

1. Introduction

This survey seeks your opinion on a range of issues relevant to Colac, the responses to which will be used to inform the preparation of a Precinct Structure Plan (PSP) for the Deans Creek Growth Area.

About the project

Colac Otway Shire in partnership with the Victorian Planning Authority (VPA) and Regional Development Victoria (RDV) have commenced work to prepare a PSP for the Deans Creek Growth Area.

The PSP will be a plan for the future development of the area, and will accommodate much of Colac's residential development for the next 30 years.

What is a PSP?

A PSP is a land use and infrastructure plan that guides the future development of an area.

Where is the Deans Creek Growth Area?

The growth area is located at the western fringe of Colac. The precinct has an area of approximately 480 hectares, and when complete, could accommodate up to 5,700 dwellings.

Further detail about the project including a map of the location of the precinct is available on the Colac Otway Shire website:

<https://www.colacotway.vic.gov.au/Planning-building/Strategic-planning/Current-Strategic-projects/Deans-Creek-PSP-Project>

1. What best describes you?

- Owner of land in the Deans Creek Growth Area
- Resident of Deans Creek Growth Area
- Resident of Colac Otway Shire
- Non-resident owner of land in Colac Otway Shire
- Live outside Colac Otway Shire

Other (please specify)

Deans Creek Growth Area location map

2. Vision

This theme relates to the principles to be adopted when planning the precinct.

2. What do you value about living in Colac? (select all that apply)

- lifestyle
- character of the town (buildings, neighbourhood character, open space, rural setting)
- availability of recreation facilities
- sense of community
- access to schools
- access to healthcare facilities
- access to social services
- availability of retail/shopping services
- access to employment
- Other (please specify)

3. What aspects of living in Colac could be considered in the planning for the Deans Creek Growth Area? Do you have any suggestions about how the planning for Deans Creek could contribute positively to Colac?

4. Do you have any concerns about development occurring in the Deans Creek precinct?

3. Key Theme 1 - Housing and accommodation

This theme relates to planning for housing for the future community of the Deans Creek precinct.

5. In your opinion, how well does the existing housing stock in Colac meet the needs of the community?

not at all

not very well

neutral

quite well

very well



6. Thinking about your response to question 5, what opportunities could there be for housing provision in the Deans Creek Growth Area to meet an identified need?

4. Theme 2 - Economic development and employment

This theme relates to opportunities for non-residential (commercial and community) uses within the Deans Creek precinct

7. In planning for community facilities, what suggestions do you have for the type and location of facilities? Are there any facilities lacking in Colac that you would like to see and that could be located in the Deans Creek Precinct? (add your additional answers to the comment box)

- Childcare centre
- playgroup/kinder
- meeting rooms
- community garden
- multi-purpose space

Other (please specify)

8. Colac 2050 identifies the potential to locate a small commercial centre within the Deans Creek Precinct. In your opinion, what are the important considerations when planning for the centre (e.g. potential locations for the centre, how the centre is designed and accessed, types of business/uses within the centre).

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

This theme relates to opportunities for integration of cultural and environmental attributes into new places, streets and open spaces.

9. Are there any existing natural or landscape features that you would like to see preserved or enhanced in the design of the precinct? (e.g. waterways, trees, views, heritage or culturally significant places).

10. How could Colac and the region's history and culture be incorporated into new places, streets and open spaces?

11. What suggestions would you have for incorporating sustainability initiatives into planning and development of the precinct? (eg stormwater management & reuse, tree planting, revegetation of waterways, encouragement of walking/cycling)

6. Theme 4 - Infrastructure

This theme relates to planning for drainage, traffic and transport, open space and servicing.

12. In relation to traffic and transport (including public transport and cycling/walking), what are some of the issues in Colac that the plan for Deans Creek should address. (e.g locations/accessibility of public transport, suitability of paths and cycle lanes, car parking, road safety etc)

13. In relation to open space and recreation facilities, how could planning for the Deans Creek precinct address any current gaps? Are there any other suggestions you would like to make in relation to open space and recreation opportunities?

14. In terms of the key infrastructure required to service the future community, what in your opinion could be the key challenges in designing, supplying or maintaining the infrastructure?

7. General

15. Are there any other comments you would like to make?