

RED ROCK REGION



MARCH 2013

COMMUNITY INFRASTRUCTURE PLAN

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Red Rock Region

COMMUNITY INFRASTRUCTURE PLAN

1. INTRODUCTION

1.1 The project

The Red Rock Region is located north west of Colac and consists of the townships of Coragulac, Cororooke, Alvie, Warrion and surrounding areas. The region extends from Cororooke and Corunnun in the South to Dreeite in the North, and from Lake Corangamite in the West to Lake Colac and Warrion in the East.

The Red Rock Progress Association (RRPA) was formed in 2011 to establish a strategic and cohesive direction for improvements and upgrades to the region in line with the identified needs and wants of the community.

The purpose of this project was to prepare a Regional Community Infrastructure Plan for the overall region as well as specific elements for the four identified townships. A focus of the Community Infrastructure Plan was to enhance the connectivity between the townships within the region, as well as using the material that had been obtained from community consultation already undertaken by the RRPA.

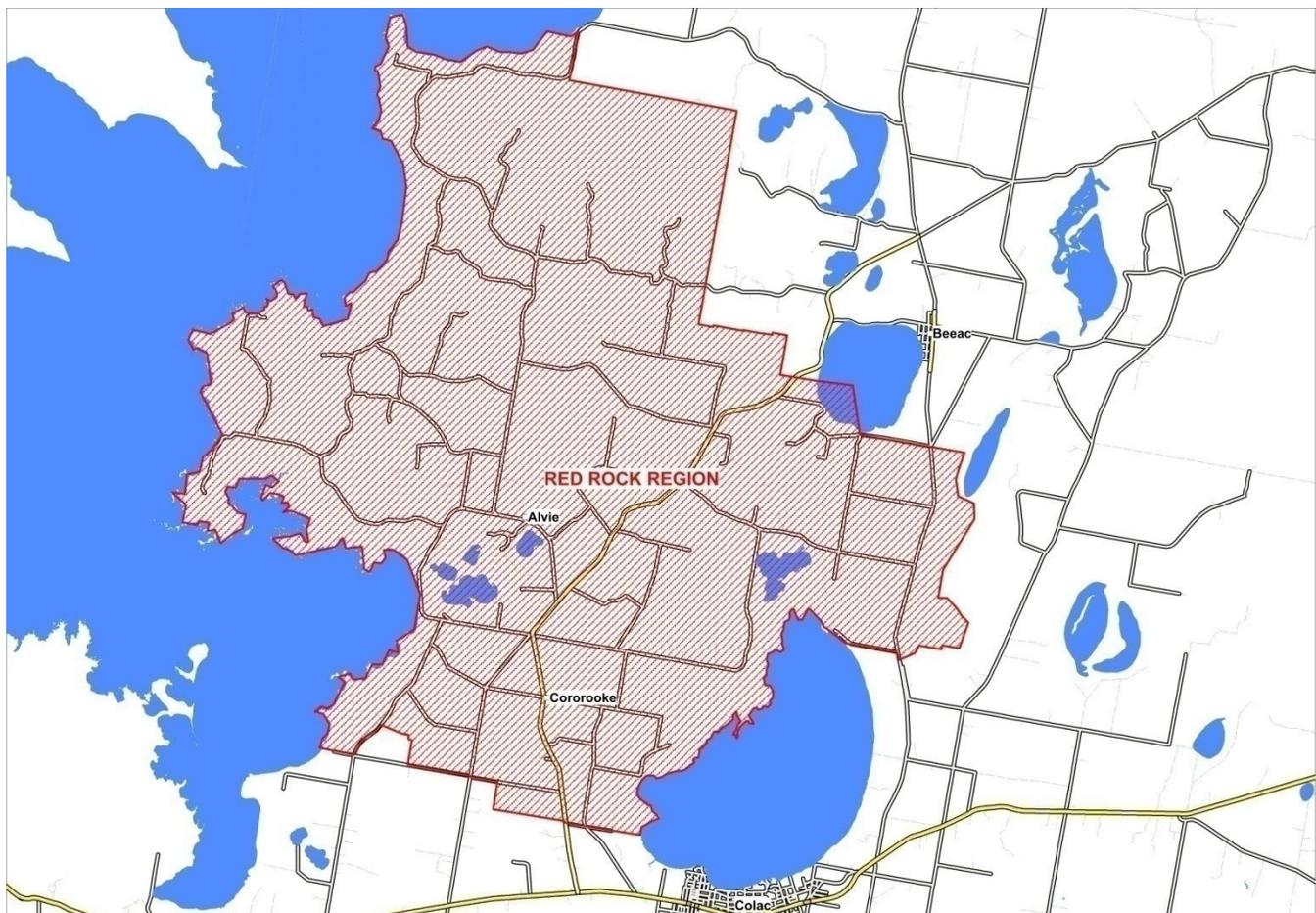


2.0 LOCATION AND CONTEXT

2.1 Red Rock Region

The Red Rock Region is approximately 12km North of Colac and is generally considered to be bordered by Cororooke and Corunnun in the South, Dreeite in the North, Lake Corangamite in the West and Lake Colac and Warrion in the East. The region takes its name from the Red Rock Volcanic Complex which was the site of many violent volcanic eruptions and which resulted in the craters and lakes found in the area.

The region consists of four main townships - Alvie, Coragulac, Cororooke and Warrion, with the surrounding land used for agricultural purposes, predominantly dairy farming. Being located so closely together the townships often share facilities.



2.2 Alvie

Located approximately 18km north of Colac at the foot of Red Rock, Alvie is a small township with predominantly residential properties. The township has a recreation reserve including clubroom and social facilities which have recently been upgraded. The Red Rock Winery is located at the corner of Corangamite Lake Road and Red Rock Reserve Road. Also at the base of Red Rock is a picnic area with public toilets, playground, free gas barbecues, undercover seating with tables and benches.



2.3 Cororooke



Approximately 10km from Colac, Cororooke is located on the corner of Corangamite Lake Road and Factory Road. Recognised as the largest of the townships within the Red Rock Region, Cororooke has the largest concentration of residential properties as well as a general store, post office, tennis courts and public hall. Recent developments have included a new café and the Red Rock Regional Theatre and Gallery.

Cororooke is also the site for the Fonterra milk processing factory. The factory is due to cease operations in late 2013.

2.4 Warrion

Warrion is a small settlement on the Coragulac Beeac Road approximately 22km north of Colac. It consists of a small residential area and includes a cricket ground, CFA Station, Public Hall, church, hotel, and farm machinery repair workshop. As with the other townships in the region, the surrounding area is used for agricultural purposes, predominantly dairy farming.



2.5 Coragulac



A small township approximately 13km from Colac on the Corangamite Lake Road between Ryans Lane and Coragulac Beeac Road. The township has two distinct precincts, one at the intersection of Corangamite Lake and Coragulac Beeac Roads, and at the intersection of Ryans Lane and Corangamite Lake Road. Aside from a range of residential properties, the township has the heritage listed St Brendan's Church and adjacent primary school.

3.0 POLICY CONTEXT

3.1 Local Context

The Red Rock Region is located in the Rural North area of Colac Otway Shire in the South West Region of Victoria, approximately 160km from Melbourne. The Rural North is bounded by Golden Plains Shire in the north, Surf Coast Shire in the east, generally by Birregurra Deans Marsh Road, Deepdene Road, Colac-Murroon Road, Colac Forrest Road, Trasks Road, Collins Road, Drapers Road, Colac- Ballarat Road, Lake Colac, Kennys Lane, Browns Lane, Nalangil Road and McGrath Road in the south and Corangamite Shire in the west. The area includes the townships of Alvie, Beeac, Birregurra, Coragulac, Cororooke, Cressy and Warrion.

According to ID Forecast, the Rural North is expected to experience a nominal population decrease by 2021 of -0.48%. This is based on an increase of over 10 households, with the average number of persons per household falling from 2.55 to 2.35 by 2021.

3.2 Demographic Considerations

The Red Rock Region is made up of 4 smaller regions as classified under the ABS State Suburb Code (SSC) area classification index rather than standard geographical classification. The Census does not release data for gazetted localities. The date expressed in this report represents the State Suburb (SSC) match.

The Red Rock Region has an overall population of 1189, of which 20.7% are aged 0 – 14, while 13.96% are aged 65 and over. There are 335 families in the region. The area surrounding Cororooke has the largest population, with 383, followed by Warrion, with 307. The Alvie area has 276, while the Coragulac area has a population of 223.

The demographic profile of the region shows that there is a need to consider activities for families and their children, and while the proportion of residents aged 65 and over is less than both the Colac Otway Shire and G21 region, there is still a need to consider opportunities for social interaction between the elderly residents.

3.3 Policy Context

The following policies, strategies and plans were reviewed as a part of the development of this Community Infrastructure Plan.

3.3.1 Colac Otway Shire Rural Living Strategy (2011)

The Colac Otway Shire Rural Living Strategy was developed to provide a land use framework to guide the current and future management of rural living land and rural settlements throughout the Shire. The key findings for the Red Rock Region include that there are limited areas with the potential for future development due to the lack of services and infrastructure and the high value of the surrounding agricultural land. Areas between the two sections of the Coragulac township have experienced demand for rural residential living.

3.3.2 Colac Otway Shire Tennis Facility Audit and Development Plan (2011)

The Colac Otway Shire Tennis Facility Audit identified several issues with the current tennis courts at Cororooke. State funding has been allocated to re-seal the current courts however it has been identified that the courts require a full reconstruction which is estimated at up to \$200,000.

3.3.3 Colac Otway Shire Public Open Space Strategy

The Colac Otway Shire Public Open Space Strategy provides a strategic direction in the provision of a widely varied and sustainable network of open spaces throughout the Shire which meets the needs of the diverse community for recreation, sporting and social opportunities. The strategy identified that the Rural North of Colac Otway Shire is unlikely to see any significant increase in the coming 15 – 20 years, and has satisfactory open space in terms of access, amount and quality however there is some opportunity for improvement.

4.0 SITE ANALYSIS

4.1 Community Engagement

The consultation process was initiated by the Red Rock Progress Association. Mid 2011, a community meeting to gather community ideas, concepts, needs and wants was held. The meeting also included the opportunity for community members to put forward ideas not specifically related to the development of the Community Infrastructure Plan, such as events, markets and newsletters.

This list was then released to the community in the form of a survey. The community was invited to highlight priorities, and rank those which they considered to be their highest. The results were then formulated into a table, see attached as Appendix 4.

Funding was allocated in the 2011/2012 Small Town Improvement Program to contact a consultant to collate these responses and develop a Regional Community Infrastructure Plan based on a number of criteria including the survey results. The plan was developed following a number of site visits and analysis, and was then provided to the community for feedback.

This feedback was incorporated into the Draft plans, which were then presented at a meeting of the Progress Association in November 2012. During the meeting the underlying concepts of the plan were also presented to ensure the community had an understanding about foundations upon which it was developed. Further feedback was received and has been incorporated.

4.2 Analysis

4.2.1 Red Rock Region

Physical linkages between the towns are provided by roads, with visual linkages provided by cluttered, confusing and poorly maintained signage. The region has strong geological, avian and heritage influences which could be capitalised on to enhance linkages and generate brand recognition for visitors.

The Lake Corangamite nature reserve on Bayers Road has no infrastructure present. In the past it was a popular swimming location. There was also a small refreshment kiosk (which burnt down and was never replaced) and a small change room/ toilet block. There are several ad hoc vehicle tracks which do not lead anywhere. Along Bayers Road several older Cyprus trees create an attractive avenue feel along the road.



4.2.2 Alvie



The areas of Alvie that were concentrated on were the Recreation Reserve, playground and picnic reserve and the Red Rock Lookout Reserve.

The recreation reserve is a high value sports hub which is the home ground of the Alvie Football and Netball club. The facilities include a sports oval, netball court, practice cricket nets and the recently upgraded clubrooms.

The Red Rock Lookout Reserve has the potential for versatile recreation activities, arts and entertainment and events such as hill races, outdoor concerts and farmers markets. A major challenge to most activities is the wind, and so consideration should be given to rock wall construction that does not restrict the views.

4.2.3 Cororooke

As the gateway to Red Rock, the town should set the tone and theme for the region. This could be achieved through signage, logos and tree planting.

Currently the town lacks focus for passive recreation which if it were available could also act as a link to the townships venues and assets. The existing sites at the Hall and Tennis Courts lack space to accommodate a range of facilities without clashes with parking requirements at peak use times. In addition to this, they are located at the edge of town and lack prominence and centrality.



Consideration should be given to the creation of a central hub which could include public toilets, picnic facilities, shelter shade trees, pedestrian paths as well as paths linking the Gallery, General Store, Tennis Courts and Hall. Potential sites could include part of the Fonterra site.

The Public Hall is a well used venue for community activities with facilities including a large communal room, stage, kitchen, bathrooms and toilets. It is the headquarters of the Colac Veteran Cycling Club.

The centre of the township is dominated by the Fonterra site, which is proposed to be closed by late 2013 or early 2014.

The tennis courts are located on Factory Road on land that was donated to the club some time ago. The current courts utilise almost all of the available space, with no further space available for additional facilities such as upgraded clubrooms or storage. Funds have been allocated for renewal of the court surface however further investigation has revealed that a complete rebuild of the courts is required. Further funding is therefore required.

4.2.4 Warrion



The cricket ground at Warrion is of high value, hosting significant regional cricket matches during the season. It also possesses high value deciduous trees on the perimeter. There is potential to increase the profile of the ground with aesthetically pleasing/heritage signage. There is also the potential to leverage publicity for the district off the cricket games for other events, businesses or touring routes.

5.0 RECOMMENDATIONS

5.1 Red Rock Region

5.1.1 General

- Establish unity and uniqueness of location through the reinforcement of linkage of sites and towns, and scenic and cycling routes via aesthetically pleasing signage and logos developed specifically for this region in landscape sympatric colours (for example ochre base). Consider some of the unique characteristics of the region such a geological, avian or heritage influences as cues for the logo.
- To further develop the links, each town could be known by a specific or key characteristic. As an example, Cororooke could be known as the Arts and Culture Centre, Warrion the Shows and Dining Centre Alvie the Sports and Recreation hub.
- Develop history boards in picnic shelters or a new Regional Information board aesthetically designed and built at the Gateway to the Region.
- Design and erect aesthetically framed and presented strategic maps at strong focal points within the region, for example, shops, district halls and public toilets. Use these maps to promote the area in venues outside the region.
- Explore the opportunities for a Rail Trail/Bike trail via a feasibility study. Consider a variety of views, natural features and sites of historic importance. The old rail trail site could be interpreted via signage if it is deemed impractical as an actual recreation route.
- Construction of a shared pathway link from the Cororooke township to St Brendan's, Coragulac. Further consultation would be required to assess exact alignment and material type.
- Select and establish specimen tree clusters in all public spaces and power line free roadsides using large heritage trees of limited species to link the region, for example, English Oaks, Araucarias, Date Palms and Cedars or Pines.

5.1.2 Corangamite Lake Road

- Upgrade the entry into the Red Rock Region with signage improvements at the Princes Highway showing townships and route, for example, the Goldfields Touring Route.
- Look to negotiate with owners of the now defunct roadhouse on the corner of the Princes Highway to
 - I. Remove and/or paint out the signage and walls with a dark neutral or regional brand colour with voluntary contributions
 - II. Explore the potential to use the building as a landmark entry to the Red Rock Region with adjacent information boards
- Upgrade the streetscape entry to Red Rock Region with sculptures and/or plantings.

5.1.3 Lake Corangamite Nature Reserve.

- Develop picnic grounds and built shelter on upper foreshore. Commence with a small hub and depending on use and demand, develop further discreet settings and link them with pathways. Mark the site with attractive signage on the roadside.
- Enhance the recreational use via a scenic cycling/walking tracks or boardwalks. Boardwalks could include launching or tie up points for canoes or small boats.
- Protect the landscape from random vehicular movements via formal track construction and the discreet placement of bollards.
- Phase out Cyprus trees as they reach the end of their lifecycle and replace with Eucalyptus, Acacia and Allocasuarina species.
- Remove woody weeds along the roadsides including Lycium (Boxthorn), Coprosma repens (Mirror Bush) and Leptospermum laevigatum (Coast Teatree) and revegetate with indigenous shrub species such as Banksia Marginata (silver banksia).
- Reinforce lake planting with Ficinia nodosa (Knobby Club-rush).
- Explore the viability of enviro-toilets such as those along the Great Ocean Walk.

Please note: consultation with Parks Vic, DSE, CCMA and Alvie Tree Planters required prior to any revegetation or infrastructure works along the foreshore of Lake Corangamite.

5.2 Alvie

5.2.1 Red Rock Playground and Picnic Reserve.

- Aesthetically coordinate the discordantly coloured buildings via painting , for example, the picnic shelter as per the brick/block work colour or a dark neutral colour.
- Review the site for low level camping, taking into account potential scope for camping, parking requirements and public access. Also review vehicle movement in terms of risk management. Explore the possibility of hot showers and kitchen preparation/wash up facilities.
- Retain the existing play equipment with the potential to incorporate additional equipment for upper level primary school age groups.

5.2.2 Red Rock Reserve

- Reinststate missing brass plaque.
- Review conservation works to date and ongoing commitment. Ensure consistency with Red Rock Reserve Land Management Plan 2 (Beacon Ecological).
- Investigate acquisition of approx 320 acres of private land surrounding the current reserve and develop a Management Proposal if purchase eventuates.
- Development and installation of interpretive history board sign overlooking historic Coragulac House.
- Install picnic setting at smaller crater site lookout.

5.2.3 Alvie Recreation Reserve.

- Reinforce the Alvie Recreation Reserve as the region's main sporting and multi-purpose recreational hub.
- Landscape entry with formal deciduous tree line inside the fence on both sides. Examples could be Pin Oak, English Oak.
- Plant the southern edge of the netball court along the road to provide a wind break.
- Explore recreational opportunities for play other than formal sporting activities, such as a playground.

Please note, further consultation would be required to confirm the development of playground facilities in the area. Scarce resources could prevent playgrounds at both the Alvie Recreation Reserve and Red Rock Reserve.

5.3 Cororooke

5.3.1 General

- Consider creation of a Central Park hub area to include public toilets, picnic facilities, shelter shade trees, pedestrian paths as well as paths linking the Gallery, General Store, Tennis Courts and Hall.
- In the interim, consideration could be given to providing access to the Hall toilets as a way of providing public toilets.
- Development of a shared cycling/pedestrian link to St Brendan's from Cororooke. Preferred surface to be concrete to ensure low maintenance.
- Make central vehicle intersection safer for pedestrians by road re-design with the use of traffic islands or median strips and a pedestrian crossing. Consider the use of other design tools such as surfacing contrasts and strip painting.

5.3.2 Public Hall

- Explore the potential as an alternative community hub and public toilet location. The limitation is that it could become a congested site with competing interests of car parking and passive recreation. The advantage is that the site is available and toilets already exist in the hall

5.4 Warrion

- Create stronger visual links between the township and the Cricket Ground.
- Elevate the amenity of the town with attractive signage and deciduous tree planting to link with the cricket ground.

- Preserve the oak trees along the frontage.
- Upgrades to the Public Hall to include disabled access, renovation of toilets and the introduction of outdoor seating and a BBQ.

6.0 IMPLEMENTATION

The full implementation of the Red Rock Regional Community Infrastructure Plan will need to be assessed and considered in future programs, such as Council's annual Small Town Improvement Program and Community Grants program, as well as Council's annual competitive budget process.

It is anticipated that this plan be reviewed approximately 5 years from its adoption to ensure the content remains relevant to the community's needs and requirements.

It will also be essential to ensure existing relationships with State and Federal Government Departments are maintained to explore existing and future funding opportunities.

The community will need to consider its priorities for these potential programs to ensure the needs and requirements of the community are adequately catered for.

Appendix 1 Red Rock Region Community Infrastructure Plan

Appendix 2 Red Rock Region Community Infrastructure Plan – Cororooke Town.

Appendix 3 Red Rock Region Community Infrastructure Plan – Alvie Sites

Appendix 4 Red Rock Community Survey Results.

Appendix 5 Sketch concepts for consideration