



COLAC – DEANS CREEK PRECINCT STRUCTURE PLAN PROJECT UPDATE

Colac Otway Shire Council, in partnership with the Victorian Planning Authority (VPA) and Regional Development Victoria (RDV), has commenced work on the Precinct Structure Plan (PSP) for the Deans Creek Growth Area. The PSP will be a plan for the future development of the growth area and will accommodate much of Colac's residential development for the next 30 years.

The outcome of the PSP process will be rezoned, developable urban land, with the PSP setting out the form that future development will take.

This newsletter provides an update on the project's status, process and next steps, including details about how you can have your say and contribute to the preparation of the plan.

Project Background

The Deans Creek Growth Area was designated for future residential development in the Colac 2050 Growth Plan (Colac 2050) which projected that Colac's population would increase to 20,000.

Colac 2050 establishes much of the existing background information, informing how the Deans Creek precinct could be developed. The technical information derived from Colac 2050 will form a baseline on which to build the detailed planning for the precinct, including an infrastructure strategy and funding plan.

In preparing the PSP there will be a number of opportunities for landowners and other key stakeholders to provide input.

This includes information sessions, a 'pitching' session, surveys and a series of workshops.

In commencing engagement with owners and occupiers of land in the precinct, Council is running an information session, followed by individual pitching sessions (refer to page 2 for session dates and times).

Pitching Sessions

The purpose of the pitching sessions, which are open to all landowners in the precinct, is to gain an understanding of landowner ambitions for their land and to receive any suggestions or other feedback relevant to the future planning for the precinct. Feedback received during the sessions will be used to inform the precinct vision and help Council understand the opportunities and constraints that will inform the draft plan.

How to Prepare for the Pitching Sessions

To assist landowners to prepare for the pitching sessions, Council is running an information session on 7 November 2022.

The information session will provide further detail about the project, as well as provide an opportunity to ask questions of Council's planning staff. If you are unable to attend or wish to speak directly with staff prior to the pitching sessions, alternative arrangements can be made, by contacting the Shire's strategic planning unit.

The information in this newsletter is provided to assist landowners and occupiers to understand the key issues that are relevant to planning for the precinct, prior to attending a pitching session. It provides a summary of the relevant adopted strategies that will inform planning for Deans Creek, and around which discussions will be framed.

A survey has also been prepared and is accessible via the QR code on this page. The survey has been structured around the key themes established by Colac 2050. Completing the survey prior to the pitching session may help prompt ideas or questions for further discussion at the meeting.

KEY DATES & CONTACTS

Information Session:

When: Monday 7 November 2022 5.30pm (drop-in between 5.30pm-7.00pm)

Where: COPACC Civic Hall

Pitching Sessions:

When: Monday 5 December 2022 (by appointment)

Where: COPACC Meeting Room 1

Pitching Sessions are by appointment, with bookings available between 9am – 5.30pm. To make a booking, contact Planning Support:

Phone: 5232 9500

Email: inq@colacotway.vic.gov.au

Survey link: <https://www.surveymonkey.com/r/G2C8FRS>



VPA Precinct Planning Process 2.0

The Victorian Government has prepared the **Precinct Structure Planning Guidelines: New Communities in Victoria**, to assist planning authorities prepare plans for growth areas that enable best-practice new communities. The Guidelines incorporate design features and targets to be considered in the design of PSPs, examples of which include:

- Establishing the type and distribution of housing;
- Movement and place (integrated transport and land use outcomes);
- Open space and recreation objectives;
- Sustainability (including water and energy use, planning for biodiversity);
- Provision of community facilities and employment land;
- Recognition of cultural heritage in design of places.

The VPA Guidelines can be accessed online: <https://vpa.vic.gov.au/project/psp-guidelines/#supporting-documentation>

Figure 1 – Example of completed PSP
Echuca West PSP
Campaspe Shire Council



STRATEGIC CONTEXT

The Strategic Context for the Deans Creek Growth Area is set out in the following key strategic planning documents:

- G21 Regional Growth Plan (regional policy)
- Colac 2050 Growth Plan (local policy)

These documents set out the broader planning objectives for the region and the Shire and ensure that any decisions made in relation to urban growth are coordinated and evidence based. Having a coordinated framework in place is critical, particularly in terms of planning for future infrastructure provision to service new communities.

G21 Regional Growth Plan

The G21 Regional Growth Plan is the State Government's strategic framework plan guiding future development across the G21 region. The Plan designates Colac as a district town and a key service node. The Plan supports additional growth that strengthens Colac's identified role and function as a centre offering higher-order services such as employment, health, education and retail to the broader district (refer Figure 2 for the Plan).

Colac 2050 Growth Plan (Colac 2050)

The Colac 2050 Growth Plan (Colac 2050) was prepared by Council to understand how the future urban growth encouraged by the G21 Regional Growth Plan may occur in a sustainable and coordinated way. Colac 2050 was informed by a Citizen's Jury as well as a range of technical assessments. In nominating the Deans Creek Growth Area as the location of the majority of Colac's future growth, Colac 2050 sets out the high-level opportunities and constraints, technical issues and planning 'themes' relevant to the preparation of the PSP (Refer Figure 3 for the Plan).

Importantly, Colac 2050 sets out the following vision for Colac:

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 focussed on protecting and celebrating its post-contact 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.

Specific outcomes for the Deans Creek precinct outlined in Colac 2050 include:

- Engineering of the Deans Creek corridor to provide for flood mitigation, creation of an open space corridor for the community, and improve habitat and water quality.
- Recognition and management of Indigenous cultural heritage along waterways.
- Creation of the "Botanic Link" – a continuous landscaped shared path linking Deans and Barongarook Creeks with the Lake Colac foreshore.
- Subdivisions that provide street frontage to open space.
- Extend the existing grid-form street network into the precinct, to improve connectivity and facilitate the creation of on-street sections of the shared path network.
- Investigation of the need for a community centre to serve the new community in the precinct.
- The need to manage adverse impacts resulting from industrial use of the Rossmoyne Road industrial area (e.g. through application of a buffer area).

Colac 2050 Growth Plan

Planning for Growth

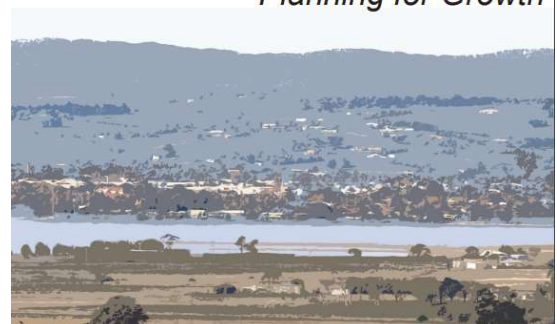
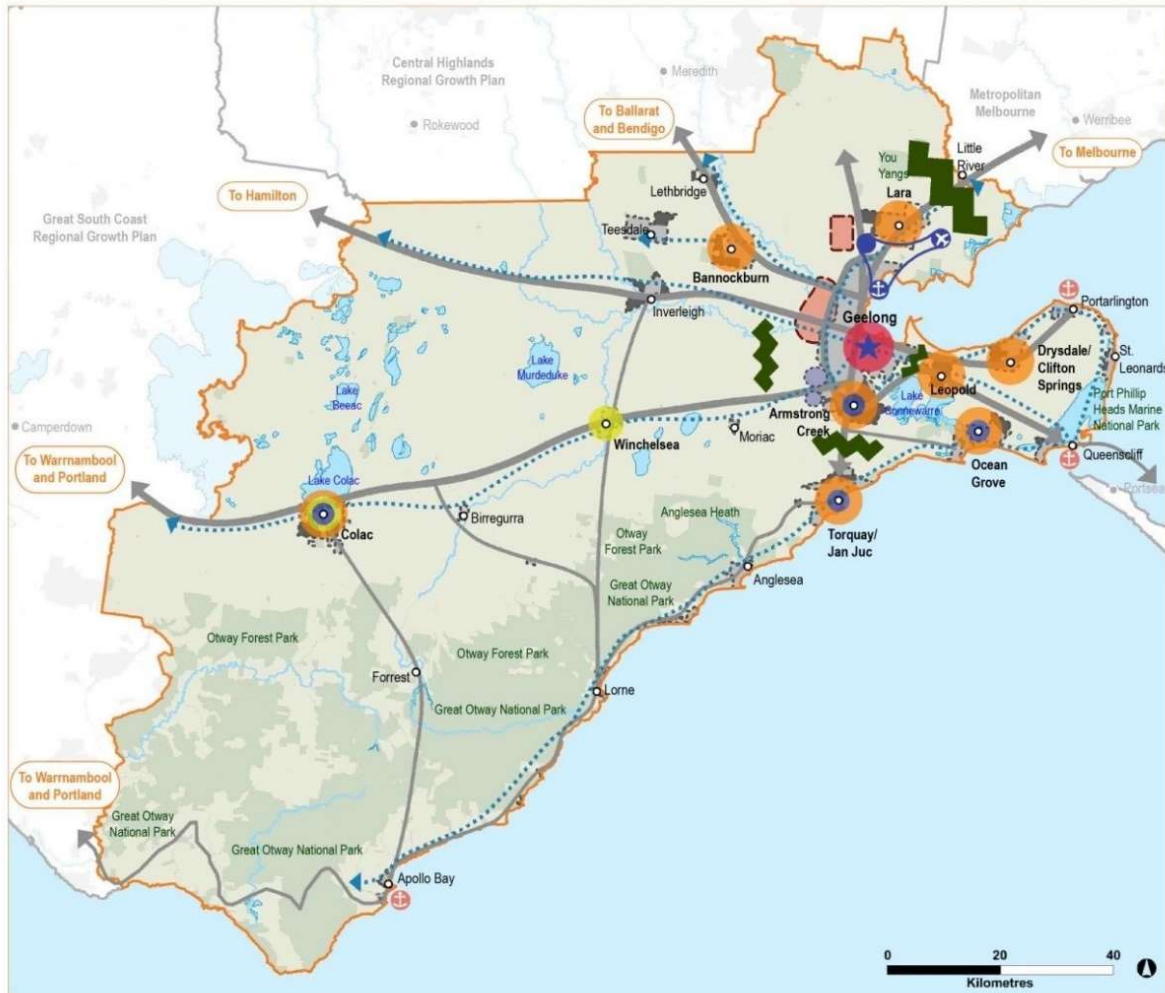













Figure 2 - Geelong G21 Regional Growth Plan






SETTLEMENT ROLE AND GROWTH

-  Reinforce the role of Geelong as a regional city and Victoria's second largest city
-  Strengthen Central Geelong's role as a major regional city centre by supporting growth with a focus on identified infill housing opportunity areas and building on the region's health, education and research capabilities
-  Support planned growth and reinforce the role of district towns
-  Introduce new targeted growth nodes at Colac and Winchelsea
-  Identification of two Further Investigation Areas in Geelong
-  Identification of four key settlement breaks
-  Existing urban areas
-  Planned growth areas
-  Designation of settlement boundaries for all towns
-  Provide infrastructure and services for planned growth areas and infill development
-  Settlement

MAJOR INFRASTRUCTURE

-  An efficient and equitable public transport, road and freight network leveraged off existing infrastructure
-  Airport
-  Port of Geelong
-  Minor port

EMPLOYMENT GROWTH

-  Maintain productive agricultural areas
-  Development of a national transport and logistics precinct
-  Strengthen and protect the identified existing and planned employment areas
-  Future employment nodes
-  Provide land and infrastructure for existing and future employment nodes

ENVIRONMENT




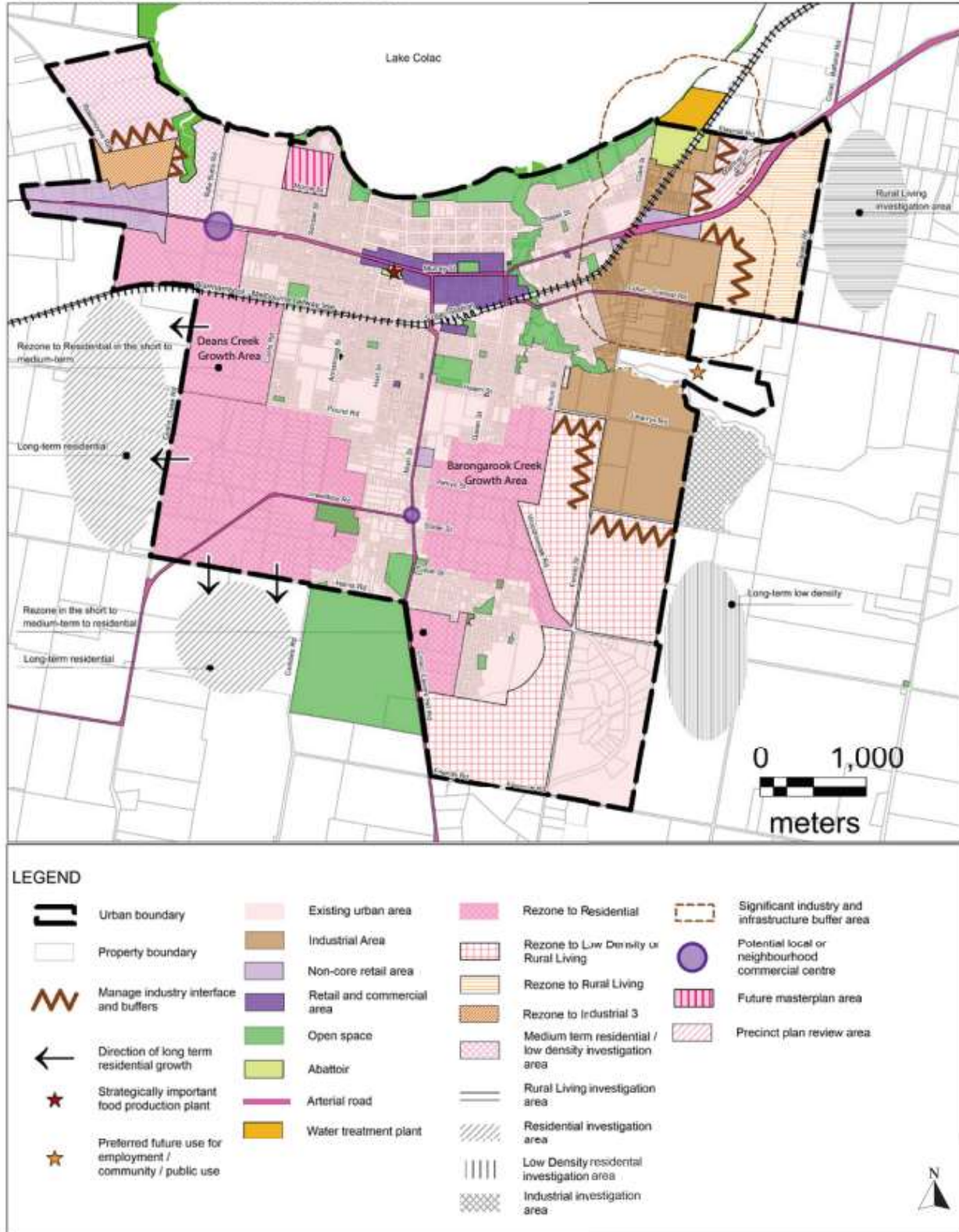
-  Maintain and enhance natural assets and infrastructure
-  Lakes and wetlands
-  Rivers

Figure 3 - Colac 2050 Growth Plan – Framework Plan

Colac Framework Plan - Map 1 Land Use



KEY STRATEGIC THEMES

Colac 2050 establishes the key themes that will be applied to planning for growth in Colac, and which will be used to guide discussions about the PSP between Council and the community. The principles and directions for each of the themes are as follows:

Key Theme 1 - Housing and accommodation:

Key principle: ensure future housing complements Colac's character and that subdivision provides for sustainability, community health and safety.

Key direction: encourage a diverse range of housing types and sizes that reflects the regional character of the town and encourage medium density development within 400m of an activity centre and around areas of public open space.

Key Theme 2 - Economic development and employment

Key principle: protect industrial precincts from incompatible land use and development.

Key direction: maintain appropriate buffers between industrial and growth areas.

Key Theme 3 - A cultural landscape, sustainability and a healthy environment

Key principle: acknowledge and celebrate Indigenous culture, recognise and incorporate environmental features and key views and enhance and protect Lake Colac and Deans Creek and their environs.

Key direction: protect Indigenous culture, protect environmental and landscape features and improve the health of waterways including implementing the Colac Stormwater Development Strategy and water sensitive design responses.

Key Theme 4 - Infrastructure

Key principle: integrate future growth areas into existing social and urban structure, provide drainage infrastructure, footpaths and adequate levels of unencumbered open space, and promote sustainable transport.

Key direction: support the use of infrastructure plans to aid delivery of needed infrastructure, facilitate master planning of open space reserves and community spaces to support the development of neighbourhood hubs, and use detailed transport assessments to inform growth area planning.

PHYSICAL CONTEXT

Colac 2050 identified the major physical characteristics that will need to be considered in the planning and development of the Deans Creek precinct. These include inundation due to riverine flooding, limited sewerage infrastructure, land fall gradient impacting the viability of required stormwater infrastructure, historic patterns of development that have created fragmented ownership, and the presence of biodiversity values within the Deans Creek waterway corridor. The attached context plan (Figure 4) illustrates some of the key characteristics, potential constraints, and opportunities as set out in Colac 2050 and supporting technical reports.



Image source: Victorian Planning Authority

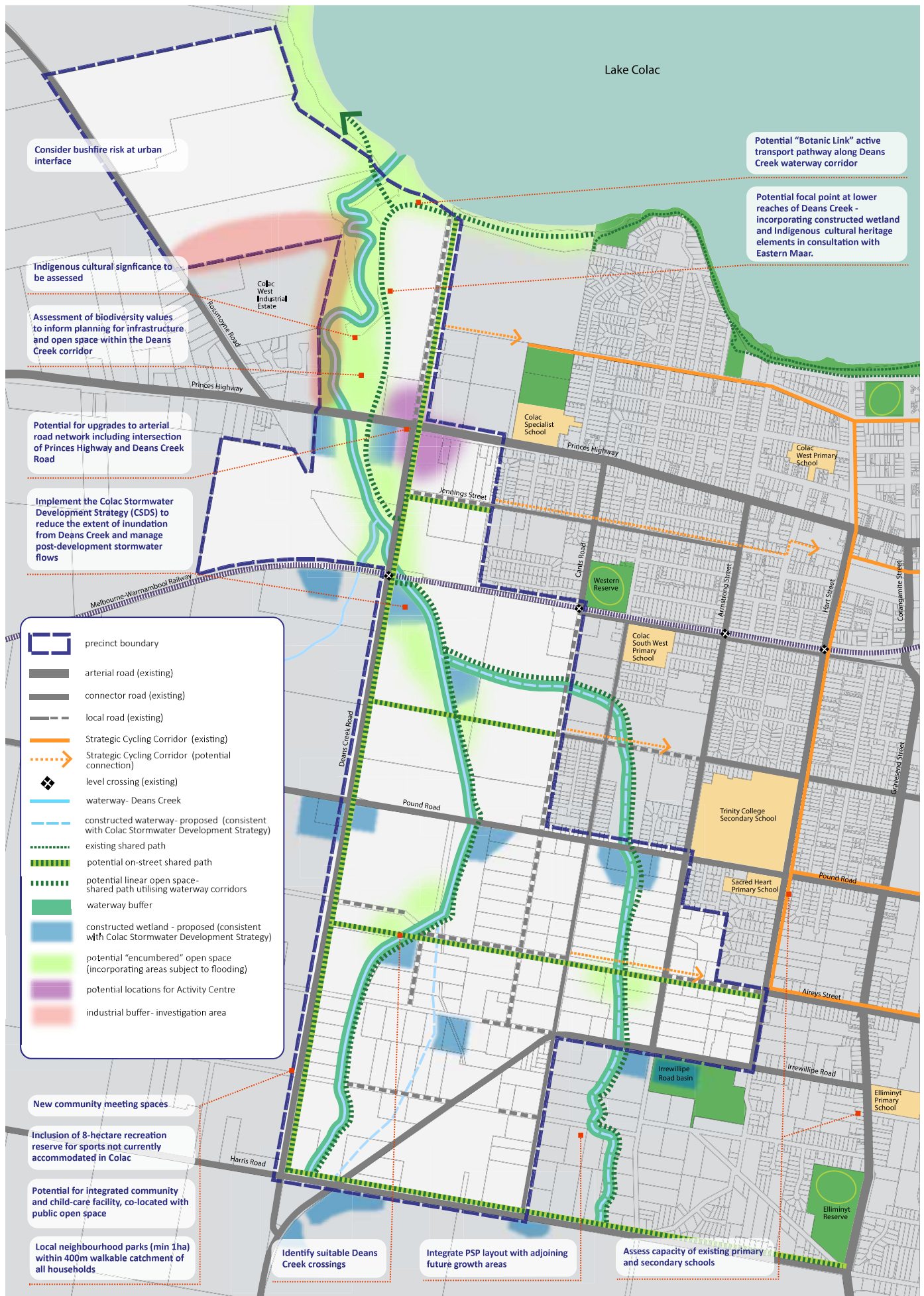


Figure 4
COLAC - DEANS CREEK GROWTH AREA
PRECINCT STRUCTURE PLAN
CONTEXT PLAN
 FOR INFORMATION ONLY

TIMING AND NEXT STEPS

At the conclusion of the pitching sessions and survey, Council will prepare a consultation summary setting out the following:

- Summary of feedback received;
- Outline of the emerging themes from the consultation;
- Preparation of a draft precinct vision;
- Preparation of an opportunities and constraints plan informed by landowner and agency feedback, that begins to set out the themes and vision in graphic form.

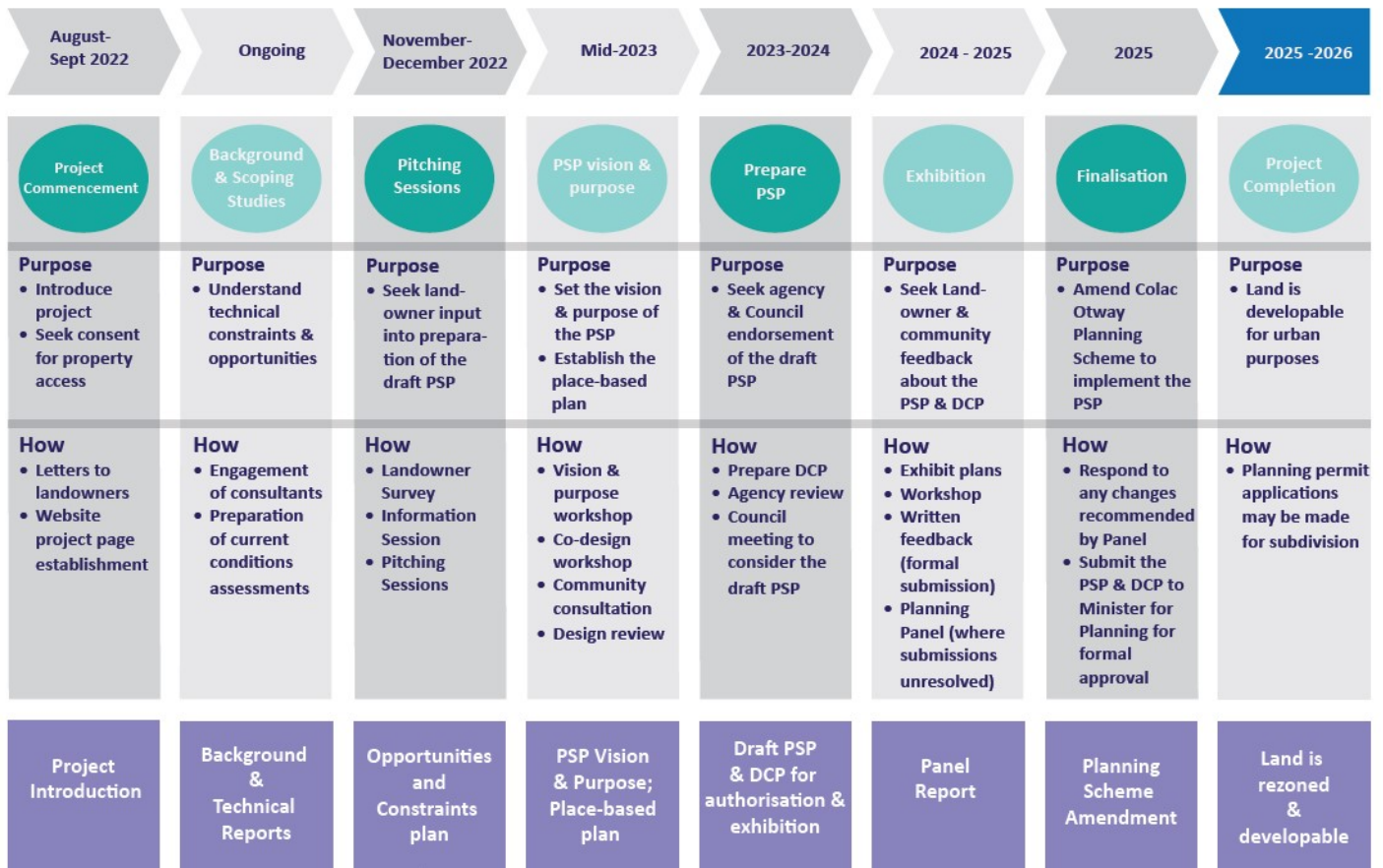
It is anticipated that the consultation summary will be released to the community in early 2023 (January/February).

Vision and Purpose Workshop

The next opportunity for landowner input following the pitching sessions is the Vision and Purpose workshop, anticipated to be held in mid-2023. The workshop will be open to all stakeholders, including landowners and agencies. The purpose of the workshop will be:

- Finalise the project vision and emerging themes.
- Identify the key spatial planning objectives to be delivered by the project.
- Preparation of a “place-based” plan (i.e. a plan that begins to set out key elements of the future urban form) that will be used to inform the draft PSP.

Deans Creek Precinct Structure Plan Timeline



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We are here



Colac Otway

SHIRE