



# Colac 2050 Growth Plan

## *Planning for Growth*



**Adopted August 2019**

## Document Control

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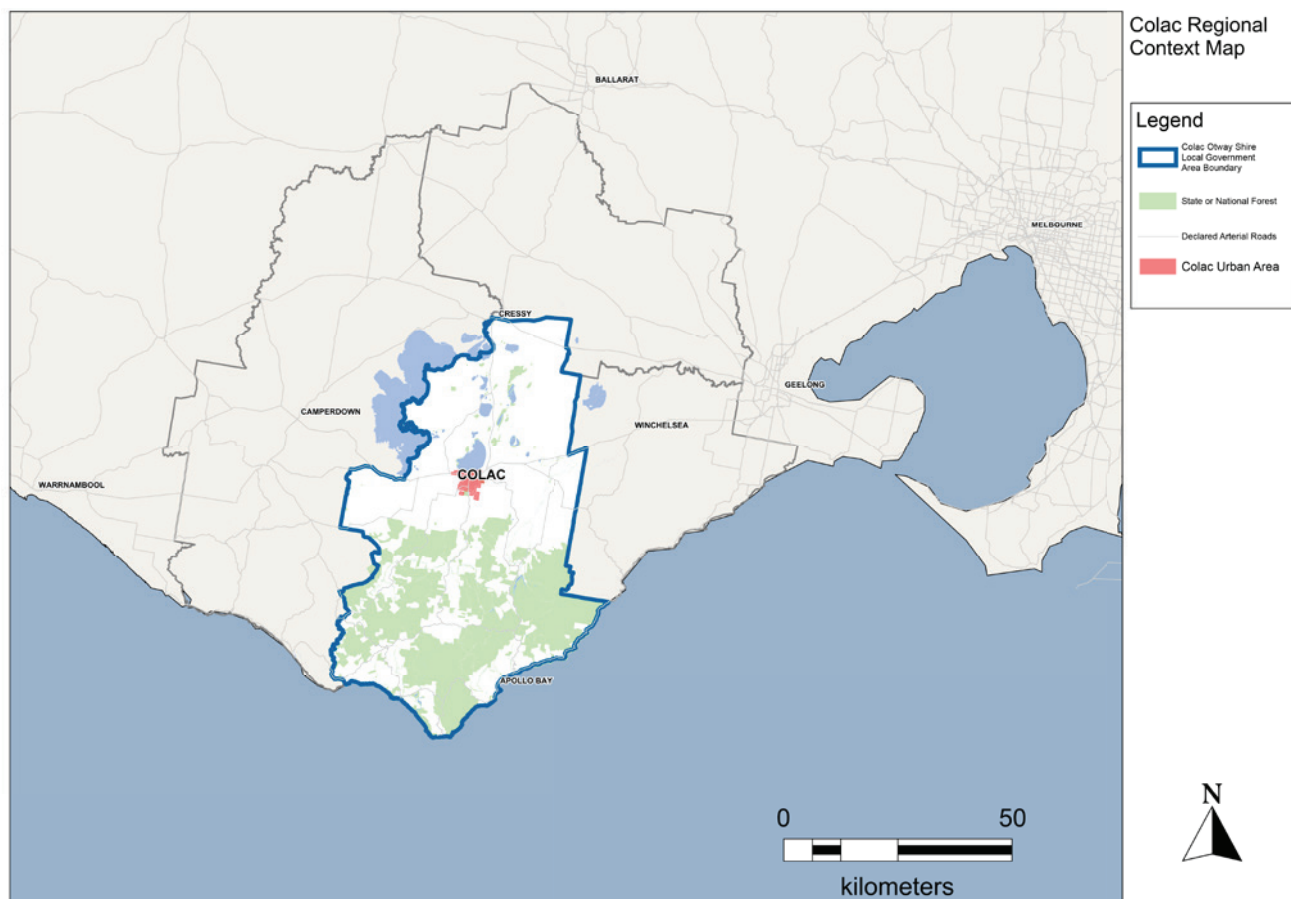
## Acknowledgment

The Colac Otway Shire proudly acknowledges the Gulidjan and Gadubanud peoples of the Eastern Maar Nation as the traditional custodians of the Colac Otway Region. We acknowledge that the Colac 2050 Growth Plan is based upon the lands of the Gulidjan people.

We pay our respects to their Ancestors and Elders, past, present and emerging. We recognise and respect their unique cultural heritage, beliefs and relationship to their traditional lands, which continue to be important to them today and into the future.

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Map 1: Regional Context



# Part A Growth Plan

## 1.0 Introduction

The Colac 2050 Growth Plan will guide the way the City of Colac grows towards 2050. The plan has been prepared by the Colac Otway Shire Council, in partnership with Regional Development Victoria and the Colac Otway community. Colac 2050 aims to help Colac become an even better place to live, work and visit - it is about planning for the future needs of residents.

Colac 2050 seeks to build on the City's strengths and support population growth, by building on the City's strong sense of community, heritage, and its natural and cultural features. Whilst achieving the vision set out by the plan will take time, it is important to start planning now.

Colac 2050 establishes a strategic framework for the future planning and development of Colac. The purpose of Colac 2050 is to:

- Set out a vision for Colac
- Establish principles, directions, and recommendations for growth
- Identify the key strategic planning issues facing the city, including community aspirations and needs
- Describe the preferred future directions and the location of an urban boundary in a framework plan which identifies the medium and long term growth
- Identify the appropriate planning controls to manage growth
- Set out an implementation plan with recommendations, priorities, actions and processes required to make the plan happen.

This Growth Plan updates the 2007 Colac Structure Plan, and should be read in conjunction with the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, 2017 which was implemented into the Colac Otway Planning Scheme through Amendment C86, and other relevant municipal strategic documents. It has also been informed by significant technical assessments and background studies which are documented in the *Colac 2050 Background Report*.



Lake Colac Foreshore

# 1.1 Why do we need Colac 2050?

The Colac Otway Shire is part of the G21 Geelong Regional Alliance which encompasses five Local Government areas in the Geelong region. In 2013, the G21 prepared the *G21 Regional Growth Plan* (RGP), which has since been formalised within the State Planning Policy Framework of the Colac Otway Planning Scheme. The RGP identified that the Geelong region and Colac are expected to continue to grow, and formally identifies Colac as a growth node in the region. Colac is already seeing the beginning of this trend.

The Colac 2050 Growth Plan responds to the aspirational growth target of 20,000 people by 2050 established by the RGP, a population increase of around 8,000 from 2018 figures. The Growth Plan sets the strategic framework to guide future development. This target reinforces the importance of Colac in the region.

To date, growth and development in Colac has been guided by the *Colac Structure Plan* 2007. It provided for a low level of population growth, and contained a relatively simple analysis of current residential land supply. The final Colac 2050 Growth Plan will replace this plan and provide strategic land use direction looking towards 2050. The Plan uses the target date of 2050, however, it is not important if the

growth target is achieved in 2040, 2050 or 2060. At issue is the need for Colac to plan for land, services and infrastructure for a larger population, and to use that investment to make the City an even better place.

Colac 2050 is important because it establishes a plan that will ensure that growth happens in a positive way which fits with the community's vision and aspirations for the City.

Colac is well positioned for growth. Melbourne is facing challenging growth pressures, and the region is witnessing significant infrastructure improvements, including the duplication of the Princes Highway between Winchelsea and Colac and improved train services. With the potential for further increases in the frequency of rail services to Colac, this will provide an additional impetus to drive growth by connecting Colac with Geelong and Melbourne, as well as Warrnambool and provide options to access higher education, employment, as well as cultural and leisure activities.

The City of Colac is affordable and well serviced. This helps focus Colac's appeal for investment and residential growth.

Colac also has great opportunities to expand as a destination for visitors - it is located at the gateway to the Otways, Great South Coast, and the Volcanic Plains district to the north. Colac has opportunities to leverage residential development and investment to expand its leisure trail networks including the Beechy Rail Trail and pathways along its creek lines



View across Lake Colac  
Photo by Alan Carmichael



and Lake Colac Foreshore, connecting nearby hamlets such as Beeac and Cororooke. It is home to beautiful heritage buildings, tree lined streets, and famous Botanic Gardens.

Before European arrival in the district, Colac was known as “Kolak” or “Kolakgnat” which means ‘belonging to sand’ to the Gulidjan People of the Eastern Maar Nation. Ownership and custodianship of these areas spans thousands of years and it is still present today. Colac Otway Shire is still working with Aboriginal People and Traditional Owners groups today and values the importance of cultural heritage and including the Aboriginal community in discussions about land management and caring for country. The Colac 2050 Growth Plan allows us to grow that relationship with Traditional Owner Groups and the Aboriginal Community, and acknowledge, celebrate, and include Aboriginal people, and their stories and knowledge, in the future planning and development of the City.

There is an opportunity to leverage development of freehold land to integrate future growth with the natural waterways and water cycle for multiple benefits including: water quality improvements for Lake Colac; flood management; public open space; and cultural heritage management.

Colac 2050 establishes a vision and framework to steer growth into the future to ensure that these opportunities are realised.

## 1.2 How will this plan be used?

The Colac Otway Shire will use the Colac 2050 Growth Plan to determine the application of local planning policies, planning zones and overlays. The Plan will guide the consideration of proposed rezoning of land, and applications for planning permits. Council will also use the Growth Plan to inform the future provision of infrastructure and services in the City of Colac, and the development of projects to implement key strategic directions including leveraging development to facilitate the expansion and upgrade of Colac’s open space network.

The Colac 2050 Growth Plan has been implemented by Amendment C97 to the Colac Otway Planning Scheme, which will provide certainty for residents and landowners in relation to the future planning of Colac towards 2050.





# 1.3 Overview of the Growth Plan

Colac 2050 Growth Plan contains two parts:

## Part A - Growth Plan

Part A is the “Growth Plan” and includes a Framework Plan to guide future growth, along with principles, directions, and specific recommendations in relation to several key themes. These are described in Section 5.4 of this Plan. The themes are:

- Urban growth
- Housing and accommodation
- Economic development and employment
- A cultural landscape, sustainability, and a healthy environment, and
- Infrastructure.

## Part B - Implementation & Review

Part B contains an implementation program for the Growth Plan. It establishes recommendations for the application of overlay controls, identifies the need for any further strategic work or actions, and nominates the circumstances for the review of the Growth Plan.

The Growth Plan has been informed by the *Colac 2050 Background Report*, relevant technical assessments as noted in the *Background Report*, the *Colac 2050 Citizens' Jury Report*, and community and stakeholder consultation as discussed in the next section.



Aerial view of Colac across Lake Colac






## 1.4 The Study Area

The study area for Colac 2050 is shown in Map 2 below. It is generally defined by the existing City of Colac and surrounding farm land which immediately adjoins the City.

The City of Colac includes the areas of Colac, Colac East, Colac West, and Elliminyt.



### LEGEND

-  Approximate Study Area
-  Melbourne - Warrnambool Railway Line
-  Arterial Road



Map 2: Study Area

## 2.0 Community and stakeholder consultation

The Colac 2050 project commenced with a background and technical assessment phase which is documented in the Colac 2050 Background Report. This information was then used to inform a wide-ranging community and stakeholder engagement program.

The community and engagement program provided a range of opportunities for people to become involved and influence the project, to facilitate a more robust outcome. Colac 2050 has been informed by a diverse range of views and information gathered through two key phases of community and stakeholder consultation as shown below. Council has chosen to invest in significant consultation early in the project to allow the public to be able to have a genuine opportunity to influence the outcomes of the draft and final Growth Plan.

Consultation sought to consider the broad public interest and diverse ideas, as well as making sure that a representative sample of people were involved. This is because it is important to consider diverse perspectives from across the community early in the

process. This has helped to facilitate the preparation of a robust draft Growth Plan which aims to be widely supported.

### 2.1 Phase One: Exploration Activities

Phase one of the consultation process occurred from mid 2016 to early 2017. The purpose of the first phase of consultation was to:

- Inform and discuss the opportunities and constraints which influence growth
- Explore the questions of where and how Colac should grow, and
- Begin to develop growth scenarios or options.

The results of this phase of consultation were documented in the *Colac 2050 What We Heard Report* and its *Addendum*.





Phase one opportunities included:

- A joint survey with the Council Plan
- A request for written submissions from anyone in the community
- A community wall in the Colac Otway Performing Arts and Cultural Centre
- Facilitated workshops, and

A follow up survey to explore levels of agreement with growth options developed as part of the earlier consultation activities.

A joint Council Plan and Colac 2050 survey was undertaken between December 2016 and March 2017. Several questions were related to the Colac 2050 Growth Plan project. Over 350 people participated in the survey.

Written submissions were also requested in relation to how and where Colac should grow. Twenty-four submissions with various suggestions were received mainly from Colac residents.

A 'Community Wall' similarly posed the question of how and where Colac should grow and asked members of the community to identify where they thought housing should be located on a large aerial map of Colac.

Eight workshops were held which explored how and where Colac should grow by considering the opportunities and constraints to growth, and options for where housing could

be located. The workshops were attended by 116 people and included:

- Colac Secondary College and Trinity College Student Leadership Group workshops (separate sessions held at the schools during school hours)
- Three community workshops at various times – Wednesday evening, Friday lunchtime and Sunday morning
- Business workshop – early morning session
- Government and agency feedback workshop
- Colac Otway Staff Senior Leadership workshop
- Several Councillor briefings.

Various scenarios or options for the location of residential growth were put forward by stakeholders and the community as part of the first phase of community engagement. Council documented these scenarios and opened the discussion to the broader community to explore the level of agreement or support for the various growth options. Various growth scenarios were presented in a survey, which asked people to rate their level of agreement with the scenario and comment.

The survey was open to the public for approximately three weeks and over 150 people responded.



*Students from Colac Secondary College*

## 2.2 Phase Two: Deliberating Colac 2050 Citizens' Jury

The second phase of consultation pioneered the 'Deliberation by Design' model, a process incorporating elements of Enquiry by Design (EbD) involving a citizens' jury, and was held late 2017 through to early 2018.

Citizens' juries utilise independently facilitated workshops to involve a representative group of people from the wider community in the decision-making processes. The jury make recommendations to Council (who remain the statutory decision maker). The Colac 2050 jury process integrated elements of an EbD by including an urban designer in the independent facilitation team, who was tasked to provide independent information to the jury and spatially test scenarios and options to assist the jury with their deliberations.

Council used a citizens' jury process as the second phase of consultation as:

- It achieves a more robust and publicly trusted Growth Plan. This is because the process allows a representative group of citizens from across the Shire to consider the complexity of land use planning and often difficult trade-offs which form part of the strategic planning process
- Allows for a less adversarial, more deliberative, and inclusive engagement forum which aims to achieve a publicly trusted outcome
- Helps achieve broad acceptance of the Growth Plan into the future.

The Colac 2050 jury were recruited from across the Shire, and jury members had to be at least 18 years of age, and be a resident or rate payer of the Shire. The jury was selected to represent a cross section of the Colac and Shire community based on age, gender and place of residence.

The jury attended full day workshops across three days in October and November 2017, and a fourth day in February 2018. They were asked to consider and make recommendations in relation to three questions:

- How and where should Colac grow?
- What facilities, infrastructure, or services are needed for a population of 20,000?
- How should Council fund the growth of Colac?

Of the 98 people who expressed interest, 46 jurors were selected, although the numbers reduced over the course of the sitting days primarily due to personal circumstances. The number of jurors at the end of the third jury day was 33.

The jury reconvened for a fourth unscheduled day at the request of Council in response to feedback from some of the jurors who wished to have additional time to refine their report. The final number of jurors for the fourth day was 23. Many of the jurors who were unable to attend the fourth day expressed support and





well wishes to their fellow jurors.

The jury were provided with relevant background information including:

- *Colac 2050 Growth Plan Background Report* and references
- *Colac 2050 Growth Plan "What we Heard" Report* and Addendum
- Other background information such as maps and technical assessments.

All information was publicly available to the broader community via Council's website.

Over the course of the first three days, the jury was presented with detailed information to help them respond to their remit. The jury heard from experts in the areas of:

- Stormwater/drainage management and integrated water management
- Heritage
- Land use planning
- Urban design
- Development planning and funding infrastructure
- Community infrastructure and demographics.

The jury were assisted by Council staff, facilitators and an urban designer who

responded to questions seeking clarification or technical detail.

The jury also heard from several submitters from the phase one consultation process.

The jury participated in facilitated sessions which helped them to form their views and make recommendations to Council. They developed the following decision making criteria to help inform their recommendations, to ensure that the recommendation:

- *Is good for Colac people of diverse ages, backgrounds and abilities into the future (social sustainability)*
- *Is in keeping with the regional city character of Colac and creates a mix of scale in Colac's urban design (social sustainability and connectivity)*
- *Is economically and financially sustainable for the long term not short-sighted (economic/financial sustainability)*
- *Enhances the environment and takes account of resources such as energy and water (environmental sustainability).*

On the third day, the jury contemplated in detail the pros and cons of developing a number of areas for both general residential and rural living uses. They undertook a voting process to ensure that there was consensus (at least 80% of the participants who agreed) with their final recommendations.



Colac 2050 Citizens' Jury, Councilors and support staff



The fourth day provided the jury with an opportunity to refine their report and consider some aspects of their recommendations in further detail. The Colac 2050 Citizens' Jury Report represents the combined efforts of a group of people who were given a challenging task. They were asked complex questions, and were required to consider diverse and technical information. They showed great commitment, capability and spirit in their resolve as a group to make well considered recommendations to Council. Council at their February 2018 resolved to use these recommendations along with the outcomes from the first phase of consultation to inform this plan.

## 2.3 Phase Three – Decision making

The third phase of the project involved the decision-making process. This was guided by formal public exhibition of the plan, alongside Planning Scheme Amendment C97 to embed the Growth Plan in the Colac Otway Planning Scheme. This process provided an opportunity for public submissions and a review by an independent Panel, coupled with a Council adoption process. Council formally adopted the Growth Plan in August 2019.



*Colac 2050 Citizens' Jury discuss ideas*

# 3.0 Key Influences

The *Colac 2050 Background Report* identified and analysed the key issues, opportunities and constraints which assisted in determining the key directions developed within the Growth Plan. The key influences are set out below.

## 3.1 Policy Context

Key State and local planning policy influences are as follows:

- Colac is a targeted growth node under the *G21 Regional Growth Plan* and Clause 11.09 of the Colac Otway Planning Scheme, but is subject to a number of constraints.
- The G21 Plan nominated an aspirational population target for Colac of 20,000 people by 2050. The Colac 2050 Growth Plan responds to this target by nominating a revised framework for growth, and providing direction in relation to how and where Colac should grow.
- Colac is the major regional centre in the Shire for residential, service and manufacturing industry, retail, office services, recreation and education facilities. Major urban development within the Shire including industrial and commercial expansion, is to be directed to Colac.
- Clause 21.03-2 includes a summary of the key issues, strategies and recommendations from the Colac Structure Plan (2007) most of which are still relevant today. These include the following:
  - There is an opportunity to increase and enhance the amount of public open space (both linear and non-linear) through the development of land.
  - Developing Colac as a 'Botanic Garden City' with thematic tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct (Colac Secondary College area), and Barongarook Creek corridor.
  - Improving the outer approaches to Colac with new landscaping, framing views to the Lake and an emphasis on reducing the visual clutter of advertising signage.
  - Providing new and improved bicycle lanes.
  - Inundation which affects the residential investigation area along the Deans Creek, would need to be mitigated through a cost-effective engineering solution prior to any development.
  - Rural residential areas in Elliminyt could be potential long term urban growth areas.
- State policy directs that planning for urban growth should consider:
  - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
  - Neighbourhood character and landscape considerations.
  - The limits of land capability, natural hazards, and environmental quality.
  - Service limitations and the costs of providing infrastructure.
  - Providing community facilities commensurate with community needs.
  - Restricting low-density rural residential development that would compromise future development at higher densities.
  - Providing for diverse and affordable housing.
  - Protecting rural and agricultural environments.
  - Climate change impacts.
- Other strategic influences include the *Colac Integrated Water Management Plan* which identifies opportunities for leveraging development to integrate Colac with its natural water cycle and utilise this for multiple community benefits.





## 3.2 Natural and Urban Environment

The key influences to note for the natural and urban environment are:

- Planning for future growth in Colac will need to consider the impacts of climate change and opportunities for climate-ready actions. Based on current climate forecasts, the key challenge for Colac will be in relation to water, with higher average temperatures, reduced annual rainfall, and more extreme weather events. This raises the importance of integrating development with the water cycle to make Colac more climate resilient.
- Topography is a defining feature of Colac and it will be important to avoid very steep areas when planning for growth, and manage impacts on views and landscape character.
- The areas subject to flooding and inundation need to be considered when identifying future residential land to avoid the location of housing on land that has significant flood risk. Some land which is currently flood prone may be developable as identified by the *Colac Stormwater and Drainage Strategy* with appropriate engineering works.
- A large part of central Colac is affected by the Heritage Overlay. Infill opportunities

will need to be carefully balanced with the existing heritage significance.

- There is an opportunity to enhance and celebrate Colac's Aboriginal cultural landscape and history.
- The *Colac CBD and Entrances Project* established a vision for Colac as a "Botanic Garden City" and outlined several detailed projects including enhancing the eastern and western entrances of Colac.
- There is an opportunity to develop Colac as a 'Botanic Garden City' with thematic tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct and Barongarook and Deans Creek corridors.
- The *Colac Integrated Water Cycle Management Plan* reinforces the vision of a Botanic Garden City with the opportunity to create a linear network in Colac using its waterways in conjunction with on-street sections to create a circular pedestrian and cycle network as a 'Botanic Link'.
- Flora and fauna is not a significant constraint on the growth potential of Colac on current evidence. However more detailed studies will be required for any new growth areas prior to rezoning and development approval.
- Lake Colac is a significant natural feature in the Colac, and is an important environmental, cultural heritage, aesthetic and recreational feature for the community and city.
- The need to maintain an adequate supply of Rural Living zoned land to protect farm land from rural lifestyle pressures.







Street in Colac

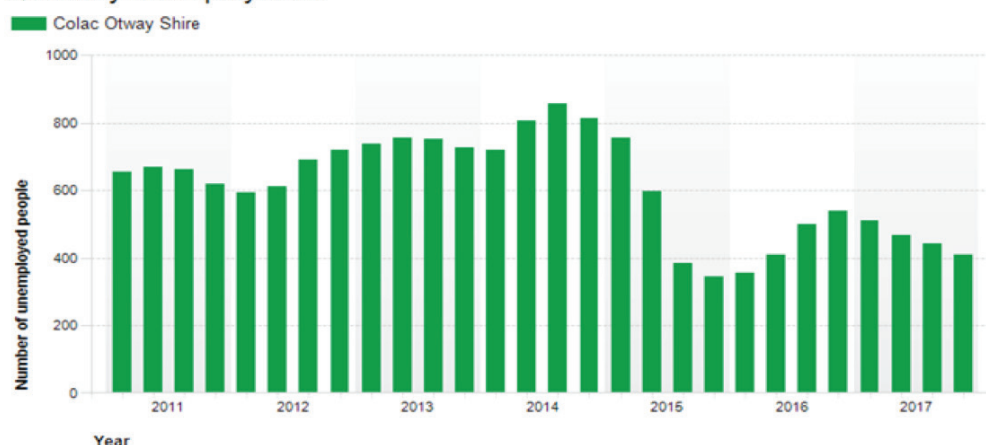


## 3.3 Demographics, Social Profile and Housing

The key influences to note in relation to Colac's demographics, social profile and housing are:

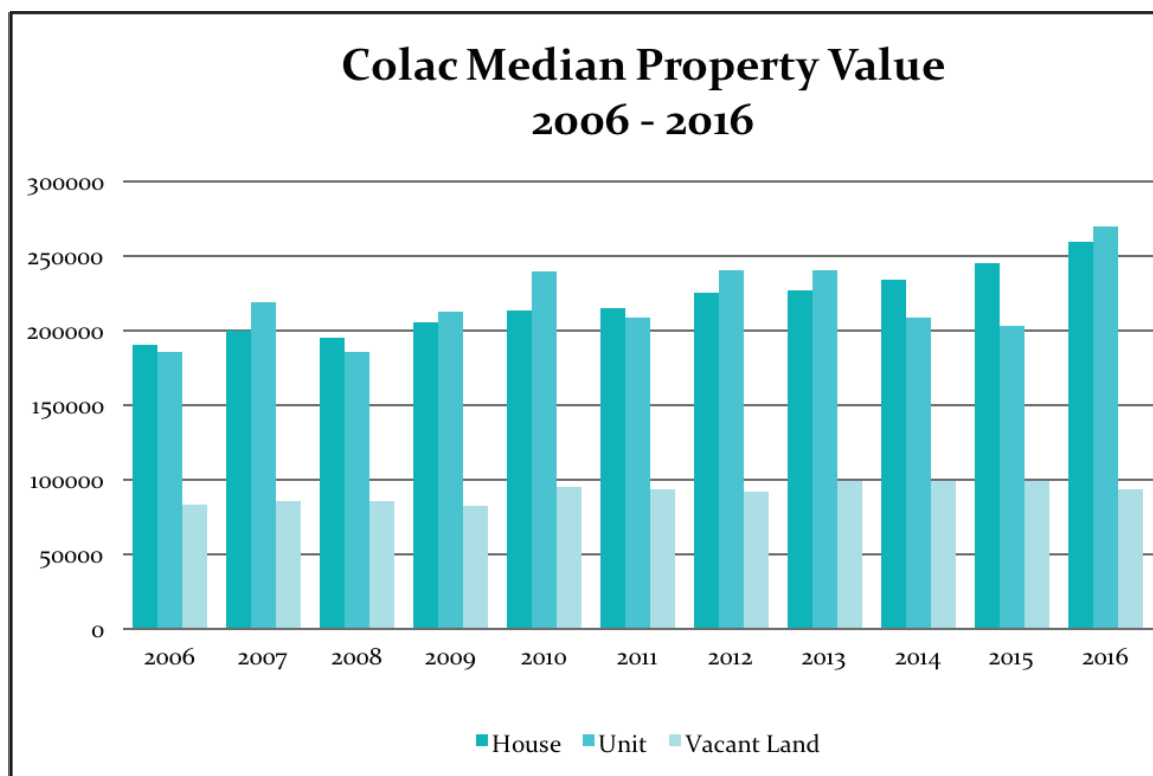
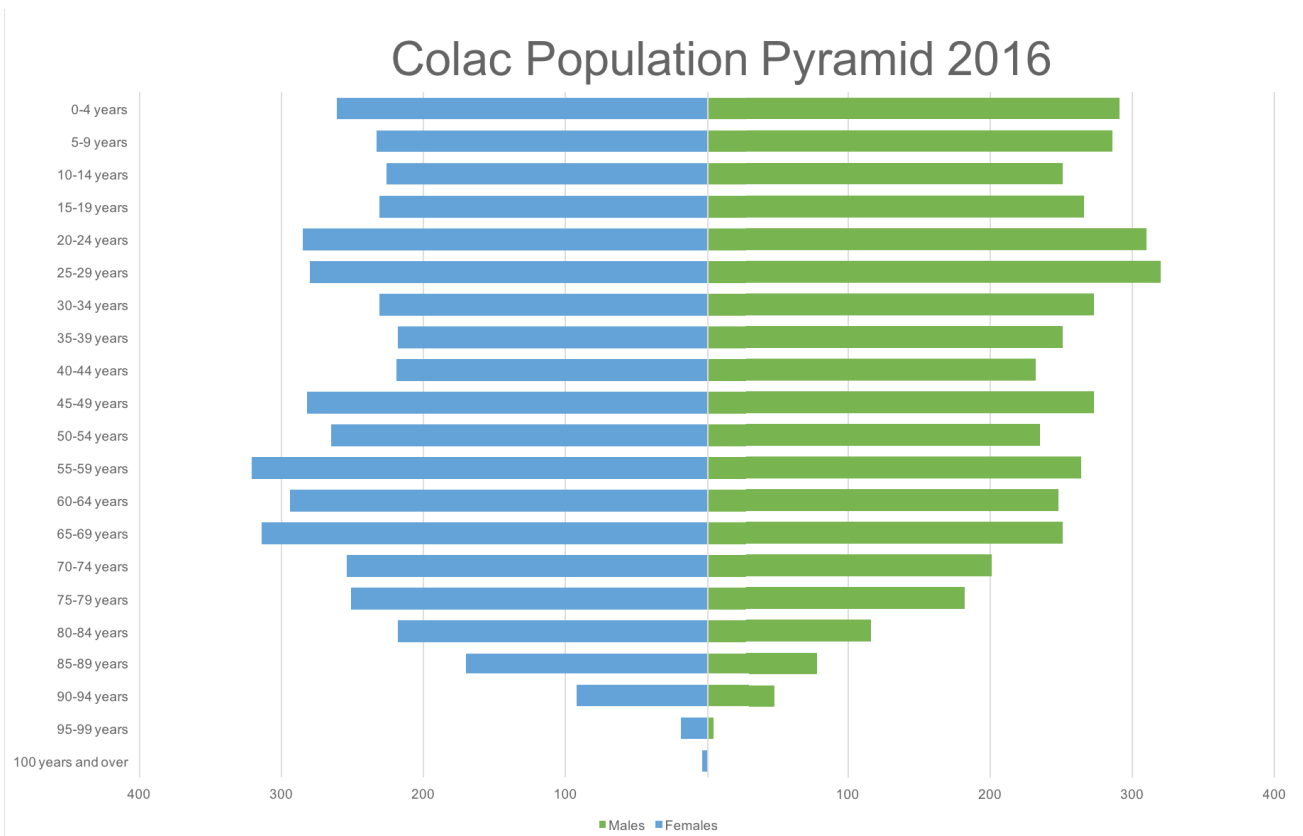
- Colac's population grew at an average annual rate of approximately 0.83% between 2011 and 2016, which continues the historical trend of modest population growth. It is anticipated that once the duplication of the Princes Highway is completed in 2019, the average annual population growth rates will increase.
- Colac has an older population profile than Victoria and Australia, with over a fifth of the population aged 65 years and above. The trend towards an ageing population has been consistent over the past 15 years.
- In 2016, the median age of people in Colac was 42 years, and children aged 0 - 14 years made up 18.1% of the population. Colac has a larger population of residents aged between 0-6 years compared to the State average.
- A relatively high percentage of the community lives with some form of disability in the Colac Otway Shire, higher than the State average.
- There are very high levels of relative socio-economic disadvantage as set out in SEIFA IRSD scores, with Colac in the 1st decile of most disadvantaged places in Victoria.
- The proportion of single parent families in Colac was 18.7% in 2016, which is higher than the State average (15.3%).
- Most housing stock has three or more bedrooms (only 20% of dwellings have one or two bedrooms) which is below the Victorian average and is mismatched to household composition where over 33% are single or lone person households, above the Victorian average of 24.7%.
- In 2016, the median weekly household income in Colac was \$1,050, compared with \$1419 average for Victoria. Whilst incomes are lower, housing costs (median rent and mortgage repayments) are also much lower than the Victorian average.
- Colac has a diverse range of employment industries including: health care and social assistance; manufacturing; public administration and safety; agriculture, forestry and fishing; and retail trade.
- The unemployment rate in the Colac Otway Shire has steadily dropped in recent times, and is significantly below the rate for regional Victoria.
- Median house values have recently increased, which matches anecdotal evidence from local realtors and may reflect the trend towards increased housing values for towns closer to Geelong located along the Geelong Warrnambool rail and Princes Highway corridors.

Quarterly unemployment



Source: Australian Bureau of Statistics, Labour force survey, catalogue number 6202.0, and Department of Employment, Small Area Labour Markets, June 2017. Compiled and presented in economy.id by .id the population experts.

.id the population experts



## 3.4 Facilities and Services

The key influences to note for Colac's facilities and services are:

- Open space in Colac is difficult to access in parts of the City. Parts of west Colac and Elliminyt have poor access to open space.
- The type and quality of open space is not always appropriate for the needs of the City, and Colac 2050 presents an opportunity to improve the open space available to parts of the City.
- The Colac Community Infrastructure Plan (2016) prepared by Australian Social Research (ASR) identified the following community infrastructure needs to service Colac to 2050:
  - For most infrastructure types, existing and planned facilities in Colac have the capacity to satisfy current and future demand through to 2050, which include early years' facilities, indoor recreation facilities, schools, football/cricket ovals, tennis courts, lawn bowls facilities, netball courts, library, and ambulance station.
  - For some infrastructure types, there is not sufficient or appropriate facilities to cater for existing and future demand. Modified, expanded or new facilities will be required. For example, soccer facilities, active reserve for low profile sports, additional seating capacity at Colac Performing Arts and Culture Centre (COPACC), more community centre/meeting space, additional parkland, larger neighbourhood house, larger planned activity group centre etc. are required.
  - Some community facilities are dated, poorly designed and/or in poor condition. Some early years' facilities have recently been partially upgraded but still have aging infrastructure. Similarly, some pavilions at sports grounds and playing surfaces have been transformed such as Central Reserve, whilst others require improvements.
  - Some facilities do not comply with accepted design standards – netball courts, lights over netball courts and playing fields etc. Some facilities do not meet contemporary design trends or promote service integration – e.g. single use, standalone maternal child and health centre and kindergartens. Some items are underutilised because of declining demand – e.g. tennis courts.
  - The open space network in Colac lacks quality, diversity and connectivity - play spaces lack diversity and some passive open spaces areas lack quality. The path network is not extensive or connected.



Bluewater Fitness Stadium



## 3.5 Transport and Physical Infrastructure

The key influences to note for transport and physical infrastructure are:

- There is a need to provide for the development of sustainable and liveable urban areas in an integrated manner to assist with the development of walkable neighbourhoods, and facilitate the logical and efficient provision of infrastructure and use of existing infrastructure and services. There is an opportunity to utilise creeks as linear open spaces for active transport corridors used for walking and cycling.
- Transport for Victoria is responsible for planning the State's arterial road network, and VicRoads is responsible for their maintenance. Transport for Victoria does not currently have any funding to plan for or construct a Princes Highway bypass of Colac, and has advised they will respond to the strategic direction established by the Colac 2050 Growth Plan should funding become available. It is Council's position to advocate to the State Government to investigate the social and economic impacts of a bypass to inform any future decision on this issue.
- The Colac Otway Shire is responsible for planning and maintaining the local road network. The local road network in Colac is largely sealed with many gravel roads in the rural living areas. There is a need to improve roads and footpaths throughout the City, and unsealed roads will need upgrading as part of future growth.
- Train services between Colac and Geelong and Warrnambool are limited and there is a need for more frequent services to facilitate employment, and access to education, training and cultural and recreational facilities.
- The Colac Otway Active Transport Strategy (2013) contains specific walking and cycling related infrastructure proposals that highlight the importance of adequate infrastructure to reduce car based travel and encourage healthy lifestyles. It will be important to ensure that footpaths and cycle paths are provided as part of growth.
- Inundation is a key issue in many parts of Colac, and adequate drainage infrastructure that meets the provisions of the Colac Otway Planning Scheme and Water Sensitive Urban Design (WSUD) standards will be a key requirement to facilitate sustainable growth.
- Many parts of Colac remain unsewered and constrained by the extent of the traditional sewer district. Barwon Water has advised that it will respond to the direction established by the Growth Plan.



## 3.6 Commercial, Industrial, and Residential Land

### 3.6.1 Commercial Land

The key influences to note for commercial land are:

- Colac is serviced by a Central Business District which is the primary area for retail and commercial activities. The *Colac Township – Economic Development, Commercial and Industrial Land Use Strategy*, 2017 found there is adequate supply of commercial land requirements to 2050. The focus should be on developing and promoting existing businesses, and improving existing commercial areas to attract new business through mechanisms such as public realm enhancement.
- Smaller neighbourhood centres may be required in growth areas at a future time.
- The CBD should remain the primary centre for the City, and there is an opportunity to improve the performance of retail and commercial activities in Colac.

### 3.6.2 Industrial Land

The key influences to note for industrial land are:

- Amendment C86 implemented the general recommendations of the *Colac Township – Economic Development, Commercial and Industrial Land Use Strategy*, 2017 and rezoned additional land for industrial purposes to satisfy demand to 2050. Industrial growth beyond that was not considered in that strategy.
- To minimise land use conflict, there is a need to avoid locating residential land uses within the buffer distances of:

- The waste-water treatment plant;
- The saleyards; and
- Existing important industrial uses such as the sawmill at AKD, abattoir at ALC, and Bulla's operations.

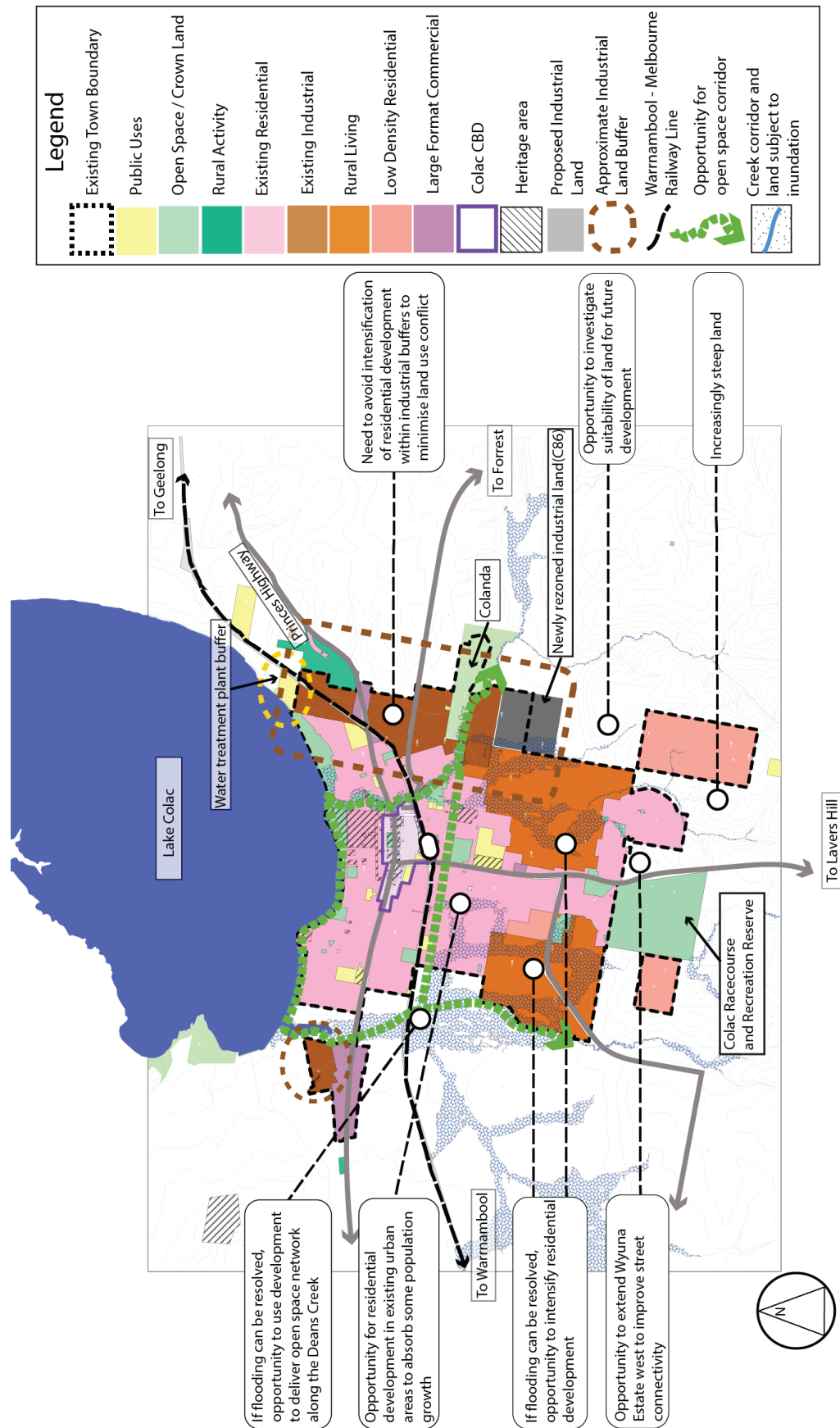
### 3.6.3 Residential Land

The key influences to note for residential land are:

- There is a need for Colac to provide a diversity of housing choice, and provide opportunities for the provision of a wide range of housing types for residents, short-term holiday accommodation and tourists.
- Construction figures from 2017/18 showed an increased rate of dwelling development in Colac at 64 dwellings per annum, significantly higher than the previous year at 38 dwellings for the 2016/17 period. Whilst there is currently sufficient supply, the purpose of the Growth Plan is to identify land to meet a population target to enable Colac to be ready for growth when it occurs.
- There are four major constraints to residential subdivision:
  - Extensive areas of land are currently subject to inundation
  - The extent of current sewer infrastructure is limited
  - The availability and viability of storm-water infrastructure caused by flat land gradients limits development, and
  - Historic ad-hoc development patterns necessitate strategic planning intervention to achieve successful subdivision design outcomes.



# 4.0 Opportunities and Constraints



# 5.0 The Plan

## 5.1 Mission

The mission of the Colac 2050 Growth Plan is to facilitate the following for Colac:

A community that openly welcomes diversity, inspires innovation and provides a range of lifestyle opportunities whilst maintaining a botanical landscape where people desire to live, work and visit.

## 5.2 Vision

The vision for Colac is described below:

Colac in 2050 will be a vibrant, safe, healthy, inclusive and technologically advanced regional city. It is the gateway to the Otways and south west Victoria.

It is a city focused on protecting and celebrating its post-settlement and Aboriginal cultural heritage, as well as natural environment.

The city draws on the core concepts of sustainability and liveability to create a physically and socially connected place that meets the needs of all ages and abilities. It is a city characterised by its strong local and multi-faceted economy, which provides diverse business investment and employment opportunities.

It is a botanic city that is welcoming, engaging and attractive to visitors, and embraces its cultural landscape, creeks and Lake Colac as key features of the town.

The Growth Plan will help deliver this vision by:

- Providing for sustainable growth
- Protecting heritage values, identified landscape features and rural land
- Providing for local employment opportunities
- Improving water quality in its creeks and Lake Colac
- Improving local transport options especially for pedestrian and cyclists
- Supporting improvements to public parks and the open space network
- Retaining opportunities for the expansion of community infrastructure and recreational and cultural facilities to match the needs of the growing community, and
- Ensuring new areas connect into the existing town and provide for safe intersections with the Princes Highway
- Direct new development into areas of the Shire with a lower risk of bushfire.

## 5.3 Role of the Township

Colac is the main town in the Colac Otway Shire and is located on the Princes Highway, approximately 150km west of Melbourne. It is adjacent to the picturesque Lake Colac.

Lake Colac is a key feature of the town and was an important resource and focal point for Aboriginal people and later European migrants. It remains highly valued by the local Colac community.

The town is the largest service centre between Geelong (75km to the east) and Warrnambool (110km to the west), and acts as the major focus for a range of regional services including retailing, business and professional services, administrative and government functions, and health and community services. It has primary and secondary schools, and some TAFE

sector offerings.

The retail and service core are located on the Princes Highway (Murray Street) which is characterised by a heritage precinct with a range of architectural styles from the Victorian through to Art Deco. The centre also features a large urban park, the historic Memorial Square, and State Heritage listed Botanic Gardens located between the city centre and Lake Colac.

The Princes Highway and Warrnambool-Melbourne railway connect Colac with Geelong and key regional centres to the west, including Camperdown and Warrnambool. The transport corridors form key east-west features of the town.

Colac's urban form is heavily influenced by Hoddle's traditional grid street pattern, Lake Colac, and the topography of the land. With Lake Colac to the north, the town has a backdrop of the rising Otway foothills to the south, and two creeks which meander on the east and west side of the town: Barongarook Creek and Deans Creek respectively. The flat inundation prone areas of Elliminyt have resulted in the town's funnel shape, with residential land focused around the grid-based street core and narrow connector strip which rises to the newer elevated areas of Elliminyt. The flat inundation prone areas are characterised by rural living uses, and farming land sits beyond the town's boundary.

Colac features significant industrial uses which are mainly located to the east of Colac, although a smaller pocket is also located to the west.

Whilst State policy aims for densities of 15 dwellings per hectare for new residential developments, as a regional town with drainage and flooding constraints, new development is more likely to achieve densities that range between 10-15 dwellings per hectare. It is important that new development retains and enhances the country feel of the town through design treatments such as spacing between houses, and street trees which contribute to the botanical theme of the town.

## 5.4 Principles and Directions

The Growth Plan is spatially conveyed by the Framework Plan shown on the next page, and has been informed by three over-arching concepts: diversity; sustainability; and best practice.

The Growth Plan identifies principles, directions and recommendations for managing growth towards 2050, which are described in the following sections under the planning themes:

5.4.1 - Urban Growth

5.4.2 - Housing and accommodation

5.4.3 - Economic development and employment

5.4.4 - A cultural landscape, sustainability, and healthy environment

5.4.5 - Infrastructure.

Each of these themes and the overarching principles and directions for growth, as well as how they relate to each of the areas identified in Framework Plan, will be discussed in the following sections. Specific recommendations which relate to an area or theme are provided following the discussion. All recommendations are noted in the Implementation Plan Table and location map in Part B of the Growth Plan.

### 5.4.1 Urban Growth

Colac has been identified as a node for targeted growth in the G21 Regional Growth Plan and Colac Otway Municipal Strategic Statement. It is expected that the G21 region will continue to experience increased growth because of population pressures and housing affordability issues in Melbourne. This is already influencing second tier cities like Geelong, and can be expected to flow on to third tiered cities such as Colac. Furthermore, because of infrastructure improvements such as the duplication of the Princes Highway, increased rail services, and a strong local economy, Colac is well placed for growth. A key purpose of the Growth Plan is to provide the planning framework to guide future growth when it occurs, rather than responding to historical demand.

### ***Residential Land Demand***

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Historically, approximately 60 dwellings per year are constructed in Colac. However, recent data suggests an increase in the rate of subdivision. In addition, anecdotal evidence from industry and real estate agents indicates a lack of rental supply and housing. Furthermore, a key purpose of the Colac 2050 Growth Plan is to plan to meet a population target, and not just consider historical rates of residential development.

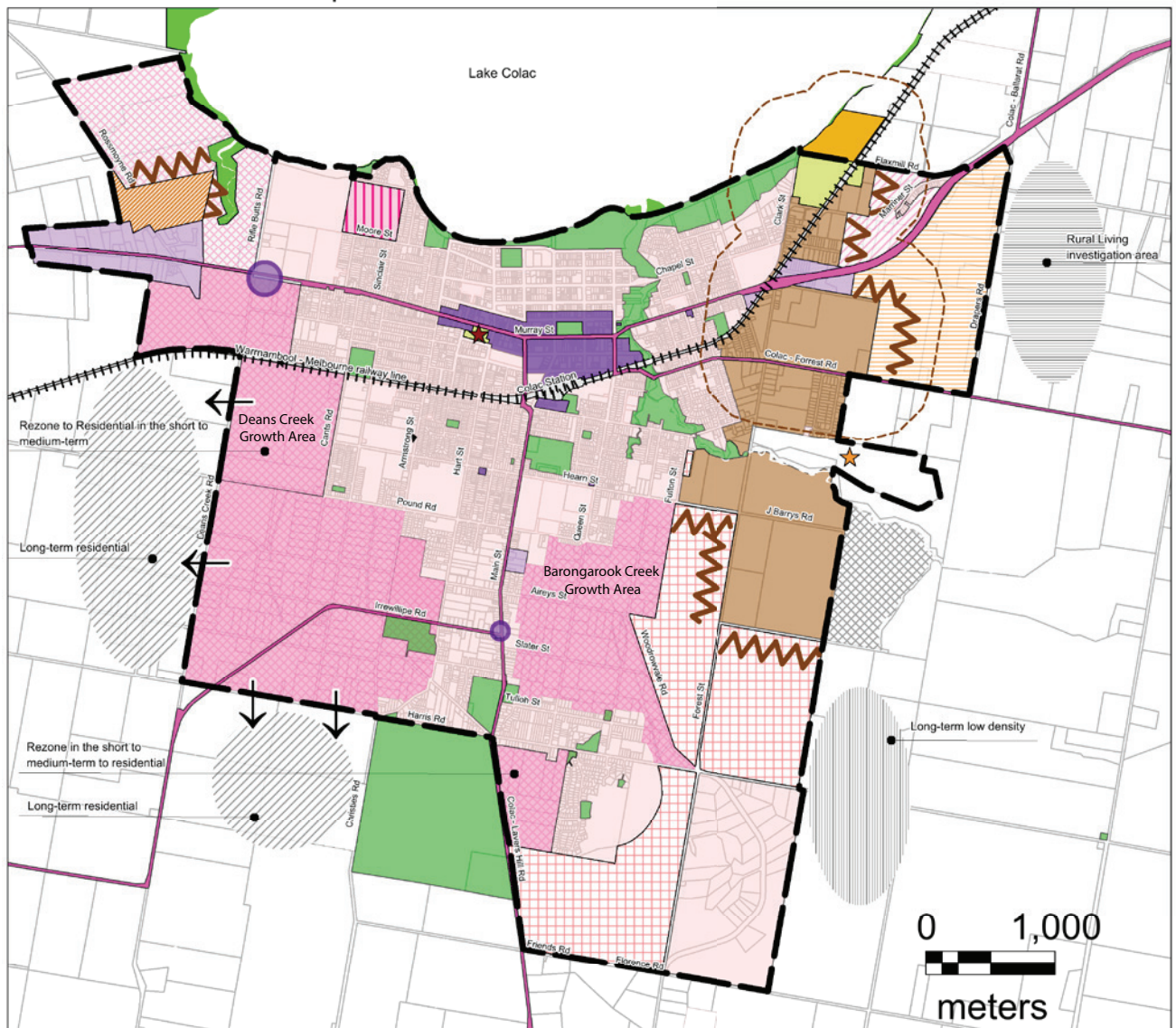
### ***Existing Residential Land Supply***

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In 2016, there was around 164ha of potential land supply in the General Residential Zone in Colac, much of which is constrained. The lot supply was around 1600 lots, including severely constrained lots. This equated to about 16 years' land supply (and potentially more if the severe constraints such as drainage and sewer connections can be resolved). These figures are based on a take-up rate of 60 lots per year. Should a higher take-up rate occur, then supply would reduce accordingly. Supply is also dependent on household sizes, and if there is a significant



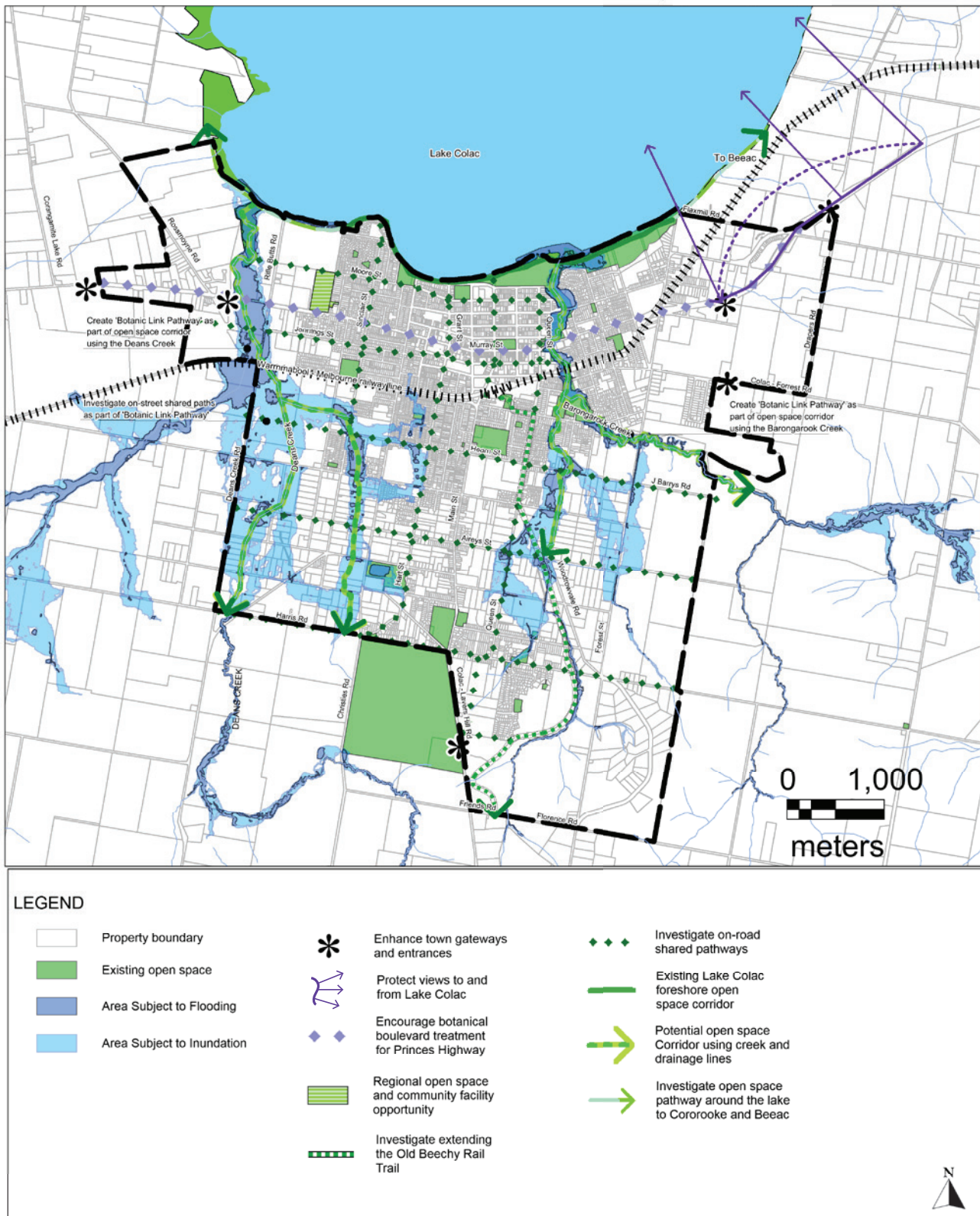
Colac Framework Plan - Map 1 Land Use



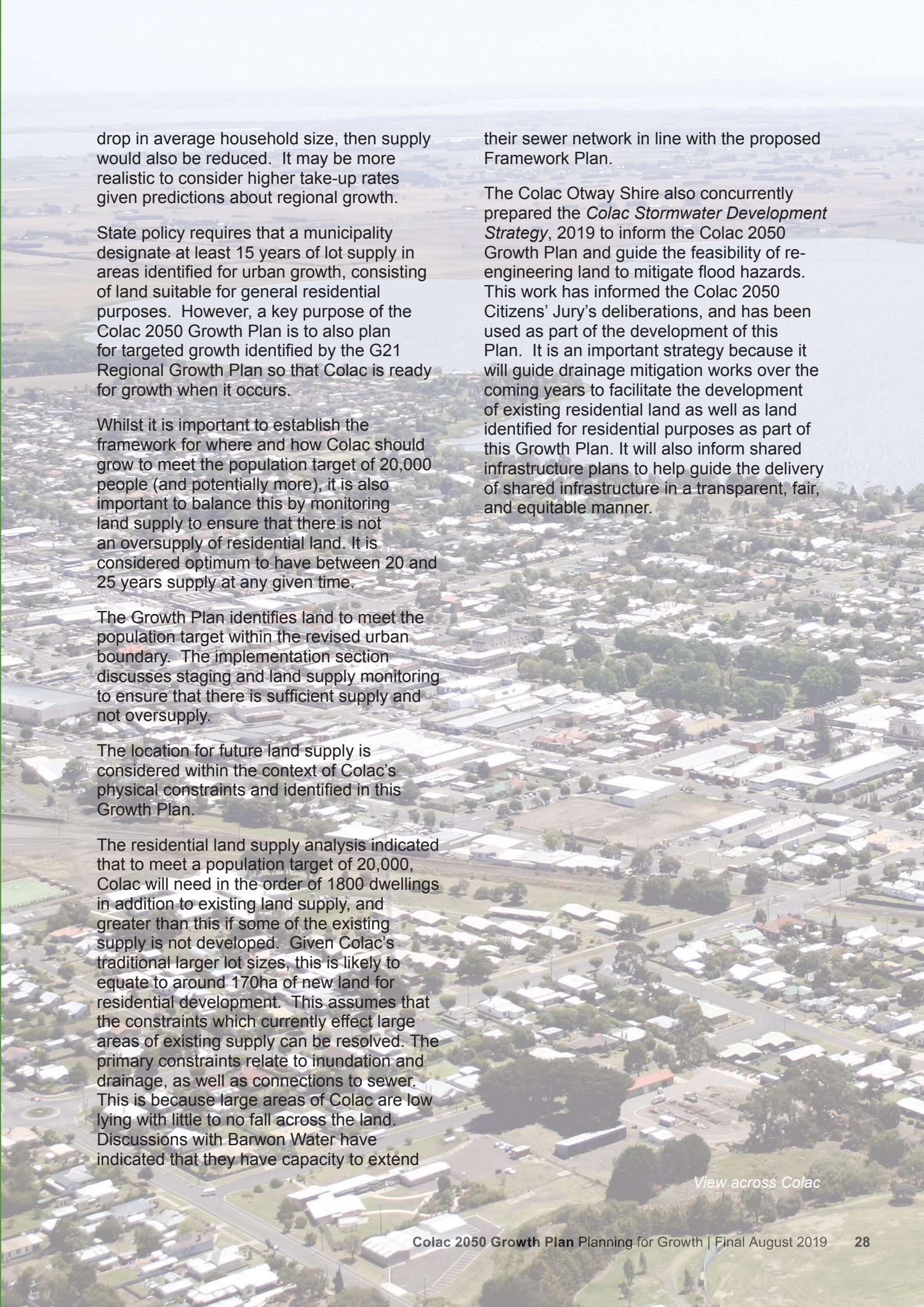
## LEGEND

	Urban boundary		Existing urban area		Rezone to Residential		Significant industry and infrastructure buffer area
	Property boundary		Industrial Area		Rezone to Low Density or Rural Living		Potential local or neighbourhood commercial centre
	Manage industry interface and buffers		Non-core retail area		Rezone to Rural Living		Future masterplan area
	Direction of long term residential growth		Retail and commercial area		Rezone to Industrial 3		Precinct plan review area
	Strategically important food production plant		Open space		Medium term residential / low density investigation area		
	Preferred future use for employment / community / public use		Abattoir		Rural Living investigation area		
			Arterial road		Residential investigation area		
			Water treatment plant		Low Density residential investigation area		
					Industrial investigation area		

Colac Framework Plan - Map 2 Environment, Landscape & Connectivity







drop in average household size, then supply would also be reduced. It may be more realistic to consider higher take-up rates given predictions about regional growth.

State policy requires that a municipality designate at least 15 years of lot supply in areas identified for urban growth, consisting of land suitable for general residential purposes. However, a key purpose of the Colac 2050 Growth Plan is to also plan for targeted growth identified by the G21 Regional Growth Plan so that Colac is ready for growth when it occurs.

Whilst it is important to establish the framework for where and how Colac should grow to meet the population target of 20,000 people (and potentially more), it is also important to balance this by monitoring land supply to ensure that there is not an oversupply of residential land. It is considered optimum to have between 20 and 25 years supply at any given time.

The Growth Plan identifies land to meet the population target within the revised urban boundary. The implementation section discusses staging and land supply monitoring to ensure that there is sufficient supply and not oversupply.

The location for future land supply is considered within the context of Colac's physical constraints and identified in this Growth Plan.

The residential land supply analysis indicated that to meet a population target of 20,000, Colac will need in the order of 1800 dwellings in addition to existing land supply, and greater than this if some of the existing supply is not developed. Given Colac's traditional larger lot sizes, this is likely to equate to around 170ha of new land for residential development. This assumes that the constraints which currently effect large areas of existing supply can be resolved. The primary constraints relate to inundation and drainage, as well as connections to sewer. This is because large areas of Colac are low lying with little to no fall across the land. Discussions with Barwon Water have indicated that they have capacity to extend

their sewer network in line with the proposed Framework Plan.

The Colac Otway Shire also concurrently prepared the *Colac Stormwater Development Strategy*, 2019 to inform the Colac 2050 Growth Plan and guide the feasibility of re-engineering land to mitigate flood hazards. This work has informed the Colac 2050 Citizens' Jury's deliberations, and has been used as part of the development of this Plan. It is an important strategy because it will guide drainage mitigation works over the coming years to facilitate the development of existing residential land as well as land identified for residential purposes as part of this Growth Plan. It will also inform shared infrastructure plans to help guide the delivery of shared infrastructure in a transparent, fair, and equitable manner.

View across Colac



## **Existing Land Supply - Development Plans**

The 2007 Colac Structure Plan identified several areas for residential development and Amendment C55 applied a Development Plan Overlay Schedule 2 (DPO2) to the land. These areas contribute to existing residential land supply and are shown in map on the next page.

The key purpose of a DPO is to coordinate use and development of the land across different landowners to facilitate the orderly planning of the area. DPO2 has been problematic in its effectiveness because it allows the consideration of subdivision applications prior to the approval of a development plan, and it does not require any consideration of shared infrastructure. It is also seen as a constraint on the development of the land by local landowners, who often do not have the capacity or capability to coordinate a development plan.

Since the approval of Amendment C55, an area west of Queen Street and north of Pound Road (map reference 8) has been developed and the DPO2 planning control is therefore superfluous and should be removed.

Council has taken a lead role and prepared and approved development plans for three areas:

- Land bounded by Aireys Street, Main Street, Irrewillipe Road and Hart Street (map reference 6)
- Land bounded by Irrewillipe Road, Main Street, Ballagh Street and Hart Street (map reference 7)
- Land generally bounded by Sinclair Street South, Hearn Street, and Armstrong Street (map reference 4).

A development plan was prepared for a third area directly to the north of these sites (land north of Aireys Street, west of Main Street, and east of Hart Street - map reference 5) but was abandoned due to resistance from landowners. A major issue was the allocation of a central area of open space, and a

lack of clarity around a land equalisation mechanism, that is, a way to ensure that landowners are fairly compensated when their land is used for shared infrastructure which benefits multiple landowners. Other reasons residents opposed the draft development plan included concerns about safety and privacy associated with the open space and proposed walkway, and not wanting to develop. It may be prudent to consider revising the extent of the mapped DPO2 in this area given that some lots have been developed in the interim, and could be removed from the overlay area if they are not capable of further development.

DPO2 areas with no approved development plan include:

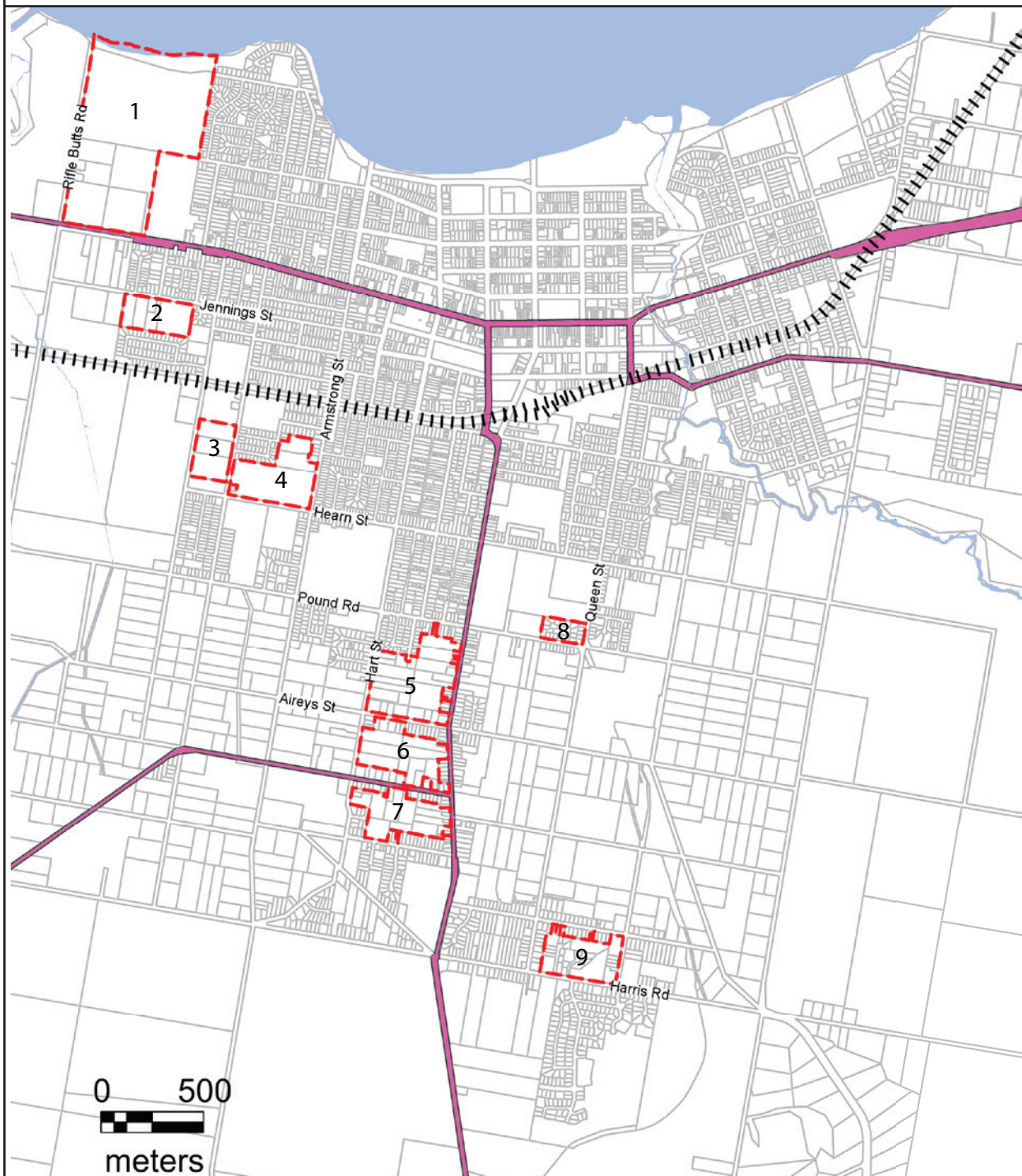
- Land north of Harris Road, and generally east of Queen Street (map reference 9)
- Land south of Jennings Street, and generally north of Imperial Drive, and west of Cants Road (map reference 2)
- Land west of Sinclair Street South, east of Cants Road and generally north of Hearn Street (map reference 3).

Finally, a development plan is currently being prepared by Council because subdivision applications have been received from individual landowners in this area. The area is west of Rifle Butts Road, north of the Princes Highway and south of Lake Colac (map reference 1). Despite no formal mechanism to trigger a requirement for a Shared Infrastructure Plan, Council is preparing a Plan to provide guidance and clarity in relation to shared infrastructure for this area. It should however be formalised through a requirement within the overlay.

It will be important to amend DPO2 to explicitly require a shared infrastructure plan or a similar mechanism to ensure that shared infrastructure is delivered and its burden is equitably considered, as well as require that a development plan is approved prior to the subdivision of land for residential purposes. Furthermore, it will be important for Council to continue to take a lead role in the preparation of development plans for the remaining DPO2 areas to unlock the development potential in these areas.



## Development Plan Overlay Schedule 2 (DPO2) Areas in Colac



### LEGEND

- Property Boundary
- DPO2 area

### DPO Area

- 1 West of Rifle Butts Road
- 2 South of Jennings Street
- 3 West of Sinclair Street
- 4 North of Hearn St
- 5 North of Aireys Street
- 6 South of Aireys Street
- 7 South of Irrewillipe Road
- 8 West of Queen St
- 9 North of Harris Road

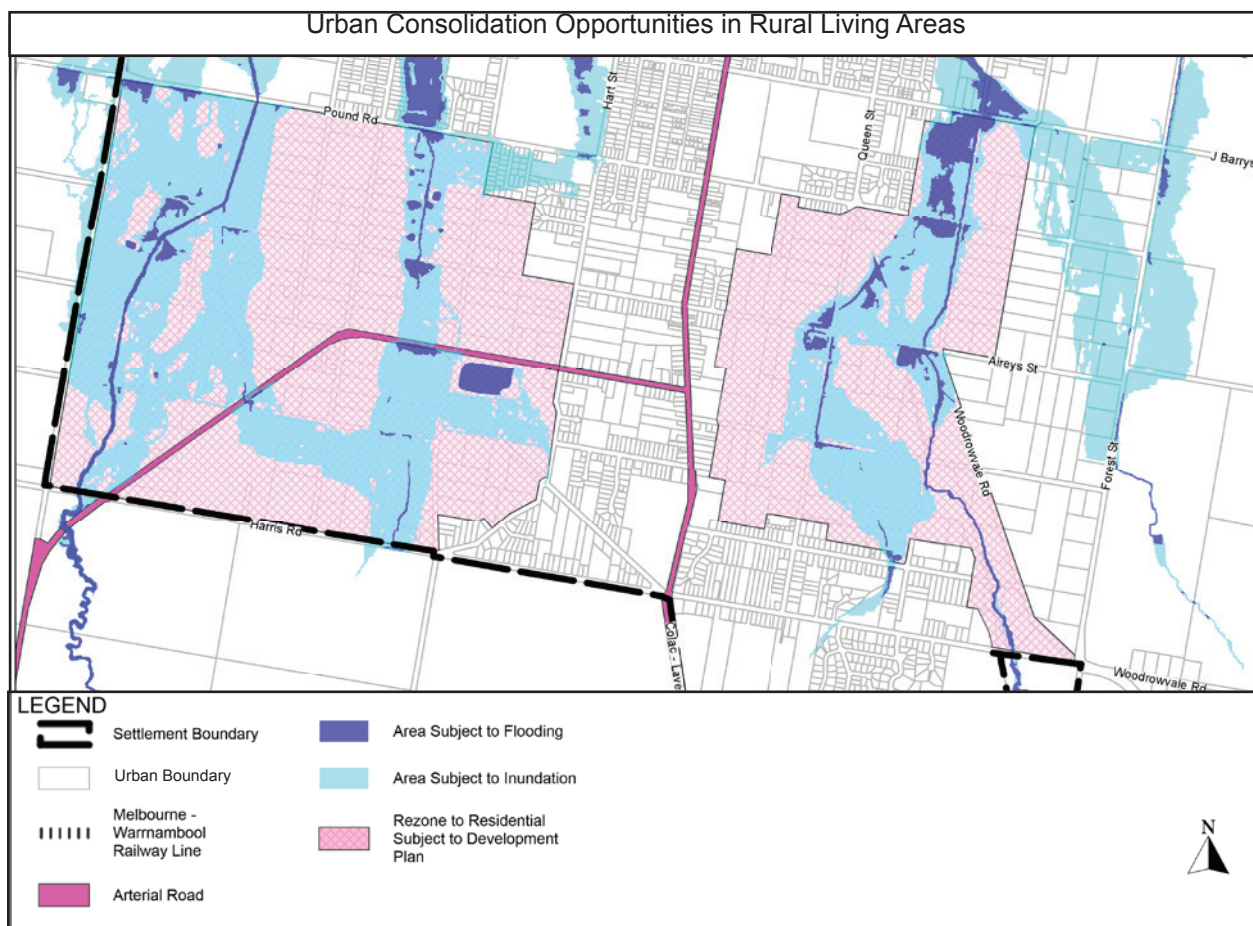
## Recommendations

### 1. Prepare a Planning Scheme Amendment to:

- Review the extent of the DPO2 for the area north of Pound Road and west of Main Street to refine the mapped boundary to exclude small lots which have been developed where appropriate.
- remove DPO2 from the area west of Queen Street and north of Pound Road.
- apply a revised DPO schedule to areas where no development plan has been approved, or is currently being prepared, which:
  - Do not allow the consideration of subdivision prior to the approval of a development plan, and

- Require the preparation of a shared infrastructure plan informed by relevant technical assessments as part of the preparation of the development plan.

### 2. Facilitate the preparation of the remaining development plans covered by the amended DPO2 in Colac.





## ***Urban Consolidation Opportunities***

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### ***Conversion of Rural Living Land to General Residential***

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In Elliminyt, land east and west of Main Street, is currently zoned either Rural Living or Low Density, and comprises approximately 152 ha and 231 ha respectively. It has been historically constrained for urban development because it is subject to flooding due to its very flat nature. The land is not connected to the existing sewer network but is proximate to key infrastructure and services within the town such as schools and important areas of open space. Part of the land east of Woodrowvale Road is, however, within existing buffer distances of important industrial land uses and is therefore constrained to residential development.

There is a clear opportunity to intensify the use of the land, excluding the area east of Woodrowvale Road, if appropriate stormwater infrastructure can be installed and the sewer network can be extended. Both factors appear achievable given the findings of the *Colac Stormwater Development Strategy* and advice from Barwon Water. There is also an opportunity to utilise the drainage and creek lines in these areas to create the 'Botanic Link', the open space corridor imagined by the *Colac Integrated Water Cycle Management Plan, 2014* and utilise the town's creek corridors and Lake Colac as an open space circuit.

The land should be rezoned to General Residential in the future. However, given the fragmented landownership, it will be important for Council to take a lead role to coordinate development plans for these areas in a staged manner to:

- Enable the drainage infrastructure to be installed in a logical manner
- Integrate drainage with an expanded open space network
- Facilitate the rehabilitation and

improvement of the waterway and water quality which discharges in Lake Colac

- Ensure a connected street network
- Facilitate shared infrastructure planning and funding in a transparent and fair manner, and
- Integrate landowners' views in a collaborative way.

Furthermore, because of the land ownership fragmentation, it is anticipated that the redevelopment of these areas will take considerable time, resources and effort, and whilst large in area, should not be relied upon as Colac's only residential land supply. The land to the west of Main Street should be prioritised in the short to medium term to assist with unlocking the Deans Creek corridor for land development. By prioritising this area, development investment which is required for the drainage infrastructure and stormwater treatment improvements, are more likely to be realised.

### ***Recommendations***

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3. Support an application to rezone land currently zoned Rural Living east and west of Main Street Elliminyt to General Residential, excluding the area directly within the industrial area buffer, and apply a Development Plan Overlay. Apply the Development Plan Overlay to ensure the orderly development of the land, coordination of infrastructure, and preparation of a shared infrastructure plan.
4. Facilitate the coordination of development of the land with the landowners, prioritising the land to the west of Main Street in the short term, followed by the land to the east of Main Street in the longer term.

## Greenfield Residential Growth Opportunities

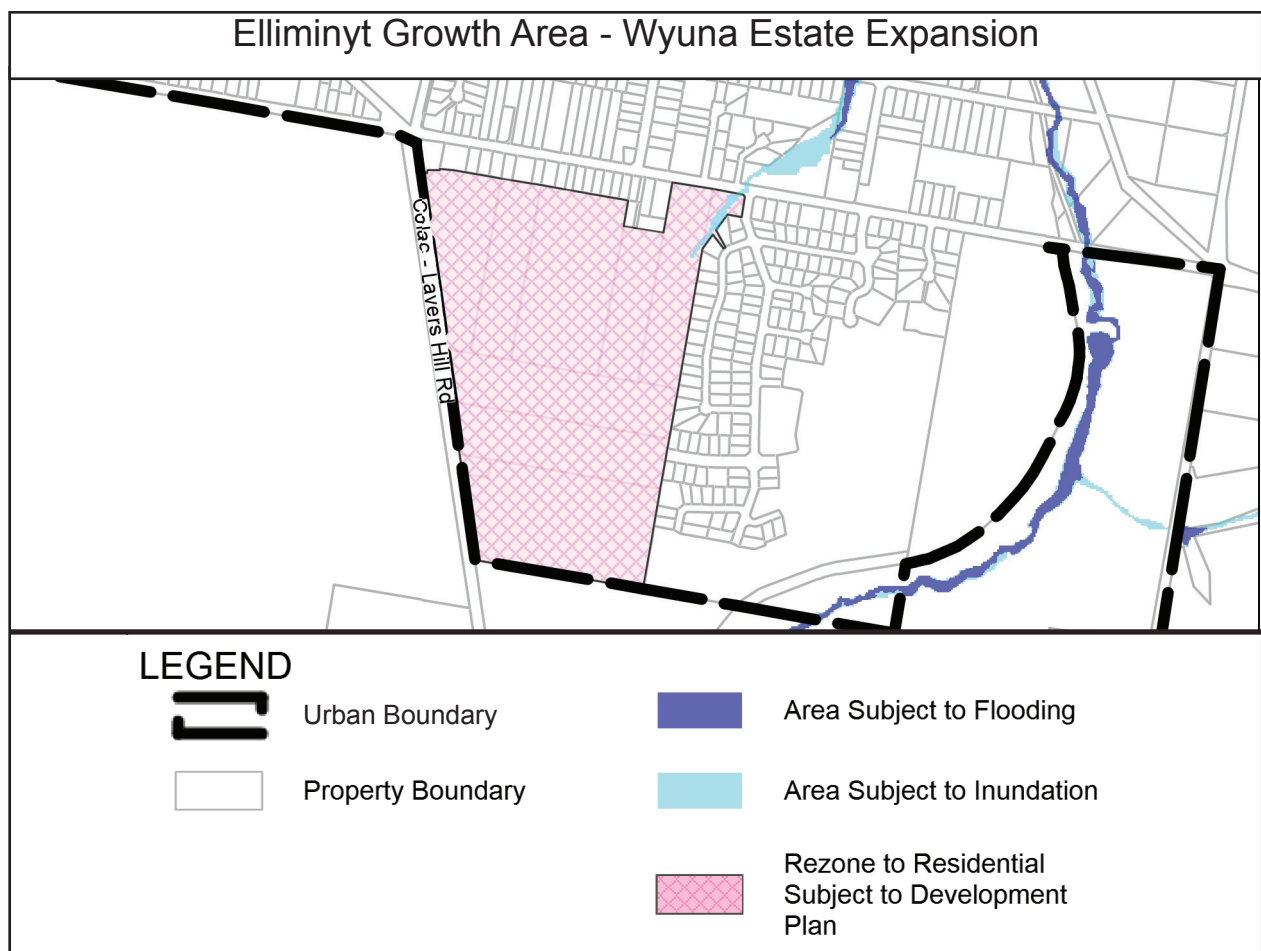
### Elliminyt Growth Area - Wyuna Estate Expansion

The land west of the Wyuna Estate in Elliminyt is just over 35ha and is well located for residential development. There is an opportunity to expand the Wyuna Estate to the west and improve the connectivity in this area to provide two additional street connections through to Colac Lavers Hill Road, and an additional connection into Harris Street. There is also an opportunity to extend and connect open space areas by using the Beechy Rail Trail and connecting this with the Colac Golf and Race Course. Development should ensure that there is road frontage to areas of open space, as well as the Colac Lavers Hill Road. This is to ensure that development fronts public areas

and creates good passive surveillance. It is recommended that the land is rezoned for general residential uses subject to a development planning process to coordinate the orderly development of the land and facilitate a shared infrastructure plan. This should be landowner led, however could be facilitated by Council in the medium term.

### Recommendation

5. Support an application to rezone land west of the Wyuna Estate to General Residential in the short to medium term. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, and preparation of a shared infrastructure plan.





## Colac West – Deans Creek Corridor

The Deans Creek corridor provides an opportunity for residential expansion, as recognised in the 2007 Structure Plan, subject to the resolution of inundation constraints. Some sections of the creek are significantly flood prone with significant flood depths. Also, some parts of the creek have relatively intact riparian environs, whilst other sections are heavily modified. Furthermore, the lower reaches of the creek, particularly near Lake Colac, are culturally sensitive and significant sites.

The draft *Colac Stormwater Development Strategy, 2018* demonstrates that it is technically feasible to develop for residential purposes large areas of land which are currently subject to inundation. The Strategy provides guidance on how the corridor could be reengineered to mitigate the flood hazard in sections. The reengineering of this corridor could create an open space corridor for the community, improve habitat and water quality, as well as manage an area of cultural sensitivity by dedicating the area along the waterway for open space purposes, and recognising the area through appropriate interpretive signage.

There is an opportunity to build part of the 'Botanic Link' and create a linear open space corridor to connect with the Lake Colac foreshore area for the benefit of all in the community. Subdivisions should provide street frontage to the open space corridor to ensure that development fronts the open space and creates good passive surveillance opportunities. The *Colac Integrated Water Management Plan* provides direction on how a series of retarding basins or constructed wetlands could enhance the area. This would enable development of currently flood prone areas, and would leverage this for public open space, ecological benefits, and treat stormwater to improve water quality for Lake Colac.

The corridor is made up of three sections:

- South of the railway line
- South of the Princes Highway and north

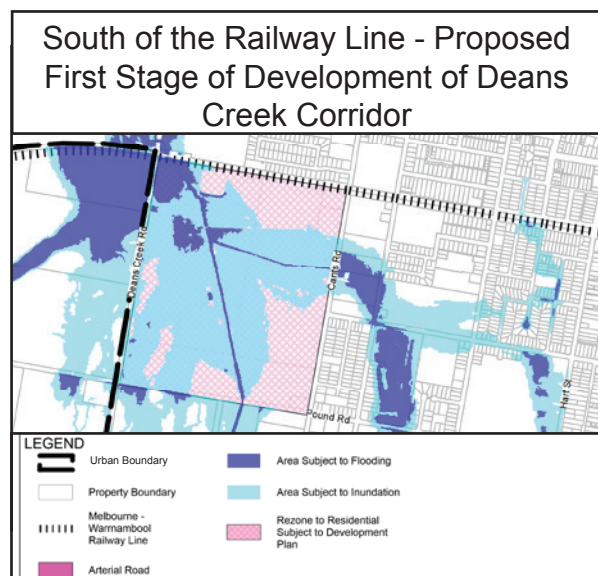
of the railway line

- North of the Princes Highway (west of Rifle Butts Road).

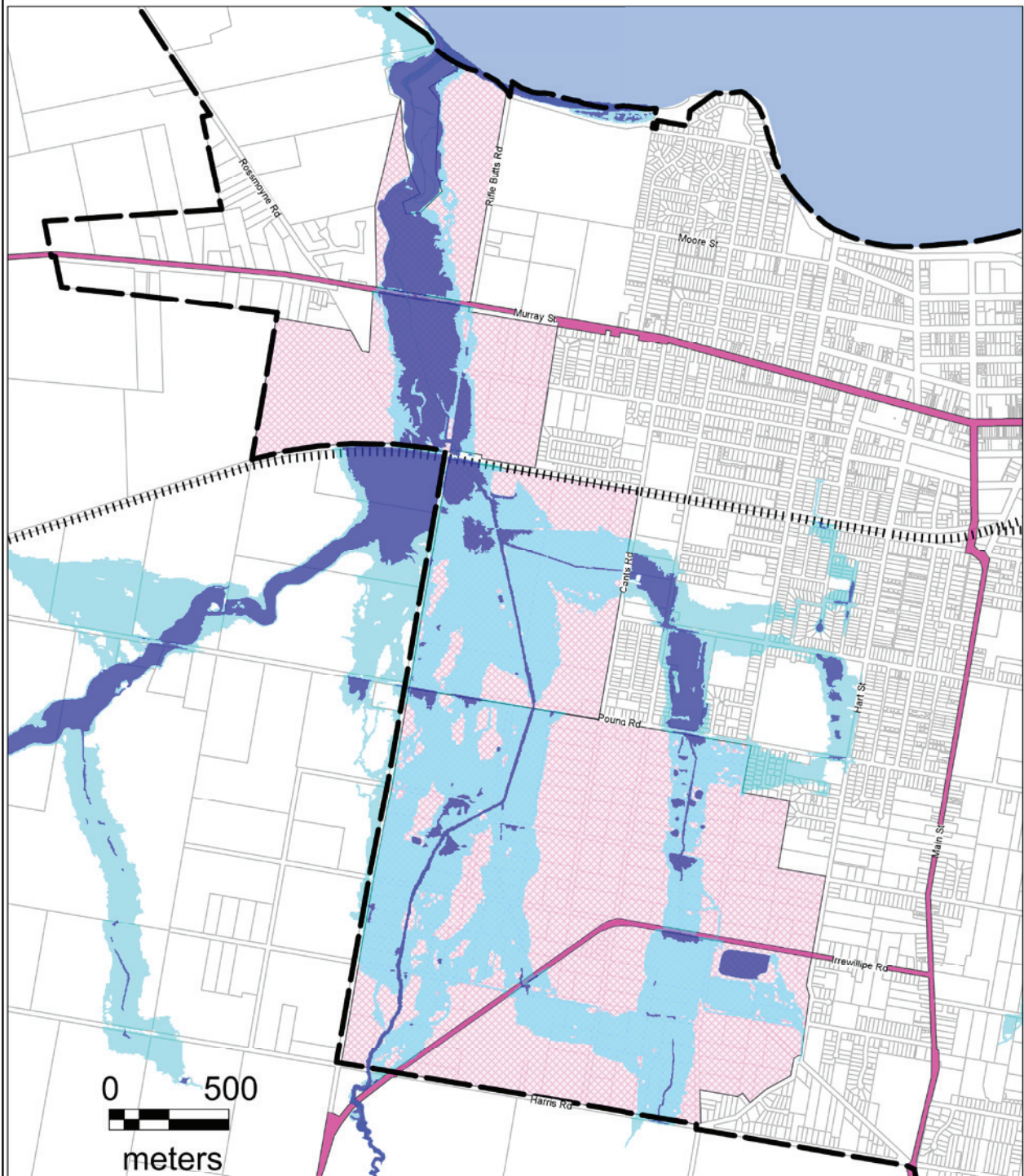
### South of the railway line

The southern-most section of the Deans Creek corridor is almost 78ha. It is highly modified pastoral land and very flat. The channelized drain which forms part of Deans Creek contributes to localised flooding because it does not align with the low point of the land. There is an opportunity to reengineer the land and create an important section of the 'Botanic Link'. There is also an opportunity to extend the existing grid street network into this area to improve overall connectivity, and facilitate the creation of on-street sections of the open space network. The interface with the railway corridor will need to be managed carefully. A street should run parallel to the railway line to ensure that the rail and street corridor can connect back into town and that development provides passive surveillance of this area.

This section of the corridor should be prioritised for development because of its strategic location within the Deans Creek corridor, consolidated land ownership, and ability to unlock development opportunities in other areas of the corridor, particularly in the Rural Living areas to the north, through the installation of drainage and stormwater management infrastructure.



## Deans Creek Growth Corridor



### LEGEND

- |  |                                      |  |   |
|--|--------------------------------------|--|---|
|  | Urban Boundary                       |  | Area Subject to Flooding                          |
|  | Property Boundary                    |  | Area Subject to Inundation                        |
|  | Melbourne - Warrnambool Railway Line |  | Rezone to Residential Subject to Development Plan |
|  | Arterial Road                        |  |   |





## **South of Princes Highway**

This section of the Deans Creek corridor relates to 67ha of land. The land is highly visible with frontage to the Princes Highway. It is also subject to a Public Acquisition Overlay for the future duplication of the Princes Highway west. It will be important to ensure that development fronting the Princes Highway delivers a service road to interface with the Highway, to avoid back fences lining the arterial road, and ensure good passive surveillance of the area. Design based controls should be explored to ensure that development responds to important character features such as space between buildings in this visually prominent part of Colac.

There is also an opportunity to investigate the potential for a neighbourhood centre to service local needs generated by a new population in Colac west. This would ideally be located on the corner of Deans Creek Road and the Princes Highway to benefit from a strong movement network. It should be investigated as part of the future planning of this area.

This precinct is also partly covered by the Bushfire Management Overlay. Future design based controls must acknowledge the bushfire hazard and plan future development accordingly.

## **North of Princes Highway**

There is an opportunity to develop the land north of the Princes Highway, west of Rifle Butts Road for residential and open space purposes. The land area is approximately 32ha. The freehold land contains part of the Deans Creek corridor, and adjoins Crown land in its northern section. This section of the Creek is historically important to the local Aboriginal community, and will need to be managed carefully. There is potential for a focal point in this area with a constructed wetland and Aboriginal focus, in consultation with the Eastern Maar. Also, the Colac Rifle Club is currently located on part of the Crown land, at the end of Rifle Butts Road. Council should investigate opportunities to find a suitable alternative location for the rifle

club to avoid future conflict. There are also opportunities to investigate suitable creek crossing points at: the mouth of the creek (which may be subject to periodic closure during heavy rains); and the future extension of Moore Street.

The land also straddles Deans Creek to the west and interfaces with the rear of industrial land on Rossmoyne Road. It will be important to manage potential land use conflict within industrial buffer areas. A Development Plan Overlay can facilitate this outcome.

Part of the land is was used for a timber plantation which was recently harvested. However, significant tree planting within the creek corridor remains. This poses a potential bushfire hazard which is identified by the Bushfire Management Overlay (BMO). Given the removal of the timber plantation, the extent of the BMO ought to be reviewed in the short term to determine the extent of the bushfire hazard. Furthermore, future design based controls must acknowledge the bushfire hazard and plan future development accordingly.

This section of the Deans Creek corridor is likely to be staged after the upper reaches of the Creek corridor have been developed.

## **Recommendations**

6. Review the BMO mapping in Colac west to identify the extent of the bushfire risk in this area.
7. Explore opportunities to create a focal point along the lower reaches of the Deans Creek with a constructed wetland and Aboriginal focus, in consultation with the Eastern Maar.
8. Support applications to progressively rezone land within the Deans Creek corridor to General Residential in the short to long term. Apply Development Plan Overlay(s) to ensure the orderly staging and development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land

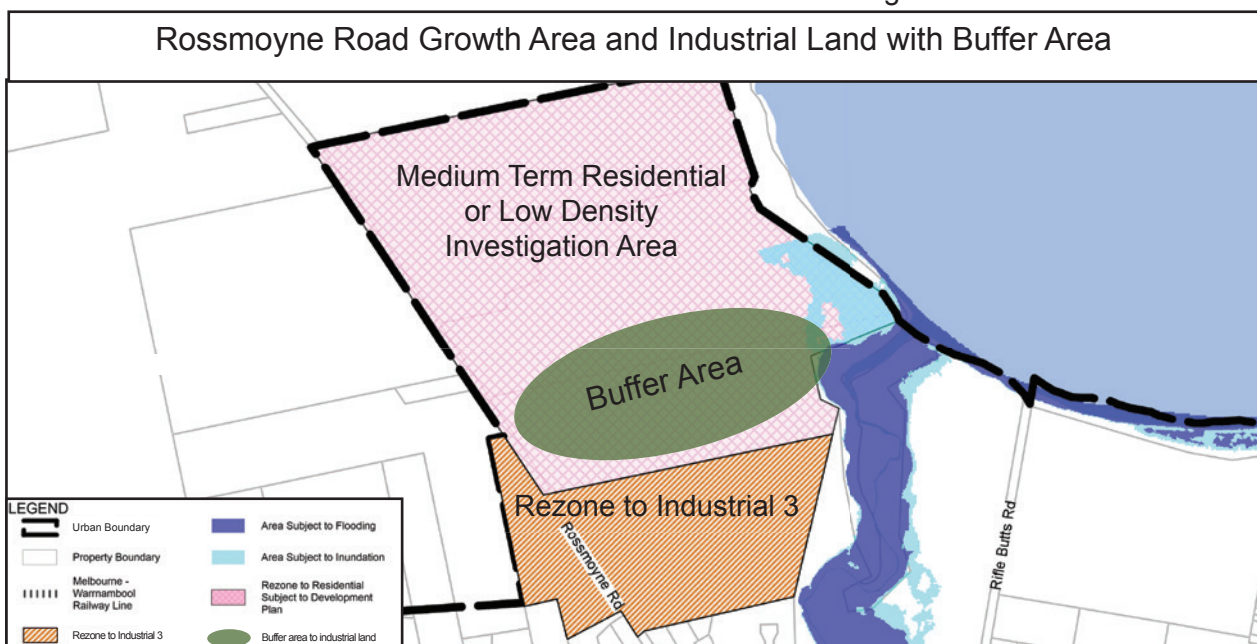
use conflict within industrial buffer areas.

- Prioritise the section of the corridor to the south of the railway line for rezoning in the short term to facilitate the unlocking of development potential in other areas of the catchment.
  - Develop design based controls and apply a Design and Development Overlay (or similar) for the section of the Deans Creek corridor which adjoins the Princes Highway to ensure that development appropriately responds to important character features such as space between buildings.
  - Develop design based controls and apply a Design and Development Overlay (or similar) for the sections of the Deans Creek corridor which are within or near the Bushfire Management Overlay to ensure that bushfire risk is acknowledged and future development is managed to ensure it achieves a radiant heat flux of less than 12.5 kilowatts/ square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).
9. Investigate opportunities to find a suitable alternative location for the Colac Rifle Club to avoid future land use conflict.

10. Investigate the potential for a neighbourhood activity centre to service local needs generated by the new population in Colac west.

## **Rossmoyne Road Area**

The land to the east of Rossmoyne Road has Lake Colac frontage and is approximately 83ha. Whilst it is currently remote from the urban areas of Colac, there is an opportunity to connect this area back into town through an extended open space corridor along the lake. This could also form part of a larger connection which continues through to Cororooke, subject to further planning. The land has a gentle fall and, with good design, could provide a high amenity area with view corridors through to the lake along new streets. Development should provide road frontage to the Lake to ensure good passive surveillance. It is considered this area should be the last area to develop in terms of staging, to focus development investment in the areas which are closest to existing services. It is recommended that the land is rezoned for general residential or low density purposes once the extent of the BMO and bushfire hazard has been determined. The previous section noted the land is partly covered by the Bushfire Management Overlay, and the extent of the mapped area ought to be reviewed in the short term to understand the level of bushfire risk. Furthermore, future design based controls must acknowledge the bushfire hazard and





plan future development accordingly.

Rezoning should be subject to appropriate development and infrastructure contribution plans, at a point in time when sufficient development has occurred in other areas of Colac to ensure that there is no oversupply of residential land.

The land adjoins an area zoned Industrial 1 which has a variety of modest industrial uses, but no heavy industry. Given the primary focus of future industrial activity to the east of Colac, as noted by the recent *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, it is considered that this industrial area should be rezoned to Industrial 3. This will align the zone's purpose as a buffer between more sensitive uses. However, future residential or low density development to the north should provide suitable buffer treatments within the development to transition this area away from the industrial area. This should be managed through the application of a Development Plan Overlay to the land. This could also provide an opportunity for an open space link to connect back through to the extended Lake Colac Foreshore environs.

## Recommendations

11. Once the extent of the BMO area is identified, support an application to rezone land east of Rossmoyne Road to General Residential or Low Density in the medium term.

- Apply a Development Plan Overlay to ensure the orderly staging and development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within industrial buffer areas such as an open space corridor.
- Develop design based controls that acknowledge bushfire risk and manage future development to ensure that it achieves a radiant heat flux of less than 12.5 kilowatts/

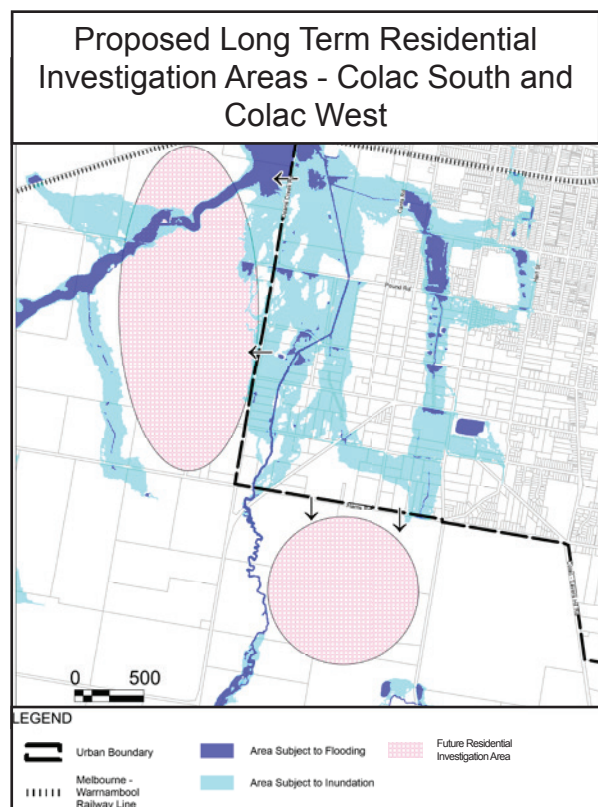
square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).

12. Rezone land currently zoned Industrial 1 in Rossmoyne Road to Industrial 3 to reflect this area as a buffer industrial area.

## Colac South –Long Term Investigation Area

The land south of Harris Road, west of the Colac Race and Golf Course, is elevated undulating land with views to Lake Colac. It is also forms part of the upper catchment of the Deans Creek. The land is predominantly zoned Farming, with a small area of Low Density Zone. The land is currently remote from the residential areas of the town. However, with the development of the Rural Living land to the north for residential purposes, it will at some stage be proximate to Colac's urban areas.

The land could provide high amenity residential land in the future. It could also provide an opportunity to extend the Deans Creek open space corridor further south. To



preserve this opportunity, it is recommended to rezone the land currently zoned Low Density, to Farming. The area should remain outside of the urban boundary for the medium to long term. However, it should be noted that the land could be suitable for residential purposes in the very long term, subject to further investigation. This should only occur after the majority of land identified in this Growth Plan has been developed.

## Recommendations

13. Identify land south of Harris Road and west of the Colac Racecourse and Recreation Reserve as a long term residential investigation area located outside of the urban boundary for Colac.
14. Rezone land currently zoned Low Density Residential south of Harris Road to Farming to protect its long-term development potential for residential purposes.

## Colac West – Long Term Investigation Area

The land to the west of Deans Creek Road and south of the railway line, is part of the wider Deans Creek catchment. It is currently zoned Farming, and partially subject to inundation. The land is currently remote from the existing town. However, with the development of the land to its east, it will in the longer term, be proximate to Colac's main town area.

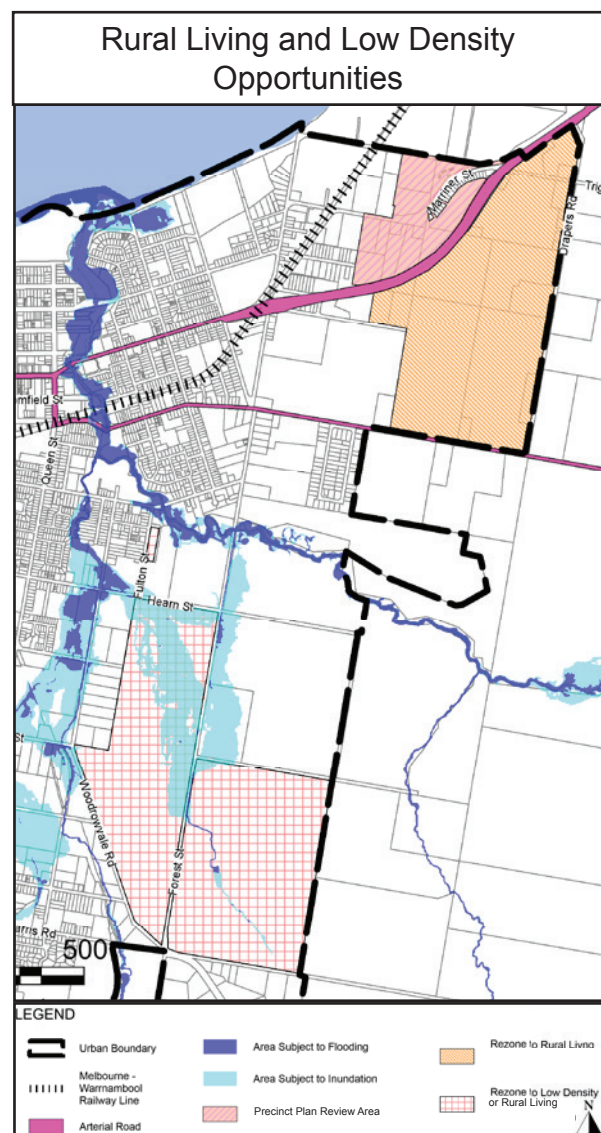
The land could provide a clear growth corridor for the town, and an opportunity to extend the Deans Creek open space corridor further west. The area should remain outside of the urban boundary for the medium to long term. However, it should be noted that the land could be suitable for residential purposes in the very long term, subject to further investigation. This should only occur after most of the land identified in this Growth Plan has been developed.

## Recommendation

15. Identify the land to the west of Deans Creek Road and south of the railway line as a long term residential investigation area located outside the urban boundary for Colac.

## Rural Living and Low Density Opportunities

The *Colac Otway Rural Living Strategy* (2011) identifies the threat to farming and rural conservation land in the Shire from the proliferation of lifestyle properties. It nominates Colac and some of the smaller hamlets surrounding Colac as ideal for this type of development. It is recognised that





there is demand for properties which are larger than the conventional urban lot, and that many prefer to live on small acreage. Whilst Colac currently has a supply of Rural Living zoned land, this Growth Plan recommends that these areas, over time, transition to the General Residential Zone. It is therefore considered, that the Growth Plan should also identify Rural Living and Low Density land to replace the areas which over time, will transition to urban uses.

Whilst it is important for the town to provide different housing and lifestyle opportunities, it should also be recognised that Rural Living and Low Density uses are less efficient and sustainable uses of land compared with increased housing densities, and create increased pressures on Council to deliver services and infrastructure across dispersed populations. There is no requirement under State policy for the provision of a minimum area of lower density development, and there should not be an oversupply of this type of development. However, it is also considered that there should not be any net loss of the existing provision of Rural Living and Low Density land.

### **East of Woodrowvale Road**

The area of Rural Living land east of Woodrowvale Road and west of Forest Street, has not been identified for residential purposes as part of this Growth Plan because it is located within the buffer areas of industrial zoned land and important industry. Parts of the land are also subject to flooding, and the roads are often rural in treatment, lacking curb and channelling or footpaths. The land is approximately 88ha in area.

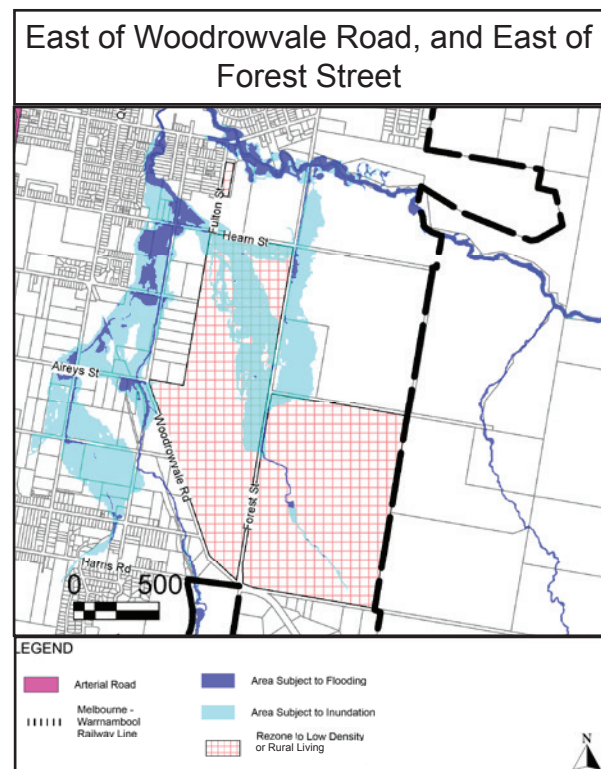
There is, however, an opportunity for some intensification of the land by reducing the minimum lot size of 1.2ha for subdivision in the schedule to the Rural Living Zone. This could be achieved by rezoning the land to Low Density and applying a smaller minimum lot size.

There may be an opportunity to transition larger lots which are located proximate to the

industrial uses to smaller lots further away, and exploring the use of building envelopes to help manage the buffer area. This could be explored through a development planning process. It is considered that a more appropriate zone is the Low Density Residential Zone, with a varied minimum lot size in the order of 4000 to 8000sqm, subject to a development planning process and further investigation. This could be achieved in the medium term and may require Council assistance by leading a development and shared infrastructure planning process.

### **Recommendation**

16. Support an application to rezone land currently zoned Rural Living east of Woodrowvale Road and west of Forest Street to Low Density in the medium term where industrial buffers can be appropriately managed.
  - Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within industrial buffer areas.



## **East of Forest Street**

The land east of Forest Street, and north of Woodrowvale Road is currently zoned Farming and is approximately 91ha. It is largely cleared pastoral land. It adjoins industrial land to its north, which was rezoned in 2017 as part of the implementation of the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, and the Belverdere Estate, to the south, an area of Low Density housing. The land is prominent in Colac as it forms part of the rural backdrop to the town with the rising foothills of the Otways.

The land further to the east of the Belverdere Estate, sits within the Barongarook Creek corridor and is part of the lower foothills. It is also zoned Farming, and is subject to several planning controls including an Erosion Management Overlay, and Significant Landscape Overlay.

It is considered that the land to the east of Forest Street and north of Woodrowvale Road could provide an opportunity for high amenity low density or rural living housing. However, it is considered unsuitable for conventional residential development because of its visual prominence in the town, and proximity to future industrial uses. This should allow sufficient supply for low density development for the foreseeable future.

Having said this, it is considered that the land to the east of the Belverdere Estate could provide an opportunity for low density development in the very long term future, subject to further investigation. It should remain outside the urban boundary. However, it should be noted as an investigation area for low density development in the long term.

## **Recommendations**

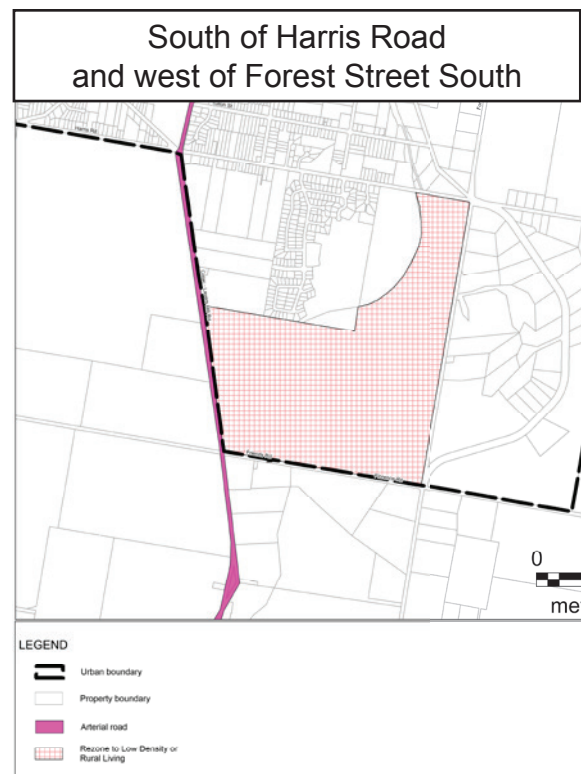
17. Support an application to rezone land currently zoned Farming east of Forest Street to Low Density Residential or Rural Living in the medium-term where industrial buffers can be appropriately managed.

- Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within the industrial buffer area.

18. Identify land east of the Belverdere Estate as a long term Low Density investigation area.

## **South of Harris Road and West of Forest Street South**

The land south of Harris Road and west of Forest Street is currently zoned Farming and is just under 120ha. It is largely cleared pastoral land, and is subject to several planning controls including an Erosion Management Overlay, and Significant Landscape Overlay. The land is steep in sections with a major drainage line and gully cutting through the land. It also has an important high power transmission line easement which cuts across the site from south west to north east. The land includes the former Old Beechy Rail line alignment which provides an opportunity to extend the





public open space corridor as part of future development. There are also opportunities for development to capture views to Lake Colac. The land is considered unsuitable for residential purposes because of the slope and powerline easement, however could be developed for low density or rural living purposes subject to further investigation. It is also considered that Florence Road / Friends Road could form a natural boundary to Colac in the south, however development should commence from the Harris Road end in the north given its proximity to existing services. Development should also facilitate the extension of Harris Road to the east across the gully to improve road connectivity in this area.

Any rezoning and development should be subject to appropriate development plans to identify the Old Beechy Rail Trail as public open space, the extension of Harris Road, and capture infrastructure contributions as necessary.

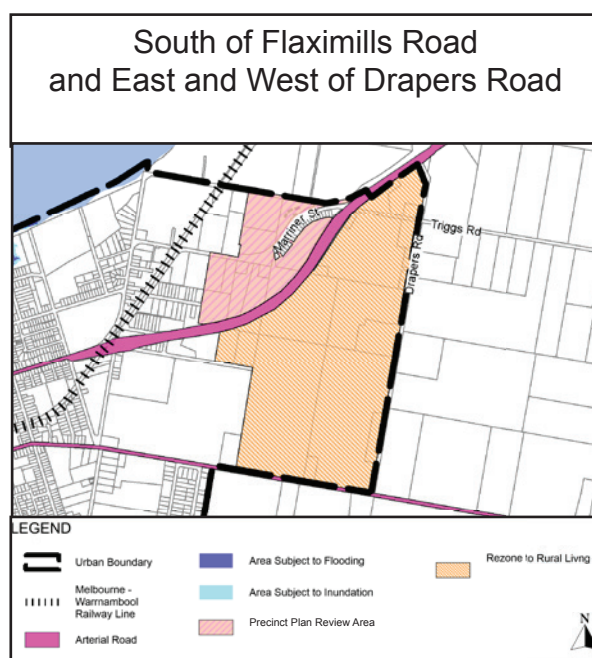
## Recommendation

19. Support an application to rezone land currently zoned Farming south of Harris Road and west of Forest Street to Low Density or Rural Living in the medium term.

- Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, and preparation of a shared infrastructure plan.

## South of Flaxmill Road – Precinct Planning Opportunity

The land south of Flaxmill Road, and east of the industrial land in the east of Colac is currently zoned Rural Activity and is approximately 31ha. It is wedged around an historical area of residential development in Marriner Street. A large part of the land is within the buffer area of the abattoir and waste water treatment plant. The land also has views across Lake Colac. The land has



lacked development interest in the Rural Activity Zone outside of the existing town boundary. A landowner has expressed interest in developing part of the land for housing. It is effectively an infill area within the town and should be identified within the urban boundary.

However, because of its proximity to industrial land and important infrastructure, it is not possible to rezone this land for conventional residential uses at this point in time. However, there may be an opportunity to consider a nuanced approach through a precinct planning exercise to consider some of the land for residential uses if it is not located within any important industrial or infrastructure buffer areas. This should

be the subject of a future investigation and utilise a precinct planning approach to manage any potential land use conflict within industrial buffer areas, consider appropriate planning controls, and identify suitable uses within and adjacent to the existing industrial and infrastructure buffer areas.

### Recommendation

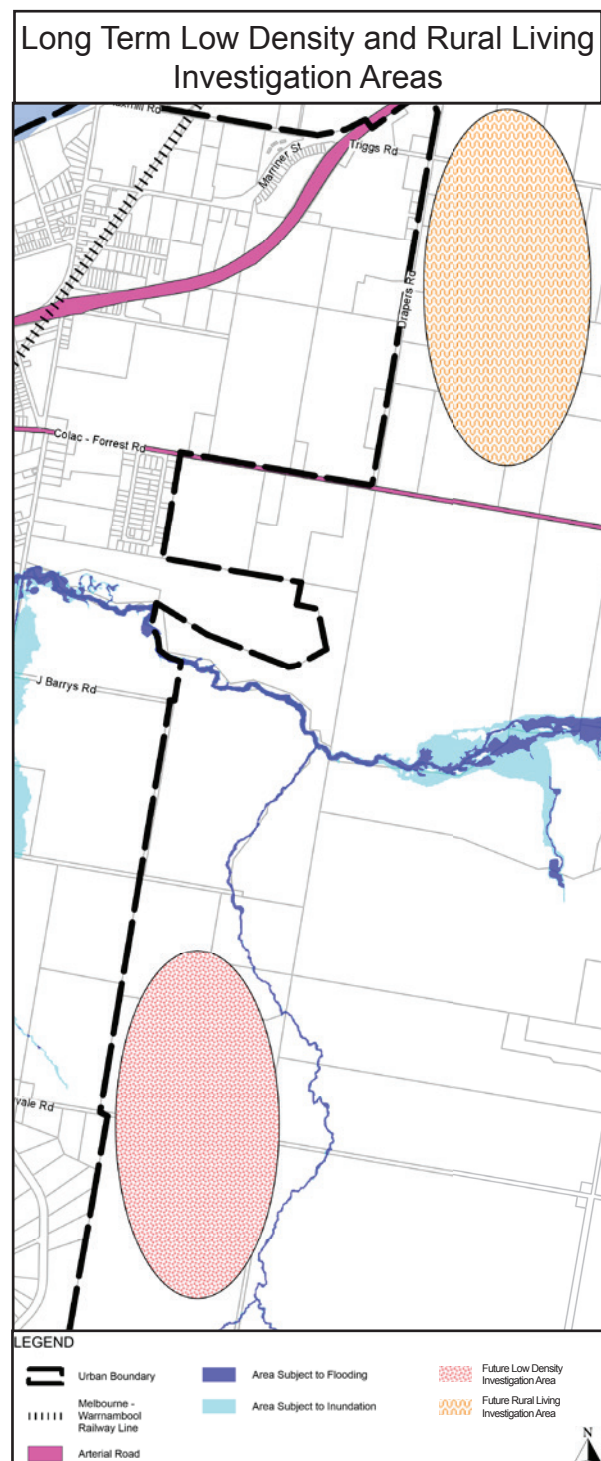
- Undertake a Precinct Plan for land south of Flaxmill Road to identify appropriate planning controls for the area to facilitate development which has regard to important industrial buffer areas.

### East and West of Drapers Road

The land to the south of the Princes Highway, north of the Colac-Forest Road, and west of Drapers Road, has a relatively fragmented land ownership with various property sizes well below the 40ha minimum typical of farming areas. It is about 125ha in area. The land displays a range of land uses ranging from accommodation through to rural industries. The land sits adjacent to industrial land and important industries including a sawmill, and is therefore within buffers of these uses. The industrial buffer areas are important because they identify an area where potential land use conflict can occur. Given the importance of the adjacent industrial area to the local economy, it is paramount that the buffer areas are managed carefully.

A disused service station to the west of the Drapers Road – Princes Highway intersection is a prominent building, and forms part of a visually untidy entrance to Colac. The topography of the land at this intersection however, creates a sense of boundary to the town as the land commences its rise to the south west.

The land area west of Drapers Road is large and picturesque. It could provide sufficient supply for rural living development in the long-term. Development will however, need to manage the interface with industry



by considering a range of lot sizes and building envelopes transitioning away from the industrial interface next to the sawmill, to avoid land use conflict with industry. A development planning process required by the application of a Development Plan Overlay, could identify appropriate mechanisms to manage the buffer zone. Development should also consider



opportunities for connections back into Colac.

As part of the rezoning the disused service station, the contamination risk associated the former use will need to be managed appropriately. There is also an opportunity to explore ways to improve the appearance of this site as an important entrance to Colac, in partnership with the land owner and VicRoads.

The land to the east of Drapers Road is visually prominent from the Highway, and whilst well clear of the buffer areas of important industry, is remote from the urbanised areas of Colac. There are also some rural industries in Triggs Road which should be recognised. In the long-term future, however, this area could provide a natural extension to rural living uses as Colac grows, subject to further investigation. It should therefore be identified as a long-term investigation area for Rural Living uses.

## Recommendations

20. Support an application to rezone land currently zoned Farming west of Drapers Road and east of the industrial land, to Rural Living in the medium-term.
  - Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within the industrial buffer area.
21. Identify land east of Drapers Road as a long term Rural Living investigation area.
22. Consider the application of the Environmental Audit Overlay to the former service station site on the corner of Drapers Road and the Princes Highway.
23. Explore opportunities to improve the visual appearance of the disused service station site near the corner of Drapers Road and Princes Highway.

## Other areas

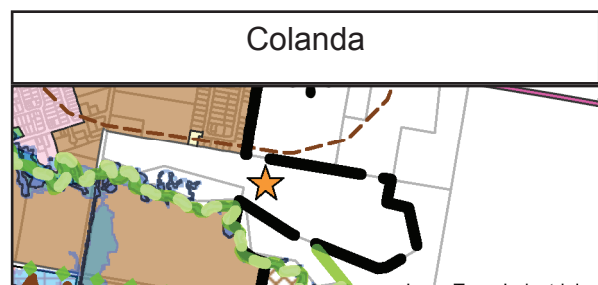
### North of Flaxmill Road

The land to the north of Flaxmill Road, has frontage to Lake Colac and views across the lake. It is currently zoned Farming. However, it is located between the waste water treatment plant and Colac Saleyards further north. The land is also part of an important view corridor of the lake as people approach Colac along the Princes Highway. It is therefore considered unsuitable for residential uses and should remain outside the urban boundary.

### Colanda

Colanda is an area of Crown land located to the east of Colac, currently managed by the Department of Health and Human Services (DHHS). The facility provides residential services including residential disability services, and is earmarked for closure in 2019, with a loss of over 200 jobs. The land is wedged between industrial land to its north and south, and farming land to its east. Its southern boundary is the Barongarook Creek. The land is fully serviced with infrastructure fit for its current use.

Council is seeking Government to strategically respond to the future planning of the site and consider opportunities for its future use before selling it. Given its location proximate to industrial uses and inside industrial buffer areas, conventional residential development should not be considered. There is however, a clear opportunity as Colanda is located next to the Barongarook Creek, for future development to contribute to the 'Botanic Link', by



providing a public open space corridor along the creek frontage.

The Geelong Cemeteries Trust has approached Council to indicate that they are in the process of considering options for future expansion to cater for the long term needs of Colac. They have indicated their interest in the Colanda site. Whilst this is one of the uses that could potentially go on the land, there may be other compatible employment related uses which could co-locate on the land, and a master planning process to consider alternative uses which could include a future cemetery and / or other compatible commercial or community uses could be used to explore different opportunities.

## ***Urban Growth Concluding Remarks***

All development should integrate with the existing township rather than developing as separate areas. The staging of development should commence from the urbanised side of the existing town to ensure connections with urban areas of Colac are realised, and maximise the benefits of connecting into existing infrastructure including sewer and roads. Rezoning of land will not be supported in the absence of appropriate planning mechanisms to ensure development is coordinated and achieves good urban design outcomes, as well as planning controls which plan for, deliver and fund shared infrastructure.

## ***Urban Growth Principles and Directions***

The following overarching principles and directions have been developed in relation to the theme of Urban Growth described in this section (5.4.1).

### **Principles**

- *To facilitate appropriate growth for Colac in line with the G21 Regional Growth Plan.*
- *To identify Colac as the preferred location in the Shire for population growth as a location with reduced threat of bushfire.*
- *To facilitate a more compact urban form and avoid linear sprawl along the Princes Highway.*
- *To identify suitable locations for conventional residential, low density residential, and rural living development.*
- *To ensure physical and community infrastructure is adequately provided to growth areas.*
- *To protect areas identified for longer term urban growth from inappropriate development.*
- *To ensure new urban development is undertaken in a sustainable manner having regard to matters such as connectivity, water conservation, stormwater treatment and reuse, and energy conservation.*
- *To protect important industry and ensure that industrial buffer areas are appropriately managed to avoid land use conflict.*
- *To protect areas from the threat of bushfire and to prioritise the protection of human life.*

### **Directions**

- *Identify a revised urban boundary for Colac which reflects the Growth Plan's recommendations.*
- *Direct residential development to areas within the revised urban boundary.*
- *Support the rezoning of land identified for development in the Colac Framework*



*Plan in a staged manner, subject to an Outline Development Plan and/or a Development Plan Overlay, which addresses the matters raised in the Growth Plan.*

- *Support the development of Shared Infrastructure Plans and/or Infrastructure Contributions Plans, or similar mechanisms, to provide for, or contribute to, identified infrastructure needs.*

## 5.4.2 Housing and Accommodation

Colac has historically developed a limited range of housing types, most of which are detached family homes with three or more bedrooms. With an aging population, a high proportion of people living with a disability, and a trend to smaller household sizes, there is an opportunity to develop policy to support diverse housing and accommodation options in Colac, which are close to services. This includes different and smaller housing types such as townhouses, units, or apartments with one, two, or three bedrooms.

There is also a need for broader accommodation options. The recent *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy* (2017) noted there is a shortage of suitable worker and tourism accommodation.

Colac has historically developed larger lots, and there are general infill housing opportunities in the existing urban areas on these larger lots, where they are proximate to existing services such as the CBD and schools. In addition to these general areas, there are two areas in Colac of further note.

## **Increased Housing Diversity Area Opportunities**

### **Colac Civic, Rail, and Health Precinct**

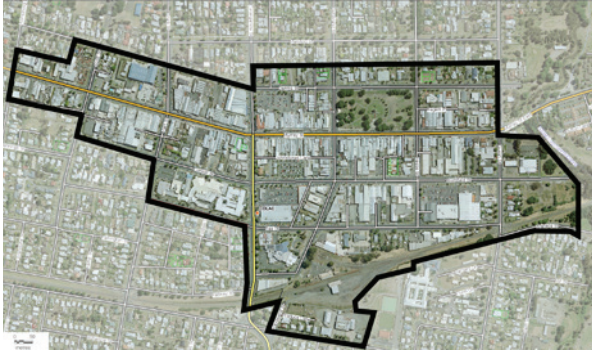
There is opportunity to plan for medium to high density housing close to the Colac Railway Station. The land is close to the health precinct which includes Colac Area Health, Colac Railway Station, Colac Performing Arts and Cultural Centre, many government services including Council, and is located within the CBD. There is potential surplus Government and Council land, as well as underutilised freehold land. A precinct plan could be developed to coordinate the use and development of the land to facilitate diverse accommodation that is close to the CBD and services, and meet a variety of needs.

### **Recommendation**

24. Develop a precinct plan in the short term in collaboration with: VicTrack; Colac Area Health; other relevant State Government departments or agencies; and the community, to consider a holistic response to maximise this land to deliver diverse housing and short term accommodation options.

Colac Civic, Rail and Health Precinct





## Colac CBD

Colac's CBD is a large area, and whilst its primary focus should remain for retail and commercial activities, there is an opportunity to encourage shop-top living to promote renewal within the city centre and extend activity beyond the core business hours. Apartments nested in upper levels and behind existing parapet lines could provide different types of accommodation close to existing services and facilities.

## Recommendation

25. Consider opportunities for encouraging apartment accommodation within the CBD to facilitate diverse accommodation options.

## West End of Moore Street Area Housing Renewal Opportunity

The west end of Moore Street, east of the former Colac High School site, has a high proportion of public housing, developed in the 1960s and 70s. The street patterns and provision of open spaces are typical of that era with curvilinear subdivision patterns and public open spaces which have poor passive surveillance. There is an opportunity to engage with the Department of Housing and Human Services to collaborate on a master planning process, to explore opportunities to modernise and diversify housing options in the area, with improved connectivity, and provision of public open space.

## Recommendation

26. Advocate to the Department of Housing and Human Services and/or Registered Housing Associations to collaborate on a master planning process for the Colac Housing Renewal area in Colac west with landowners and the community.

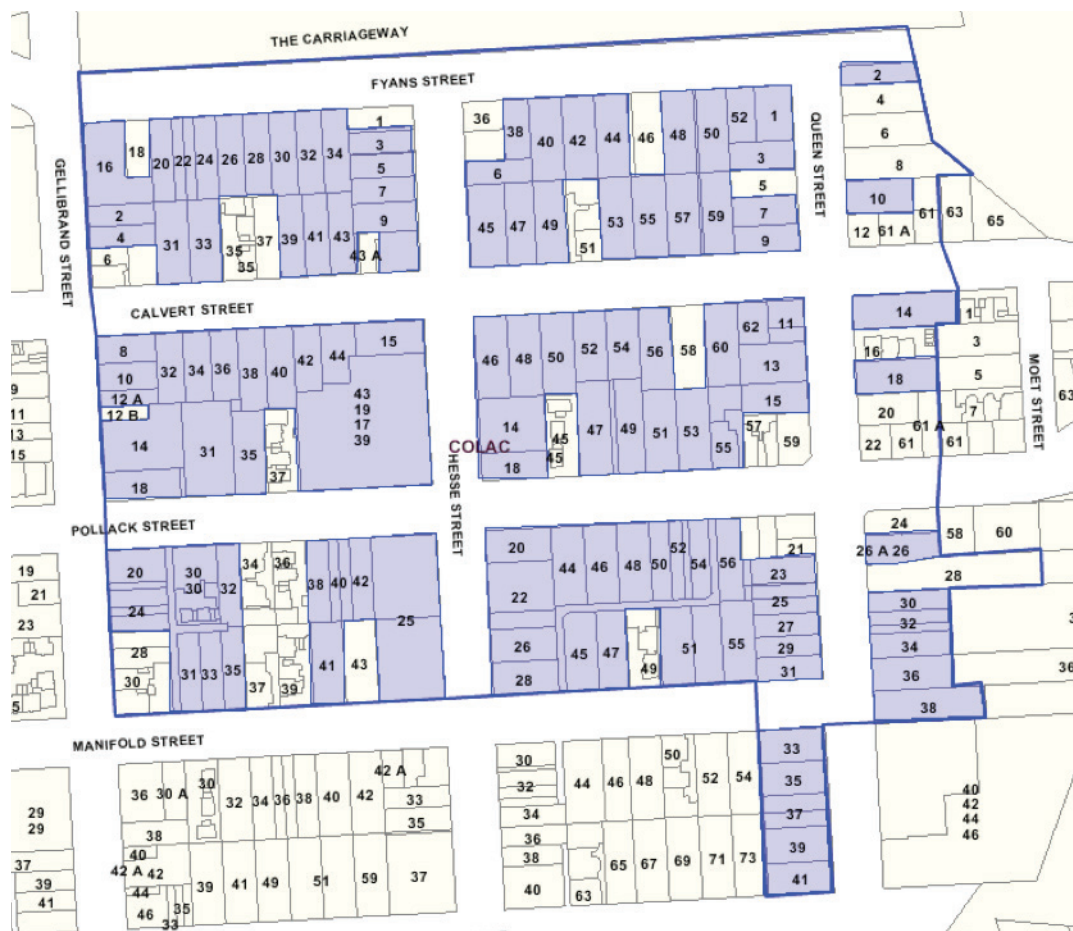


## Colac Residential Heritage Precinct

Colac has two residential precincts which are controlled by the Heritage Overlay. The Colac Residential Precinct (HO307) is of note because it is located next to Colac's CBD, and has been identified in policy as a location to encourage infill opportunities. Whilst it is close to town, the land is protected by a Heritage Overlay, contains detached housing on single allotments, and displays a relative cohesive neighbourhood character with wide, mature tree lined streets. The draft *Colac Heritage Built Form Review* commissioned as a background assessment to inform the Growth Plan identified some discrepancies in the mapping of contributory and non-contributory buildings. It also recommended that a revised Statement of Significance be advanced in the Planning Scheme.

It is considered, that despite its proximate location to the CBD, the area is not ideal for substantial change or urban infill, although some modest development could be





Colac Residential Heritage Precinct

accommodated. It is potentially a candidate for the Neighbourhood Residential Zone which would recognise the area for minimal change, because of its identified heritage significance and strong neighbourhood character.

Council should consider exploring whether the area should be rezoned to Neighbourhood Residential Zone and pursue a Planning Scheme amendment to implement the findings of the draft *Colac Heritage Built Form Review*.

## Recommendations

27. Finalise the draft *Colac Heritage Built Form Review* and implement its findings.
28. Investigate whether the Colac Residential Precinct (identified as HO307) should be rezoned to Neighbourhood Residential.

## Urban Design and Subdivision

Although Colac has a historically good urban structure based on Hoddle's grid, subdivision patterns developed over more recent decades, have seen: ad hoc development with disconnected streets accessed by court bowls; a lack of provision of open space and footpaths; and ad hoc drainage solutions. It is also important that future development considers the 'regional town feel' of Colac and complements Colac's character. There is a need for clear policy guidance to improve urban design outcomes in subdivision layouts, including the provision of street frontages to open spaces, connected streets with footpaths, and strategic stormwater management solutions.

## Recommendation

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29. Develop a 'good subdivision design' local policy to provide guidance in relation to matters such as the need to design with CPTED (Crime Prevention Through Environmental Design) principles providing street frontage to public open space, avoiding court bowls and enhancing street connectivity, and requirements for infrastructure such as footpaths.

## Housing and Accommodation Principles and Directions

The following overarching principles and directions have been developed in relation to the theme of Housing and Accommodation described in this section (5.4.2).

### Principles

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- *To ensure future housing development complements the character of Colac and provides a variety of housing types and sizes, and includes affordable housing.*
- *To ensure that new subdivisions incorporate sustainability principles including energy efficiency and connectivity.*
- *To ensure that new subdivisions are designed to integrate with the water cycle to enhance stormwater management, ecological values, provision of public open space, and management of cultural heritage values.*
- *To ensure that new subdivisions provide for community health and safety in their design.*

### Directions

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- *Encourage a diverse range of housing types and sizes that considers population growth, community needs and affordability.*
- *Encourage medium density development within 400 metres of an activity centre and around areas of public open space.*
- *Ensure that new subdivisions incorporate principles of Crime Prevention Through Environmental Design (CPTED) and Healthy by Design.*
- *Ensure new subdivision include Environmental Sensitive Design, Water Sensitive Urban Design principles and stormwater re-use design techniques.*
- *Encourage urban design treatments in new subdivisions to reflect the regional character of the town.*







## 5.4.3 Economic Development and Employment

Commercial and industrial activity in Colac is largely a good news story. With low levels of unemployment, and an expanding manufacturing and health sector, Colac is well placed into the future for a thriving local economy to sustain a growing population. However, industry continues to provide feedback that they cannot fill job vacancies, there is relatively high youth unemployment, there is a lack of suitable accommodation for professionals and short term workers who visit, and tourism and emerging green industries are a largely untapped market in Colac.

The *Colac Township: Economic Development, Commercial and Industrial Land Supply Strategy* was completed in 2017 and has been implemented into the Planning Scheme. It provides guidance in relation to the three subject areas noted in its title.

### Commercial

The Strategy identified several outcomes in relation to commercial and industrial land. For commercial land these included:

- Council should focus on improving the performance of existing retail/commercial areas in Colac, rather than identifying new areas for retail/commercial land.
- The Colac town centre has several unique aspects which could be drawn upon as key strengths in any future planning or design study, including Memorial Square, Bulla Dairy Foods, proximity to the Colac Botanic Gardens and Lake Colac, and the existence of a considerable number of heritage buildings throughout the centre.
- Demand for approximately 12,000m<sup>2</sup> of additional retail floorspace and 5,000m<sup>2</sup> of additional office floorspace,

is forecast over the next 20 years in Colac. Capacity exists for this floorspace to be accommodated within existing Commercial 1 and Commercial 2 zoned land.

- Colac's office market is likely to focus on the provision of office accommodation for small to mid-sized businesses that provide important services to the surrounding region.
- Other forms of development should also be encouraged in the Colac town centre that contribute to its role as a regional centre that provides a wide variety of facilities and services, including visitor accommodation and community, entertainment and cultural facilities.
- The majority of the demand for additional retail/commercial floorspace will be for locations in the Colac town centre, although limited potential for highway-based bulky goods retailing may also eventuate to the west on the Princes Highway. It is unlikely sufficient demand will arise for a new stand-alone neighbourhood centre elsewhere in Colac in the foreseeable future, although it would be prudent to consider the potential for neighbourhood or local centre development in the planning for new urban areas.
- Having regard for a potential population of 20,000 residents in Colac by 2050, it would be prudent in longer-term planning (i.e. beyond the next 20 years) to consider the following:
  - Identification of a future direction for any potential future expansion of the Colac town centre; and
  - Consideration of neighbourhood or local centres when planning for new residential areas.

Whilst the Strategy suggested that a future plan could identify long term expansion of the CBD, it is considered unnecessary at this stage because Council seeks to encourage investment within the bounds of the existing CBD. There are many current commercial



uses in the CBD which do not need to operate from this location, and by moving to industrial or Commercial 2 zoned land, could free up additional land within the CBD for retail, commercial, and cultural activities.

## Industrial

In relation to industrial land, the *Colac Township: Economic Development, Commercial and Industrial Land Supply Strategy* identified the need for additional land supply for larger development sites. A 70ha parcel was rezoned in 2017 as part of the implementation of the Strategy. Whilst no additional land is considered required in the medium or long term, it is considered prudent to identify an area for long term investigation as part of this Growth Plan adjacent to existing industrial land in Colac's east, in order to preserve the opportunity in the future.

## Economic Development

*Colac Township: Economic Development, Commercial and Industrial Land Supply Strategy (2017)* noted opportunities for growth in the following sectors:

- Transport and logistics
- Tourism
- Green energy
- Dairy farming and processing
- Health care and social assistance.

It also identified several 'catalyst' projects for Council to undertake to foster economic development opportunities. The projects relevant to the Growth Plan include:

- Investigate the opportunities and viability for the future development of an intermodal freight facility for transport and logistics purposes in the Colac region
- Identify opportunities to attract visitors to Colac stay longer, whether for an

overnight or a longer stay, while passing through the town.

The Strategy also noted the need to improve Colac's 'sense of place': "*Continually improving overall 'offer' provided by the township of Colac, including the presentation of the town centre, housing choice, quality of industrial areas, education opportunities, recreation and community facilities, etc. will enhance Colac's reputation as a place to live and invest.*"

Several recent projects have sought to implement place making initiatives to improve Colac's appearance, functioning, and reputation to facilitate investment and land development. These include:

- Colac CBD and Entrance Project, 2012
- Colac Otway Active Transport Strategy 2013-2023, 2013
- Colac Urban Forest Strategy, 2016
- Lake Colac Foreshore Masterplan, 2016
- Grant program to improve facades in Murray Street, 2018.

Each of these projects provides actions and recommendations to improve Colac's 'sense of place'.

The CBD and Entrances Project, offered the following vision for the CBD and entrances which remains important:

- Become known as the 'Botanic Garden City'
- Be a pedestrian-focussed place, inclusive community for people of all ages and abilities
- Grow as a thriving rural centre of retail, business and community services
- Connect to its natural systems of the Lake and creek corridors
- Proudly express its heritage in the built and natural environment

- Be renowned for its collection of great buildings from all eras of the City's development
- Present an impressive image along the Princes Highway corridor, from the edges of the City to its core.

Whilst part of the public realm in the CBD along Murray Street has recently been upgraded, much work remains. This includes improvements to other parts of the CBD public realm such as the extension of upgrades to Murray Street further west, streetscape improvements along Bromfield Street, and reducing visual clutter. The entrances to Colac also remain a prominent issue in the community as the arrival experience which people have of the town as they enter. Furthermore, there is an opportunity to create a 'Boulevard' treatment along Princes Highway. Street trees planted along the entire length of the Princes Highway within the town, from the eastern through to western entrances, will be an important part of this vision. It will be important to facilitate the undergrounding of the powerlines in the first instance to ensure that the trees when planted can establish to their full form.

Colac Area Health is experiencing continued growth in demand for its services. Given its substantial role in the local economy and presence in the city centre, it is important that the use and development of the area is planned for in a strategic way. Council seeks to collaborate with Colac Area Health to assist with the development of Precinct Plan to provide guidance in relation to the future use and development of this area.

A key concern mentioned frequently in discussions with community members is the disused service station site located near the corner of Drapers Road and the Princes Highway. Council should pursue opportunities to work with VicRoads and the landowner to explore options for improving this important intersection. Council should also actively discourage development which will visually detract from this important area, and the western entrance to the town.

It is important that Council continues to implement these strategies which aim to improve Colac's 'sense of place' and liveability as part of the management of future growth.

*Colac CBD from Memorial Square*





# Economic Development and Employment Principles and Directions

The following overarching principles and directions have been developed in relation to the theme of Economic Development and Employment described in this section (5.4.3).

## Recommendation

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30. Explore ways to facilitate the undergrounding of powerlines along the Princes Highway within Colac and in the CBD to allow street trees to be planted to create a boulevard treatment for the Highway and City Centre.
31. Progressively implement place making initiatives for Colac identified in Council strategies.
32. Implement the actions identified in the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, 2017.
33. Identify opportunities to encourage the provision of short-stay accommodation in Colac to service tourist and visiting workers.
34. Collaborate with Colac Area Health to develop a Health Precinct Plan to assist with the long-term use and development of the area.

## Principles

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- *To consolidate the CBD as the primary commercial centre in Colac and encourage a diverse mix of uses and activities.*
- *To improve the performance of retail and commercial activities in the CBD in terms of improved levels of service, output and employment.*
- *To encourage development in the town centre which enhances its appearance and functionality to create a thriving and vibrant town centre.*
- *To build on the competitive advantages of Colac as a place to invest and do business, and focus on developing new and sustainable businesses and local jobs.*
- *To recognise the important role played by existing businesses located in industrial areas in Colac.*
- *To protect industrial precincts from inappropriate land use and development which may impact on their development and operating potential.*
- *To enhance an attractive rural landscape at the entrances to Colac.*
- *To enhance and strengthen the public realm, and promote the town as a desirable place to live.*
- *To provide training and skills development opportunities for the local labour force.*
- *To facilitate sustainable modes of transport.*

## Directions

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- *Discourage the development of an out of town neighbourhood centre unless it is required as part of the Deans Creek Growth Area, or as part of the expansion of the existing local centre in Elliminyt.*
- *Implement the findings of the Colac CBD and Entrances Project, Colac Otway Active Transport Strategy, and Colac Urban Forest Strategy.*
- *Consider opportunities to facilitate improvements to the entrances of Colac.*
- *Retain and further develop existing businesses that meet existing and new market opportunities in retail, commerce and industry.*

- *Attract new investment to Colac with a focus on developing new and sustainable businesses and local jobs.*
- *Attract a skilled and experienced labour force to Colac by promoting the town as a desirable place to live and where career opportunities can be pursued.*
- *Provide training and skills development opportunities for the local labour force.*
- *Encourage the development of accommodation for workers and tourists.*
- *Identify opportunities to attract visitors to Colac to stay longer, and promote Colac as a tourism destination and gateway to the Otway region.*
- *Improve support for events and community activities, and promote and facilitate place-based creativity and the arts.*
- *Attract and encourage innovative industries, and support industry sectors based on the region's strengths.*
- *Encourage light industrial, transport and logistics operations located in the CBD to relocate to land zoned Commercial 2 or industrial areas.*
- *Maintain a buffer of non-sensitive land uses between Colac's industrial areas and Colac's urban areas.*
- *Identify an area for long term industrial use subject to investigation next to existing industrial land in Colac east.*
- *Investigate the opportunities and viability for the future development of an intermodal freight facility for transport and logistics purposes in the Colac region.*

## 5.4.4 A Cultural Landscape, Sustainability, and Healthy Environment

### Cultural Landscape

The township of Colac is located on Gulidjan Country of the Eastern Maar Nation, and is an important cultural landscape for Aboriginal people and Colac's Eastern Maar citizens. The *Eastern Maar Country Plan* notes, that for Aboriginal people:

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*"Country is more than the land, water and air, the plants and animals. It's more than just what we can see – it's our spirituality, our Ancestors and our connection. It is the way we feel, the way we live and the connection that holds and defines us. When the health of our Country declines, so does the health of our citizens – we are all inextricably linked."*

Whilst Colac's post European arrival history is well documented and preserved, its Aboriginal story is ongoing and less well understood or celebrated by the broader community. There is a clear opportunity to improve our understanding, commemoration, and celebration of the Aboriginal story which spans thousands of years in the area. Whilst the focus of Colac's growth particularly along its waterways, offers an opportunity to learn more about this story, it will need to be managed carefully. The waterways and their environs are areas which hold great cultural significance to Aboriginal people and include some highly significant tangible and intangible values. It is important that future development considers this and preserves the context of important areas within the future open space network of Colac. It will be important to provide Colac's Maar citizens with a voice to share their stories with the



development and broader community, to ensure that places of significance are respectfully recognised, managed, and celebrated.

## Landscape Context, Rural Areas, and Views

Colac is located at the juncture between major changes in the landscape character in the region. It sits on the edge of: Lake Colac, the Lake district and volcanic plains that span from the north east through to the north west; and the rising hills of the Otways from the south east to south west. The culturally significant Red Rock is visible in the distance to the north west as part of the volcanic plains landscape. The pastoral hills and low lying flood plains are visible elements immediately adjoining the town.

The undulating land and rising hills to the south cradle Colac and create a landscape setting of rural pastoral hills to the south east of the town. There are views of Lake Colac and the volcanic plains from the hills in Elliminyt. There is also an important view corridor of Lake Colac when approaching the town along the Princes Highway from the east. This is facilitated by a natural depression in the land through a drainage line which meanders towards Lake Colac across cleared pastoral lands. These landscape settings and views are important features of the town's character and will need to be considered as part of future

planning. The views or landscape setting to the east are currently not formally controlled through the Planning Scheme and there is an opportunity to identify and protect them through planning controls, to ensure that future development appropriately responds to this element.

The rural hinterland surrounding Colac is a key feature of its landscape setting and character. The designation of an urban boundary will ensure that rural land is protected from ad-hoc urban use and development pressures.

## Waterways, Stormwater, and the Natural Environment

The Colac landscape is imbued with its waterways: Lake Colac; Deans Creek; and the Barongarook Creek.

Lake Colac is an ephemeral waterbody which is an important cultural, environmental and recreational feature of the town. Its health is paramount to the communities which live next to it. It also has important ecologically significant areas such as the Lake Colac Bird Reserve. The two creeks which flow through Colac and into the Lake have sections with high environmental values, whilst other parts flow through pastoral plains and have been channelised or modified. Some sections suffer from severe erosion



*View of Lake Colac  
Photo by Alison Pouliot*



which affects the water quality entering the Lake. Furthermore, Lake Colac is managed partly by the Colac Otway Shire and the balance is managed by Parks Victoria, and has an outdated management plan. There is an opportunity to work collaboratively with State Government, Aboriginal people, and other stakeholders, to develop a current Lake Colac Management Plan to consider this important waterbody holistically and strategically, and provide direction for the Lake's management into the future. It should be noted that such a whole of Lake Management Plan is distinct from the current Lake Colac Foreshore Masterplan, which only deals with the foreshore area in Colac directly, and is managed by Council.

In relation to Colac's creeks, they are liable to flooding which varies in intensity and depth. The flooding is not always a result of significant rainfall events and is also intensified by: channelized sections of the creek which lack water conveyance capacity; a lack of grade or fall across the land to convey water; and inadequate underground drainage systems.

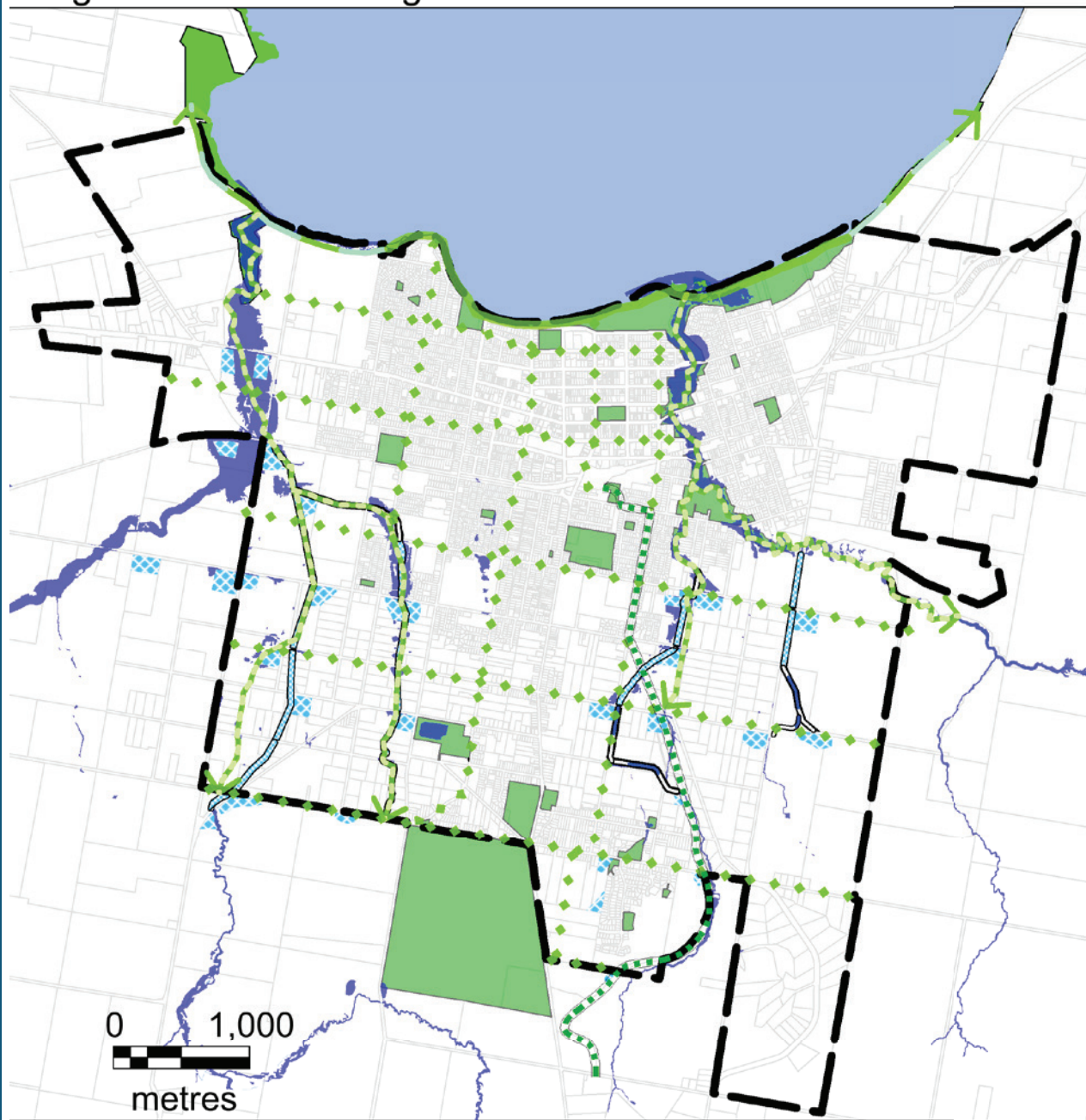
Urban development must consider this constraint, and manage the flooding issues to ensure that no urban development is located on land which is flood prone. Flood mitigation systems can be implemented to reduce the effects of flooding in many areas and enable some development to occur. The *Colac Stormwater Development Strategy*

#### Images of constructed wetlands and Integrated Water Management Treatments





## Colac 2050 - Potential Open Space Network with Integrated Water Management Areas



### LEGEND

	Property Boundary		Existing Lake Colac Foreshore Open Space Corridor		Investigate Open Space Link around the Lake to Cororooke and Beeac
	Area Subject to Flooding		Potential Open Space Corridor using Creek and Drainage Lines		Investigate extending the Beechy Rail Trail
	Water detention facility		Investigate On-road Open Space Links		Existing Open Space
	Water Treatment Infrastructure				



(2019) provides guidance how to implement coordinated stormwater management and drainage solutions. It will be important to coordinate and share the infrastructure across many developments and ensure the costs of stormwater measures are borne by all the benefiting developments.

It is important that the Planning Scheme accurately identifies those areas affected by flooding and inundation through maps and overlay controls as proposed by Planning Scheme Amendment C90. Furthermore, the flood mapping will need to periodically be updated to reflect changes in flood risk as areas are developed and flood mitigation measures are installed.

The water quality flowing through the creeks and entering Lake Colac is largely uncontrolled and there is a unique opportunity for future development to enhance water treatment and environmental outcomes in the creek environs. New development must incorporate best practice stormwater management principles including Water Sensitive Urban Design techniques to manage stormwater, drainage and flood mitigation. This is particularly important to improve the water quality entering Lake Colac over time, and assist with ongoing ecological improvements to the lake and its environs. The management of stormwater is critical to protect the environmental values of Lake Colac from pollutants and sedimentation.

To ensure the highest possible level of

stormwater quality, future developments will be required to set aside areas for pre-treatment of stormwater using methods such as constructed wetlands and sediment basins. All developments will be required to model the treatments proposed to outline the levels of Nitrogen, Phosphorous, suspended sediments and litter that will drain from the site.

There is also an opportunity for development to include stormwater harvesting and re-use to reduce overall water consumption, particularly for use on recreational reserves and public open spaces.

Colac sits within a broader Grassy Woodland Ecological Vegetation Class (EVC), which stretches into Lowland Forest to the south. It has several different EVCs along its creek corridors including Swamp Scrub, Grassy Woodland, Swampy Riparian Woodland, Riparian Forest, and Herb-rich Foothill Forest. These are however, for the most part, highly modified.

Whilst a high-level flora and fauna assessment of the creek corridors was undertaken as part of the development of the Growth Plan, and no threatened species were recorded, further assessments will be required as part of urban growth to consider relevant environmental legislation in more detail. There is also an opportunity to improve habitat and ecological outcomes as part of future development, particularly along the proposed open space corridors.

*Colac Botanic Gardens*





## The Botanic City and Botanic Link Pathway

The *Colac CBD and Entrances Project* and *Colac Integrated Water Cycle Management Plan* both utilised the botanic theme as ways to reimagine Colac's public places and waterways. The *Colac Urban Forest Strategy* more recently detailed tree planting themes for Colac's streets. These strategies help achieve the community's aspirations for Colac to become a healthier, greener, 'botanic' city. The use of street trees which reflect both native and exotic species and celebrate the diverse history of Colac, can provide a key place-making opportunity for the town. The recently developed *Lake Colac Foreshore Masterplan* also identifies opportunities for enhanced pathways along the foreshore and sections of Barongarook Creek. It is important that these strategies are implemented as part of future development and capital works programs.

The creation of the 'Botanic Link Pathway' is also a key part of the community's aspiration and an important urban structuring element for the town. It imagines creating a series of public open space trails around Colac using its creeks, the Lake Colac foreshore, and nominated streets. These trails would provide safe, separated shared paths for cyclists and pedestrians to move around the town, largely along open space corridors. It is important that the Pathway is integrated into future stages of planning for growth, as well as capital works programs for the existing urban areas of Colac.

## Climate change

The Barwon South West region is continuing to get warmer and drier, and the more recent climatic projections for south western Victoria are for a generally drier and hotter climate with higher frequency of extreme weather events. The projections include:

- Average temperatures that will continue to increase in all seasons

- More hot days and warm spells
- Fewer frosts
- Generally, less rainfall in the cool season (winter and spring). Changes to summer and autumn rainfall are possible but less clear
- Increased intensity of extreme weather events such as extreme rainfall events and subsequent flooding, and increased bushfire risk, and drought.

Future stages of planning for growth in Colac will need to consider climate impacts and opportunities for climate-ready actions. There is an opportunity for Colac to embrace best practice climate-ready actions such as: reducing the heat island effect by increasing street tree plantings and implementing the *Colac Urban Forest Strategy*; identifying and protecting existing significant trees in Colac; exploring further ways to reduce the town's carbon footprint and achieve carbon-neutral status; examining ways Council can encourage the adoption of technologies in new development to achieve carbon neutral outcomes. It also emphasises the need to develop Colac with the water cycle as identified through the Botanic Pathway Link and *Colac Integrated Water Management Plan*.

## Managing Bushfire Risk

As part of the implementation of the Victorian Bushfires Royal Commission, the State Government introduced a series of changes to the provisions which manage bushfire risk across the State. In December 2017, Amendment VC140 changed the bushfire provisions in the State Planning Policy Framework for Bushfire at Clause 10 and Clause 13, which now requires Planning Authorities to prioritise the protection of human life in areas of extreme bushfire risk. This is achieved by ensuring that planning assesses bushfire risk and considers alternative locations to accommodate growth, and directs development to lowest risk areas.

There is a requirement that bushfire hazards are assessed as part of planning for growth.

The *Assessment of Bushfire Risk in the Colac Growth Precincts Report* (2018) has been prepared to inform the Growth Plan. The report assesses the bushfire risk at the landscape, local and neighbourhood levels. It identifies and responds to the risk of bushfire for the land targeted for growth, in accordance with the requirements of Clause 13.05 of the Colac Otway Planning Scheme. Whilst there is extreme risk of bushfire within the Shire, a landscape assessment notes that high risk bushfire areas are generally confined to the forested uplands south of Colac township. The report notes that vegetation in and around the growth precincts is primarily grasslands and urban development that pose a low bushfire risk.

An area of forest to the north-west of Colac has been identified as a bushfire hazard. This hazard is in the form of a mature, small scale, managed native tree plantation. The future development of the area may result in the conversion of this plantation to an urban use. In the interim, the preparation of Development Plans that include more detailed risk assessment and response to the bushfire threat will ensure that any future development adequately responds to the fire risk.

It is also noted that future development across all precincts will be managed in accordance with the requirements of the Bushfire Prone Area Mapping of the Building Code of Australia.

It is also noted that existing and future development across Colac is susceptible to ember attack during a landscape wide fire event. Existing building controls enforce a mandatory BAL12.5 building standard in the new precincts. It is important that new development be managed in accordance with the requirements of the Bushfire Prone Area Mapping of the Building Code of Australia. To ensure other new development across Colac responds to the bushfire threat, further strategic work could be considered on protecting new development throughout the township from the threat of ember attack.

## Recommendations

35. Develop a cultural heritage strategy for the Colac region to: improve our understanding of local Aboriginal culture and stories; inform future development and management of culturally significant areas whilst adding to and not taking away from a compromised cultural landscape; and provide a balanced narrative of cultural heritage in the Colac area.
36. Investigate opportunities to improve the education of: Colac Otway staff and their contractors; the development community; and construction workers, about Aboriginal Cultural Heritage Management.
37. Engage with the community to identify important views corridors and landscape elements such as views of Lake Colac from Colac's eastern entrance, and protect with appropriate planning controls.
38. Finalise and adopt the *Colac Stormwater Development Strategy* to provide guidance for the management of stormwater in Colac.
39. Develop concept designs for the 'Botanic Link Pathway' and stormwater facilities identified by the *Colac Stormwater Development Strategy*, to assist with a future shared infrastructure contributions plan.
40. Implement a long-term capital works program to ensure that the 'Botanic Link Pathway', including on-street sections, is planned for and delivered as part of Colac's growth, for the sections which Council is required to deliver.
41. Develop a Significant Tree register for Colac and protect through appropriate controls in the Planning Scheme.
42. Implement the *Colac Forest Strategy*.
43. Develop a strategy which considers ways to integrate climate ready actions and incentives to achieve carbon neutral





development, and climate adaptation outcomes associated with integrated water management.

44. Explore opportunities with relevant stakeholders to develop a new Lake Colac Management Plan.
45. Ensure Development Plan Overlays applied to future development land adjoining or near identified bushfire hazard areas require an assessment and response to the bushfire risk.
46. Ensure new development in the identified precincts is built to a minimum BAL12.5 building standards.
47. Explore mechanisms to ensure new development in Colac is resistant to ember attack.

## A Cultural Landscape, Sustainability, and Healthy Environment Principles and Directions

The following overarching principles and directions have been developed in relation to the theme of a Cultural Landscape, Sustainability, and Healthy Environment described in this section (5.4.4).

### Principles

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- *To respect and include the Eastern Maar, Guildjan and other Aboriginal community members in the planning of Colac.*
- *To acknowledge, recognise, protect, and celebrate Aboriginal culture, story, and areas of cultural significance.*
- *To develop and apply best practice approach to engagement and cultural heritage management with Traditional Owners/Registered Aboriginal Party.*
- *To recognise and protect key views which form important features of the City's character.*
- *To ensure that the surrounding rural landscape and setting of Colac is preserved.*
- *To protect agricultural land for agricultural purposes.*
- *To protect flood plains and allow the passage of flood waters.*
- *To ensure down-stream stormwater flows are managed to protect waterways and adjoining land.*
- *To enhance and preserve the health of Lake Colac, Deans Creek, Barongarook Creek and their environs.*
- *To protect, rehabilitate, enhance, and interpret Colac's environmental attributes*

View of Colac across Lake Colac



so that future generations may enjoy them.

- To consider climate change impacts in future development and how carbon neutral status and adaptation can be achieved.
- To strengthen and promote water recycling and reuse.
- To ensure the health of the environment, and the sustainable use of stormwater.
- To adequately protect development from bushfire and to prioritise the protection of human life.
- Ensure Colac is promoted as a fire refuge for residents in bushfire prone areas of the Shire.

## **Directions**

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- Ensure Aboriginal cultural heritage is appropriately managed, significant places are protected, and important artefacts are returned to the local Aboriginal community.
- Encourage a strong working relationship with the Eastern Maar Aboriginal Corporation and consider their views in the future planning of Colac's growth areas to ensure that places of significance are respectfully recognised, managed and celebrated in line with Eastern Maar's Country Plan's aspirations and rights of the Eastern Maar peoples.
- Consider opportunities to celebrate and promote local Aboriginal language, and celebrate Aboriginal history and stories in the development of Colac's open space network and the naming of future places, street names and infrastructure.
- Consider protecting key views and important landscape features which form part of the town's character through the application of appropriate planning controls.
- Retain the existing Farming Zone outside the revised urban boundary.
- Designate an urban boundary to protect rural land from urban encroachment.
- Ensure land use activities within the Farming Zone retain an agricultural focus and preserve the rural, environmental and landscape qualities of the area.
- Improve the health of Colac's waterways through strategic, long-term management in coordination with relevant authorities.
- Implement the Colac Stormwater Development Strategy and ensure that stormwater management and drainage solutions are coordinated across developments to improve the flooding situation in Colac and the quality of water entering Lake Colac.
- Ensure that new development appropriately manages flood risk to ensure that no urban development is located on land which is flood prone.
- Ensure that new subdivisions are designed to integrate with the Water Cycle in Colac and include Environmental Sensitive Design, Water Sensitive Urban Design principles and stormwater re-use principles.
- Update the flood mapping in the Planning Scheme periodically, to reflect changes in flood risk as areas are developed and flood mitigation measures are installed.
- Consider opportunities for climate-ready actions as part of new development.
- Encourage the adoption of technologies in new development to achieve carbon neutral outcomes.
- Implement adopted Council strategies to promote sustainability and a healthy environment.
- Ensure that future subdivision and development achieves a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).



- *Reinforce the Colac Otway Emergency Management Plan to direct that Colac township is promoted as a fire refuge for residents in bushfire prone areas of the Shire.*

## 5.4.5 Infrastructure

### Shared Infrastructure Contributions

The funding of infrastructure will be an important part of the implementation of the Growth Plan. In many municipalities, user pays principles are routinely used as accepted means of providing new infrastructure, as well as for the maintenance of existing infrastructure.

There are several mechanisms available to Council to collect and manage contributions towards shared infrastructure required for development. These include special rates and charges schemes under the provisions of the Local Government Act 1989. These schemes are applied in existing developed or subdivided areas which lack necessary urban infrastructure. The types of infrastructure which these mechanisms can be used for include: sealed roads; footpaths; kerb and channel; and drainage. Other mechanisms available through the Planning and Environment Act 1987, can deliver the aforementioned types of infrastructure in addition to other types of infrastructure such as: transport; open space improvements; and community infrastructure. These mechanisms include: s173 agreements; Development Contribution Plans; or Infrastructure Contribution Plans. A common factor of all these funding mechanisms is that where property owners benefit from the works, they contribute to the cost.

There are currently State Planning Reforms in relation to Infrastructure Contribution Plans and their application to regional growth areas. It will be important as part of the planning for future growth to investigate the appropriate mechanisms to ensure

that shared infrastructure required to service growth is adequately funded and delivered in appropriate locations. Council should investigate what mechanisms are suitable to manage growth in Colac, and formulate suitable policy. The policy should provide transparency to landowners and developers in relation to shared infrastructure contributions requirements, and guide the levels of landowner and Council contributions toward the cost in appropriate locations. Whichever the statutory tool, it will be necessary to impose levies on the proponents of new developments, to obtain fair and reasonable contributions towards specified, prescheduled infrastructure, including facilities and works. Such schemes should be implemented in Colac to assist meeting the shared infrastructure requirements of the township.

It is important that no land is rezoned as part of the adoption of the Growth Plan. Rezoning should not occur until more detailed planning has been undertaken for each development area to establish Outline Development Plans (ODPs) and Infrastructure Contribution Plans or similar suitable planning tools to guide how development should occur. This is critical to ensure that land development is sequenced properly, that affected landowners have an appropriate opportunity to influence the process, and that development is coordinated across multiple landowners. It will also allow for appropriate development contribution policy and mechanisms to be implemented to facilitate the fair, transparent and orderly funding of future infrastructure. The governance and administration of this will be important to ensure accountability, transparency, and access to relevant information and resources for the public.

It is critically important that Council investigate and plan for appropriate infrastructure contribution mechanisms to contribute to the funding of important infrastructure improvements, and implement a long-term capital works program to ensure that Colac transforms into a sustainable and attractive place to work, live and visit.

# Community and Recreation Needs

The Colac Community Infrastructure Plan (2016) has identified the current and future needs of the community based on the population target of 20,000. The study found:

- For most infrastructure types, existing and planned facilities in Colac have the capacity to satisfy current and future demand through to 2050 – early year's facilities, indoor recreation facilities, school facilities, football/cricket ovals, tennis courts, lawn bowls facilities, netball courts, library, ambulance station
- For some infrastructure types, there is not sufficient or appropriate facilities to cater for existing and future demand and modified, expanded or new facilities will be required - soccer facilities, active reserve for low profile sports, additional seating capacity at Colac Otway Performing Arts and Culture Centre, more community centre/meeting space, additional parkland, larger neighbourhood

house, larger Planning Activity Group centre etc.

- Some community facilities are dated, poorly designed and/or in poor condition
- Some facilities do not comply with accepted design standards – netball courts, lights over netball courts and playing fields etc. Some facilities do not meet contemporary design trends or promote service integration – e.g. single use, standalone Maternal and Child Health centre and kindergartens. Some items are underutilised because of declining demand – e.g. tennis courts
- The open space network in Colac lacks quality, diversity and connectivity - play spaces lack diversity and some passive open spaces areas lack quality. The path network is not extensive or connected.

Lake Colac Foreshore





## ***Early Childhood and Community Facilities***

There is an opportunity to explore the feasibility of developing an integrated children's services and community centre in Colac, in collaboration with the State Government and local early years' service providers. The multi-purpose facility could provide various services including: Maternal and Child Health consulting rooms; consulting rooms for other permanent and visiting services; administration areas; licensed rooms for kindergarten and childcare; meeting rooms; and general activity rooms. Various sites should be investigated as part of future growth planning, including the Deans Creek corridor.

There is also the need for additional meeting space in the new growth areas, which could be combined with the integrated children's services and community centre if it was determined that this should be in one of the new areas identified for growth. There will also be a need for an additional childcare centre in the Deans Creek corridor which would be delivered by the private sector. There is an opportunity to co-locate these facilities around areas of neighbourhood public open space, to facilitate neighbourhood hubs. This should be explored as part of the future growth area planning.

There is an opportunity to prepare a masterplan for COPACC which could be integrated as part of the Civic, Rail and Health Precinct master planning process. This could consider future expansion needs of COPACC. Council has also recently adopted an *Arts and Culture Strategy* which provides further guidance in this area.

Whilst the *Colac Community Infrastructure Plan* suggests that primary and secondary educational facilities are adequate to meet the targeted population growth, it is suggested that this situation should be reassessed as part of future precinct planning, given the long forecast period for the Growth Plan, and noting that State Government education delivery models change from time to time.

## ***Active and Passive Recreation Facilities***

There is current demand for the provision of soccer fields in Colac. There is potential to explore using the former Colac High School site in Colac west for this purpose. It could be jointly used with other compatible sports and community uses subject to further investigation. The site is currently owned by State Government, and it will be important that Council advocate or negotiate with the State to ensure that it is transferred into Council ownership so that it can be developed in the short to medium term for public open space and community uses.

In addition, there is the need to upgrade aging recreation infrastructure at existing reserves to meet future demand and comply with modern facility design standards, including meeting the needs of female players and umpires. The lighting of playing fields and courts is a short term priority, along with surface improvements.

There is an opportunity to investigate the redevelopment of the lawn tennis club including consolidating all tennis facilities in Colac at one venue to provide a modern and sustainable facility which is suitable for local competition and other tournament needs.

There may also be an opportunity to explore the feasibility of developing a single integrated facility at Lake Colac for the Colac Yacht, Rowing, Sea Scouts, and Angling Clubs, to consolidate and modernise aging facilities.

There is a need for an additional 8ha minimum reserve as a minimum in the Deans Creek corridor to service lower profile or emerging sports such as baseball and rugby. This could be integrated with the 'Botanic Link Pathway' which will provide connected open space and pathways along the Deans Creek corridor. There will also need to be the provision of 1ha neighbourhood public open spaces to service new communities in the growth areas within a walkable distance of all houses. These could become neighbourhood hubs with complementary service uses locating proximate to them.

The public open space areas should be delivered in accordance with Council's Public Open Space Strategy and its requirement for a range between 5% and 10% public open space contribution as set out in the provisions of the Colac Otway Planning Scheme.

A subdivision policy will assist with two lot subdivisions to clarify the requirement for a s173 agreement when a newly created lot is capable of further subdivision, to ensure that open space contributions are collected if future lots are created.

## Transport and Movement

### Roads

The arterial road network across the State is managed and planned for by VicRoads and Transport for Victoria respectively. In Colac, the main arterial road link to Melbourne and Geelong to the east, and Camperdown and Warrnambool to the west is the Princes Highway.

The Colac-Lavers Hill Road, Carlisle-Colac Road and the Colac-Forrest Road are key links which serve as connections to areas located generally to the south of Colac. Colac-Ballarat Road provides a link to Cressy and Ballarat to the north, whilst Corangamite Lake Road links Colac to Cororooke and Alvie also to the north.

Whilst it has been an aspiration for some in the community for a by-pass of Colac along the Princes Highway to be planned for and constructed, Transport for Victoria have advised they have no funding or plans for a by-pass of Colac at this point in time. They have further advised they will respond to the strategic directions established by the Growth Plan should funding become available in the future. Council is advocating to the State Government to consider the social, economic, and environmental impacts of a by-pass, prior to formalising any position on the matter.

Some upgrades to the arterial road network, however, will be required as part of future growth, particularly in relation to intersection upgrades with the Princes Highway for the Deans Creek Road intersection, and Rossmoyne Road, as well as upgrades to the Colac-Lavers Hill Road in Elliminyt. This should be determined as part of the planning for the growth areas.

The Colac Otway Shire is responsible for local roads. The local road network is characterised by a regular grid pattern. There is a clear opportunity to extend this grid network into the new growth areas, and it will be important that as part of future planning for the growth areas, a well-connected street network is developed to facilitate all modes of transport including walking and cycling. A formal subdivision policy will help support this position.

The local road network is largely sealed, however there are numerous roads particularly in the rural living areas which are unsealed with no formal kerb and channelling, or footpath infrastructure.

Details of the transport impacts and upgrades required should be considered as part of the planning for the growth areas, and should inform future infrastructure contribution plans.

### Rail

Colac is serviced by the Warrnambool – Melbourne rail line. A key aim of Council is to advocate for more frequent services to facilitate connectivity between Warrnambool and Geelong, particularly to access higher education offered by Deakin University, as well as enabling a two-way flow of workers and visitors. Frequent and reliable rail services provide sustainable alternatives to vehicle use and facilitate opportunities for young people and those without access to cars. It will also be important to help stimulate Colac's future growth and connectivity with the region. Hourly train services would enable people to access regional towns along the railway corridor for work and leisure activities, and help unlock



the growth potential in Colac and the region.

There is also an opportunity to explore an additional railway station in Colac's west as part of future growth, subject to further investigation.

## Active Transport

The *Colac Otway Active Transport Strategy* (2013) assessed the existing walking and cycling infrastructure in Colac. The Strategy provided recommendations, strategic directions and policy outcomes that address community needs over a ten-year period to 2023 as well as a framework for the design, development, planning and prioritisation of bicycle and walking infrastructure proposals. The key relevant actions of the Strategy relate to:

- New on and off-road bicycle routes and the completion of missing links in the existing network
- Improved transitions from bicycle lanes to intersections and the provision of new facilities at intersections
- Completing the Old Beechy Rail Trail
- Short and long term bicycle parking provision at key destinations
- New and upgraded accessible footpaths
- Removal of footpath interruptions and enhanced access and permeability for pedestrians of all abilities
- Requiring all new developments to provide for the needs of pedestrians and cyclists.

It will be important to implement the outstanding recommendations of the Active Transport Strategy for Colac, and to extend this into new areas as they develop over time.

Whilst a wayfinding strategy has been completed, it will be important to consider wayfinding in all new development.

It is also noted that Council requires that new subdivisions provide infrastructure in alignment with the requirements of the Infrastructure Design Manual (IDM). The IDM establishes standards in relation to road construction and design including requiring the provision of walking and cycling paths in new subdivisions that have internal roads.

With the identification of the growth area in Elliminyt, there is an opportunity to extend the Old Beechy Rail Trail further and provide a connection through to the Colac Racecourse and Recreation Reserve. There are also opportunities to improve the east-west and north-south pedestrian and cycle connections as proposed by the Botanic Pathway street connections. It is important to ensure that for major cycle connections, that these are designed as separated infrastructure, and not shared with other road users to maximise safety and use. There are also important north-south street connection improvements to enhance pedestrian movement between the CBD, Botanic Gardens and Foreshore Reserve including developing a 'Green Spine' along Gellibrand Street and Dennis Street.

In addition to the open space corridor, the 'Botanic Pathway' identified for Colac's waterways, there is also an opportunity to consider the broader open space connections to Cororooke to the west and Beeac to the east utilising an extended Lake Colac foreshore area to deliver an off-road pathway system and open space corridor extension around the Lake Colac. The feasibility and alignment of this should be investigated.

## Sewer and Utilities

The existing sewer network is limited to existing developed areas of Colac, and whilst some areas will be relatively straightforward to extend, other areas will require infrastructure upgrades to service the identified growth areas. Barwon Water is responsible for the sewer and water networks in Colac. As part of initial investigations of areas identified for future growth, Barwon

Water has advised they are able to service land identified for urban growth as part of this plan subject to specific upgrades to their infrastructure. Planning for subsequent stages will need to identify further details in relation to this.

Other utilities providers were also engaged as part of development of the Growth Plan. They have all advised that they will service future growth, subject to further detailed assessments as part of future planning.

## Recommendations

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48. Investigate and plan for appropriate shared infrastructure funding mechanisms to contribute to the funding of important infrastructure required to service growth.
49. Engage with State Government to review the adequacy of primary and secondary school provision as part of further growth planning in Colac.
50. Prepare a masterplan for COPACC to examine future expansion needs and opportunities, which could be integrated as part of the Civic, Rail and Health Precinct master planning process.
51. Advocate or negotiate with the State to ensure that the former Colac High School remains in public ownership and can be developed in the medium term for public open space and community uses.
52. Upgrade aging recreation infrastructure at existing reserves to meet future demand and comply with modern facility design standards, including upgrading sports lighting, playing surface improvements, and meeting the needs of female players and umpires.
53. Investigate the redevelopment of the lawn tennis club including consolidating all tennis facilities in Colac at one venue to provide a modern and sustainable facility which is suitable for local competition and other tournament needs.
54. Explore the feasibility of developing a single integrated facility at Lake Colac for the Colac Yacht, Sea Scouts, Rowing, and Angling Clubs.
55. Provide for a minimum additional 8ha reserve in the Deans Creek corridor to service lower profile sports.
56. Ensure that small lot subdivisions do not avoid contributions through the re-subdivision of land by requiring a s173 agreement.
57. Investigate and identify the alignment of the Old Beechy Rail Trail.
58. Explore the feasibility of developing an integrated children's services and community centre in Colac, in collaboration with the State Government and local early years' service providers.
59. Continue to implement the recommendations of the Active Transport Strategy, 2013, including detailed design for the Green Spine, and extend these to new areas.
60. Develop the on-street legs of the 'Botanic Link' with separated cycle lanes and significant street planting to enhance the street based connections of the circuit.
61. Investigate the extension of the Lake Colac Foreshore to the west and a potential linear open space connection between Colac and Cororooke, and Colac and Beeac.

## Infrastructure Principles and Directions

The following overarching principles and directions have been developed in relation to the theme of Infrastructure described in this section (5.4.5).



## **Principles**

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- *To enhance 'urban vitality', 'local identity' and 'sense of place'.*
- *To encourage the provision of a range of social and community services for Colac to promote social well-being.*
- *To provide adequate levels of unencumbered public open space in the town to cater for passive and active recreation needs of the community.*
- *To integrate future growth areas into existing infrastructure, including transport and movement routes (including public transport connections).*
- *To provide utility and drainage infrastructure and footpaths in new residential areas.*
- *To provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages.*
- *To integrate future growth areas into the existing social and urban structure of the town.*
- *To provide an improved transport and movement network, including pedestrian and cyclist linkages.*
- *To ensure principles of universal design, Crime Prevention Through Environmental Design, and good urban design are followed in new development and their design of and interface with public open space.*
- *To promote sustainable transport, access and movement.*

*appropriate shared infrastructure funding mechanisms for the growth areas has been established.*

- *Ensure greater access, accountability, and transparency by Council in the future planning and management of growth.*
- *Ensure that future growth areas integrate into the existing urban structure to facilitate development of accessible neighbourhood hubs.*
- *Facilitate the master planning of future open space reserves and community infrastructure to support the development of neighbourhood hubs.*
- *Ensure that new community infrastructure considers the integration of multiple uses, access requirements to service diverse needs, and useability.*
- *Ensure detailed transport assessments are undertaken as part of the planning for growth areas, to inform future infrastructure contribution plans, and detailed plans for the areas.*

## **Directions**

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- *Support the implementation of Shared Infrastructure Plan implemented through 173 Agreements or a similar funding mechanism to assist in the delivery of shared infrastructure and community facilities.*
- *Ensure that no land is rezoned prior to*

# PART B - THE IMPLEMENTATION PLAN

## 1.0 PURPOSE

Colac Otway Shire Council plays a crucial leadership role in the realisation of the Colac 2050 Growth Plan (Growth Plan) and in ensuring that the Vision and directions are achieved. The Colac 2050 Implementation Plan (Implementation Plan) extracts the recommendations from the Growth Plan and puts them into a framework for action. It provides direction on prioritising actions, and is the strategic link that will inform Council's work plan, budget allocations, advocacy role and funding applications. The Implementation Plan also establishes a process for monitoring and review

## 2.0 OVERVIEW OF THE IMPLEMENTATION PLAN

The Implementation Plan includes a table with short term priorities listed first, followed by medium and then longer term priorities. The table outlines the following:

- Action(s) required to implement a recommendation from the Growth Plan
- Council's role
- Indicative cost
- A measure to enable ongoing monitoring of the Growth Plan and its implementation

The Implementation Plan also includes a section that specifies criteria for future review of the Growth Plan.

## 2.1 Actions

Actions in the Implementation Plan describe the tasks that need to be completed to progress the recommendations in the Colac 2050 Growth Plan. There are 59 recommendations and they are grouped in accordance with the five planning themes of the Growth Plan:

- Urban Growth
- Housing and accommodation
- Economic development and employment
- A cultural landscape, sustainability, and healthy environment
- Infrastructure.

## 2.2 Responsibilities

Council will adopt a range of roles as the key leader responsible for implementation of the Growth Plan. The role will vary depending on the action. These roles referred to in the table are described below:

- Planning/responsible authority - in accordance with its functions pursuant to the *Planning and Environment Act 1987*
- Partner – where the support of another agency is required to bring a recommendation to fruition
- Advocate – making submissions or representations to the Commonwealth and State Governments to attract funding for various projects
- Service provider - where capital works are required
- Regulator – providing governance and



regulatory services including local laws, building and environmental health roles

- Educator – providing information to the community, land developers and other stakeholders or interest groups.

## 2.3 Indicative cost

An estimate of the cost of actions is listed where this is known or can be reasonably estimated. Where the cost depends on further investigation or detailed design, this is noted.

## 2.4 Monitoring and Evaluation

The table includes a column outlining measures that will enable each action to be tracked and monitored. This will allow Council to easily identify whether a recommendation has been completed and actions that remain outstanding.

## 3.0 Criteria for Future Review

The Growth Plan is based on accommodating a potential population of 20,000 by 2050 and identifies land use needs on that basis. The Growth Plan should only be reviewed in full if there is a significant update to State or local policy that would result in the need for additional residential land in Colac.

The Implementation Plan should be reviewed bi-annually and reported to Council to ensure that commitment to the Vision principles is maintained. This will allow for an open and transparent monitoring process to progress the Implementation Plan, which is important to the community and other stakeholders.



Aerial image of Colac

## IMPLEMENTATION PLAN TABLE

SHORT TERM PRIORITIES (approximately 2019 to 2025)					
Ref to Rec. No.	Recommendation / Action	Council's Role	Indicative Cost	Measure	
	Adopt the Colac 2050 Growth Plan.	Planning authority	N/A	Council resolution to adopt plan.	
URBAN GROWTH					
	Incorporate the principles and directions of the Colac 2050 Growth Plan and revised town boundary in the Colac Otway Planning Scheme.	Planning authority	First planning scheme amendment \$20,000 (exhibition and Panel)	Approval of a planning scheme amendment by the Minister for Planning.	
1	<p>Prepare a Planning Scheme Amendment to:</p> <ul style="list-style-type: none"> <li>• remove DPO2 from the area west of Queen Street and north of Pound Road.</li> <li>• apply a revised DPO schedule to areas where no development plan has been approved, or is currently being prepared, which: <ul style="list-style-type: none"> <li><input type="checkbox"/> Does not allow the consideration of subdivision prior to the approval of a development plan, and</li> <li><input type="checkbox"/> Requires the preparation of a shared infrastructure plan informed by relevant technical assessments as part of the preparation of the development plan.</li> </ul> </li> </ul>	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.	



2	Facilitate the preparation of the remaining development plans covered by the amended DPO2 in Colac.	Planning authority / partner	TBC	Approval of remaining development plans by Council.
3	Support an application to rezone land currently zoned Rural Living west of Main Street Elliminyt to General Residential. Apply the Development Plan Overlay to ensure the orderly development of the land, coordination of infrastructure, and preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
4	Facilitate the coordination of development of the land currently zoned Rural Living west of Main Street Elliminyt for residential purposes with the landowners.	Planning authority / partner	Planning costs to be shared by Council and landowners (paid at the time of the development of land) noted as item on the Shared Infrastructure Plan	Approval of development plan and shared infrastructure plan by Council.
5	Support an application to rezone land west of the Wyuna Estate to General Residential. Apply the Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, and preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
6	Review the BMO mapping in Colac west to identify the extent of the bushfire risk in this area.	Planning authority	\$20,000	Approval of a planning scheme amendment by the Minister for Planning.
8	Support an application to rezone land south of the railway line in the Deans Creek corridor to General Residential. Apply Development Plan Overlay(s) to ensure the orderly staging and development of land, coordination of infrastructure, and preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.

12	Rezone land currently zoned Industrial 1 in Rossmoyne Road to Industrial 3 to reflect this area as a buffer industrial area.	Planning Authority	\$20,000	Approval of a planning scheme amendment by the Minister for Planning.
13	Identify land south of Harris Road and west of the Colac Racecourse and Recreation Reserve as a long term residential investigation area located outside the urban boundary for Colac.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
14	Rezone land currently zoned Low Density Residential south of Harris Road to Farming Zone to protect its long-term development potential for conventional residential purposes.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
15	Identify land west of Deans Creek Road and south of the railway line as a long term residential investigation area located outside the urban boundary for Colac.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
18	Identify land east of the Belvedere Estate as a long term low density residential investigation area.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
22	Identify land east of Drapers Road as a long term rural living investigation area.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
23	Consider the application of the Environmental Audit Overlay to the former service station site on the corner of Drapers Road and the Princes Highway.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
24	Explore opportunities to improve the visual appearance of the disused service station site near the corner of Drapers Road and Princes Highway.	Planning authority / partner / advocate	TBC	Improvements to visual appearance of disused service station site.



HOUSING AND ACCOMMODATION					
25	Develop a precinct plan in the short term in collaboration with: VicTrack; Colac Area Health; other relevant State Government departments or agencies; and the community, to consider a holistic response to maximise this land to deliver diverse housing and short term accommodation options.	Planning authority / partner	\$60,000	Adoption of a precinct plan by Council.	
26	Consider opportunities for encouraging apartment accommodation within the CBD to facilitate diverse accommodation options.	Advocate to developers	N/A	Applications for planning permit applications for shop top accommodation.	
27	Advocate to the Department of Housing and Human Services and/or Registered Housing Associations to collaborate on a master planning process for the Colac Housing Renewal area in Colac west with landowners and the community.	Planning authority / partner	\$50,000	Commitment by either the Department of Housing and Human Services or a registered housing association to begin a master planning process.	
28	Finalise the draft Colac Heritage Built Form Review and implement its findings.	Planning authority	Part of subsequent amendment	Approval of a planning scheme amendment by the Minister for Planning.	
30	Develop a 'good subdivision design' local policy to provide guidance in relation to matters such as the need to design with CPTED (Crime Prevention Through Environmental Design) principles providing street frontage to public open space, avoiding court bowls and enhancing street connectivity, and requirements for infrastructure such as footpaths.	Planning authority	\$30,000	Preparation of 'good subdivision design' guidelines that can be used to inform a local policy in the Colac Otway Planning Scheme.	

ECONOMIC DEVELOPMENT AND EMPLOYMENT				
31	Explore ways to facilitate the undergrounding of powerlines along the Princes Highway within Colac and in the CBD to allow street trees to be planted to create a boulevard treatment for the Highway and City Centre.	Planning authority / advocate	TBC	Preparation of an implementation plan with funding sources for the undergrounding of powerlines.
32	Progressively implement place making initiatives for Colac identified in Council strategies.	Planning authority / advocate	TBC	Implementation of place making initiatives identified in Council strategies.
33	Implement the actions identified in the <i>Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, 2017</i> .	Planning authority / advocate	TBC	Implementation of actions identified in the <i>Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, 2017</i> .
34	Identify opportunities to encourage the provision of short-stay accommodation in Colac to service tourist and visiting workers.	Planning authority / advocate	TBC	Sites identified for the provision of short-stay accommodation in Colac.
35	Collaborate with Colac Area Health to develop a Health Precinct Plan to assist with the long-term use and development of the area.	Planning authority / advocate	TBC	Preparation of a Health Precinct Plan.
CULTURAL LANDSCAPE, SUSTAINABILITY, AND HEALTHY ENVIRONMENT				
7	Explore opportunities to create a focal point along the lower reaches of the Deans Creek with a constructed wetland and Aboriginal focus, in consultation with the Eastern Maar	Planning authority / partner	TBC	Preparation of an implementation plan with funding sources for treatment of lower reaches of Deans Creek.
36	Develop a cultural heritage strategy for the Colac region to: improve our understanding of local Aboriginal culture and stories; inform future development and management of culturally significant areas whilst adding to and not taking away from a compromised cultural landscape; and provide a balanced narrative of cultural heritage in the Colac area.	Planning authority / partner	TBC	Council adoption of a cultural heritage management plan for the Colac region.



37	Investigate opportunities to improve the education of: Colac Otway staff and their contractors; the development community; and construction workers, about Aboriginal Cultural Heritage Management.	Planning authority / partner	TBC	Education program / material for Colac Otway staff and their contractors, the development community, and construction workers, about Aboriginal Cultural Heritage Management.
39	Finalise and adopt the Colac Stormwater Development Strategy to provide guidance for the management of stormwater in Colac.	Planning authority	Current budget item	Council adoption of <i>Colac Stormwater Development Strategy</i> .
40	Develop concept designs for the 'Botanic Link Pathway' and stormwater facilities identified by the <i>Colac Stormwater Development Strategy</i> , to assist with a future shared infrastructure contributions plan.	Planning authority	TBC	Concept designs for the Botanic Link Pathway and stormwater facilities.
43	Implement the <i>Colac Forest Strategy</i> .	Planning authority / partner	TBC	Progressive installation of street trees in Colac and other improvements identified in the <i>Colac Forest Strategy</i> .
45	Explore opportunities with relevant stakeholders to develop a new Lake Colac Management Plan.	Planning authority / partner	TBC	Agreement by relevant stakeholder to develop a Lake Colac Management Plan.
46	Ensure Development Plan Overlays applied to future development land adjoining or near identified bushfire hazard areas require an assessment and response to the bushfire risk.	Planning authority	TBC	Application of Development Plan Overlays or similar to land adjoining or near identified bushfire hazard areas which requires an assessment and response to the bushfire risk.

INFRASTRUCTURE					
49	Investigate and plan for appropriate shared infrastructure funding mechanisms to contribute to the funding of important infrastructure required to service growth.	Planning authority	TBC	Implementation of shared funding mechanisms to service growth in Colac	
51	Prepare a masterplan for COPACC to examine future expansion needs and opportunities, which could be integrated as part of the Civic, Rail and Health Precinct master planning process.	Planning authority / partner	\$50,000	Council adoption of a Masterplan for the Civic and Rail Precinct	
52	Advocate or negotiate with the State to ensure that the former Colac High School remains in public ownership and can be developed in the medium term for public open space and community uses.	Planning authority / advocate	TBC	Transfer of land to Council / community service providers for public open space purposes and community uses.	
53	Upgrade aging recreation infrastructure at existing reserves to meet future demand and comply with modern facility design standards, including upgrading sports lighting, playing surface improvements, and meeting the needs of female players and umpires.	Planning authority	TBC	Improved recreation infrastructure	
59	Explore the feasibility of developing an integrated children's services and community centre in Colac, in collaboration with the State Government and local early years' service providers.	Planning authority / advocate / partner	TBC	Feasibility plan for an integrated children's services and community centre.	
60	Continue to implement the recommendations of the <i>Active Transport Strategy</i> , 2013, including detailed design for the Green Spine, and extend these to new areas.		TBC	Construction of recommendations from the Active Transport Strategy.	
62	Investigate the extension of the Lake Colac Foreshore to the west and a potential open space connection between Colac and Cororooke, and Colac and Beeac.	Planning authority / partner	TBC	Feasibility plan and alignment of open space connections to Cororooke and Beeac.	



57	Ensure that small lot subdivisions do not avoid contributions through the re-subdivision of land by requiring a s173 agreement.	Planning authority	TBC	Regular use of s173 agreements as part of planning permit applications for subdivision where balance lots are capable of further subdivision.
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MEDIUM TERM PRIORITIES (approximately 2026 to 2035)				
Ref to Rec. No.	Recommendation / Action	Council's Role	Indicative Cost	Measure
URBAN GROWTH				
3	Support an application to rezone land currently zoned Rural Living east of Main Street Elliminyt to General Residential. Apply the Development Plan Overlay to ensure the orderly development of the land, coordination of infrastructure, and preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
4	Facilitate the coordination of development of the land currently zoned Rural Living east of Main Street Elliminyt for residential purposes with the landowners.	Planning authority / partner	Planning costs to be shared by Council and landowners (paid at the time of the development of land) noted as item on the Shared Infrastructure Plan	Approval of development plan and shared infrastructure plan by Council.

8 and 10	<p>Support an application to rezone land south and north of the railway line in the Deans Creek corridor to General Residential. Apply Development Plan Overlay(s) to ensure the orderly staging and development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within industrial buffer areas.</p> <p>Include a requirement to investigate the potential for a neighbourhood centre to service local needs generated by the new population in Colac west.</p> <p>Develop design based controls and apply the Design and Development Overlay (or similar) to land adjoining the Princes Highway to ensure development responds to important character features such as space between buildings</p> <p>Develop design based controls and apply a Design and Development Overlay (or similar) for the sections of the Deans Creek corridor which are within or near the Bushfire Management Overlay to ensure that bushfire risk is acknowledged and future development is managed to ensure it achieves a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).</p>	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
9	Investigate opportunities to find a suitable alternative location for the Colac Rifle Club to avoid future conflict.	Partner /advocate	TBC	Site identified that is suitable to all parties involved.



16	Support an application to rezone land currently zoned Rural Living east of Woodrowvale Road and west of Forest Street to Low Density Residential or Rural Living. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within industrial buffer areas.	Planning authority	Amendment costs to be borne by the developer.	Approval of the amendment by the Minister for Planning.
17	Support an application to rezone land currently zoned Farming east of Forest Street to Low Density Residential or Rural Living. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within the industrial buffer area.	Planning authority	Amendment costs to be borne by the developer.	Approval of the amendment by the Minister for Planning.
19	Support an application to rezone land currently zoned Farming south of Harris Road and east of Forest Street South to Low Density Residential or Rural Living. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of the amendment by the Minister for Planning.
20	Undertake a Precinct Plan for land south of Flaxmill Road to identify appropriate planning controls for the area to facilitate development which has regard to important industrial buffer areas.	Planning authority	\$20,000	Adopted Precinct Plan.
21	Support an application to rezone land currently zoned Farming west of Drapers Road and east of the industrial land, to Rural Living. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within the industrial buffer area.	Planning authority	Amendment costs to be borne by the developer.	Approval of the amendment by the Minister for Planning.

HOUSING AND ACCOMMODATION					
29	Investigate whether the Colac Residential Precinct (identified as HO307) should be rezoned to Neighbourhood Residential.	Planning authority	\$15,000		Report to Council with a recommendation on the appropriate zone for land within Heritage Precinct 307.
CULTURAL LANDSCAPE, SUSTAINABILITY, AND HEALTHY ENVIRONMENT					
38	Engage with the community to identify important views corridors and landscape elements such as views of Lake Colac from Colac's eastern entrance, and protect with appropriate planning controls.	Planning authority	\$30,000		Approval of a planning scheme amendment by the Minister for Planning.
41	Implement a long-term capital works program to ensure that the 'Botanic Link Pathway', including on-street sections, is planned for and delivered as part of Colac's growth, for the sections which Council is required to deliver.	Planning authority	TBC		Creation of a long term capital works program.
42	Develop a Significant Tree register for Colac and protect through appropriate controls in the Planning Scheme.	Planning authority	TBC		Creation of a significant tree register and approval of Planning Scheme Amendment by the Minister for Planning.
44	Develop a strategy which considers ways to integrate climate ready actions and incentives to achieve carbon neutral development, and climate adaptation outcomes associated with integrated water management.	Planning authority	\$50,000		Adoption of a Climate Action Plan for Colac by Council.
47	Ensure new development in the identified precincts is built to a minimum BAL 12.5 building standards.	Advocate / Registered Building Surveyor	TBC		TBC
48	Explore mechanisms to ensure new development in Colac is resistant to ember attack.				



INFRASTRUCTURE				
	Engage with State Government to review the adequacy of primary and secondary school provision as part of further growth planning in Colac.	Planning authority / partner	TBC	Update in relation to requirements for the provision of primary and secondary schools in Colac to service growth.
54	Investigate the redevelopment of the lawn tennis club including consolidating all tennis facilities in Colac at one venue to provide a modern and sustainable facility which is suitable for local competition and other tournament needs.	Planning authority / partner	TBC	Feasibility or masterplan of redeveloped lawn tennis club facility.
55	Explore the feasibility of developing a single integrated facility at Lake Colac for the Colac Yacht, Sea Scouts, Rowing, and Angling Clubs.	Planning authority / partner	TBC	Feasibility or masterplan of redeveloped Yacht, Sea Scouts, Rowing and Angling Club facility.
56	Provide for a minimum additional 8ha reserve in the Deans Creek corridor to service lower profile sports.	Planning authority / developer	TBC	Delivery of 8ha open space reserve
61	Develop the on-street legs of the 'Botanic Link' with separated cycle lanes and significant street planting to enhance the street based connections of the circuit.	Planning authority / developer	TBC	Delivery of on-street legs of the 'Botanic Link'

LONG TERM PRIORITIES (approximately 2036+)				
No.	Recommendation / Action	Council's Role	Indicative Cost	Measure
URBAN GROWTH				
9	Support an application to rezone land east of Rossmoyne Road to General Residential or Low Density. Apply the Development Plan Overlay to ensure coordination of infrastructure and preparation of a shared infrastructure plan and include a requirement for a suitable buffer treatment to adjoining industrial land such as an open space corridor.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
46	Rezone land currently zoned Industrial 1 in the Rossmoyne Road area to Industrial 3 to reflect this area as a buffer industrial area.	Planning authority	\$20,000	Approval of a planning scheme amendment by the Minister for Planning.

# APPENDIX - Potential Dwelling Yield Table

Location	Description	Zone	Size in Hectares (not excluding FO)	Affected by FO / LSIO	Size in Hectares (excluding FO)	70% Area (Nominal 30% for open space, roads, infrastructure) or 60% for LSIO affected	Average lot size in sqm	Potential No of Dwellings	Potential Population	Notes
									(Based on Average Household Size of 2.31)	
Colac East - Marriners Street	Rural Living or Low Density south of Marriner Street, Colac east (from RAZ)	RLZ or LDRZ	31.11	No	31.11	21.78	12000	18	42	
Colac East - Drapers Road	Rural Living between Drapers and Industrial land (from FZ)	RLZ	125.1	No	125.1	87.57	36000	24	56	Range from 6ha to 1.2ha (averaged at half 6ha closer to industrial and 1.2ha further away)
Elliminyt - Woodrowvale Road	Low Density Woodrowvale Road (from RLZ)	LDRZ	88.24	LSIO	88.24	52.94	5000	23	53	Range from 6000 to 4000sqm



Elliminyt - Infill West	General Residential West of Main Street, Elliminyt (from RLZ)	GRZ	276.9	FO	224.66	134.796	500	311	719	Range from 350 to 800sqm
Elliminyt - Infill East	General Residential East of Main Street, Elliminyt (from RLZ)	GRZ	151.9	FO	140.665	84.399	500	195	450	Range from 350 to 800sqm
Elliminyt - South	General Residential Wyuna Estate extension towards Colac Lavers Hill Road (from FZ)	GRZ	35.15	No	35.15	24.61	600	410	947	Range from 400 to 800sqm
Elliminyt - Forrest Street Low Density	Low Density east of Forrest Street (from FZ)	LDRZ	91.49	LSIO	91.49	54.894	5000	110	254	
Colac West - Rifle Butts Road	General Residential east of Rifle Butts Road (from FZ)	GRZ	33.2	FO	23.22	13.932	700	199	460	Range from 500 to 900sqm
Colac West - Deans Creek Road south - south of railway line	General Residential south of Railway Line west of current town boundary (from FZ)	GRZ	77.7	FO	71.39	42.834	600	714	1649	Range from 400 to 800sqm

Location	Description	Zone	Size in Hectares (not excluding FO)	Affected by FO / LSIO	Size in Hectares (excluding FO)	70% Area (Nominal 30% for open space, roads, infrastructure) or 60% for LSIO affected	Average lot size in sqm	Potential No of Dwellings	Potential Population	Notes
									(Based on Average Household Size of 2.31)	
Colac West - Rossmoyne Road	General	GRZ	82.56	FO	82.62	49.572	600	826	1909	Range from 400 to 800sqm
Colac West - Deans Creek Road north - north of Railway, south of Highway	General	GRZ	67.05	FO	51.42	30.852	600	514	1188	Range from 400 to 800sqm
<b>TOTALS - all land</b>			<b>1060.4</b>			<b>598.18</b>		<b>3345</b>	<b>7727</b>	
<b>TOTALS - GRZ only</b>			<b>724.46</b>			<b>380.99</b>		<b>3170</b>	<b>7322</b>	
<b>TOTALS - LDRZ only</b>			<b>179.73</b>		<b>179.73</b>	<b>107.84</b>		<b>133</b>	<b>307</b>	
<b>TOTALS RLZ only</b>			<b>125.1</b>		<b>125.1</b>	<b>87.57</b>		<b>24</b>	<b>56</b>	
<b>TOTALS RLZ and / or LDRZ</b>			<b>31.11</b>		<b>31.11</b>	<b>21.78</b>		<b>18</b>	<b>42</b>	



# Glossary

## A

**Aboriginal cultural heritage:** The *Aboriginal Heritage Act 2006* defines Aboriginal Cultural Heritage as “Aboriginal places, Aboriginal objects and Aboriginal human remains”. They tell the story of Aboriginal use and occupation of the land. An Aboriginal place can be an area of land or water, a natural feature, formation or landscape, an archaeological site, as well as a building or structure. Aboriginal cultural heritage also includes intangible places where there may be no physical evidence of past cultural activities. These include places of spiritual or ceremonial significance, places where traditional plant or mineral resources occur, or trade and travel routes.

**Active transport:** Transport requiring physical activity, typically walking and cycling.

**Activity centres:** Areas that provide a focus for services, employment, housing, transport and social interaction. They range in size and intensity of use from smaller neighbourhood centres to major suburban centres.

**Affordable housing:** Housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs.

**Arterial Road:** A higher order road providing for moderate to high volumes at relatively higher speeds typically used for inter-suburban or inter-urban journeys, often linking to freeways. The Road Management Act 2004 includes a specific definition of arterial roads, being “a road which is declared to be an arterial road under section 14”. Declared arterial roads are managed by the State Government.

## B

**Biodiversity:** The variety of all life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems of which they form a part.

**Boulevard Design:** A design concept that emphasizes pedestrian travel, bicycling and the use of public transportation, and accommodates motor vehicle travel. It is often used as a ‘place making’ treatment (i.e. avenue of street trees).

**Buffer Zone:** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

**Built form:** The combination of features of a building, including its style, façade treatments, height and site coverage.

## C

**Central Business District (CBD):** Colac’s original ‘Hoddle Grid’ street layout identified by the Commercial 1 Zone, where the City’s main commercial and retail uses are located.

**Climate change:** A long-term change of the earth’s temperature and weather patterns, generally attributed directly or indirectly to human activities such as fossil fuel combustion and vegetation clearing and burning.

**Community Engagement:** Community engagement is a planned process with the specific purpose of working across organisations, stakeholders and communities to shape the decisions or actions of member of the community, stakeholders or organisation in relation to a problem, opportunity or outcome.

**Community facilities:** Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning; early years health and community services; community arts and culture; sport, recreation and leisure; justice; voluntary and faith and emergency services. For example: kindergarten & libraries.

**Country:** In Aboriginal English, a person’s land, sea, sky, rivers, sites, seasons, plants and animals; place of heritage, belonging and spirituality; is called ‘Country’. ‘Country’ is both a place of belonging and a way of believing.

**Curvilinear:** something that is formed or characterized by a set of curved lines.

**Cultural Landscape:** Term referring to the tangible and intangible values in a place, including people and stories about the place.

## D

**Decile:** Deciles divide a distribution into ten equal groups. In the case of SEIFA, the distribution of scores is divided into ten equal sized groups. The lowest scoring 10% of areas are given a decile number of 1, the second-lowest 10% of areas are given a decile number of 2 and so on, up to the highest 10% of areas which are given a decile number of 10.

**Disadvantage:** The Australian Bureau of Statistics (ABS) defines relative socio-economic advantage and disadvantage in terms of people's access to material and social resources, and their ability to participate in society. The terms "disadvantage" and "socio-economic disadvantage" are used interchangeably in this publication.

**Department of Environment, Land, Water and Planning (DELWP):** DELWP brings together Victoria's planning, local government, environment, energy, suburban development, forests, emergency management, climate change and water functions into a single department to strengthen connections between the environment, community, industry and economy.

**Developer:** An individual who or business that prepares land for the construction of buildings or causes to be built physical space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

**Development:** Generally, any man-made change to existing or proposed use of real property. Development activities include: land divisions, lot line adjustments, construction or alteration of structures, construction of roads and any other access way, establishing utilities or other associated facilities, grading, deposit of refuse, debris or fill, and clearing of vegetative cover. Does not include routine acts of repair or maintenance.

**Development contributions plan (DCP):** Development contributions are payments or in-kind works, facilities or services provided by developers towards the supply of infrastructure required to meet the future needs of the community.

## E

**Eastern Maar:** Traditional Owners of south-western Victoria. Their land extends as far north as Ararat and encompasses the Warrnambool, Port Fairy and Great Ocean Road areas. "Eastern Maar" is a name adopted by the people who identify as Maar, Eastern Gunditjmara, Tjap Wurrung, Peek Whurrung, Kirrae Whurrung, Kuurn Kopan Noot and/or Yarro waetch (Tooram Tribe) amongst others, who are Aboriginal people and who are:

- descendants, including by adoption, of the identified ancestors;
- who are members of families who have an association with the former Framlingham Aboriginal Mission Station; and
- who are recognised by other members of the Eastern Maar People as members of the group.

**Eastern Maar Aboriginal Corporation (EMAC):** The professional organisation that represents the Eastern Maar People of South West Victoria and manages their Native Title rights and Interests. EMAC has a board of directors of Traditional Owners and is a registered organisation under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006*.

**Ecosystem services:** The benefits people obtain from healthy ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on earth.

**Environmentally Sustainable Design:** Environmentally Sustainable Design (ESD) comprises types of economic and social development that protect and enhance the natural environment and social equity.

## F

**Framework plan:** High level coordinating plan which sets policy direction (vision) and spatial structure for a growth area, urban renewal precinct, cluster, or regional city. A Framework Plan:

- Sets out the future vision for a defined area
- Guides sustainable growth development over the longer term
- Identifies the steps needed to manage growth
- Defines key projects and infrastructure required to support growth and
- Provides a more certain environment for making both public and private investment decision

## G

**G21 Alliance:** The formal alliance of government, business and community organisations working together to improve the lives of people within the G21 region across five municipalities – Greater Geelong, Colac Otway, Surf Coast, Queenscliffe and Golden Plains.

**Greenfield land:** Undeveloped land identified for residential or industrial/commercial development.

## H

**Health and education precincts:** Locations to cluster synergistic health and/or education services to improve access to integrated service provision, improve outcomes, develop the health and education workforce and deliver economic benefits (such as innovation and job creation). These precincts may provide solely health, solely education, or a combination of health and education services.

**Heat island effect:** a localised heating effect in urban areas caused by a concentration of hard surfaces such as pavements, walls and roofs that retain heat and radiate it back into the environment.

**Heritage Place:** A heritage place may be a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site or other place of natural or cultural significance and its associated land. All municipalities contain important heritage places.

**Hoddle Grid:** The grid pattern of streets making up Melbourne's CBD bounded by the Yarra River, Spring Street, La Trobe Street and Spencer Street, as well as the triangular area to the north bounded by Victoria, Peel and La Trobe streets. The grid was designed by Robert Hoddle in 1837.

**Housing density:** The number of dwellings in an urban area divided by the area of the residential land they occupy, expressed as dwellings per hectare.

**Housing diversity:** The provision of a range of different housing types to suit different ages, lifestyles and incomes.

## I

**Industrial:** Activities generating income from the production, handling or distribution of goods. Industrial uses include, but are not limited to manufacturing, assembly, fabrication, processing, storage, logistics, warehousing, distribution and research and development. Industrial uses may have unique land, infrastructure and transportation requirements. Industrial uses tend to have external impacts on surrounding uses and cluster in traditional or new industrial areas where they are segregated from other non-industrial activities.

**Industrial Areas:** An area set aside for industrial activities. Supporting commercial and related uses may be allowed, provided they are intended to serve the primary industrial users.

**Infill Development:** Development on scattered vacant sites within the urbanized area of a community.

**Infrastructure:** Basic facilities and networks (e.g. buildings, roads, and utilities) needed for the functioning of a local community or broader society. Infrastructure can be provided by the private sector (local roads, childcare, shopping centres), or by Government (Kindergartens, schools, railways).

**Infrastructure contributions plan (ICP):** Infrastructure contributions help fund essential works and services for new communities.

**Integrated water management:** An approach to planning that brings together all facets of the water cycle including sewage management, water supply, stormwater management and water treatment, ensuring environmental, economic and social benefits.

**Intermodal freight facility/terminal:** A location for the transfer of freight from one transport mode to another, for example between road and rail, together with all the necessary support services and activities.



## K

## L

**Linear Open Spaces:** Corridors of public open space such as along waterways that link nodes of public open space or other activity areas or community facilities.

**Liveability:** A measure of a city's residents' quality of life, used to benchmark cities around the world. It includes socioeconomic, environmental, transport and recreational measures.

**Local town centre:** Town centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major town centres. This should be of sufficient size to accommodate a supermarket.

**Lot:** A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

## M

**Master Plan:** A plan that directs how a single site of landholding or a cluster of related sites will be developed. It may include direction on traffic movements, allocation of spaces, and provision of open space and key facilities. It is usually more detailed than a structure plan.

**Median:** The median is a simple measure of central tendency. To find the median, observations, values or numbers are arranged in order from smallest to largest value. If there is an odd number of observations, the median is the middle value. If there is an even number of observations, the median is the average of the two middle values.

**Municipal Strategic Statement (MSS):** The MSS is a concise statement of the key strategic planning, land use and development objectives for the municipality with related strategies and actions. It provides:

- A link to the council corporate plan and the planning framework
- The strategic basis for the local content of the planning scheme, such as local policies and the choice of zones and overlays
- The strategic basis for decision-making by the responsible authority

## N

**Native vegetation:** Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

**Natural hazard:** A natural event that has potential to cause harm to people, property or the environment, including climate change, bushfire, flooding and sea level rise.

**Neighbourhood activity centres:** Local centres that provide access to local goods, services and employment opportunities and serve the needs of the surrounding community.

## O

**Open space:** Land that provides outdoor recreation, leisure and/or environmental benefits and/or visual amenity.

**Overlay/s:** An overlay is a state-standard provision, forming part of a suite of provisions in the *Victoria Planning Provisions* (VPP). Each planning scheme includes only those overlays that are required to implement the strategy for its municipal district. Each overlay addresses a single issue or related set of issues (such as heritage, bushfire or flooding). The planning scheme maps identify land affected by overlays. Not all land is affected by an overlay, but where more than one issue applies to a parcel of land, multiple overlays can be used. Overlays must have a strategic justification and be linked to the Municipal Strategic Statement and local planning policy. Many overlays have schedules to specify local objectives and requirements. Many overlays set out requirements about development, not use. The requirements of an overlay apply in addition to the requirements of the zone. Neither is more important than the other. Overlays do not change the intent of the zone.

## P

**Planning scheme amendment:** Changes to the planning scheme are called amendments and the process is set out in the *Planning and Environment Act 1987*. An amendment may involve a change to a planning scheme map (for example: a rezoning), a change to the written part of the scheme, or both.

**Public housing:** Long-term rental housing that is owned by the government. Its purpose is to accommodate very low to moderate income households that are most in need.

**Public realm:** Incorporates all areas freely accessible to the public, including parks, plazas, streets and laneways.

## R

**Regional Growth Plans:** Plans providing a broad regional planning direction for land use and development across eight regions in Victoria developed through partnerships between local governments and state agencies and authorities.

**Regional Victoria:** Includes all municipalities outside metropolitan Melbourne.

**Registered Aboriginal Party:** Represents Aboriginal people in the management and protection of Aboriginal cultural heritage.

**Renewable energy:** Energy that comes from resources which are naturally replenished on a human timescale such as sunlight, wind, rain, tides, waves, and geothermal heat.

**Residential Zones:** Land that is suitable primarily for residential purposes is generally included in one of the three residential zones – the Neighbourhood Residential Zone, the General Residential Zone, or the Residential Growth Zone.

**Resilience:** The capacity of individuals, communities, institutions, businesses, systems and infrastructure to survive, adapt and grow, in response to challenges

**Resource recovery:** Extraction of useful material or energy from a waste stream.

**Rural residential land:** Land in a rural setting that is used and developed for dwellings that are not primarily associated with agriculture.

It generally includes lot sizes smaller than surrounding farms.

## S

**Schedules:** Together with the Local Planning Policy Framework (LPPF), schedules are the means of including local content in planning schemes. They are used to supplement the basic provisions of a state-standard clause, zone or overlay in a planning scheme, adapting it to local circumstances and locally defined objectives. This means that schedules are a key tool for implementing objectives and strategies in the MSS.

### State Planning Policy Framework (SPPF):

Every planning scheme includes the SPPF containing general principles for land use and development in Victoria. Planning authorities and responsible authorities must take these general principles and specific policies into account in their integrated decision making process.

**Statutory planning:** The fundamental instrument for statutory planning is a planning scheme. Statutory planning is the process of decision making by way of planning permits for new use and development. It includes the preparation and implementation of planning provisions for the planning scheme.

**Strategic planning:** Strategic planning is the research and formulation of policies or strategies to implement goals and objectives relating to particular land uses or areas. Strategic planning also involves monitoring and evaluating the implications of the provisions on land use and development.

**Structure plan:** A plan for implementing a framework or vision for a precinct. It may include proposed land zonings and building controls, plans for infrastructure provision, proposed development contributions, strategies for addressing issues such as drainage, and nominated sites for more detailed master planning.

**Surplus government land:** Sites identified as being surplus to government requirements.

**Sustainable development:** An approach to development that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental dimensions.

**Sustainable transport:** Transport by modes other than single-occupancy cars. Includes walking, cycling, bus, tram, train and carpooling.

## T

**Topography:** The arrangement of the natural and artificial physical features of an area.

**Traditional Owners:** People who, through membership of a descent group or clan, are responsible for caring for particular Country. A Traditional Owner is authorised to speak for Country and its heritage as a senior Traditional Owner, an Elder or, in more recent times, a registered native title claimant.

## U

**Urban forest:** All of the trees and other vegetation in a city as well as the soil and water that supports it.

## V

## W

**Walkability:** The degree to which an environment supports walking as a transport mode, for instance by providing frequent, safe and attractive paths that connect common trip origins and destinations.

**Water Sensitive Urban Design:** Integrating the urban water cycle into urban design to minimise environmental damage and improve recreational and aesthetic outcomes. Water Sensitive Urban Design (WSUD) is a sustainable water management approach that aims to provide water-quality treatment, flood management to reduce the pollution carried to our waterways and more sustainable urban landscapes. Key principles include minimising water resistant areas; recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground; encouraging on-site reuse of rain; encouraging on-site treatment to improve water quality and remove pollution and using temporary rainfall storage (retarding basins / wetlands) to reduce the load on drains and improve landscape viability.

## Z

**Zones:** A planning scheme uses zones to designate land for particular uses, such as residential, industrial or business. A zone will have its own purpose and set of requirements. Standard zones for state-wide application are set out in the VPP. These zones are used in all planning schemes, as required. Each planning scheme includes only those zones required to implement its strategy, as set out in its MSS. There is no ability to vary the zones or to introduce local zones. However, some zones have schedules to provide for local circumstances, such as the Mixed Use Zone and the Rural Living Zone.

# Acronyms

**AKD:** Associated Kiln Driers Pty Ltd (trading as AKD Softwoods)

**ALC:** Australian Lamb Company

**ASR:** Australian Social Research

**CMA:** Catchment Management Authority

**COPACC:** Colac Otway Performing Arts & Cultural Centre

**CPTED:** Crime Prevention Through Environmental Design

**DELWP:** Department of Environment, Land, Water and Planning

**DHHS:** Department of Health & Human Services

**G21:** G21 Geelong Regional Alliance

**IDM:** Infrastructure Design Manual

**IRSD:** Index of Relative Socio-economic Disadvantage

**SEIFA:** Socio-Economic Indexes for Areas

**WSUD:** Water Sensitive Urban Design



# Referenced Documents

*Assessment of Bushfire Risk in the Colac Growth Precincts Report (2018)*

*Colac Community Infrastructure Plan (2016)*

*Colac Integrated Water Cycle Management Plan (2014)*

*Colac Otway Active transport Strategy (2013)*

*Colac Otway Rural Living Strategy (2011)*

*Colac Structure Plan (2007)*

*Colac Township: Economic Development, Commercial and Industrial Land Use Strategy (2017)*

*Colac 2050 Background Report (2017)*

*Colac 2050 “What We Heard” Report and Addendum (2017)*

*Colac 2050 Citizens’ Jury Report (2017)*

*Colac Stormwater Development Strategy (2019)*

*Draft Colac Urban Forest Strategy (2015)*

*G21 Regional Growth Plan (2013)*

*Lake Colac Foreshore Masterplan (2016-2026)*

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