

Colac Otway Amendment C97 – Colac 2050 Growth Plan

Part A Submission

On behalf of the Colac Otway Shire Council

INTRODUCTION

1. The following forms Council's Part A submission to the independent Panel appointed by the Minister for Planning to consider submissions to Amendment C97 to the Colac Otway Planning Scheme.
2. It contains matters identified in the Panel's direction letter dated 24 April 2019.
3. As further directed, this submission will be followed by Council's Part B submission to be presented at the Hearing scheduled for Monday 27 May 2019.

BACKGROUND TO THE AMENDMENT INCLUDING CHRONOLOGY OF EVENTS

4. The following section discusses background to the Amendment including the chronology of key influences. It explains the rationale behind the need for the Colac 2050 Growth Plan and Amendment C97, and the key steps that were undertaken as part of its preparation.

2015 – Project commencement

5. The G21 Regional Growth Plan was completed in 2013 and implemented by VC106 into the Colac Otway Planning Scheme. It identifies Colac for targeted growth and establishes an aspirational population of 20,000 people by 2050, an increase of around 8,000 from 2018 figures.
6. A Growth Plan is required to update the 2007 Structure Plan in line with the G21 Regional Growth Plan.
7. Early in 2015, Council commenced the Colac 2050 project, with the aim of delivering the Growth Plan including a revised township Framework Plan.
8. The project commenced after Council successfully received funding from Regional Development Victoria (RDV) to contribute towards a Growth Plan for Colac.
9. The Growth Plan was to go beyond a traditional Structure Plan.
10. A key aim of the Plan was to facilitate growth to meet the aspirational growth target through land use planning coupled with place making and economic development initiatives.
11. Colac has historically experienced slow growth. However, it was recognised early that as a third-tier city outside of Melbourne and Geelong, it was likely to become a desirable place to live. This is recognised by the G21 Growth Plan through the aspirational growth target. It is considered that Colac's attractiveness as a location to settle is increasing. This is underpinned by investment in the region with the duplication of the Princes Highway, and increased rail services. It is also assisted by population growth and affordability pressures in Melbourne and increasingly parts of Geelong.
12. Council has also recognised the importance of community and stakeholder engagement to guide the development and implementation of the Growth Plan. This was to ensure that the Colac Otway community have a significant input in shaping their major town into the future. This will be discussed in more detail shortly.
13. The project has followed three phases in its development:
 - a. Research / Technical Background Phase

- b. Consultation and Growth Scenario Testing
- c. Development of Draft Growth Plan and Amendment.

2016 to 2017 - Research Phase and Background Report

14. A key part of the Growth Plan involved gathering information, undertaking an information gap analysis, and identifying additional information requirements to appropriately plan for growth in Colac.
15. In addition to existing background information, Council commissioned several background assessments in 2016 to inform the preparation of the Growth Plan. These included:
 - a. *Deans Creek and Barongarook Creek Flora and Fauna Assessment*, Ecology and Heritage Partners
 - b. *Colac Community Infrastructure Plan*, ASR
 - c. *Colac 2050 – Colac Heritage Precinct Built Form Character Review*, The Planning Connection
 - d. *Colac Residential Housing Land Assessment*, Rod Bright and Associates
 - e. *Colac Housing Needs Assessment*, Southern Cross Town Planning
 - f. *Colac Infrastructure Services Assessment*, St Quentin Consultants
 - g. *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, Essential Economics.
16. The *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, was implemented in advance of the Growth Plan to facilitate additional industrial land in the town and economic development initiatives. It considered commercial and industrial land supply and demand. It was adopted by Council in 2017 and implemented by Amendment C86 to the Colac Otway Planning Scheme. The Amendment included amongst other matters, rezoning an additional 70 ha of industrial land to INZ1 in Colac East. The Amendment was considered by an independent Panel and approved by the Minister for Planning in October 2017.

2011 to 2019 - Stormwater Management and Flooding

17. The management of flooding and stormwater are recognised as key issues to consider when planning for Colac's growth. Localised flooding and inundation are key constraints to land development in Colac because of flood waters from the Deans and Barongarook Creeks.
18. The 2007 Structure Plan and current Framework Plan recognise the potential for residential development in areas which are currently flood prone, because some of these areas include shallow flooding over very flat land.
19. Some of this land is identified by a current LSIO which applies to a section of the creeks' catchments which was implemented by Amendment C12 in 2011.

2011 – Amendment C12

20. Amendment C12 was gazetted on 12 January 2011 and updated mapping of the LSIO and FO across the Shire. It also amended the schedules to introduce local provisions. This Amendment included LSIO mapping for Colac.
21. The existing LSIO does not cover the whole of the Deans and Barongarook Creek catchments, and is identified by the Corangamite Catchment Management Authority (CCMA) as a priority for updating.

2014 - Colac Integrated Water Management Plan

22. In 2014, Council collaborated with various water authorities to prepare the Colac Integrated Water Cycle Management Plan, "Towards a 'Botanic Colac'" (IWCM). The IWCM Plan developed a strategic blueprint for how the urban water cycle can make a positive contribution to Colac's liveability. It also developed a key vision which reimagined sections of highly degraded creek

corridors as inviting areas of public open space with constructed wetlands (Figure 1). The 'Botanic Link' vision has filtered through subsequent planning and engagement activities to inform the preparation of the Growth Plan and Amendment. The Plan has provided a lead for the interagency collaboration in relation to integrated water management, and subsequent reforms in integrated water management.

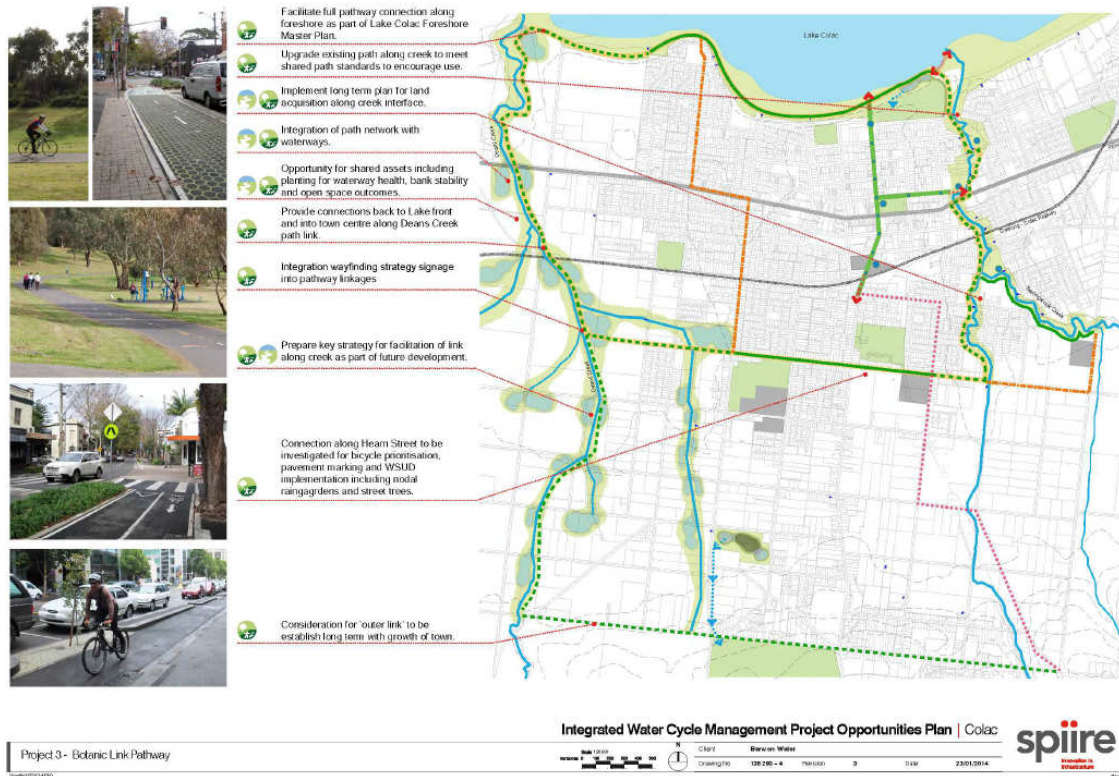


Figure 1 Integrated Water Cycle Management Project Opportunities Plan - Botanic Link Pathway - Source: Colac Integrated Water Cycle Management Plan, 2014

2015 – DELWP Flood Study

- 23. In 2015, Council worked collaboratively with DELWP, the CCMA and SES as part of a flood mapping project for Colac. The project was part of a wider State run project to improve flood mapping in priority areas post the 2011 Victorian floods.
- 24. DELWP commissioned BMT WBT to prepare the study on their behalf. The study developed riverine flood mapping for the two creek catchments in Colac. It was finalised late 2015 with subsequent refinements in 2016-17 to incorporate additional information provided by the Colac Stormwater Development Strategy (discussed shortly). The mapping prepared as part of this project formed the basis for Amendment C90, discussed later in this submission.
- 25. Whilst the DELWP mapping considered existing riverine flooding conditions for the entirety of the creek catchments, it did not consider the potential for the development of inundation prone areas in Colac. It also did not consider the town’s existing drainage system.

2016 to 2019 - Colac Stormwater Development Strategy

- 26. To fill these information gaps, in 2016 Council commissioned Engeny Consultants to prepare the Colac Stormwater Development Strategy. This strategy built on the DELWP study and embellished this with information about Council’s drainage system. The strategy considered existing flood conditions and modelled post-development scenarios for development investigation areas in Colac. It has formed a significant piece of work because it provides a

strategic view of the management of stormwater in Colac, and considers how land could be developed with appropriate mitigation measures.

27. The strategy demonstrated that, subject to detailed modelling at later stages of planning and development, significant areas of Colac can be developed with appropriate mitigation measures such as constructed water ways and constructed wetlands, for example.
28. The strategy will also form the basis for future infrastructure planning and development contributions in relation to drainage infrastructure because it considers the broad costs of drainage infrastructure required for development. The matter of shared infrastructure plans and development contributions will be discussed in further detail as part of Council's Part B submission.
29. The draft strategy was considered by Council jointly with Amendment C97 at the July 2018 Ordinary Council meeting and underwent a joint exhibition process with the Amendment. This was in recognition of the significance of this work to underpin the strategic basis for the Colac 2050 Growth Plan.
30. Council adopted the Colac Stormwater Development Strategy at its Special meeting in March 2019 with some minor changes. Submissions to that process centred largely around localised flooding matters. There were no submissions about post development scenarios or matters related to the future development of Colac. This is documented in the Council agenda and minutes previously provided to the Panel.
31. The draft Stormwater Development Strategy has formed a vital technical input to inform planning for Colac, and was documented as part of the Colac Background Report. It has also been extensively used as part of community and stakeholder engagement processes for the Growth Plan.

2017 - Colac Background Report

32. The Colac Background Report was prepared in 2017 as a summary document of the key findings from the research phase of the project.
33. The purpose of the Colac 2050 Growth Plan – Background Report was to:
 - a. Summarise key findings from technical assessments commissioned for the purposes of Colac 2050
 - b. Summarise key strategic documents in relation to Colac
 - c. Synthesise this information in an opportunity and constraints analysis
 - d. Assist Council and the community to understand the range of issues that may influence the outcome of the Colac 2050 Growth Plan
 - e. Form the basis for community engagement activities and the preparation of a draft Plan.
34. The themes considered as part of the background assessment included:
 - a. Context including climate change
 - b. Demographics and economic profile
 - c. Planning context
 - d. Strategic documents
 - e. Infrastructure including
 - i. flooding
 - ii. drainage and stormwater
 - iii. utilities
 - f. Community infrastructure
 - g. Access and movement
 - h. Geography and environment
 - i. Residential land supply and demand.

35. The Opportunities and Constraints identified as part of the background analysis are shown in Figure 2.

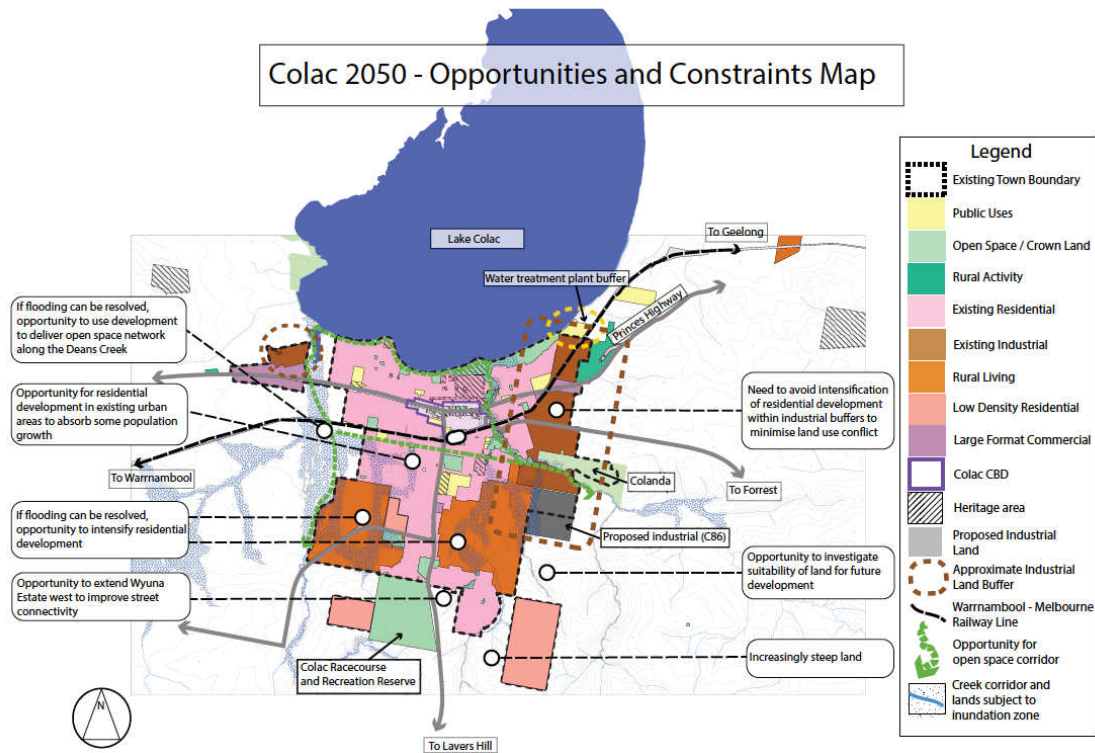


Figure 2 Colac Opportunities and Constraints Map. Source: Colac Background Report, 2017

2017 – 2018 Scenario Development and Community and Stakeholder Engagement

36. The Colac 2050 Project has been overseen by an interagency Project Control Group (PCG) which included:

- a. VicRoads (now RRV)
- b. DELWP (planning division)
- c. RDV
- d. Various departments in Council
 - i. Infrastructure
 - ii. Planning
 - iii. Environment
 - iv. Leisure
 - v. Community Services
- e. A Councillor

37. This was in recognition of the need for collaboration across government when considering township plans.

38. The PCG met regularly throughout the preparation of the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, and the *Colac 2050 Growth Plan*.

39. The Growth Plan has also been informed by a robust community and stakeholder engagement process which was developed early in the project.

40. Council has invested heavily in stakeholder and community engagement for the Growth Plan because there is a fundamental recognition that it is insufficient to consider land use planning as a technical exercise alone, and it is important to consider the view of various stakeholders and the community in shaping a plan which may influence their lives. Furthermore, it is recognized that:
- a. Citizens have a right to be consulted in relation to issues and decisions which will affect them, and Council should take their views seriously
 - b. Decisions, including planning decisions, can be perceived as more legitimate if they have been achieved through deliberative processes which engage citizens through communication that encourages reflection upon preferences without coercion
 - c. Decision-making can be improved by acknowledging local knowledge which is experiential and context specific and can often fill information gaps
 - d. It can provide pragmatic solutions, challenge professional views, and contribute to the more resilient systems and decisions.
41. The engagement undertaken has been significant. It has involved two phases which are broadly represented in figure 3 and figure 4.

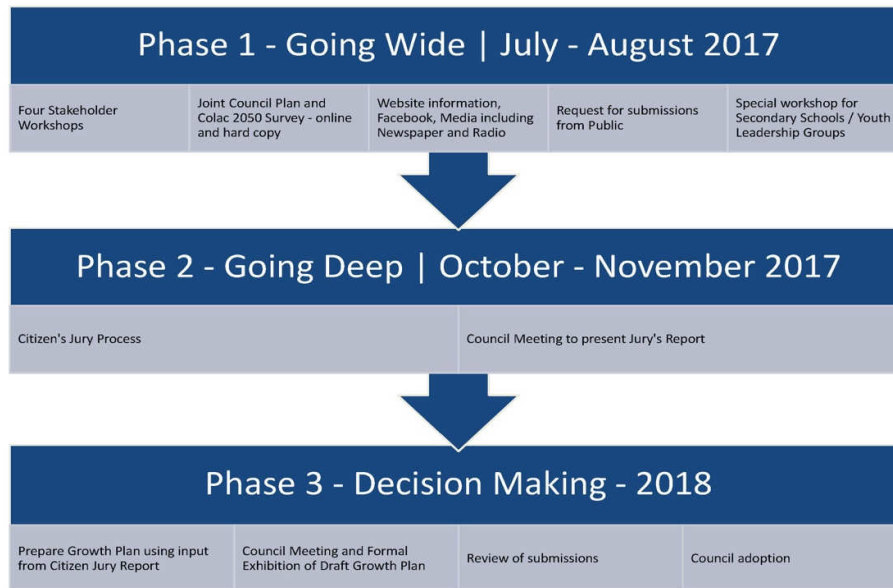


Figure 3 Key phases of community and stakeholder engagement for Colac 2050 Growth Plan

Key Output from each Phase of Engagement

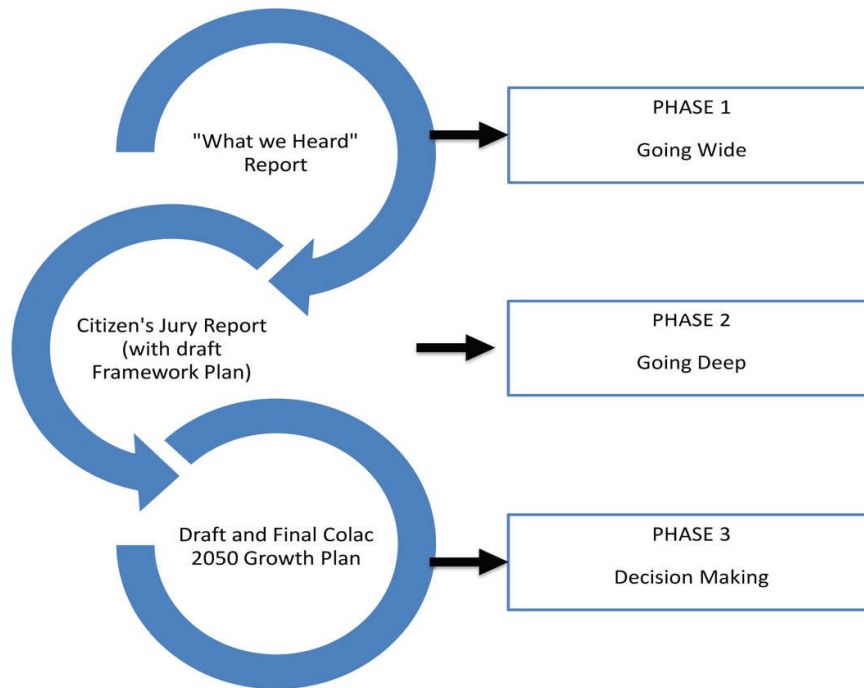


Figure 4 Key outputs from each phase of engagement

Phase One Engagement – Going Wide

42. The Phase 1 engagement activities were broadly undertaken in mid-2017. They included a range of opportunities for stakeholders and the community to become involved in the first phase of consultation for the Growth Plan. The opportunities included:
- a. Joint survey with the Council Plan
 - b. Facilitated workshops
 - c. Request for written submissions from anyone in the community
 - d. Community Wall in COPACC
 - e. Colac 2050 Growth Options Survey.
43. A joint Council Plan and Colac 2050 survey was undertaken between December 2016 and March 2017. Of the 25 questions in the survey, five questions were related to the Colac 2050 Growth Plan project and one question considered the issue of heritage.
44. Several facilitated workshops were held for stakeholders and the community which included 116 participants. These included:
- a. Staff Senior Leadership Team Workshop
 - b. Colac Secondary College and Trinity College Student Leadership Group Workshops
 - c. Business Breakfast – early morning session
 - d. Three community workshops at various times – Wednesday evening, Friday lunchtime and Sunday morning
 - e. Government and agency feedback workshop.
45. Attendees at the workshops were presented with a snapshot of key outcomes from the research phase and asked to consider the opportunities and constraints for the town and managing

residential growth. They were then asked to consider how and where Colac should grow by identifying potential areas for growth in the town on an A3 aerial plan of Colac. This was accompanied with a form to explain the advantages and disadvantages of the scenario. Finally, participants were asked to rate each of the scenarios suggested by people at the workshop, and to pick their most and least preferred scenarios.

46. A government and agency workshop was held as the final workshop to obtain initial feedback in relation to the scenarios collated from the previous workshops. It included all usual referral agencies.
47. There was also an opportunity for people to lodge written submission via Council's website.
48. A community wall was on display in COPACC for several weeks from mid-July to mid-August 2017. The display included maps providing background information and a request to place a sticker where people thought houses should be located. The green dots indicate where people agreed with someone else's sticker.



Figure 5 Community Wall in COPACC on display as part of Phase One consultation

49. Finally, a survey was undertaken to engage level of support for each scenario developed as part of the workshops.
50. The results of the first phase of consultation were documented in the "What we Heard Report" and "What we Heard Report Addendum" (as provided to the Panel).
51. In summary, most people considered:
 - a. It was important for Colac to grow
 - b. That the most valued elements of Colac include the lake, shopping, sense of community and the Botanical Gardens
 - c. That changes to make Colac a better place included Murray/Main Street improvements, better shopping and employment, and
 - d. That Colac should develop with a mix of growth in new and established areas.

52. At the September 2017 meeting, Council resolved to note the outcomes of the first phase of consultation and refer the outcomes to the Colac 2050 Citizens' Jury which formed the basis for the phase two engagement.

Phase Two Engagement – Colac Citizens' Jury

53. Citizens' juries involve the wider community in decision-making processes by making recommendations to Council (who remain the statutory decision maker). Juries use a representative sample of citizens selected in a random and then stratified manner so that the final jury reflects the demographic profile of the community.
54. The Colac 2050 Citizen Jury were recruited, and were asked to deliberate on 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?
55. The Jury commenced with 46 people who sat across three days in October and November 2017, and a fourth day in February 2018 to deliberate on three questions which Council has asked of them.
56. The jury were provided with a range of background information, expert presentations, and facilitated sessions to help them consider the range of issues which influence planning for growth.
57. During the first two days, the jury heard from several 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.
58. The jury were also assisted by Council staff who responded to questions seeking clarification or technical detail.
59. The jury also participated in facilitated sessions which helped them develop their principles for growth as well as a vision for Colac to 2050. Sessions also helped them consider in further detail where Colac should grow, as well as what infrastructure is needed for a future population, and how Council should fund the growth of Colac.
60. On the third day, the jury contemplated in detail the pros and cons of developing several 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.
61. They prepared an interim report on their third day and requested a fourth day to finalise their report. The Panel has been provided with their final report.
62. Figure 6 shows the areas nominated by the Jury for growth, which are described in further detail in Table 1.

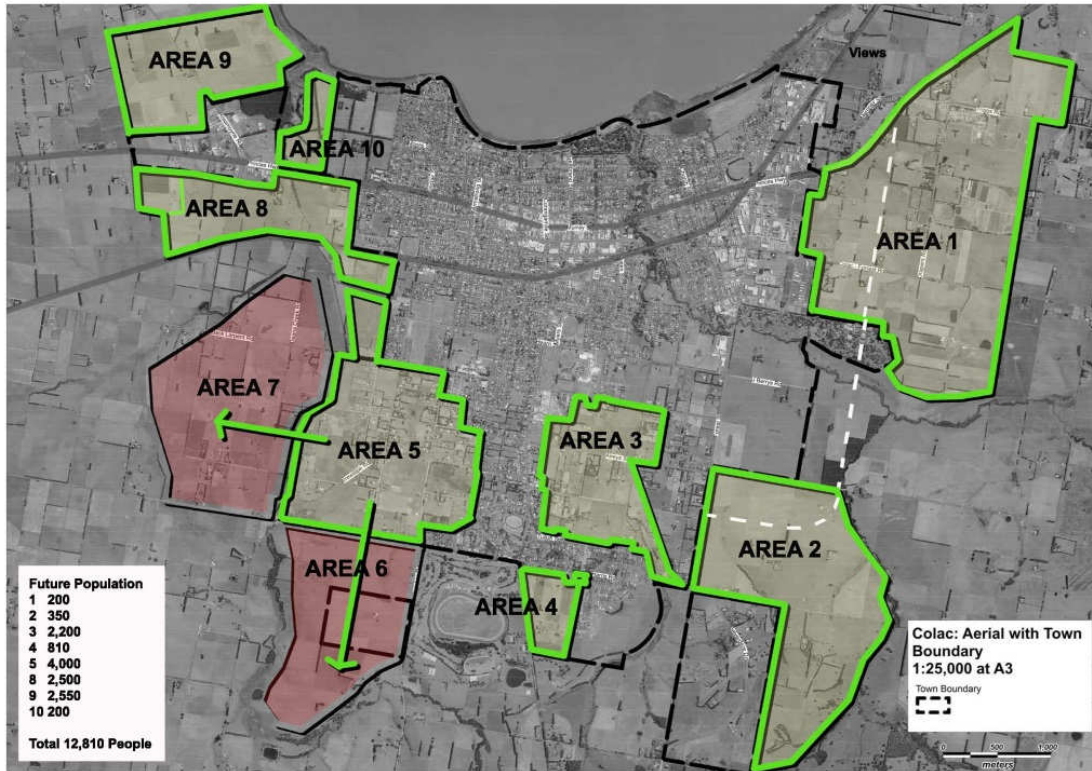


Figure 6 Colac Citizens' Jury Nominated Growth Areas Map and Table (below)

Table 1 Description of areas nominated by Colac Citizen's Jury

Area (as identified in table)	Location	Size	Population potential	Conditions
1	East East of the existing industrial areas. South of Princes Highway, including Draper's Road.	510h ^a	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 ^a	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

<p>6 (long-term future residential area only)</p>	<p>South-West 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>	<p>181 ha</p>	<p>3,500 people</p>	<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
<p>7 (long-term future residential area only)</p>	<p>West The Deans Creek Road corridor. West of existing 'Rural Living' zoned area and the existing settlement boundary.</p>	<p>253 ha</p>	<p>6,100 people</p>	<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
<p>8</p>	<p>West The Northern section of the Deans Creek corridor between the existing commercial development (fronting the Princes Highway) and the railway line.</p>	<p>132 ha</p>	<p>2,550 people</p>	<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
<p>9</p>	<p>North-West of Rossmoyne Road. West of Lake Colac. North of the</p>	<p>130 ha</p>	<p>2,550 people</p>	<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).

	existing commercial/in dustrial 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

64. The Jury was clear that there should be public benefit in the form of open spaces particularly along drainage lines and creeks, the former Beachy Rail Trail and Lake Colac for development to be considered. They also saw merit in developing the creek corridors for public benefit.
65. The report represents the concerted 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.

2018 - Preparation of the draft Growth Plan and Amendment C97

66. Council has taken the Jury’s recommendation seriously to inform how and where Colac should grow. Their report has formed a key basis for the preparation of the Growth Plan, including the vision in the Plan, proposed in Clause 21.02, and strategic areas for growth identified in the Framework Plan.
67. After the completion of the Jury, Council commenced the preparation of the draft Framework Plan taking in consideration:
- the Jury’s plan and table
 - consideration of the existing Framework Plan
 - technical matters, and
 - results from other consultation activities.
68. Council also prepared the draft Colac 2050 Growth Plan. The Plan seeks to build on the City’s strengths and support population growth, and has several purposes. It:
- Sets out a vision for Colac
 - Establishes principles, directions, and recommendations for growth
 - Identifies the key strategic planning issues facing the city, including community aspirations and needs
 - Describes the preferred future directions and the location of an urban boundary in a structure plan which identifies the medium and long term growth
 - Identifies the appropriate planning controls to manage growth, and
 - Sets out an implementation plan with priorities, actions and processes required to make the plan happen.
69. The Colac 2050 Growth Plan has two parts:
- Part A - Growth Plan:

- i. 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. The themes are:
 - 1. Urban growth;
 - 2. Housing and accommodation;
 - 3. Economic development and employment;
 - 4. A cultural landscape, sustainability, and a healthy environment; and
 - 5. Infrastructure.
 - b. Part B - Implementation & Review:
 - i. Part B contains an implementation program for the Growth Plan. It establishes detailed 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
- 70. A key part of the Growth Plan is the Colac 2050 Framework Plan which identifies key urban growth features at the township scale, including:
 - a. Broad areas for different land uses such as commercial, industrial, and residential
 - b. Key open space and landscape features, and
 - c. Major roads and items of infrastructure such as rail corridors and servicing infrastructure such as the water treatment plant.
- 71. It is not a detailed plan and should not include features which should be left for more detailed stages of the planning process, such as the local road network, local open space areas, and most other types of community infrastructure.
- 72. In developing the Framework Plan, officers considered a broad range of factors, including the background technical assessments, the Colac Stormwater Development Strategy, and the results of community consultation including the Citizens’ Jury Report.
- 73. The relevant features of the current Framework Plan were incorporated into the draft Colac 2050 Framework Plan. This includes the industrial land uses identified by the *Colac Township: Economic Development, Industrial and Commercial Land Use Strategy* and Planning Scheme Amendment C86, as well as important gateways and view corridors.
- 74. Other key influences considered in the preparation of the draft Framework Plan include:
 - a. Land use buffers to the waste-water treatment plant
 - b. Land use buffers to the saleyards, and
 - c. Land use buffers to the sawmill at AKD and abattoir at ALC.
- 75. Collectively these land uses constrain the development of land for residential purposes to the north east of the current urban boundary.
- 76. Other important matters considered include:
 - a. Connectivity back into the urban area to support all modes of transport including walking and cycling
 - b. Urban infill to encourage compact development to facilitate walking and cycling, maximise the benefit of existing infrastructure, and facilitate a more compact urban form, and
 - c. Stormwater and drainage which are important constraints impacting on land development.
- 77. A key element in the Framework Plan is a proposed riparian corridor open space network that, along with the road network, that provides for a future connected pedestrian and cycle network of open space corridors around Colac. This network is a further development of the Colac Integrated Water Cycle Management Plan and the concept has been tested through the recently completed Colac Stormwater and Drainage Strategy which models post-development scenarios

on current flood prone land to explore where they could be developed if flood mitigation works were installed such as constructed wetlands, storm-water detention basins and the like. This strategy shows that it is possible to develop significant areas of land in Colac West and Elliminyt with appropriate drainage works. Importantly, the strategy also demonstrated that these works are feasible through potential developer contribution mechanisms.

78. With these matters in mind, the draft 2018 Framework Plan has been prepared and includes the following key elements:
- a. A variety of residential options including:
 - i. General residential living
 - ii. Low density living, and
 - iii. Rural living.
 - b. An urban structure which incorporates the vision for the City identified by the Jury and Colac Integrated Water Cycle Management Strategy, to utilise Colac's waterways (its Creeks and Lake) as key features to enhance liveability, place making, and environmental outcomes
 - c. A staged approach to future development for the next 15 years and beyond that sequences development close to the existing urban area and services, and identifies long term growth areas to 2050. This will avoid 'out-of-sequence' development and consequential increased land servicing costs.
 - d. In relation to specific areas, the Plan identifies a revised urban boundary, including:
 - i. A new area for Rural Living land to the east of Colac, up to Drapers Road
 - ii. A new Low Density Residential area to the south east of Colac
 - iii. Conversion of Rural Living land in Elliminyt (east and west of Colac Lavers Hill Road) to General Residential
 - iv. Conversion of Rural Living zoned land east of Woodrowvale Road and west of Forest Road to Low Density Residential with larger lots closer to sensitive industrial interfaces
 - v. Rezoning the area west of the Wyuna Estate up to Colac Lavers Hill Road for residential purposes (i.e. land between racecourse/golf club and Wyuna Estate)
 - vi. A long term residential growth corridor to the west and south of Colac
 - vii. An area for long term industrial uses subject to further investigation, east of the J Barrys Road land, as a potential extension of existing undeveloped, but industrially zoned land
 - viii. The conversion of Rural Activity Zone land near Marriners Street to Rural Living or possibly Low Density Residential with larger sized blocks
 - ix. A new residential area to the west of Colac along the Deans Creek to transform land subject to inundation to a vibrant community with a new open space corridor that features constructed wetlands and walkways
 - x. A new residential growth area north of Princes Highway off Rossmoyne Road adjacent to Lake Colac, to be connected to existing open space along the lake foreshore area
 - xi. The potential for the Civic and Rail Precinct in central Colac as an urban infill area
 - xii. The potential for two local commercial centres to support convenience shopping needs in Elliminyt and Colac west as growth occurs in those areas (but not competing with the primary retail role of Murray Street)
 - xiii. The potential for Gateway and Boulevard treatments along the Princes Highway and main entrances corridors into Colac

- xiv. The provision of an open space network which utilises the creek corridors, Lake, Beechy Rail line, and on-street green links
 - xv. The long term potential for the extension of open space corridors around the Lake to link Cororooke and Beec, subject to further investigation.
79. It is important to note that no land is proposed to be rezoned as part of this process. Council recognises that rezoning should not occur until more detailed planning has been undertaken for each development precinct to establish Outline Development Plans (ODPs) and Infrastructure Contribution Plans / Shared Infrastructure Plans to guide how development should occur. This is critical to ensure that land development is sequenced properly, that affected land owners have an appropriate opportunity to influence the process, and that development is coordinated across multiple land owners. It will also allow for appropriate development contribution mechanisms to be in place to facilitate a fair, transparent and orderly mechanism to fund future infrastructure.
80. It is therefore critically important that Council investigate and plan for appropriate infrastructure contributions mechanisms to contribute to the funding of important infrastructure improvements, and implement a long term capital works program to ensure that Colac transform into a sustainable and attractive place to work, live and visit.
81. The Framework Plan shows the areas which are to be included within a revised urban boundary as well as areas which are considered suitable for long term growth. It identifies land for future General Residential, Low Density and Rural Living uses.
82. In summary, the draft Framework Plan identifies the broad urban form elements to guide future land use policy and decision making. It broadly embraces the Jury's recommendations and refines these into a staged and technically considered response.

Preparation of Planning Scheme Amendment C97

83. To give the Growth Plan statutory effect, Amendment C97 has been drafted to amend the Planning Policy Framework in the Colac Otway Planning Scheme. In particular, it is proposed to update:
- a. Clause 21.01 Municipal Profile to update population figures to reflect the 2016 Census results
 - b. Clause 21.02 Vision to update Colac's vision as identified in the Colac 2050 Growth Plan
 - c. Clause 21.03 Settlement to:
 - i. Include an overview of the township of Colac
 - ii. Update the objectives and strategies in the Clause to reflect the key principles and directions identified in the Growth Plan
 - iii. Include an implementation section to reflect land use recommendations identified in the Growth Plan
 - iv. Replace the 2007 Framework Plan with the Colac 2050 Framework Plan from the Exhibition Version of the Growth Plan.
 - d. Clause 21.07 References to include reference to the Colac 2050 Growth Plan and Colac Stormwater Development Strategy.
84. In July 2018 Council endorsed the exhibition of the Growth Plan, and resolved to request the Minister to authorise the preparation of the Amendment and commence the public exhibition of the Growth Plan and Amendment C97. As previously noted, this was undertaken jointly with the Colac Stormwater Development Strategy which forms a background report to the Amendment.

AUTHORISATION, CONDITIONS, AND CONSIDERATION OF AMENDMENTS VC148 AND AMENDMENT VC154

85. After the July 2018 Council meeting, officers prepared the amendment documentation in line with the explanatory report presented to Council.
86. There was a minor delay in the exhibition of the amendment due to the gazettal of the Amendment VC148 on 31 July 2018. VC148 implemented major changes to the Victoria Planning Provisions (VPP) and introduced an integrated Planning Policy Framework. These required officers to resolve with DELWP the format of the provisions proposed by Amendment C97 prior to authorisation.
87. Officers undertook extensive discussions with DELWP about this matter, how best to proceed, contemplating the timing of any general changes to planning schemes, as well as the format for the proposed provisions for Amendment C97.
88. DELWP advised it was appropriate to proceed with exhibition in advance of any general translation of the Colac Otway Scheme.
89. Given the existing provisions do not comply with the form and content of planning schemes as required by VC148, it was agreed that the new provisions contemplated by C97 should generally take a form consistent with the format identified by VC148 to assist with the translation process. It was not the intent of Amendment C97 to consider all aspects of the translation of the MSS, but only to consider Colac specific provisions which were related to the implementation of the Growth Plan.
90. Several versions of the draft amendment documentation were prepared and circulated to DELWP for review.
91. In October 2018, DELWP under delegation from the Minister for Planning authorised the preparation of Amendment C97 with conditions.
92. The conditions included:
 - a. Revise and simplify the content of Clause 21.03, consistent with Planning Practice Note 4 to delete content that duplicates State planning policy or repeats already stated objectives and strategies
 - b. Delete strategies and implementation measures that cannot be achieved through the planning process
 - c. Consolidate strategies and objectives to avoid repetition and non- planning specific policy to achieve clear and concise policy directions, and
 - d. Correct spelling and grammatical errors.
93. A final exhibition version of the documentation was prepared in consultation with DELWP which addressed these matters primarily by removing duplicated content and content which cannot be implemented through a planning process. DELWP consented to the exhibition commencing.
94. Exhibition of the Amendment began 26 October 2018 after the Minister's authorisation, with the Colac Herald notice published on that day and the Gazette notice published on 1 November 2018.

Amendment VC154

95. Amendment VC154 was gazetted on 26 October 2018, after the authorisation of Amendment C97, and on the date of the Colac Herald notice for Amendment C97. It was not possible to have regard to VC154, given this timing.
96. Having said this, VC154 implements provisions in relation to the management of urban stormwater including a new integrated water management policy at Clause 19.03-3S. This embeds integrated water management objectives and strategies in urban land-use planning. The Growth Plan and Amendment are underpinned by the Colac Integrated Water Cycle Management Plan and Colac Stormwater Management Strategy. A key aim of the joint

exhibition of the Amendment with Stormwater Management Strategy, was to provide the strategic basis for the management of stormwater and inundation as part of future development. It is recognised that further work will be required in relation to subsequent stages of planning, which will have further regard to these new provisions. However, Council is of the view that the Amendment is nonetheless consistent with VC154.

EXHIBITION

97. Amendment C97 was placed on joint public exhibition with the draft Colac Stormwater Development Strategy for a 6-week period in accordance with Council's Community Engagement Policy, from the beginning of November to mid-December 2018. Submissions closed on 14 December 2018.
98. Letters of notice with an information brochure were posted to all residents and non-resident ratepayers in Colac and surrounds. Notices were also published in local media including the Colac Herald, and Council's Facebook page, as well as the Government Gazette. Information was also provided on Council's and DELWP's website.
99. Three drop in information sessions were held across different days and times as follows:
 - a. 11am – 1pm, Wednesday 7 November 2018, Murray Street, Colac (near laneway and Marc's Furniture)
 - b. 3pm – 6pm, Wednesday 7 November 2018, COPACC
 - c. 10am – 1pm, Sunday 18 November 2018, Colac Sunday Market.
100. People were also invited to book an appointment with Council's Strategic Planning Unit.

STRATEGIC CONTEXT AND ASSESSMENT

101. As required by Ministerial Direction No. 11 Strategic Assessments of Amendments, Amendment C97 was assessed against relevant Planning Policy Framework provisions. This is documented in the explanatory report which forms part of the exhibition documentation.

Clause 11 Settlement

102. The Amendment implements several State planning policies. In particular, it implements Clause 11 Settlement, providing guidance for the sustainable development of Colac which is identified as a regional centre (Clause 11.01-1S). It is consistent with the G21 Regional Growth Plan as required (Clause 11.01-1S) and consolidates the role of Colac as a new targeted growth node (Clause 11.01-1R). It delivers a framework for managing the growth of Colac that builds on the objectives and strategies set out in Clause 11.02-1S 'Supply of urban land', Clause 11.02-2S 'Structure planning' and Clause 11.02-3 'Sequencing of development' in the following ways:
 - a. Enables the ongoing delivery of land and supporting infrastructure to support sustainable urban development.
 - b. Allows for a land supply to accommodate projected growth over at least a 15-year period.
 - c. Includes opportunities for urban consolidation.
 - d. Considers land capability and servicing limitations or opportunities.
 - e. Appropriately plans for rural residential development so as not to compromise residential growth corridors.
 - f. Sets the context for more sustainable and liveable urban areas.
 - g. Provides for walkable neighbourhoods.
 - h. Plans for growth to best utilise existing infrastructure and allow for logical extension where required in a coordinated and cost effective manner.

103. Subsequent planning processes will enable the delivery of that supply into the coming years.

12.03-1S River corridors, waterways, lakes and wetlands and Clause 14.02 Water

104. Clause 12.03-1S River corridors, waterways, lakes and wetlands seeks “to protect and enhance river corridors, waterways, lakes and wetlands.”
105. Clause 14.02-1S Catchment planning and management has the objective “to assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.”
106. Clause 12.0-2S Water quality seeks to protect water quality.
107. The Amendment has been underpinned by an Integrated Water Cycle Management Plan and Stormwater Strategy which seek to protect and enhance the waterbodies in Colac.
108. The Growth Plan and Amendment seek to leverage development to protect and enhance the Deans and Barongarook Creeks to improve water quality discharging into Lake Colac, and establish these areas as public open space.
109. Much of the land along the creek corridors is in private ownership, including most of the Deans Creek and large sections of the Barongarook Creek. Sections of the creeks, particularly the Deans Creek, are highly modified and degraded. A key strategy in the plan is to facilitate development of the Deans Creek corridor and the rural living areas in Elliminyt to transition these areas over time into quality, protected and restored open space creek corridors, consistent with Clause 12.03 and Clause 14.02-1.
110. This will also enable the protection in perpetuity of important cultural heritage areas associated with the creeks and Lake.

Clause 13.02 - Bushfire

111. Clause 13.02-1S considers bushfire planning with the objective to “strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life”.
112. As noted in the explanatory report, a bushfire risk assessment report was commissioned to inform the preparation of the Colac 2050 Growth Plan. This included consultation with the CFA.
113. The report notes that the area included within the Colac 2050 Framework Plan is generally not included in the Bushfire Management Overlay (BMO) except for a small area of land to the north west of the town near Lake Colac. This land is currently being used for a timber plantation.
114. Much of the land, however, is included within the Bushfire Prone Area mapping consistent with most of regional Victoria.
115. The CFA response does not specifically raise any issues per se with areas identified for growth in the Colac 2050 Growth Plan. It however notes that, whilst Colac itself is not subject to any bushfire threat, the landscape surrounding Colac has the potential to expose the town to ember attack in the event of a landscape wildfire through the forested uplands. As such the Colac 2050 Growth Plan contains recommendations to explore how the Colac Otway Shire can identify ways to ensure that all new buildings are built to meet the construction standard of BAL 12.5. The CFA response also recognises that Colac is the preferred location for refuge during high fire risk events.
116. The Amendment is consistent with the provisions of Clause 13.02 of the Colac Otway Planning Scheme.

Clause 13.03 – Floodplains

117. Clause 13.03-1S considers floodplain management.
118. It has the following objectives:
 - a. “To assist the protection of:
 - i. Life, property and community infrastructure from flood hazard.
 - ii. The natural flood carrying capacity of rivers, streams and floodways.
 - iii. The flood storage function of floodplains and waterways.
 - iv. Floodplain areas of environmental significance or of importance to river health.”
119. As noted previously in this submission, Council (with DELWP and the CCMA) has undertaken significant work in relation to flood mapping, and stormwater management. Amendment C90 seeks to implement improved LSIO and FO mapping for Colac. The Colac 2050 Growth Plan has drawn on this improved mapping to identify areas affected by flooding by the 1 in 100 year flood event.
120. The Amendment is consistent with Clause 13.03 in that it utilises the improved mapping to identify land affected by flooding including land inundated by the 1 in 100 year flood event in the Framework Plan and Growth Plan.
121. Drawing on the work from the Stormwater Strategy, the Growth Plan and Amendment C97 however, recognise that development has the potential to modify the extents of the flooding hazard in parts of Colac over time if mitigation works are implemented. It therefore identifies areas which are subject to inundation as potential development areas for residential purposes. This opportunity is identified in several locations primarily in areas of Elliminyt, and would be subject to detailed planning and assessments in subsequent stages of planning.

Clause 16.01 Residential Development

122. Clause 16.01-1S Integrated housing has the objective “to promote a housing market that meets community needs.”
123. Clause 16.01-2S Location of residential development has the objective “to locate new housing in designated locations that offer good access to jobs, services and transport.”
124. The Amendment facilitates housing in areas which are under-utilised and in existing areas by identifying areas around the Colac train station for higher density housing, and by consolidating rural living areas which are close to existing services, facilities, and employment in Colac for general residential purposes.
125. Clause 16.01-3S Housing diversity has the objective “to provide for a range of housing types to meet diverse needs.”
126. Whilst some of the matters identified in this Clause are subject to later stages of development, the Amendment seeks to identify a range of zones for different housing types including higher density, general residential, low density and rural living. It also seeks to make better use of existing infrastructure by consolidating the urban structure of the town.
127. Clause 16.01-4S Housing affordability seeks to deliver more affordable housing closer to jobs, transport and services.
128. The Amendment contributes to this by identifying future land supply to meet demand, and identifying different areas and zones in Colac to meet different types of housing needs.
129. Clause 16.01-5S Rural residential development has the objective “to identify land suitable for rural residential development.”
130. Colac is identified in the Colac Otway Rural Strategy as the preferred location for rural residential purposes to protect agricultural land and areas of high conservation values.
131. The Amendment is consistent with this clause because it identifies rural residential land close to Colac and away from areas which are identified for future general residential purposes.

Clause 19.02 Community Infrastructure

132. Clauses contained with 19.02 of the Colac Otway Planning Scheme relate to community infrastructure including: open space; health facilities; cultural facilities; social and cultural infrastructure; emergency services.
133. The Growth Plan and Amendment were informed by the Colac Community Infrastructure Plan which considered demographic data associated with the growth projections, along with community infrastructure needs. It did not find any deficiencies in relation to existing community infrastructure except for the provision of open space, and the need to renew early years' facilities. This will be reviewed and considered as part of subsequent stages of planning.
134. Open space is identified in the Framework Plan including a new facility on the former Colac High School site on the Princes Highway in Colac west. Council is currently negotiating with State Government in relation to this site's acquisition.
135. The Growth Plan and Amendment also identify opportunities for the creation of linear open space corridors. Subsequent stages of planning will consider the provision of local open space areas.

Clause 19.03 Development Infrastructure

136. Clause 19.03 identifies matters related to development infrastructure including: integrated water management; telecommunications; development and infrastructure contributions plans, infrastructure design and provision; telecommunications; and waste and resource recovery.
137. The matter of integrated water management has been previously described as part of this submission.
138. Council commissioned an infrastructure services assessment as part of the commercial and industrial land use strategy development, which was also used to guide the development of the Growth Plan.
139. Council has worked collaboratively with utilities in relation to the provision of utility services for development. This included a workshop with agencies through the development of the process, and detailed discussions with Barwon Water.
140. There is recognition that the provision of reticulated sewer is currently a key constraint to development of residential land in Colac. Council has worked closely with Barwon Water to ensure that areas identified for residential growth are able to be provided with reticulated sewer. Barwon Water reviewed the Citizens' Jury report in detail, and the Amendment, and formed the view that all areas identified for residential development are technically feasible to service subject to detailed planning as part of subsequent stages of development.
141. All referral agencies were notified as part of the exhibition of the Amendment. No objecting submissions were received.
142. In relation to development contributions, the Colac Otway Planning Scheme does not currently have any formal mechanisms to collect development contributions. It is recognised that development contributions will form an important part of the implementation of the Growth Plan. Council has sought the advice of experts in the field of development contributions to help form its view about the most appropriate way to collect contributions as part of future development. The Growth Plan and Amendment are explicit in its recognition of this requirement. This will be discussed in further detail in Council's Part B submission. For these reasons it is considered that the Amendment is consistent with the provisions in Clause 19.03.

DETAILS AND TIMING OF PROPOSED AMENDMENT C90

143. In October 2017, Council resolved to place Planning Scheme Amendment C90 on public exhibition for a period of six weeks. Amendment C90 seeks to implement the findings of the Deans Creek and Barongarook Creek Flood Study (August 2017) which considered the Deans and Barongarook Creek catchments (Figure 7).

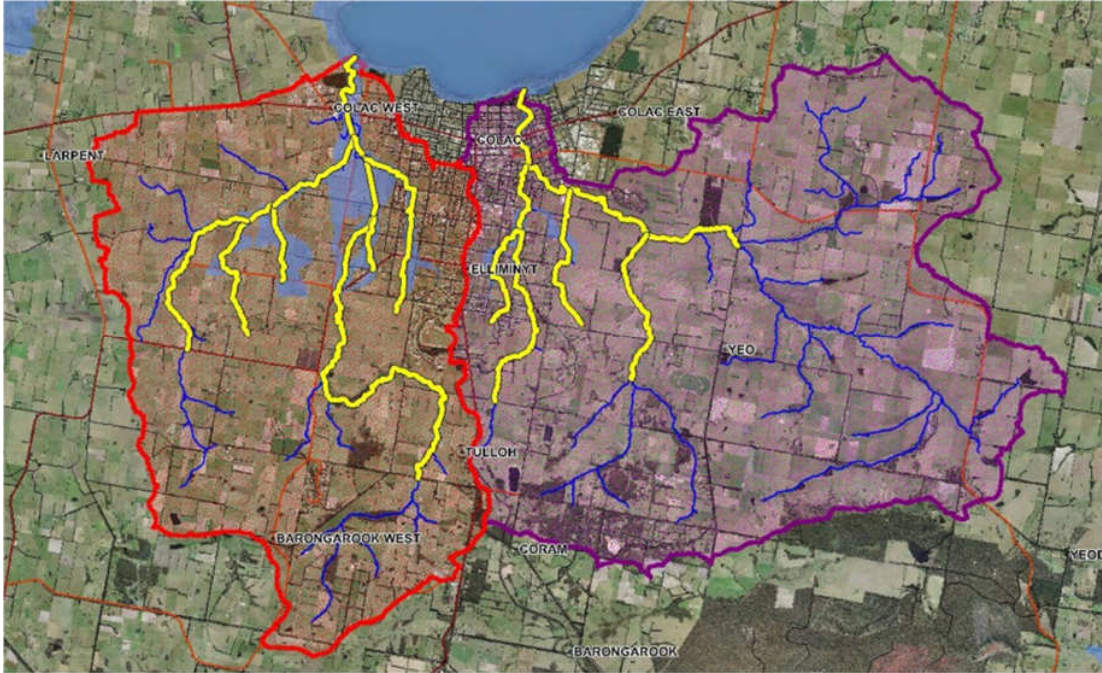


Figure 7 Deans and Barongarook Creek Catchment considered by Amendment C90

144. Amendment C90 is the culmination of the extensive investigations on flood hazard in Colac, Elliminyt and surrounds. This commenced in 2015 as part of the DELWP flood mapping project previously noted. In addition to detailed flood modelling of the Deans Creek and Barongarook Creek catchments, the project included a community drop in session to calibrate the accuracy of the mapping through shared local community knowledge of flooding.
145. Importantly, the updated flood modelling indicates that the overall depth of the flood waters is significantly shallower in many locations than previously thought. This may, in some instances, allow the option for flood mitigation measures to occur as part of development proposals, subject to support from the CCMA, and as identified in the Colac Stormwater Development Strategy. Mapping is also now available that reveals where the flooding is expected to be less than 200mm or 100mm in depth in many locations. This information can be used to guide future development.
146. The final proposed mapping changes reflected the more precise methodology employed by the consultants as part of this project, as well as the catchment wide assessment. The hazard mapping reveals that the risk of flooding in the Deans Creek and Barongarook Creek catchments is not as severe as current flood mapping in the Colac Otway Planning Scheme indicates. Whilst flooding remains a significant risk which must be managed through the application of planning controls, there are significant areas where the flood mapping can be reduced or removed altogether. However, the Study identified other areas where the flood mapping should be extended.
147. The Schedules to the flood overlays contained within the Colac Otway Planning Scheme were also rewritten as part of the amendment process. The new Schedules establish or extend the

broad range of works that do not require a planning permit in the overlays, including some forms of replacement buildings, some extensions or external alterations to buildings, some forms of fencing and open sided agricultural sheds. This will substantially assist Council in delivering on its 'Cutting Red Tape' initiative.

148. The Amendment was exhibited from 29 January 2018 to 9 March 2018. This included direct notice to all affected households. A total of 23 submissions were received during the exhibition period. One submission has since been withdrawn. It should be emphasised that given the extent of notice and change, this is indeed a small number of submissions.
149. All submissions opposed to the proposed overlay were referred to the CCMA for technical review.
150. Whilst no significant changes were recommended following this assessment, officers recommended that 136 properties be removed from the amendment where there had only been a small encroachment of the controls over a minor part of a property. This involved a 'smoothing' of the overlay area. This resolved 6 of the submissions. Of the 23 submissions therefore, 6 submissions were resolved based on recommended changes, 1 submission was withdrawn and 2 submissions are in support. Effectively, this has left only 14 submissions opposed to the amendment.
151. Council considered submissions at their Ordinary meeting in May 2018. They resolved at that meeting to defer "consideration of Amendment C90 to facilitate further deliberation by Councillors at avoiding any further restrictions being imposed on land parcels by virtue of the Amendment C90 provisions".
152. To this end, officers have been working with the CCMA to develop revised schedules. An option currently being tested is to implement two schedules to the LSIO which identify different flood depths. Areas of flood depths less than 300mm would potentially be subject to a series of permit exemptions for development associated with a dwelling if they meet certain criteria such as minimum floor heights. Council is currently waiting for CCMA's final approval to proceed with this option before returning to Council.
153. Importantly for Amendment C97 and the Growth Plan, the extent of the mapped area is largely uncontested, and much of the debate revolves around regulatory control, and removing regulatory burden.
154. In relation to any impact on Amendment C97, it is considered that none of the details of Amendment C90 and the matters related to changes to schedules have any significant effect on changes proposed by Amendment C97. The minor mapping changes proposed in response to submissions are insignificant at the 1:35,000 scale at which the Framework Plan operates. Indeed, the Framework Plan should not be relied upon to identify the application of the LSIO or FO, and Amendment C90 is expected to run its course and result in updated mapping in the Colac Otway Planning Scheme sometime this year.

PLANNING POLICY FRAMEWORK MIGRATION AMENDMENT FOR THE COLAC OTWAY PLANNING SCHEME

155. As part of the migration of planning schemes to comply with the new format Planning Policy Framework, DELWP are assisting Councils in groups. The Colac Otway Shire is in the Group 1 Councils. Tract Consultants have been appointed by DELWP to assist with this process.
156. At the beginning of May, Tract advised that all Group 1 Councils (and now Group 2 Councils) are progressing through the translation process. Whilst some of the Group 1 Councils are progressing more quickly, the Colac Otway Planning Scheme is providing some challenges.
157. In January 2019, Tract prepared a preliminary draft which was jointly reviewed by staff. To progress to a second, more complete draft. Tract are working through one of the major (and

time consuming) learnings of the process. This involves the location and relocation of many previous 'local places'. Tract advise that this has been workshopped and approved in other PPF drafts. They are currently reviewing Clause 11.03-6 of the Colac Otway draft to ensure consistency (Colac, Apollo Bay, Birregurra, etc.). In addition, since the review of the first draft, there have been significant reduction of specific strategies across all themes as they continue to remove duplication of existing SPP clauses and other Colac-Otway zone and overlay provisions.

158. DELWP are currently undertaking a review of the scheme and Council expects a full second draft in June. Noting that this process has taken significantly longer than originally expected, it is considered that the migration is unlikely to progress through any amendment process until August or September at the earliest.
159. In relation to any impact on Amendment C97, Council restates that the proposed provisions have been drafted with a view to migration, noting that there is a lack of clarity in relation to specifics about this. It is Council's view that the migration of Amendment C97 into the Planning Policy Framework should properly happen at the 'backend' of the process.
160. The Amendment is quite clear in what it proposes. It is considered that to muddy the waters at this stage of the process by attempting to translate the C97 provisions, is not in the best interest of transparency. The migration process is a policy neutral exercise, and should appropriately deal with Amendment C97 post panel, and post Council adoption.
161. In terms of timing, it can be expected that the Panel report will be presented to the July Council meeting. Subject to a Council resolution, it would be expected that the Amendment could be referred to the Minister for approval shortly thereafter. If things play out this way, it is likely that the finalisation of the migration could appropriately consider an adopted Amendment C97.

POST EXHIBITION VERSIONS OF DOCUMENTS

Clause 21.03-2

162. Direction 1g from the Panel requests a post exhibition version of Clause 21.03. As part of the Council agenda for the 22 March Special Council meeting, officer's presented a post exhibition version of the Clause 21.03 to Council. This is provided to the Panel as a separate document (attached).
163. The post exhibition version imposes comments over the tracked changes which were exhibited, to identify the proposed post-exhibition changes. Thus, the blue and red tracking identify the exhibited proposed changes using the standard DELWP convention to identify inserted and deleted text (blue and red respectively). The comment identifies post-exhibition changes. By way of example, on page 4/35 of the post exhibition Clause, a comment is noted in balloon text to the right of the page which states "in response to EPA submission S23". This comment highlights the amended text proposed in response to the EPA submission.
164. Council is happy to provide further clarification if required.

The Framework Plan

165. The post exhibition version of Clause 21.03 previously described, identified a number of proposed changes to the Colac 2050 Framework Plan in response to submissions. These changes are as follows:
 - a. Change 'Rezone to buffer industrial zone' to 'Rezone to Industrial 3 Zone or equivalent' (in response to S23)

- b. Shift location of symbol for ‘enhance town gateways with built form and landscaping’ located on the eastern entrance of Colac on the Colac – Forrest Road to align with the road. (in response to S15)
 - c. Change graphics for rezoning to farming to ensure it is clear that it is part of long term residential growth corridor (in response to S21)
 - d. Amend annotation for Rossmoyne Rd residential area to ‘medium term residential development investigation area. (in response to S12 and S29)
 - e. Insert note at the bottom of legend as follows: ‘the area of inundation shown on the Framework Plan reflects the extent of existing conditions, and may be subject to further refinement as part of future planning and development processes which consider stormwater management measures’ (in response to S8a)
 - f. Extend the township boundary to include part of the land south of Harris Road and west of Forest Street which directly abuts the residential land to the east (the Wyuna Estate), and identify this as ‘rezone to rural living or low density subject to development plan’ (in response to S30).
 - g. Change the Framework Plan notation for the area to the east of Colac noted as ‘long term rural living’ to ‘rural living investigation area’ (in response to S14).
166. A post-exhibition version of the Framework Plan with these changes is attached.
167. This version has also made some additional changes to improve legibility:
- a. Colour has been removed from the symbols which identify the areas outside of the urban boundary
 - b. Key street names have been included.
168. The post-exhibition version of the Framework Plan does not include the matters that were identified in the Council resolution from the March meeting, namely:
- a. The extension of the urban boundary to include land bordered by Colac-Lavers Hill Road, Friends Road, Forest Street South for low density residential purposes, or
 - b. The identification of the land bordered by Pound Road, Cants Road, Sinclair Street South and Neale Street as low density residential.
169. This matter will be described in further detail as part of Council’s Part B submission.
170. The Panel has also requested an amended Framework Plan which is split into at least two separate plans as follows:
- a. One showing proposed land uses (Panel version - Map 1)
 - b. The other showing creeks, land subject to flooding and proposed open space networks. This version also includes all non-land use features noted on the exhibition version of the plan such as view corridors, gateways, and a boulevard treatment for the Highway (Panel version – Map 2).
171. The Panel version maps are attached as directed.

Colac 2050 Growth Plan

172. The exhibition version of the Colac 2050 Growth Plan is proposed to be amended in response to submissions. These changes are documented in the attached Council table in response to submissions.
173. In summary, the proposed changes to the Growth Plan are:
- a. Amend p 29 of Growth Plan to include additional reasons for opposition to the development plan to include safety and privacy associated with the open space and walkway, and not wanting to develop (in response to S18).
 - b. Include wording in the Growth Plan, p 29 to note the need to review the DPO2 boundary north of Aireys, west of Main Street to consider the extent of the mapping (in response to S18).

- c. Include reference in the Growth Plan to investigate in Colac West on Deans Creek, the potential for a focal point with constructed wetland and Aboriginal focus (in response to S25).
 - d. Amend the Framework Plan as previously noted.
174. Whilst Council notes the Panel's direction to provide a post-exhibition version of the Growth Plan, Council has not prepared this to date. Given the resources required to undertake this exercise, it would prefer to wait until the conclusion of the Panel process, to be able to include any further recommended changes put forward by the Panel. It will then present this post Panel version to Council for adoption.
175. Council considers the proposed changes are relatively minor in nature. Furthermore, Council is of the view that it is relatively clear what changes are proposed, and that the Amendment does not turn on changes to the Growth Plan (apart from the Framework Plan).

ISSUES AND RESPONSE TO SUBMISSIONS

176. Issues identified in submissions were documented in the attachment to the Council report to the March 22 Special meeting.
177. This is provided to the Panel as a separate document (attached).
178. At that meeting, Council heard from several submitters who elected to verbally present to Council. Council considered these further representations and submissions. It decided to amend the officer recommended resolution. This is documented in the minutes of that meeting provided to the Panel.
179. This will be discussed in further detail as part of Council's Part B submission in relation to proposed post-exhibition changes.

OTHER STRATEGIC MATERIAL

180. Council does not propose to rely upon other strategic material other than already provided to the Panel.

CONCLUSION

181. Council will expand on this submission as part of the Part B submission at the Panel hearing.
182. This completes Council's Part A submission.

Suzanne Barker
Director, Town Matters Pty Ltd
On behalf of Colac Otway Shire Council