



FORREST COMMON MASTERPLAN

REPORT | SEPTEMBER 2018

Prepared for Colac Otway Shire Council



Colac Otway
SHIRE

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Forrest Common Master Plan

Colac Otway Shire Council

September 2018

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1 Executive Summary

Colac Otway Shire has an area of over 3,433 square kilometres. The municipal heart is the town of Colac with a population of 12,000 people. Colac is situated approximately 160 kilometres from Melbourne. The shire spans from Lake Colac in the north and surrounding rural areas north of the Otway Ranges to the south and encompasses the coastal town of Apollo Bay and townships of Skenes Creek, Wye River and Kennett River along the 90 kilometres of coast line managed by the Shire in conjunction with the Otway Coast Committee. The region was settled by timber cutters and the flatter areas cleared of forests for dairy farming. At one stage there were 45 timber mills within the Great Otway National Park and surrounding area. The railways played a major role in providing freight access of timber and dairy produce, fruit and vegetables. An interesting sculpture work adjacent to the Colac Railway Station tells the story of the Beechy Railway line that ran through the Otway Ranges, connecting Colac to near the coast.

The township of Forrest is located to the northern side of the Otway Ranges and was serviced by a railway line connecting to Colac. Forrest is located approximately 30 kilometres south east of Colac and 36 kilometres north of Apollo Bay. The population of Forrest is 230. The township is undergoing an economic and social transformation, resulting from the reduction in logging and agricultural activities and the rapidly increasing focus on tourism along the coastline and throughout the Great Otway National Park. Forrest has become a popular mountain bike base and a trail head, offering a number of mountain bike routes, is located one kilometre south of the township. The mountain bike activities bring an increase in visitors throughout the year and when competition events are held. The Forrest Common is situated to the east side of the ridge line of the Apollo Bay to Forrest Road, known as Grant Street. The Common is located on the edge of the former railway line that was known as the Tiger Trail. The Forrest Common is bounded by Station Street to the west and land associated with the former Tiger Trail Railway line to the east. A little further east is the Barwon River West Branch. The Forrest Common

Caravan Park shares the northern boundary and to the south former mill site and railway buildings are about to undergo major development as the "Brewery" tourist accommodation and development. Future improvements and development within the Forrest Common may impact on the Caravan Park's approval to use the space as an overflow camping area.

Forrest Common is less than one hectare in area and is classified as a Township Parkland, as per Council's Colac Otway Public Open Space Strategy 2011. The park and common have the following facilities:

- A barbecue unit and shelter
- A playspace of approximately 400 square metres
- A skate park strip
- Several picnic tables
- Forrest History Information Board
- 24 car asphalt car space
- Two asphalt tennis courts

The process to prepare the Masterplan and its Key Directions for the Forrest Common took the following process.

- Preparation of the project brief, by Colac Otway Shire Council, and the list of Stakeholders to be consulted during the preparation of the Masterplan. Locals are passionate about Forrest Common.
- Site analysis by the consultant team to prepare a list of issues and opportunities to be discussed during the consultation and engagement stage process with the local community.
- An Assessment of Merit of Ideas raised by locals and the consultant team which then informed the Key Directions (Recommendations).

The Key Directions / Recommendations for the Forrest Common are:

- Retain the openness of the existing grassed area and provide interesting zones for display of indigenous peoples artwork and stories. Establish a timeline along a 2.5 metre wide concrete circuit path on the interpretive information of the history of the settlement,

the railways, timber mills, agriculture, bike and walking trails. A bush foods garden will be associated with the time line trail. The circuit trail is to have seating at regular intervals

- Establish a simple grassed mounded amphitheatre with a flat performance space of synthetic grass that can be used for performances, tai chi and other activities
- Improve the existing playspace to cater for a wider range of age groups
- To alleviate storm water surcharge across the reserve from Station Street, the provision of a concrete kerb and channel to the east side of Station Street will enable the reserve to be enjoyed year round
- Replace the existing bollards with a pipe rail and timber post combination fence parallel to Station Street.
- Retain the two existing asphalt tennis courts as a key recreation activity.
- Install a basketball ring / area within the common area. Two locations have been proposed on the Key Directions Plan. The exact location of the new basketball area to be proposed / determined by the community during the public exhibition timeframe of the draft Masterplan.

The reserve currently caters for occasional overflow camping and reasonably intensive visitor use from the adjacent caravan park. The use of The Common overflow camping is approved on an annual basis. Future improvements and development within the Forrest Common may impact on the Caravan Park's approval to use the space as an overflow camping area.



2 Introduction and Historical Context

The Cape Otway Forrest Railway opened on the 5th of June 1891. The original stations were Birregurra, Whoorel, Deans Marsh, Pennyroyal, Murroon, Barwon Downs, Gerangamete, Yaughner and Forrest, which was the terminus for the line. The township was named after Charles Forrest the local member for Parliament responsible for construction of the line. Originally horse and ox-drawn drays travelled the 30 kilometres to Birregurra Railway Station but costs of such travel were high and the earthen roads were impassable in winter. Ninety settlers took up land titles for tuppence an acre and soon all the land was cleared of trees. Forrest generated the most passenger and freight output of all the townships along the line. Following the mass clearance of forests in the area, the 1899 Royal Commission into the Management of State Forests found that settlement in the Otways was an administrative mistake and the majority of the land should be reserved for watershed purposes and for milling timber.



Forrest had the most rail infrastructure of all townships along the line. Forrest Station had sidings for timber, a turntable siding a 60 metre long passenger platform with an office, parcels shed, a waiting room, a goods platform, two goods sheds and a six tonne crane. For over 50 years the Post Office operated from the railway station office.

The railway station was located at the present tennis courts. Coach travel to the coast by road was important for settlers, visitors and holiday makers. Lorne and Apollo Bay were popular holiday resorts. The route from Birregurra to Forrest tram line was diverted through Deans Marsh to provide a coach link to the coast. At Forrest, rail passengers transferred to a coach for a gruelling eight hour journey to Apollo Bay. By 1930 the horse drawn coaches were replaced by motor coach vehicles to Apollo Bay.

As road travel began to replace rail transport, the railways sought a more economical solution and converted a Dodge car for the passenger and mail service between Birregurra and Forrest. For safety purposes, the car was painted yellow and black and was known as "The Tiger". The railway siding area at Forrest became a saw mill operation processing timber to milled units railed from Forrest. Much of the station space was devoted to timber stacks. The rail was the life blood of Forrest until the late 1940s. Gradually road transport became more frequent by the 1950s.



Originally the Post Office operated out of the Terminus Hotel on the corner of Station and Barwon Streets and later moved to the railway station and was managed by railway staff. In 1943 the Post Office was moved to Mrs Frizon's Sweet Shop. The manual telephone exchange was replaced by automatic connections in 1972. Electricity came to Forrest in 1955. The Common was gifted by the Victorian Railways to the Community in 1972. As the community was not incorporated, it was not able to own land. The Community requested the Shire undertake ownership of the land on the Community's behalf.

The Historical Society was involved in the 2016 celebrations of the 125th anniversary of the first train arriving at Forrest.



**Photos courtesy of the Forrest and District Historical Society*



The information board to the south side of the vehicle entrance to the car park is of importance. The Forrest and District Historical Society would like to see the railway station commemorated and its importance to the origin of the township recognised. A plaque with photos and a description of the original railway station could be erected.



3 Strategic Context

The following strategic documents have been considered in the development of the Forrest Common Master Plan.

Colac Otway Shire Council Plan 2017-2021

The Colac Otway Shire Council Plan 2017-2021 strategic theme 'our community' visions a socially connected and inclusive community.

Our Places

Goal 3. Towns and places are welcoming and attractive.

7. Enhance the attractiveness of towns in the Shire for both residents and tourists/visitors.
9. Develop and implement a prioritised program to review and implement master plans, community infrastructure plans and structure plans for small towns across the Shire.
11. Maintain parks and gardens, sports reserves and streetscapes.
12. Support enjoyment of outdoor experiences through the provision of a network of quality open spaces, including paths and trails

Colac Otway Physical Activity Strategy 2014-2021

Mission: To encourage more people to be more active more often.

Council recognises that it can positively contribute to the health and well-being of the community by making physical activity the easy choice. This can be done through careful and considered design of public spaces and the built environment, and by ensuring the needs of people are paramount when making decisions about the spaces in which they live, learn, work and play.

The following actions are relevant from the Urban Design Section of the Action Plan:

12. Improve environments that support physical activity by embedding physical activity, walkability, cyclability, universal design principles and Healthy By Design Principles into all relevant plans and policies such as the

Municipal Strategic Statement and by developing incentives for Council Departments and developers who can demonstrate increased participation in physical activity initiatives.

16. Incorporate physical activity components such as footpath markings, active play equipment, etc into urban spaces whenever new works are undertaken or when opportunities exist for such developments to occur.

Creative Colac Otway Arts and Culture Strategy 2018-2022

VISION: Colac Otway Shire honours and is inspired by its history, while also encouraging new and contemporary interpretations of arts and culture that reflect our present.

The following two principles are relevant to the design for Forrest Common.

Access We will promote and support access to and participation in local arts and culture ensuring equity across our programs and service.

Entrepreneurial We will support innovative thinking and be responsive to the opportunities to support and activate the local arts economy.

GOAL 2: Our open spaces support our communities to celebrate and gather together.

1.2.1 Consider lighting, seating, power, public art and crowd experience in the development of open spaces

1.2.2 Commission practical but creative street furniture

1.2.3 Develop consistent way-finding signage that guides and enhances visitor experiences

1.2.4 Integrate and prioritise public art and design elements into future capital works & open space / public realm improvements

1.2.5 Integrate interpretive heritage information and features into open spaces

Colac Otway Public Open Space Strategy, 2011

Purpose of the Strategy – to provide a strategic framework for the planning and provision of open space within the municipality. It aims to guide Council in meeting the diverse open space needs of the community in both the short and long term. The Strategy informs Council on the planning, provision, development, management and protection of a diverse range of public open spaces which will strengthen the attractiveness and liveability of the Shire and

contribute to building healthier, more sustainable and better connected communities.

Recommendations and actions proposed in the Strategy to improve the open space available in the settlement of Forrest specific to the Forrest Common are to:

- Retain the Forrest community park as open space and develop with a range of high standard user facilities.

Birregurra & Forrest Township Community Infrastructure Plan 2012

The purpose of this document was to review the provision of community infrastructure in the town centre focusing on facilities that improve people's ability to enjoy and engage in the town centre area (such as community halls, kindergartens, footpaths, tree plantings and gardens, lighting, barbeque areas, recreation facilities and parks.

Recommendations specific to the Forrest Common include:

- Social History Study – Forrest has a rich history of “little stories” surrounding how people lived in the past. Compiling these stories will provide much of the information for the interpretive signage and preserve them for posterity.
- Playground improvements – The playground is socially significant but is the focus of some dissatisfaction. The plan recommended that a detailed study be undertaken to improve facilities, in particular relating to seating, landscaping and
- upgrading play equipment.



4 Aims and Objectives

Colac Otway Shire Council set the following aims for the Forrest Common Masterplan:

- Provision of infrastructure to meet the needs of the community
- Provide a clear strategic direction for the development of infrastructure
- Clearly articulate the type of facilities and their location within the Common
- Consider Council's recreation and planning policies
- Apply innovation and efficiency design concepts
- Develop realistic concepts that can be staged
- Prepare achievable and realistic action plan for implementation that can be extended to draw on external funding aside from Council funding
- Undertake comprehensive Community and Stakeholder engagement to understand community needs



5 Process

The table below outlines the actions undertaken to inform the preparation of the Forrest Common Master Plan.

December 2017	<p>Appointment of Consultant Colac Otway Shire Council appointed Michael Smith and Associates (MSA) in conjunction with CMF Consulting to prepare the Forrest Common Masterplan</p>
February 2018	<p>Council Staff Briefing and Community Engagement Meetings Cross department representatives / Council staff from Economic Development, Recreation, Open Space, Assets, Property and Infrastructure provided briefing advice on the project. Council's Project Manager arranged workshop discussion sessions with the following community groups:</p> <ul style="list-style-type: none"> • Caravan Park Proprietor • Forrest District Community Group • The Brewery Owners • The Principal of Forrest Primary School and three students • Early Learning Group / Playgroup <p>Two drop in events were conducted for the consultant team to discuss ideas raised by individuals. Eight respondents attended the meeting. A phone conversation was conducted with a representative of the Forrest Tennis Club. A written submission was received from the Forrest and District Historical Society.</p>

February - March 2018	<p>Assessment of Merit of Ideas Raised Preparation of the Assessment of Merit of Ideas raised by the Community and the Consultant Team</p>
April 2018	<p>Review of the Assessment of Merit by Council's Project Team Council's Project Team reviewed the Assessment of Merit and provided constructive comment of infrastructure elements, particularly the playspace, the amphitheatre and circuit path.</p>
May 2018	<p>Preparation of the Preliminary Masterplan Review and comment by Council's Project Team. The Consultant Team prepared the Preliminary Masterplan (Concept Layout Plan). A further site visit was undertaken to test the location of the amphitheatre and opportunities to enhance the existing drainage swale/ channel to the south side of the existing playspace.</p>
June 2018	<p>Preparation of the Draft Masterplan Layout Plan The Draft Masterplan was prepared following review and comment on the Preliminary Masterplan (Concept Layout Plan)</p> <p>Preparation of the Draft Masterplan Report The Masterplan Report was prepared by the Consultant Team. Preparation of Cost Plan (Opinion of Probable Costs) and implementation priorities</p>

August 2018	<p>Presentation of the Draft Masterplan to the Community The Consultant Team presented the Draft Masterplan to the Community on 20th August</p> <p>Review and comment by Councillors Councillors comments made prior to phase 2 of the Community Engagement Process</p>
September 2018	<p>Community Engagement Phase 2 The Draft Masterplan with minor amendments to be placed on public exhibition for a period of six weeks inviting the public for comment, to be forwarded to Council's Project Manager</p>
October / November 2018	<p>Completion of the Masterplan Council's Project Team and the Consultant Team review of comments received during the public display of the Draft Masterplan Layout and Report</p>
December 2018 / January 2019	<p>Council Endorsement of the Final Masterplan The final masterplan considering submissions and suggestions / feedback from the public exhibition period to be presented to Council for final endorsement.</p>



6 Existing Conditions

The Forrest Common is approximately 0.6 hectare in area. The Common is located 150 metres east of the main Apollo Bay to Forrest Road (Grant Street) that connects Colac to Skenes Creek and Apollo Bay. The Common is bounded by Station Street to the west which has several well established residential properties to its west side. To the north edge of the Common is a 24 space sealed car park, separating the Common from the adjacent Forrest Caravan Park. To the east edge of the Common there are two asphalt tennis courts, which are regularly used by the primary school and caravan park patrons, as well as the Tennis Club. The caravan park is under a lease arrangement with Colac Otway Shire Council.

The reserve currently caters for occasional overflow camping and is subject to approval on an annual basis. If approved, the caravan park operators are permitted to have overflow camping within proportions of the Common during four designated times of the year, such as Easter, Melbourne Cup weekend and Christmas period into the New Year. Any future change to the management and use of the open space area may increase costs to Council through increased servicing. Future improvements and development within the Forrest Common may impact on the Caravan Park's approval to use the space as an overflow camping area.



Of historical importance to the east side, is the former Tiger Railway line that connected Colac to Forrest via Birregurra. The railway closed in the mid 1960's and for the past fifty years parts of the railway line and sidings have

reverted to Manna Gum woodland. A sign 'Forrest' which is located on the edge of the woodland in the traditional Victorian Railways graphics, is the only reminder of the existence of the railway line.

To the south side of the Common, much of the land between the railway line sidings and sheds was used as a timber mill and the timber transported by rail to other parts of Victoria and metropolitan Melbourne. The site has been purchased by a local family who currently operate the Brewery Café in Grant Street. On the land to the south side of the Common, the family plan to open "The Brewery". This will be a major development and in addition to the brewery, with interpretive signage on brewing beer, will include high end accommodation, a function centre and a restaurant. The future presentation and function of the Common and Brewery Development will support one another to their mutual benefit.



The Common has several facilities; a skate strip of 25 metres in length and 3 metres width, nearby a 400 square metre play space with basic play apparatus, a timber barbecue shelter with a two hot plate electric barbecue and heavy duty timber picnic tables. The remaining area of 0.35 hectares (approximately half of the Common) is an open grassed reserve.

The caravan operators mow the grass on the Common. There is a gentle fall from the north to the south and a moderate fall of approximately 4 metres from Station Street to the edge of the Manna Gum woodland associated with the former railway line (west to east).



There are four Blackwood Wattle trees in the middle of the grassed area. There are two fire hydrants within the grassed area near the Blackwoods. A row of large London Plane trees span part of the length of Station Street to the north west end of the Common. Recently planted Pin Oaks form a line of trees between the playspace and the asphalt car park at the north end of the Common.

A line of simple treated pine timber post bollards run parallel to half of the Station Street frontage. The line of bollards extends midblock from Station Street to the tennis courts. The bollards are of uneven height and detract from the visual aesthetic of the Common.

7 Masterplan

Recommendations

The following discussion underpins the Draft Recommendations derived from the ideas raised during the analysis and Assessment of Merit of ideas raised during the community and stakeholder consultation and engagement process.

The Key Directions / Recommendations for the Forrest Common are:

Medium Priority	<ul style="list-style-type: none"> Retain the openness of the existing grassed area and provide interesting zones for display of indigenous people’s artwork and stories. Establish a timeline along the 2.5 metre wide concrete circuit path on the interpretive information of the history of the settlement, the railways, timber mills, agriculture, bike and walking trails. A bush foods garden will be associated with the time line trail. The circuit trail is to have seating at regular intervals
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The Common is highly valued by the local community as the key open space resource within the Forrest township zone and integrates well with the use of the tennis courts and the neighbouring caravan park. The community is keen to have the images of Aboriginal cultural history, European settlement, timber milling, agriculture, the railways, the environment and mountain bike trails portrayed as a time line with appropriate art motifs. A concrete path 2.5 metres wide around the perimeter of the Council managed land would cater for walkers and particularly young children learning to ride bicycles. Local artisans should be sourced through a formal commissioning process to manage either their own art and sculpture works and/or works by school children and community groups. Priority should be given to this project in funding applications to construct the concrete path and to engage local

artisans, to either partly donate time and/or to source interest from school groups.

Medium Priority	<ul style="list-style-type: none"> Establish a simple grassed mounded amphitheatre with a flat performance space of synthetic grass that can be used for performances, tai chi and other activities
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A relatively low cost amphitheatre space can be created through simple scalloping and filling of the gentle east to west cross fall to the grassed area to the southern section of the common. The community were enthusiastic for a space to hold school group and other community group activities at the Common. The amphitheatre must be constructed so as not to trap drainage water surcharging across the park from Station Street, particularly if the proposed kerb and channel to the east side of the Park cannot be constructed during the first stage of works. The flat performance space is to be a synthetic grass surface to avoid wear and tear that would otherwise occur if it were natural grass.

Medium Priority	<ul style="list-style-type: none"> Improve the existing playspace to cater for a wider range of age groups
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The community were concerned on the current limited range of play apparatus within the playspace. Council’s Playspace Renewal Program sets the replacement for the playspace in approximately five years’ time. In the interim if funding can be secured or a community project developed, a sensory playspace (plants, rocks, dry creek bed) can be created within the existing drainage swale that can be filled in, particularly if the proposed kerb and channel parallel to Station Street can be constructed to reduce the drainage surcharge across the common. Over time, incremental installation of modern playspace equipment can be installed in discreet extensions of the playspace, being compliant with fall zones.

High Priority	<ul style="list-style-type: none"> To alleviate storm water surcharge across the reserve from Station Street, the provision of a concrete kerb and channel to the east side of Station Street will enable the reserve to be enjoyed year round.
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The construction of the kerb and channel should be given a priority to span the full length of Station Street that fronts the grassed area of the Common. The elimination of surface drainage water will make the Common far more accessible particularly from Autumn to mid-Spring.

High Priority	<ul style="list-style-type: none"> The existing bollards will be replaced by a pipe rail and timber post combination fence parallel to Station Street.
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The majority of the community don't like the existing bollards along Station Street and to the mid-section of the reserve. The existing treated pine posts used as 1.3 metre spaced bollards are of differing heights and present poorly. Currently they span half the length of the Common to the east side of Station Street and at right angles eastward to the south boundary of the two tennis courts. Replacement by a pipe rail fence with timber post combination will provide a much neater and legible delineation along Station Street. The Common does not require physical or visual separation at the mid-point.

Medium Priority	<ul style="list-style-type: none"> Install a basketball ring / area within the common area. The exact location of the new basketball area to be proposed / determined by the community during the public exhibition timeframe of the Draft Masterplan.
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The community advised that facilities that cater for the youth of the township and for visitors are important. There are two possible sites for the basketball

ring and key. The south west corner of the tennis courts or between the modified playspace and the existing skate strip.

High Priority	<ul style="list-style-type: none"> Retain the two existing asphalt tennis courts as a key recreation activity.
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The two asphalt tennis courts located within the common's north east corner are well used by the community. The primary school and the tennis club regularly use the courts. The courts are used by the guests of the caravan park, so they are an important facility within the township.

8 Key Directions Plan



LEGEND

- PROPOSED DECIDUOUS TREE
- EXISTING EVERGREEN TREE TO BE RETAINED
- EXISTING DECIDUOUS TREE TO BE RETAINED
- EXISTING / PROPOSED LAWN AREAS AS NOTED
- EXISTING CAR PARK SPACES TO BE RETAINED
- PROPOSED CONCRETE SKATEABLE ALCOVE
- PROPOSED 2.5 METRE WIDE CONCRETE PATH WITH TIMELINE TRAIL FEATURING IMAGES OF INDIGENOUS CULTURE, AGRICULTURE AND SETTLEMENT, TIMBER, TRAINS AND BIKES
- PROPOSED SEATING
- PROPOSED TAI CHI AREA AS A FLAT GRASSED AREA
- PROPOSED POST AND METAL RAIL BOLLARDS WITH OPENINGS EVERY 3 or 4 RAILS
- PROPOSED SITE OF ARTWORK AND INTERPRETIVE SIGNAGE EACH SITE TO HAVE TOPIC INFORMATION
- EXISTING ROAD WITH NEW KERB CHANNEL TO THE EAST SIDE OF STATION STREET TO PREVENT STORMWATER FLOWING INTO THE RESERVE
- PROPOSED BASKETBALL HOOP
- EXISTING SWALE TO BE CONVERTED TO A DRY CREEK BED AND INDIGENOUS PLANTING

KEY DIRECTIONS PLAN - FORREST COMMON MASTERPLAN

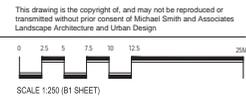
INFRASTRUCTURE

Make the common more welcoming through artwork and signage.

- A** (A) Establish a display of indigenous people's artwork and stories, as a time line along the concrete circuit path. Provide interpretive information about the Forrest Railway Station and nearby Tiger Trail. Include artworks by local artisans to build on selected themes.
Include interpretive signage along the concrete circuit path on information on the history of settlement and land use, the railways, timber mills, agriculture and bike trails.
- B** (B) Ultimately the improved playspace to Township standards is to cater for a wide range of age groups. Infill the existing swale and create a dry creek bed with sensory planting using indigenous plants.
- C** (C) Establish a bush foods garden associated with the time line trail
- D** (D) Establish a simple grass mounded amphitheatre to the southern end of the common with potential to sit 30-40 people on the grassed slope.
- E** (E) Construct a concrete kerb and channel to the east side of Station Street along the full length of the common to prevent the surcharge of street drainage water across the park
- F** (F) Replace the perimeter bollards along Station Street with a more modern style and remove bollards within the mid-section of the Common.
- G** (G) Create a flat area for a performance space and other activities to the existing flatter grassed area. The flat grassed area could be synthetic grass or green synthetic rubber, with drainage underneath
- H** (H) Provide seating with back and arm rests along the pathways
- I** (I) Construct a concrete circuit path 2.5 metres wide with timeline images
- J** (J) Install a basketball ring / area within the common area - Option A. This option is for the basketball ring and key to be to the edge of the tennis court and the tennis court fence to be extended into the park. Install some drainage pits.
- K** (K) Install a basketball ring / area within the common area - Option B. The implementation of this option would have to wait for the completion of the playspace renewal. The exact location of the new basketball area to be proposed / determined by the community during the public exhibition timeframe of the Draft Masterplan.

Amendments:
 06.06.2018 - REV-B - Revisions as per Council Feedback
 12.06.2018 - REV-C - Revisions as per Council Feedback
 14.06.2018 - REV-D - Revisions as per Council Feedback
 28.06.2018 - REV-E - Revisions to bollards
 25.07.2018 - REV-F - Revisions as per Council Feedback
 20.08.2018 - REV-H - Revisions as per Council Feedback
 23.08.2018 - REV-I - Revisions as per Council Feedback
Print Issue:
 06.06.2018 - REV-B - Emailed to K.Keoh
 12.06.2018 - REV-C - Emailed to K.Keoh
 14.06.2018 - REV-D - Emailed to K.Keoh
 25.07.2018 - REV-F - Emailed to K.Keoh
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 Date: 05/06/2018
 Project No.: 17-055
 Cad File:
 Drawing No.: Sheet 1 of 1



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SIGNAGE AND PATHWAY MOTIFS



Signage examples (Drouin)



Signage examples (Drouin)



Pathway signage examples (Drouin)



Signage examples (Drouin)



Pathway signage examples (Drouin)



Pathway mosaics (Lake Colac)



Pathway mosaics (Lake Colac)



Pathway mosaics (Lake Colac)



Pathway mosaics (Lake Colac)



Interpretive signage examples (Kinglake, Paoli Smith)



Interpretive signage examples (Kinglake, Paoli Smith)



Interpretive signage examples (Kinglake, Paoli Smith)



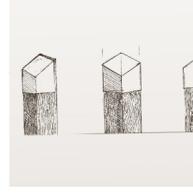
Interpretive signage examples (Kinglake, Paoli Smith)



Interpretive signage examples (Kinglake, Paoli Smith)



Interpretive signage examples (Kinglake, Paoli Smith)



Interpretive signage examples (Kinglake, Paoli Smith)



Basketball ring and key

PLAYSPACE (EXAMPLES) IDEAS



Dry Pebble Creek



Dry Pebble Creek



Proludic Rocker (Bicycle Shape)



AllPlay Rocker (Surfboard Shape)



Kompan Basket swing plus Double Swing



Combination unit



Proludic Climbing Net



Lappset Rhodium Springer



Skateable alcoves

GRASS MOUNDED AMPHITHEATRE



Grass mounded amphitheatre example, (Apollo Bay)



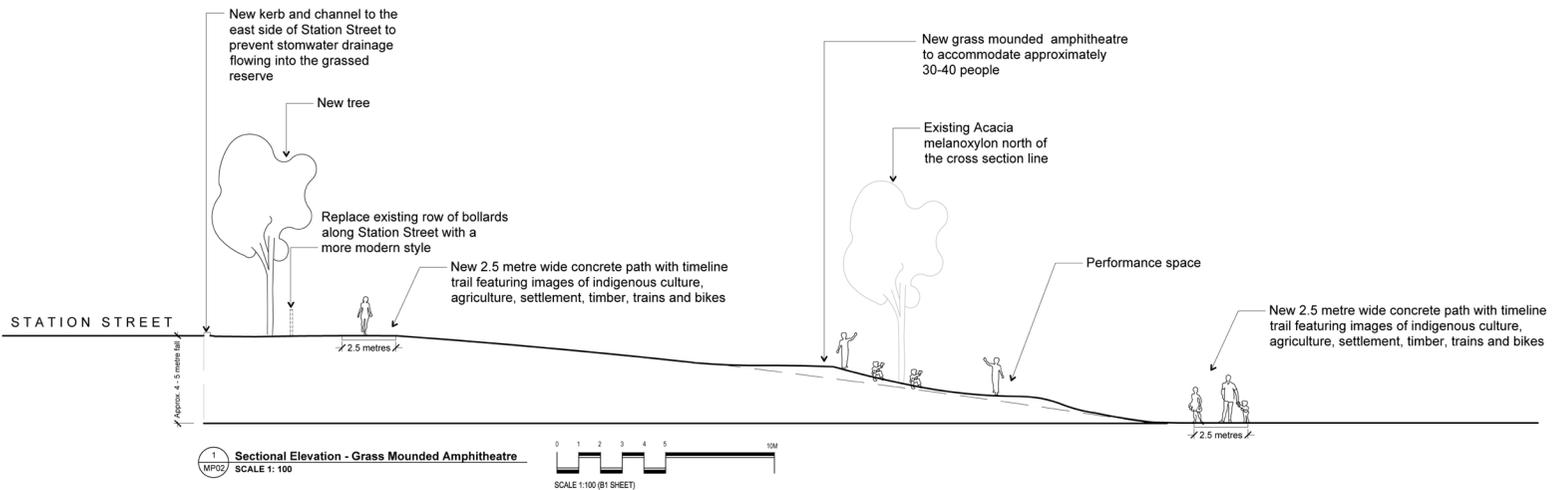
Grass mounded amphitheatre example, (Apollo Bay)

BOLLARDS



Wooden bollards Wooden bollards

Wooden bollards with metal rail



MP02-PALETTE OF MATERIALS FORREST COMMON DRAFT MASTERPLAN COLAC OTWAY SHIRE COUNCIL

9 Implementation Plan and Opinion Of Probable Costs

The cost of the development of the Forrest Master Plan is beyond the Council's and the community's ability to fund in the short-term. This section provides an initial project breakdown for consideration and discussion and proposes a staged implementation and budgeting approach.

The information provided is designed as a flexible guide, changes in user priorities or earlier opportunities for funding may alter staging. The below table summarises indicative costs (and do not include legal fees or GST) for the proposed actions.

It is important to note that further site investigation (geotech, soil testing, Cultural Heritage Management Plan, etc) and detailed designs/construction plans for key infrastructure works will be required prior to implementing the actions which require the installation of infrastructure on the site. Cost estimates to complete these works have been included in the table below.

Refer to the table on the next page:

**FORREST COMMON MASTER PLAN
COLAC OTWAY SHIRE COUNCIL**

IMPLEMENTATION PLAN AND OPINION OF PROBABLE COSTS

Based on plan
DATE 23.08.2018

PRIORITIES: H=HIGH; M=MEDIUM; L=LOW

1. INFRASTRUCTURE

ACTION	PRIORITY (H/M/L)	OPINION OF PROBABLE COSTS BASED ON 2018 COSTS
<ul style="list-style-type: none"> • Geotechnical investigation including soil testing and geotechnical report for infrastructure installations 	H	\$10,000
<ul style="list-style-type: none"> • Cultural Heritage Management Plan (CHMP) investigation (proximity to waterway) 	H	\$15,000
<ul style="list-style-type: none"> • Detailed designs/construction plans for key infrastructure works. I.e. basketball area, paths, kerb and channel, drainage, amphitheatre 	H	\$20,000
<ul style="list-style-type: none"> • Reinforced concrete circuit path of approximately 745m². Includes alteration to the north edge of the playspace to facilitate a slightly narrower path than the remaining circuit path. (Allow for coloured concrete.) 	M	\$150,000
<ul style="list-style-type: none"> • Artworks and signage and pavement motifs for themes along the concrete circuit path. Assumes some work can be undertaken by the community in partnership with Council. <i>(Some works could be undertaken by the community in partnership with Council)</i> 	M	\$20,000
<ul style="list-style-type: none"> • Establishment of a sensory play area within the existing drainage line. This would encompass the provision of rock work, tufting and foliage plants within the existing drainage swale. 	M	\$30,000
<ul style="list-style-type: none"> • Improve the existing playspace to cater for a wider range of age groups. 	L/M	\$90,000
<ul style="list-style-type: none"> • Establish a bush foods garden, including ground preparation, supply of top soil and railway sleeper edges. 	M	\$3,000

• Construct a concrete kerb and channel of approximately 110 linear metres to the Station Street frontage to the Common and connect to the street's storm water system. <i>*This excludes upgrading the stormwater system.</i> Connection to stormwater system will require further investigation as part of the detailed design.	H	\$40,000
• Form a grassed amphitheatre mounding with an associated synthetic grassed flat zone for performances	M	\$14,000
• Construct a pipe rail and timber post barrier fence to the Station Street frontage. Approximately 110 linear metres	H	\$25,000
• Removal of existing bollards and disposal	H	\$3,000
• Install a basketball ring / area within the common area. <i>(Provision for fence works and additional sealed surface if located within the south west corner of tennis courts ~an additional \$25,000 not included in total cost)</i>	H/M (depending on location)	\$25,000

TOTAL - HIGH PRIORITY ACTIONS (Excluding GST)	\$138,000
TOTAL - MEDIUM PRIORITY ACTIONS (Excluding GST)	\$217,000
TOTAL - LOW PRIORITY ACTIONS (Excluding GST)	\$90,000
SUBTOTAL (Excluding GST)	\$445,000
Add 10% Contingency Sum	\$44,500
TOTAL (Excluding GST)	\$489,500