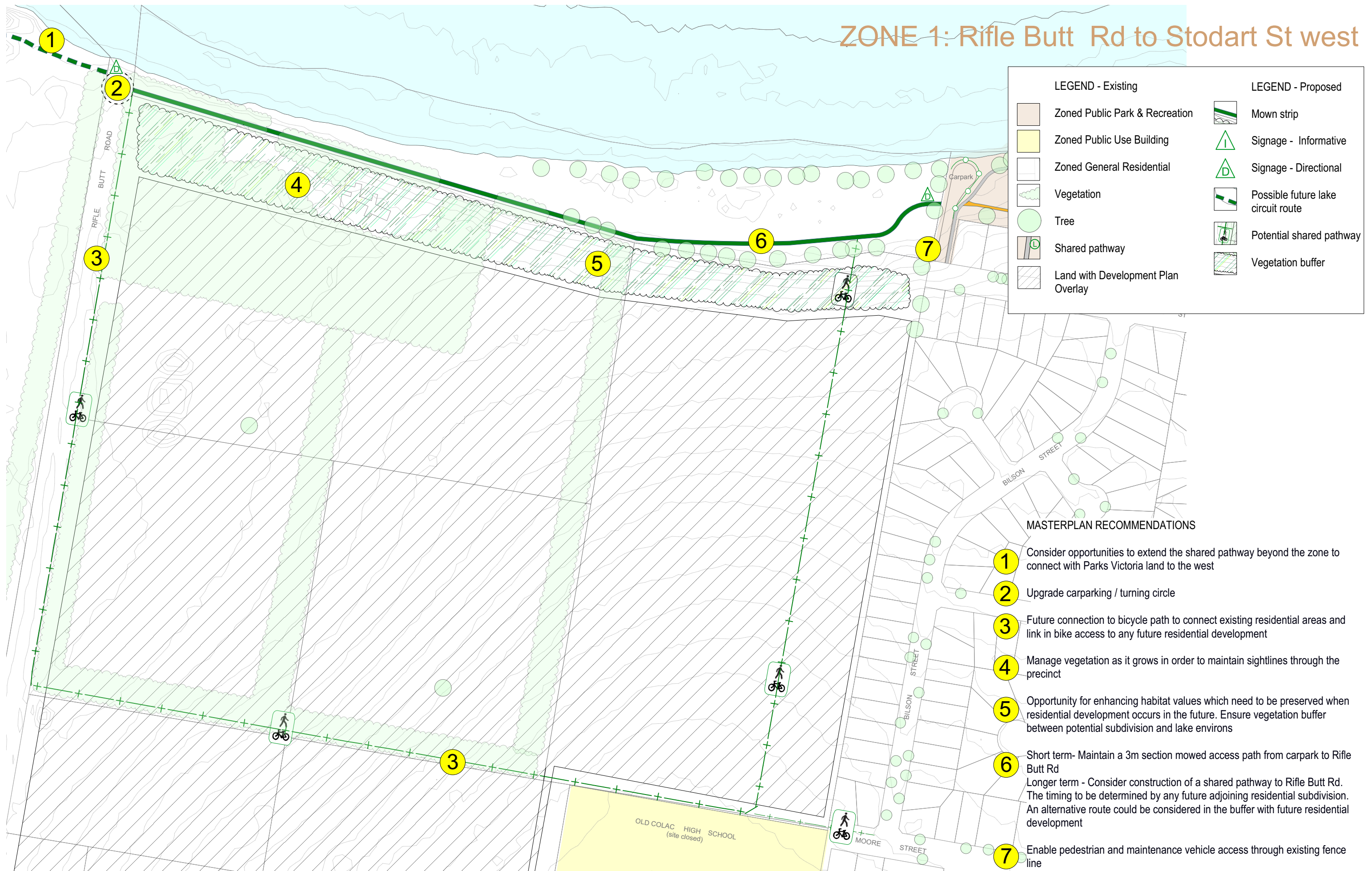


# ZONE 1: Rifle Butt Rd to Stodart St west



# ZONE 2: Stodart St west to Stodart St east



LEGEND - Existing	LEGEND - Proposed
Zoned Public Park & Recreation	Tree
Zoned General Residential	Shelter
Vegetation	Shared pathway
Tree	Upgraded playground
Shared pathway	BBQ
Seat	Seat
	Bin
	Drinker with dog bowl
	Picnic table
	Signage - Directional
	Bollards

## MASTERPLAN RECOMMENDATIONS

- 1 Replace old bollards and include maintenance access
- 2 Formalise and upgrade carpark and entry road
- 3 Protect Ash trees with earthworks to reinforce trees / exposed roots
- 4 Install shade trees and provide end of trip amenities eg drinker, shelter and seating
- 5 Remove exercise equipment at the end of its life. Replace with natural landscape play features to compliment equipment at Donaldson Street Park. Consider in line with Colac Otway Play Space Strategy
- 6 Extend shared pathway in a loop suitable for scooters or toddlers bikes
- 7 Replace Balnagowan Av pedestrian ramp, ensuring compliance with standards
- 8 Lake edge to be stabilised with local volcanic rock. Retain sloping edge
- 9 Widen shared pathway where possible
- 10 Intermittent plantings of native trees along foreshore pathway corridor
- 11 Install tyre stops in car park to protect bluestone wall from vehicle impact
- 12 Undertake a detailed risk and needs assessment in relation to the toilet at the end of Stodart St
- 13 Consider the construction of a fishing platform in the zone. Priority will be dependant on lake water levels and subsequent fish stock



## ZONE 3: Stodart St east to Armstrong St



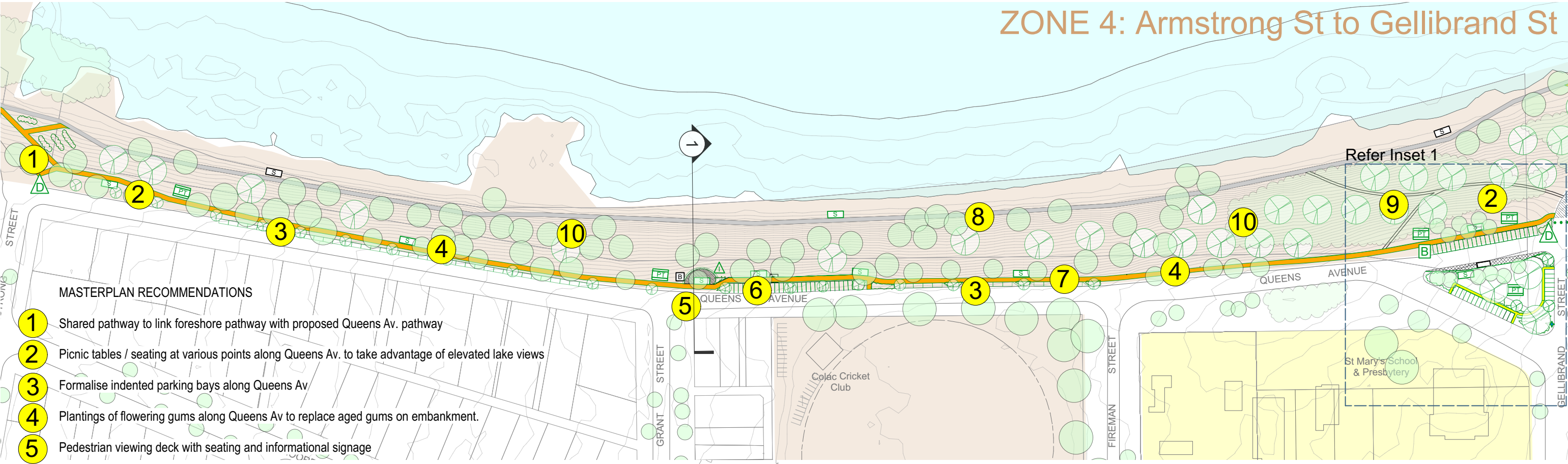
LEGEND - Existing	LEGEND - Proposed
Creek	Tree
Zoned Public Park & Recreation	Shared pathway
Zoned General Residential	Seat
Vegetation	Bin
Tree	Drinker with dog bowl
Building for Public Use	Picnic table
Shared pathway	Signage - Informative
Seat	Signage - Directional
Bin	New building footprint
Drinker	Trailer parking
Picnic table	
Signage - Directional	
Signage - Informative	

### MASTERPLAN RECOMMENDATIONS

- 1 Remove weed species (Willow trees) and replace with suitable shade trees such as Quercus bicolor (Swamp White Oak)
- 2 Consider the consolidation of the two jetties at the end of their life
- 3 Widen shared pathway
- 4 If water based activities are considered viable in the longer term, then consolidate buildings when they reach the end of their life. Any new facility should cater for a number of community uses including yachting, sea scouts, band, and other community activities as required; and should consider precinct car parking requirements
- 5 Short term - Landscape and clean up environs in the vicinity of the buildings used by the yachting and sea scouts buildings
- 6 Public toilets to be integrated with new building / pavilion
- 7 Western Bay Park could be considered as an alternative site for exercise or parkour equipment. Install seating and shade trees to take advantage of the views, enhance the amenity of the park and integrate the area with the foreshore

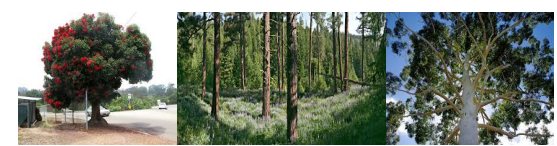
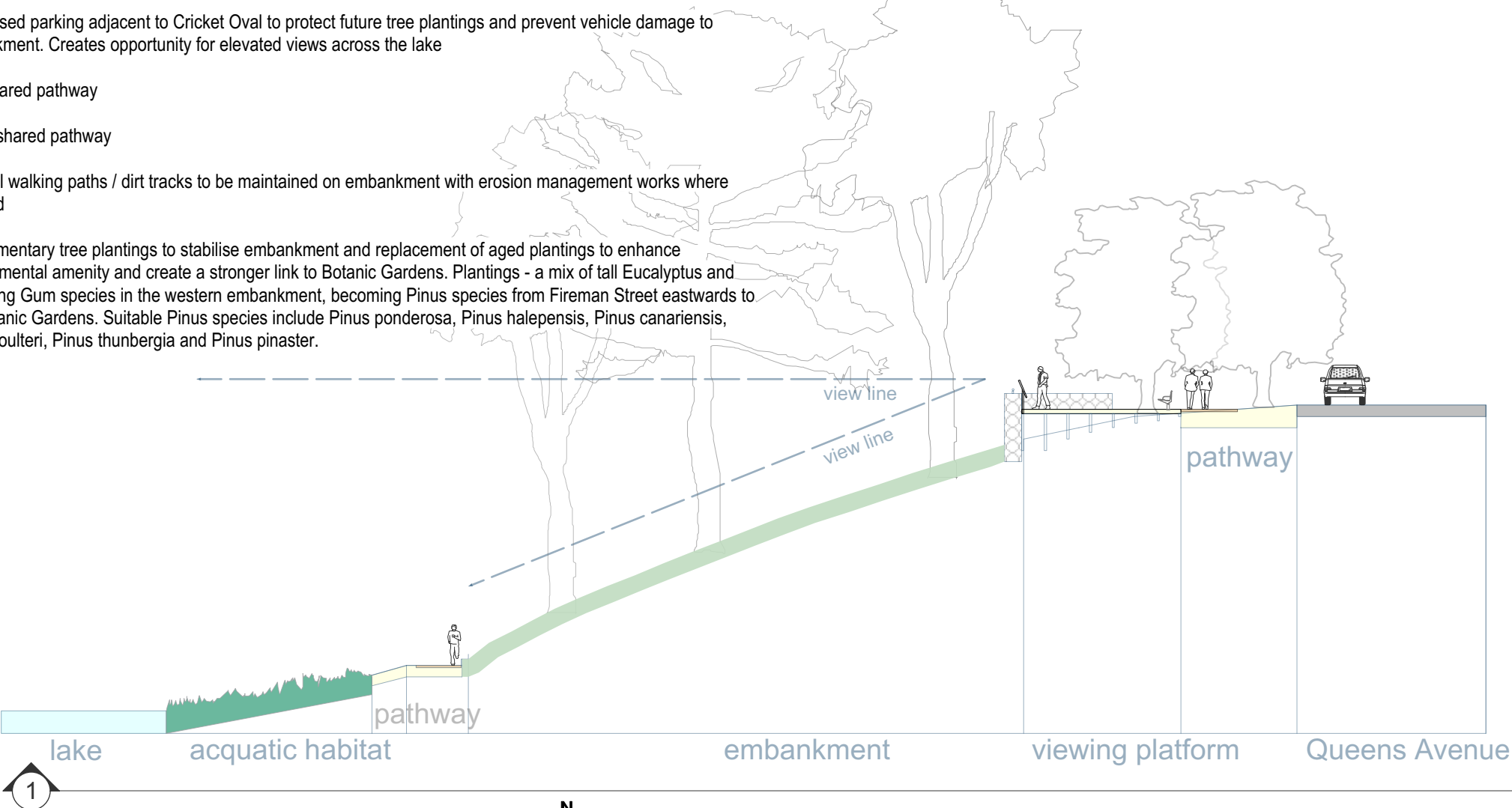


ZONE 4: Armstrong St to Gellibrand St



- MASTERPLAN RECOMMENDATIONS**
- 1 Shared pathway to link foreshore pathway with proposed Queens Av. pathway
  - 2 Picnic tables / seating at various points along Queens Av. to take advantage of elevated lake views
  - 3 Formalise indented parking bays along Queens Av
  - 4 Plantings of flowering gums along Queens Av to replace aged gums on embankment.
  - 5 Pedestrian viewing deck with seating and informational signage
  - 6 Formalised parking adjacent to Cricket Oval to protect future tree plantings and prevent vehicle damage to embankment. Creates opportunity for elevated views across the lake
  - 7 New shared pathway
  - 8 Widen shared pathway
  - 9 Informal walking paths / dirt tracks to be maintained on embankment with erosion management works where required
  - 10 Supplementary tree plantings to stabilise embankment and replacement of aged plantings to enhance environmental amenity and create a stronger link to Botanic Gardens. Plantings - a mix of tall Eucalyptus and Flowering Gum species in the western embankment, becoming Pinus species from Fireman Street eastwards to the Botanic Gardens. Suitable Pinus species include Pinus ponderosa, Pinus halepensis, Pinus canariensis, Pinus coulteri, Pinus thunbergia and Pinus pinaster.

LEGEND - Existing		LEGEND - Proposed	
	Zoned Public Park and Recreation		Vegetation
	Zoned Public Use		Tree
	Zoned General Residential		Shelter
	Vegetation		Shared pathway
	Tree		BBQ
	Shared pathway		Seat
	BBQ		Lighting
	Seat		Bin
	Public lighting		Drinker with dog bowl
	Bin		Picnic table
	Drinker		Signage - Informative
	Picnic table		Signage - Directional
	Signage - Directional		
	Signage - Informative		





Zone 4: Gellibrand St carpark precinct



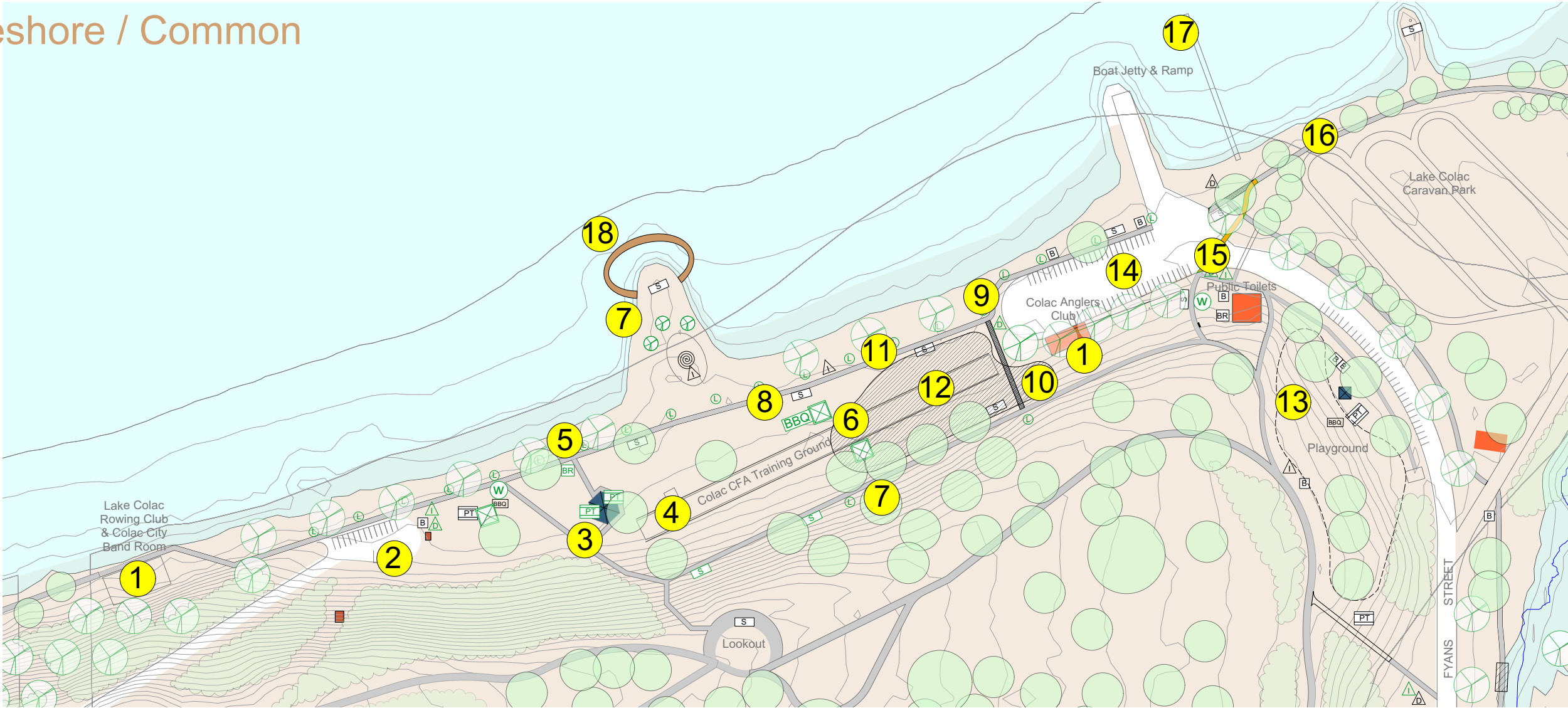
MASTERPLAN RECOMMENDATIONS

- 1 Street tree plantings between Pollack and Calvert Street to strengthen visual link along Gellibrand Street between Colac town centre and the lake environs. Match proposed Murray Street plantings of Ulmus procera (English Elm) to strengthen the connection
- 2 Utilise gravel verge in Fyans Street as overflow parking. Upgrade as required
- 3 Enhancing of the impact of the Gellibrand St / Queens Ave intersection / as a main entry to the lake & Botanic Gardens precinct and as a key link with Colac township. This area needs to communicate a strong sense of arrival to a major destination
- 4 A formal rock wall and sculptural / public art installation to help define the entrance
- 5 Planting of 3 advanced Cook Pines (Araucaria columnaris). When mature the pines will act as a visual marker from the town centre and signal a main entry to the lake / Botanic Gardens environs
- 6 Formalising / sealing car and bus parking
- 7 Sealing of the end of Gellibrand St
- 8 Removable bollards to control traffic during festivals or events
- 9 New picnic tables / seating (universal access design)
- 10 Road markings to denote shared pedestrian / car roadway
- 11 Consider the removal of the rowing club building at end of its life if no longer a demand. Consolidate with other buildings if demand exists or replace with lower profile building





# ZONE 5: The Foreshore / Common



## MASTERPLAN RECOMMENDATIONS

- 1

Short term - Painting and clean up / screen plant around buildings.  
Longer term- consolidate, upgrade or remove buildings at end of life and depending on viability of water based activities
- 2

Formalise and seal carpark to the west of the common
- 3

In the short term install picnic tables beneath the band stand and install drinker. In the longer term relocate / replace with a more functional and modern structure near the existing BBQs / picnic table and closer to the western car park
- 4

Move CFA training track and associated infrastructure. Enhance the integration between the embankment with new gently undulating grassed areas into the foreshore to cater for public events e.g. film nights, markets, fireworks etc.
- 5

Plant feature trees (Pinus Pinea - Italian Stone Pine) along the foreshore to provide shade and enhance environmental amenity
- 6

Install 2 additional shelters with BBQ facilities in the eastern area of the common and integrate with proposed regional play space
- 7

Install feature lighting among trees (foreshore and Botanic Gardens embankment) and in conjunction with circular jetty
- 8

Widen shared pathway
- 9

Install security / safety lighting in the car park and along the foreshore pathways
- 10

Install 3-Phase power connection points
- 11

Interpretive artwork
- 12

Investigate options for a fully accessible play space at the eastern end of the common. Design to be sympathetic to the surrounding environments and features. Play elements to consider - Hammock swing; Basket Swing; Sandpit with deck; Climbing nets; Natural play landscaping; Shelters; Sound / sensory elements; Various type undersurfacing; Access pathways; Feature walls / rockery
- 13

Enhance existing play space in line with a 'Children's Garden' theme. Consider natural (plant, rock, water) play features; Water play features / shallow water course - simulated creekbed with hand pump and weirs / waterplay elements
- 14

Carpark to be re-sealed. Review line marking to maximum parking capacity and accommodate tandem parking. Consider redesign
- 15

Shared pathway to be re-aligned away from boat ramp
- 16

Move caravan park fencing in by 2m to provide better connection / flow of shared pathway and create stronger visual connection with the pathway from the foreshore. Remove scrubby vegetation which obscures the pathway at this point. Remove willows and replace with native species
- 17

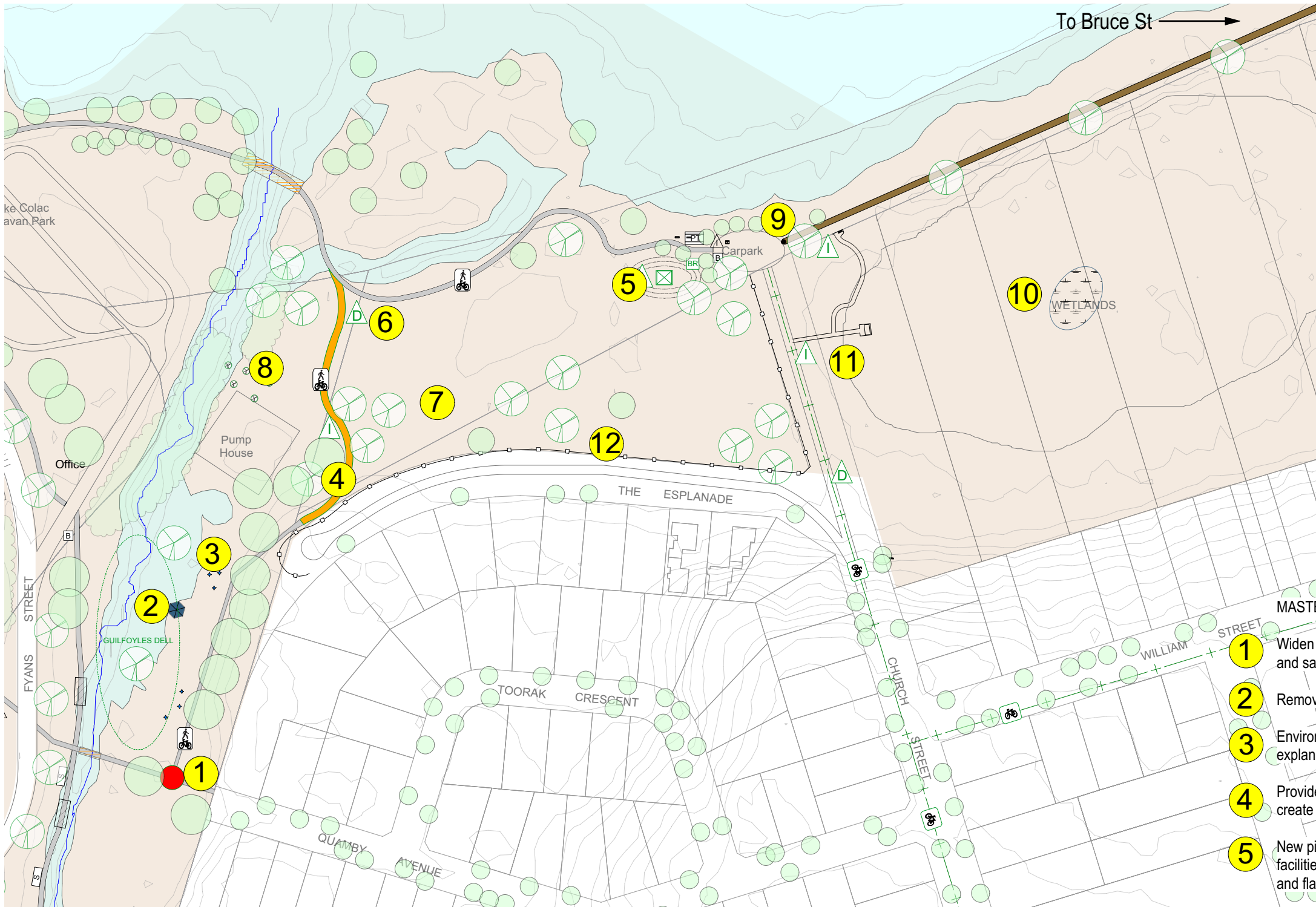
Replace / relocate fishing jetty
- 18

Circular infinity / Dreamtime jetty enabling access to sandy lake foreshore and fishing during high water and enhancing the spit as a celebration of Aboriginal culture

LEGEND - Existing		LEGEND - Proposed	
	Zoned Public Park and Recreation		Vegetation
	Vegetation		Tree
	Tree		Shelter
	Building for Public Use		Shared pathway
	Shelter		BBQ
	Shared pathway		Seat
	BBQ		Lighting
	Seat		Bin -
	Public lighting		Drinker with dog bowl
	Bin		Picnic table
	Bike rack		Signage - Informative
	Drinker		Signage - Directional
	Picnic table		Bike rack
	Signage - Directional		
	Signage - Informative		



# ZONE 6: The Esplanade and the wetlands



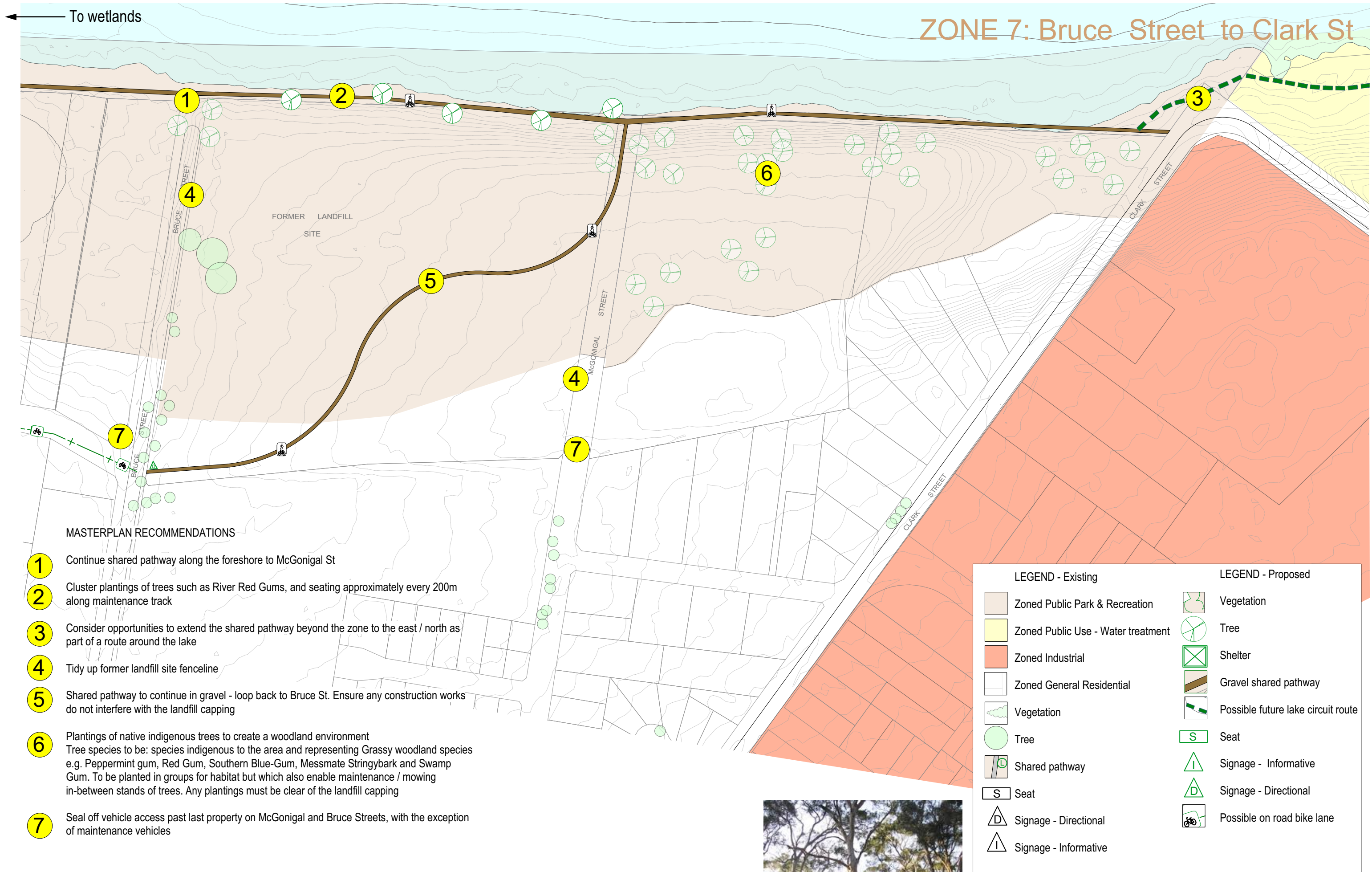
LEGEND - Existing		LEGEND - Proposed	
	Creek		Vegetation
	Zoned Public Park and Recreation		Tree
	Zoned General Residential		Shelter
	Vegetation		Shared pathway
	Tree		Shared pathway - gravel
	Shelter		BBQ
	Shared pathway		Seat
	BBQ		Lighting
	Seat		Bin
	Public lighting		Drinker with dog bowl
	Bin		Picnic table
	Drinker		Signage - Informative
	Picnic table		Signage - Directional
	Signage - Directional		Sculptural installation
	Signage - Informative		Possible on road bike lane
			Bike rack

## MASTERPLAN RECOMMENDATIONS

- 1 Widen and extend shared walkway at intersection points to remove 90 degree junctions. Ease and safety of access for cyclists and pedestrians. Install kickboards on side of boardwalk
- 2 Remove old shelter
- 3 Environmental themed sculptural art trail alongside the boardwalk. New art works to include explanatory / interpretive information
- 4 Provide shared pathway to link foreshore shared path with the Quamby Avenue boardwalk to create circular link. Widen other sections of shared pathway
- 5 New picnic shelter/ education shelter with seating and tables near The Esplanade picnic facilities / near car access point. Will provide visual interest in an area that is relatively open and flat. Mound land to ensure shelter is out of flood zone
- 6 Environmental stations placed through out zone to enhance environment and indigenous history education
- 7 Cluster plantings of Eucalyptus camaldulensis (River Red Gums) or other appropriate species. Area to be kept relatively open for informal run about / kite flying area
- 8 Screen off Pump house with Leptospermum lanigerum (Wooly Tea Tree) and Melaleuca squarrosa (Scented Paperbark) or similar
- 9 Maintenance vehicles only past this point. Install removabale bollard or suitable traffic management device
- 10 Nesting island for birdlife as protection against predators - shown as 20m x 30m
- 11 Wetland boardwalk with birdhide
- 12 Bollards to prevent vehicle access

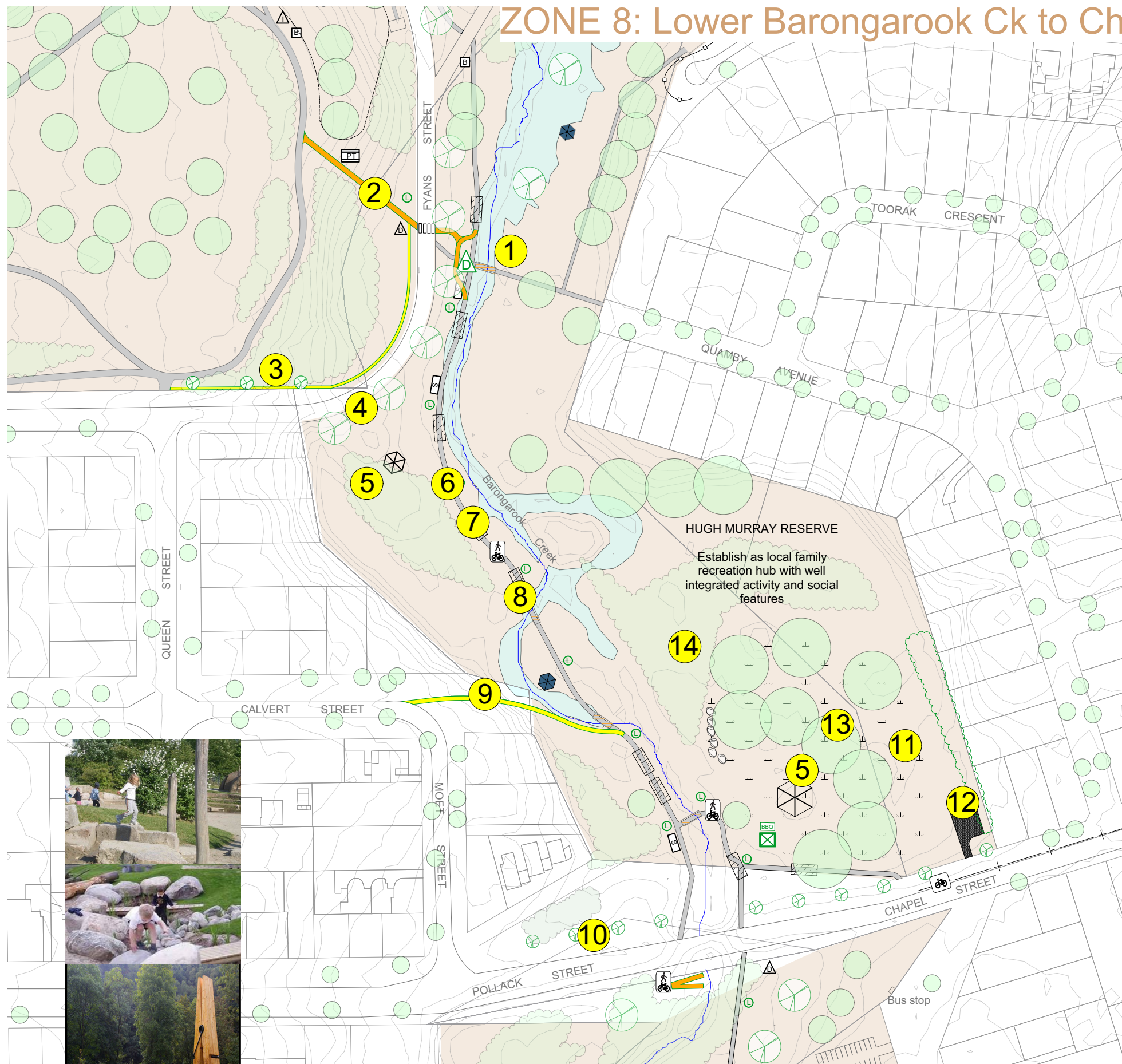








## ZONE 8: Lower Barongarook Ck to Chapel St



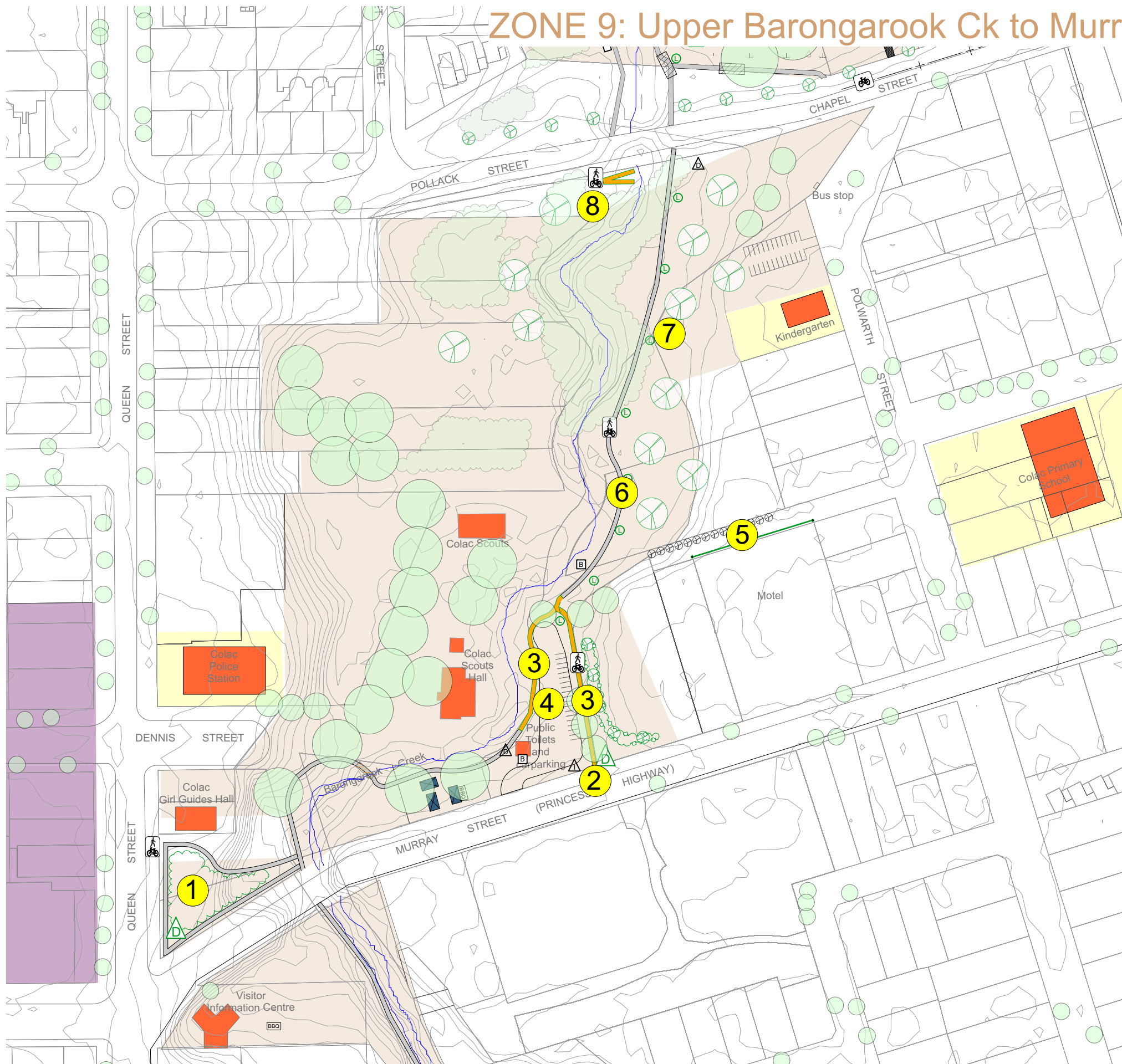
LEGEND - Existing	LEGEND - Proposed
Creek	Vegetation
Zoned Public Park & Recreation	Tree
Zoned General Residential	Shelter
Vegetation	Secondary pathway
Tree	BBQ
Shelter	Seat
Shared pathway	Lighting
Arbour along pathway	Bin
On road bike lane	Drinker with dog bowl
Seat	Picnic table
Bin	Signage - Informative
Signage - Directional	Signage - Directional
Signage - Informative	

### MASTERPLAN RECOMMENDATIONS

- 1 Replace / upgrade pedestrian bridge over the creek to create a feature point and visual connection/ indicator to zones to the east
- 2 Strengthen pedestrian connections by extending shared pathway up to the Botanic Gardens as the main route rather than past the caravan park and carparking zone. Crossing markings
- 3 Pedestrian pathway alongside of Fyans Street (1.2 mts) connecting to Queens Street. Mirror avenue tree plantings on the south side of Fyans Street corner with same species to the north.
- 4 Avenue of Araucaria columnaris (Cook Pine) or similar to act as visual link leading visitors down Fyans Street to the foreshore. Remove stand of gums on the corner.
- 5 Remove old timber structures
- 6 Widen shared pathway
- 7 Continue boardwalk art trail along creekland trail. New art works to include explanatory / interpretive information
- 8 Remove all arbours over the pathway to open up the sight lines along the shared pathway
- 9 Formalise pedestrian linkages from Calvert and Moet Streets to bike path
- 10 Mature feature plantings of Crepe Myrtle or similar along Chapel / Pollack St
- 11 Consider site as an alternative site for fitness/ parkour equipment if activity increases in the reserve
- 12 Informal gravel carparking accessed via existing crossover from Chapel St. Maintain / enhance screen / habitat plantings alongside residential boundaries
- 13 Consider area as a dog off leash area with landscaped and sensory elements
- 14 Enhance informal BMX track



# ZONE 9: Upper Barongarook Ck to Murray St



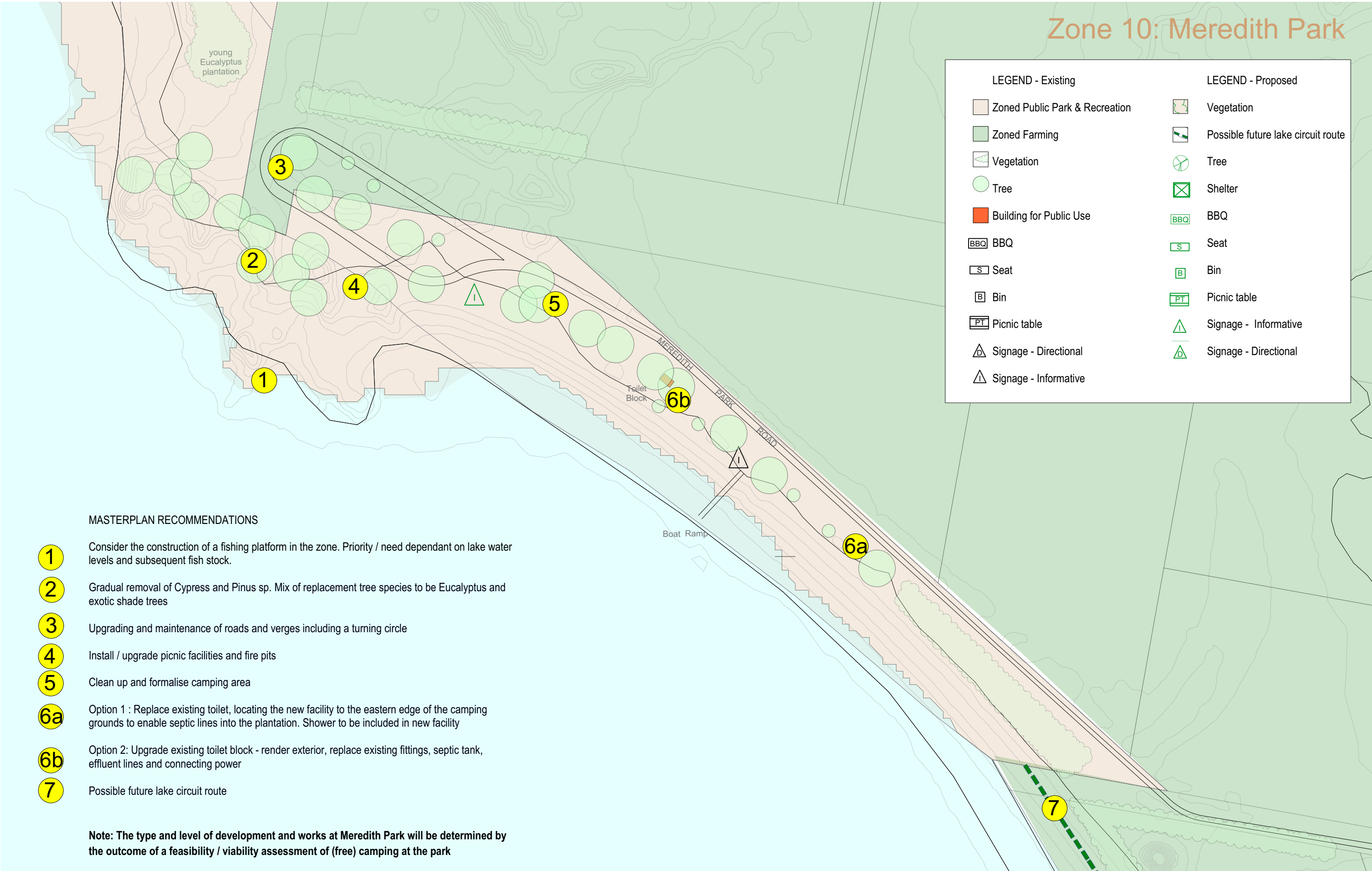
LEGEND - Existing		LEGEND - Proposed	
	Creek		Vegetation
	Zoned Public Park & Recreation		Tree
	Zoned Public Use Building		Shelter
	Zoned Commercial		Shared pathway
	Zoned General Residential		BBQ
	Vegetation		Seat
	Tree		Lighting
	Building for Public Use		Bin -
	Shelter		Drinker
	Shared pathway		Picnic table
	BBQ		Signage - Informative
	Seat		Signage - Directional
	Public lighting		
	Bin		
	Drinker		
	Picnic table		
	Signage - Directional		
	Signage - Informative		

## MASTERPLAN RECOMMENDATIONS

- Enhanced pedestrian / bike link from the retail centre of town to Barongarook Ck bike path as per civil plans Perritt Simpson Pty Ltd August 2014, 14-227. Install directional signage. Planting plan as per above plans.
- Key pedestrian / bike link access from Murray Street. Tidy up vegetation between the residential and public open space interface and plant low indigenous shrubs and flowering gums
- Construct new shared pathway in exposed aggregate concrete. Aged pine post and rail bollards to be removed and replaced with new bollards
- Formalise carpark to prohibit cars from entering residential units across the parkland and minimise sediment runoff into creek
- Rear of motel is visually unattractive and impacts on the aesthetics of this area. Fence at rear of motel, removal of rubbish skips. Lane softened with tree planting such as Pyrus Calleryana 'Capital' or similar
- Widen shared pathway
- Continue art trail along creekland trail. Remove / relocate existing sculptures. New art works to include explanatory / interpretive information
- Upgrade Chapel St. access ramp to comply with universal design standards. Requires detailed design and re-construction. Retain informal track along the western side of the creek as is



Zone 10: Meredith Park



## 10.2 Years 1 to 5 proposed infrastructure works

The following provides a summary of works proposed in years 1 to 5 of the master plan for each of the project zones. The estimate for completing works proposed for years 1-5 of the master plan is \$1,658,063.

Table 4 – Cost estimates for works proposed for years 1-5 of the master plan	
PROPOSED WORKS FOR YEARS 1-5	ESTIMATED COST
<b>Zone 1: Rifle Butt Rd. to Stodart St. West</b>	<b>\$7,500</b>
<ul style="list-style-type: none"> <li>Ensure relevant changes / notations are made to the planning scheme to include: <ul style="list-style-type: none"> <li>amenity and vegetation / habitat buffers between the high water level and residential infrastructure. Ensure public access to the lake surrounds are in line with CEPTED / safe design principles<sup>49</sup></li> <li>appropriate space for extension of a shared pathway</li> </ul> </li> <li>Signage – Distance / direction signage</li> </ul>	
<b>Zone 2: Stodart St. West to Stodart St. East</b>	<b>\$162,640</b>
Formalise car park including replacement of old bollards and maintenance access gates	
Construction of an all abilities access ramp at the end of Balnagowan Av.	
Plant shade trees in the vicinity of new installations at end of Stodart St.	
Reinforcement works to stabilise Ash Trees / prevent further erosion around root system	
Extend foreshore planting	
Risk and needs assessment in relation to the toilet at the end of Balnagowan Av.	
Plant Eucalypt species along the foreshore and remove weed species	
Signage – Distance / direction signage	
<b>Zone 3: Stodart St. East to Armstrong St.</b>	<b>\$179,500</b>
Install of bins (Sea Scouts / Yachting precinct) and Western Bay Park	
Plant shade trees and seating and drink stations (Western Bay Park)	
Install youth activity precinct equipment e.g. Parkour (Western Bay Park)	
Landscape and clean up environs in the vicinity of the buildings used by the yachting and sea scouts buildings	
Prepare a business case, for the consolidation of existing buildings when they reach the end of their life. Any new facility will need to accommodate a number of community uses including yachting, angling, sea scout, band, and other community activities as required	
Assess aged / inappropriate trees and plan for replacement	
Signage – Distance / direction signage, Precinct, Walking circuit, Compliance signage	
<b>Zone 4: Armstrong St. to Gellibrand St.</b>	<b>\$42,650</b>
Landscape / ground works to address compaction of tree roots and mulching (triangle) and planting of 3 advanced Cook Pines	
Seating	
Ongoing / selective removal of trees / vegetation on the embankment as it reaches end of practical life	
Signage – Distance / direction, Precinct, Walking circuit signage	
<b>Zone 5: The Foreshore / Commons</b>	<b>\$934,338</b>
Formalise and seal car park to the west of the common	
Create gently undulating grassed area on the common to integrate with Botanic gardens	

<sup>49</sup> Crime Prevention Through Environmental Design; Safer Design Guidelines for Victoria, Department of Land Water Environment and Planning; Healthy By Design: A Planners' Guide to Environments for Active Living, Victorian Heart Foundation



Table 4 – Cost estimates for works proposed for years 1-5 of the master plan	
PROPOSED WORKS FOR YEARS 1-5	ESTIMATED COST
embankment and plant feature trees	
Additional seating, picnic tables, and BBQs etc.	
Seating in bandstand shelter	
Investigate options for a fully accessible play space at the eastern end of the common. Design to be sympathetic to the surrounding environments and features. Play elements to consider - Hammock swing; Basket Swing; Sandpit with deck; Climbing nets; Natural play landscaping; Shelters; Sound / sensory elements; Various type under surfacing; Access pathways; Feature walls / rockery	
Enhance existing play space in line with a 'Children's Garden' theme	
Install security / safety lighting in the car park and along the foreshore pathway	
Signage – Distance / direction signage; Precinct; Walking circuit signage	
<b>Zone 6: The Esplanade and Wetlands to Bruce St.</b>	<b>\$98,370</b>
Environmental themed public art sculptural features alongside the boardwalk ('The dell')	
Upgrade to the boardwalk	
Seating	
Cluster plantings of mature River Red Gums or similar throughout Esplanade Park	
Signage – Distance / direction, Precinct; Walking circuit, Compliance signage	
<b>Zone 7: Bruce St. to Clark St.</b>	
Seal off vehicle access immediately past last property in McGonigal, Bruce Sts.	<b>\$17,415</b>
Cluster plantings of River Red Gums or similar every 50 mts alongside landfill / maintenance track	
Signage – Distance / direction, Walking circuit signage, signage	
<b>Zone 8: Lower Barongarook Ck. to Chapel Street Bridge</b>	<b>\$120,550</b>
Remove aged timber structures including the 'Woolshed, timber arbours and derelict arbours	
Remove 7 aged steel arbours in line with 'Safe Design Guidelines' <sup>50</sup>	
Mature tree planting along Fyans St., and Chapel St.	
Habitat and screen plantings (adjoining properties)	
Replace 1 bridge over Barongarook Ck.	
Seating	
Signage – Distance / direction, Precinct signage	
<b>Zone 9: Upper Barongarook Ck. from Chapel St. to Murray St. Bridge</b>	<b>\$50,700</b>
Maintenance of existing stands of trees to the south of Chapel Street (west side of Barongarook Ck.	
Continue exposed aggregate concrete pathway from toilet block to existing creek path	
Vegetation / general tidying – rear of motel, and pathway to the east of the toilet block and bollards	
Relocation or removal of sculptures	
Mature tree planting in parklands to the east of Barongarook Ck.	
Signage – Distance / direction signage; Precinct signage	
<b>Zone 10: Meredith Park Foreshore</b>	
Complete a feasibility / viability assessment of (free) camping at Meredith Par	<b>\$40,800</b>
Clear rubbish, old / unkempt vegetation and fill depressions	
Signage – Distance / direction, Precinct, Compliance signage	

<sup>50</sup> Crime Prevention Through Environmental Design; Safer Design Guidelines for Victoria, Department of Land Water Environment and Planning; Healthy By Design: A Planners' Guide to Environments for Active Living, Victorian Heart Foundation

### **10.3 Action Plan to Address General Project Findings**

The following recommendations are in addition to the infrastructure works proposed and costed in the proposed Action Plan for each of the project zones. They are also listed in the Action Plans.

1. Commence discussions and planning for a new all abilities play space in the Foreshore Zone

Stakeholders: Friends of the Botanic Gardens, Heritage Victoria, Parents / families; Young people

Timeframe: Year 1

2. Develop a consistent style guide so that new park buildings, structures, signage, and furniture:

- is modern, interesting and includes creative design / feature elements is applied consistently throughout the project area
- is cost effective in terms of whole of life costs
- can be refined where required to optimise integration with the environmental, social, and cultural settings.

Stakeholders: Council; General community

Timeframe: Year 1

3. Review maintenance provision for the project area to ensure:

- protocols respond to council's best practice objectives (i.e. weed / grass spraying, wet weather mowing, and other as identified)
- service levels (e.g. vegetation clearing / pruning and removal) are in line with council guidelines for regional level parklands
- damaged infrastructure is removed or repaired within agreed timeframes.

Stakeholders: Council; General community; Arts community

Timeframe: Year 1 and ongoing

4. Develop a framework that will guide the funding and procurement of public art for the project area and how art installations will be maintained and renewed.

Stakeholders: Council; General community; Arts community

Timeframe: Year 2

5. Undertake a feasibility study to determine the future of free camping at Meredith Park.

Stakeholders: Council; Regional councils; General community; DELWP

Timeframe: Year 2

6. Investigate opportunities to replace the old inspection pits along the Barongarook Ck.

Stakeholders: Council; CMA

Timeframe: Year 3

7. Assess the need to retain the toilet box at the end of Balnagowan Av.

Stakeholders: Council; General community; Local residents

Timeframe: Year 2

8. Prepare a an infrastructure and detailed landscape plan for the yachting and sea scouts precinct once the future use of the zone has been determined.

Stakeholders: Council; General community; Community groups; Local residents

Timeframe: Year 5+



## 11 Materials and Landscape Concepts Guide

### 11.1 Buildings and structures

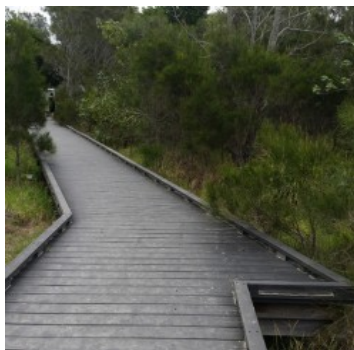




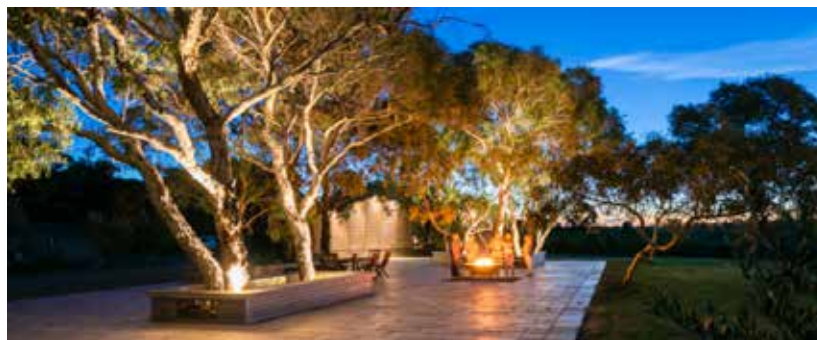




## 11.2 Pathways



## 11.3 Lighting



## 11.4 Signage





## 11.5 Park furniture



## 11.6 Public Art / Celebration / Recognition / Memorial plates

