
COLAC MEMORIAL SQUARE MASTER PLAN

MAY 2017

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Colac Memorial Square Master Plan

Colac Otway Shire Council

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FOR COLAC OTWAY SHIRE COUNCIL

May 2017

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The consultant team acknowledge the support and input of Colac Otway Shire Council staff and Councillors. In particular we wish to acknowledge the contributions by:

Nicole Frampton, Co-ordinator Recreation and Open Space (Colac Otway Shire Council)

Mark Robinson, Team Leader Parks and Gardens (Colac Otway Shire Council)

Ernie Andres, Treasurer Colac and District Chamber of Commerce and Industry

Andrew Searle, Organises Colac Custom Car and Bike Show

Brian Lloyd, Rodney Amos, Norm Dowie and Chris Potter, Colac RSL representatives

David Anderson, Carols by Candlelight representative

Ken O' Brien, Secretary Colac Kana

Jan Dowie, Gleny Myers and Sandra Grant, Colac Lions Club representatives

Robert Missen, Colac and District Historical Society representative

Gwenyth Knox, Colac and District Historical Society representative

Report Issue:

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1 Executive Summary

In May 2016, Michael Smith and Associates Landscape Architecture and Urban Design, in conjunction with Sports Turf Consultants, CMF Consulting and STORM Consulting were appointed by Colac Otway Shire Council to prepare the Master Plan for Colac's Memorial Square.

Several studies have been undertaken on Memorial Square over the past twenty five years or so. These have been:

- The Colac CBD and Entrances Report by Planisphere was prepared in 2012 and a few recommended actions have been undertaken to date.
- A Design Development Plan for Memorial Square prepared by Green and Dale in 1992.
- A Conservation Report and costings for the Colac War Memorial restoration and maintenance in 2015.
- A Tree Management Plan in 2015 and two Tree Assessment Reports in 2014 and 2015.

The Master Plan for Memorial Square draws together input from various Council departments, Colac Otway Shire Councillors, key community user groups and local businesses fronting the square, including the outcomes of informal interviews conducted during a drop-in session and the online survey conducted as part of the Master Plan process.

The Master Plan will provide a guide for improvements and developments for the square for at least the next 10 years.

VISION

The vision for Memorial Square is to maintain the formal layout with focus on the war memorial and associated memorials, while making the square more attractive and accessible for both locals and visitors. The square is to continue in hosting the regular community-based activities and continue as a popular stopping point for motorists travelling to and from other destinations.

Development within the square must address the need for improved drainage, surfacing and further provision of amenity elements of seating, picnic spaces and playspace. All improvements should be in the context of recognition of the square's memorial significance, which is highly valued by the community.

KEY RECOMMENDATIONS

The key recommendations for improvements in Colac Memorial Square are the following:

- Restoration and maintenance of the Colac War Memorial.
- Replacement of the existing grass and design and install a new irrigation system. Improve the drainage in problem areas.
- Improvement of the internal footpaths and the rotunda's steps and pavements.
- Continuation of the management of the Elm trees.
- Upgrade of the playspace, which is one of the most utilised facilities within the square.
- Installation of additional seats, picnic tables, barbecues, shelters, drinking fountains and litter/recycle bins.
- Installation of information signage about the square's history and the Coladjin people.
- Improvement of existing planting around the rotunda and provision of new flower beds to the corner entrances.

- The Memorial Square Master Plan supports the implementation of the Colac Otway Shire – Colac CBD and Entrances Final Report's actions relating to the redevelopment and construction of new amenities (toilet facility), vehicle parking and pedestrian flow.

2 Introduction

Colac is located approximately 150 kilometres west of Melbourne. The Kolijon (or Coladjin) Aboriginal people lived in Colac before the European settlement. The town developed around agricultural production of particularly dairying with dairy produce such as cheese, butter and milk production. Colac was an important railway head for timber production with the Otway Ranges.

Colac's Memorial Square is a 2 hectare regional public open space categorised as a Public Park and Recreation Zone within Colac. It is located in the centre of the Colac CBD, bounded by Murray Street, Gellibrand Street, Dennis Street and Hesse Street. Memorial Square is classified in Council's 2011 Public Open Space Strategy as a regional level open space (formal garden).



Cenotaph and associated plaque in Colac Memorial Square

BRIEF HISTORY

When Alexander Skene surveyed the site of the town of Colac in 1850 the area now known as the Memorial Square was not sub-divided into smaller building blocks but left blank on the plan, designated as 'reserved for market'. The Colac Shire Council, created in 1864, then oversaw the area and its maintenance and use were the basis of frequent vexatious discussions. In 1873, when town lands not subdivided were being surveyed, it was decided to formally reserve the area as a park and so keep it as open space. The ownership and management of the area were vested jointly in the Shire Council and the Lands Department. Later in the 1870s, under pressure from the Lands Department, the shire was forced to make some improvements to the 'malodorous swamp' so a fence was erected and some minor drainage works were done.

The area was used for vehicle parking. A travelling circus performed there. Band recitals were held. Gradually other uses developed. In 1887 the Fire Brigade erected premises on the southern edge of the square. The 1890s saw a Bowling Club and its pavilion established on the north-western corner. It is thought it is probably the first club in Victoria to have lady bowlers as associate members. The pine trees were substituted for Elm trees in the 1890's. There was a temporary band pavilion and in 1901, a library was built on the south-east edge of the square as a peace memorial to the Boer War. A plaque commemorating veterans was attached to the south wall of the library.

The square was reserved in 1893. Pine trees were planted to the perimeter and it was known as 'Market Square'.

Over these years, while others had their eyes on the vacant land in the middle of the growing town, the council (and public opinion) led to the rejection of proposals for a nursing home, new shire offices, a school and the long-term lease of the southern frontage for shops. The community preference for open space in the square has a long history.

There is a plaque in the square honouring the leader of the Federal Opposition Andrew Fisher who on July 31st 1914 spoke at a public meeting in Colac that 'Australia would support Britain to the last man and the last shilling'. Five days later war in Europe commenced. (Forest Lake, Plain The History of Colac 1888 – 1988 by Ida Mcintosh)

After World War 1 the arrangement with the government was re-negotiated and control vested in the Shire Council. This paved the way for the erection of the iconic war memorial, based on a bluestone mound, centrally located in the square, and opened in 1924. The Cenotaph monument designed by Frederick Sales is of sandstone block construction and is centrally located within the square, emphasised through the formal layout of surrounding asphalt paths and backdrop of established elm trees. Outside of Melbourne's Shrine of Remembrance, it is possibly one of the most significant war memorials in Victoria. Memorial Square includes other memorials commemorating significant historical events and dedications to special efforts/roles made by members of the community. Henceforth the area was known as the Memorial Square, and memorials to subsequent conflicts were added to the forecourt of the original building.

Another addition to the commemorative function of the area was the planting of a Lone Pine from Gallipoli in 1966. In 1985 a fountain was erected to enhance the approach to the monument.

The square became the focus of many events, one notable one being the declaration of Colac as a town in 1948. Multiple other uses have included a Six-Day Race, an event which attracted international publicity over the years between 1983 and 2006. A 'Ferret Cup' featuring ferrets racing along polystyrene pipes also gained publicity outside the Colac area.

At the same time, the memorial focus is not lost as the ceremonies on the 25th April and 11th November, held there each year, testify.

The public preference for an uncluttered square was demonstrated by the gradual removal of structures. The library went in 1970. Toilets in that area were re-located to the Gellibrand Street frontage, but later shifted so that their presence did not impinge on the square. At around the same time the Bowling Club was shifted from the area. In the 1990s a report was prepared on the square prior to major improvements being made. The original fountain, which often mal-functioned, was replaced. A rotunda was erected in the south-western area, while at the same time extensive paving was carried out. A playground in the north-western corner is popular.

The square is well used by both local citizens, and by the many tourists dropped off by buses on the northern perimeter. Barbeques are provided along the Dennis Street frontage. The area, with its striking monument, is a central focus for the town.

Footnote

There is no record of aboriginal usage of the area. As it was a 'malodorous swamp' before drainage works were undertaken it is unlikely that it had any attraction for the local Coladjin people.



Existing playspace



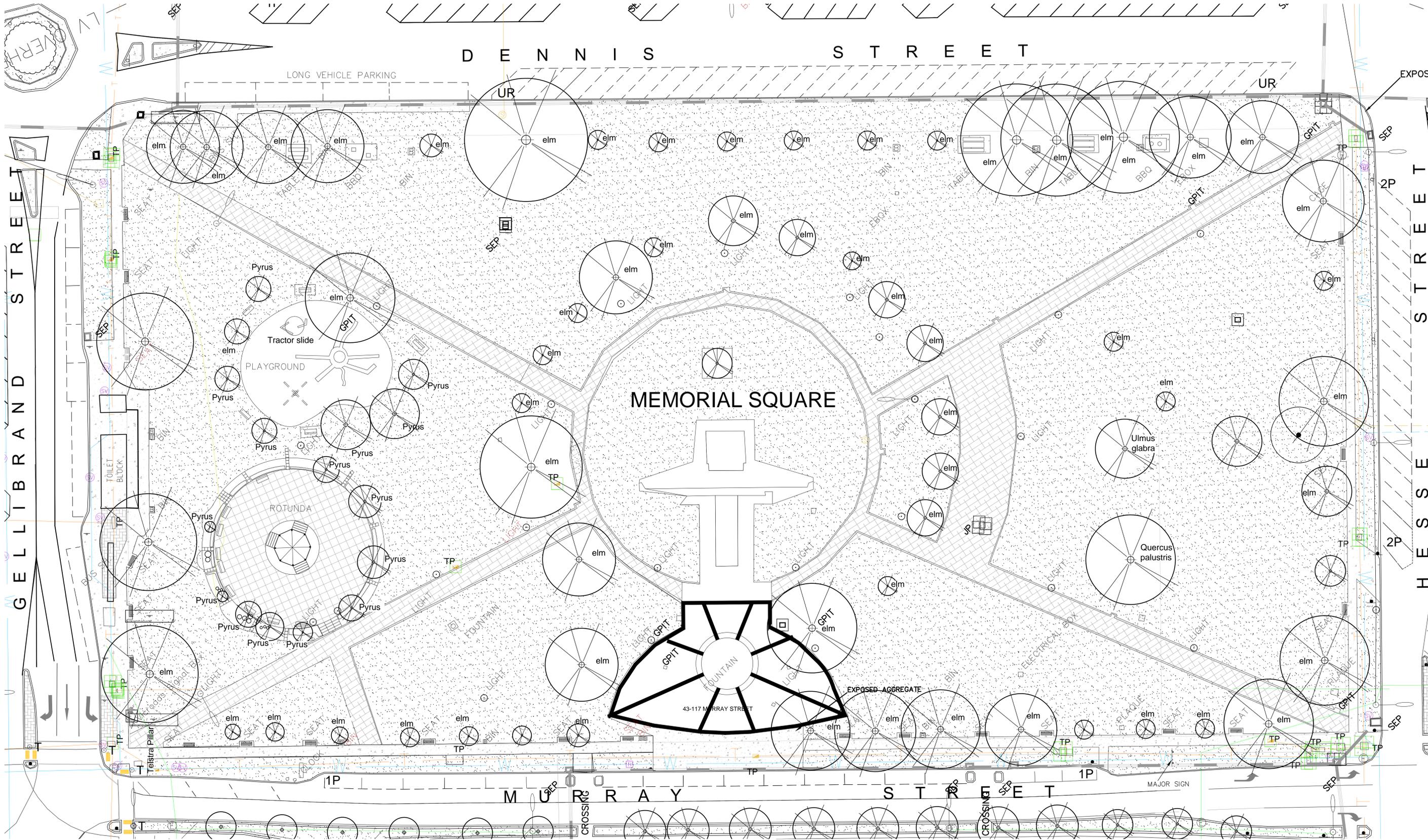
Existing public toilet facilities

The square's strength is its central location within Colac's CBD, contributing as an ideal event space, a meeting/gathering place and a recognisable landmark. The square hosts various annual major and regular minor events throughout the year. Some of the events held in the square include the monthly Colac Lions Club market (3rd Sunday of the month), Annual Custom Car and Bike Show (January), Colac Kana Festival (March), ANZAC Day memorial service (April 25th), Remembrance Day (November 11) and Carols by Candlelight (December). Colac is an established stopping point for people travelling to and from other destinations along Princes Highway and its location approximately midway between Geelong and Warrnambool. Memorial Square serves as a popular stop-over due to its well-maintained toilet facilities, long vehicle parking spaces, well-used playspace and proximity to retail shops, cafes and restaurants.

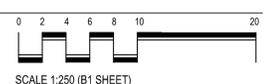
AIMS

To facilitate the preparation of the Master Plan for Colac Memorial Square, Colac Otway Shire Council has set the following aims:

- Undertake site analysis, including a comprehensive consultation and engagement process.
- The Master Plan will make recommendations for the future use and management of Memorial Square.
- Understand the existing and supporting infrastructure within the square and make recommendations on new infrastructure that meets the community's wishes.
- Clearly document the required facilities and their location within the square through detailed site concept plans. Any recommendations must consider Colac Otway Shire Council's Recreation and Planning Policies and must align with standards for open space development, draft playspace strategies, asset management standards, existing raingardens, other relevant planning documents (e.g. Colac CBD and Entrances Project), statutory requirements for any future development and Universal Design Principles.
- Strategies and actions need to explore innovation and create sustainable outcomes. There are already recently established raingardens at both corners of Hesse Street.
- Develop design concepts that can be staged according to priority and costs.



COLAC MEMORIAL SQUARE - EXISTING CONDITIONS
COLAC OTWAY SHIRE



Amendments:

Print Issue:

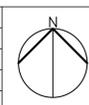
Title: Colac Memorial Square
Existing Conditions Plan
Client: Colac Otway Shire Council

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Drawing No.: Sheet 1 of 1



3 Process

Colac Otway Shire Council required a robust consultation and engagement process in the development of the Master Plan.

The analysis and consultation process was extensive and thorough to engage the many key user groups, interested community members including business operators fronting the square, Council staff and Councillors. Refer to Section 2-8 in the Supporting Documentation for the full detail of the consultation and community engagement conducted.

Since the appointment of the consultant in mid-2016, the following activities have informed the development of the Master Plan:

- June and July 2016 – members of key user groups and representatives of organisations that conduct major events held in Colac Memorial Square met with the Consultants. The particular groups consulted were: the Colac and District Chamber of Commerce and Industry, Custom Car and Bike Show, Colac RSL, Carols by Candlelight, Colac Kana and Colac and District Historical Society. All were interviewed to provide thoughts on the key strengths, issues and opportunities for the square.
- June 2016 – local businesses fronting the square were visited. The consultant team discussed the Master Plan project. There was general consensus on the opportunities that present themselves.
- June 2016 – Colac Otway Shire Council staff workshop.
- Consultants undertook an analysis of the square to review issues and opportunities to improve the presentation and function of the square, including the condition of the existing soil profiles, irrigation system and grass cover. The consultant team reviewed and assessed existing strategies and plans relating to the square. Discussions were held with Council's Parks and Gardens Unit for options for grass species, drainage issues and irrigation.
- July 2016 – Community “drop-in” session at the Square – a sausage sizzle and onsite radio broadcast was held in conjunction with the invitation to visit and speak with the project team.
- Survey (online and hardcopy) – A survey to seek broad community input was developed. Hard copies were distributed at the July Community “drop-in” session at the Square. 125 completed surveys were received. July 2016 - Councillor briefing session provided an opportunity to discuss the issues and opportunities identified during the consultation.
- Trinity College Year 8 Humanities students provided their ideas for how Memorial Square could be improved.



Drop-In Session/Sausage Sizzle on July 7th 2016

- September 2016 - Key stakeholder groups were invited to attend a workshop where the identified opportunities and draft concept layout plan were discussed and analysed. The attendees were provided with the proposed next steps for the project.

The ideas opportunities identified in the various community consultations and engagement opportunities, Council staff workshop and Councillor briefing session were categorised and collated in

a tabulated Assessment of Merit. The opportunities were assessed by the consulting team. See Section 9 of the Supporting Documentation for the full assessment.

The following is a list of the documents that were reviewed/analysed:

- 1992 Design Development Plan – Memorial Square
- 2011 Colac Otway Public Open Space Strategy
- 2012 Colac CBD and Entrances and Implementation Plan
- 2014-2017 Colac Otway Shire Physical Activity Strategy
- 2014 Arborist Report – Memorial Square
- 2015 Arborist Report – Memorial Square
- 2015 Conserving the War Memorial

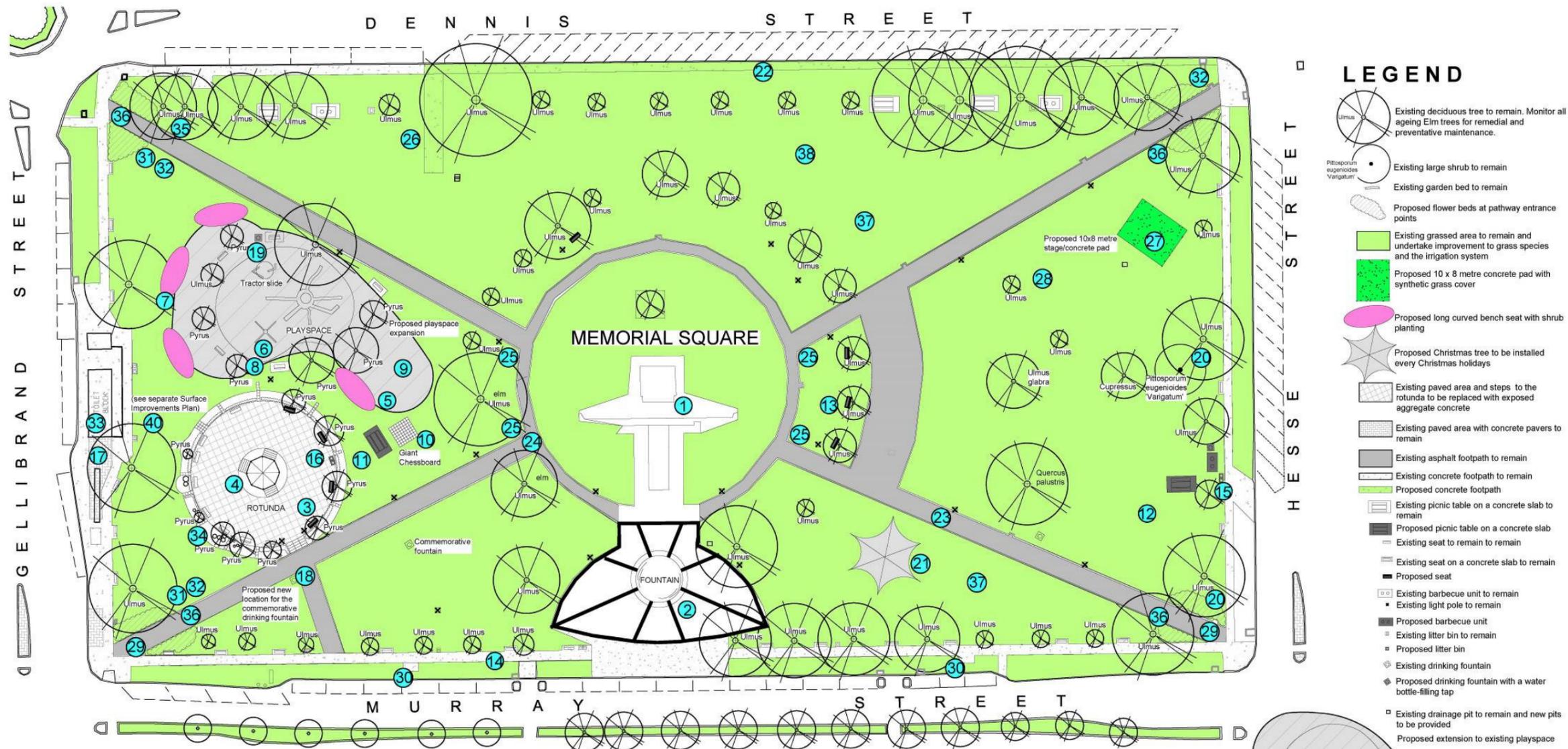
A summary of the findings of the reviewed documents relevant to the Memorial Square Master Plan is listed below:

- The existing elm trees should be inspected and reported on every six months by an experienced Arborist.
- The cost of extensive proposed restoration works for the War Memorial will be high and as such, Colac Otway Shire Council must have a strong commitment to undertaking the works. The works need to be undertaken by specialist building or stone masonry contractors.
- Improvements to street furniture, amenities infrastructure (particularly the toilet facility), parking and transport are recommended in order for the Memorial Square to be better presented as the heart of Colac CBD.
- Memorial Square's recreation and events infrastructure should be improved for it to continue as a destination for conducting events and casual use.
- A works program should be developed to manage the staged upgrade of the square.

Memorial Square is covered by a heritage overlay (Planning Scheme Map Reference HO308) and as such, some special considerations during any improvement works should be made which include the following:

- Conserve the *Ulmus procera* (English Elm) and other historic planting associated with the war memorial.
- Conserve the War Memorial and other memorials within the square commemorating members of the community.
- Maintain the square's character as an open public park and discourage developments that would compromise the character.

4 Key Directions Plan



LOCATION-SPECIFIC ACTIONS

Infrastructure

- 1 Restore and maintain the Colac War Memorial.
- 2 Re-render/paint the perimeter base of the existing circular fountain.
- 3 Install seats on the eastern side of the rotunda.
- 4 Upgrade the paved and dated surface and steps at the rotunda.
- 5 Increase the size of the playspace to facilitate additional play experience opportunities.
- 6 Replace/renew some/all of the playspace equipment to provide a greater range of play experience.
- 7 Install long bench curved seating combined with shrubs to the west and north sides of the playspace.
- 8 Install CCTV or a safety light near the playspace for safety.
- 9 Provide natural shade to the playspace.
- 10 Install a giant chessboard on the ground and on several picnic tables.
- 11 Install picnic tables near the playspace and to the park, i.e. the Murray and Hesse Streets section.
- 12 Construct additional overhead cover and weather protection to some picnic tables.
- 13 Consider the installation of more seats within the central part of the square.
- 14 Orientate some of the Murray Street seats to face into the square.
- 15 Consider the installation of two additional barbecues.
- 16 Install more litter / recycling bins.
- 17 Construct new amenities (toilet facility) on Gellibrand Street.

Infrastructure

- 18 Relocate the commemorative drinking fountain on the southwest section near Murray Street to a more accessible location.
- 19 Install drinking fountains with taps for filling water bottles.
- 20 Upgrade the lighting to include uplighting and bud lighting of selected trees.
- 21 Install festive decorations during Christmas time especially on the Murray Street side.
- 22 Construct a concrete footpath to the northern border (Dennis Street).
- 23 Fill in and repair depressions in the existing footpaths.
- 24 Remove the tripping hazard of bluestone edging on footpaths. In the same process re-sheet the asphalt paths to establish a well defined junction to grassed areas.
- 25 Round off the internal path intersections.
- 26 Construct a sealed driveway to the north side (Dennis Street) for vehicle access during events.

Events Infrastructure/Promotion

- 27 Construct a performance space as a concrete stage pad.
- 28 Upgrade the square's permanent power supply (3 phase power).
- 29 Install community noticeboards of upcoming events to the southwest and southeast corners.
- 30 Install flag poles along the Murray Street side for displaying event flags.

Heritage and Art

- 31 Install information signage and incorporate aboriginal art within the square's infrastructure to recognise the Coladjin people.
- 32 Install signage on the former use and history of the square. Include signage for other close by attractions.
- 33 Incorporate a mural from a historical perspective on the toilet block.

Trees and Landscaping

- 34 Improve the existing planting around the rotunda.
- 35 Maintain the Elm trees as the dominant tree species within the square.
- 36 Provide flower beds to the corner entrances.

Turf, Drainage and Water

- 37 Remove the cape weed within the grassed areas.
- 38 Replace the current grass with kikuyu turf to provide an immediate grass cover and oversow with Rye grass if winter colour is required.
- 39 Design and install a new irrigation system. Undertake an intensive audit of the current water supply to determine the options available to improve the pressure and flow.
- 40 Improve the drainage in problem areas such as the western section in front of the toilets. Reshape the surface levels as required as other turf works are occurring.

GENERAL ACTIONS

- a) Prepare a style guide for a consistent look for seats, barbecues, picnic tables and bins.
- b) Manage vehicle access within the square.
- c) The Memorial Square Master Plan supports the implementation of the Colac Otway Shire - Colac CBD and Entrances Project Final Report's Actions relating to the redevelopment of the amenities, vehicle parking and pedestrian flow.

Amendments:
 12.09.2016 DRAFT emailed to N. Frampton
 12.01.2017 DRAFT emailed to N. Frampton
 05.04.2017 DRAFT emailed to N. Frampton
 19.04.2017 FINAL emailed to N. Frampton
 30.05.2017 REV A emailed to N. Frampton

Print Issue:
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 05.04.2017 DRAFT emailed to N. Frampton
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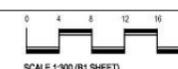
Title: Key Directions Plan
 Colac Memorial Square Master Plan
Client: Colac Otway Shire Council

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 Drawing No.: Sheet 1 of 1



KEY DIRECTIONS PLAN
COLAC MEMORIAL SQUARE MASTER PLAN
 COLAC OTWAY SHIRE COUNCIL

5 Key Directions Discussion

The following Key Directions have been derived from the analysis, the assessment of merit of ideas raised during the community and stakeholder consultation and engagement process and the adoption of universal design principles and strategies, including the objectives of the Master Plan.

The recommended improvements fall into the following categories:

- a) Infrastructure
- b) Events Infrastructure/Promotion
- c) Heritage and Art
- d) Parking and Transport
- e) Trees and Landscaping
- f) Turf, Drainage and Water

Infrastructure

1. Restore and maintain the Colac War Memorial

The consultation process clearly established that the war memorial is the focus and feature to the square. The war memorial should be better presented and be restored. Previous advice received indicated the probable cost for the complete restoration is in the vicinity of \$450,000. As a priority the west face of the Memorial was recommended for treatment. The community identified that the cupola bowl and decorative stonework at the top of the memorial should be considered as part of the restoration works. Uplighting of the war memorial would further enhance the memorial as the focal point of the square.



Discolouration in the top part of the memorial



Cracks in the render of the fountain base wall

2. Re-render/paint the perimeter base of the existing circular fountain.

The fountain is in a prominent location within the square and Colac CBD. It should be better presented. People like to sit on the edge of the fountain as it is conveniently orientated to shops on Murray Street. Currently the perimeter edge and rim of fountain are in a state of disrepair. Improving the presentation of the fountain's base will make sitting beside the fountain a more pleasurable experience.

3. Install seats on the eastern side of the rotunda.

All the existing seats are on the western side of the rotunda. Provision of seats to the east side of the rotunda will fill the missing gaps and create symmetry.

4. Upgrade the paved and dated surface and steps of the rotunda.

Some of the steps are cracked and are safety hazards. Some of the paving blocks have cracked and are generally in a poor condition. The cracked and stained paving units to the rotunda detract from its appearance.



Masonry paving tiles to the Rotunda

Memorial Square Playspace

The Memorial Square Playspace is classified as a regional play area. During the community and stakeholder consultation and engagement process, a significant number of respondents commented on the success of the playspace, benefiting both locals and visitors alike. There are a number of opportunities available for improving this area including:

5. Increase the size of the playspace to facilitate additional play experience opportunities.

Providing additional play experience opportunities will require an increase of the existing playspace footprint.

6. Replace/renew some/all of the playspace equipment to provide a greater range of play experience.

During the development of the master plan, there was a strong move to increase the diversity and range of play opportunity and apparatus, including ultimate replacement of most of the existing apparatus. Much of the playspace's equipment is dated and not appealing to children. Installation of modern play equipment that is sympathetic to the character of Memorial Square is necessary so that the playspace is able to keep older children engaged.

7. Install long bench curved seating combined with shrubs to the west and north sides of the playspace.

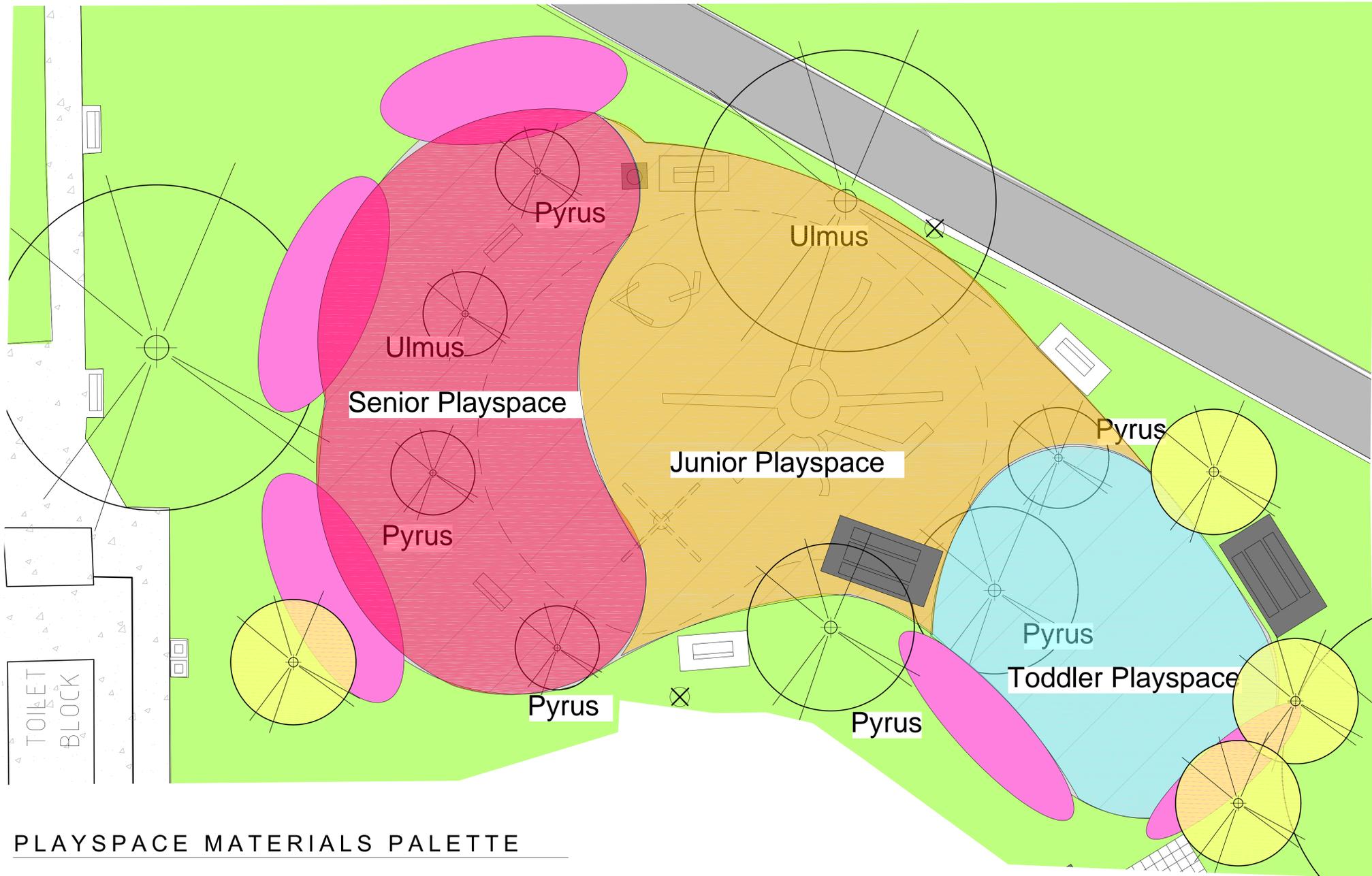
The installation of physical barriers other than a formal fencing to the west and north sides of the playspace will assist in keeping young children safe. This could be achieved through long seating and garden strips particularly to the north and west sides of the existing and the extended playspace as depicted below. During the community and stakeholder consultation and engagement process, there was mixed feelings on fencing or not fencing the playspace.



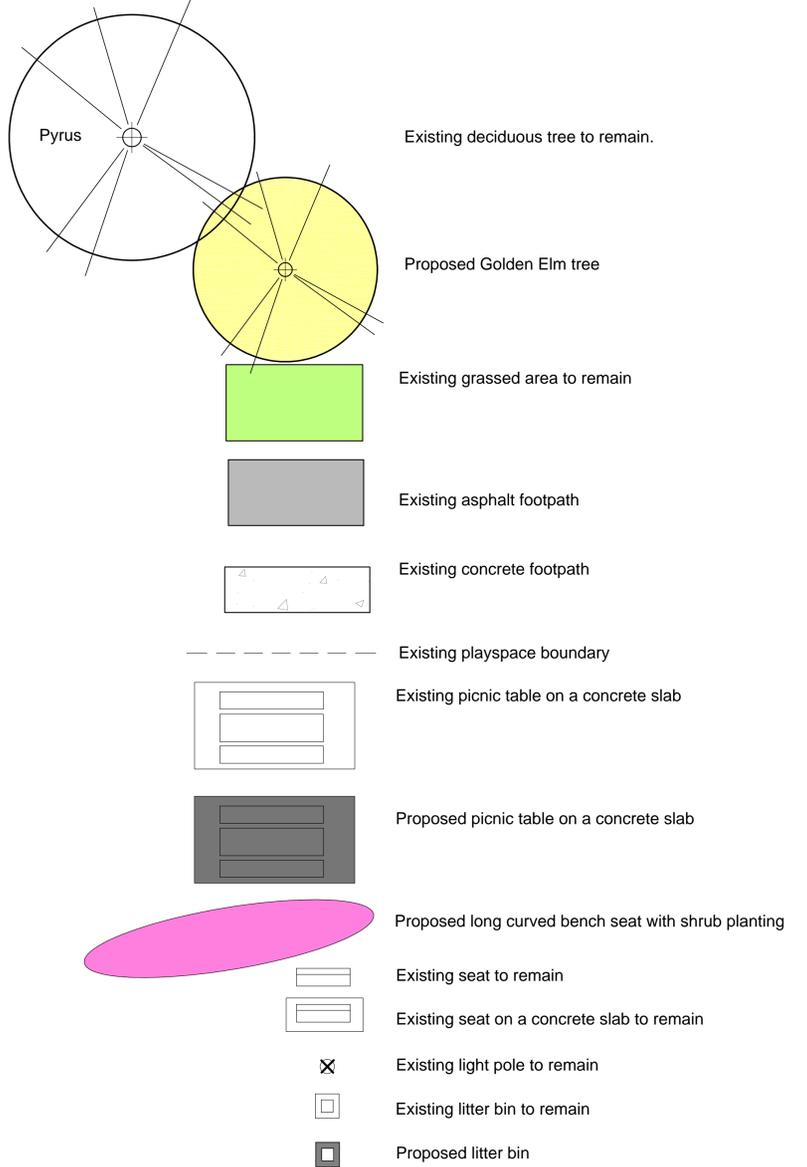
Existing playspace



Example of long bench curved seating



LEGEND



PLAYSPACE MATERIALS PALETTE



Concrete seat/
barrier



Concrete and timber
seat/barrier with planting



Typical play equipment style



Typical play equipment style



Typical play equipment style

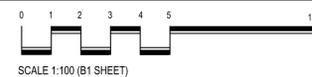


Play bridge to connect
playspaces

(DRAFT) PROPOSED PLAYSPACE EXPANSION - PLAYSPACE LAYOUT PLAN

COLAC MEMORIAL SQUARE MASTER PLAN

COLAC OTWAY SHIRE COUNCIL



Amendments:

Print Issue:
16.01.2017 DRAFT emailed to N. Frampton

Title: (Draft) Proposed Playspace Expansion -
Layout Plan
Colac Memorial Square Master Plan
Client: Colac Otway Shire Council

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Cad File:
Drawing No.: Sheet 1 of 1



8. Install CCTV or a safety light near the playspace for safety.

The square has several CCTV cameras, but none near the playspace.

9. Provide natural shade to the playspace.

This would assist in making the playspace a long stay destination in the warmer months. It is recommended that significant funds be set aside for the supply and planting of up to six advanced (5-6 metres tall) Golden Elms to be planted to the edge of the playspace.

10. Install a giant chessboard on the ground and on several picnic tables.

The giant chessboard would be an extension of the playspace and could add an interesting dimension to the town square character which would appeal to a range of ages. Several picnic tables should have a chess set installed.

11. Install picnic tables, particularly close to the playspace and to the park, i.e. the Murray and Hesse Street section.

All the existing picnic tables are located on the Dennis Street side, away from the most utilised areas of the square. Flat zones for accessibility including pram and wheelchair stationary parking should be considered when installing new picnic tables.

12. Construct additional overhead cover and weather protection to some picnic tables.

The square in general lacks shelter apart from the rotunda, the bus shelters and one barbecue station with an overhead cover. During the community and stakeholder consultation and engagement process, there was strong support for additional shade/shelters to picnic and seating areas. Shelters over some of the picnic tables would provide greater seating and use options in hot or wet weather.



Existing picnic table without an overhead shelter

13. Consider the installation of more seats within the central part of the square.

Creating greater seating opportunities would encourage more people to visit and stay longer within the square and benefit the elderly who come to the war memorial during the ANZAC Day Dawn Service and the Remembrance Day Service. Not all seats need to be under shade trees. Provide a variety of seating options to allow access for all abilities.



Existing seat



The seats on the perimeter of the square face outwards

14. Orientate some of the Murray Street seats to face into the square.

All the seats on the Murray Street frontage face outward to Murray Street. By re-orientating some seats to face into the square, attention would be drawn to the pleasant aspect and activity within the square.

15. Consider the installation of two additional barbecues.

A review of current usage levels for the barbecues, particularly during the warmer months, should be undertaken before installing additional barbecue units. All the existing barbecue units are on the Dennis Street side and none at the western side. Consider at least one barbecue unit to the eastern end of the square.



Existing barbecue unit on the Dennis Street side

16. Install more litter/recycling bins.

Most of the litter bins are located near the footpath on the Murray Street side and near the barbecues on the northern perimeter (Dennis Street).

17. Construct new amenities (toilet facility) on Gellibrand Street.

More up to date toilets are required if the square is to continue to be utilised more and hold more events in the future. Toilet capacity cannot cater for the high intensity of use when one or more bus tours arrive at the square and shops for a rest period. The Memorial Square Master Plan supports the implementation of the Colac Otway Shire – Colac CBD and Entrances Project Final Report actions relating to the redevelopment and construction of new amenities (toilet facility).



Existing public toilets

18. Relocate the commemorative drinking fountain on the southwest section near Murray Street to a more accessible location.

The existing commemorative drinking fountain is not drained to waste and therefore causes flooding on the immediate surrounding grassed area around the fountain's base. This poses drainage issues as well as making access difficult for people wanting to use the drinking fountain. The relocation of the commemorative fountain would be subject to a review as to the location of underground drain pipes and where the best location for the fountain would be considering the existing footpath network and entry point for vehicles. The southwest corner or near the playspace may be better locations.



Existing commemorative drinking fountain

19. Install drinking fountains with taps for filling water bottles.

Additional drinking fountains will make visitation more enjoyable. Taps for filling water bottles will be more hygienic than bubblers and less wasteful of water.

20. Upgrade the lighting to include uplighting and bud lighting of selected trees.

Uplighting/bud lighting of some of the larger Elm trees will make the square more visually appealing at night. Focus on trees that are away from Murray Street frontage as there is existing street lighting along Murray Street in the form of lamp posts and bud lighting on the small Elm trees within the central median strip.

21. Install festive decorations during Christmas time especially on the Murray Street side.

Murray Street is a prominent street and the main highway thoroughfare through town, where vehicles travelling to and from other destinations along the Princes Highway pass beside the square. The Murray Street side of the square is an ideal location for installing eye-catching Christmas decorations, Community engagement and consultation suggested installing a Christmas tree.

22. Construct a concrete footpath to the northern border (Dennis Street).

There is a missing section of the perimeter footpath network of the square on the north side. The 2014 Design and Documentation for the CBD and Entrances Project documented the missing length of path as a 2.5 metre wide concrete path.

23. Fill in and repair depressions in the existing footpaths.

There are existing potholes in some footpaths. A compliant footpath system will facilitate access for those pushing prams, wheelchair users and the elderly. The Opinion of Probable Cost accommodates full re-sheeting of all asphalt paths.



Existing cracks in the footpaths

24. Remove the tripping hazard of the bluestone edging on footpaths. In the same process re-sheet the asphalt paths to establish a well defined junction to grassed areas.

Removing the tripping hazards will ensure that the square is a safer destination for everyone. Eliminating the tripping hazards caused by the bluestone edges will require re-sheeting of the asphalt paths to provide a clean junction edge to grassed areas.



Existing bluestone footpath edging

25. Round off the internal path intersections.

Vehicles requiring access into the space are required to remain on the existing path system, unless otherwise authorised. Rounding off path intersections will facilitate smoother vehicle loading/unloading and bump in/bump out during events and minimise damage on the existing path system. The existing path intersections are at fairly sharp angles. This work can be undertaken in parallel to the removal of the tripping hazards of the existing bluestone edging and re-sheeting works.

26. Construct a sealed driveway to the north side (Dennis Street) for vehicle access during events.

There is a shallow depression and bare area on the north side of the square which is already regularly used as an access point for vehicles. Formalising this vehicle access point would assist in general maintenance and for events.



Existing informal access on the Dennis Street side for maintenance vehicles

General Actions/Comments for Infrastructure

a) Prepare a style guide for a consistent look for seats, barbecues, picnic tables and bins.

Site furniture should be consistent and take reference to the existing street furniture within Colac and/or Colac's history.

EXISTING FURNITURE



BENCH



PICNIC TABLE



BARBECUE UNIT



LITTER/RECYCLING BINS



DRINKING FOUNTAIN



COMMEMORATIVE DRINKING FOUNTAIN

PROPOSED FURNITURE



EVENT FLAGPOLE



COMMUNITY NOTICE-BOARD



DRINKING FOUNTAIN (Cascade - Furphy Foundry)

PLAYSPACE MATERIALS AND PLAY ELEMENTS



GIANT CHESSBOARD



CHESSBOARD ON PICNIC TABLES



LONG CURVED BENCH SEAT-BARRIER

LIGHTING AND PUBLIC ART



UPLIGHTING OF TREES



BUDLIGHTING OF TREES



CHRISTMAS TREE



PUBLIC ART



PUBLIC ART



PUBLIC ART



PUBLIC ART



PUBLIC ART

PAVING AND SIGNAGE



PRE-CAST CONCRETE PAVERS



MASONRY PAVING TILE

**PALETTE OF MATERIALS
COLAC MEMORIAL SQUARE
COLAC OTWAY SHIRE COUNCIL**

SPRING-AUTUMN FLOWERING PLANTS



ALOE FEROX



ALSTROEMERIA cultivars



BRACHYSCOME MULTIFIDA



CHRYSOCEPHALUM APICULATUM



COREOPSIS 'SUNRAY'



ESCHSCHOLZIA CALIFORNICA



GAURA LINDHEIMERI



HEMEROCALLIS FULVA



HEMEROCALLIS cultivars



NEPETA CATARIA



NEPETA X FAASSENII



PENSTEMONS cultivars



PHLOMIS FRUTICOSA



RUDBECKIA cultivars



SALVIA FARINACEA



SALVIA LEUCANTHA



SCABIOSA CAUCASICA



STACHYS BYZANTINA



TANACETUM COCCINEUM



VERBENA cultivars

WINTER FLOWERING PLANTS



ERICA CARNEA



GERANIUM MADERENSE



HELLEBORUS hybrids and cultivars



IRIS STYLOSA



NARCISSUS cultivars



TAGETES



VIOLA

TREE



ULMUS GLABRA 'LUTESCENS'

**PALETTE OF MATERIALS
COLAC MEMORIAL SQUARE
COLAC OTWAY SHIRE COUNCIL**

Events Infrastructure/Promotion

27. Construct a performance space as a concrete stage pad.

There is a demand for a flat area near a power supply that can be used during events, especially during Colac Kana and Carols by Candlelight. A suitable location is to the eastern end of the square where traffic noise is less of a problem and there is space to establish low grassed mounding. The performance space can be a concrete stage pad of minimum 10 X 6 metres.

28. Upgrade the square's permanent power supply (3 phase power).

Upgrading the square's power supply will reduce the current safety issues for events and will allow the square to become a venue for more and/or larger events/activities.

29. Install community noticeboards of upcoming events to the southwest and southeast corners.

The square is a high profile site which is ideal to promote community information. Both corners of the square on the Murray Street side should have community noticeboards to cater for people arriving in and leaving the Colac CBD via Murray Street.

30. Install flag poles along the Murray Street side for displaying event flags.

Permanent flag poles on the Murray Street corners of the square will assist event organisers in displaying event flags to assist organisers with event promotion in a more professional manner. Consideration to be given on how many event organisers would use flags to promote their activity/event to determine how many flag poles would be required. Flags are not to be located near the war memorial.

General Actions/Comments for Events Infrastructure/Promotion

Memorial Square is a significant open space located within the Colac CBD and provides the Colac community with a centrally located community space. The square is underutilised and there is a disparity in the current use pattern within the square. Opportunities exist to activate the square and diversify the visitor experience. Council needs to encourage and support greater use of Memorial Square for community activities and events.

Establishing a dedicated performance area to the eastern end of the square would provide opportunities for more equitable distribution of use. Such an area could be used by existing events such as Kana and Carols by Candlelight and could also attract use from other community groups throughout the year including local dance, singing and performance organisations.

"Pop-up" events or activities such as art/sculpture exhibitions, sustainable living and building expo's for example and promotional activities for local products/businesses would encourage more people to use and visit the square. Conducting more community events such as picnic days, exhibitions, concerts, etc, would increase the use of the square.

To attract more events and activities to use Memorial Square, Council should undertake the following:

a) Review the process for booking events and activities in the square.

It is important in allowing for programmed scheduled works, that all events and activities are booked. It is recommended that a review of the existing events booking system and booking fees be undertaken to ascertain existing issues and improvements that can be implemented to encourage more people and groups to hold events and activities within the square.

Consideration should be given to which local groups already make use of the square and what are the deterrents (if any) for other groups to use square as well.

b) Develop a Memorial Square services map to be made available to event organisers.

Provide information when making a booking about the location of power and water supply, access of the square including loading and unloading point/s to event organisers. This will assist organisers in the booking and holding of events and activities.

c) Manage vehicle access within the square.

Unauthorised vehicles driving across grassed areas cause compaction of the soil and cause issues for landscape maintenance. Rather than prohibiting vehicles from entering the square for preparation for events/festivals set up and removal of displays and infrastructure, vehicle access should be better managed. It is recommended that a Council officer checks the set-up and vehicle access for events. The locations of restricted areas to vehicles should be included in the proposed events services locations map.

Heritage and Art

31. Install information signage and incorporate aboriginal art within the square's infrastructure to recognise the Coladjin people.

The stories of the aboriginal people (Coladjin) from pre-European settlement should be better represented in the square. References to the aboriginal people need not be limited to signage. A graphic and artistic representation through the pathways, seating, public art and rotunda is recommended. The indigenous people's connection to the foreshore and the interpretive work undertaken is a key opportunity in connecting the lake, the botanic gardens and the CBD. The interpretive material on the Lake Colac foreshore is a good example.



Existing aboriginal art on the Lake Colac Foreshore

32. Install signage on the former use and history of the square. Include signage for other close by attractions.

The facilitation of providing art installations, both temporary and permanent, within the square is a major opportunity to involve the community in making the square more of a destination place. Signage within the square can link to the artwork and stories established for other close by attractions including the Colac Botanic Gardens and Lake Colac, Barongarook Creek Walk and Art Trail. Incorporate QR codes within the signage.



Existing Memorial Square historical and directional signage

33. Incorporate a mural from a historical perspective on the toilet block.

A depiction of layers of Colac's history, either as a static or holographic image/s as a display on one or two of the walls would create interest to what could otherwise be a blank wall. This is a major opportunity to involve the history society, individuals and local artisans.

d) Provide art installations both temporary and permanent involving local artisans.

The facilitation of providing art installations within the square is major opportunity to involve the community in making the square more of a destination place.

Parking and Transport

The Memorial Square Master Plan supports the implementation of the Colac Otway Shire – Colac CBD and Entrances Project Final Report's actions relating to vehicle parking and pedestrian flow.

General Actions/Comments for Parking and Transport

As Memorial Square is located within the core retail and business centre of Colac, there is a high demand for car parking surrounding the square. Consideration needs to be given to short term visitor parking including long vehicle parking, particularly close to the public toilets in Gellibrand Street.

When implementing the actions of the CBD and Entrances Project, consideration should be given to the impact on use of Memorial Square for:

- **Trailer and coach parking on Dennis Street.**
- **A shared zone within Gellibrand Street as a pilot project.**
- **Investigation of car parking options for the streets surrounding Memorial Square.**

Trees and Landscaping

34. Improve the existing planting around the rotunda.

The rotunda can be used for performances and displays and in conjunction with physical improvements to paving, steps and seating, improved planting will visually enhance the presentation of the rotunda. Providing better planting around the rotunda with shrubs and perennials/annuals will ensure more colour and visual interest within the square especially during winter.



Existing planting around the rotunda

35. Maintain the Elm trees as the dominant tree species within the square.

Elm trees form a strong character and define the perimeter and street frontages to the square. Continue the management of the existing Elm trees. This is critical to maximising the lifespan and minimising limb drop of each of the Elm trees.

36. Provide flower beds to the corner entrances.

During the consultation process respondents advocated the need for more colour in the square particularly in winter time. Providing flower beds on the corner entrances will ensure the square is visually appealing to visitors even in winter time, when the Elm trees are bare.

As a suggestion, recommended plants for Spring-Autumn flowering include:

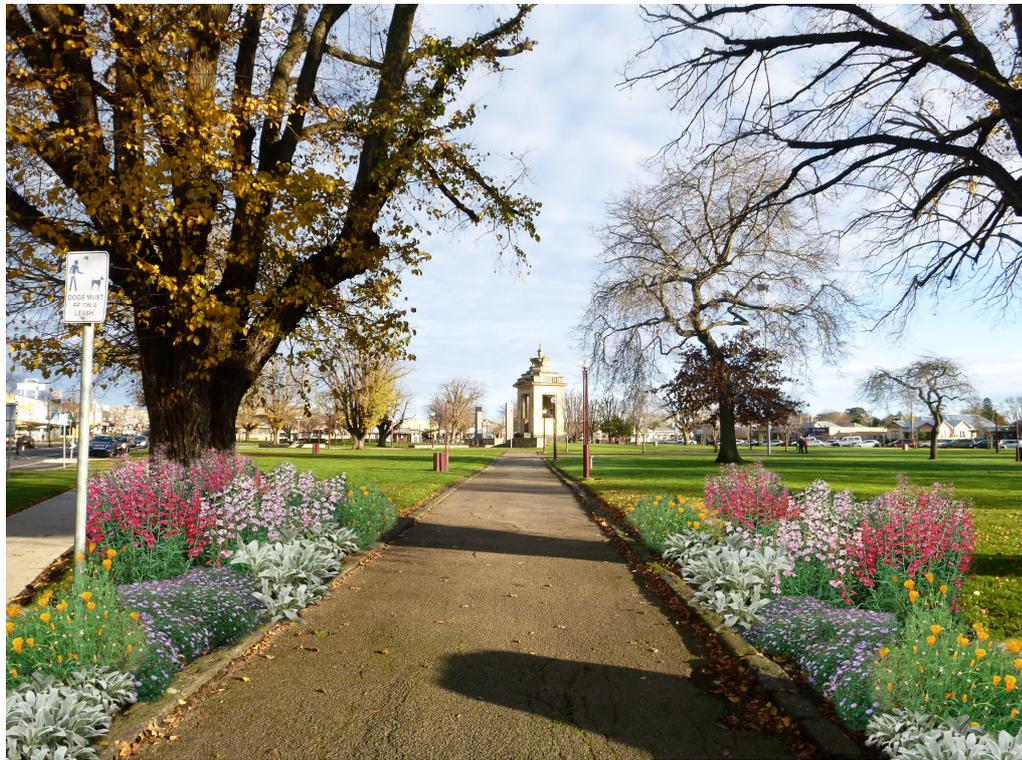
Aloe ferox
Alstroemeria cultivars
Brachyscome multifida
Chrysocephalum apiculatum
Coreopsis 'Sunray'
Eschscholzia californica
Gaura lindheimeri
Hemerocallis fulva and cultivars
Nepeta cataria
Nepeta x faassenii
Penstemon cultivars *
Phlomis fruticosa
Rudbeckia cultivars *
Salvia farinacea *
Salvia leucantha

Scabiosa caucasica *
Stachys byzantina
Tanacetum coccineum *
Verbena cultivars *

As a suggestion, recommended plants for Winter flowering include:

Erica carnea
Geranium maderense
Helleborus hybrids and cultivars
Iris stylosa
Narcissus (Jonquils and Daffodils) cultivars
Tagetes *
Viola *

* Annuals that require replacement



Visualisation of proposed flower beds at one of the corner entrances

Turf, Drainage and Water

37. Remove the capeweed within the grassed areas.

The prevalence of capeweed in the cooler months causes asthma and allergies for some people. The capeweed reduces the vigour of desired grass species. The removal of cape weed will encourage people with asthma and allergies to visit the square more often. Through removal of the capeweed, a denser grass thatch will be attained.

38. Replace the current grass with kikuyu turf to provide an immediate grass cover and oversow with Rye grass if winter colour is required.

Kikuyu is proving to be a grass that will tolerate the local weather conditions and will provide a strong growth and dense sward particularly from mid-spring to autumn. However its main disadvantage is the yellowing off in winter due to winter dormancy. If winter colour is required there will be a need to oversow with Rye grass. This work should be integrated with the redesign and upgrade of the irrigation system.



Existing condition of grassed area to the west of the playspace, as seen on mid-April 2016

39. Design and install a new irrigation system. Undertake an intensive audit of the current water supply to determine the options available to improve the pressure and flow.

A new irrigation system would ensure a more sustainable use of water and labour in the square, particularly in better controlling the application of water in the various lawn and garden areas to support the respective plantings. The main issue for the current irrigation layout is that Barwon Water has reduced the pressure of the mains supply and the current layout is not designed to run at a low pressure. Undertake an intensive audit of the current water supply to determine the options available to improve the pressure and flow.

40. Improve the drainage system in problem areas such as the western section in front of the toilets. Reshape the surface levels as required as other turf works are occurring.

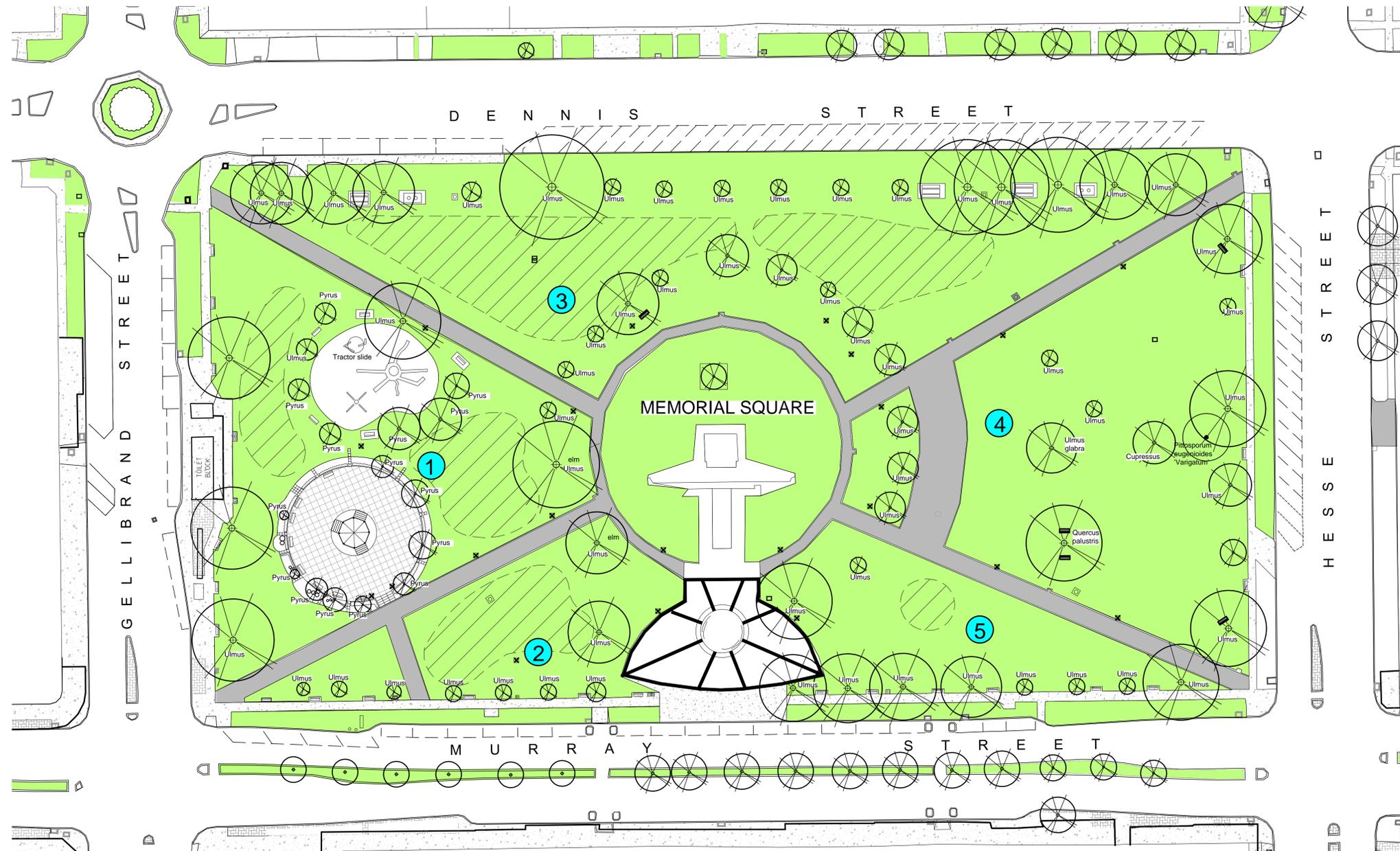
Filling in several of the depressions and creation of slight ridges to allow surface movement of water into spoon drains and to pathways will assist in drainage. Limiting vehicle (event) access to high use pedestrian areas will reduce compaction of soil and ultimately provide better conditions for tree growth and longer life span of trees.



One of the problem drainage pits in the square



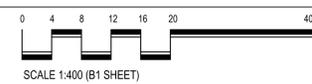
Existing local depression on the northern section



LEGEND

- Existing deciduous tree to remain. Monitor all ageing Elm trees for remedial and preventative maintenance.
- Existing large shrub to remain
- Existing garden bed to remain
- Existing grassed area to remain and undertake improvement to grass species and the irrigation system
- Existing localised low areas that require filling with topsoil to provide improved surface drainage.
- Existing paved area and steps to the rotunda to be replaced with exposed aggregate concrete
- Existing paved area with concrete pavers
- Existing asphalt footpath
- Existing concrete footpath
- Existing picnic table on a concrete slab
- Existing seat to remain
- Existing seat on a concrete slab to remain
- Existing barbecue unit to remain
- Existing light pole to remain
- Existing litter bin to remain
- Existing commemorative drinking fountain to be relocated
- Existing drainage pit to remain and new pits to be provided
- Sections to be addressed as priority for grass replacement following the repairs and where necessary, replacement to the irrigation system. This may take several years to complete.

**SURFACE IMPROVEMENTS PLAN
COLAC MEMORIAL SQUARE MASTERPLAN
COLAC OTWAY SHIRE COUNCIL**



Amendments:

Print Issue:
12.09.2016 DRAFT Emailed to N. Frampton

Title: Colac Memorial Square
Surface Improvements Plan

Client: Colac Otway Shire Council

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Date: 06.09.2016
Project No.: 16-028
Cad File:
Drawing No.: Sheet 1 of 1



6 Implementation Plan and Opinion of Probable Costs

Funding Assistance

Due to the extensive nature of the actions, funding will need to be sought from various State and Federal sources. In most instances, Colac Otway Shire 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.

Colac Otway Shire Council must be able to demonstrate its commitment to Memorial Square 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 currently 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)
Green Army (Department of the Environment and Energy)
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)
Good Music Neighbours Program (Creative Victoria)
Community Sports Infrastructure Fund (Sport and Recreation Victoria – Department of Health and Human Services)

FEDERAL GOVERNMENT

Stronger Communities Programme (Federal Department of Infrastructure and Transport)
National Stronger Regions Fund (Federal Department of Infrastructure and Transport)

Responsible Bodies and Stakeholders/Partnership Opportunities

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

Arts and Leisure

- Arts and Culture
- Recreation and Open Space

Services and Operations

- Parks and Gardens

Planning Building and Health

- Building

Capital and Major Projects

- Capital Works
- Major Projects

Environment and Community Safety

- Environment
- Local laws and Compliance

Economic Development and Events

- Events
- Tourism

Timeframe

The timeline for implementation is as follows:

Short Term: 1 – 4 years

Medium Term: 5 years – 9 years

Long Term: 10 years and beyond

Performance Indicators

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

- Record of community events type and repeat events
- Record of events and attendees (through ticket sales in major events, record of community groups/organisations attending events)
- Record of major events held within the square
- Feedback list inbox (physical and online)
- Visits from other Historical Society Groups

MASTER PLAN FOR COLAC MEMORIAL SQUARE COLAC OTWAY SHIRE COUNCIL

IMPLEMENTATION PLAN AND OPINION OF PROBABLE COSTS

Based on final plans (dated 19.04.2017)
DATE 17.05.2017

PRIORITIES: HIGH 1-4 YEARS; MEDIUM 5-9 YEARS; LOW 10 YEARS

* Asterisked items based on 2015 costs.

1. INFRASTRUCTURE

ACTION	PRIORITY (H/M/L)	TIMEFRAME	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
<ul style="list-style-type: none"> Restore and maintain the Colac War Memorial. 	H	1-4 years	Complete works except lettering \$189,000* OR Staged works except lettering \$204,000* Repainting, regilding and lettering \$226,500*
<ul style="list-style-type: none"> Re-render/paint the perimeter base of the existing circular fountain. Includes cleaning, removal of entire render surface, preparation, new render and paint. 	M	5-9 years	\$18,000
<ul style="list-style-type: none"> Install seats on the eastern side of the rotunda. Four seats on concrete pads. 	M	5-9 years	\$8,000
<ul style="list-style-type: none"> Upgrade the paved and dated surface and steps at the rotunda. (Paved area surrounding the rotunda approximately 490 sq. m) 	M	5-9 years	Steps \$5,000 Surface \$111,000
<ul style="list-style-type: none"> Renew the playspace. 			
<ul style="list-style-type: none"> Increase the size of the playspace to facilitate additional play experience opportunities. Includes new equipment and mulch. 	H	1-4 years	\$80,000
<ul style="list-style-type: none"> Replace/renew some/all of the playspace equipment to provide a greater range of play experience. 	H	1-4 years	\$165,000
<ul style="list-style-type: none"> Install long bench curved seating combined with shrubs to the west and north sides of the playspace to prevent children entering adjacent roads. 	H	1-4 years	\$20,000

ACTION	PRIORITY (H/M/L)	TIMEFRAME	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
<ul style="list-style-type: none"> • Provide natural shade to the playspace. Advanced deciduous Golden Elms to 6 metres within playspace. 	H	1-4 years	\$25,000
<ul style="list-style-type: none"> • Install an additional CCTV or a safety light near the playspace for safety. 	M	5-9 years	\$4,000
<ul style="list-style-type: none"> • Install a giant chessboard on the ground and on several picnic tables. Concrete surface and painted surface. 	L	10 years	Giant chessboard \$5,000 Chess tables \$9,000
<ul style="list-style-type: none"> • Install picnic tables near the playspace and to the park, i.e. the Murray and Hesse Streets section. Two picnic tables on concrete pads. 	H	1-4 years	\$9,000
<ul style="list-style-type: none"> • Construct additional overhead cover and weather protection to some picnic tables and certain spaces. 	M	5-9 years	\$20,000
<ul style="list-style-type: none"> • Consider the installation of more seats within the central part of the square. Four seats on concrete pads. 	M	5-9 years	\$8,000
<ul style="list-style-type: none"> • Orientate some of the Murray Street seats to face into the square. Includes existing seats rotated and concrete pads extended for accessibility. 	H	1-4 years	\$5,000
<ul style="list-style-type: none"> • Consider the installation of two additional barbecues. 	M	5-9 years	\$16,000
<ul style="list-style-type: none"> • Install more litter/recycling bins. Two new pairs of litter/recycling bins. 	M	5-9 years	\$10,000
<ul style="list-style-type: none"> • Construct new amenities (toilet facility) on Gellibrand Street. Includes: <ul style="list-style-type: none"> - Demolition of the existing toilet block and termination of services allow \$100,000. - Prepare detailed design and construction plans. - Construction of 6 cubicle uni-sex toilets plus two disabled toilets and two baby change rooms (10 in total). 	H	1-4 years	\$100,000 \$70,000 \$1,200,000
<ul style="list-style-type: none"> • Relocate the drinking fountain on the southwest section near Murray Street to a more accessible location. Drain the fountain to waste. 	H	1-4 years	\$2,500
<ul style="list-style-type: none"> • Install drinking fountains with taps for filling water bottles. Two new drinking fountains. 	H-M	5-9 years	\$5,000
<ul style="list-style-type: none"> • Upgrade the lighting to include uplighting and bud lighting of selected trees. 	M	5-9 years	\$15,000
<ul style="list-style-type: none"> • Install festive decorations during Christmas time especially on the Murray Street side. Includes fairy lights and a Christmas tree. 	M	5-9 years	Allow \$8,000
<ul style="list-style-type: none"> • Construct a concrete footpath to the northern border (Dennis Street). (Approximately 365 sq. m) 	M	5-9 years	\$47,500

ACTION	PRIORITY (H/M/L)	TIMEFRAME	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
• Fill in and repair depressions in the existing asphalt footpaths.	M	5-9 years	\$3,000
• Remove the tripping hazard of bluestone edging on footpaths. In the same process re-sheet the asphalt paths to establish a well defined junction to grassed areas. (Area of asphalt footpaths approximately 1,965 sq.m) (Length of asphalt footpaths approximately 545 sq.m) Allow primer for primer, binder, scabbling and asphalt layer over primer.	M	5-9 years	Allow \$70,000 \$33,000
• Round off the internal path intersections. Undertake this work with the bluestone edging and asphalt resheeting works.	M	5-9 years	Allow \$10,000
• Construct a sealed driveway to the north side (Dennis Street) for vehicle access during events. (Approximately 63 sq. m)	H	1-4 years	\$8,200
• Prepare a style guide for a consistent look for seats, barbecues, picnic tables and bins.	H-M	5-9 years	\$1,500

2. EVENTS INFRASTRUCTURE/ PROMOTION

• Construct a performance space as a concrete stage pad.	M	5-9 years	Concrete \$10,000
• Upgrade the square's permanent power supply (3 phase power).	H	1-4 years	Allow \$20,000
• Install community noticeboards of upcoming events to the southwest and southeast corners. (Two boards)	M	5-9 years	\$6,000
• Install flag poles along the Murray Street side for displaying event flags to assist organisers with event promotion.	M	5-9 years	\$25,000
• Manage vehicle access within the square.	H	1-4 years	On-going commitment
• Develop a Memorial Square services map to be made available to event organisers.	H	1-4 years	\$1,500
• Provide greater activity to the eastern half of either permanent or temporary activities. Develop initiatives to activate Memorial Square outside of major events/activities already conducted.	M	5-9 years	Allow \$15,000 annually
• Conduct community events within the square such as picnic days, exhibitions, concerts, etc.	H	1-4 years	On-going commitment
• Encourage local dance groups and choirs to use the square in other times (non-major events) of the year.	H	1-4 years	On-going commitment
• Review the process for booking events and activities in the square.	H	1-4 years	On-going commitment

3. HERITAGE AND ART

ACTION	PRIORITY (H/M/L)	TIMEFRAME	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
<ul style="list-style-type: none"> • Install information signage and incorporate aboriginal art within the square's infrastructure to recognise the Coladjin people. Includes words, graphics and fabrication of two signs. 	M	5-9 years	Allow \$18,000
<ul style="list-style-type: none"> • Install signage on the former use and history of the square. Include signage for other close by attractions. Includes words, graphics and fabrication of two signs. 	M	5-9 years	\$12,000
<ul style="list-style-type: none"> • Incorporate a mural from a historical perspective on the toilet block. 	L	10 years	\$5,000
<ul style="list-style-type: none"> • Provide art installations both temporary and permanent involving local artisans. 	L	11 years	\$10,000
<ul style="list-style-type: none"> • The Memorial Square Master Plan supports the implementation of the Colac Otway Shire - Colac CBD and Entrances Project Final Report's Actions relating to the redevelopment of the amenities, vehicle parking and pedestrian flow. 	H-M	5-9 years	Refer to the 2012 Colac CBD and Entrances Project Implementation Plan for Costs

5. TREES AND LANDSCAPING

<ul style="list-style-type: none"> • Improve the existing planting around the rotunda. 	M-L	10 years	\$5,000
<ul style="list-style-type: none"> • Maintain the Elm trees as the dominant tree species within the square. Continue the management of the existing Elm trees (pruning where necessary and replacement). Engage an experienced and qualified Arborist to undertake inspections of the 32 Elm trees on an annual basis in spring. Every second year, undertake a climbing inspection of several of the Elm trees. 	H	1-4 years	On-going commitment
<ul style="list-style-type: none"> • Provide flower beds to the corner entrances. 	M	5-9 years	\$20,000

6. TURF, DRAINAGE AND WATER

ACTION	PRIORITY (H/M/L)	TIMEFRAME	OPINION OF PROBABLE COSTS BASED ON 2017 COSTS
<ul style="list-style-type: none"> Remove the cape weed within the grassed areas. Establish an annual selective spray programme of two to three applications April-October. 	H	1-4 years	\$6,000
<ul style="list-style-type: none"> Design and install a new irrigation system. Undertake an intensive audit of the current water supply to determine the options available to improve the pressure and flow. Implement in conjunction with each stage of the grass/turf replacement. 	H	1-4 years	Design Allow \$20,000 Installation and Implementation Allow \$100,000
<ul style="list-style-type: none"> Improve the drainage in problem areas such as the western section in front of the toilets. Reshape the surface levels as required as other turf works are occurring. Allow for cultivation and fill topsoil to 5% of grassed area. 	H-M	5-9 years	\$10,000
<ul style="list-style-type: none"> Replace the current grass with kikuyu turf to provide an immediate grass cover and oversow with Rye grass if winter colour is required. Replacement of turf, cultivation, additional topsoil and level out depressions. (Total area of grassed area approximately 15,810 sq. m) 	H-M	5-9 years	\$205,000

TOTAL - HIGH PRIORITY ACTIONS (Excluding GST)	\$2,036,200
TOTAL - MEDIUM PRIORITY ACTIONS (Excluding GST)	\$707,000
TOTAL - LOW PRIORITY ACTIONS (Excluding GST)	\$41,000
SUBTOTAL (Excluding GST)	\$2,784,200
Add 10% Contingency Sum	\$278,420
TOTAL (Excluding GST)	\$3,062,620