



COLAC 2050

Growth Plan

CITIZENS' JURY REPORT

Final Copy

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ABOUT THE CITIZENS' JURY

In response to the State Government of Victoria's policy and the G21 Regional Growth Plan, the Colac Otway Shire is undertaking the Colac 2050 Growth Plan project. The Colac Otway Shire called into being a Citizens' Jury as part of its broader community consultation. This Regional Growth Plan established a population target of 20,000 people by the year 2050 for Colac. The aim of the Colac 2050 Citizens' Jury was to involve members of the wider community in the preparation of the Colac 2050 Growth Plan by giving them the opportunity to make recommendations to Council. It was made clear to the Jury that Council would remain the statutory decision maker.

Of the approximately 100 expressions of interest, a Jury of 46 people was selected based on their:

- residential location (80% from Colac and 20% from the wider Shire)
- gender
- and age group.

These selection criteria ensured a representative group of all the Colac Otway communities. Importantly, all members came into the task with a positive commitment to be involved in discussions and planning for 'Colac 2050'.

The Citizens' Jury consisted of people from wide and diverse areas of thinking, education and cultural backgrounds, aesthetic, heritage and ecological appreciations. The Jury was asked to consider and make recommendations on the location of future residential development in Colac.

Speakers provided technical expertise on a diverse range of topics such as:

- integrated water management
- stormwater and drainage
- urban design
- demographics
- community infrastructure
- funding development infrastructure
- heritage, and
- land use planning.

A representative from the indigenous community was invited but unable to attend on the day.

The Citizens' Jury deliberated over 3 days in October and November 2017, and an additional day in early February 2018. The contents of this report were agreed to, by consensus, unless it states otherwise. Consensus within this report means that 80% of all the jury members present were in agreement.

The Minority Report (see appendix) was written by individual jury members and has not been deliberated upon, or put to a vote by the Jury.

EXECUTIVE SUMMARY

This report has been created by the 2017-18 Citizens' Jury, sitting for three days spread over a period of 6 weeks, followed by a fourth day in early February 2018.

The Jury, envisage that Colac maintains a botanical landscape where people desire to live, work and visit - a community that openly welcomes diversity, inspires innovation and provides a range of lifestyle opportunities.

This report contains the Jury's considered and debated recommendations.

During the Citizens' Jury sessions, we looked at and explored the following questions:

- 1. How and where should Colac grow?**
- 2. What facilities and infrastructures are needed for Colac looking forward to the year 2050?**
- 3. How should Council fund the growth of Colac?**

Our recommendations include changing current land zonings, as well as suggestions on proposed growth corridors and new infrastructure that will be required to support the expected growth of Colac to 2050 and beyond.

DECISION-MAKING CRITERIA

The Jury developed the following decision making criteria to guide their decisions.

In making their decisions, the Jury considered the following questions:

- Will it be positive for Colac people of diverse ages, backgrounds and abilities into the future (social sustainability)?
- Will it be in keeping with the regional city character of Colac and create a mix of scale in Colac's urban design (social sustainability and connectivity)?
- Will it be economically and financially sustainable for the long term - not short-sighted (economic/financial sustainability)?
- Will it enhance the environment and take account of resources such as energy and water (environmental sustainability)?

ANSWERING THE QUESTIONS

The remainder of the Report provides the Jury's response to the three questions that were given to them to consider.

QUESTION 1 (PART 1 - HOW): HOW AND WHERE SHOULD COLAC GROW?

The following section documents the jury's recommendations with respect to **how** Colac should grow to 2050 (and beyond).

OUR MISSION STATEMENT

The Citizens' Jury developed the following mission statement and vision for Colac in response to the question, 'how should Colac grow':

"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. "

VISION

Our vision for Colac in 2050 is for a vibrant, safe, inclusive and technologically advanced regional city. A city focused on protecting its post-settlement and Aboriginal cultural heritage as well as the natural environment. Sustainability and livability are core concepts to create a city that is connected to meet the needs of all ages and abilities. A city characterised by its strong local multi-faceted economy, which provides business investment and employment opportunities. A city that is welcoming, engaging and attractive to visitors.

PRINCIPLES

The Colac 2050 Growth Plan Citizens' Jury identified the following principles for managing growth towards 2050.

Our vision and principles are inspired by the following three over-arching concepts:

1. **Diversity** in all facets of the future growth of Colac.
2. **Sustainability**, in a social, economic and environmental sense.
3. **Best practice**.

Focusing on the following:

1 A healthy natural environment

- Respect the environment.
- Decrease the city carbon footprint and achieve carbon neutral status.
- Strengthen and promote water recycling and reuse.
- Enhance and preserve the health of Lake Colac, Deans Creek and Barongarook Creek through strategic, long-term management in coordination with relevant authorities.

2 Social Sustainability

- Integration of future growth areas into the existing civil infrastructure, including transport and movement routes (including public transport connections).
- Integration of future growth areas into the existing social infrastructure and urban structure including existing activity centers.
- Integration of future growth areas into the existing urban structure to facilitate development of accessible neighbourhood hubs.
- All new social infrastructure must be focused on enhancing efficiency, integration of multiple uses, and useability. It must provide equitable access to all potential users to encourage social well-being.
- Encourage enhanced 'urban vitality', 'local identity' and 'sense of place'.
- Maintaining a diversity of housing choices that takes into account population growth, community needs and affordability.

3 Economic Development

- Attract and encourage innovative industries to the City.
- Ensure a flexible approach to planning schemes and minimise unnecessary bureaucracy.
- Continue to promote Colac as a tourism destination and gateway to the Otways region, and improve support for events and community activities.
- Continue to support industry sectors based on the region's strengths.
- Promote and facilitate place-based creativity and the arts.

4 Governance

- Greater access and accountability by Council

QUESTION 1 (PART 2 - WHERE): HOW AND WHERE SHOULD COLAC GROW?

The following section documents the jury's recommendations in respect to **where** Colac should grow to 2050 (and beyond). The map should be read in conjunction with the table on the following pages. The numbering of the areas does not indicate any particular order or sequencing of development.

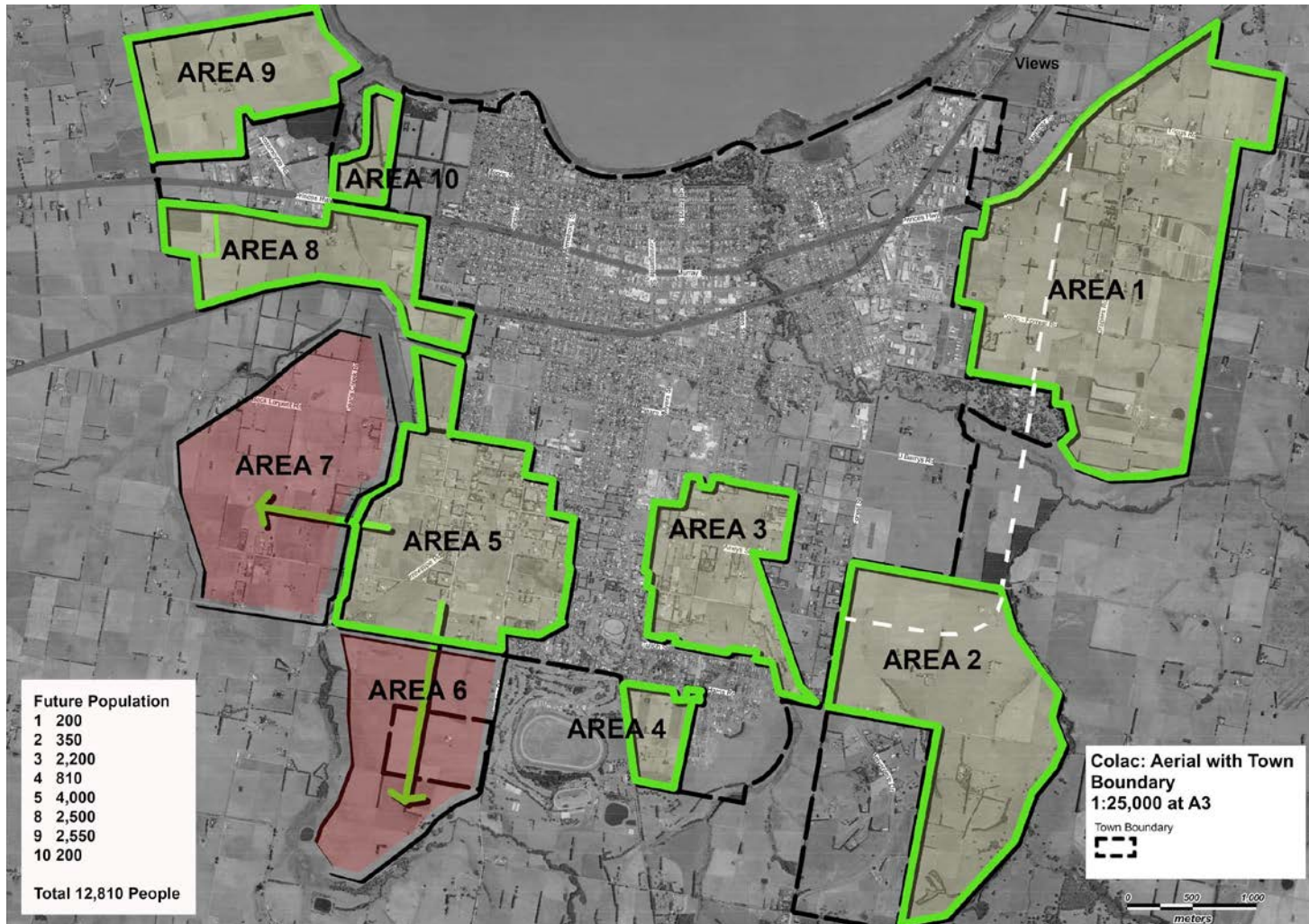


FIGURE 1 MAP OF THE JURY'S RECOMMENDED AREAS FOR FUTURE GROWTH (GREEN INDICATES AREAS WHICH SHOULD BE DEVELOPED BETWEEN NOW AND 2050, AND RED INDICATES AREAS WHICH SHOULD BE RESERVED FOR SUBSEQUENT DEVELOPMENT WHEN READY IN THE LONG TERM)

REVISED TABLE

Area (as per Figure 1)	Location	Size	Population potential	Conditions
1	<p>East</p> <p>East of the existing industrial areas. South of Princes Highway, including Draper's Road.</p>	510ha	200 people	<ul style="list-style-type: none"> • Re-zone from Farming to 'Rural Living'. • Minimum lot sizes of 6.0ha.
2	<p>South-East</p> <p>East of Forest Street. South of the extension of Aireys Street, including the land around Belvedere Drive & Woodrowvale Road.</p>	263ha	350 people	<ul style="list-style-type: none"> • To be developed after Area 1 (i.e. not immediately). • Re-zone from Farming 'to Rural Living'. • Minimum lot sizes of 1.2 ha.

3	<p>East – ‘infill’</p> <p>East of Colac Lavers Hill Road – which is currently zoned ‘Rural Living’.</p>	90.7 ha	2,200 people	<ul style="list-style-type: none"> • Re-zone from Rural Living to ‘General Residential’. • Designate ‘Beechy Rail Trail’ corridor as an open space. walking track – (Caveat: some portions are currently private land). • Ensure that the creek line can be used as a pedestrian connection. • Flood issues must be dealt with. • Encourage high density development closer to the city centre of town, and for larger parcels of land to be further away. • Encourage a mix of lot sizes. <p>Refer to the following strategic documents:</p> <ul style="list-style-type: none"> • Colac Integrated Water Cycle Management Plan • Colac Active Transport Strategy
4	<p>South</p> <p>Between Colac Lavers Hill Road and the Wyuna Estate in Elliminyt.</p>	33.5 ha	810 people	<ul style="list-style-type: none"> • Re-zone from Farming to ‘General Residential’. • Potentially, this area could include the wedge of land to its South as open space and to integrate with the ‘Beechy Rail Trail’. <p>Refer to the following strategic documents:</p> <ul style="list-style-type: none"> • Colac Active Transport Strategy

5	<p>West – ‘infill’</p> <p>Land currently zoned ‘Rural Living’. As well as a small area which is outside the current town boundaries (and currently zoned ‘Farming’).</p>	206 ha	4,975 people	<ul style="list-style-type: none"> • Re-zone from Rural Living to ‘General Residential’. • Ensure that Deans Creek is protected. • Ensure that the creek line can be used as a pedestrian connection. • Flood issues must be dealt with. • Encourage high density development closer to the city centre of town, and for larger parcels of land to be further away. • Encourage a mix of lot sizes. <p>Refer to the following strategic documents:</p> <ul style="list-style-type: none"> • Colac Integrated Water Cycle Management Plan • Colac Active Transport Strategy
6 (long-term future residential area only)	<p>South-West</p> <p>South of Harris Road. West of the Golf Course, including land that is currently zoned ‘Farming’; as well as a small area of undeveloped land which is currently zoned as ‘Low Density Residential’.</p>	181 ha	3,500 people	<ul style="list-style-type: none"> • Protect for future general residential use by retaining current ‘Farming’ zone. • Back-zone the section of this land that is currently zoned ‘Low Density Residential’ to ‘Farming’ to protect long term growth potential. <p>Refer to the following strategic documents:</p> <ul style="list-style-type: none"> • Colac Integrated Water Cycle Management Plan
7 (long-term future residential area only)	<p>West</p> <p>The Deans Creek Road corridor. West of existing ‘Rural Living’ zoned area and the existing settlement boundary.</p>	253 ha	6,100 people	<ul style="list-style-type: none"> • Protect for future general residential use by retaining current ‘Farming’. • This area could be good for development after 80% of Area 5 has been developed - subject to the completion of the necessary drainage works. • Any future development must be staged. <p>Refer to the following strategic documents:</p>

				<ul style="list-style-type: none"> Colac Integrated Water Cycle Management Plan
8	<p>West</p> <p>The Northern section of the Deans Creek corridor between the existing commercial development (fronting the Princes Highway) and the railway line.</p>	132 ha	2,550 people	<ul style="list-style-type: none"> Re-zone from Farming to General Residential A 'cadastral survey' must be completed. Ensure that the creek line can be used as a pedestrian connection. Flood issues must be dealt with. Caveat: Development to be conducted in stages beginning in the east and then moving west. Stage 1: The development is to be restricted to its closest approximate cadastral boundary west of Deans Creek. Stage 2: To be developed up to next cadastral boundary subject to demand. Stage 3: Subject to further review and subsequent demand. <p>Refer to the following strategic documents:</p> <ul style="list-style-type: none"> Colac Integrated Water Cycle Management Plan Colac Active Transport Strategy
9	<p>North-West of Rossmoyne Road. West of Lake Colac. North of the existing commercial/industrial area</p>	130 ha	2,550 people	<ul style="list-style-type: none"> Re-zone from Farming to General Residential. Back-zone the adjoining 'Industrial' area to 'Commercial'. Ensure that there is public open space along the Lake Colac frontage (extending the foreshore area). <p>Refer to the following strategic documents:</p> <ul style="list-style-type: none"> Colac Integrated Water Cycle Management Plan Colac Active Transport Strategy

10	<p>Deans Creek</p> <p>The land between Rifle Butts Road and Deans Creek; and, between Lake Colac and the Princes Highway.</p>	39.5 ha	680 people	<ul style="list-style-type: none"> • Re-zone from Farming to 'General Residential' taking into consideration the adjoining 'Crown land'. • Ensure that the creek line can be used as a pedestrian connection. • Flood issues must be dealt with. • We acknowledge that is a site of importance for indigenous heritage. <p>Refer to the following strategic documents:</p> <ul style="list-style-type: none"> • Colac Integrated Water Cycle Management Plan • Colac Active Transport Strategy
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FURTHER EXPLANATION OF THE TABLE

The conditions column indicates limitations and conditions which the Jury applied to each of their recommended areas. It notes commentary made during the deliberation session to ensure that a consensus was reached for each area.

There was some discussion about staging and the need to consider some areas together for development to occur.

OTHER RECOMMENDATIONS IN RELATION TO WHERE COLAC SHOULD GROW

The Jury considered some other matters in relation to where Colac should grow including submissions received from the community and landowners, and discussions and input from expert speakers. The Jury agreed to the following recommendations:

- Special consideration should be made for the defunct service station at Colac East to be rezoned as rural activity / tourism / public use for example. It is not to be used as a commercial / industrial area.

Voting result: IN (Supported by majority of jury)

- Inclusion of a shared walking, cycling, horse riding track submission to proposal along lake foreshore to Cororooke to link with Area 10.

Voting result: IN (Supported by majority of jury)

- Utilise the existing natural corridors (creek systems), of the Deans and Barongarook Creeks, as protected open space for the purpose of connectivity lines (shared path) to the lake and CBD.

Voting result: IN (Supported by majority of jury)

QUESTION 2: WHAT FACILITIES, INFRASTRUCTURE, OR SERVICES ARE NEEDED FOR A POPULATION OF 20,000?

The following section documents the Jury's recommendations with respect to question 2.

1. HEALTH

- High quality and comprehensive health, welfare and support services including mental health, in home services, disability and aged care services that reflect the growing community's needs.
- High quality and accessible emergency services.
- Hospital services that are able to meet demands.

2. EDUCATION

- Early years education.
- Primary Education.
- Secondary Education.
- Tertiary and TAFE.
- Adult Education.

3. RECREATION and CULTURAL FACILITIES

- Revitalisation of the lake foreshore.
- Cultural facilities - Museum, Art Gallery, Indigenous Centre, Historical Society, Artists Workshop.
- Tourism/Visitors Centre.
- Sports facilities – Inclusive of all sporting types.
- Upgrade current parks and playgrounds.
- Safe and connected cycle paths.
- Increase in public toilets with disability access.
- Enhance Library facilities and investigate how they are delivered for a growing population.

4. TRANSPORT

- Public Transport - in and out of Colac, around Colac.
- Required footpaths on new developments.
- Parking - under cover, shaded, appropriately timed spaces.

5. DRAINAGE / FLOOD MITIGATION

- Ensure developed land is appropriately drained.
- Retaining storm water within development sites.
- Significant public drainage improvements required to support new growth areas.
- Land that is along the creek is provided for public access as walkways/cycle paths separate from developments.

QUESTION 3: HOW SHOULD COUNCIL FUND THE GROWTH OF COLAC?

The following section documents the Jury's recommendations in respect to question 3.

The main point is for Council to be strategic in every aspect of the future development of Colac - for it to be economically, socially and environmentally sustainable to 2050 and beyond. As funding cannot be discussed in isolation from what is being developed, Council needs to identify what needs to be achieved and have a detailed long term plan for this.

Budgets need to be developed on a long term basis (10 - 20 year financial forecasting) and continually refined. The following mechanisms were identified to reduce the rate burden.

Funding may be sourced through the following:

1. Leverage grants - Council must work with all levels of government to leverage grants to support development. Eg CCMA, VicRoads, Barwon Water, State and Federal governments regional development programs.
2. Developer Contribution Plan - DCPs will be required for many of the areas. These will need to be drawn up with people with the appropriate expertise and ensure that Council is at arm's length from the developer.
3. Council may need to borrow funds to support some developments. Any borrowing should be part of an overall strategic planning and implementation process. The first step will be the detailed planning, development of well-costed plans and identification of other sources of funding, potential for government grants and the like. The development will happen in stages, so fund raising and hence any borrowing can also happen in stages. All borrowing must give 'value for money' and the budget in place for repayments to be made.

APPENDIX

MINORITY REPORT

The following section documents comments made by individual Jury members. These items have not been deliberated or voted on by the Jury as a group, and therefore do not represent an agreed position of the Jury.

AREA 8

A number of objections were made regarding the development of Area 8.

These include, the concerns for flood mitigation, high density housing with the propensity for significant traffic management issues, adequate early years and education facilities, access to shops and public transport.