Colac

Policy application
This policy applies to all land within the Colac settlement boundary identified in the Colac Framework Plan.

Objective
To manage the growth of Colac consistent with its role as the major urban centre of the Shire.

Strategies
Encourage use and development in Colac that encourages visitors to extend their stay.
Encourage medium density development in the Colac town centre.
Design infill housing in a manner that is compatible with the prevailing character and heritage values of the precinct.
Ensure development in the hospital precinct of the CBD provides on-site parking to meet projected demand.
Retain heritage places as significant components of Colac’s character and attractiveness.
Encourage the adaptive re-use and restoration of heritage places including supporting innovative uses that attract visitors and customers into disused retail areas.
Maintain the primacy of the CBD as the regional centre serving the Colac Otway Shire and beyond.
Encourage development in the CBD that contributes to its role as a regional centre including visitor accommodation and community, entertainment and cultural facilities.
Encourage bulky goods retailing and restricted retailing to locate in the Commercial 2 Zone land in Colac West.
Support an increase in the amount of usable public open space.
Discourage any additional or new industrial development adjacent to Lake Colac on land which is not zoned industrial.
Encourage new industrial opportunities in Colac’s eastern industrial areas for a diverse range of light to general industrial activities.
Support new industrial development that is well designed and will enhance the amenity and visual appearance of industrial areas.
Discourage the subdivision of residential land within any relevant EPA threshold distance of Australian Lamb Company such as noted in EPA Publication 1518 Recommended separation distances for industrial residual air emissions (March 2013) to minimise future amenity conflict issues.
Discourage further subdivision of land below 5 hectares in Colac’s eastern industrial areas to ensure sufficient supply of land for large scale industrial development.
Improve the appearance of existing industrial development in Colac to provide more attractive and inviting entrances to the town.
Support commercial uses on Colac-Lavers Hill Road.
Support opportunities for expansion of the east Colac Highway Commercial area.
Direct major retail and commercial developments to locate within the Colac CBD (Commercial 1 Zoned land only).
Minimise the impact of the Colac Water Reclamation Plant on development on nearby land.
Ensure that future use and development of the Colac Water Reclamation Plant is not detrimentally affected by allowing inconsistent and potentially conflicting development to occur within its buffer area.

Encourage redevelopment of underused or vacant sites (e.g. surface car parks, vacant land at the rear of buildings, upper levels of single storey buildings) in the CBD.

Encourage the upgrading of shopfronts and building facades in the CBD, particularly on Murray Street and around Memorial Square.

Support innovative uses that attract visitors and customers in disused areas in the Colac CBD.

Encourage the removal of excessive roof top, above verandah and free-standing signs, and other visually dominant signs.

Develop a permeable network of active laneways and arcades in the CBD, including thoroughfares between Murray and Bromfield Streets.

Encourage new development to provide an active frontage to the streetscapes and car parks, including the provision of active frontages to Bromfield Street for buildings fronting Murray Street.

Encourage verandahs on new buildings for weather protection.

Encourage planting on properties along the eastern and western entrances to Colac, particularly where it has potential to screen industrial activities.

Encourage development within the CBD to incorporate Environmentally Sustainable Design (ESD) initiatives.

Maintain the ‘fine grain’ character of inner retail areas.

Improve pathways along Barongarook Creek.

Expand organised sports facilities at the Golf Club/Turf Club site.

Improve the eastern entrance to the CBD with enhanced landscaping and views to heritage buildings, widened pedestrian pathways over the Barongarook Creek bridge and improved visibility to the Visitor Information Centre.

Develop Colac as a ‘Botanic Garden City’ with thematic tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct and the Barongarook Creek corridor.

Improve town entrances with new landscaping, framing views to Lake Colac, improved visibility to the Visitor Information Centre and emphasis on reducing the visual clutter of signs.

Integrate the Colac CBD and Lake Colac through design features and foreshore development.
Colac CBD Framework Plan

LEGEND
- CBD Boundary
- Finer Grain Area
- Heritage Area
- Proposed Pedestrian Crossing
- Improve laneway linkages between Murray & Broomfield Streets
- Central median with tree planting
- Create street planting linkage to Botanic Gardens