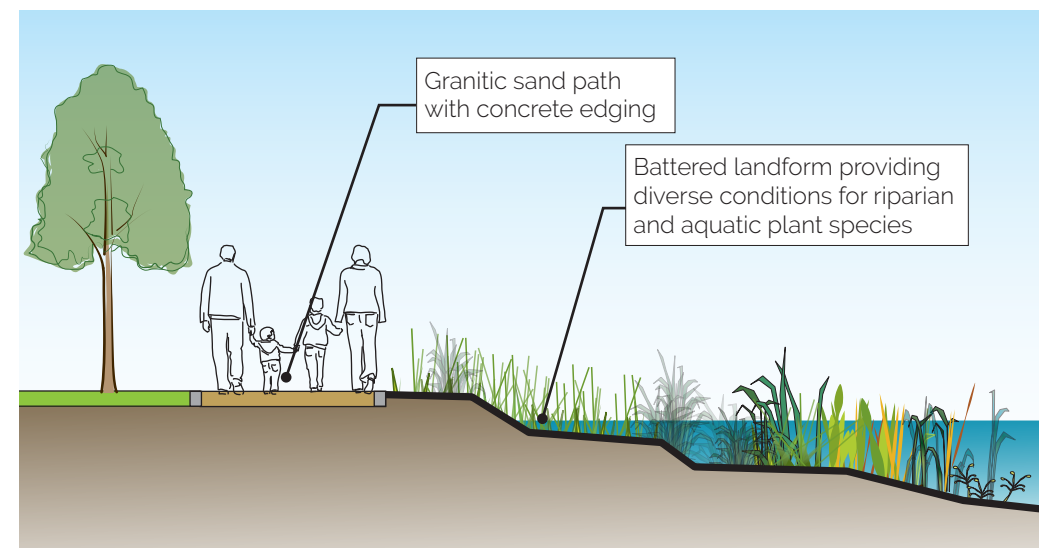
Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN SHIRE COUNCIL

FINLEY LAKE MASTERPLAN

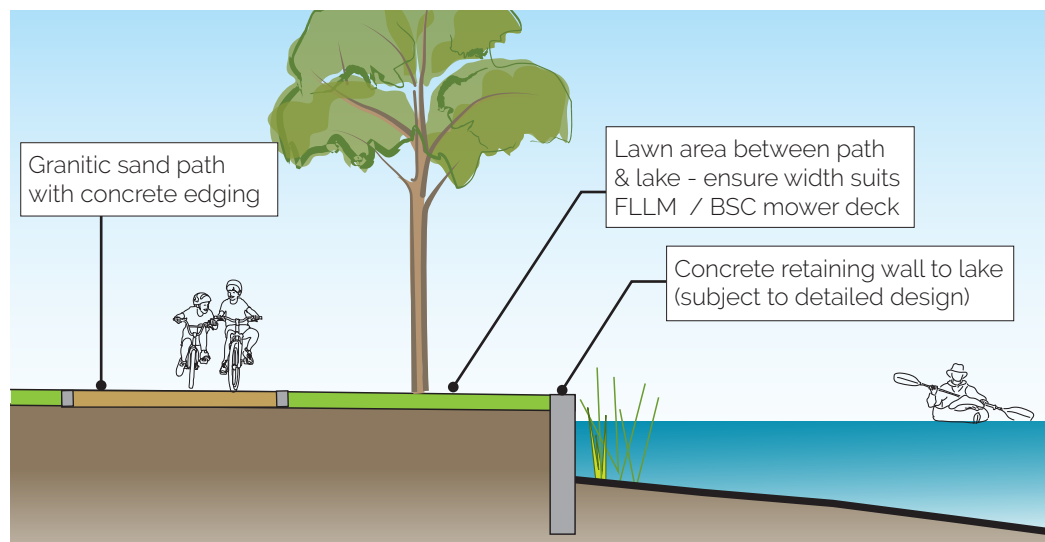
Lake Edge Concept & Precedents



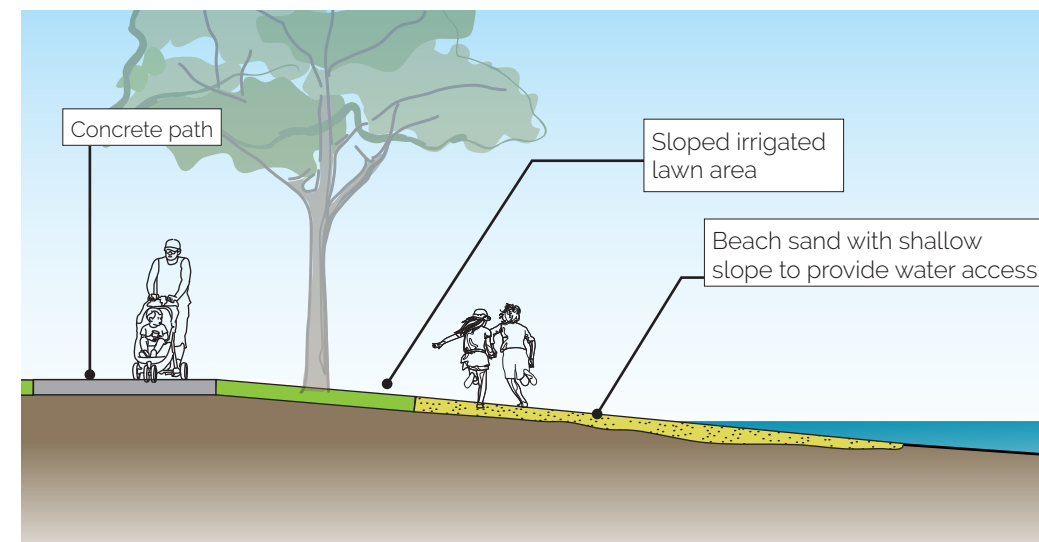
Path as lake edge



Lake edge with battered landform and planting between water & path



Hard lake edge with mown grass

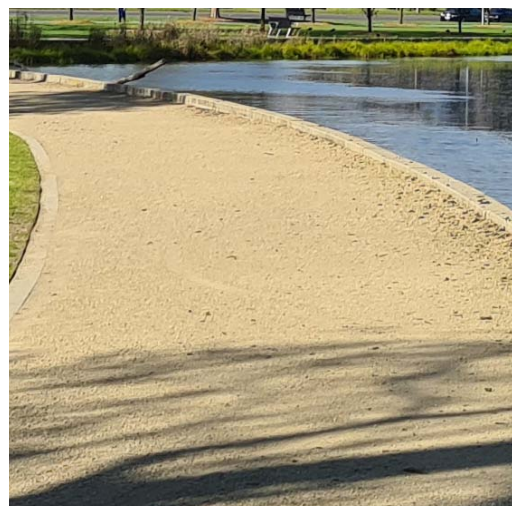


Sand beach where water access is permitted

EXISTING EDGE CONDITIONS



LAKE EDGE PRECEDENT IMAGES



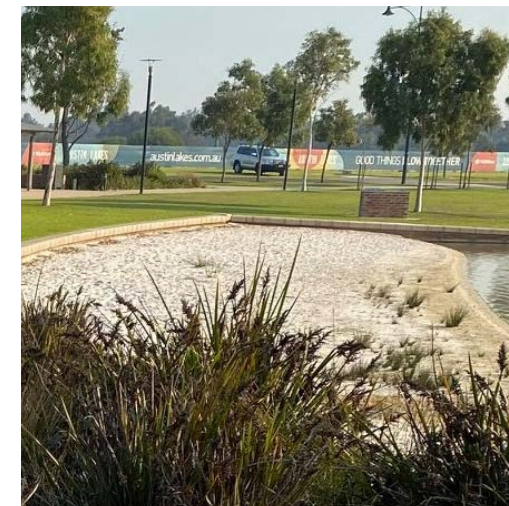
Concrete wall (hard edge) with granitic sand path at water edge Victoria Park Lake, Shepparton



Wetland edge planting



Hard edge with footpath



Shallow sand beach

Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing Title:
MAINTENANCE & MANAGEMENT
PRECEDENTS & DIAGRAMS

Drawing No: 2247- MP03

Date: April 06, 2023

Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

FINLEY LAKE MASTERPLAN

Park Connections

FOOTPATHS

The Lake has a loop path (approximately 1.75km long) that has been spray sealed with a timber edge. This was an important major FLLM project. The path is well-used but is degrading. There have been reported falls with injuries. The material is not comfortable for jogging or small wheeled vehicles e.g. scooters. There is an area that is too steep for safe access. There are limited opportunities to engage with the water along the path

The existing lakeside path has some connecting paths (approximately 0.8km). These connections link to:

- St Joseph's Primary School via outstands and pram crossings over the Riverina Hwy
- The northeast side of Finley via outstands, pedestrian refuge and pram crossings over the Newell Hwy.

From both crossings, it is roughly 0.6km to the town centre; however, it feels further.

There is no crossing to link Finley High School to the Lake.

RECOMMENDATIONS

- Construct a new lake path system to be built incrementally as bank works are undertaken.
- Footpath network to be constructed from compacted gravel with a concrete edge or full concrete footpath as shown on the plans.
- Undertake a wayfinding project to improve connections from the Lake to the town centre and identify additional links beyond the Lake Masterplan scope.
- Liaise with Transport for NSW to discuss:
 - An additional crossing at Tocumwal Street to provide improved pedestrian connections to Finley High School & St Joesph's Primary School.
 - The intersection of Newell Hwy, Riverina Hwy and Murray Street to provide a more direct link to the Lake from the Town Centre.

PARKING

Car parking is limited and often very informal at the Lake. Refer to the following plans for issues and recommendations for the carparks.

The boat ramp car park (refer to MP08)

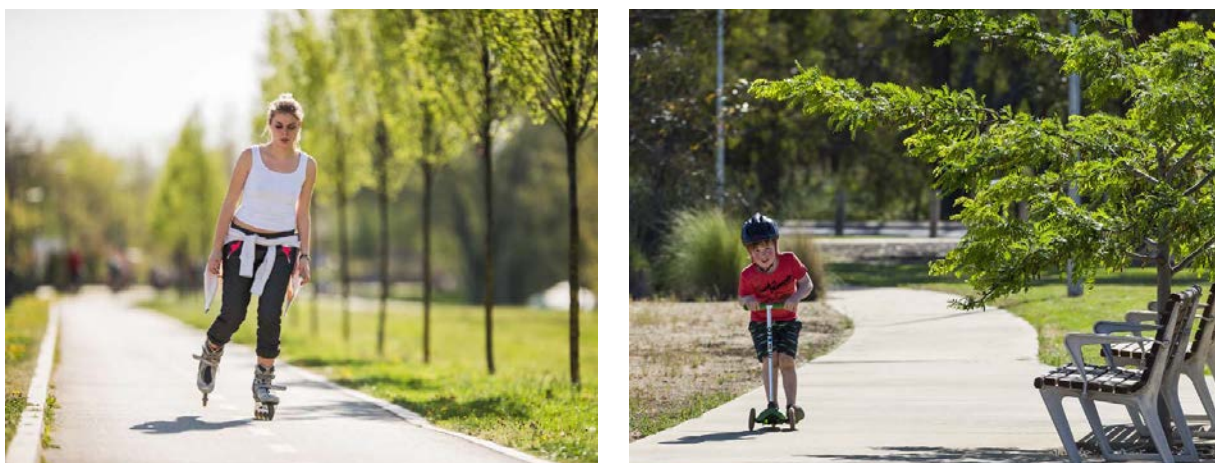
The Riverine Hwy rest stop (refer to MP10)

The Newell Hwy rest stop (refer to MP14)

RECOMMENDATIONS

- Undertake civil engineering design for all carparks to address issues and improve access.
- Develop rest stops suitable for tourists, including long vehicles (caravans and trailers).

Continues.



Proposed paths are smooth and suitable for all users

Drawing Title:
PARK CONNECTIONS PLAN

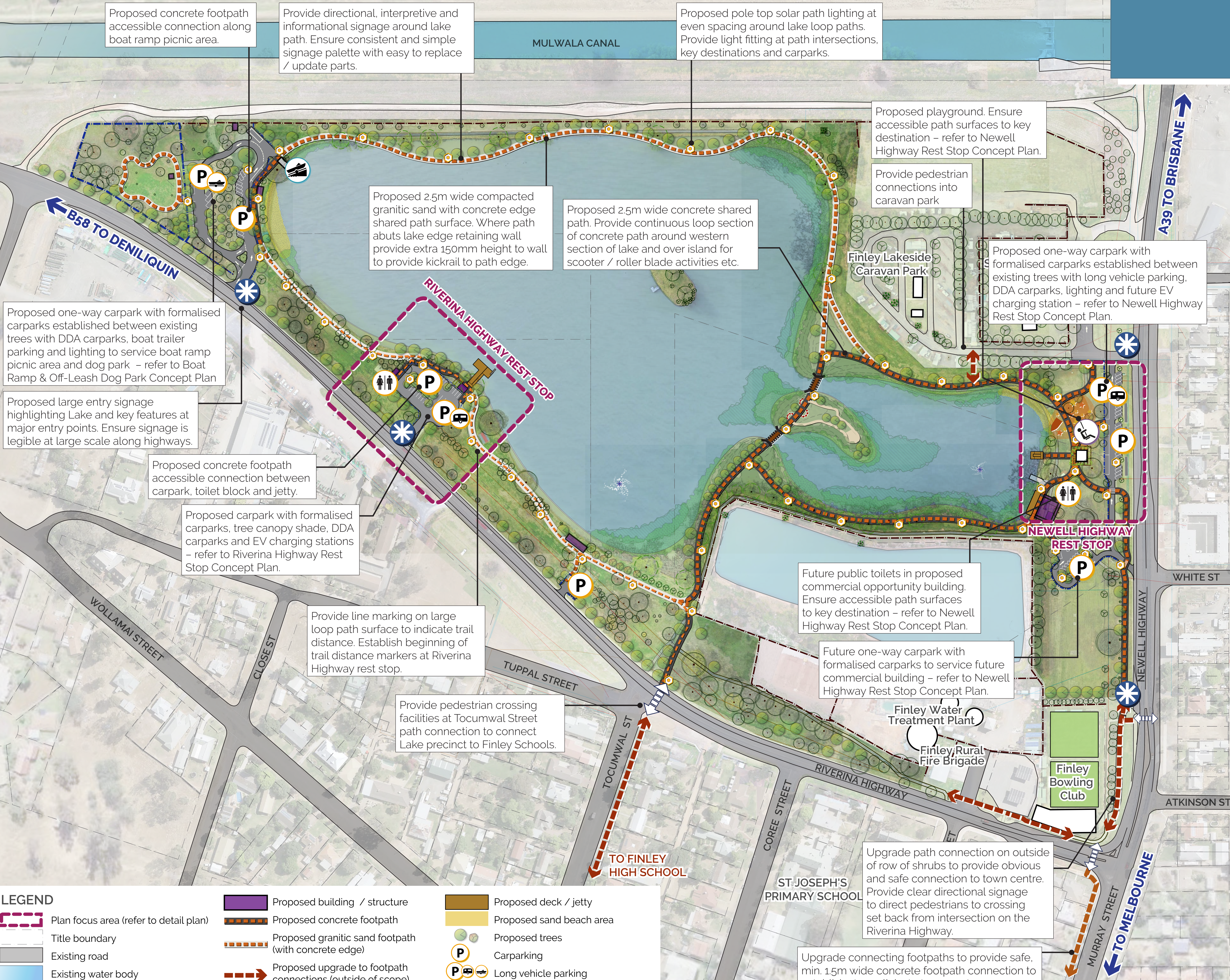
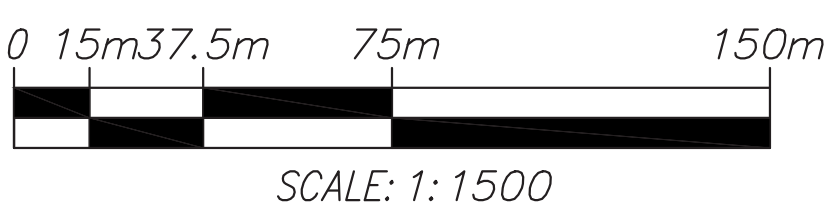
Drawing No: 2247- MP04
Date: April 06, 2023
Scale: 1:1,500 at A1
1:3,000 at A3

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND
MANAGERS & BERRIGAN
SHIRE COUNCIL



LEGEND

Plan focus area (refer to detail plan)

Title boundary

Existing road

Existing water body

Existing building / structure

Existing path

Existing fence

Existing trees

Proposed road

Proposed building / structure

Proposed concrete footpath

Proposed granitic sand footpath (with concrete edge)

Proposed upgrade to footpath connections (outside of scope)

Proposed upgrade to pedestrian crossings (outside of scope)

Proposed fence

Proposed vehicle barrier fencing

Proposed pedestrian bridge

Proposed deck / jetty

Proposed sand beach area

Proposed trees

Carparking

Long vehicle parking

Public toilets

Proposed playground

Proposed entry signage

Proposed pole-top solar light fitting along path

FINLEY LAKE MASTERPLAN

Surfaces & Furniture Palette



Concrete shared path



Asphalt road & carparks



Irrigated & mown lawn



Slashed grass

LIGHTING

The Lake has limited lighting, restricting evening use and creating Crime Prevention Through Environmental Design (CPTED) issues (real and perceived).

RECOMMENDATIONS

- Design and install solar-powered pedestrian lights around the Lake.
- Install lighting at all toilets and carparks to provide suitable illumination for site use and surveillance from adjacent roads.



Compacted granitic sand & concrete edge shared path



Fire retardant composite timber decking



Wetland aquatic & riparian revegetation planting



Terrestrial revegetation planting

FURNITURE AND SHELTERS

The provision of rest spaces is valuable around large parks. The existing furniture is mixed, often dated and not DDA compliant. The range of furniture requires different forms of maintenance. As discussed previously, vandalism and arson are issues.

The existing shelters are a mix of custom items and repurposed small shelters from the bowls club. This eclectic mix contributes to an untidy impression of the Lake and ultimately adds to the maintenance requirements of the site.

RECOMMENDATIONS

- Adopt a palette of furniture and shelters. The palette should have a simple maintenance regime, be DDA accessible, suit the climate, be fire retardant and be vandal resistant. The palette may include BSC standard furniture.
- Provide bench seats in shady locations. Bench seats should be provided in association with lake facilities, near lighting and safe shade trees. Aim for one seat every 300 – 400m as a minimum.



BSC standard furniture suite for ease of maintenance



Shelter with adjoining arbour to extend shade



Entry signage - simple and easy to read for highway drivers

SIGNAGE

The Lake has no formal "Finley Lake" signs. There are some dated / sun-damaged signs noting elements within the Lake. There are limited water views from vehicles; signage will play an important role in promoting the Lake to travellers.

RECOMMENDATIONS

- Design and construct feature entry signs to promote the lake, boat ramp and rest stops that are visible and legible from the Riverina and Newell Highways.



Shelter with adjoining arbour to extend shade



Entry signage - simple and easy to read for highway drivers



Solar pole top lighting



Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing Title:
LANDSCAPE SURFACES & FURNITURE
PALETTE

Drawing No: 2247- MP05

Date: April 06, 2023

Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

FINLEY LAKE MASTERPLAN

Water & Recreation

The Lake's biggest draw card is the water. As this is a public space, access to the water for recreation should be free, safe and accessible to all. There are commercial opportunities for vessel / rod hire or teaching skills.

The flat landscape makes this lake ideal for DDA-accessible facilities. This is a valuable tourism market. It requires that the carparks, public toilets, buildings, and visitor accommodation meets specific requirements of a varied range of conditions and needs. The upgraded facilities would also be of significant benefit to the Finley population.

Swimming at the Lake is currently prohibited, and signs have been installed. This is not a requirement of Crown Land and is not able to be enforced. In a hot, dry climate, swimming / wading will always be an appealing activity. It is also required for most of the lake water sports. There are some conflicts with swimming and motorised vessels. The remote control boats pose a serious risk to canoes / kayaks and swimmers however, this is at most 12 days per year and can be controlled through event management rather than a complete prohibition.

Fishing is popular at the Lake, however the bank instability and lack of facilities is impacting the quality of this sport. Refer to MP18 Trees, Revegetation and Habitat for fish stocking and breeding program.

Additional water activities addressed on other pages:

Boat ramp and water skiing – refer to MP08

Swimming beach refer to MP14 & 16

Commercial building – refer to MP14-15

Jetty – refer to MP10

RECOMMENDATIONS

- All developments at the Lake are to be DDA accessible.
- Support businesses to understand how they can comply with DDA requirements and cater for this market.
- Remove 'swimming prohibited' signs and replace them with signage directing visitors to the swimming beach and noting restricted access conditions e.g. no access during remote-controlled boat events.
- Install a new island to create a barrier to limit risk to swimmers, canoes/ kayaks and bird life. Create a canoe / kayak circuit in the wetland away from motorised vessels.
- Provide fishing platforms with rod holders, seats, shade and fishing catch guides. Fish cleaning stations are not recommended due to the increased maintenance and waste disposal required. The design of fishing platforms is to be robust, vandal-resistant and fire retardant. The platforms should be attractive and suit locals and visitors. Ensure fishing platforms are DDA compliant and join the Accessible Recreational Fishing Network with the Department of Primary Industry NSW.

Existing boat ramp to be retained – remove gate and fee to encourage more users and formalise reversing area entry to boat ramp. Provide new signage displaying rules for use of the lake for ski boats, eg. only 3 active boats at a time.

Proposed carpark with boat trailer reversing parks - refer to Boat Ramp & Off-Leash Dog Park Concept Plan

Upgrade to boat ramp picnic area - refer to Boat Ramp & Off-Leash Dog Park Concept Plan

Proposed top-up to sand beach area for speed boat mooring and easy lake access.

Approximate location of model remote control (RC) boat race circuit. Note no other water activities can take place during race events – once every month.

Proposed fishing jetty with model RC boat viewing / control area and accessible canoe launch features – refer to Riverina Highway Rest Stop & Jetty Concept Plan.

Relocate exercise equipment and shelter from Newell Highway side to new location overlooking lake. Decrease size and formalise carpark area and provide accessible path between carpark and equipment. Refurbish and / or provide new equipment if required.

Ensure bridge access to island provides enough clearance below for canoe / kayak users to paddle below into wetland area.

Area for water ski speed boats – circuit around existing island.

Fishing areas along curved lake edge extending into lake. Provide widening in footpath, seating and signage facilities.

Proposed swimming sand beach protected from high speed water activities by new island. Provide grass picnic area and fine sand with shallow transition into water for supervised, safe swimming.

Finley Lakeside Caravan Park

Finley Swimming Pool

Proposed playground with feature Galleon boat play equipment alongside swimming area, picnic area, public toilets and carpark – refer to Newell Highway Rest Stop & Playground Concept Plan.

Proposed carpark to service future commercial building.

Proposed small shallow 'boat ramp' with concrete surface for canoe / kayak / stand up paddle board etc. launch. Future commercial building may include canoe hire and storage for visitors to Lake.

Proposed commercial building including public toilets and large deck overlooking Lake. Commercial opportunities include café, information centre, water sports information & hire, storage and possible upperstorey restaurant – refer to Newell Highway Rest Stop Concept Plan.

Finley Water Treatment Plant

Finley Rural Fire Brigade

Finley Bowling Club

Proposed multipurpose open lawn space suitable for different events including local farmers market, pop-up outdoor cinema, temporary stage for small music event or food truck festival. Provide restricted vehicle access via carpark and phase 3 electricity connection.

LEGEND

Plan focus area (refer to detail plan)

Title boundary

Existing road

Existing water body

Existing building / structure

Existing path

Existing fence

Existing trees

Proposed road

Proposed building / structure

Proposed concrete footpath

Proposed granitic sand footpath (with concrete edge)

Proposed fence

Proposed pedestrian bridge

Proposed deck / jetty

Proposed sand beach area

Proposed trees

Public toilets

Carparking

Proposed fishing area

Proposed swimming area

Proposed playground

Proposed multi-purpose space

Proposed Indigenous art and cultural space

Approximate ski boat circuit

Approximate model boat circuit

Approximate canoe / kayak circuit

Proposed canoe / kayak launch point

Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND
MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing Title:
WATER RECREATION &
COMMERCIAL OPPORTUNITIES
PLAN

Drawing No: 2247- MP06

Date: April 06, 2023

Scale: 1:1,500 at A1
1:3,000 at A3

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com



Accessible canoe launch



Bridges with height clearance for canoes to pass under



Paddle boarding through wetland areas



Shallow swimming beach



Shallow swimming beach near activity centre and shade



Shallow swimming beach with lawn area



Fishing area with hard edge and accessible surface



Family friendly water play



Learn to ski etc. in safe environment



Remote control model boats



Fishing for all ages



Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing Title:
WATER RECREATION PRECEDENTS

Drawing No: 2247- MP07
Date: April 06, 2023
Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

FINLEY LAKE MASTERPLAN

Boat Ramp & Dog Park

WATER SKIING, BOAT RAMP, CAR PARK & WATERSIDE FACILITIES

Water skiing is a popular sport at the lake, however, it is not a large water body. There is an opportunity to market the lake as a family facility suited to children / learners before attempting more difficult / risky water bodies e.g. Murray River or Lake Mulwala.

ISSUES

The existing boat ramp is managed by the Finley Water Ski Club. There is a locked gate with a faded sign with phone numbers to allow the public to pay the Water Ski Club to use the ramp. The Water Ski Club has installed re-purposed shelters, shade sails and a locked BBQ with the permission of the FLLM. There is a feeling that this area is for club members only. This situation is widely considered off-putting by the general Finley community. As a public park, this restricted access is not welcoming to visitors.

The boat ramp car park lacks formal parking bays, a clearly marked / signed vehicular movement system, formal boat ramp access system (e.g. a waiting bay, reversing area etc.). In addition, the road is very close to the water, taking up valuable lakeside space.

A limited number of motorised boats are allowed on the water at any time. Previously there was a sand beach to allow access to and from boats. This sand was washed away.

RECOMMENDATIONS:

- Collaborate with the ski club to remove the boat ramp gate / lock.
- Undertake a civil engineering design for the carpark to address issues and improve access.
- Install a public picnic shelter with BBQ.
- Reinstate sand beach access.

DOG WALKING

The lake is a dog-walking destination. There are some conflicts with off-leash dogs and community members and bird life, as well as issues with the disposal of dog waste. Dog walking is valuable exercise and provides a social connection for many community members, particularly those without children and not involved in community clubs.

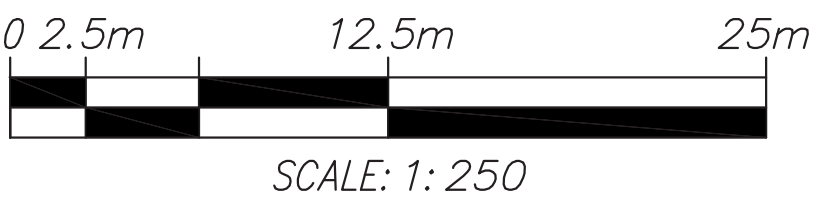
RECOMMENDATIONS

- Provides signs to indicate the lake loop paths are for on-leash dog walkers only.
- Provide a sizable fenced and gated off-leash dog area with facilities supporting responsible pet ownership and opportunities to socialise humans and canines.



LEGEND

	Title boundary		Proposed concrete footpath		Proposed irrigated and mown lawn
	Existing road		Proposed granitic sand footpath (with concrete edge)		Proposed slashed grass
	Existing water body		Proposed fence		Proposed earthen mound
	Existing fence		Proposed vehicle barrier fencing		Proposed carparks / linemarking
	Existing trees		Proposed sand beach area		Proposed DDA carpark
	Item to be demolished		Proposed trees		Proposed entry signage
	Proposed asphalt road surface		Proposed area of terrestrial revegetation		Proposed bench seat
	Proposed gravel road surface		Proposed riparian and aquatic wetland planting		
	Proposed building / structure				



Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND
MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing Title:
BOAT RAMP & OFF-LEASH DOG
PARK CONCEPT PLAN

Drawing No: 2247- MP08
Date: April 06, 2023
Scale: 1: 250 at A1
1: 500 at A3

FINLEY LAKE MASTERPLAN

Boat Ramp & Dog Park Precedents



Mooring beach



Community BBQ shelter



Picnic beach with irrigated lawn



Dog park fence with 'air lock' gate



Dog park recycled plastic agility equipment



Dog park small shelter with informal stone / timber seating



Boat trailer reverse carparks with grass trailer area



Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL
Drawing Title:
BOAT RAMP & DOG PARK PRECEDENTS

Drawing No: 2247- MP09
Date: April 06, 2023
Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

FINLEY LAKE MASTERPLAN

Riverina Hwy Rest Stop & Jetty

ISSUES

There is a public toilet maintained by BSC and a wide expanse of informal carpark. The jetty has become unstable and has been fenced off. The Lion's Club has a shelter nearby. The shelter previously had BBQs; however, due to maintenance constraints, these have been removed. The Remote Control Model Boat Club uses this site to control their watercraft. They meet once a month. The area is generally run down and in need of urgent repairs / infrastructure replacement.

The repair of the jetty was the communities number one most requested upgrade during consultation.

The Riverina Hwy rest stop has informal car parking that is expansive and unattractive from the highway. The rest stop lacks formal parking bays, formal long vehicle provisions, shade, and a clearly marked / signed vehicular movement system.

The existing toilet is structurally sound but does not provide for DDA needs or safe sightlines from the road. The area has a reputation for antisocial behaviour.

The Finley High School has requested a storage shed to allow for a lakeside education program to be implemented. Confirm exact storage requirements before siting and sizing the shed.

RECOMMENDATIONS

- Design and construct a new jetty that provides an upper deck lookout over the water (minimum 10m long to suit model boat club needs), a DDA accessible ramp to a platform that accesses Normal Water Level with a DDA accessible canoe / kayak launch.
- Provide a bank side location for the Remote Control Model Boat Club stand (10 x 2m)
- Install a new shelter with picnic facilities near the formalised carpark
- Install modern, accessible / unisex and easy-to-clean public toilets with storage space for Finley High School.
- Undertake a civil engineering design for all carparks to address vehicle access issues and improve access to lake foreshore.

Proposed 2 level jetty.

Upper level flush with concrete path surface extending to large (10 x 6.5m) area for views over lake, photographs and remote control model boat racing station.

Lower level of jetty with accessible access ramp (11.2m long + landing) leading to open deck (6.5 x 6.5m) 800mm lower than top level - approximately 300mm above NWL. Lower level has open edge for launching model boats etc. and accessible canoe launch feature.

Remove large willow tree and existing jetty.

Proposed concrete footpath to connect carpark, toilet block and jetty.

Proposed DDA carpark / pedestrian crossover access to path and toilet block.

Proposed granitic sand path with concrete edges.

Proposed 7 x 5m picnic shelter with shade arbour and climbing vine extension. Provide BBQ and picnic furniture.

Proposed DDA carpark with access to shelter and jetty.

Proposed carparks with EV charging stations (quantity to be confirmed).

Remove existing shelter.

Proposed granitic sand path with concrete edges.

Remove toilet block.

Proposed toilet block with 1 no. unisex DDA cubicle and 3 no. unisex standard / ambulant cubicles (min.). Provide privacy screen and communal sink area.

Possible extension to toilet block as lockable storage space for water sport activities - could be managed by Finley High School etc.

Proposed formalised carpark alignment and surface. Central 90-degree parking with planted median and shade trees.

Proposed 3 no. long vehicle (eg. caravans) pull through parking.

Proposed vehicle barrier eg. bollards / post and rail fence to restrict vehicle movements to carpark only.

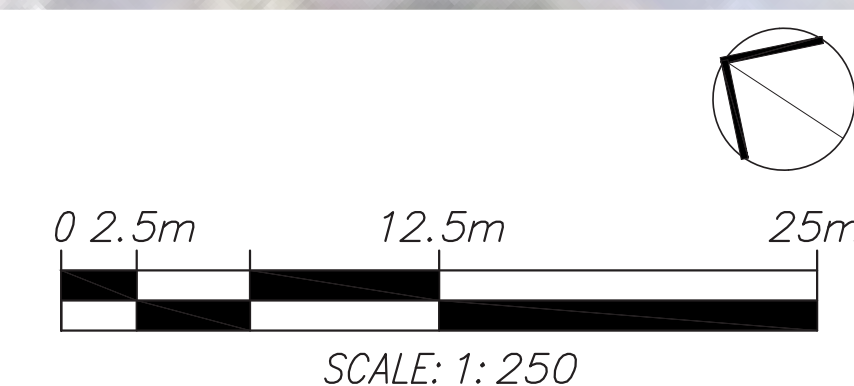
Proposed Finley Lake signage noting rest stop, public toilets, jetty and parking.

Retain existing entry / exit from Riverina Hwy.

RIVERINA HIGHWAY

LEGEND

	Title boundary		Proposed DDA carpark
	Existing road		Proposed EV charging station
	Existing water body		Proposed entry signage
	Existing trees		Proposed arbour with climbing vine
	Item to be demolished		
	Proposed asphalt road surface		
	Proposed building / structure		
	Proposed concrete footpath		
	Proposed granitic sand footpath (with concrete edge)		
	Proposed vehicle barrier fencing		
	Proposed wall for bank stabilisation		
	Proposed balustrade		
	Proposed trees		
	Proposed area of terrestrial revegetation		
	Proposed irrigated and mown lawn		
	Proposed slashed grass		
	Proposed carparks / linemarking		



Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND
MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing Title:
RIVERINA HIGHWAY REST STOP
& JETTY CONCEPT PLAN

Drawing No: 2247- MP10
Date: April 06, 2023
Scale: 1: 250 at A1
1: 500 at A3

FINLEY LAKE MASTERPLAN
Rest Stop & Jetty Precedents



Timber 'T' shaped jetty



Lions Park, Gunbower - Fishing platform with ramp access to lower deck with accessible canoe launch (designed for fluctuating water levels)



Steel jetty accessible from lake circuit path



DDA carparks



Shady carpark



Public toilet blocks with DDA compliant / unisex cubicles



Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL
Drawing Title:
REST STOP & JETTY PRECEDENTS

Drawing No: 2247- MP11
Date: April 06, 2023
Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

FINLEY LAKE MASTERPLAN

New Island

- The inclusion of this island addresses several issues, including:
- The existing lake loop path is approximately 1.75km. This length makes an excellent dog walking circuit or exercise loop for locals. However, there is a need for a smaller loop to suit children on scooters or visitors. A shorter loop path could be concrete, while the large loop would be gravel and provide lake users with a varied surface to suit the different needs of users.
 - The wave action from boats can have a negative impact on aquatic plants and animals. An island will break up the wave action and protect this area. The island will also provide a physical divide between motorised craft and the proposed swimming area.
 - The community suggested a picnic space on the existing island. This could not be achieved with bridge access due to watersport conflicts.
 - The proposal is to provide a large island utilising desilting spoil to create a picnic space. This space could be home to a display showcasing and promoting the Bangerang People, their culture and heritage. The island would be surrounded by aquatic plants as part of the wetland. Many of these species are bushtucker plants providing an opportunity for living Bangerang culture on site. The small bridges to access the island should suit canoe / kayak access underneath. They should give maintenance vehicle access.

RECOMMENDATIONS

Refer to MP02 – Maintenance and Management recommendations and include the island design in the bank edge and wetland design.

FIRST NATIONS CULTURE AND HERITAGE

The Bangerang people are recognised by BSC as the First Nations people at this site. The recent work at the nearby Finley Solar Farm included a Due Diligence Aboriginal Archaeological Assessment by Virtus Heritage 2020. The report states, “the area is known as the traditional lands of the Bangerang people (HO & DUAP 1996).” Mapping within the report shows there are no registered sites on the Australian Heritage Database (AHD) for the Lake.

BSC has recently established a relationship with Uncle Dozer (Darren Atkinson) and Uncle Kevin Atkinson of the Bangerang people as their Registered Aboriginal Party (RAP) for the shire. Uncle Dozer and Uncle Kevin have been involved in the direction of the Masterplan. They have represented the interests of the Bangerang people during the community consultation stage and have had input into the design inclusions for the island space.

The Uncles have shared that this site has cultural significance to the Bangerang. Before it was a lake, this site was an ephemeral wetland. Water bodies in a dry climate like Finley were key to accessing water, food and trade. This lake provided essential water and food to Bangerang people and provided an important rest stop on journeys across their Country. This was also a birthing place – a place for women and children. Nearby is a men's initiation space. This space is important to the Bangerang People culture and heritage.

The Uncles suggested a yarning circle that could be used for cultural awareness training and educational space for school groups etc. Surrounding the small island an interpretive walk with artwork and cultural heritage signs provides a way for visitors to engage with the Bangerang culture. They have suggested that the Lake and the island should be developed as part of a Bangerang cultural tourism trail that links important Bangerang places and projects including Lake Urana, the Tocumwal Blowhole and Rocks, Boat Rock at Savernake, the proposed Barooga Sporties Bangerang Art and Light Trail, the Corowa Walk and Bangerang Park in Corowa. This Country wide approach will provide a cultural trail over Bangerang Country and promote Bangerang living culture and heritage across the region.

In addition to the island project, they were very supportive of key projects that supported Bangerang living culture, including:

- Establishing a more diverse wetland planting that includes bushtucker plants.
- Restock the Lake with native fish
- Name the islands, bridges and other elements around the lake with Bangerang language

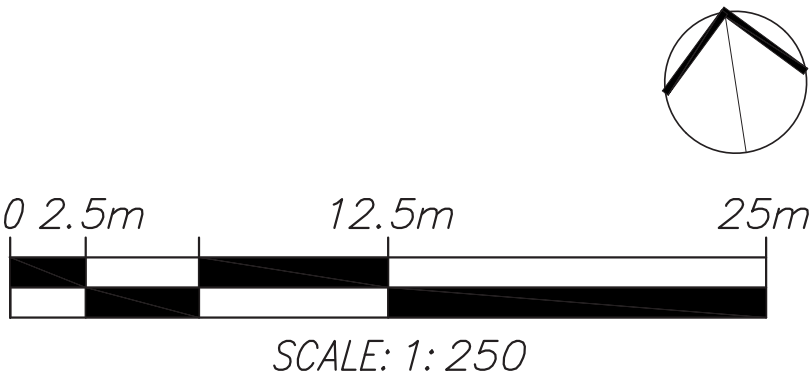
Continues left...



- ### RECOMMENDATIONS
- Develop the new island as a cultural space showcasing and celebrating the Bangerang culture. Design to be developed as a co design project. The island to be be used for cultural awareness training for businesses and cultural programs for schools. Provide a yarning circle with a shelter that provides rain and sun protection, sized to suit 30 children and teachers). Seating areas should provide gathering spaces for smaller groups. Open grass space to provide for flexible event use including markets, dancing, cooking as well as picnics. Design of bridges to include gates to provide for paid / private event space.
 - Commission and install Bangerang artwork that is robust and fire-retardant. Include some large-scale elements that are photogenic and will promote the Lake to a wider audience.
 - Develop interpretive signage plan, signage typology, themes and content in partnership with the Bangerang community. Ensure the interpretation is designed to suit a modern audience and address the local stories' complexities. Commission the fabrication and installation of signage.

LEGEND

- | | | | |
|--|---|--|---|
| | Existing water body | | Proposed riparian and aquatic wetland planting |
| | Proposed concrete footpath | | Proposed irrigated and mown lawn |
| | Proposed granitic sand footpath | | Proposed yarning circle |
| | Proposed wall for bank stabilisation | | Proposed Indigenous art and cultural space feature eg. signage, artwork, relocated fallen scar tree |
| | Proposed trees | | |
| | Proposed area of terrestrial revegetation | | |



Project:
FINLEY LAKE MASTERPLAN

Drawing Title:
ISLAND CONCEPT PLAN

Prepared for:
FINLEY LAKE LAND
MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing No: 2247- MP12
Date: April 06, 2023
Scale: 1: 250 at A1
1: 500 at A3

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com



FINLEY LAKE MASTERPLAN

History and Living Culture



Education & tourism opportunities, classes, tour groups, bush tucker workshops, weaving displays etc

Cairns foreshore interpretive display



Werrpanakata Fish Park in Brown Park, Deniliquin. Informational signage & artwork, monitoring & educational programs

Joint management and planting partnership opportunities



Local artist sculptural opportunities

Interpretive & informational signage

Cultural space, yarning circle and artwork opportunities

Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL
Drawing Title:
CULTURAL HERITAGE PRECEDENTS

Drawing No: 2247- MP13
Date: April 06, 2023
Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

FINLEY LAKE MASTERPLAN

Newell Hwy Rest Stop & Play

REST STOP

The Newell Hwy has the potential to provide a roadside stop on the A39 (Gore / Newell / Goulburn Murray Hwy network). The Lake is around 3.5 hrs from Melbourne. Currently, the carpark lacks formal parking bays, shade, long vehicle provisions, toilets, and a clearly marked / signed vehicular movement system. Truck rest stops are well provided for in other sites in Finley, and this site is not required as a truck rest stop.

The existing Boiltho Shelter provides wet weather protection; however, the afternoon sun is not addressed. There are 2 picnic tables and BBQ. It is well-located and maintained.

RECOMMENDATIONS

- Install a steel pergola around the Boiltho Shelter to provide extended sun protection under shelter.
- Undertake a civil engineering design for all carparks to address issues and improve access.
- Consider an EV charging station to attract the growing electric vehicle travellers.

Refer to following pages for more information:

Commercial opportunities - refer to MP15

Playground & Swimming beach - MP16

Proposed playground. Consider expanding boat / lake themes with additional equipment. Provide a selection of challenging equipment for multiple age groups including a swingset and incorporate shade features.

Existing Boiltho shelter with new arbour with climbing vines to increase shaded area. Provide additional picnic furniture to complement BBQ.

Proposed concrete path connecting lake to swimming pool.

Proposed vehicle barrier eg. bollards / post and rail fence to restrict vehicle movements to carpark only.

Swimming Pool carpark

Caravan Park Entry

Proposed shallow sand beach for swimming / water play. Lawn area behind as picnic / supervision space.

Proposed Galleon playground boat feature. Ensure galleon is large and eye catching. Provide high mast and flag to ensure visibility from the highway. Incorporate high deck overlooking lake and multiple play features. Refer to MP16 for additional recommendations and precedent images.

Proposed picnic deck over lake.

Proposed small scale concrete / fibre reinforced polymer 'boat' ramp for shallow launching of hired canoes etc.

Proposed large picnic deck overlooking lake opposite café frontage of building. Deck available for all public use (i.e. not just café patrons).

Provide vehicle access to storage / for deliveries to building.

Proposed DDA carparks with access to commercial building.

Proposed one-way carpark with 60-degree angled carparks and planted median with shade trees.

Proposed area for development of an outdoor interpretation display - refer to MP15

Proposed concrete circulation path aligned to protect and retain significant trees.

Proposed one-way road access to carparks. Proposed raised wombat crossing to provide safe pedestrian movement into picnic area and slow vehicles prior to parking area.

Multipurpose event space with town water and 3 phase electrical supply to support community events eg. markets, gatherings etc.

Demolish the Wheels of Prosperity including mound to provide clear view lines to water. Re-use water wheels in safe display in interpretive area.

New road entry from Newell Highway aligned to suit new commercial space and provide one-way system.

Proposed carparks with EV charging stations (quantity to be confirmed).

Proposed DDA carpark with access to picnic area and playground.

Proposed 4 no. parallel long vehicle (eg. caravans) parking spaces.

Proposed one-way carpark with 60-degree angled carparks fitting between existing Pyrus (Ornamental Pear) trees

Proposed Finley Lake signage noting rest stop, public toilets, playground and parking.

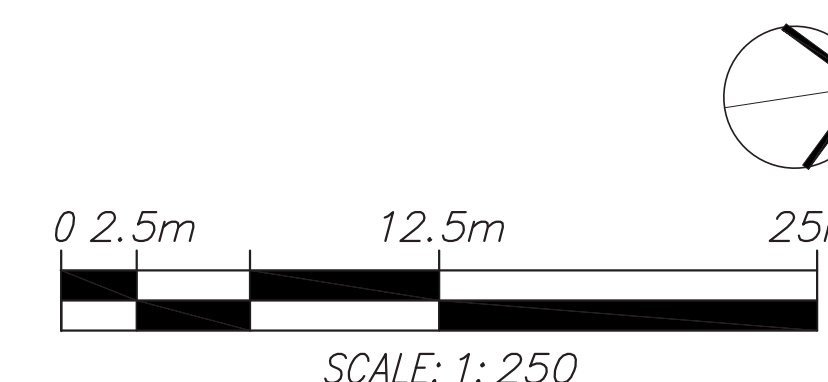
LEGEND

- Title boundary
- Existing road
- Existing water body
- Existing building / structure
- Existing path
- Existing fence
- Existing trees
- Item to be demolished
- Proposed asphalt road surface

- Proposed building / structure
- Proposed concrete footpath
- Proposed granitic sand footpath (with concrete edge)
- Proposed vehicle barrier fencing
- Proposed wall for bank stabilisation
- Proposed deck / jetty
- Proposed sand beach area
- Proposed trees
- Proposed area of terrestrial revegetation

- Proposed riparian and aquatic wetland planting
- Proposed irrigated and mown lawn
- Proposed slashed grass
- Proposed playground area
- Proposed galleon boat play feature
- Proposed carparks / linemarking
- Proposed DDA carpark
- Proposed EV charging station
- Proposed entry signage

- Proposed arbour with climbing vine
- Proposed deck umbrella
- Proposed water geyser
- Proposed outdoor interpretation display area



Project: FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND
MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing Title:
**NEWELL HIGHWAY REST STOP &
PLAYSPACE CONCEPT PLAN**

Drawing No: 2247- MP14
Date: April 06, 2023
Scale: 1: 250 at A1
1: 500 at A3

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com



Deck cafe / restaurant overlooking water



Tocumwal information centre, public toilets & upstairs restaurant



Public picnic deck extending out over water

FINLEY LAKE MASTERPLAN

Commercial Opportunities

The results of the consultation include a strong request for a commercial space at the Lake. This space should suit the needs of visitors and residents. Ideas suggested during the consultation include a juice bar, a fish 'n' chip shop, or a sandwich bar. The Chamber of Commerce has suggested that the venture could include a café, visitor information, interpretive display, public toilets, water sport equipment hire and views over the Lake – similar to the recent works at the Tocumwal Foreshore. The nearby Finley Bowls Club has a bar and dinners on offer. They have expressed an interest in managing a venue that could diversify their commercial operations.

RECOMMENDATIONS

- Develop a business plan for a multipurpose commercial / community building with café, visitor information, interpretive display, public toilets, water sport hire and views over the Lake.
- Subject to business plans and funding availability, undertake the design and construction of a purpose-built building with views over the water.

SITE / REGION INTERPRETATION

There is currently very little local / district interpretation at the Lake. There are a few signs about irrigation, rice farming and Finley. They are faded and don't meet the contemporary standard of signs in other BSC towns. There is no mention of pre-colonisation times or the Bangerang People. The Wheels of Prosperity is a mound with a series of water wheels and a pond on the Newell Hwy frontage. The mound restricts views of the water and is dated. Due to safety issues associated with spinning water wheels, the water no longer turns the wheels. The mound has exotic garden plants and signs commemorating study tours of the rice crops from around the world (the most recent date is 2001). The community has fond memories of this as a functional water feature. The Finley Chamber of Commerce raised that the future of the Wheel of Prosperity needs to be addressed. They identified the story of "Water in Australia" as an appropriate interpretive story for this site. At the time of writing, the Mulwala Canal (the northern boundary of the Lake) was being considered for a heritage listing.

RECOMMENDATIONS

- Develop an interpretive theme based on 'The Story of Water' in Australia.
- This story should acknowledge and start with the Bangerang people and how water was central to their way of life. The Bangerang People are to be involved in any text and images about them.
 - The story should be relevant and unique to the region and be displayed via modern, legible interpretive displays / signage.
 - Ensure the story is designed to suit a modern audience
 - Feature water wheels from the Wheels of Prosperity in a safe, exciting and engaging way.



Casterton Kelpie Museum - including information centre, public toilets, interpretive display and cafe / gift shop



Visitor information centre with cafe



Cohuna - Gunbower Creek picnic jetty and beach



Public market / evening events lawn space



Interpretation display



Project:
FINLEY LAKE MASTERPLAN

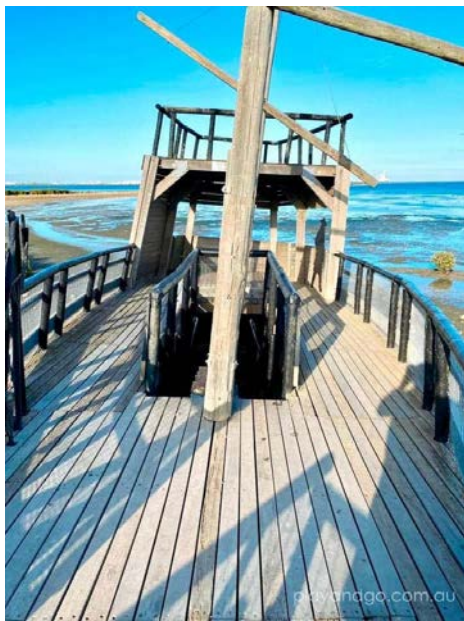
Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL
Drawing Title:
COMMERCIAL OPPORTUNITIES &
PRECEDENTS
Drawing No: 2247- MP15
Date: April 06, 2023
Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com



St Kilda Adventure Playground - Adelaide



The original Spanish Galleon - Finley 1994



Playgrounds with large boat themes



FINLEY LAKE MASTERPLAN

Playspace & Rest Stop Precedents

PLAYSPACE

In the early 1990's the Spanish Galleon was burnt to water level by an unknown arsonist on two occasions. The event was immortalised by the Finley alternative rock band Spiderbait in their song "The Unfinished Spanish Galleon" in 1995. While Finley is well recognised for their VFL and AFL football players, Spiderbait is an important Finley export that is 25 years strong. They are one of Australia's biggest bands, winning multiple ARIAs, and all their albums have achieved gold, platinum or double platinum status.

The theme for the playground is to feature a Spanish Galleon and draw on the Spiderbait connection. This playspace should suit multiple aged children and be iconic and remembered by children and adults alike. The playground should include 'instagrammable' structures that will market the playground and town on social media.

RECOMMENDATIONS

- Collaborate with Spiderbait to include album art and feature the song and / or lyrics to "The Unfinished Spanish Galleon".
- Design and construct a robust Spanish Galleon. Note this should be a modern piece of play equipment that has excellent play value and meets the Australian Standards for play. It will also need to be easy to maintain, robust, vandal-resistant, and fire-retardant. The ship's location should suit multiple viewlines and be eye-catching from the adjoining highways (eg. a tall mast and flag feature).
- Include additional play equipment to compliment the Galleon and provide an adventurous playground with features for multiple ages and users

WATER ACCESS

The lake edge is eroding. There is no facilities to provide safe access to the water. There have been many requests for splash park-style play. However, the BSC Tourism Strategy (2019 - 2023) requires a point of difference for each town and no repeating of facilities.

RECOMMENDATIONS

- Design and construct a swimming / wading beach
- Design and construct a small picnic deck with a seating edge
- Refer to commercial space for more recommendations.



Shade pergola



DDA carpark and EV charging station

Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL
Drawing Title:
REST STOP & PLAYGROUND PRECEDENTS

Drawing No: 2247- MP16
Date: April 06, 2023
Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

FINLEY LAKE MASTERPLAN

Trees & Revegetation

THE AQUATIC ENVIRONMENT

ISSUES

The aquatic plant species established in the lake lack diversity. Generally, there is Cumbungi on the banks and a water ribbon weed below the water surface. Both plants provide animal habitats. It is a specialist skill to identify if these plants are indigenous to the region. Indigenous cumbungi and water ribbons are important to the Bangerang culture.

The extensive water ribbons are preventing water ski boats, model remote control boat and canoes and kayaks from fully using the Lake. Deepening the lake and providing more diverse plantings will support water activities as well as increased diversity of animals and more elements of living culture.

The Lake has recently been stocked with Eel-tailed Catfish, in collaboration with the Deniliquin Lagoon Threatened Species Breeding Program. Yellowbelly and Cod fingerlings are released each year. Fishing is a popular local sport, and fish are also valuable to the local ecosystem. The introduced fish Redfin Perch is in the Lake. They are considered one of the most significant predators of native fish in Australia and can spread Epizootic Haematopoietic Necrosis to native fish. The species is very hard to control. Unlike most open waterways, this water body is a closed system only connected via the Mulwala Canal. This site has the potential for control of Redfin Perch and as a breeding lake for native fish.

RECOMMENDATIONS

- Engage an ecologist with an aquatic specialisation in this region to undertake the following:
 - Identification of existing aquatic plants and confirmation if plants are indigenous to the region.
 - A planting plan for the wetland and bank edge plantings. The design should have the input from an ecologist and the Bangerang people to ensure bush tucker and weaving plants can be accessed and utilised.
 - Design of fish breeding habitat to suit native fish species
- Continue to partner with native fish breeding programs to restock the Lake with native species.
- Partner with the Department of Primary Industries NSW to control Redfin Perch from the Lake. Educate the fishing community about the risks of Redfin to encourage their help to control the species including moving live Redfin between waterbodies.
- Partner with the Bangerang people to develop a plant list that supports living culture.

Proposed boulevard planting along newly established curved lake edge to replace willow trees.

MULWALA CANAL

Proposed aquatic and riparian planting on sloped lake bank. Provide areas of submerged logs etc. to develop fish habitat.

Proposed aquatic, riparian and terrestrial planting to constructed island area.

Ensure tree planting along Newell Highway does not restrict views from highway to Lake or ensure tree canopy will ultimately be above sight-lines.

Proposed infill planting to establish strong boulevard planting along park edge.

Proposed canopy trees to establish shade in carpark areas.

TERRESTRIAL PLANTING

ISSUES

The community consultation clearly asked for a green and shady park that suits the Finley climate.

FLLM has undertaken extensive plantings. This work should be commended for its sensitive palette and ongoing efforts to create succession planting. Some trees are close together and are difficult to mow around.

Between the Riverina Hwy and the water treatment plant, there is a stand of mixed native trees. These provide an important visual screen for the water treatment plant. The extension of the water treatment plant is not well-screened and does not contribute positively to the streetscape or the park environment.

Finley's hot and dry climate in summer makes shade over footpaths valuable to park users.

Views of the water from the road are limited, particularly from low vehicles. Tree plantings should consider key viewlines. Tree species in these areas should be fast-growing and clear-trunked that will ultimately have canopies above sight-lines.

Wind (particularly from the west) is causing wave action, bank erosion and impacting aquatic species.

Willow trees edge the lake. They are past their useful life spans. As they senesce pests, bees and rot are causing public health risks.

RECOMMENDATIONS

- Retain all FLLM tree planting. Provide a mulched surface where they are too close for slasher / mower access.
- Undertake path planting as paths are upgraded.
- All willows are to be removed. Consider a staged removal with succession-planting. Remove high-risk trees first.
- Additional trees and shrubs to the west of the lake should be planted to address wind issues over the lake.

LEGEND

- Extent of Masterplan
- Title boundary
- Existing road
- Existing water body
- Existing building / structure
- Existing path
- Existing fence
- Proposed road
- Proposed building / structure

- Existing deciduous tree
- Existing evergreen tree
- Proposed concrete footpath
- Proposed granitic sand footpath (with concrete edge)
- Proposed fence
- Proposed vehicle barrier fencing
- Proposed wall for bank stabilisation
- Proposed pedestrian bridge
- Proposed deck / jetty

- Proposed sand beach area
- Proposed deciduous tree
- Proposed evergreen tree
- Proposed area of terrestrial revegetation
- Proposed riparian wetland planting
- Proposed aquatic wetland planting
- Proposed irrigated and mown lawn
- Proposed slashed grass
- Proposed harbour with climbing vine

- Area for birdwatching
- Proposed submerged logs etc. for fish habitat
- Unaesthetic areas to be screened by vegetation
- Key sight-lines not to be impeded by trees etc.

Finley Water Treatment Plant

Area of dense aquatic, riparian and terrestrial planting on batter between treatment plant and lake. Select trees and plants to establish habitat for birds and other local wildlife.

Finley Water Treatment Plant

Finley Rural Fire Brigade

Finley Bowling Club

Ensure key viewlines from Newell Highway to future Galleon playground, commercial building and water geyser are not densely planted out with large trees or ensure tree canopy will ultimately be above sight-lines.

0 15m 37.5m 75m 150m
SCALE: 1:1500

Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND
MANAGERS & BERRIGAN
SHIRE COUNCIL

Drawing Title:
LANDSCAPE TREES &
REVEGETATION PLAN

Drawing No: 2247- MP17
Date: April 06, 2023
Scale: 1:1,500 at A1
1:3,000 at A3

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com

EXISTING DECIDUOUS TREES	
Botanical Name	Common Name
<i>Acer spp.</i>	Maple
<i>Fraxinus excelsior</i>	Golden Ash
<i>Fraxinus oxycarpa</i> 'Raywood'	Claret Ash
<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Honey Locust ctv.
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Malus ioensis</i> 'Plena'	Crab Apple
<i>Melia azedarach</i>	White Cedar
<i>Platanus x acerifolia</i>	London Plane Tree
<i>Salix spp.</i>	Willow
<i>Ulmus glabra</i> 'Lutescens'	Golden Elm

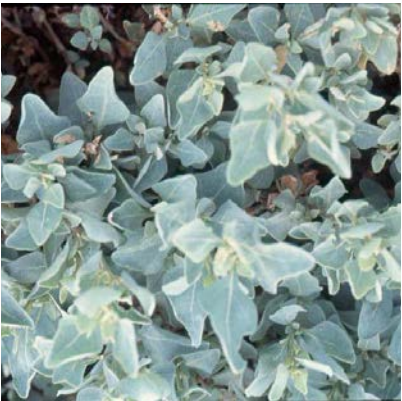
EXISTING EVERGREEN TREES	
Botanical Name	Common Name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia hakeoides</i>	Hakea Wattle
<i>Acacia pendula</i>	Weeping Myall - Boree
<i>Acacia stenophylla</i>	Shoestring Acacia - River Cooba
<i>Angophora costata</i>	Smooth-barked Apple
<i>Callistemon viminalis</i>	Weeping Bottle Brush
<i>Callistemon viminalis</i> 'Captain Cook'	Captain Cook Weeping Bottlebrush
<i>Callistemon</i> x 'King's Park Special'	Bottlebrush
<i>Corymbia citriodora</i>	Lemon Scented Gum
<i>Corymbia maculata</i>	Spotted Gum
<i>Eucalyptus camaldulensis</i>	Red River Gum
<i>Eucalyptus campaspe</i>	Silver-top Gimlet
<i>Eucalyptus camphora</i>	Swamp Gum
<i>Eucalyptus gardneri</i>	Blue Mallet
<i>Eucalyptus largiflorens</i>	Black Box
<i>Eucalyptus leucoxylon</i> 'Rosea'	Red Flowering Yellow Gum
<i>Eucalyptus platypus</i>	Round-leafed Moort
<i>Eucalyptus polyanthemos</i>	Red Box
<i>Eucalyptus salmonophloia</i>	Salmon Gum
<i>Eucalyptus scoparia</i>	Wallangarra White Gum
<i>Eucalyptus sideroxylon</i>	Red Ironbark
<i>Eucalyptus sideroxylon</i> 'Rosea'	Red Ironbark
<i>Eucalyptus spathulata</i>	Swamp Mallet
<i>Eucalyptus torquata</i>	Coral Gum
<i>Grevillea robusta</i>	Silky Oak
<i>Melaleuca decussata</i>	Cross-leaf Honey-myrtle
<i>Melaleuca linariifolia</i> 'Snowstorm'	Snowstorm Flaxleaf Paperbark
<i>Melaleuca nesophila</i>	Showy Honey Myrtle
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive
<i>Pinus radiata</i>	Monterey Pine
<i>Pittosporum angustifolium</i>	Weeping Pittosporum

ADDITIONAL TREE SELECTION	
Botanical Name	Common Name
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia pycnantha</i>	Golden Wattle
<i>Acacia salicina</i>	Cooba
<i>Allocasuarina luehmannii</i>	Buloke
<i>Brachychiton populneus</i>	Kurrajong
<i>Callitris glaucophylla</i>	White Cypress-pine
<i>Callitris gracilis</i> ssp. <i>murrayensis</i>	Slender Cypress-pine
<i>Eucalyptus behriana</i>	Bull Mallee
<i>Hakea tephrosperma</i>	Hooked Needlewood
<i>Myoporum platycarpum</i>	Sugarwood

REVEGETATION - UNDERSTOREY	
Botanical Name	Common Name
<i>Atriplex nummularia</i>	Old Man Saltbush
<i>Atriplex semibaccata</i>	Creeping Saltbush
<i>Austrodanthonia caespitosa</i>	Common Wallaby Grass
<i>Austrodanthonia setacea</i>	Bristly Wallaby Grass
<i>Austrostipa elegantissima</i>	Feather Spear-grass
<i>Austrostipa mollis</i>	Supple Spear Grass
<i>Austrostipa scabra</i> ssp. <i>Falcata</i>	Rough Spear-grass
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Chenopodium nutans</i>	Nodding Saltbush
<i>Chrysocephalum apiculatum</i>	Yellow Buttons
<i>Dianella longifolia</i>	Pale Flax-lily
<i>Dianella revoluta</i>	Spreading Flax Lily
<i>Dodonaea viscosa</i>	Hopbush
<i>Enchylaena tomentosa</i>	Ruby Saltbush
<i>Eremophila divaricata</i> ssp. <i>divaricata</i>	Spreading Emu-bush
<i>Eremophila longifolia</i>	Berrigan
<i>Eutaxia microphylla</i>	Common Eutaxia
<i>Lomandra filiformis</i>	Wattle Mat Rush
<i>Lomandra longifolia</i>	Mat Rush
<i>Mentha australis</i>	River Mint
<i>Pimelea curviflora</i>	Curved Rice-flower
<i>Poa labillardieri</i>	Tussock Grass
<i>Poa sieberiana</i>	Grey Tussock-grass
<i>Pycnosorus globosus</i>	Billy Buttons
<i>Rhagodia spinescens</i>	Saltbush
<i>Themeda triandra</i>	Kangaroo Grass
<i>Xerochrysum bracteatum</i>	Golden Everlasting

RIPARIAN AREAS - TREES & SHRUBS	
Botanical Name	Common Name
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia pycnantha</i>	Golden Wattle
<i>Acacia stenophylla</i>	Shoestring Acacia - River Cooba
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Eucalyptus camaldulensis</i>	Red River Gum
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus microcarpa</i>	Grey Box

RIPARIAN / AQUATIC AREAS - UNDERSTOREY	
Botanical Name	Common Name
<i>Brachyscome basaltica</i>	Swamp Daisy
<i>Carex appressa</i>	Tall Sedge
<i>Carex inversa</i>	Knob Sedge
<i>Carex tereticaulis</i>	Sedge Rush
<i>Eleocharis acuta</i>	Spike Sedge
<i>Eleocharis pusilla</i>	Small Spike-sedge
<i>Eleocharis sphacelata</i>	Tall Spike-sedge
<i>Ficinia nodosa</i>	Knobby Club Rush
<i>Juncus flavidus</i>	Gold Rush
<i>Juncus ingens</i>	Giant Rush
<i>Marsilea drummondii</i>	Common Nardoo
<i>Microlaena stipoides</i>	Weeping Grass
<i>Myriophyllum crispatum</i>	Upright Water Milfoil
<i>Myriophyllum papillosum</i>	Water Milfoil
<i>Phragmites australis</i>	Common Reed
<i>Poa labillardieri</i>	Tussock Grass
<i>Potamogeton crispus</i>	Crisp-leaved Pondweed
<i>Potamogeton tricarinatus</i> s.l.	Floating Pondweed
<i>Pycnosorus globosus</i>	Billy Buttons
<i>Triglochin procera</i>	Water Ribbons



FINLEY LAKE MASTERPLAN

Plant Species Palette

This page provides a list of existing trees, including old trees and more recent plantings. This list has been provided by John Lacey (FLLM). Note Willows, Monterey Pines and Cootamundra Wattle are not to be replanted due to weed potential.

An additional palette of trees, understorey and riparian / aquatic plants has been provided to guide future works. This palette is not to replace the work of an ecologist.

Note - Austrostipa spp. should not be planted in the off-leash dog park area due to seed heads causing canine health issues.

Project:
FINLEY LAKE MASTERPLAN

Prepared for:
FINLEY LAKE LAND MANAGERS & BERRIGAN
SHIRE COUNCIL
Drawing Title:
PLANT SPECIES PALETTE

Drawing No: 2247- MP18
Date: April 06, 2023
Scale: N/A

THOMSON HAY
LANDSCAPE ARCHITECTS

130 Howards Rd, WATTLE FLAT VIC 3352
T 03 5334 5321
E office@thomsonhay.com
W www.thomsonhay.com