

COLAC OTWAY PLANNING SCHEME

AMENDMENT C97

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Colac Otway Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Colac Otway Shire Council.




Land affected by the Amendment

The Amendment applies to the township of Colac, as generally shown on the Study Area Map below.

Colac 2050 Study Area



LEGEND

-  Approximate Study Area
-  Melbourne - Warrnambool Railway Line
-  Arterial Road



What the Amendment does

The Amendment seeks to implement the key land use planning directions of the *Colac 2050 Growth Plan: Planning for Growth 2018* (Colac 2050 Growth Plan) into the Colac Otway Planning Scheme.

Specifically the Amendment will:

- Amend Clause 21.01 Municipal Profile to update population estimates based on 2016 Census results.
- Amend Clause 21.02 Vision to update the vision for Colac consistent with the Colac 2050 Growth Plan.
- Amend Clause 21.03 Settlement to incorporate the key objectives, strategies, and implementation for the Colac 2050 Growth Plan including an updated Colac Framework Plan.
- Amend Clause 21.06 Implementation to remove reference to implementation related to Colac.
- Amend Clause 21.07 Reference Documents to include reference to the *Colac 2050 Growth Plan 2018* and the *Colac Stormwater Development Strategy 2018*.

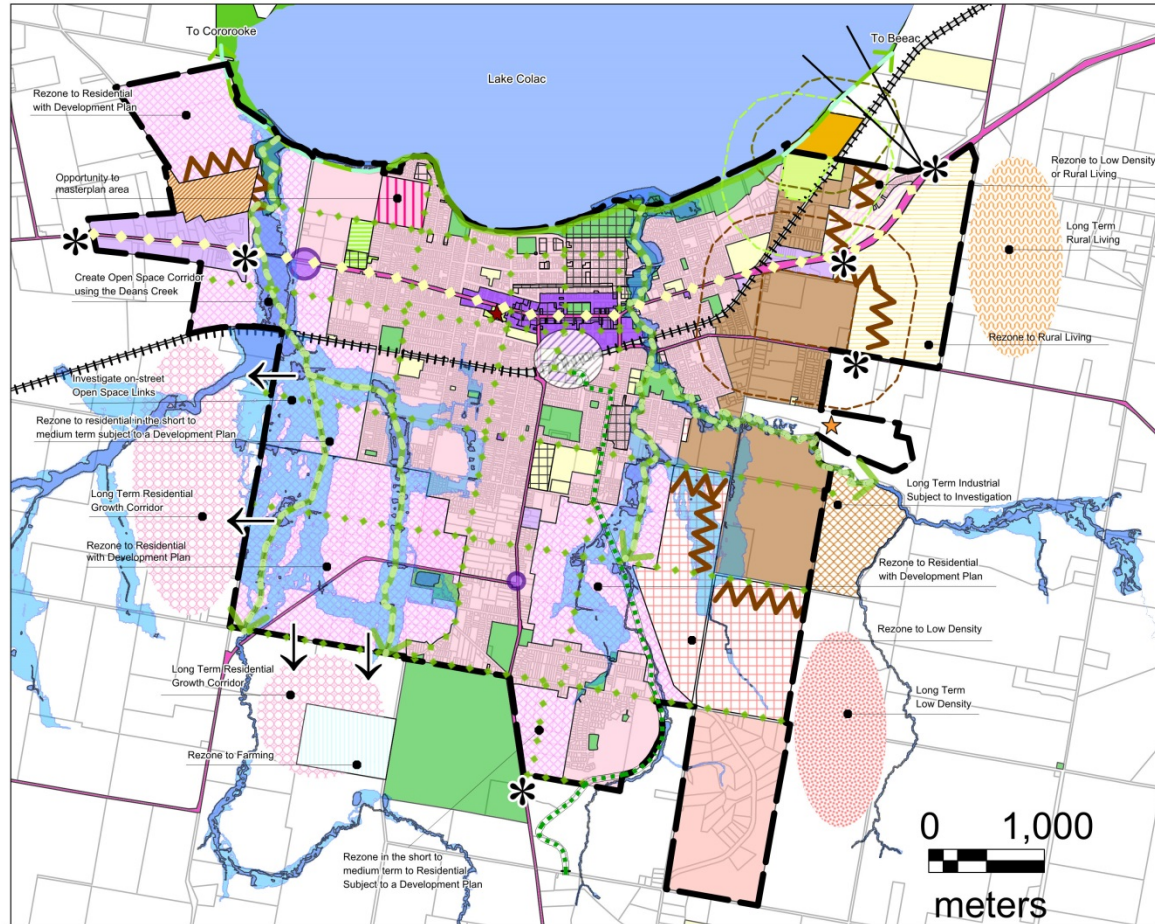
Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to implement the strategic land use directions of the Colac 2050 Growth Plan, which is being exhibited as part of this Amendment. The Colac 2050 Growth Plan is intended to guide the future growth of Colac, which has been designated as a targeted growth node in the *G21 Regional Growth Plan*. The *G21 Regional Growth Plan* establishes an aspirational population target of 20,000 people by 2050 for Colac, an increase of approximately 8000 people.

The Amendment implements the strategic land use directions identified in the Colac 2050 Growth Plan by updating various clauses in the Municipal Strategic Statement of the Colac Otway Planning Scheme as required. It includes a new vision for Colac, a revised Colac Framework Plan map (see below) and updated strategies and objectives for the town.

Colac 2050 Framework Plan



LEGEND

	Urban Boundary		Existing Residential Area		Rezone to Farming to Protect Long Term Residential Corridor		Future Rural Living Investigation Area
	Property Boundary		Existing Low Density Residential Area		Rezone to Residential Subject to Development Plan		Future Residential Investigation Area
	Buffer to Industrial Uses to be protected by Development Plan Overlay		Existing Industrial Area		Rezone to Low Density Subject to Development Plan		Future Low Density Investigation Residential
	Direction of Long Term Residential Growth		Existing Non-Core Retail Area		Rezone to Rural Living subject to a Development Plan		Future Industrial Investigation Area
	Enhance town gateways with built form and landscaping		Existing Retail and Commercial Area		Potential for Infill Housing in Civic, Rail and Health Precinct		Rezone to Rural Living or Low Density subject to Development Plan
	Protect Views to and from Lake Colac		Existing Public Use		Arterial Road		Rezone as Buffer Industrial Zone
	Melbourne - Warrambool Railway Line		Existing Open Space		Existing Lake Colac Foreshore Open Space Corridor		Opportunity to masterplan area near west end of Moore Street
	Strategically Important Food Production Plant		Area Subject to Flooding		Potential Open Space Corridor using Creek and Drainage Lines		Potential Local or Neighbourhood Commercial Centre Subject to Investigation
	Encourage Botanical Boulevard Treatment for Princes Highway		Area Subject to Inundation		Investigate Open Space Link around the Lake to Cororooke and Beac		Water Treatment Plant
	Preferred Future use for Employment / Community / Public Use		Special Use - Abattoir		Investigate extending the Beechy Rail Trail		Protect 300m Buffer to Water Treatment Plant
			Protect 500m Buffer to Abattoir				Protect 500m Buffer to Sawmill
			Investigate On-road Open Space Links				Potential Regional Open Space and Community Facility

The Amendment was prepared by Colac Otway Shire Council, and the Colac 2050 Growth Plan was prepared in partnership with Regional Development Victoria and the Colac community.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the objectives of planning in Victoria pursuant to Section 4 of the *Planning and Environment Act 1987* by providing for the fair, orderly and sustainable development of land in Colac where environmental, social and economic effects are recognised.

How does the Amendment address any environmental, social and economic effects?

The Amendment addresses environmental, social and economic effects by providing strategic guidance in relation to where future residential development should locate in Colac, identified in the Colac 2050 Framework Plan. It also provides strategies and objectives as to how residential growth should be managed to ensure environmental, social and economic benefits.

The Colac 2050 Framework Plan delineates a revised urban boundary which will contain development within a defined area and improve the overall urban structure, connectivity, and walkability of the town. This is by locating future development close to existing infrastructure and services, and focussing development investment in areas inside of the urban boundary.

The strategies and objectives identified in the Amendment relate to:

- Identification of an urban boundary to protect land uses outside of the town and identify areas for urban development
- The identification of different locations for housing to meet diverse housing and lifestyle preferences
- Management of stormwater and inundation issues to ensure that future development enhances the quality of water entering Lake Colac.
- Ensure that development does not occur on flood prone land.
- Creation of urban structuring elements which will enhance the open space network in the town using the creek corridors and Lake Colac foreshore area to:
 - Create an off-road pedestrian and cyclist network for the benefit of the community
 - Create areas of active and passive open space
 - Enhance ecological outcomes within riverine environs
 - Improve quality of water entering Lake Colac
 - Manage stormwater and flood mitigation measures in an efficient manner across multiple land parcels
 - Appropriately manage areas of cultural heritage important to Traditional Owners
- Place making improvements to enhance the quality of the public realm in Colac to promote the town as a desirable place to live and work
- Reinforce the primacy of the existing Central Business District and note the need to investigate whether a neighbourhood activity centre may be required to service growth in the Deans Creek Growth Corridor
- The need for future strategic work as part of subsequent growth planning to:
 - Ensure that development plans are prepared to manage the orderly development of land, and ensure that buffers to important industrial land uses are managed effectively
 - Ensure that shared infrastructure plans are prepared to guide the provision of shared infrastructure across multiple titles
 - Undertake detailed design in relation to public realm improvements.

Does the Amendment address relevant bushfire risk?

A bushfire risk assessment report was commissioned to inform the preparation of the Colac 2050 Growth Plan. This included consultation with the CFA.

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.

Much of the land, however, is included within the Bushfire Prone Area mapping consistent with most of regional Victoria.

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.

The Amendment is consistent with the provisions of Clause 13.02 of the Colac Otway Planning Scheme.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the Amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes and Ministerial Direction No. 11 Strategic Assessment of Amendments. The Amendment will adhere to the timelines as set by Ministerial Direction No. 15.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

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:

- Enables the ongoing delivery of land and supporting infrastructure to support sustainable urban development.
- Allows for a land supply to accommodate projected growth over at least a 15 year period.
- Includes opportunities for urban consolidation.
- Considers land capability and servicing limitations or opportunities.
- Appropriately plans for rural residential development so as not to compromise residential growth corridors.
- Sets the context for more sustainable and liveable urban areas.
- Provides for walkable neighbourhoods.
- Plans for growth to best utilise existing infrastructure and allow for logical extension where required in a coordinated and cost effective manner.

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

If the planning scheme includes a Local Planning Policy Framework, how does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Colac Otway Planning Scheme currently includes a Local Planning Policy Framework.

The preparation of the Colac 2050 Growth Plan considered relevant Council policies, including those found in the Municipal Strategic Statement (MSS). This analysis is documented with the *Colac 2050 Background Report 2017*.

The Amendment and the Colac 2050 Growth Plan reinforce the role of Colac as the major regional centre for urban development in the Shire as depicted in the Colac Oway Strategic Framework Plan (Clause 21.02). This includes residential development, service and manufacturing industry, retail, office services, recreation and education facilities.

Amendment C97 will amend various clauses in the MSS to update references to Colac in accordance with the directions established by the Colac 2050 Growth Plan.

If the planning scheme includes a Municipal Planning Strategy, how does the Amendment support or implement the Municipal Planning Strategy?

The Colac Otway Planning Scheme does not have a Municipal Planning Strategy at the current time.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment proposes to implement the strategic direction of the Colac 2050 Growth Plan by making changes to the Municipal Strategic Framework in the Local Planning Policy Framework (LPPF) of the Colac Otway Planning Scheme. This is the appropriate location for strategic growth planning policy in the Colac Otway Planning Scheme at this time. It is noted that as a result of the recent introduction of a new Planning Policy Framework to all planning schemes in Victoria (via Amendment VC148) at some point in the coming year all LPPFs will be translated into the PPF. This will not affect the content of the Colac Otway Planning Scheme but will alter formatting and clause numbers.

How does the Amendment address the views of any relevant agency?

The preparation of the Colac 2050 Growth Plan was overseen by an inter-agency Project Control Group which included: the Department of Environment, Land, Water and Planning; VicRoads; Transport For Victoria; and Regional Development Victoria. Other agencies including utility providers were consulted during various stakeholder engagement activities, and their views were incorporated into the Colac 2050 Growth Plan.

Agency views will be further considered as part of the submissions process for the exhibition of the Amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is not expected to have any significant impacts on the transport system defined by the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment does not include any new permit triggers, however there will be resource implications in order to carry out future strategic planning work identified in the Amendment. Council will consider resources required for strategic work as part of future budget bids and requests to Government for funding assistance.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

<p>Colac Otway Shire Council 2-6 Rae Street COLAC VIC 3250</p>

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by COB Friday 14 December 2018.

A submission should be titled "Amendment C97 – Colac 2050 Growth Plan Submission" and sent by:

Email to: inquiry@colacotway.vic.gov.au

Post to: Strategic Planning
Colac Otway Shire Council
PO Box 283
COLAC VIC 3250

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week of 8 April 2019
- panel hearing: week of 13 May 2019