



Colac Development Plans Project

Frequently Asked Questions

What is the purpose of the project?

To produce development plans for the three precincts areas covered by the project. The Development Plan Overlay 2 (DPO2) applying to these precincts under the Planning Scheme requires use, development and subdivision permits to be issued generally in accordance with an approved Development Plan. Currently, there is no development plan to guide these subdivision applications.

What are Development Plans?

Development plans are essentially maps which apply to undeveloped residential areas to guide how future subdivision and multi-unit development should occur. Depending on the complexity and size of the undeveloped land, development plans normally include indicative lot sizes, road layout, connectivity to other residential land and any public open space, and consideration of existing environmental assets. They assist in ensuring that subdivision patterns are well integrated, allowing vehicle and pedestrian movement between properties. Many of the properties within the precincts would be difficult to subdivide without an integrated road layout due to lack of suitable access.

Why were these three precincts chosen?

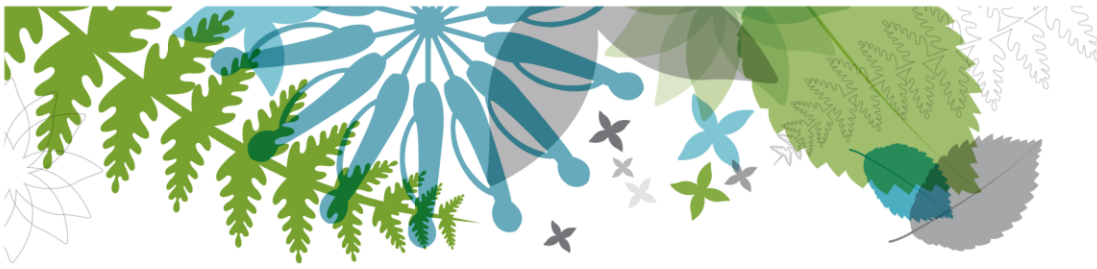
Council has been able to fund the development of these plans using a State Government contribution. Of the residential areas affected by the Development Plan Overlay 2 (DPO2), these were considered to be the highest priority given the complexity of the three precincts, number of landholders, potential for future infill development, demand from land owners seeking to subdivide, and the need for integration of road/pedestrian links between fragmented lots.

My property is within an area identified on one of the draft development plans. What does this mean for me?

If you decide to subdivide your land then a future subdivision application is required to be consistent with the development plan approved for your area. It has proved difficult or impractical for existing land owners in the affected areas to prepare plans for entire precincts when looking to subdivide their own property. By undertaking the process itself, Council will facilitate redevelopment of existing properties to achieve higher densities of development at no cost to individual land owners, effectively 'unlocking' development potential.

What if I have no plans to develop my property, will I be affected once the development plans are in place?

No, development plans are only activated if a landholder decides to subdivide their land, or use or develop the land in a way which triggers a planning permit under another planning control. However, others uses and development may trigger a planning permit under the existing Residential 1 Zone. In most cases, development of a single lot will not require a planning permit and will not be affected by the Development Plan.



What if I want to develop my land differently to the manner shown on the draft development plans?

Subdivision layouts must generally accord with the approved layout on a development plan, however there is scope for minor variations provided they do not alter the principal intention of the layout – these can be considered on a permit by permit basis. The key outcome is that the general integrity of the layout is maintained. There will be scope for individual lots to be developed at a higher density than shown through examination of development opportunities on a case by case basis. The draft plans only aim to show how coordinated development between lots could be achieved at a basic level. If a significant change to the plans is proposed at any time, Council would be able to consider adopting a revised development plan layout if it was established that it would have wider benefits to the community and did not adversely affect the outcome being sought. Public exhibition of such a change would be required.

If I choose to develop my land, does the development plan address any costs associated in subdividing land?

No, the development plan is a layout showing where future street, open space and new housing would be located. The cost for design and provision of service infrastructure required for subdivision of individual lots would continue to be met by land owners benefitting from the subdivision. The plans do however enable development of lots which may not otherwise have easily been developed.

What happens after the consultation period?

Submissions received will be considered by Council through an officer report before the draft development plans are finalised. All submitters will be notified of when Council is scheduled to consider the final plans.

Will this project change any planning controls affecting the project area?

No, the development plans are a requirement of the existing DPO2 when submitting a subdivision application to Council. This project will improve the subdivision application process under the DPO2.

Where can I get more info?

Further information on requirements relating to the project can be obtained from the Council's website at www.colacotway.vic.gov.au, or by contacting Council's Strategic Planning Department via email at inq@colacotway.vic.gov.au or by telephone 5232 9400.