‘Pride of Place’

Urban Design Framework Plans

for

Beeac

on behalf of:

The Colac Otway Shire

January 2002

Master Plan Priorities reviewed 2006/2007

Funded by:

State Government Victoria Department of Infrastructure

Administered by:

Colac Otway SHIRE

‘Naturally Progressive’

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January 8, 2002

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1.0 Background

In June 2001 following funding from the Department of Infrastructure, the Colac Otway Shire engaged THA Landscape Architects to prepare Urban Design Frameworks for the following communities within the Shire:

- Beeac
- Cressy
- Lavers Hill
- Swan Marsh

Design proposals and development strategies prepared for each township are based on the project brief prepared by the Colac Otway Shire, combined with community and steering committee meetings, discussions with key community members, a comprehensive township site analysis, a review of available literature including the Colac Otway Shire Planning Scheme, analysis of aerial photography and our professional response to the visual character and community needs for each township.

This report and associated plans have been prepared as a basis for:

- identifying the existing character of the township:
- identifying problems within the structure of the township;
- establishing a framework for the future direction of urban design development in the township.
- recommended design concepts and actions to be undertaken in the short, medium and long term.

The study has been prepared with reference to the *Urban Design Planning Note 3 – Urban Design Frameworks*, published by the Victorian Government's Department of Infrastructure.

The Urban Design Framework will be an important tool for sourcing funds for implementation of specific actions. Further detailing of design concepts is required to more accurately estimate the cost of works and enable tendering and appropriate construction.

The Steering Committee met four times during the study period and was comprised of the following representatives:

Councillor Warren Riches (Mayor - Colac Otway Shire)

Cressi Golding (Business & Community Development Officer - Colac Otway Shire)

Gary Dolan (Capital Works Co-ordinator - Colac Otway Shire)

Karen Paton (Leisure & Culture Co-ordinator - Colac Otway Shire)

Kirsty Miller – (Regional Planner – Department of Infrastructure)

Other consultants who worked in consultation with THA Landscape Architects and who assisted in the preparation of the Urban Design Framework plans included:

Brendan Mooney – Brendan Mooney & Associates Architects (Ballarat)

Paul McCuskey – McCuskey Consulting (Ballarat).

The background section of the report relates to the project in general, including components that are generally common to all four townships. The following sections / chapters generally relate to each specific township / community.

The structure of this report is written with chapters for individual townships to allow the report to be ‘pulled apart’ and stand alone reports provided for each community. This format has created some repetition throughout the report.

1.1 Project Scope

The following points provide a list of key issues that required specific attention as stated in the project brief developed by the Colac Otway Shire:

- Provision for a clear strategic direction for each town;
- Consideration of the physical and natural environment of each town;
- Identification and engagement with stakeholders and stakeholder issues;
- Consideration of the community and commercial infrastructure in particular community facilities, the main street and its presentation;
- Recognition of heritage assets;
- Initiatives to improve economic performance; and
- Initiative to improve the residential environment.

An additional requirement of the brief was for the Urban Design Framework to capture the essential urban design elements of each town including:

- Heritage attributes and features;
- The physical identity and the local cultural elements;
- The critical elements of community infrastructure and character; and
- The economic and social attributes of the town.

The Urban Design Framework for each town should provide and identify:

- An analysis of the towns' design elements;
- A plan indicating the concepts to be developed and actions to be taken; and
- A series of cost effective and sustainable options for action by the community and Council.

1.2 Community Consultation

To achieve a clear understanding of the specific needs of the community, the project brief required a high level of community consultation from the commencement of the project and in particular during the analysis stage of the project and during the community design assessment and review stage.

Consultation was also required with other key players / organisations including Vicroads, the Corangamite Catchment Management Authority, Landcare groups and relevant community groups and organisations in each town.

The methods of community consultation was intended to build on previous community liaison undertaken by the Colac Otway Shire, in particular that undertaken as part of the StreetLIFE program coordinated by Brenton Hancock. The consultants and steering committee were conscious of not excessively 'covering the same ground' as that of StreetLIFE.

The consultation program developed for the Urban Design Framework was intended to demonstrate that the Colac Otway Shire had 'moved forward' and was acting on the outcomes of previous consultation / studies.

A summary of the community consultation methodology undertaken for each town follows. Note this is a generalised description for the four towns, variations occurred for individual towns:

- Initial media release prepared for the Colac Herald and for individual; community newsletters to introduce the consultants and provide a brief summary of the urban design process and intended timelines / outcomes.
- Preliminary steering committee meeting with the specific aim of this meeting being to collect available base information and to be briefed by Council officers and Mayor Riches about each town.
- As part of the initial site inspection for each town the consultants spoke with interested locals and / or business owners in the town to outline the process and obtain direct feedback and background information about the town. This provided invaluable information regarding local issues that are of importance to the community.

- The first of two public meetings was held in the evenings at each township. These meetings were attended by Cressi Golding, Mayor Riches and occasionally the local Riding Councillor. The primary aim of the initial public meetings was to receive feedback from the community with regard to the way the community felt about their community, the community aims for the future development of their township, likes and dislikes about the township, visions for the future development of the township and specific issues local relating to the community / township development plans.
- The secondary aim of the initial public meeting was to explain the project to the community, and present an outline of the design and consultation process and timelines for the project. Mayor Warren Riches chaired the majority of all public meetings.
- Follow-up media release to the Colac Herald and individual community newsletters to outline the key issues raised at the initial public meeting and to inform the broader community of the issues of importance to each community. This media release also stressed the importance of all community members being involved in the design and consultation process as a means of 'having a say' in the future development of their community.
- Presentations to the Cressy and Swan Marsh Primary School children about the role of landscape architects and the importance of urban design for the future development of towns in a planned and co-ordinated manner. A simple survey was prepared to obtain views from school children regarding their town and in particular their likes, dislikes, preferred after school activities and ways of getting to school. This process provided useful feedback to assist in the development of recommendations for each community and hopefully the involvement of the youth of the town in the design and consultation stage of the Urban Design Framework will reap benefits to each community in the future.
- Following display of the preliminary Urban Design Frameworks for a minimum period of 7 days to enable the community to become fully familiar with all Urban Design Framework recommendations, the second public meeting was held in each town and chaired by Mayor Riches. The format of this meeting included an introduction by Mayor Riches, a short presentation by the consultants to outline the key features of the Urban Design Framework, with the majority of the meeting dedicated to feedback from the community and associated discussion. This approach enabled direct discussion of relevant issues by the community in the forum of a public meeting. These meetings were generally structured in the form of a typical public meeting with the exception of Swan Marsh that, due to the smaller numbers, was conducted in the forum of a workshop. (Note: It was generally felt by each community and the Colac Otway Shire that attendance numbers for each community meeting were good).
- A community survey sheet was also developed to obtain specific feedback regarding the preliminary Urban Design Framework. Survey sheets were made available at the start of the concept plan review stage to enable the consultants to obtain a clear indication of the community's perceptions in relation to the Urban Design Framework. The survey response sheets also provided an opportunity for individuals to respond to the framework by a method other than a public meeting. The community response sheets prepared for each township are tabled later in this report.
- The response sheets also provided the consultants with the opportunity to review and assess the projects deemed by the community as being important – therefore rating the projects from highest to lowest priority, based on community feedback. Based on the survey results, the key projects proposed for each township were rated based on community feedback to determine the highest to lowest priority.
- Rating of each project into an order of priority provides important information for the Colac Otway Shire for long-term capital works budgeting, and sourcing of funds from external organisations.

THA Landscape Architects would like to acknowledge the coverage provided for the project by the Colac Herald. The paper was very generous in the amount space it allocated to the project, thus increasing exposure and community understanding of the project.

2.0 Beeac Urban Design Framework

2.1 Township Overview

The township of Beeac is located on the Colac – Ballarat Road, approximately 24 kilometres north of Colac. The town is situated on the north eastern shore of Lake Beeac, a shallow, hypersaline wetland. Lake Beeac and other similar waterbodies between Colac and Cressy are recognised internationally by the RAMSAR Convention for their significance as internationally important waterbird habitat.

Based on figures provided in the 1996 census the population of Beeac was 234. The population has shown a small growth of approximately 1 – 1.2% since 1981. The largest age groups making up this population was the 35-39 age group (40.20%) and the 0-17 age group (26.6%).

Like many rural towns Beeac has suffered from decline and a loss of population and subsequent loss of services. This decline has resulted in the closure of a number of businesses over a period of many years. The western side of Main Street is where the majority of businesses established themselves, the main exception to this rule being the Beeac Primary School, the Health Centre and recreation reserve that are located on the north side of Lang Street.

The closure of businesses within Beeac has affected the streetscape of the town in a negative way by creating empty shops, declining buildings and one shop with hoardings over its windows (on a high profile corner). Even though many of these buildings are now being used for residential accommodation purposes, this use is generally not obvious during the day. It is only when visiting the town at night when residents have returned home that it is obvious the former commercial buildings are still occupied. In fact there are possibly more cars in the Main Street at night than during the day.

The combined affect of commercial decline is particularly obvious in Beeac due to:

- The long extent of the traditional commercial precinct (extending over two blocks over 400 metres along Main Street between Lang and Buchanan Streets) and the current level of vacant buildings in the town;
- The perception created by the many vacant and deteriorating buildings that the town is suffering from problems of serious rural decline – even though the spirit within the community is generally one of positiveness and the surrounding agricultural activities are currently prosperous.

The Beeac Progress Association is working very hard to overcome the physical, social and visual decline of the town. Following many hours of lobbying it was recently announced that an application for a Rural Transaction Centre to be established in the Beeac Post Office was successful. The transaction centre will hopefully provide the necessary support and confidence for the community to build on as part of addressing issues of township and community decline and including improvements to township and community facilities.

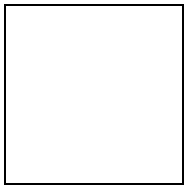


Photo 1: Main Street – Beeac

2.2 Township Character

The 'public face' of Beeac includes a combination of residential, commercial and agricultural landuses extending along both sides of Main Street (Colac – Ballarat Road). Additional (predominantly) residential development occurs between Main Road and Lake Beeac.

The present character of Beeac, due to the number of commercial buildings existing along Main Street, indicates that the town was once much more vibrant and with a considerably larger population than currently exists. The town is visually attractive due to a number of important factors including:

- The mix of residential and commercial buildings throughout the town, including a number with verandahs over footpaths. These buildings combine to create an interesting and historic streetscape particularly between Buchanan Street and Lang Street;
- The diverse range of building material used in Main Street including bluestone, brick, rendered brick, weatherboard and corrugated iron;
- Extensive, established street tree planting throughout the town, in particular in Wallace and Coulstone Street and in Main Street (including the Cypress Avenue on northern town entry and the Elms near the War Memorial).
- The wide road reserve along Main Street.
- The extensive views over attractive agricultural land from many vantage points within the town.
- The extensive views to the west over Lake Beeac from the Lake Beeac Foreshore Reserve.

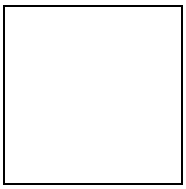


Photo 2: Lake Beeac Foreshore

2.3 Historical Significance

"Beeac displays a remarkably rich range of well preserve *wns, it still retains a representative collection of buildings typical* *buildings; verandahed shops (including a couple of corner ones); the post office, corrugated iron and timber garages and; and a variety of cottages, and more substantial houses from mid-Victorian age to Californian bungalows of the 1920's*" (Beeac Progress Association Township Plan – October 2000).

A range of materials and built elements combine to create the historic character & fabric of Beeac. These elements include:

- Verandahs;
- A diversity of building types with a variety of building materials;
- Established street trees;
- Fences;
- Kerbs, drains and ground surfaces;
- Memorials;

The Beeac community feel strongly about the built heritage of the town and wish to preserve and enhance the historic character of the town. As a result of community consultation as part of this Urban Design Framework it became clear that the Beeac community wished to implement future streetscape initiatives based on a heritage theme.

For the heritage development strategy within the township to be successful it is important that the existing heritage (and therefore the asset) of the town is maintained, preserved and protected from either inappropriate development and / or demolition. Therefore proposed streetscape developments including lighting, furniture, street tree planting etc. will compliment and enhance the existing asset.

Sites of potential cultural heritage significance within the Beeac township, as identified in the Colac Otway Heritage Study – Stage One (October 1998) include:

- Former Common School (Colac – Ballarat Road)
- Councillors Memorial (Lang Street)

- Beeac Primary School (Lang Street)
- St. Andrews Anglican Church (Colac – Ballarat Road)
- War Memorial (Colac – Ballarat Road).

Other buildings with historical significance to the Beeac streetscape include:

- The former bank (corner of Main & Buchanan Streets);
- Sunrise Corner - former commercial building (corner of Main & Wallace Streets);
- A number of verandahed (former) shops along Main Street (approximately 5 buildings);
- A number of (non verandahed) shops and commercial premises along Main Street
- The Post Office
- Beeac Community Health Centre

2.4 Setting and Landuse

Beeac is surrounded by gently undulating farmland consisting of high quality volcanic soils. The predominant agricultural landuse surrounding the town is dairy farming which is favoured by the quality soils and reliable rainfall. The development of the physical layout of Beeac has created the opportunity for many residents and businesses to retain views over farmland due to the lack of residential and commercial development on the eastern side of Main Street between Lang and Buchanan Streets. Retention of the agricultural views from Main Street is recognised by the locals as being an important feature of Beeac and a simple but interesting feature of the town that should be preserved.

Beeac is an established town with limited but vital services including:

- A Primary School
- Health Centre
- Hotel
- Service station / garage
- Engineering workshop
- Post Office
- Police Station
- Recreation reserve with excellent public hall facilities
- CFA shed
- Colac Otway Shire Council works depot
- Churches
- Milk bar

The above facilities available within Beeac provide the surrounding farming community with basic services. The township is home to a number of elderly people who are attracted to the town by the familiar and pleasant surroundings and by the facilities provided at the Health Centre.

2.5 Infrastructure

The available infrastructure services (additional to power and telephone) to the residents of Beeac include:

- A reticulated water supply (managed by Barwon Water).
- Beeac is not serviced by sewerage treatment facilities or gas.

2.6 Planning Zones

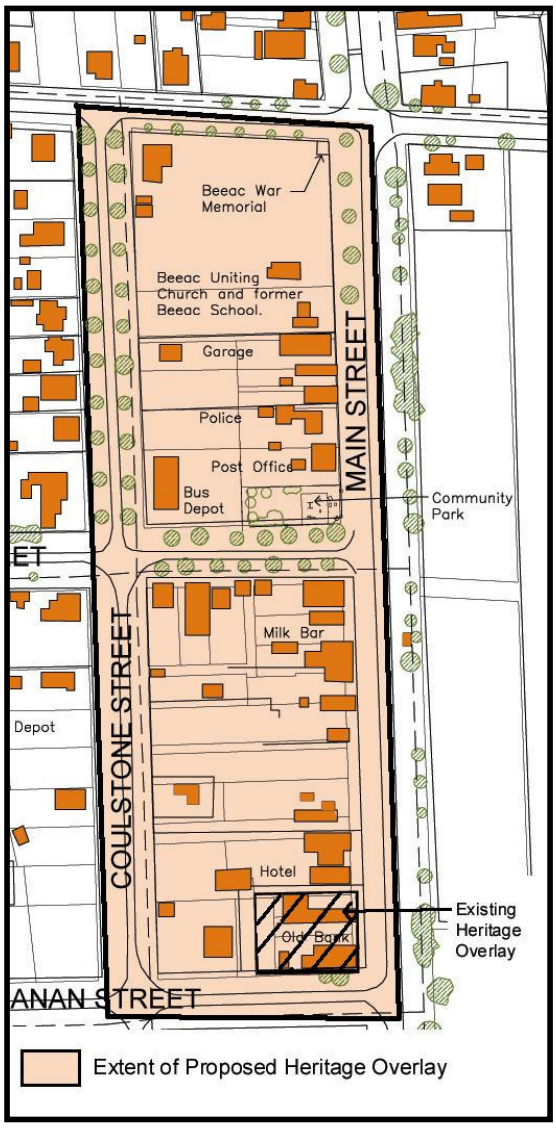
With the exception of a number of small specific zones throughout the township the planning zones within the township of Beeac are predominately comprised of Township Zone (TZ) surrounded by Rural Zone (RUZ) to the north and east and Public Conservation and Resource Zone (PCRZ) – Lake Beeac to the east (see planning zone map over page).

Specific planning zones within the township have been developed for particular landuses including:

- The Recreation Reserve
- Beeac Primary School
- Beeac Community Health Centre
- Country Fire Authority purposes
- Public Park & Recreation Zone

The Beeac township is affected by the following Planning Overlays:

- Heritage Overlay (HO4) – The former Bank on the corner of Main and Buchanan Streets
- Land Subject to Inundation Overlay (LSIO)– Lake Beeac and part of Beeac Recreation Reserve



Recommended Heritage Overlay Extent for Beeac

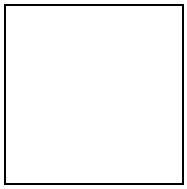
2.7 Recommended Planning Controls

There is currently minimal development pressure on the Beeac township that requires significant modifications to the existing planning controls for the township.

The following points provide recommendations in relation to possible improvements to the Colac Otway Planning Scheme that are intended to preserve the existing rural character of the township and historical significance of the streetscape.

As the Beeac community are particularly concerned about preserving and developing a heritage theme within the streetscapes of the township, it is particularly important that the existing heritage fabric of Main Street is protected from inappropriate development.

- Review heritage controls within the Beeac township particularly within the area bounded by Main Street, Lang Street, Coulstone Street and Buchanan Street to identify and preserve built features including buildings, verandahs, fences, kerbing etc. and streetscape elements (including trees) within this precinct.
- Review the Local Policy for Beeac in relation to the preservation of vistas / views from Main Street to the east over adjoining farm land.



LEGEND

TZ		Township Zone	PCRZ		Public Conservation & Resource Zone
RUZ		Rural Zone	PPRZ		Public Park & Recreation Zone
RDZ1		Unknown Zone	PUZ		Public Use Zone

2.8 Tourism Potential

Realistically the tourism potential of Beeac as a destination, is limited due to a lack of suitable features of interest to the broader population.

As a part of the general tourism district surrounding Colac, Beeac and the closer surrounding district has the ability to provide a range of points of interest that may be visited by tourists during their stay in the district. Suitable short-visit tourist destinations in the Beeac district include wineries, a dairy and ice-cream manufacturer, a sour dough bakery and natural features including Red Rock (the State's youngest volcano) and the extensive, internationally renowned, lake system with its fishing and bird-watching opportunities.

An important aim stated by the Beeac community for the Urban Design Framework plan is to develop Beeac as a pleasant, enjoyable and safe place for a short stop. As a strategy to attract people into the town on either a short or long term basis the appropriate streetscape development of the town is important to compliment other low-key draw cards including Lake Beeac. The development and enhancement of a pleasant and contextually appropriate streetscape / townscape with street furniture, signage, paths, street trees and lighting will compliment the existing interesting built-form of the town and therefore result in the town being more memorable in a positive sense to visitors. Importantly this will also improve the amenity of the town for its residents.

2.9 Future Development – An Assumption

Beeac is considered by the Colac Otway Shire as having future development potential as a commuter town to Colac, due to a combination of factors including relatively low house / land prices, proximity to Colac (24 kilometres), the available infrastructure (including the Community Health Centre) within the town and the attractiveness of the town.

The Beeac Progress Association Inc. in association with the Colac Otway Shire is working hard to attract external funds into the town to assist in improvements to the level of resources and recreational opportunities available to the community and also to improve the physical and visual identity of the town.

Providing the level of commitment shown by the Progress Association continues, with support from the greater Beeac community, the future of the town and that of its residents appears to be bright. The existing facilities available within the town including the Primary School and Community Health Centre will be complimented by the development of a Rural Transaction Centre.

Greater opportunities for linkages and access to the broader services available within Colac will further strengthen the community and opportunities for growth.

Beeac has many facilities / buildings etc. which may not be being used to full capacity (including commercial buildings and sporting facilities). The town is fortunate that these assets remain. It is important to ensure that the township assets are not allowed to decline to a point they are no value to the community, and therefore become an expensive community liability.

The urban design framework is seen by the Beeac Progress association as another step in the process of township renewal

2.10 Summary of Beeac Urban Design Framework Recommendations

The following points provide a summary of the key Urban Design Framework recommendations for Beeac. Refer to the attached reduced plans (Drawing No.s 0168-4 / 5 / 6) for full framework and streetscape details.

The following recommendations have been based on community feedback, detailed site analysis and the professional response to the town by THA Landscape Architects. The consultation process has provided a review opportunity by the Rokewood community.

Beeac War Memorial

- *Improve the setting surrounding the Beeac War Memorial by construction of a pedestrian outstand at the intersection of Lang & Main Streets. The proposed outstand will provide additional lawn / soft landscaping directly adjoining the foot paths and at the same level as the Memorial. The outstands will improve the use and function of the site for ceremonies, enhance the setting of the memorial, improve pedestrian safety over Lang Street and enhance the northern entry into town.*

Wallace Street

- *Extend the exotic streetscape planting along Wallace Street from Coulstone Street to the Lake Beeac foreshore reserve. Planting to act as a physical and visual link between Main Street and Lake Beeac. Install appropriate traffic signs at Wallace and Weston Streets for vehicle safety.*

Coulstone Street

- *Extend the exotic streetscape planting along Coulstone Street between Wallace Street and Buchanan Streets to complete the exotic tree avenues on all streets surrounding the built-up (commercial) area of the township - generally as a means of providing on going definition of this precinct.*

Drainage

- *Colac Otway Shire to liaise closely with the Beeac community to improve the drainage throughout all streets of Beeac to ensure drains operate effectively and efficiently all year round.*

Lake Beeac Foreshore Reserve

- *Indigenous planting to enhance the physical and visual elements of the reserve and improve shelter / wind protection opportunities at the picnic ground will reduce maintenance inputs in the long term and importantly improve wildlife habitat opportunities.*
- *Installation of traffic management bollards and a lockable slip-rail across the maintenance track to restrict access within the reserve between the works depot and Wallace Street.*
- *Construction of a small formalised carpark (4 cars) as a primary means of managing parking in the vicinity.*
- *Construction of a small shelter with an electric BBQ.*
- *Construction of a 1.50 metre wide walking track along the lake linking the existing park to Wallace Street with seating along the track at appropriate intervals.*
- *Installation of a 2.50 metre wide slashed maintenance track.*
- *Install additional interpretative signage for flora and fauna, former landuses of lake etc. (install as the foreshore develops).*
- *Colac Otway Shire to liaise with the DNRE to determine responsibility for reserve maintenance. Develop a maintenance program for reserve to ensure that strategies for fire hazard minimisation including cool-burning, grass slashing, weed control etc and rubbish collection are implemented.*

Beeac Tennis Courts

- *As a local community, with support from the Colac Otway Shire, undertake ongoing regular maintenance of the tennis courts to ensure this asset is not allowed to deteriorate further.*
- *Consider alternative uses for the tennis courts (i.e. basketball / netball) to justify increased maintenance of this site, whilst allowing for continued use for tennis.*
- *The toilets associated with the tennis courts are strategically located to service the adjoining Lake Beeac foreshore park. Ensure the toilets are regularly maintained and serviced as part of the township maintenance contract. Internal improvements to toilets subject to a review of the condition of the facilities (including pans, urinals, tiling, lighting etc.). The level of improvements to the toilets to be directly related to the community and visitor use of the adjoining park.*
- *The former tennis clubrooms & associated tennis courts may provide an important space for a youth group or similar use. This would also encourage greater community use of the tennis courts (potentially for a broader range of uses, than just tennis) and related facilities.*

Main Street – Existing Trees

- *Engage an arborist to assess the physical health and structural condition of all street trees.*
- *Remove trees deemed by the arborist as being dangerous, or as having a short life span.*
- *Undertake recommended remedial works on remaining trees.*
- *Re-establish selected trees to replace trees that have been removed to retain and enhance the streetscape of Beeac.*
- *Install a sign at ends of the Avenue recognising the history, age &purpose of the original Avenue.*
- *Maintain a tree spacing throughout the streetscape to generally match the existing spacing.*

Lang Street

- *Proposed development of Lang Street to provide safe pedestrian access for school children and visitors to the community health centre.*
- *Provision of a safe crossing point at the Mingawalla Road - Main Street intersection.*
- *Construction of a quality sealed footpath from Main Street to the Beeac Primary School.*
- *Infill and additional planting of selected street trees (on both sides of the road) - i.e. Prunus sp. on the north side of Lang Street and a selected evergreen tree on the south side of the road.*
- *Continue exotic street tree planting along Lang Street between Main Street and Weston Street.*
- *Proposed sculptures / bollards arranged in small groups to recognise the Primary School students. Students to be involved in the construction and installation of the sculptures. The proposed installation could be simple, low-cost public art that improves the sense of place and provides another point of interest in the town as a distinct response to the surrounding landuse.*

Beeac Community Park

- *Re-design of the park as a 'multifunction space' to improve its usability for the Beeac community, visitors and the proposed rural transaction centre adjoining. Retain current fence to ensure no pedestrian access between spaces.*
- *Install a heritage style BBQ pavilion designed to incorporate the park name.*
- *Install bollards and chains to define the park edges (and improve children's safety).*
- *Install feature pavement and heritage lighting at park entries and beneath the pavilion.*
- *Extend a landscaped outstand (incorporating the footpath) at the south-eastern corner.*
- *Install a basketball / netball court.*
- *Selected tree removal / planting.*
- *Proposed open lawn for community gatherings, passive recreation etc.*

Beeac Public Toilets

- *Rendering and painting of external masonry walls and external timber work including windows, doors, fascias etc. (colours to be selected).*
- *Paving in the vicinity of toilet entrances to improve safe access opportunities.*
- *Removal of selected tree(s) adjoining the toilet.*
- *Construction of a timber pergola over door entries and to front of toilets. Establishment of a climber over the pergola.*
- *Internal improvements to toilets subject to a review of the condition of the facilities (including pans, urinals, tiling, lighting etc.).*
- *Upgrade access & internal facilities to comply with disabled access and facilities standards.*

Proposed Car & Truck Parking Bays

- *Improve pedestrian &vehicle safety opportunities and encourage short-term visitation of the town (shops / toilet) by providing a small amount of parking on the eastern side of Main Street near the public toilets. Parking to include 2 car spaces & off-road truck parking and associated lighting.*
- *Provide a sealed pathway around the toilets with access to the carparks.*

Buchanan Street

- *Proposed streetscape development to create a stronger visual & physical link between Main Street and the Lake Beeac Park.*
- *Selected informal / mass planting of indigenous species within road reserve. Planting to extend from road reserve into Lake Beeac foreshore reserve.*
- *Installation of a directional sign at the intersection of Main Street.*
- *Appropriate traffic signage at Buchanan & Coulstone Streets for vehicle safety.*

Main Street Streetscape Improvements

- *Development of a heritage theme throughout the township for lighting, street furniture, street signage, interpretative heritage signage, town entry signage etc. to enhance the existing streetscape character of the town.*
- *Improvements to footpaths including re-sealing footpath.*
- *Installation of heritage style lighting at selected locations throughout the township.*
- *Selected street tree planting within stone kerbs. Underplant 'tree bays' with selected low-growing species to minimise the extent of hard landscape within the streetscape.*
- *Upgrade / improve public toilet facilities including access for disabled people.*

Signage & Streetscape Furniture

- *Develop and enhance the heritage theme of the township including signage, streetscape furniture (picnic tables, seats, lights, etc.) to be selected from approved heritage style products.*
- *Following appropriate heritage research install interpretative heritage signage throughout the town to provide a record of the history of the town including: former building uses, location of former buildings, photographs of historic buildings, streetscapes etc.*

Main Street - Traffic Speed

- *Implement appropriate streetscape measures to control the traffic speed within Main Street.*
- *Reduce the width and openness of Main St. by appropriate location of tree bays, planting etc.*
- *Creation of entry points at the northern and southern entries into Beeac to clearly define the town boundaries, including the change from high-speed rural roads to low-speed urban streets.*
- *Approval of all proposed streetscape treatments by Vicroads and the Colac Otway Shire.*

2.11 Beeac Community Survey Responses

Number of response sheets returned: 68

The community response sheets were designed to provide THA Landscape Architects, the Colac Otway Shire and the Beeac community with a summary of the opinions expressed by individuals in relation to the proposals developed for the Beeac Urban Design Framework. It is important to note that the following comments are reflective of individuals and do not necessarily reflect the views of the entire community. All comments provided by the community on the response sheets are listed to provide an accurate record of community views in relation to the urban design proposals.

Modifications to the plans have been made following community feedback at the public review meeting (September 13, 2001) and from feedback from the community response sheets. Modifications to the plans are based on community consensus, rather than individual responses.

The following provides a summary of the notes provided by the Beeac community from the Urban Design Framework Response Sheets. Repetition of some notes occurs – this has intentionally been retained to provide an accurate indication of community responses.

Positive Aspects of the Beeac Urban Design Framework

General

- I like the proposal and support the concepts presented.
- I like the proposal of the park design and the narrowing of the crossing to the public toilets and on Lang Street. The seating and lighting will be a lovely asset and it would be nice to have a picnic area by the Lake. As a member of the Beeac community I appreciate all the time, research and planning that you have all done with a vision to make our little town a nicer place for all who live and visit Beeac. Thank you.
- Improvement great. Congratulations.
- Best thing to ever happen to Beeac.
- Very well presented by consultants and reflects the broad range of ides presented at the first meeting, even if some ideas are a bit fanciful.
- Attempt to capitalize on and enhance heritage values present in town.
- The positive appearance of beauty entering the town and the Main Street are the things needed to attract people to our town.
- Main Street development, public toilets and car and truck parking all very good plans.
- Narrowing of crossing to public toilets on Lang Street.
- Seating and lighting an asset.
- None as far as I can see.
- Good.
- Good plan. Congratulations.
- Upgrade of tennis court toilets, old tip, with track.
- Park has very good sunset view across lake and is admired by many.
- Upgrade of public toilets (x 2 responses).
- Extensive street plantings and structured replacement of trees. Expert advice / local knowledge needed for species selection.
- It is great at last to have some clear goals for the town.
- Great job with consultation and approaching people's negative attitudes.
- Design work is absolutely fabulous and you have put a lot of thought into it. Unfortunately people don't understand Rome wasn't built in a day. Keep up the good work.
- A good looking improvement for Beeac.
- I support the playground upgrade, rotunda, beautification of Main Street. I like the proposal and support the concepts presented.
- Improvement great. Congratulations.
- Do one area at a time – not small areas around town (6 projects on go).

Footpaths / Tracks (for additional comments see below)

- Maintain footpaths / walking track (x 2 responses).
- Footpaths from Buchanan Street to Lang Street (bitumen).

- The gravel maintenance, the walking track and the revegetation at the foreshore.
- Beeac residents are old people and need walking tracks. Short way to get to the park is required not around foreshore.
- Main priority safe footpaths and clean drains.
- Paths along Lang Street. Don't make paths only 1.50 metres wide - should be to kerb.
- Re-sealing footpath in Main Street (only).
- Re-seal footpaths along Main Street to the kerb.

Trees

- Definitely no trees in Main Street, drop leaves, too messy, keep community well informed with lots of meetings
- Trees in Coulstone St, to Vaggs.
- Extensive street plantings and structured replacement of trees. Expert advice and local knowledge needed for species selection.

Playground (for additional comments see below)

- Basketball ring, not a court
- Basketball ring at back of playground.
- No gate between playground and Post Office.

Lake Foreshore

- Support for development of lake foreshore.
- Many mini-bus loads at Lake Beeac Foreshore, campers stay overnight. This area one that should be upgraded. These busloads stop and have lunch under the trees. Upgrading of tennis court toilets for this park. Old tip graded with track etc.
- Picnic area by the lake.

Negative Aspects of the Beeac Urban Design Framework

Some of the comments were listed on the response sheets as negative but we found them to be constructive criticism provided in the best interests of the project and therefore these comments have been considered in revisions to the framework plans / streetscape plans.

General

- Leave Community Park as is.
- We don't need a BBQ, pavilion, or a carpark on foreshore.
- Artwork from school children not needed, will only encourage graffiti.
- We don't get five cars at any one time at toilets.
- Complete waste of money.
- Keep swings where they are, ridiculous moving them, supervision can't be sought from Main & Wallace Streets. BBQ put there so parents could observe children. Netball / basketball ring to be put beside swings, not down back. Grassed area down back with shade trees along back and side fences, so can have picnics and ball games. Supervising children important, good view – swing, netball / basketball ring, BBQ.
- Forget the lawn along Main Street. Who will maintain?
- Pedestrian crossing near toilets not needed. Visibility is excellent.
- No mention of drainage. Drains in Main Street south are smelly and are the most important to be done.
- Drains smell in summer (especially Main Street).
- Lake Beeac foreshore at the end of Wallace Street. We cant understand why people want to walk there when all there is are leeches and rubbish down the bottom of the lake and when the lake gets dry in summer has a bad smell and is a health hazard. So we do not need anything in that area. Use that money for something useful.
- Former tip at the foreshore. There are leeches underground and nothing should be put there – that area is a health hazard.
- No negative thoughts about the urban design, just the negative people who live in the area.

Footpaths / Tracks

- The foreshore, the maintenance track and the revegetation is not going to help at all.
- Maintenance track & revegetation along foreshore not accepted (see letter).
- Grassed nature strip between Uniting Church and Lang Street is ridiculous - who will maintain when adjacent to public vacant land.

- Making footpaths only 1.50 metres wide – should be to kerb.

Playground

- No access from the playground to the Transaction Centre (only creates problems, wandering children).
- Shifting the playground (swings and tables). Putting the netball / basketball ring at the back of the playground.
- Don't shift swings.
- Ask parents for opinion.
- Definitely no gate between playground and Post Office.
- Community Park is a children's playground first and foremost. Much money spent, volunteer labour. Relocation is waste. Improvements should be fitted around existing structure. Should remain a separate entity from Post Office.

Trees

- Don't need any more trees in Wallace Street.
- Blue Gums kill cattle. Maybe Flowering Gums?
- No trees on the corner of the streets on Main Road, potential blind spots in traffic.

Lake Beeac

- Some work i.e. lake BBQ area - waste of money, travellers will not divert off main road.
- No jetty on lake, BBQ.
- Some lake foreshore development is needed - but boardwalk & viewing platform?
- Be a waste of ratepayers money at foreshore (between Wallace St and picnic table), smelly gutters, rubbish against the fence, smelly water at the lake. Better to spend money somewhere else.
- Don't like idea of bollards around lake, an eyesore and take away from natural beauty of lake. Rather see money spent on a defined gravel nature walk and ground levelled to gradual decline.
- Needs strong ongoing maintenance support from Shire or could become a wilderness area. Eastern shore a shallow hyper-saline lake in a district of strong prevailing westerlies, never going to become a strong attraction. Boardwalk would serve little value, eastern shore not favoured by Banded Stills or other bird life.
- Area is a health hazard, tip at foreshore, leeches underground. (x 2 responses).
- Believe that the gravel maintenance and walking track at the foreshore is a waste of money. Use money for something useful. How about some walking footpaths / tracks at side streets in Beeac.

Any Other Suggestions?

- No Blue Gum trees on eastern side of Main Street, why not put colourful trees, colours each season?
- Would like to see our water service improved (drains).
- Like to see drainage improved. (x 2 responses).
- In the summer the drains smell and the tennis courts need work.
- On entering Beeac from Colac we have open drains which the Council flush when asked. Health wise it is a disgrace – a stinking disgrace and you expect me to support the rest of this crap. No way.
- It would be nice to have a double swing around proposed picnic area by Lake Beeac.
- Like to see footpath on Main Road from Lang Street, north towards Cressy sealed. Elderly members of community use electric chairs (goffers) and have to travel on road.
- Removal of corrugated iron from shop windows.
- Get tennis courts up and running. (x 2 responses).
- Seating around lake.
- Park area and Main Street should be done first. The footpaths are in need of repair.
- Heritage lighting and heritage theme though town, so the town doesn't have ghost town feel. Understand this can't happen all at once without willing and eager workers. Basically more people need to put up their hands and less complaining.
- So called plans like this are just keeping someone in a fat job, a waste of ratepayers money all around.
- Fish and chip shop.

Playground

- Please take supervision views into consideration, our children use this playground a lot and are future of Beeac.
- Childproof fencing around playground, shade sails to provide shade over equipment?
- Basketball ring beside existing swings, supervision (x 2).
- Grassed section from the edge of concrete to back fence with trees along back and sides for parents to supervise children.

- Grassed area great for children running around etc.
- Put the netball / basketball ring beside existing swings, have a grassed section from the edge of concrete to back fence with trees along back and sides fro parents and children to sit and watch. This grassed area great for children running around, kicking footy and cricket etc.

Footpaths / Foreshore Reserve

- Need walking track / footpaths in Wallace Street to Watson Street and Buchanan Street to go to picnic tables area.
- It seems that no one is thinking about old people that we hardly can walk, so please stop wasting money at the foreshore at the former transfer station. Revegetation and maintenance track will be better at the picnic table park area.
- We are getting old and need a short cut from the picnic area at the foreshore to the Main Street. So please instead of spending the money at the foreshore maintenance track and revegetation spend the money re-sealing footpaths from Main Street into Wallace Street to Weston Street and from Main Street into Wallace Street into Weston Street. So we can go to the picnic area without getting wet feet.
- Beeac residents mostly are all old people and we need a walking track but the short way to get to the park at the picnic tables not all around the foreshore where the former tip was.
- Spend the money sealing footpaths from the Main Street into Wallace Street to Weston Street, so we can go to picnic table area. (x 2 responses).
- Use money for walking paths at all side streets in Beeac.
- Seating around lake.
- Need walking paths in Weston Street.

Other Important Points Noted By The Community

The following provides a summary of the 'other important points' noted by the community on the response sheets.

- Need better community bus to go to Colac.
- Renovation and upgrading of the public toilets etc. Adequate lighting and signage. Perhaps picnic table near toilets.
- I strongly support the installation of a basketball / netball goal-ring in the playground, which is the subject of a separate community grants application to the Shire.
- Just put a shelter over the BBQ (like Inverleigh).
- (Installation of community artwork) Don't forget the heritage theme. (x 2 responses).
- Are our views going to be considered or are we wasting our time, as certain decisions have already been made? We will all observe with the greatest of interest.
- Do not put the 2.50 gravel maintenance track or the vegetation at the foreshore on your next plan. See letters from:

  J. Cook, 21 Weston St, Beeac 3251

  Marko Kelentric, 17 Weston St, Beeac 3251
- Leave things as is, just put in more parking for heavy vehicles and leave the footpath as is. Just re-seal it.
- Sealing of Coulston Street.

Footpaths

- Walking footpaths in Weston Street
- A 1 metre wide stone dust path would be useful in some of the other streets.
- Development of / re-sealing of footpaths throughout town - Along Main St to the existing kerb (x 3 responses).
- Maintain gravel footpath from Buchanan Street to Beal Street. (x 2 responses).
- Continue path from Lang St to toilets as far as Hotel and add seating on east side.
- As part of footpath development include south side of Wallace St to Coulstone St intersection.

Tennis Courts

- Tennis court area needs upgrading (x 3 responses)
- Renovation of tennis courts and surrounds. The club is about to reform, and we need to preserve existing facilities.
- Fix fences (Coulstone Street side).

Drainage

- Our drains (x 4 responses).
- Drains need to be looked at and kept in good condition by shire council

- Drainage in Coulstone Street.
- Drainage in Coulstone, Buchanan and Weston Streets. To be reconstructed and outlets to be cleaned to allow better flow.

Street Planting & Blue Gums

- Blue Gums - poor choice of street tree.
- Why plant Blue Gum? Growth is 6 years and they can grow to a height of 60 metres. Think again.
- Community seem deeply divided on this issue (exotic street trees along Main Street, planted with bluestone etc.).
- Plant trees in other streets like Weston, Burnett, Beal and Mack Streets. (x 2 responses).
- Selected exotic trees should be the same trees as planted in Koroit - New Zealand Christmas Trees. They are a summer flowering tree, very clean with red flowers, very hardy trees. (Information – Gerard Kearney, Port Fairy Shire, in charge of Parks and Gardens. Phone: 5568 2600.
- Blue Gums will not mature in this area, due to grub infestation. You will not find one healthy Blue Gum in the area. Spotted Gum a better choice. Lovely specimens of Spotted Gum in front of ?
- No trees or shrubs near corners in Main Street, far too dangerous.
- No deciduous trees to be planted, particularly in Main Street.
- No labour intensive beds. Lawns, trees and shrubs only for the project.

Car Parking

- Many see current ease of parking for semi-trailer and caravans as an advantage.
- (Establishment of a small carpark - 5 spaces) absolute overkill. More car parks than cubicles. Adequate parking across road and parallel to toilets.
- Who will park in these spaces. Leave as is. Spend money on something else like footpath.

2.12 2002 Beeac Community Development Priorities

The following table provides a summary of the Beeac township development priorities (ranked in order from highest to lowest priority) based on feedback from the community response sheets completed by the Beeac community during the public consultation and review stage of the Urban Design Framework.

The ranking of projects was developed based on the priority scores provided by individual community members. The highest priority (ranking 1) was scored with 11 points (the number of key projects identified by the consultants on the survey form) and the lowest priority (ranking 11) was scored with 1 point. Projects ranking 2 to 10 was scored using the same scoring system. Total scores for each project were tallied and ranked in order from highest to lowest score – therefore reflecting the order shown below.

The prioritised project list will assist the Colac Otway Shire in understanding the Beeac community's expectations for the implementation of the streetscape works and also assist in budgeting for capital works and for applying for capital works funding to assist in the implementation of the streetscape plan.

Ranking	Key Framework Elements as defined by the Beeac community
1 (highest)	Development / re-sealing of footpaths throughout town, in particular along Main and Lang Streets.
2	Development of the Community Park on the corner of Wallace & Main Streets to include a pavilion, relocation of the playground and basketball / netball court.
3	Development of a heritage theme for streetscape furniture (bollards, seating, lighting etc.) throughout the town.
4	Renovation and upgrading of public toilets including provision for disabled access.
5	Selected exotic street trees along Main Street planted within bluestone kerb outstands with lawn and / or low shrubs beneath. Kerb outstands and associated paths to provide defined pedestrian crossing points over Main Street.
6	Development of strong town entry treatments including landscape treatment (planting & grassing) and signage to develop a clear sense of entry into the town.
7	Development of Lake Beeac foreshore reserve including carparking, a BBQ pavilion, picnic tables, paths, maintenance track, bollards, revegetation, interpretive signage etc.
8	Additional street tree planting throughout the town including on the eastern side of Main Street and removal of aging trees or trees of poor form.
9	Additional street tree planting throughout town including exotic street tree planting in Coulstone & Wallace Streets.
10	Establishment of a small carpark and truckstop with lighting either side of the public toilets in Main Street.
11	Installation of community artwork created the by Beeac Primary School students within the nature strip in Lang Street.
12	Drainage within town (additional point provided by the community).
13 (lowest)	Upgrade of tennis courts (additional point provided by the community).

2.13 Beeac Streetscape Materials & Species Palette

The following provides a summary, including indicative costs of the key streetscape paving, furniture, signage and species recommended to be considered as part of the future development of the Beeac township. Further design development, documentation and community consultation is required to finalise this palette and associated costings.

Materials & Species Palette	**Unit cost** (* denotes materials cost only).
Proposed Tree & Shrub Species *Establish one of the following tree species at 12.50 metre centres along Main Street (eastern side). Final species selection to be by community:* • *Corymbia maculata (Spotted Gum)* • *Eucalyptus ficifolia (Red Flowering Gum)* • *Eucalyptus leucoxylon (Yellow Gum)* • *Ulmus procera (English Elm)*	$20.00* (25 cm pot)
Establish one of the following tree species in designated tree bays along Main Street (western side): • *Fraxinus oxycarpa 'Raywood' (Claret Ash)* • *Pyrus calleryana 'Glensform Chanticleer' (Ornamental Pear)* • *Quercus coccinea (Scarlet Oak)*	$100.00* (45 litre pot)
Establish one of the following groundcover species in the designated tree bays as underplanting in Main Street: • *Agapanthus 'Baby Blue'' (Dwarf Agapanthus)* • *Dietes iridoides (Wild Iris)* • *Erigeron kavinskianus (Seaside Daisy)* • *Lomandra longifolia (Mat Rush Lily)* • *Selected turf species (grass)*	$5.00* (140mm pot)
Establish one of the following species at 12.50 metre centres along Lang Street (southern side opposite Health Centre): • *Corymbia maculata (Spotted Gum)* • *Eucalyptus ficifolia (Red Flowering Gum)* • *Eucalyptus leucoxylon (Yellow Gum)* • *Ulmus procera (English Elm)*	$20.00* (25 cm pot)
Establish one of the following species as infill planting along Lang Street (northern side) • *Prunus dulcis 'Purpurea' (Flowering Almond)* • *Prunus cerasifera 'Nigra' (Flowering Cherry)*	$30.00* (30 cm pot)

Establish the following tree species in informal grouping along Buchanan Street (both sides): • *Allocasuarina verticillata (Drooping She-Oak)* • *Banksia marginata (Silver Banksia)*	$3.00* (tube stock & guard)
Establish the following tree species at 12.50 metre centres along Coulstone Street on both sides to match existing Avenue planting: • *Ulmus sp. (Elm trees to match existing)*	$180.00* (75 litre pot)
Establish indigenous species in informal groupings within the Lake Beeac Foreshore Reserve.	$3.00* (tube stock & guard)
Establish a selection of the following tree species within the Beeac Community Park (according to layout shown in Plans): • *Fraxinus oxycarpa 'Raywood' (Claret Ash)* • *Pyrus calleryana 'Glensform Chanticleer' (Ornamental Pear)* • *Quercus coccinea (Scarlet Oak)*	$100.00* (45 litre pot)
Paving *Construct bitumen sealed footpath along western side of Main Street, (various widths) using one of the following materials:* • *Bitumen (allowing for full reconstruction)* • *Asphalt spray seal (over existing base)*	 $30.00 sq m $5.00 sq m
Construct 1.50 metre wide gravel footpath along eastern side of Main Street using one of the following materials: • *Crushed aggregate (allowing for full reconstruction)*	$15.00 sq m
Construct 1.50 metre wide gravel footpath along Lake edge at the Lake Beeac Foreshore Reserve using one of the following materials: • *Crushed aggregate (allowing for full reconstruction)*	$15.00 sq m
Construct paved area within the Beeac Community Park, as shown on Plan, using one of the following materials: • *Brick paving on a crushed rock base.* • *Urbanstone concrete pavers on a concrete base (or similar product).* • *Concrete pavement.*	 $65.00 sq m $120.00 sq m $40.00 sq m
Lighting *Replace and erect new 'heritage style' lighting where required using the following style as chosen by the Beeac Progress Association:* • *The Talbot lamp and fittings (Edwards Electrical)* • *South Melbourne Lamp Post (Anderson and Ritchie)*	 $1,000.00* ea $1,250.00* ea

Streetscape Furniture / Fittings *Install new 'heritage style' seating along Main Street and within Beeac Community Park using one of the following styles:*	
• *Heritage Seat (Furphy Foundry)*	$550.00* ea
• *Heritage Table and Seats (Furphy Foundry)*	$1,800.00* ea
Install new 'heritage style' bollards and chain fence along the perimeter of the Beeac Community Park (selected from):	
• *Heritage style cast iron bollard (Furphy Foundry)*	$330.00* ea
• *Dressed timber bollard*	$80.00* ea
Signage *Historical interpretation / community noticeboards / township entry signage / street signage.*	$250.00 - $2,500.00 (allowance)
Other Structures *Install 'heritage' style rotunda within Beeac Community Park (style to be designed / selected by community).*	$15,000.00 ea
Install new BBQ picnic shelter within Beeac Lake Foreshore Reserve.	$5,000.00 to $10,000.00
Install new single hotplate electric BBQ at Lake Beeac Foreshore Reserve	$3,000.00 ea
Install new hardwood timber bollards and chain fence / slip rail within the Lake Beeac Foreshore Park:	
• *Dressed timber bollard*	$60.00 ea
Construction of multipurpose basketball / netball court (non standard size) – as per community funding submission	$4,680.00
Installation of proposed sculptures on Lang Street. Subject to final design and school involvement. Allow to engage a community artist.	To be confirmed.
Infrastructure *Tree planter bays in Main Street including sawcutting of existing pavement, excavation, construction of stone edged kerbing around tree bays and the addition of topsoil for new trees.*	$2,800.00 ea
Traffic outstands in Main Street including sawcutting of existing pavement, excavation, construction of stone edged kerbing around tree bays and the addition of topsoil for lawn and tree planting. Actual area and dimensions require on-site measuring to determine costs involved.	To be confirmed.
Construction of truck and car parking bays on eastern side of Main Street near toilets and installation of appropriate lighting.	$10,000.00 to $15,000.00
Upgrade of public toilets in Main Street, to comply with appropriate access code requirements. Costing subject to review of changes required.	To be confirmed.

2.14 Beeac Urban Design Framework Plans

Existing Town Plan

Town Master Plan

Main Street Master Plan

Community Parks Master Plan

BEEAC WAR MEMORIAL

To improve the setting surrounding the Beeac War Memorial consider constructing a pedestrian outstand at the intersection of Lang & Main Streets.

The proposed outstand will provide additional lawn / soft landscaping directly adjoining the foot paths and at the same level as the Memorial.

The outstands will improve the use and function of the site for ceremonies, enhance the setting of the memorial, improve pedestrian safety over Lang Street and enhance the northern entry into town.

Note: Earthworks beneath the canopy of the street trees to be undertaken under the direction of a qualified arborist.

WALLACE STREET

Extend the exotic streetscape planting along Wallace Street from Coulstone Street to the Lake Beeac foreshore reserve. Planting to act as a physical and visual link between Main Street and Lake Beeac. Install appropriate traffic signs at Wallace and Weston Streets for vehicle safety.

COULSTONE STREET

Extend the exotic streetscape planting along Coulstone Street between Wallace Street and Buchanan Streets. The intention of the planting is to complete the exotic tree avenues on all streets surrounding the built-up (commercial) area of the township – generally as a means of providing on going definition of this precinct.

DRAINAGE

Colac Otway Shire to liaise closely with the Beeac community to improve the drainage throughout all streets of Beeac to ensure drains operate effectively and efficiently all year round (staged program).

WESTON STREET

Colac Otway Shire to liaise with residents of Weston Street to consider tree planting within the road reserve. Implement planting subject to community support.

LEGEND

- Existing building
- Property boundaries – developed
- Property boundaries – undeveloped
- Lake / creek
- Existing vegetation
- Proposed native vegetation
- Proposed exotic vegetation
- Powerlines
- Proposed asphalt pathway
- Proposed gravel pathway
- Proposed interpretive signage

LAKE BEEAC FORESHORE RESERVE

The Lake Beeac Foreshore Reserve provides an opportunity for a different recreational experience than other areas within the township. Lake Beeac is one of a number of wetlands with international significance throughout western Victoria. The location of the park provides for significant viewing opportunities over the Lake for birdlife, broad agricultural views and for sunsets over the water.
Proposed foreshore improvements include:
– indigenous planting to enhance the physical and visual elements of the reserve. The planting of indigenous species will also improve shelter / wind protection opportunities at the picnic ground, and will reduce maintenance inputs in the long term and importantly improve wildlife habitat opportunities.
– installation of traffic management bollards and a lockable slip–rail across maintenance track to restrict access within the reserve between the works depot and Wallace Street.
– construction of a small formalised carpark (4 cars) as a primary means of managing parking in the vicinity.
– construction of a small shelter with an electric BBQ.
– construction of a 1.50 metre wide walking track along the lake linking the existing park to Wallace Street.
– seating along the walking track at appropriate intervals.
– installation of a 2.50 metre wide slashed maintenance track.
– as the foreshore reserve develops install additional interpretative signage for flora and fauna, former landuses of lake etc.
– Colac Otway Shire to liaise with the DNRE to determine responsibility for reserve maintenance. Develop a maintenance program for reserve to ensure that strategies for fire hazard minimisation including cool–burning, grass slashing, weed control etc and rubbish collection are implemented.

BEEAC TENNIS COURTS

The Beeac Tennis Courts are in reasonable condition and are still in a state where play is quite possible. As a local community, with support from the Colac Otway Shire, undertake ongoing regular maintenance of the tennis courts to ensure this asset is not allowed to deteriorate further.

Consider alternative uses for the tennis courts (i.e. basketball / netball) to justify increased maintenance of this site, whilst allowing for continued use for tennis.

The toilets associated with the tennis courts are strategically located to service the adjoining Lake Beeac foreshore park. Ensure the toilets are regularly maintained and serviced as part of the township maintenance contract. (One ceramic toilet bowl requires replacement).

Internal improvements to toilets subject to a review of the condition of the facilities (including pans, urinals, tiling, lighting etc.). The level of improvements to the toilets to be directly related to the community and visitor use of the adjoining park.

The former tennis clubrooms & associated tennis courts may provide an important space for a youth group or similar use. This would also encourage greater community use of the tennis courts (potentially for a broader range of uses, than just tennis) and related facilities.

MAIN STREET - EXISTING STREET TREES

The existing trees within Main Street are a mixture of exotic trees (including Ash, Cypress, Elms, Peppercorns, Prunus etc.) and native trees (including mixed Eucalypts and Pittosporum). The mixed species provides a diverse streetscape throughout Beeac. The most dominant / memorable species is the pruned 'mushroom shaped' cypress trees along the northern entry. The following points provide recommendations for the ongoing management of the street trees.
– Engage an arborist to assess the physical health and structural condition of all street trees.
– Remove trees deemed by the arborist as being dangerous, or as having a short life span.
– Undertake recommended remedial works on remaining trees.
– Re–establish selected trees to replace trees which have been removed to retain and enhance the streetscape of Beeac.
– Install a sign at either end of the Avenue recognising the history, age and purpose of the original Avenue.
– Maintain a tree spacing throughout the streetscape to generally match the existing spacing.

LANG STREET

Proposed development of Lang Street to provide safe pedestrian access for school children and visitors to the community health centre.
Proposed streetscape improvements include:
– a safe crossing point at the Mingawalla Road – Main Street intersection.
– a quality sealed footpath from Main Street to the Beeac Primary School.
– infill planting and additional planting of selected street trees (on both sides of the road) – i.e. Prunus sp. on the north side of Lang Street and a selected large evergreen tree on the south side of the road. Refer to the report for recommended species.
– continue exotic street tree planting along Lang Street between Main Street and Weston Street.
– proposed sculptures / bollards arranged in small groups to recognise the Primary School students. Students would be involved in the construction and installation of the 'bollards'. Refer to Detail – Drawing No. 0168–06. The proposed installation could be simple, low–cost public art that improves the sense of place and provides another point of interest in the town.

MINOR ROADS

Due to cost and maintenance implications of footpaths, it is suggested that no additional footpaths be established on the minor roads through Beeac.

BEEAC COMMUNITY PARK

Proposed improvements to the community park include:
– re–design of the park as a 'multifunction space' to improve its usability for both the Beeac community, visitors and the proposed rural transaction centre adjoining. Retain current fence to ensure no pedestrian access between spaces.
Proposed park facilities to include:
– a heritage styled BBQ pavilion designed to incorporate the park name.
– bollards and chains to define the park edges (and improve childrens safety).
– feature pavement and heritage lighting at park entries and beneath the pavilion.
– extended landscaped outstand (incorporating the footpath) at the south–eastern corner.
– a basketball / netball court.
– selected tree removal / planting.
– proposed open lawn for community gatherings, passive recreation etc.

BEEAC PUBLIC TOILETS

Proposed external improvements to include:
– rendering and painting of external masonry walls.
– painting of external timber work including windows, doors, fascias etc.
– paving in the vicinity of toilet entrances to improve safe access opportunities.
– removal of selected tree(s) adjoining the toilet.
– construction of a timber pergola over door entries and to front of toilets. Establishment of a climber over the pergola.

Internal improvements to toilets subject to a review of the condition of the facilities (including pans, urinals, tiling, lighting etc.).

Upgrade access and internal facilities to comply with relevant disabled access and facilities standards.

PROPOSED CAR & TRUCK PARKING BAYS

To improve pedestrian and vehicle safety opportunities and encourage short term visitation of the town (shops / toilet) provide a small amount of parking on the eastern side of Main Street.

Parking to include 2 car spaces and an off–road truck parking bay and associated lighting.

Provide a sealed pathway around the toilets (see relevant notes) with access to the carparks / pedestrian crossing.

BUCHANAN STREET

Proposed streetscape development to create a stronger visual & physical link between Main Street and the Lake Beeac Park. Proposed streetscape treatment to include:
– selected informal / mass planting of indigenous species within road reserve. Planting to extend from road reserve into Lake Beeac foreshore reserve.
– installation of a directional sign at the intersection of Main Street.
– Appropriate traffic signage at Buchanan & Coulstone Streets for vehicle safety.

MAIN STREET STREETSCAPE IMPROVEMENTS

Focus streetscape works within Beeac on Main Street to maximise immediate visual impacts and benefits to the town. Proposed streetscape developments to include:
– development of a heritage theme throughout the township for lighting, street furniture, street signage, interpretative heritage signage, town entry signage etc. to enhance the existing streetscape character of the town.
– improvements to footpaths within the township including re–sealing footpath.
– installation of heritage style lighting at selected locations throughout the township.
– provide opportunity for street tree planting within the Main Street. Selected trees to be planted within stone kerbs. Underplant 'tree bays' with selected low–growing species to minimise the extent of hard landscape within the streetscape.
– upgrade / improve public toilet facilities including access for disabled people.

SIGNAGE & STREETSCAPE FURNITURE

To develop and enhance the heritage theme of the township all signage and streetscape furniture (picnic tables, seats, lights, etc.) are to be selected from approved heritage style products.

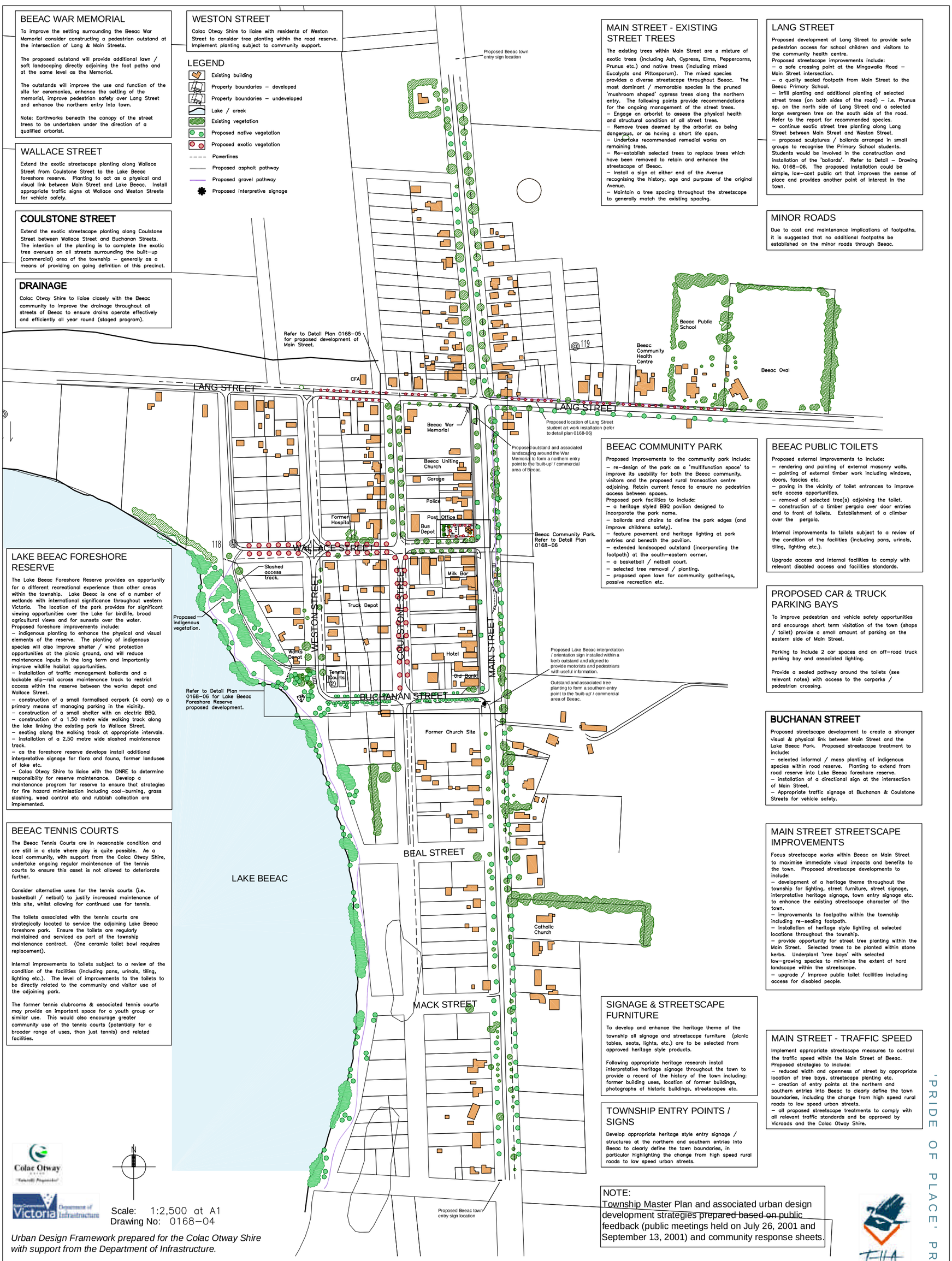
Following appropriate heritage research install interpretative heritage signage throughout the town to provide a record of the history of the town including: former building uses, location of former buildings, photographs of historic buildings, streetscapes etc.

TOWNSHIP ENTRY POINTS / SIGNS

Develop appropriate heritage style entry signage / structures at the northern and southern entries into Beeac to clearly define the town boundaries, in particular highlighting the change from high speed rural roads to low speed urban streets.

MAIN STREET - TRAFFIC SPEED

Implement appropriate streetscape measures to control the traffic speed within the Main Street of Beeac. Proposed strategies to include:
– reduced width and openness of street by appropriate location of tree bays, streetscape planting etc.
– creation of entry points at the northern and southern entries into Beeac to clearly define the town boundaries, including the change from high speed rural roads to low speed urban streets.
– all proposed streetscape treatments to comply with all relevant traffic standards and be approved by Vicroads and the Colac Otway Shire.



Colac Otway

Department of Infrastructure

N

Scale: 1:2,500 at A1
Drawing No: 0168–04

Urban Design Framework prepared for the Colac Otway Shire with support from the Department of Infrastructure.

NOTE:
Township Master Plan and associated urban design development strategies prepared based on public feedback (public meetings held on July 26, 2001 and September 13, 2001) and community response sheets.

BEEAC TOWNSHIP

Town Master Plan

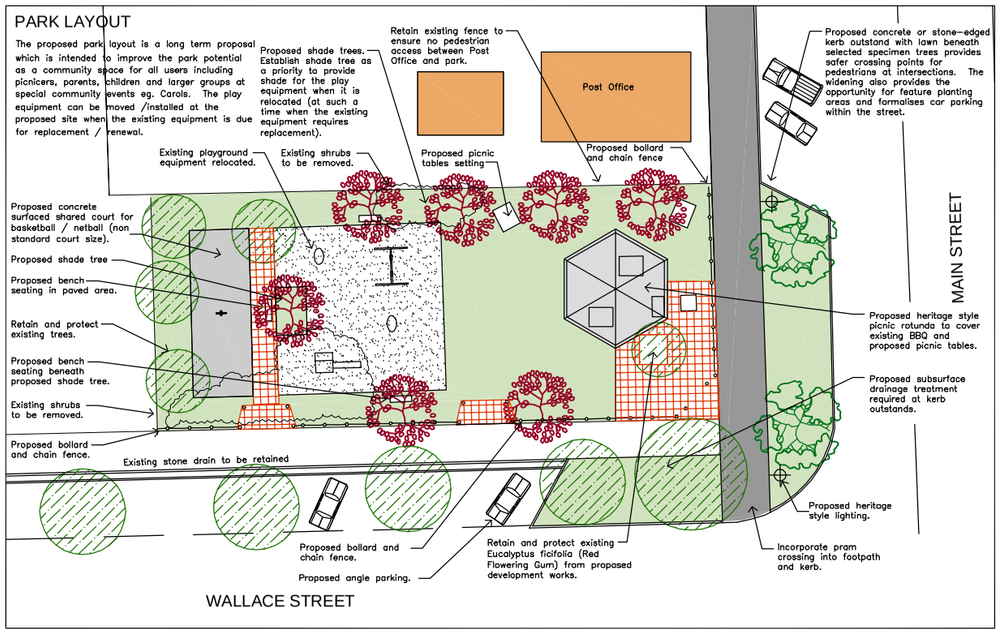
URBAN DESIGN FRAMEWORK - OCTOBER 2001

THA Landscape Architects
202 Grant Street,
Ballarat Vic. 3350
Phone: 5333 6942
Facsimile: 5333 5488
Email: thale@netconnect.com.au

'PRIDE OF PLACE' PROJECT

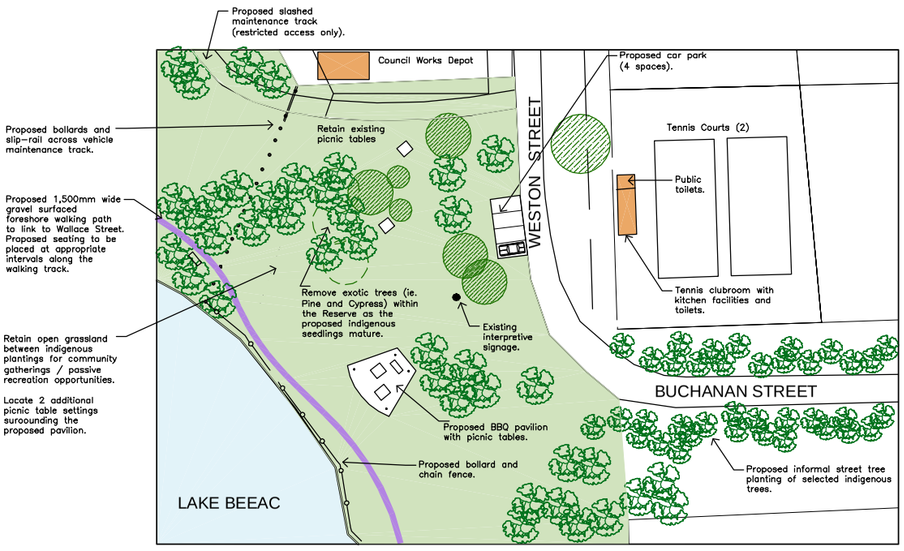
LEGEND

- Existing building
- Property boundaries
- Lake / creek
- Existing vegetation
- Proposed native vegetation
- Proposed exotic vegetation
- Powerlines
- Proposed gravel pathway
- Proposed asphalt pathway
- Proposed interpretive signage



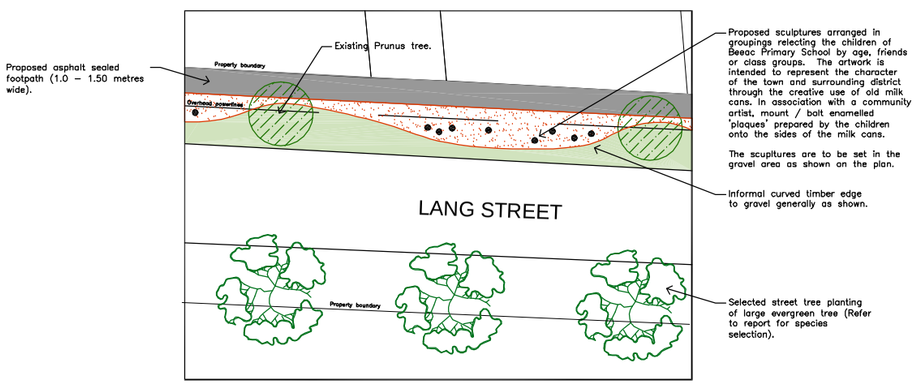
BEEAC COMMUNITY PARK

Detail Plan - Scale 1:250



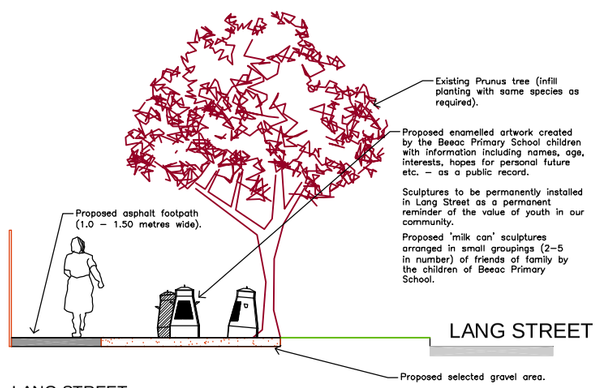
LAKE BEEAC FORESHORE RESERVE

Detail Plan - Scale 1:500



LANG STREET

Detail Plan - Scale 1:250



LANG STREET

Detail Elevation - Scale 1:50

Colac Otway Shire

Victoria Department of Infrastructure

N

Scale: 1:250 at A1
Drawing No: 0168–06

Urban Design Framework prepared for the Colac Otway Shire with support from the Department of Infrastructure.

NOTE:
Township Master Plan and associated urban design development strategies prepared based on public feedback (public meetings held on July 26, 2001 and September 13, 2001) and community response sheets.

BEEAC TOWNSHIP

Community Parks Master Plan

URBAN DESIGN FRAMEWORK - OCTOBER 2001

THA Landscape Architects
202 Grant Street,
Bellarat Vic 3350
Phone: 5333 6942
Facsimile: 5333 5488
Email: thale@netconnect.com.au

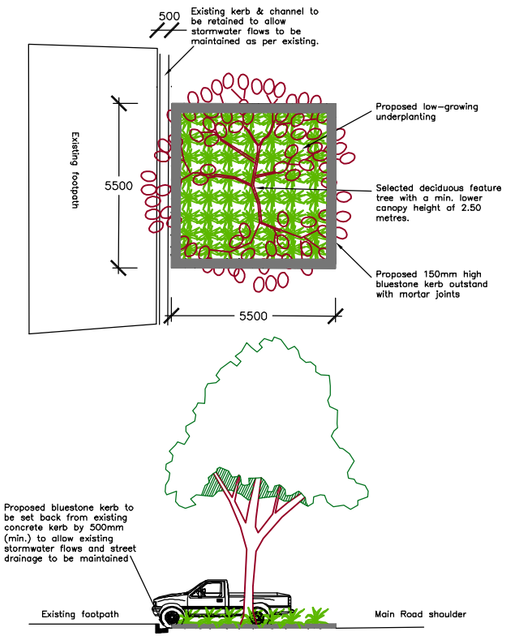
'PRIDE OF PLACE' PROJECT

BEEAC WAR MEMORIAL

Proposed kerb outstand at the Main & Lang Street intersection to enhance the War Memorial setting and northern entry to Beeac and improve pedestrian safety across Lang Street.

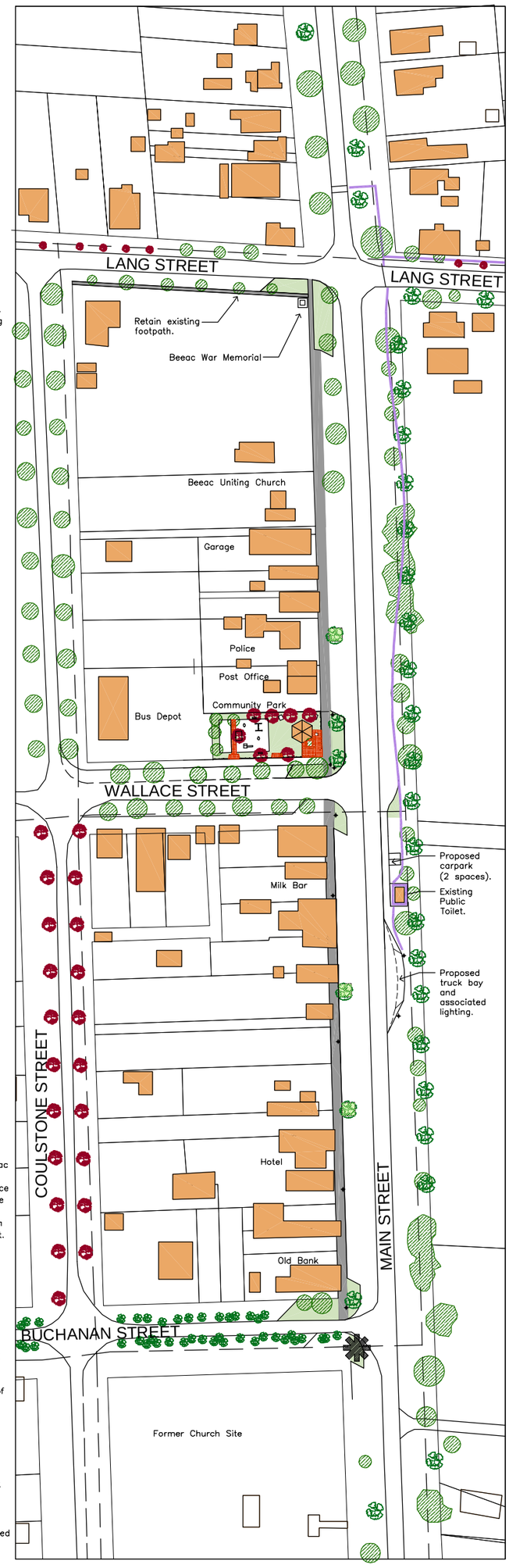
EXISTING STREET TREES - WALLACE & COULSTONE STREETS

– Engage an arborist to assess the physical health and structural condition of all street trees.
– Remove trees deemed by the arborist as being dangerous, or as having a short life span.
– Undertake recommended remedial works on remaining trees.
– Re–establish selected trees to replace trees which have been removed to retain and enhance the streetscape of Beeac.
– Maintain a tree spacing throughout the streetscape to generally match the existing spacing.



TYPICAL PLANTER BED / KERB OUTSTAND

PLAN & SECTION SCALE – 1:10



BEEAC COMMUNITY PARK

Proposed improvements to the community park include:
– re–design of the park as a 'multifunction space' to improve its usability for both the Beeac community, visitors and the proposed rural transaction centre adjoining. Retain current fence to ensure with no pedestrian access between the spaces.
– park development theme to be consistant with the heritage theme proposed for the Main Street.

Refer to Drawing No. 0168–06 for long term park development details.

COULSTONE STREET

Extend the exotic streetscape planting along Coulstone Street between Wallace Street and Buchanan Streets. The intention of the planting is to complete the exotic tree avenues on all streets surrounding the built–up (commercial) area of the township – generally as a means of providing on going definition of this precinct.

BUCHANAN STREET

Proposed informal plantings of indigenous trees and shrubs to provide a physical and visual link to Lake Beeac from Main Street.

Install a contextually appropriate orientation / directional sign (to Lake Beeac) within a proposed outstand on the south–western side of the Buchanan – Main Street intersection. Outstand and signage to form a southern entry point to the 'built–up / commercial' area of Beeac.

The outstands along the Main Street will assist in reducing the width of the street and may assist to slow traffic down within the township.

LEGEND

- Existing building
- Property boundaries
- Existing vegetation
- Proposed native vegetation
- Proposed exotic vegetation
- Proposed lighting
- Proposed bollard and chain fence
- Powerlines
- Proposed asphalt pathway
- Proposed gravel pathway
- Proposed interpretive signage

Colac Otway Shire

Victoria Department of Infrastructure

N

Scale: 1:1000 at A1
Drawing No: 0168–05

Urban Design Framework prepared for the Colac Otway Shire with support from the Department of Infrastructure.

DRAINAGE

Colac Otway Shire to liaise closely with the Beeac community to improve the drainage throughout all streets of Beeac to ensure drains operate effectively and efficiently all year round (staged program).

LANG STREET FOOTPATH

Asphalt seal footpath to Primary School to improve year–round accessibility for elderly people / children.

Establish Prunus sp. as in–fill planting on north side of Lang Street – to match existing species.

Establish selected evergreen trees close to the southern roadside boundary along Lang Street to the eastern boundary of the recreation reserve (refer to the report for species selection).

Liaise with the Beeac Primary School and a community artist to install community artwork which recognises the children of Beeac – see detail on Drawing No. 0168 – 06. Install artwork within a gravel surface adjoining the footpath.

FOOTPATH - EASTERN SIDE OF MAIN STREET

Proposed 1.50 metre wide compacted gravel footpath providing a link to Lang Street from the proposed Main Street pedestrian crossing.

STREET TREES - EASTERN SIDE OF MAIN STREET

Engage an arborist to undertake an assessment of the physical health and structural condition of the Main Street trees.

– Remove trees deemed by the arborist as being dangerous, or as having a short life span.
– Undertake recommended remedial works on remaining trees.
– Subject to Powercor agreement establish selected trees as close as possible to the adjoining property boundary at 15 metre centres. Under the guidance of a qualified arborist manage trees as required to maintain safe powerline clearance as the trees mature.

CAR / TRUCK PARKING ADJOINING PUBLIC TOILET

To improve pedestrian and vehicle safety opportunities and encourage short term visitation of the town (shops / toilet) provide a small amount of parking on the eastern side of Main Street.

Parking to include 2 car spaces and an off–road truck parking bay and associated lighting.

Provide a sealed pathway around the toilets (see relevant notes) with access to the carparks / pedestrian crossing.

STREET TREE PLANTING

At selected locations along Main Street construct stone edged (bluestone) tree bays and kerb outstands to provide a suitable and safe environment to establish selected large sized deciduous trees (i.e. Elms and Ornamental Pears).

Soft landscape treatment beneath proposed trees to include either lawn or selected low growing groundcovers / bladed plants.

Install a selected heritage style park seat on the footpath beneath each tree.

Install heritage interpretation signage at key locations near seat / tree providing a description of the built heritage of the town. Develop a series of signs throughout the town to enable a short 'heritage walk' to be established.

Final tree spacing to be determined on site in association with the Beeac community to ensure the appropriate location of trees at sites which will not inconvenience residents or business owners.

Final tree location to be approved by Vicroads and the Colac Otway Shire.

NOTE:
Township Master Plan and associated urban design development strategies prepared based on public feedback (public meetings held on July 26, 2001 and September 13, 2001) and community response sheets.

'PRIDE OF PLACE' PROJECT

THA Landscape Architects
202 Grant Street,
Bellarat Vic 3350
Phone: 5333 5842
Facsimile: 5333 5488
Email: thela@netconnect.com.au

BEEAC TOWNSHIP

Main Street Master Plan

URBAN DESIGN FRAMEWORK - OCTOBER 2001

Beeac Urban Design Framework
Draft Concept Plan
Community Response Sheet

The Beeac Urban Design Framework is in the community review stage.

A public meeting will be held at the
Beeac Community Recreation Hall at
8.00pm on Thursday September 13, 2001.

The purpose of the public meeting will be to receive responses from the community in relation to the draft preliminary streetscape / public land proposals for Beeac.

For those people that cannot attend the public meeting this Community Response Sheet allows you to formally respond to the proposed development strategies and also assist as a community in prioritising the key elements of the plan.

Positive Aspects of the Beeac Urban Design Framework:

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Negative Aspects of the Beeac Urban Design Framework:

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Any other Suggestions?

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Priorities for the Development of the Beeac Urban Design Framework:

Please insert a number from highest (1) to lowest (11) priority for the implementation of key elements of the plan:

☐ Development of the community park on the corner of Wallace & Main Street to include a pavilion, relocation of the playground and basketball / netball court.

☐ Development of a heritage theme for streetscape furniture (bollards, seating, lighting etc.) throughout the town.

☐ Development of the Lake Beeac Foreshore Reserve including carparking, a BBQ pavilion, picnic tables, paths, viewing platform / boardwalk, maintenance track, bollards, revegetation, interpretative signage etc.

☐ Selected exotic street trees along Main Street planted within bluestone edged kerb outstands with lawn and / or low shrubs beneath. Kerb outstands and associated paths to provide defined pedestrian crossing points over Main Street.

☐ Additional street tree planting throughout the town including exotic street tree planting in Coulstone & Wallace Streets.

☐ Additional street tree planting throughout the town including establishment of Blue Gums on the eastern side of Main Street and removal of aging or trees of poor form.

☐ Development of / re-sealing of footpaths throughout the town – in particular along Main Street and Lang Street.

☐ Development of strong town entry treatments including landscape treatment (planting & grassing), signage to develop a clear sense of entry into the town.

☐ Establishment of a small car park (5 spaces) and truck stop with lighting either side of the public toilets in Main Street.

☐ Renovation and upgrading of the public toilets including provision for disabled access.

☐ Installation of community artwork created by the Beeac Primary School students within the nature strip in Lang Street.

☐ (Other).....
.....

☐ (Other).....
.....

For further information regarding this plan please contact Cressi Golding at the Colac Otway Shire or David Hay or Jenni Stewart at THA Landscape Architects.

Please return this sheet and any other comments by September 20, 2001 to:

THA Landscape Architects
202 Grant Street,
BALLARAT VIC 3350
Telephone: (03) 5333 5942
Fax: (03) 5333 5488
Email: thala@netconnect.com.au

2006 Reviewed Beeac Township Master Plan Priorities

Community priorities for the development of public land in Beeac

1	**Development of Lake Beeac Foreshore between Beal and Buchanan Sts including access track, walking path and revegetation**
2	**Establishment of a small sealed carpark and truck-stop with lighting at the public toilets in Main St.**
3	**Drainage within town**
4	**Pavilion at the Park**
5	**Gravel footpaths within town**
6	**Tree audit and replacement program**
7	**Avenue of Honour signage**
8	**Heritage windmills restoration and display to coincide with the Beeac 150 Year Celebrations (2010)**
9	**Heritage walk around town with interpretive signage**
10	**Heritage street signage and additional heritage lights in Main St**
11	**Ashes wall at the Beeac Cemetery**
12	**Improved lighting in town**
13	**Additional tree planting**
14	**Camping ground linked to a cycle path**
15	**(Other)**