

# Colac Civic, Health & Rail Precinct Plan

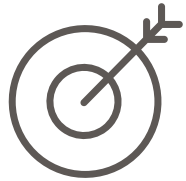
## Project Launch & Vision Workshop

Community Engagement #1 – Online Community Workshop



# Workshop Purpose

Why we have gathered you here today



To inform the community the **project purpose, process and upcoming future engagement opportunities**. This is the first stage in the process.



To inform the community **what we know so far** in relation to:

- + Land use & Employment
- + Streetscapes & Placemaking
- + Transport and Movement Network
- + Heritage & Culture
- + Infrastructure



To **understand the aspirations** of the area and **create a shared vision** for the precinct.

# Workshop Structure

## Part 1

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### Project Introduction

- + Why are we doing this
- + Project Overview + Study Area
- + Project Process + Current Status

## Part 2

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### What do we know so far?

- + Emerging Theme 1
- + Emerging Theme 2
- + Emerging Theme 3
- + Emerging Theme 4
- + Emerging Theme 5

## Part 3

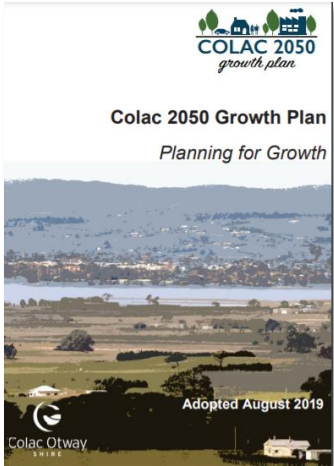
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### Q&A & Interactive Activity

- + Q&A Session
- + **5 min Break**
- + Let's create a Mind Map – Visioning exercise

# Why are we doing this?



Previous work through the Colac 2050 Growth Plan, has identified the need for Master Plans to be prepared for a number of sites in the precinct, including COPACC, the Colac Hospital, and the Train Station.

In addition, previous background documents including the Colac CBD and Entrances Project makes specific recommendations for improvements to landscape quality, built form, streetscapes and open spaces within the precinct.

Colac Otway Shire in conjunction with Colac Area Health (CAH), VicTrack, and the Department of Transport (DOT) are working in partnership with the community to prepare a Precinct Plan for the Colac Civic Health and Rail Precinct (the Precinct Plan).



# What is a Precinct Plan?

Project Overview + Study Area

The purpose of the Precinct Plan is to **guide future growth** in a way that will build on the City's strengths and support population growth.

The final Precinct Plan document will include a **masterplan** for the area to **guide public realm improvements and built form outcomes** for future development.

The Precinct Plan will consider land use, built form, and infrastructure requirements for the whole precinct including its three main sub-precincts (health services, Civic (Colac Otway Shire offices and COPACC), and Colac Railway Station).



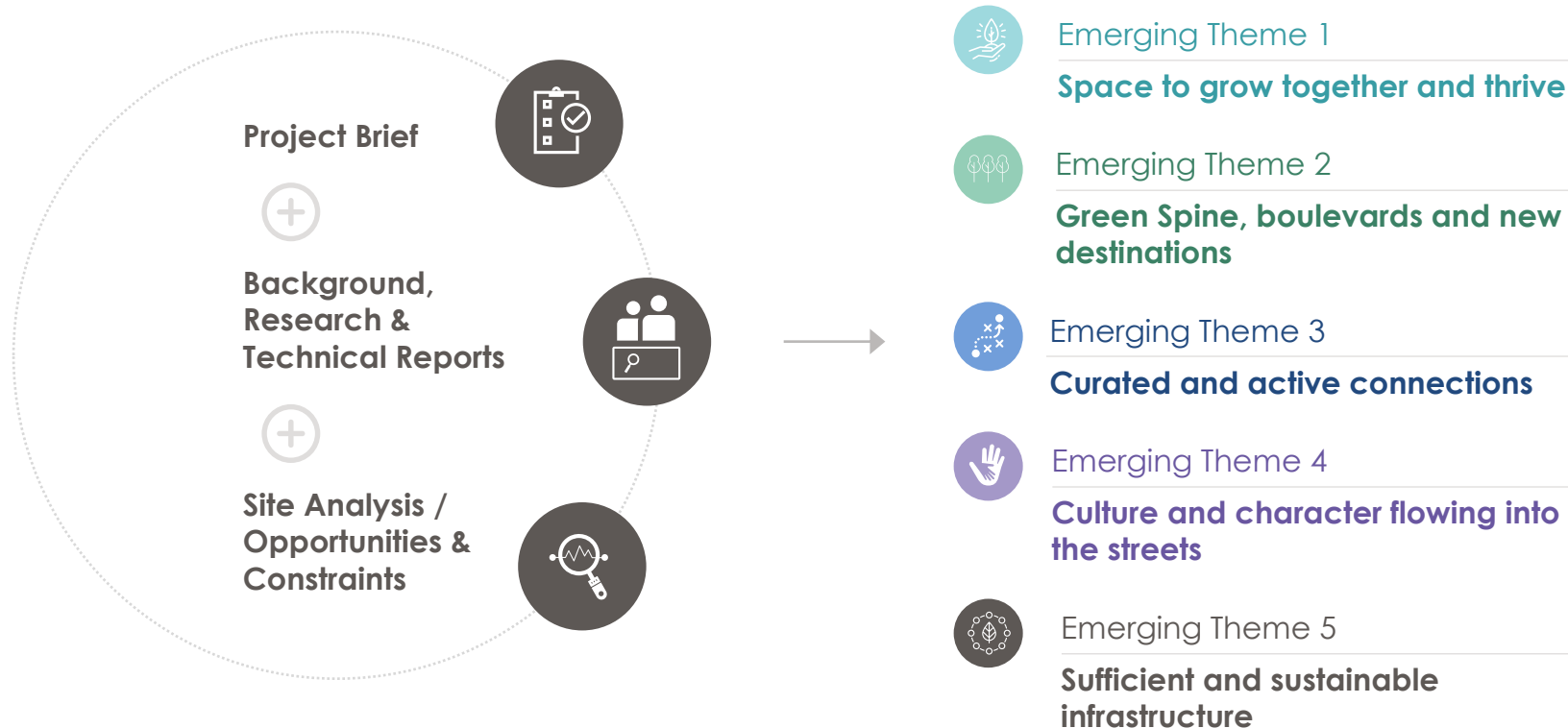
# Project Process and Current Status

The Colac Civic, Health & Rail Precinct Plan project will involve the following phases:



# What do we know so far

The following **emerging themes** for the precinct have been developed from the initial information gathering planning stages.



**We would like your feedback and comments on these emerging themes**



# Space to grow together and thrive

Land use & Employment | Housing & Accommodation | Built Form

## What do we know so far?

- 1 Colac Area Health, Council, DELWP and COPACC all **desire to expand** their facilities
- 2 **Competition for access and car parking** between Bulla and CAH
- 3 Allied health using surrounding residential buildings
- 4 Detached **residential dwellings located throughout commercial areas** with conflicting and confusing land arrangements.
- 5 **Insufficient short-term holiday accommodation** options for tourists and workers
- 6 **Underutilised commercial land** south of the train station
- 7 Generally single storey buildings with some 2 storey buildings and 3 storey elements







# Green Spine, boulevards and new destinations

Streetscapes | Place-making

## What do we know so far?

- 1 **Murray Street is the primary retail destination** and Memorial Square the primary open space destination.
- 2 Open space Infront of COPACC has great potential but is **fragmented by paths and driveways** making it uninviting
- 3 Multiple entries to CAH, **no singular place to arrive**. Entries dominated by driveways to door. No connection to open space.
- 4 **Homogenous streetscapes** within precinct. Hard to identify roles
- 5 **Car dominant streetscapes** with wide continuous asphalt and frequent crossovers.
- 6 Minimal, small and constrained tree planting
- 7 **No arrival experience** to the precinct.
- 8 Colac Railway Station open space has little to **no infrastructure for people**.





# Curated and active connections

Walking & Cycling | Public Transport & Vehicles

## What do we know so far?

- 1 Hart Street, Corangamite Street, Miller Street, Rae Street and Gellibrand Street all strategically identified as cycle routes.
- 2 Important **connections to schools** south of the town for both cycling and walking.
- 3 On street cycle paths are **fragmented and degraded by cross-overs and roundabout designs**
- 4 **Safety issues for cyclists are exacerbated by angled parking arrangements on most streets**, with limited visibility being available between drivers exiting car spaces
- 5 Parking around Colac Area Health hospital, Council offices and COPACC are highly utilized



Preliminary Transport and parking assessment  
**One Mile Grid**

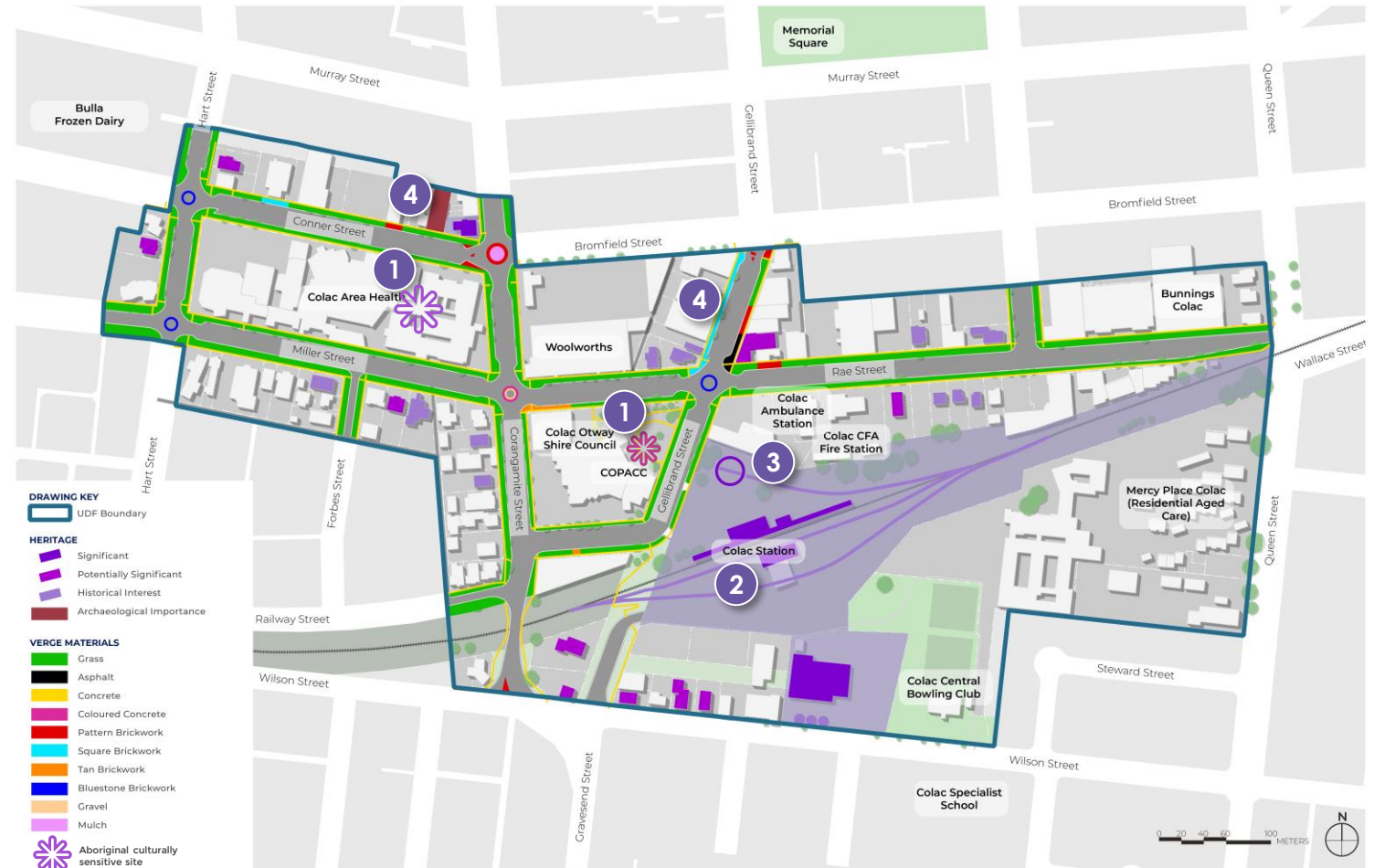


# Culture and character flowing into the streets

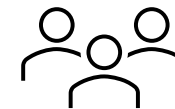
Heritage & Culture | Landscape Character

## What do we know so far?

- 1 **Aboriginal cultural heritage:** There is a lack of Aboriginal recognition within the site. There is a Mosaic aboriginal artwork in front of COPACC. Colac Area Health is built above an area of cultural significance.
- 2 **Railway Station:** External integrity of the buildings must be retained and must endure for future use as a passenger station. Additions should be distinguishable in appearance yet respect the character and appearance of the heritage buildings.
- 3 **Turntable:** Must be retained and take a cautious approach to change. Adaptive reuse is an appropriate consideration with community consultation.
- 4 **Inconsistent use of materials** along verges, especially on Gellibrand Street
- 5 **Roundabouts vary** with different quality materials and landscaping
- 6 Grass verges most common verge material



Post Contact Heritage Study  
Preliminary Recommendations  
**Authentic Heritage**



Preliminary meeting with  
Eastern Marr, Gulidjan and  
Wathaurong representatives

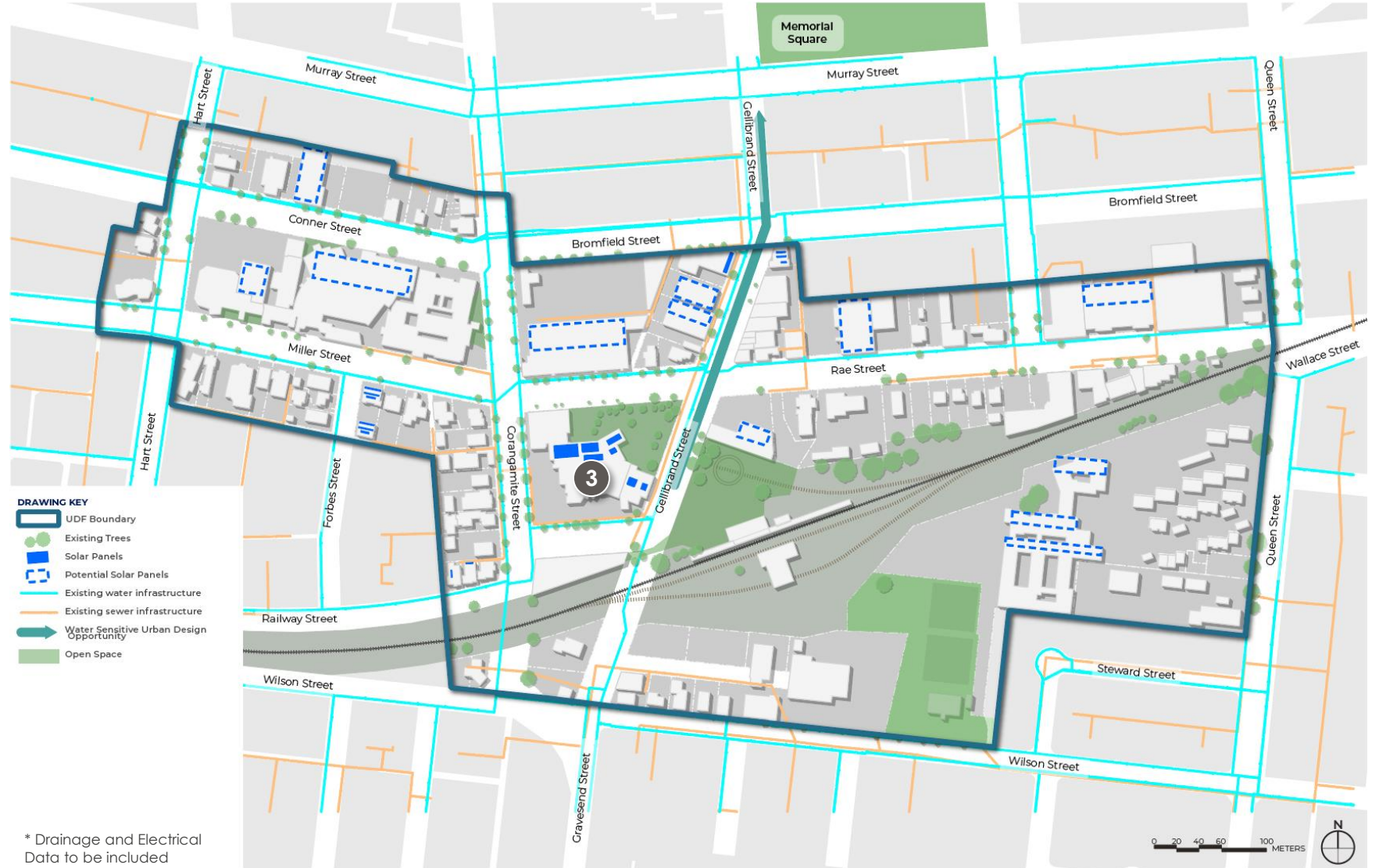


# Sufficient and sustainable infrastructure

Services & Drainage | Green Infrastructure & Biodiversity

## What do we know so far?

- 1 Minimal open space to establish continuous habitat.
- 2 No biofiltration infrastructure. Channel and pipe approach to drainage.
- 3 Only a small number of existing buildings have invested in solar panels.
- 4 Half of all street trees are cropped to prevent obstructing the electricity wires
- 5 Likely need for augmentation of sewer to improve capacity.
- 6 Sufficient water, gas and electricity capacity.



Draft engineering  
services and  
infrastructure report  
**St. Quintens**

# Q&A Session



**Do you have any questions or feedback?**

# Interactive Activity



Let's create a Mind Map of key words and phrases for each emerging theme!

Tell us what you want to see in the Colac Civic, Health & Rail Precinct Plan.

No limits!

mesh

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