



Memo

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From: Leah Wittingslow, Mesh Planning

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Subject: Colac Development Plans Summary

1. Context

The Development Plan Overlay applies to three sites in Elliminyt that are characterised by a high degree of land fragmentation. This land fragmentation, and pressure from landholders to further subdivide their landholdings in the absence of an approved Development Plan, has caused difficulty for Council in the past, forcing the need for ad hoc decision making.

Mesh has been engaged to develop a series of development plan options for the three DPO sites in order to establish a future plan for the area, and to enable Council to make coordinated and holistic decisions about subdivision and development in the DPO areas. The three areas are referred to as DPO Sites 3 4 and 5.

The DPO Sites are located on generally flat land, which falls gently to the north. The sites are all zoned Residential 1 Zone, and are unaffected by overlays that would constrain development. While the Elliminyt area is well serviced by schools, the northern part of the neighbourhood lacks access to open space. It is understood from Council's internal departments that the area is able to serviced (drainage, sewer and water).

DPO Site 3

DPO Site 3 is located between Pound Road and Aireys Street and Hart Street and Main Street, and is the largest of the three DPO sites. It comprises twenty-six individual land holdings, with most containing an existing dwelling and some outbuildings/sheds. Access opportunities to the internal parts of DPO Site 3 are significantly limited due to the existing dwellings on site, and an existing subdivision pattern external to the DPO (particularly along Pound Road and Main Street).

DPO Site 4

DPO Site 4 is located between Aireys Street, Irrewillipe Road, Main Street and Hart Street, and contains fifteen individual land holdings. As per Site 3, access opportunities are limited due to the presence of existing dwellings fronting the surrounding street network. However, an opportunity for access is present on Aireys Street, in accordance with a Section 173 Agreement applied to the title of a lot that had previously applied for subdivision.

DPO Site 5

DPO Site 5 is located between Irrewillipe Road, Ballagh Street, Main Street and Hart Street, and contains fifteen individual land holdings. Access opportunities are available from Irrewillipe Road and an existing court located off Hart Street; Ricstan Court.

Vegetation on all three DPO sites consists mainly of plantings within gardens around houses and windrows along fencelines. However, it will be necessary for applications for subdivision or development to investigate possible planning implication if native vegetation is considered to be present.

2. Development Plans

Objectives

When preparing the draft Development Plans for each site, Mesh has had regard for the following key objectives:

- To provide for development of each property independently (i.e. assume that consolidation of ownership is unlikely to occur in the foreseeable future).
- To respond to community desire to retain existing houses on site.
- In general, most shed/outbuildings and vegetation are assumed to be able to be removed to facilitate development.
- To distribute burden of road construction as much as possible.
- To maximise use of potential partnerships between neighbours where possible
- To utilise access opportunities where possible to provide connectivity within and between the DPO sites.
- Where vehicle connections aren't possible, explore options for pedestrian connectivity.
- To identify a sequential pattern for development, commencing with landholders showing greater interest in development (i.e. it won't be possible for all landholders to develop independently immediately, they may need to wait for other connections).
- To avoid aligning roads at the rear of existing properties (creating double fronted lots).
- To avoid excessively long court bowls, however, to also acknowledge that limited access may require a flexible approach to adoption of court bowls and alternative access options e.g. extended driveways.
- Adopt a flexible approach with regard to lot types and shapes (e.g. utilise battle-axe and other non-standard lot configurations where appropriate to maximise development potential and minimise road construction)
- Acknowledge that different development scenarios may be applicable to each DPO site.
- Incorporate an area of open space to service the three DPO sites.

DPO Site 3

The plan for DPO Site 3 has been prepared to maximise connectivity with the access points available through the area. The DPO identifies access via Martin Street, and two preferred access points on Main Street. However, the draft DP also identifies a third potential access point onto Main Street to be considered if the more northern point is unable to be delivered.

The draft DP features provision for a neighbourhood park catering for the open space requirements of the three DPO sites. A pedestrian link (approximately 4-5m wide) provides connectivity through to the south of the site in order to strengthen future connections to the open space located within the site. A range of lot sizes has been provided, along with retention of existing dwellings within the property boundaries.

DPO Site 4

DPO Site 4 is a contained area. The draft DP comprises one main access point, via a 22m road reserve on an existing s173 agreement at 178 Aireys Street. DPO Site 4 also strengthens the connection to open space in DPO Site 3 by providing a pedestrian link through to Irrewillipe Road/DPO Site 5, and a road to the pedestrian link at the south of DPO Site 3. Existing residential parcels are retained in generous lots and a variety of smaller and larger developable lots have been provided for.

This development layout requires co-ordination between a number of properties in order to progress given the limited access opportunities. In order to provide a secondary access point, the pedestrian connection to Hart Street may be utilised as an alternative road connection.

DPO Site 5

This site is perhaps the most complex of the three given the shape of the land parcels and the access constraints. The plan provides access opportunities via Irrewillipe Road, connecting through pedestrian links in DPO Sites 4 and 3 to the open space. There is also extra connectivity through to Hart Street via an extension of Ricstan Court into the site. This plan generates the highest number of lots between the three DPO sites, even though it is the smallest DPO Site in area.

It is noted that the second access point to Irrewillipe Road comes from outside the DPO Site 5 boundary, however the lot in question is owned by the landholder of an adjoining property in the DP area who noted that the lot was purchased to provide access to future development. The plan has also been prepared having regard to the intended cooperation of landholders in the eastern part of the DP area.

Conclusion

The draft Development Plans have been prepared to provide a basis for coordinated and holistic decision making by Council. Preliminary community feedback has been factored into preparation of the plans (from the two community consultation sessions), where considered appropriate and feasible. While some landholders have identified that they do not intend to develop, it is emphasised that a DP does not compel them to do so. Instead, the DP provides clarity to landholders and the community about intended development outcomes, should they chose to develop in the future.