

# Gellibrand River Township Master Plan Report

Prepared for the Colac Otway Shire  
on behalf of the Gellibrand River Community

October 2005

*Administered by:*



*Prepared by:*



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## 1.0 Background

In September 2003, the Colac Otway Shire engaged THA Landscape Architects to prepare a Township Master Plan for the township of Gellibrand River.

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

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

- identifying the existing character 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 Township Master Plan has been developed to provide short, medium and long term development opportunities for Gellibrand River and is an important tool for sourcing funds for implementation of specific actions. The level of design detailing provided at this stage is low – with concepts and development strategies proposed in a generalised manner only. Further detailing & documentation of design concepts is required to more accurately estimate the cost of works and enable tendering and construction.

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

Councillor Stephen Hart

Councillor Stuart Hart

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

Kaz Paton (Arts & Culture Co-ordinator – Colac Otway Shire)

Paula Gardiner (Engineering Department – Colac Otway Shire)

### 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 the development of the town in respect to streetscape and public land issues;
- Consideration of the physical and natural environment of the town;
- Recognition and appropriate treatment of heritage assets / heritage character throughout the town;
- Initiative to improve the township environment.

The Township Master Plan for each town should provide and identify:

- 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.

## 2.0 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 the community design assessment and review stage.

A summary of the community consultation methodology undertaken for the town follows:

- Placement of advertisements in local newsletters and postage of flyers to each household advising of the master planning process etc.
- Preliminary steering committee meeting with the specific aim of this meeting being to collect available base information and to be briefed by Council officers in relation to the history, current initiatives, current topics and key community requirements & expectations.
- An initial site inspection / analysis to gain a preliminary understanding of the town prior to attending the public meeting.
- Attendance at a public meeting (October 1, 2003) held at the Gellibrand River hall. 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. This meeting was attended by Cressi Golding and chaired by Cr. Stuart Hart.
- 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.
- Display of the preliminary Township Concept Plans for a minimum period of 14 days to enable the community to become fully familiar with all recommendations.
- The second public meeting was held at the hall on December 4, 2003. The format of this meeting included an introduction by Cr. Stuart Hart, a short presentation by the consultants to outline the key features of the Township Concept Plan, with the majority of the meeting dedicated to feedback from the community and associated discussion. This approach enabled direct discussion of key issues by the community in the forum of a public meeting. Project resolution and outcomes for the development of public land for Gellibrand River were discussed in association with the community.
- A community survey sheet was developed to obtain specific feedback regarding the preliminary Township Concept Plan. 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 Township Concept Plan. The survey response sheets also provided an opportunity for individuals to respond to the township master plan by a method other than a public meeting. The feedback obtained from the survey response sheets and the public meetings was considered and assessed by the consultants, in association with the steering committee. This feedback formed the basis for all modifications / developments made to the Township Master Plan (February 2004). The community response sheets and associated results prepared for Gellibrand River are tabled later in this report.
- Based on the survey results, the key projects proposed for Gellibrand River 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.

### 3.0 Summary of Gellibrand River Township Master Plan Recommendations

The following points provide a summary of the key Township Master Plan recommendations for Gellibrand River. Refer to the attached plan (Drawing No. 03087 – MO1 & MO2) for full framework details.

The following recommendations have been based on community feedback, detailed site analysis and the professional response to Gellibrand River by THA Landscape Architects. The consultation process has provided a review opportunity for the Gellibrand River community with community responses reflected in the final master plan.

#### Gellibrand River Recreation Reserve

In consultation with the Gellibrand River community and the Colac Otway Shire (incorporating the Sustaining Recreation Reserve Development Planning Study currently being undertaken for the Shire), develop a site specific, detailed master plan for the Gellibrand River Recreation Reserve to guide the future development of this important site. The master plan should be used to practically and functionally develop the internal / external facilities of the reserve to maximise the multi-use opportunities between the football, cricket, tennis, netball and other sporting clubs including potential use by the Gellibrand River Primary campus students.

Proposed site development to include:

- *new (shared) clubroom facilities (shown with a grey roof - indicative only);*
- *new nets behind goal posts to improve carparking capacity;*
- *new toilets (long term) short term option to improve drainage works;*
- *new training facilities (i.e. cricket nets);*
- *rationalised carparking / vehicle movement (including upgrade of track around oval) and removal of trees near the proposed clubrooms;*
- *rationalised entry / exit points;*
- *vegetation assessment by arborist and ongoing management.*
- *new concrete slab for a skateboard facility.*
- *street lighting along one side of the access road from Carlisle River Road to Reserve*

#### Beechy Line Rail Trail

At the northern end of the town, the proposed alignment of the Beechy line pathway to follow former road alignment. The proposed pedestrian bridge over the Gellibrand River to provide a safe river crossing point and allow the continuation of the Beechy Line Rail Trail. If possible / practical use the existing former bridge footings for the new swing bridge. Track to be developed to allow vehicle access to the River (fishing / maintenance access etc.) with a small carpark near the river. Additional works within this area to include weed removal / grass maintenance and willow removal.

Manage vegetation along the Beechy Line Rail Trail route to:

- *maintain the enclosure created by the existing vegetation to improve the users' amenity / experience by screening adjoining roads / houses.*
- *manage vegetation to preserve sight lines for user safety.*
- *encourage the diversity of indigenous vegetation within the reserve.*

#### COSWorks Gravel Stockpile (Top Crossing)

Relocate the stockpile at the Top Crossing to the former gravel pit site down Lardners Track. Revegetate the existing top crossing site.

#### Traffic Speed

Liaise with the Colac Otway Shire to lobby VICROADS to reduce the traffic speed through the town, in particular in the vicinity of the Primary School and along the Colac-Lavers Hill Road to a maximum of 50 km/hour.

Liaise with VICROADS to relocate the 60 km/hour signs (or a lesser speed if possible) to more relevant and visually prominent locations within the towns.

### Proposed Streetscape Improvements

#### Pedestrian Footpath:

Proposed 1.50 metre wide asphalt pathway. Incorporation of the Beechy Line Rail Trail path into the town's footpaths to encourage safe, direct links throughout the town and maximise pedestrian access opportunities to commercial businesses in the town. Drainage must be addressed when new footpath are installed.

New footpath works are listed below in priority order:

- School to general store
- General store to hotel
- Top crossing to Carlisle River Road

#### Lighting:

Liaise with the Colac Otway Shire to install additional street light(s) mounted to existing poles where required. Within the area between the Hall and Carlisle River Road replace existing street lights with new heritage themed lights as required.

#### Signage:

Install selected signs throughout the township and the Beechy Line providing interpretative heritage information including descriptive text and photos.

#### Streetscape Planting:

Informal clumped planting of selected native trees (e.g. *Pittosporum bicolor*) throughout selected road reserves throughout townships to provide a striking visual feature in the town. Mass planting of indigenous species along Old Beech Forest Road and road reserve between the Hotel and the river.

### Gellibrand River Community House

Colac Otway Shire Council to further investigate the relocation of the Neighbourhood House closer to the town centre.

### Gellibrand River General Store

Resolve and manage pedestrian and traffic access and associated car parking for various user groups around the Gellibrand River General Store with the following developments:

- Formalise and seal road shoulders and install kerbing along edge to address drainage issues.
- Pave area outside store to address levels and access issues.
- Relocate bins off road to northern end of paved area for safety.
- Provide steel bollards around existing petrol bowser.
- Investigate opportunity of providing three car spaces in the road reserve for access to the General Store. Realign intersection and seal shoulder and install kerbing to improve road side drainage. Carparking and intersection proposals are subject to freehold boundary locations.
- Request Vicroads investigate a installing a pedestrian crossing in front of the general store

### Proposed Recommendations for the Rex Norman Park

The following points provide a summary of various streetscape recommendations developed in association with the community for the development of the Rex Norman Park:

- Site the proposed entry, paths, shelters and associated facilities in the vicinity of, and with reference to the Maternal Health Centre and Information Centre to maximise use of facilities and improve pedestrian access opportunities throughout the park.
- Proposed formalised carpark to accommodate 16 spaces. Path to be installed adjoining the carpark to connect to the proposed shelters and across the park to the Colac-Lavers Hill Road. The pathway entry at carpark to be framed either side with a timber post and rail fence and hardwood bollards (to match those in front of the hall).
- Install railway trolley and interpretive signage outlining the history of forestry in the region, tree sizes, timber volumes etc.
- Retain and improve the existing long vehicle carpark with paved link to toilets, picnic & information shelter.
- Install timber bollards adjoining high traffic areas to define park extent and park entry points.
- Construct a picnic shelter building from local hardwood with colorbond roofing include BBQ, tables and seats. Area to be set on raised ground to assist with site drainage.

- Certain trees within the Reserve have been planted to commemorate several local community members who have made contributions to the Gellibrand River community. Ensure all these trees are preserved and highlighted with plaques, where required.

### **Miscellaneous Streetscape / Public Land Proposals**

The following points provide a summary of various streetscape recommendations developed in association with the community for the Gellibrand River township.

- Proposed alignment of Beechy line pathway to follow former road alignment.
- Proposed pedestrian bridge over the Gellibrand River to provide a safe river crossing point and allow the continuation of the Beechy Line Rail Trail. If possible / practical use the existing former road bridge footings for a new swing bridge over the Gellibrand River. Walking track to be developed to allow vehicle access to the River (fishing / maintenance access etc.) with a small carpark near the river. Additional works within this area are to include weed removal / grass maintenance and willow removal.
- Informal indigenous tree planting to provide a stronger link between the Gellibrand River and the town. Plant vegetation at a density to suppress grass within the road reserve.
- Proposed mass planting of indigenous species to screen depot from Old Beech Forest Road.
- Provide basic public / fishing facilities on public land along the river including a BBQ (wood), picnic tables and fish cleaning table. All facilities to be able to withstand a variety of conditions (including minor flooding). Use Beechy Line Rail Trail to access the river from the Gellibrand River Hotel.
- Proposed Beechy Line link track to provide access around the Tourist Park and Council Depot.
- Enhance the wetland area adjoining the Carlisle River Road intersection with indigenous planting and interpretative signage.
- Between the general store and the Carlisle River Road re-align the existing footpath to the property boundary and undertake drainage works as required. The re-aligned footpath location will provide additional distance between the road and the path and assist with parking and drainage improvements.
- Retain the paddock on the north side of the tennis courts (adjoining the Carlisle River Road) for community uses including parking for special events / sporting events. Investigate the opportunity of providing a pedestrian link between the parking area and the oval.
- Upgrading the existing footpath on the western side of the Colac – Lavers Hill Road to match the proposed path material and width for the remainder of the town. This completes a walking circuit within the town, incorporating the Beechy Line Rail Trail.
- Proposed additional clumped planting of indigenous species as required along the Beechy Line.

### **Maintenance**

In association with the Gellibrand River Progress Association and the Colac Otway Shire Council, prepare a maintenance program for the town to address mowing regimes / public rubbish collection / treatment of stormwater drains / toilet cleaning and general township maintenance.

#### 4.0 Gellibrand River Community Development Priorities

The following table provides a summary of the Gellibrand River township development priorities based on feedback from the community response sheets (18 survey sheets returned), completed by the Gellibrand River community during the public consultation and review stage of the Township Master Plan, and from feedback from a Gellibrand/Kawarren Progress Association meeting held in June 2004.

Key elements have been listed in alphabetical order. This project list will assist the Colac Otway Shire in understanding the Gellibrand River community's expectations for the implementation of the streetscape works, assist in budgeting for capital works and for applying for capital works funding to assist in the implementation of the streetscape plan.

<b>Key Master Plan Element</b>
Consideration of relocating the Gellibrand Neighbourhood House closer into town.
Develop a streetscape planting theme which includes assessment and removal of inappropriate / aging vegetation and replacement with clumped indigenous plantings throughout the town, around the Rex Norman Park, at town entries and along the Beechy Rail Trail.
Develop basic facilities within the public land at the Gellibrand River incorporating Beechy Rail Trail infrastructure including a pedestrian bridge on the former bridge footings. Facilities to include an informal link path / road, small car park, picnic table and seat, fish cleaning table and interpretive signage.
Develop the Rex Norman Park to allow this public open space to better cater for a range of groups including families and Beechy Rail Trail users. Improvements include earthworks to improve drainage issues, formalised carparking, new playground, picnic shelters, feature planting, visitor information board and interpretive artwork / icon relating to the history of the Gellibrand district.
Gellibrand Recreation Reserve development includes new shared clubroom and social facilities, new nets behind goals, new toilets, skate pad, rationalised car parking / vehicle entry and exits and assessment of existing trees within car park and around the oval, streetlight along access road to reserve.
Improved lighting throughout the town.
Improvements to the roadside drainage throughout the town – in particular along both sides of Colac Lavers Hill Road.
Liaise with VIC Roads to reduce traffic speed through town, particularly in the vicinity of the Primary School.
Manage vegetation along the Beechy Line to preserve screening opportunities to adjoining roads / houses, for safety reasons and to maximise floral biodiversity.
Other (refer to Colac Otway Shire for survey information).
Proposed construction of a 1500mm wide multipurpose footpath along Colac – Lavers Hill Road and the Carlisle River Road, including a pedestrian crossing over near the General Store and linking the path through the Rex Norman Park and to the Beechy Line on the south side of the Otway Tourist Park. Drainage must be addressed when new footpaths are installed. New footpath works are listed below in priority order: <ul style="list-style-type: none"> <li>• School to general store</li> <li>• General store to hotel</li> <li>• Top crossing to Carlisle River Road</li> </ul>
Proposed roadside treatment along the Colac – Lavers Hill Road at the Gellibrand Store to include formalised road shoulders on both sides of the road and defined car parking facilities, pavement and kerbing along the front of the shop which allows access for all user groups, relocation of garbage bins.
Relocate the stockpile at the Top Crossing to the former gravel pit site down Lardners Track. Revegetate the existing top crossing site.



## 5.0 Implementation - The 'Next Step' in the Project

Whilst community interest in the township master plan has been strong, implementation works should commence as soon as possible to harness this community interest / enthusiasm including labour, materials and equipment resources.

The Colac Otway Shire should be fully informed of all intended projects to maximise potential greater outcomes from funds contributed by the Shire or external funding organisations and project management by the Shire be costed into projects.

The implementation of each project will need to be 'driven' by the community. Council will not force communities to implement projects, however they will provide significant support to communities who demonstrate they want, and are willing to contribute to streetscape projects.

The level of detail provided in the Township Master Plan is not suitable for construction purposes. As part of the planning for the project an allowance should be made for further design development and project documentation to ensure suitable detail is available for contractors to quote and build from.

## 6.0 Funding Opportunities

The proposed recommendations for the development of the Township Master Plan for Gellibrand River are diverse and will require a diverse range of skills to complete.

The advantages of having a diverse range of implementation strategies include:

- Allowing a greater number of people with a broader range of skills to be involved in the project;
- The opportunity of funding the project from a broader funding base;
- Allowing separate community groups the opportunity of working on quite separate projects with the common aim of implementing the plan – thus creating a greater sense of community ownership of both the plan and the on-ground works.

It is important that community understands that the successful implementation of the masterplan will be based on a partnership between:

- The community including individuals and community groups;
- The Colac Otway Shire;
- External funding organisations including State and Federal Government Departments; and
- LandCare and Catchment Management Authorities.

Organisations that may fund parts of the Urban Design Framework Plans include:

- Natural Heritage Trust
- Greening Australia
- Colac Otway Shire
- VICROADS
- Corporate sponsorship
- Federation Community Projects Program
- Sports and Recreation Victoria
- Department of Infrastructure – Pride of Place Funding
- Tourism Victoria
- Regional Infrastructure Development Fund - Department of State and Regional Development)  
contact Rob Jones - telephone: (03) 5320 5999

For LandCare related funding applications the Colac Otway Shire should contact the Corangamite Catchment Management Authority to ensure the proposed projects are linked to projects with regional priorities, thus ensuring a higher project priority and improving funding opportunity.

## **Appendix One – Gellibrand River Township Master Plan**

- LEGEND**
- Existing building.
  - Property line boundary.
  - Existing powerlines.
  - Existing river / watercourse.
  - Existing vegetation.
  - Proposed exotic trees.
  - Proposed indigenous tree & shrub planting.
  - Existing scenic pathway (to be upgraded).
  - Proposed pathway (varied surfaces and widths).
  - Original Beechy Line alignment
  - Proposed seating.
  - Proposed picnic table & seating.
  - Proposed BBQ.
  - Proposed bollards.
  - Proposed bollards.
  - Proposed interpretive signage.

**MAINTENANCE**

In association with the Gellibrand River Progress Association and the Colac Otway Shire Council, prepare a maintenance program for the town to address mowing regimes / public rubbish collection / treatment of stormwater drains / toilet cleaning and general township maintenance.

**GELLIBRAND RIVER RECREATION RESERVE**

In close consultation with the Gellibrand River community and the Colac Otway Shire (incorporating the Sustaining Recreation Reserve Development Planning Study currently being undertaken for the Shire), develop a site specific, detailed master plan for the Gellibrand River Recreation Reserve to guide the future development of this important site. The master plan should be used to practically and functionally develop the internal / external facilities of the reserve to maximize the multi-use opportunities between the football, cricket, tennis, netball and other sporting clubs including potential use by the Gellibrand River Primary Campus students.

**ENTRY SIGNS**

Re-name the township entry signs at all entrances from Gellibrand to Gellibrand River.

Proposed site development to include:

- new (shaded) clubroom facilities (shown with a grey roof - indicative only);
- new nets behind goal posts to improve sporting capacity;
- new toilets (long term) short term option to improve drainage works;
- new training facilities (ie cricket nets);
- rationalised carpentry / vehicle movement (including upgrade of track around oval) and removal of trees near the proposed clubrooms;
- rationalised entry / exit points;
- vegetation assessment by arborist and ongoing management;
- new concrete slab for a skateboard facility;
- street lighting along one side of the access road from Carlisle River Road to Reserve.

Upgrading existing footpath to match proposed path material and width. This completes a walking circuit within the town, incorporating the Beechy Line Rail Trail.

Proposed additional clumped planting of indigenous species.

**BEECHY LINE RAIL TRAIL**

Manage vegetation along the Beechy Line Rail Trail include:

- maintain the enclosure created by the existing vegetation to improve the amenity / experience by screening adjoining roads / houses;
- manage vegetation to preserve sight lines for user safety;
- encourage the diversity of indigenous vegetation within the reserve.

**COS WORKS GRAVEL STOCKPILE**

As a short term treatment reduce the size of the gravel stockpile site, relocate to the eastern side of the reserve and screen with indigenous plant species.

As a medium term option, Colac Otway Shire to investigate the opportunity of relocating the stockpile to another more appropriate location, which does not impact on the amenity of the town.

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Manage vegetation along the Beechy Line Rail Trail include:

- maintain the enclosure created by the existing vegetation to improve the amenity / experience by screening adjoining roads / houses;
- manage vegetation to preserve sight lines for user safety;
- encourage the diversity of indigenous vegetation within the reserve.

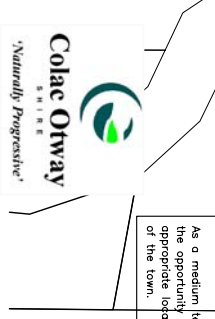
**NOTE:**

The Gellibrand River Township Master Plan and associated urban design development strategies have been prepared based on feedback from public meetings held on October 1, 2003 and December 4, 2003, community response sheets and direction / discussion with the project steering committee.

This plan should be read in association with the Gellibrand River Township Master Plan Report (February 2004).

The plans were updated October 6, 2004 following feedback from the Gellibrand Progress Association.

Additional amendments to the plan were made in September 2005 and consisted of revisions / updates to the Rex Norman Park.



Date: February 2004 (revised September 2005)  
 Scale: 1:2500 (approx.) @ A1 sheet size  
 Designed: DH / JK  
 Drawing No: 03087 - M01



**TRAFFIC SPEED**

Liaise with the Colac Otway Shire to lobby WARDENS to reduce the traffic speed through the town, in particular in the vicinity of the Primary School and along the Colac-Lavers Hill Road to a maximum of 50 km/hour.

Liaise with WARDENS to relocate the 80 km/hour signs (or a lesser speed if possible) to locations within the town.

**PROPOSED STREETSCAPE IMPROVEMENTS**

Proposed 1.50 metre wide asphalt pathway, incorporation of the Beechy Line Rail Trail path into the town's footpaths to encourage safe, direct links throughout the town and maximise pedestrian access opportunities to commercial businesses in the town.

Drainage must be addressed when new footpaths are installed.

Signage: Install selected signs throughout the township and the Beechy Line providing interpretive heritage information including descriptive text and photos.

Lighting: Liaise with the Colac Otway Shire to install additional street light(s) mounted to existing poles where required. Within the area between the Hotel and Carlisle River Road replace existing street lights with new high-leg, warm light as required.

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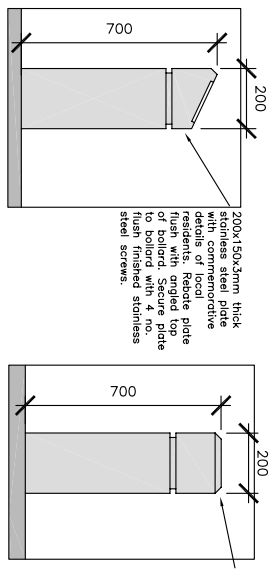
**NOTES:**

Base information derived from - aerial photograph (dated April 13, 1997) - site visits

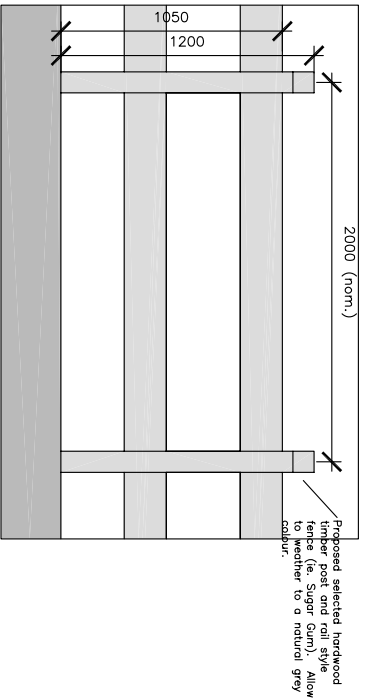
- Colac Otway Shire cadastral information

Due to possible photographic distortions the location of all existing features is approximate only. The location of existing features in the vicinity of proposed development works should be confirmed on site prior to the commencement of works.





PROPOSED TIMBER BOLLARDS  
Elevation - Not to Scale



PROPOSED TIMBER POST & RAIL FENCE  
Elevation - Not to Scale

**NOTE:**  
The Gellibrand River Township Master Plan and associated Urban Design Strategy were adopted by Council in September 2004. A public consultation workshop was held on October 1, 2003 and December 4, 2003. Community response sheets and direction / discussion with the project steering committee.  
This plan should be read in association with the Gellibrand River Township Master Plan Report (February 2004).  
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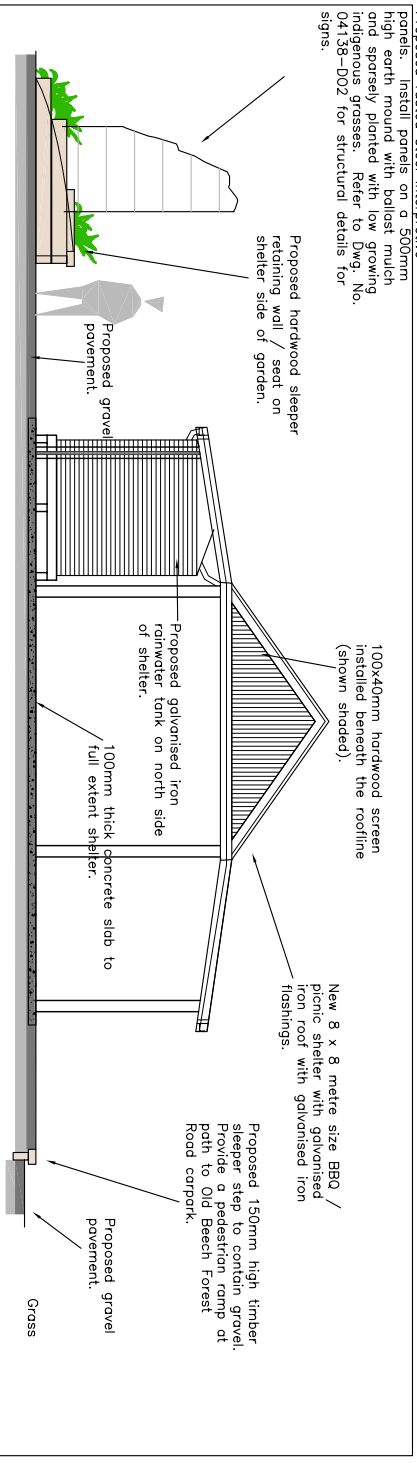
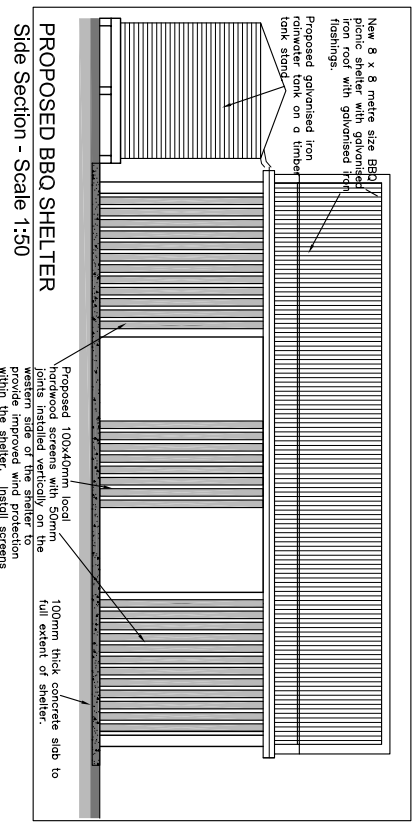
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  - Proposed pathway (varied surfaces and widths).
  - Original Beechy Line alignment
  - Proposed seating.
  - Proposed picnic table & seating.
  - Proposed BBQ.
  - Proposed bollards.
  - Proposed playground.
  - Proposed interpretive signage.
  - Proposed lawn area.
  - Proposed timber edge.
  - Proposed gravel surface.
  - Proposed timber boardwalk.
  - Proposed post and rail timber fence.
  - Proposed bollards.
  - Tree / shrubs to be removed.
  - Gated drainage pit connected to approved stormwater discharge point (nominal location only).
  - 200x200x700mm hardwood bollard including commemorative bollards.
  - Refer to detail.

**GELLIBRAND RIVER GENERAL STORE**  
Resolve and manage pedestrian and traffic access and provide car parking for various user groups around the Gellibrand River General Store with the following developments:  
Formalised and seal road shoulders and install kerbing along edge to address drainage issues.  
Pave area outside store to address levels and access issues.  
Relocate bins off-road to northern end of paved area for safety.  
Provide steel bollards around existing petrol bowser.  
Request VICRoad investigate installing a pedestrian crossing in front of the general store.

Relocate existing play equipment to an eastern corner of the park. Ensure full compliance with all relevant Australian Standards prior to installation.  
Existing BBQ shelter to be removed. Proposed 8 x 8 metre gable roofed BBQ shelter (refer to detail). Picnic sets within shelter. Where practical utilise native timber and furniture.  
Proposed Gellibrand 'Old Beechy Rail Trail' sign surrounded by post and rail timber fence of park entry (refer to detail for fencing).  
Proposed 150mm high timber sleeper steps to connect ramp at road corner.  
Proposed 150mm high timber sleeper steps to connect ramp at road corner.  
Proposed 150mm high timber sleeper steps to connect ramp at road corner.



REX NORMAN PARK  
Detail Plan - Scale 1:1,000



Proposed rusted steel interpretive panels. Install panels on a 300mm high earth mound with robust metal posts. Posts to be galvanized iron. Refer to DWG No. 04138-002 for structural details for signs.

Proposed hardwood sleeper retaining wall / seat on shelter side of garden.

100x400mm hardwood screen installed beneath the roofline (shown shaded).

New 8 x 8 metre size BBQ / picnic shelter with galvanized iron roof with galvanized iron flashings.

Proposed 150mm high timber sleeper steps to connect ramp at road corner. Provide a pedestrian ramp at road corner.

**NOTE:**  
Refer to Rex Norman Park - Landscape Section Plan and Details (Drawing No. 04138-001) for full reserve development details.

**NOTE:**  
Site the proposed entry, paths, shelters and associated facilities in the vicinity of, and adjacent to, the Rex Norman Park Centre and Information Centre to maximise use of facilities and improve pedestrian access opportunities throughout the park.

## **Appendix Two – Gellibrand River Community Response Sheets:**

# Gellibrand Concept Plan Community Response Sheet

The Gellibrand Township Concept Plan is in the community review stage.

**A public meeting will be held at the  
Gellibrand Hall at  
7.30pm on Thursday December 4, 2003**

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 Gellibrand.

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. All comments will be considered and assessed by the Steering Committee and the plans modified as required to reflect community consensus.

**Positive Aspects of the Gellibrand Township Concept Plan:**

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**Negative Aspects of the Gellibrand Township Concept Plan:**

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**Any other Suggestions or Changes That Should be made to the Plan?**

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### Priorities for the Development of the Gellibrand Township Concept Plan:

Please insert a number from highest (1) to lowest (13) priority for the implementation of key elements of the plan:

- Improvements to the roadside drainage throughout the town – in particular along both sides of Colac Lavers Hill Road.
- Improved lighting throughout the town.
- Develop basic facilities within the public land at the Gellibrand River incorporating Beechy Rail Trail infrastructure including a pedestrian bridge on the former bridge footings. Facilities to include an informal link path / road, small car park, picnic table and seat, fish cleaning table and interpretive signage.
- Develop a streetscape planting theme which includes assessment and removal of inappropriate / aging vegetation and replacement with clumped indigenous plantings throughout the town, around the Rex Norman Park, at town entries and along the Beechy Rail Trail.
- Gellibrand Recreation Reserve development includes new shared clubroom and social facilities, new nets behind goals, new toilets, rationalised car parking / vehicle entry and exits and assessment of existing trees within car park and around the oval.
- Treatment of the existing COS Works gravel stockpile on the Beechy Line in the short term to consist of minimising and screening. Long term plan is to relocate to a site to be determined.
- Develop the Rex Norman Park to allow this public open space to better cater for a range of groups including families and Beechy Rail Trail users. Improvements include earthworks to improve drainage issues, formalised carparking, new playground, picnic shelters, feature planting, visitor information board and interpretive artwork / icon relating to the history of the Gellibrand district.
- Liaise with VIC Roads to reduce traffic speed through town, particularly in the vicinity of the Primary School.
- Proposed roadside treatment along the Colac – Lavers Hill Road at the Gellibrand Store to include formalised road shoulders on both sides of the road and defined car parking facilities, pavement and kerbing along the front of the shop which allows access for all user groups, relocation of garbage bins.
- Consideration of relocating the Gellibrand Neighbourhood House closer into town.
- Proposed construction of a 1500mm wide multipurpose footpath along Colac – Lavers Hill Road and the Carlisle River Road, including a pedestrian crossing over near the General Store and linking the path through the Rex Norman Park and to the Beechy Line on the south side of the Otway Tourist Park.
- Manage vegetation along the Beechy Line to preserve screening opportunities to adjoining roads / houses, for safety reasons and to maximise floral biodiversity.
- Investigate car parking opportunities in the Link Road to access the Gellibrand Store.
- (Other) .....
- (Other) .....

We thank you for your valued input in completing this form.

For further information regarding this plan please contact Cressi Golding at the Colac Otway Shire (Tel 5232 9450) or David Hay or Jennifer Kelynack at THA Landscape Architects – Ballarat (Tel 5333 5942).

***Please return this sheet and any other comments by:*** *December 3, 2003*

***To:*** *The Gellibrand General Store or bring this form to the public meeting.*

## **Appendix Three – Community Survey Responses (Summary Responses)**



## Gellibrand River Community Survey Responses

Number of response sheets returned: 18

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

Modifications to the plans have been made following community feedback at the public review meeting (December 10, 2003) 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 Gellibrand River community from the Gellibrand River Streetscape Concept Plan Community Response Sheet. Repetition of some notes occurs – this has intentionally been retained to provide an accurate indication of community responses. Community responses are generally tabled below as they have been submitted.

### Positive Aspects

Drainage- put through the whole town not just each end.  
 Love the fishing idea  
 Park wood icon feature  
 The chance to improve recreation & sporting reserves.  
 Design good – park development also.  
 All suggestions good in theory – what about putting them into practice. x3  
 Major considerations safe roads and traffic control to compliment tourist attractions within the area (a dead tourist becomes news)  
 Safety  
 The draft of the master plan is very well planned – not too over done.  
 The fact that something could happen in Gellibrand.  
 Upgrade of Rec Reserve & park & Community house relocation to town.  
 That something positive is happening in Gellibrand concerning community well being and safety

### Negative Aspects

No white pickets in the fence. X 2  
 Over-development of Rex Norman Park, already cluttered by ad hoc development of progress association.  
 Trying to impose urbanising features (trendy lighting, bollards)  
 Name is Gellibrand River not Gellibrand.  
 None, only that it can not happen quickly enough.

### Other Suggestions or changes that should be made to the Plan

Would love a water feature in the park.  
 Love the idea of wooden tractors & play equipment.  
 Gellibrand's best feature is its underdeveloped country town flavour. Retain it!  
 Stop us becoming trendy-tourist-trap.  
 Good ideas – just hope the ideas will be implemented.  
 Reduce speed. X 2  
 VIC Roads to count traffic flow and type through township  
 WE ARE GELLIBRAND RIVER 3239 NOT GELLIBRAND x 2  
 Vic Roads to complete roadworks between Kawarren & Colac re drop offs to shoulderings. Danger to visiting traffic to the area. Deterrent for visitors 50 km from top crossing to other side of Gellibrand River bridge.  
 Re: Improved Lighting – Rex Norman park for toilet users, Pub entrances and signage  
 Rex Norman Park – fencing  
 Speed reduction – 50 km as in Geelong, Colac and other built up areas.  
 Activities for children mid age years for biking and skateboarding  
 Leave the township as it is! I and others I have talked to like the town in its present form. To change it to conform to the ideas of a person who doesn't live here would be a disaster.  
 Yes, more public meetings could be held to discuss things, as the progress association does not do enough.  
 Information to be open daily with captions on all photos.  
 Shade cloth eg for play equipment in park

VIC Roads to look at shoulder problem re danger/safety /inexperienced country drivers.

**Other 1 & 2 on reverse side of form**

Lower traffic speed at school/bus stop/ town post office.

Sewerage through the town

Better TV reception

School bus safety.

Skateboard ramp in park

Traffic flow through town and speed of 40kpm.

Maintenance of Rex Norman Park,

Roads all (shoulder Problems). X2

Shoulder on Colac- Lavers Hill Road

Maintenance on facilities in park (weekly)

Maintenance of park BBQ, toilets etc.

Remove all Spanish Heath & environmental weeds on roadside reserves.

Information centre open daily – captions on all photos on display.

Shade cloth over play equipment

Vic Roads to count traffic flow through Gellibrand

Signage of log trucks operating in the area.

# 8 Entrance archway into Gellibrand Gateway to the Otways

#11 Information signage re Joseph Gellibrand explorer after whom the township was named.

Question 1 = Improved lighting – Themed lighting ( Ceres)

## **Gellibrand Kawarren Master Plan Priorities 2008**

1	<ul style="list-style-type: none"> <li>• Council to lobby Telstra and Government to improve mobile phone and internet coverage.</li> </ul>
2	<ul style="list-style-type: none"> <li>• Improvements to the roadside drainage throughout the town – in particular along both sides of Colac Lavers Hill Road. Installation of underground drainage throughout the town. Investigate the possible treatment solutions to the stormwater/grey water prior to it entering the Gellibrand River</li> </ul>
3	<ul style="list-style-type: none"> <li>• Develop a streetscape planting theme which includes assessment and removal of inappropriate / aging vegetation and replacement with clumped plantings throughout the town, at town entries, back of the COS Depot and along the Beechy Rail Trail.</li> </ul>
4	<ul style="list-style-type: none"> <li>• Gellibrand Recreation Reserve development includes new toilets, skate pad, improved car parking / vehicle entry and exits and assessment of existing trees within car park and around the oval.</li> </ul>
5	<ul style="list-style-type: none"> <li>• Proposed construction of a 1500mm wide multipurpose footpath along Colac – Lavers Hill Road and the Carlisle River Road, including a pedestrian crossing over near the General Store and linking the path through the Rex Norman Park and to the Beechy Line on the south side of the Otway Tourist Park. Drainage must be addressed when new footpaths are installed. New footpath works are listed below in priority order:             <ul style="list-style-type: none"> <li>• Hall to hotel - concrete</li> <li>• Top crossing to Carlisle River Road</li> <li>• Footpath linking Carlisle River Road</li> <li>• Top crossing to Carlisle River Road</li> <li>• Improve pathway across Carlisle River Road</li> <li>• Link Road to Caravan Park entrance (concrete) including kerb and channel and defined parking.</li> </ul> </li> </ul>
6	<ul style="list-style-type: none"> <li>• Consideration of relocating the Gellibrand Neighbourhood House facilities closer into town to the unused school.</li> </ul>
7	<ul style="list-style-type: none"> <li>• Improved lighting throughout the town on Heritage Poles</li> </ul>
8	<ul style="list-style-type: none"> <li>• Increase public toilets and provide better signage to it.</li> </ul>
9	<ul style="list-style-type: none"> <li>• Advocate for public transport to and from Gellibrand to Colac</li> </ul>
10	<ul style="list-style-type: none"> <li>• Manage vegetation along the Beechy Line to preserve screening opportunities to adjoining roads / houses, for safety reasons and to maximise floral biodiversity.</li> </ul>
11	<ul style="list-style-type: none"> <li>• Upgrade outside of Hall</li> </ul>
12	<ul style="list-style-type: none"> <li>• Provision of permanent Table and Seating in the BBQ shelter in Rex Norman Park.</li> </ul>
13	<ul style="list-style-type: none"> <li>• Install bike racks within the park, in front of the General Store and in front of the pub</li> </ul>
14	<ul style="list-style-type: none"> <li>• Provide new equipment for playground – with the project to involve the Colac Otway Shire 4Cs community consultation process.</li> </ul>
15	<ul style="list-style-type: none"> <li>• Revegetate the existing top crossing site.</li> </ul>
16	<ul style="list-style-type: none"> <li>• Construct BMX Track between Netball court and Carlisle River Road</li> </ul>
17	<ul style="list-style-type: none"> <li>• Install plaque to commemorate Rex Norman in Rex Norman Park.</li> </ul>
18	<ul style="list-style-type: none"> <li>• Development of an Icon Statue and / or Archway entrance into the township ensuring that it relates to the heritage of the township – for example a timber train.</li> </ul>
19	<ul style="list-style-type: none"> <li>• Wood Fired Pizza Oven in Rex Norman Park</li> </ul>



## Gellibrand Kawarren Streetscape Tree Planting

### Priorities

1	Japanese Maple
2	Flowering Gum
3	Lemon Scented Spotted Gum
4	Flowering Cherry
5	Scarlet Oak
6	Large Leaved Spotted Gum
7	Smooth Barked Spotted Gum
8	Claret Ash
9	Yellow Gum
10	Sugar Maple
11	Rhododendrons
12	Spotted Gum
13	Silver birch
14	Heath Banksia
15	Golden Ash
16	Red Iron bark
17	Satin box
18	Tulip Tree
19	Banyalla
20	Crab Apple
21	Pistachio