

Koroit

Structure Plan

Consultation Draft
December 2019

Part A + B

Prepared by



Koroit

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Part A + Part B

Client	Moyne Shire
Project	Koroit Structure Plan
Version	1.0
Prepared By	Moyne Shire
Date Issued	29/08/2019

Acknowledgement Traditional Owners

We acknowledge the Traditional Owners of the land and pay our respects to their Elders, past, present and emerging, and the Elders from other communities who may reside in the Moyne Shire.

Prepared by

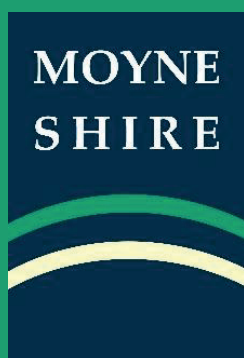


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What is a Structure Plan?

The Koroit Structure Plan is a strategic framework for the future planning and development of the town.



Part A

Purpose of the Structure Plan

The Koroit Structure Plan is a strategic framework for the future planning and development of the town.

The purpose of the Structure Plan is to:

- ▶ Identify the key strategic planning issues facing the town, including community aspirations and needs.
- ▶ Articulate the preferred future planning directions for the town, including the location of Settlement Boundaries.
- ▶ Ensure that adequate land supply is available for the future growth of the town for employment and residential purposes.
- ▶ Identify means to encourage population growth and enhance the vitality of the town.

How will this plan be used?

This Structure Plan is to be used by the Moyne Shire to determine the application of local planning policies, land use planning zones and overlays.

It will guide Council's consideration of proposed re-zonings and applications for planning permits. Further, Council will use the Structure Plan to establish what additional work is required to determine the future provision of infrastructure and services in the town.

Implementation of the Structure Plan for Koroit will provide certainty for residents and landowners regarding the future planning direction for the town over the next 15 years. The take-up of land and redevelopment will be reviewed every five years and, if considered appropriate, a full review of the Structure Plan should be undertaken.

Plan Components

The Koroit Structure Plan contains three parts, **Part A** "Structure Plan", **Part B** "Implementation & Review" and **Part C** "Background Report".



Part A contains the Structure Plan, which sets out objectives, strategies and actions developed in response to the key influences identified in the Background Report, for the following themes:

- ▶ Urban Growth
- ▶ Infrastructure
- ▶ Settlement & Housing
- ▶ Natural Environment
- ▶ Economic Development & Employment
- ▶ Rural Areas

Part B contains the Implementation Program for the Structure Plan. It establishes development principles and recommendations for the application of zoning and overlay controls, identifies the need for any further strategic work, and nominates the circumstances for the review of the Structure Plan.

Part C provides the foundation of, and contextual information for the Structure Plan. It identifies the issues, opportunities and constraints facing the town, in the following categories:

- ▶ Policy Context
- ▶ Natural & Urban Environment
- ▶ Demographics & Social Profile
- ▶ Township Facilities & Services
- ▶ Transport & Physical Infrastructure
- ▶ Township Growth & Residential Lot Supply

The Study Area

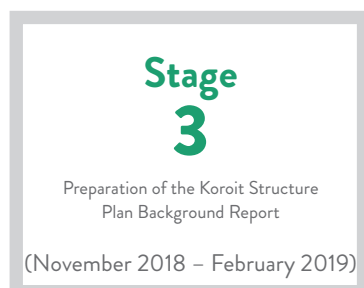
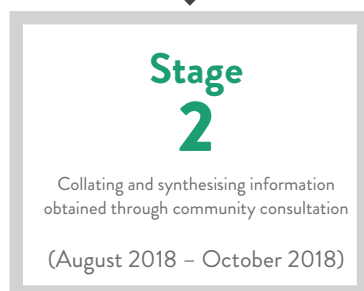
The Structure Plan will apply to the town of Koroit (refer to Figure 1).

The Study Area generally coincides with the Settlement Boundary defined in the adopted Rural Housing and Settlement Strategy Addendum Report 2015, except the areas identified for Rural Living development (generally to the west of the Koroit-Port Fairy Road).

The role and future use of land within the rural interface on the periphery of the existing urban zones has been considered in the Rural Housing and Settlement Strategy.

Project Methodology

Preparation of the Koroit Structure Plan has been undertaken in the following stages:



Community Consultation







Community consultation was undertaken in the first stage of the project to understand what the community values about Koroit and identify any issues and/or opportunities that should be considered in relation to the future growth and development of Koroit.

Through this consultation process, the community identified a number of aspects which they value about Koroit, they include:

- ▶ Key local landmarks - Tower Hill, Rail Trail, Station Precinct and Botanical Gardens;
- ▶ Natural landscapes and scenery;
- ▶ Country village character and heritage;
- ▶ Community spirit;
- ▶ Koroit's tourism role;
- ▶ Facilities and services - Rail Trail, Station Precinct, Botanical Gardens, Victoria Park, open spaces, schools and kindergarten, and recreational clubs; and
- ▶ Location and accessibility.

Part C contains a detailed account of the feedback received from the community through this consultation process.

DRAWING KEY

-  Structure Plan Boundary
-  Watercourse
-  Water Body
-  Cadastre
-  Road Reserve
-  Public Open Space

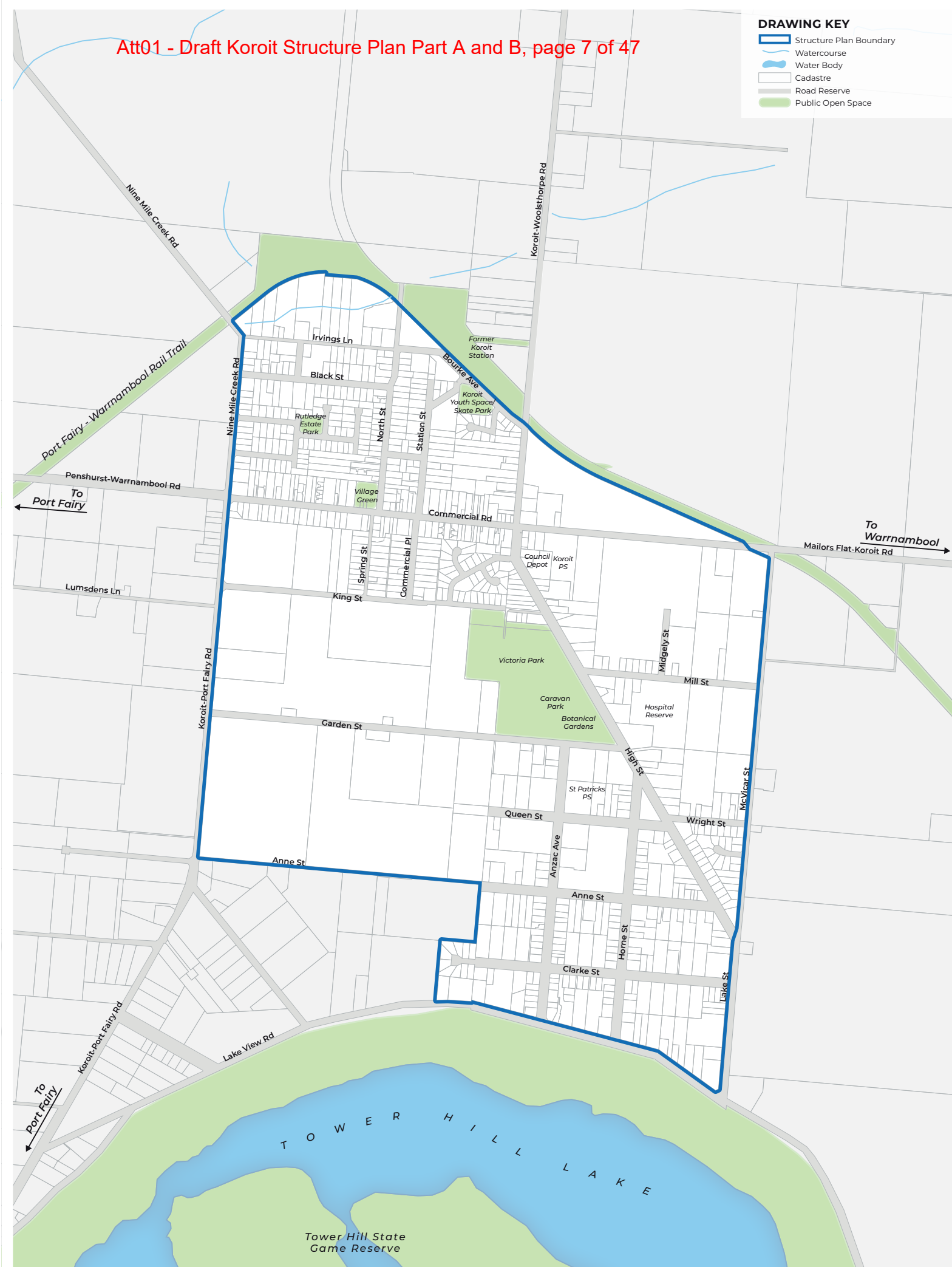


Figure 1 Koroit Structure Plan Study Area

About Koroit

Koroit is the second largest town in the Moyne Shire. It is a desirable residential location due to its housing affordability and convenient location between Warrnambool and Port Fairy. The town is nestled on the northern slopes of Tower Hill (an inactive volcano) which is an important landscape asset to Koroit. Tower Hill attracts many tourists throughout the year who come to see the remarkable volcanic form.

Koroit contains a breadth of history drawing on its origins as a locality settled by Irish immigrants. Heritage buildings are located throughout the town but predominantly evident along Commercial Road and intersecting streets, which contributes to Koroit's character. The country village feel, and modest low scale built form is valued by the community and attracts residents from surrounding areas to reside in this town.

Where is Koroit?

Koroit is a small town in western Victoria, conveniently located between Warrnambool and Port Fairy.

Role of Koroit

Koroit's primary role has traditionally been as a rural service and dairy processing town within an area possessing highly productive volcanic soils.

It primarily served local residents and the surrounding dairying and potato-growing district.

Koroit has been identified in the Great South Coast Regional Growth Plan as a District Town having capacity for 'medium' growth.

District towns perform an important role by providing goods and services to sub-regional catchments and providing alternate lifestyles to adjacent larger towns, in particular Warrnambool.

While Koroit is identified as having capacity for growth, this growth must balance matters such as, maintaining a compact urban form, environmental values, landscape values, industrial buffers, provision of infrastructure and stormwater drainage.

Koroit will maintain its role as a district town, and its tourism role will be enhanced through increased accessibility and connections to key attractions such as Tower Hill. Maintaining the liveability of the town as it grows will be integral in attracting new residents to add to the vitality of Koroit. Managed growth should increase economic activity in the town, with new households generally increasing the demand for goods and services in the local economy,

Statistical Snapshot



CURRENT POPULATION

1,585

as at 2016 (census data)



POPULATION GROWTH

1,854

by 2041 (REMPAN)



PROXIMITY TO WARRNAMBOOL

17km

north-west



PROXIMITY TO PORT FAIRY

20km

north-east

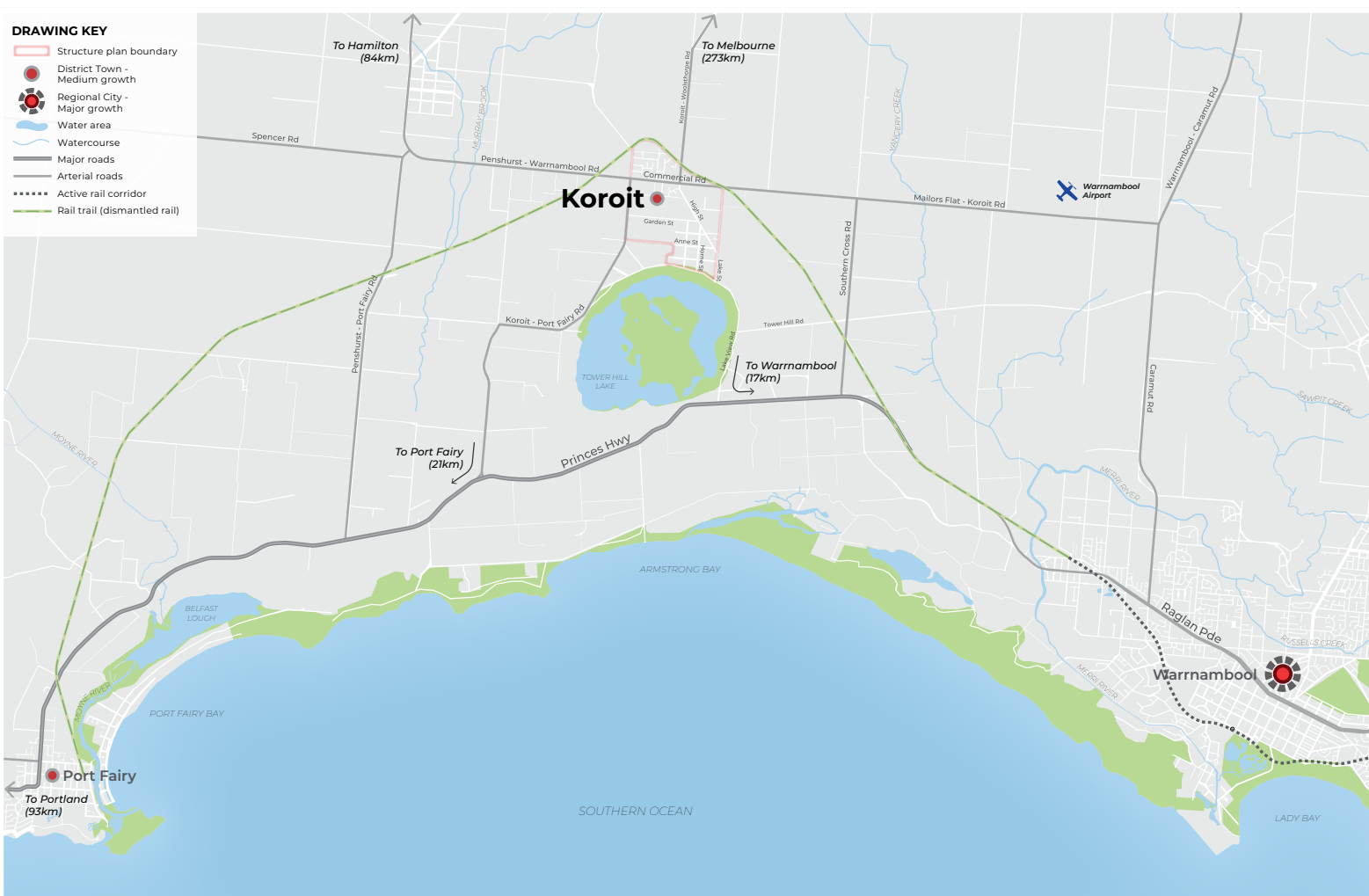


Figure 2 - Regional Context Plan

Key Characteristics

There are a number of attributes which contribute to Koroit's unique character. It is important to understand these elements and how they influence the growth and vision of Koroit in the future.

Koroit's character is defined by its key landscape attributes: Tower Hill, and the rural hinterlands.

Koroit's topography is characterised by gently sloping land from Tower Hill through the urban area to farmland located on the flatter volcanic plains to the north, east and west.

The green vistas, surrounding rural landscape and location on the northern slopes of Tower Hill, provide a distinctive setting to the town.

The urban structure of the town is generally based on a traditional grid street network, comprised of wide streets, and a combination of sealed and gravel roads.

Modest, low scale built form comprises the town, predominately single storey detached dwellings, however there are some unit developments sprinkled throughout the town.

Heritage buildings make a significant contribution to the historic village character of Koroit.

The Koroit Town Centre provides for basic community needs.

Housing and land are more affordable in Koroit in comparison to Port Fairy and Warrnambool.

There are limited public transport services linking Koroit to other centres, and within the town itself.

The Bega Cheese Limited dairy processing plant provides a key source of employment within Koroit and has a dominant built form presence at the eastern entrance of the town.

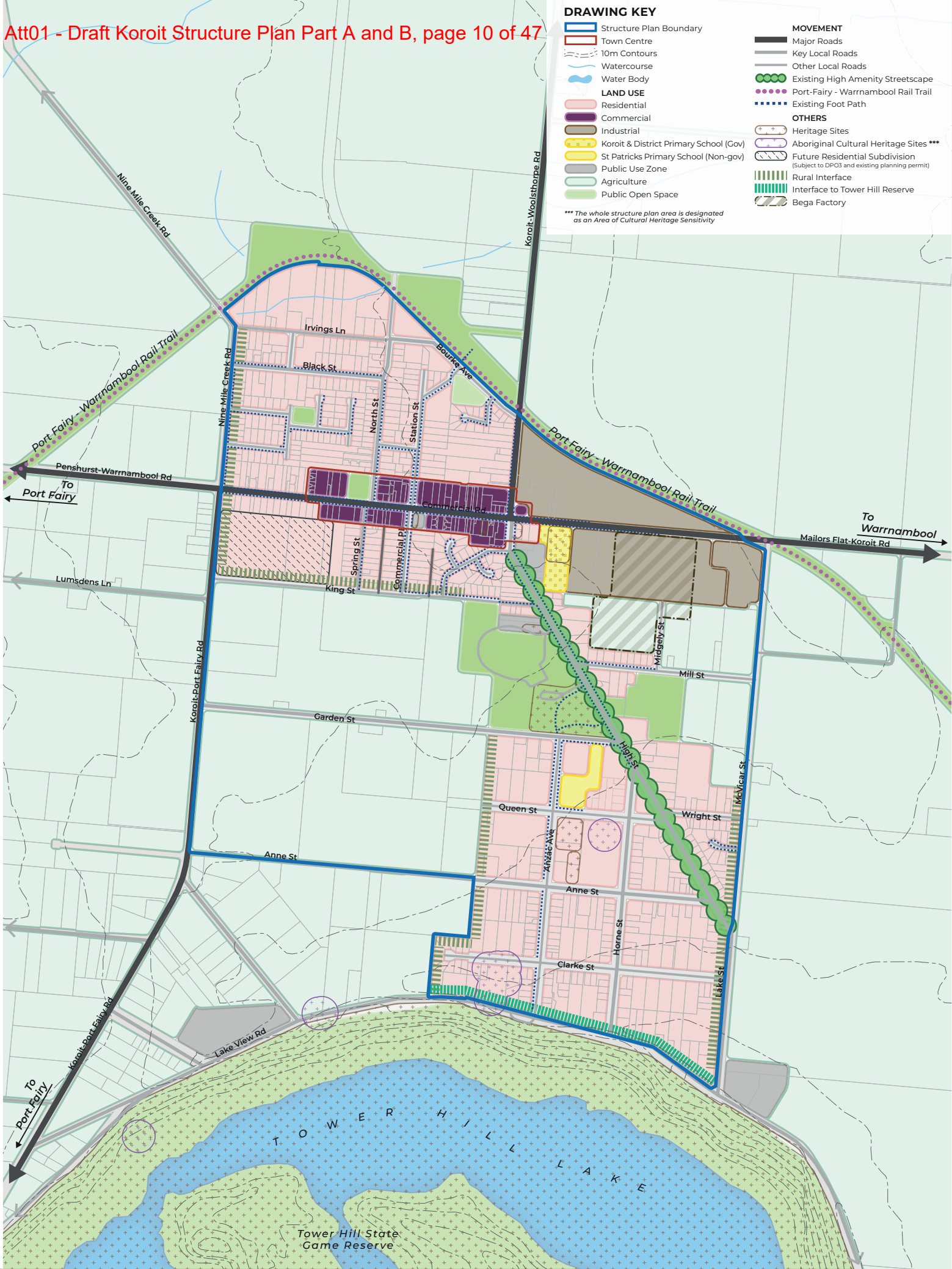


Figure 3 – Existing Conditions

Policy Context

STATE

Victorian Coastal Strategy (2014)

The Victorian Coastal Strategy (VCS) 2014 provides a long-term vision and framework for the planning, management, and sustainable use of Victoria's coast.

Koroit is identified in the VCS Coastal Settlement Framework as a 'Town or District town or Key Hinterland town' suitable for 'Medium growth or Support growth'.

The strategy identifies five key issues, which need to be addressed to ensure the coast's biodiversity and other attributes are protected:

- ▶ Managing population growth;
- ▶ Adapting to a changing climate;
- ▶ Managing coastal land and infrastructure;
- ▶ Valuing the natural environment; and
- ▶ Integrating marine planning.

Future growth of Koroit will need to balance and address the above issues to sustain the town due to its location within Victoria's coastal hinterland.

REGIONAL

Great South Coast Regional Growth Plan (2014)

The Great South Coast Regional Growth Plan (Growth Plan) supports economic and population growth, building on regional strengths and opportunities.

The Plan provides a regional land use framework, which identifies Koroit as a 'District Town' having capacity for medium growth.

According to the Plan, 'District Towns' perform an important role by providing goods and services to sub-regional catchments and providing alternate lifestyles to adjacent larger towns. It identifies that some 'District Towns' face pressures for growth, such as, Koroit, while many need to adapt to an ageing and declining population.

Future growth of Koroit should be guided by the following land use policies, strategies and actions:

- ▶ Conserve historic heritage values and facilitate an appropriate level of commercial and industrial activity, and community and health services;
- ▶ Provide protection for Koroit's heritage buildings and support sensitive town centre design; and
- ▶ Support residential growth to expand commuter living opportunities.

LOCAL

Rural Housing and Settlement Strategy Addendum Report (2015)

The purpose of this Strategy was to provide a land use framework to guide the future management of housing and settlement throughout the rural areas of the Moyne Shire and the City of Warrnambool.

Koroit was identified in the Strategy as a 'District Town' having moderate growth capacity, and being strongly positioned to accommodate growth.

The strategy defined the following in relation to Koroit:

- ▶ There will be a consolidation and growth of population, services and jobs in and around Koroit.
- ▶ Residential development to the north and west of the town and outside the proposed Settlement Boundary is not recommended or necessary due to a contradiction with the objectives of the Farming Zone, sufficient supply being available via infill development, a lack of available services and infrastructure, and the physical separation and lack of existing synergies with the existing town and community services.
- ▶ Despite earlier decisions, there is sense in acknowledging that the established areas of Rural Living to the south-west and west of Koroit should be zoned for the same purposes.
- ▶ Growth in and around Koroit enables tighter controls to be provided on other more sensitive and poorly served areas.
- ▶ A more detailed and considered structure plan is warranted for the town given its potential and market position.

Koroit's future growth?

Koroit is identified as a 'District Town' having capacity for medium growth according to the Great South Coast Regional Growth Plan.

Economic Development Strategy 2019 – 2029

Moyne Shire has established an economic vision and framework to guide and support the development of the local economic, local business and major industries within the Shire.

The economic vision for Moyne Shire is “Council will drive economic initiatives designed to create a sustainable, diverse, inspiring local economy.”

The strategy defines a set of actions which relate to Koroit, they are as follows:

- ▶ Implement the Koroit Stormwater Strategy.
- ▶ Complete the review of opportunities to develop industrial land in, and around, Koroit, Mortlake and Port Fairy.
- ▶ Initiate the introduction of Special Use Zones (SUZ) to support the expansion of the dairy processing industry.
- ▶ Protect opportunities for the expansion of the Bega processing plant and allied activities in Koroit.
- ▶ Investigate planning controls to define the buffer area for the Koroit Bega processing plant in the Moyne Planning Scheme.
- ▶ Assist dairy processing plants to prepare master plans for site developments and plant upgrades to address industrial, market and legislative requirements.
- ▶ Support value adding to dairy processing plants, including manufacturing, transport and associated trades growth, in and adjacent to Koroit and Allansford.
- ▶ Pursue, with ParksVic, development of Tower Hill as a major tourism, environment and community asset, including improving access, signage, circulation and lookouts.
- ▶ Work with developers, designers and builders to encourage best practice in sustainable design and construction for new buildings and housing estates.

Moyne Shire Council Environmental Sustainability Strategy

Moyne Shire’s Environmental Sustainability Strategy was revised and re-adopted by Council in May 2015 and is designed to ensure compliance with Council’s legislative obligations regarding environmental decision-making and management.

The strategy documents Council’s commitment to environmental sustainability and has set targets to improve:

- ▶ Education and awareness
- ▶ Water quality and water conservation
- ▶ Greenhouse gas emissions
- ▶ Waste management practices
- ▶ Biodiversity management

The future growth and enhancement of Koroit must address and balance the above environmental sustainability targets.



Issues, considerations and opportunities

Policy context

- ▶ Koroit is identified in the Great South Coast Regional Growth Plan as a District Town with capacity for medium growth.
- ▶ There is an opportunity to nominate a clear Settlement Boundary for the town and provide for a compact urban form.
- ▶ Sensitive environmental assets and landscape features within the Study Area, in particular, the Tower Hill State Game Reserve, have an opportunity to be preserved, protected and enhanced.
- ▶ Opportunities exist for the enhancement of open space areas, recreational facilities and linkages.

Natural and Urban Environment

- ▶ Significant landscape and biodiversity features, including remnant vegetation, require protection and enhancement.
- ▶ The need to appropriately manage the environment and landscape to conserve and protect indigenous cultural heritage values.
- ▶ There is a need to support the ongoing management of significant landscape and environmental assets by public land managers.
- ▶ There is an opportunity to enhance key views and vistas.
- ▶ There is an opportunity to strengthen the Koroit Town Centre, and improve its amenity.
- ▶ There is an opportunity to improve and strengthen the character of Koroit through an ongoing program of streetscape works.

Demographics and Social Profile

- ▶ Population growth in Koroit is expected to be modest during the period to 2041.
- ▶ Employment categories and journey to work data indicates that the majority of Koroit residents who are in the workforce are employed outside the town.
- ▶ Residents of the town rely almost entirely on private cars for transport.
- ▶ There is a need for the provision of a greater range of housing choices.

Township facilities and services

- ▶ The community relies on community, health, and social services provided on a region-wide basis.
- ▶ There is an opportunity to enhance open space and recreation areas, and to improve and further develop linkages between existing and future recreational facilities.
- ▶ There is an opportunity for tourism to make a greater contribution to the local economy and to lengthen the tourism visitation period by supporting and improving tourist accommodation options, tourism activities and uses, including improvements to facilities on, and access to, the Tower Hill State Game Reserve and the Port Fairy – Warrnambool Rail Trail.
- ▶ The opportunity to encourage tourist accommodation in proximity to the Koroit Town Centre.
- ▶ There is an opportunity for growth in the food processing and agribusiness which has the potential to provide further local employment opportunities for the residents of Koroit.

Physical and transport infrastructure

- ▶ Urban stormwater runoff poses a substantial threat to sensitive environments and sub-catchments and the study undertaken to identify mitigation measures is yet to be completed.
- ▶ Existing stormwater drainage infrastructure is under increasing pressure and its performance is reducing.
- ▶ There is an opportunity for water conservation and stormwater re-use measures to be incorporated in new developments.
- ▶ Wannon Water is satisfied that the capacity of the water and sewerage systems will be capable of accommodating the identified future growth.
- ▶ The funding of future infrastructure can be assisted by entering into Section 173 Agreements with landowners/developers.
- ▶ Walking and cycling, and public transport, where feasible, offer affordable and sustainable modes of transport, and are an opportunity for increased physical activity and social interaction within the town.
- ▶ There is an opportunity to improve the pedestrian and bicycle linkages throughout the town and within open space areas, and between the town and Tower Hill.

Township growth and residential lot supply

- ▶ Housing and land are more affordable in Koroit in comparison to Port Fairy and Warrnambool, which is likely to attract first homebuyers and young families. Sufficient residential lot supply is available within the nominated Settlement Boundary at Koroit to cater for expected growth.
- ▶ An adequate residential lot supply is available within the nominated Settlement Boundary at Koroit.
- ▶ Opportunities exist to consolidate short-term residential growth within the existing areas zoned for residential purposes.
- ▶ There have been requests to expand the Koroit urban area through the rezoning of rural land for residential purposes, on the fringes of the town.
- ▶ Historically, there has been a low level of consumption of industrial land in Koroit.

The Plan

Vision

The vision for Koroit was derived from the community workshops and reads as follows:

Koroit will be a town with a distinctive country charm, which maintains a strong connection to its rich history. It will retain its rural setting and have enhanced connections to its highly valued landscape feature, Tower Hill.

It will have a sense of vibrancy, which supports business and local services, builds pride, and enhances the liveability of the town.

The Structure Plan establishes planning objectives and strategies consistent with achieving this vision.

Objectives and Strategies

The Structure Plan identifies objectives and strategies relating to these key planning themes:

- ▶ Urban Growth
- ▶ Settlement and Housing
- ▶ Rural Areas
- ▶ Natural Environment
- ▶ Economic Development and Employment
- ▶ Transport and Movement
- ▶ Infrastructure



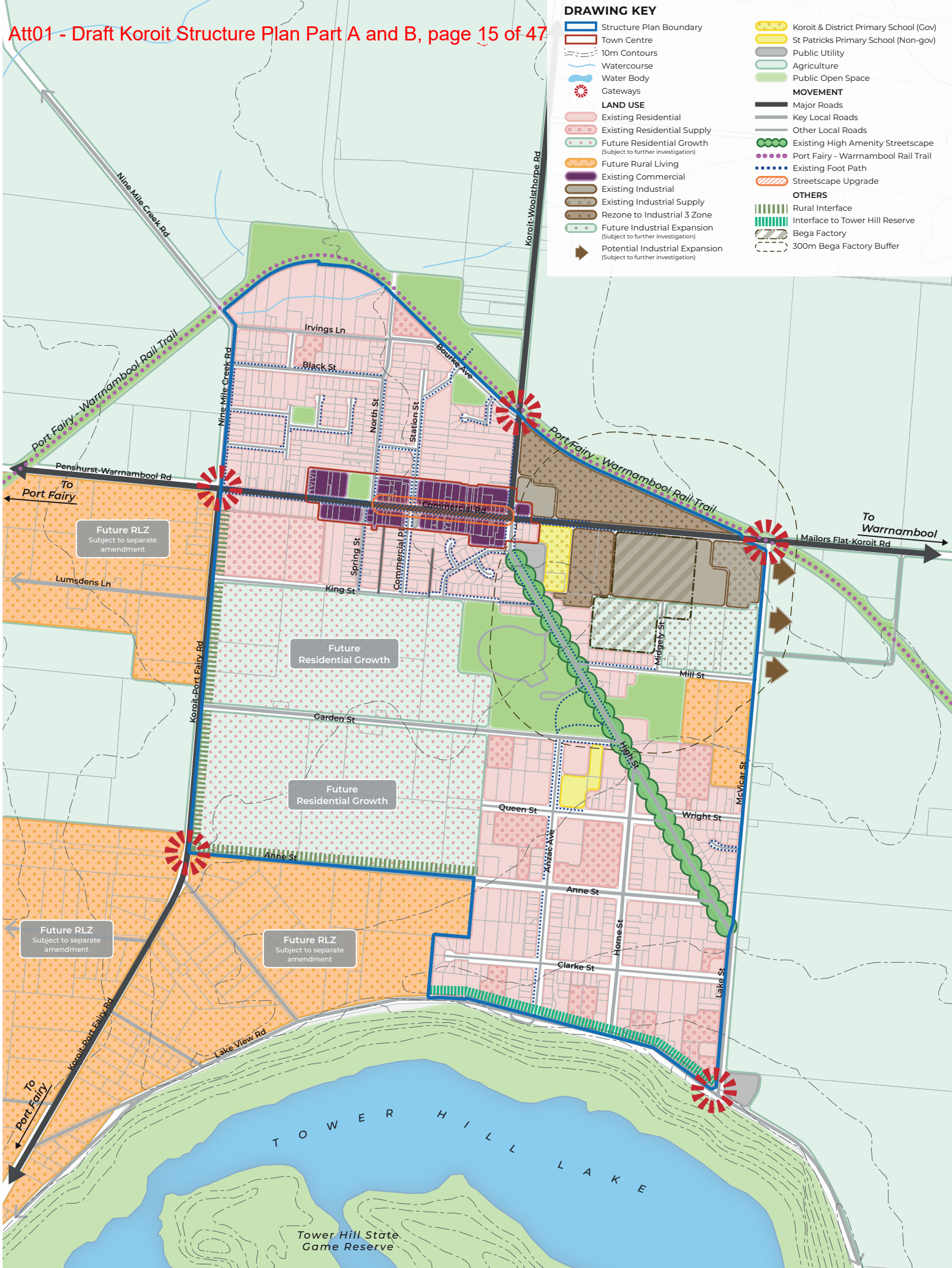


Figure 4 – Koroit Structure Plan

Urban Growth

Koroit has been designated as a District Town with capacity for medium growth in the Great South Coast Regional Growth Plan and the Planning Policy Framework in the Moyne Planning Scheme.

Given the identified key influences, including sensitive environmental settings and State and Local Government directions to maintain a compact urban form, it is appropriate to define a Settlement Boundary for Koroit.

This Structure Plan nominates a Settlement Boundary (extent of urban development) for Koroit, which generally coincides with the Settlement Boundary identified in the Rural Housing and Settlement Strategy Addendum Report 2015, with the exception of the areas identified for rural living development.

The Settlement Boundary has been delineated to provide distinct urban, rural and environmental interfaces as follows:

- ▶ The northern boundary is set by the Rail Trail Reserve.
- ▶ Anne Street and the Tower Hill State Game Reserve set the southern boundary of the town. Additional urban development southwards of Anne Street is considered inappropriate, as it would detrimentally affect the unique landscape features of Tower Hill.
- ▶ The eastern boundary shall remain in its current location along Lake and McVicar Streets, which coincides with the existing limit of development on the eastern side of Koroit. However, the eastern side of McVicar Street will be explored in the future for potential industrial development given the area is located a reasonable distance from existing sensitive uses and abuts existing industrial uses.
- ▶ The western boundary is located along the Koroit-Port Fairy Road, Nine Mile Creek Road and, in proximity to Tower Hill, Anzac Avenue/Clarke Street.

There remains a significant supply of vacant or under developed residentially zoned land available within Koroit (as shown on Figure 4 Koroit Structure Plan) and, historically, the consumption of land has been gradual. Whilst development over the next 15 years should initially be based on encouraging infill of current land rather than rezoning additional land, some of this infill land may not be able to be developed to its maximum yield. Therefore, land suitable for future residential growth should be identified to ensure that a land supply shortfall does not occur during the 15-year life of the Structure Plan, or in case the consumption rate significantly increases.

The area identified for future residential growth is bounded by the Koroit-Port Fairy Road, King Street, Anne Street, and on the eastern side, Victoria Park and existing residential development. This area is located within the Settlement Boundary identified in the *Rural Housing and Settlement Strategy Addendum Report 2015*. Development of this area should be undertaken in a staged manner to assist in distributing land supply over a number of years and encouraging infill development in other areas of the town.

Taking into consideration the area identified for urban growth as part of this Structure Plan, the longevity of lot supply in Koroit will be increased to approximately 54 years. However, identifying the area for future residential growth in the Structure Plan is considered appropriate, given Koroit is designated for medium growth and sufficient yields may not be achieved from the subdivision of infill sites.

While Koroit is identified as having capacity for medium growth, it is subject to a range of physical constraints, both natural and artificial, which will influence the opportunities and directions of urban growth. These constraints have been considered in the selection of the area proposed in this Structure Plan for future residential development.

EXISTING RESIDENTIAL LAND SUPPLY

King Street

This area was rezoned to Residential 1 Zone (now General Residential Zone) subject to Development Plan Overlay 3 in 2012. The Development Plan and approved planning permit proposes to deliver approximately 59 lots. Subdivision construction is yet to commence.

FUTURE RESIDENTIAL GROWTH AREA

The future residential growth area is bounded by King Street to the north, Anne Street to the south, Koroit-Port Fairy Road to the west, and Victoria Park and existing residential development to the east. Currently this land is mostly used for agricultural purposes and is held by a limited number of owners.

The area of this land is approximately 69 hectares and it is capable of accommodating approximately 550 residential lots based on a density of 10 dwellings per hectare. However, the actual yield may differ depending upon the development density and specific road, drainage and open space requirements.

This area provides the best un-fragmented opportunities for Koroit's future growth. This land is considered the most suitable area for growth for the following reasons:

- ▶ Infrastructure can be efficiently provided with extensions to existing sewerage and reticulated water infrastructure located in the existing urban area.
- ▶ The existing land tenure and use (i.e., a large area of agricultural land with a relatively limited number of owners) will assist a future rezoning request.
- ▶ The land is located within walking distance of the town centre and associated services, and public open space.
- ▶ It has access to the existing primary public transport route through Koroit.

Wannon Water has advised that the existing sewer network cannot service the entire growth area, in particular, the western part of the area. Hence, a new pumping station and rising main would be required to service the ultimate development.

Land surrounding Koroit has a history of potato growing and, in some cases, this may have included the use of dieldrin and DDT. Council must be satisfied there are no contamination issues with land proposed for future development, in accordance with Ministerial Direction No. 1 – Potentially Contaminated Land and Ministerial Direction No. 19 – The Preparation And Content Of Amendments That May Significantly Impact The Environment, Amenity And Human Health. An Environmental Audit may be required as part of a future rezoning request to satisfy these requirements.

Planning for residential development in this area will have to be carefully managed with regard to storm water drainage, giving consideration to best practice sustainability principles and water sensitive urban design.

The development of this land should integrate with the existing town layout, rather than developing as a self-contained area. Staging of development in the area should be from east to west to provide connections to the existing development in the town and cost effective provision of infrastructure.

It is recommended that this land should be retained within the Farming Zone until the demand for future residential land is demonstrated. Maintaining the current zoning controls will ensure that the existing agricultural use of the land can continue, while preventing inappropriate development from occurring.

Rezoning and subdivision to enable rural residential or low density residential development would remove the land as a long-term growth option and preclude any future conversion to conventional residential development by virtue of the number of landowners, subdivision pattern and house siting.

Any planning scheme amendment to rezone the land should be proponent led, rather than Council initiated. Matters to be considered as part of any rezoning request include, but are not limited to:

- ▶ Assessment against relevant State and Local Planning policies and any other relevant sections of the planning scheme;
- ▶ Demonstrated demand for, and longevity of, residential land supply;
- ▶ Issues of drainage and water management including on-site and off-site effects (catchment wide) and any discharge to Tower Hill Lake;
- ▶ Infrastructure and servicing;
- ▶ Movement network (traffic, intersections, roads, shared paths, footpaths);
- ▶ Integration with the existing urban area and future stages of development;
- ▶ Developer contributions/in kind works; and
- ▶ Development staging plan.

As part of any rezoning of the land, a Development Plan Overlay should be applied, which addresses integrated water management and drainage issues, connectivity, community design, development contributions, etc., as the mechanism for developing this land. In addition, areas to be rezoned should be subject to a Section 173 Agreement(s), which manage infrastructure provision and any developer contributions, unless an alternate development contributions framework is in place (e.g.; DCP, ICP).



Objectives

- ▶ To protect the unique character of Koroit as a town located within a sensitive environmental and significant landscape setting.
- ▶ To promote Koroit as a compact urban town.
- ▶ To ensure the protection of surrounding agricultural land.
- ▶ To direct future residential expansion away from sensitive environmental and landscape areas.
- ▶ To encourage housing diversity and affordability.
- ▶ To protect areas identified for longer-term urban growth from inappropriate development in the interim.
- ▶ To ensure new residential growth areas can be adequately serviced.
- ▶ To ensure all new urban development is undertaken in a sustainable manner having regard to matters, such as, water conservation, stormwater reuse, energy conservation, walkability and connectivity.

Strategies

- ▶ Support settlement within the nominated settlement boundary to contain development and promote Koroit as a compact district town, catering for medium growth relative to its current size.
- ▶ Avoid urban development outside the defined Settlement Boundary (refer to Figure 4).
- ▶ Encourage site responsive urban development which does not encroach on to, or have adverse effects on, significant environmental or landscape features.
- ▶ Ensure that utilities and services are provided to support the future growth of Koroit.
- ▶ Encourage proponent led rezonings of the 'Future Residential Growth' areas.
- ▶ Discourage subdivision or development of future residential growth areas which compromise the strategic directions identified in the Structure Plan.
- ▶ Require future proponent led rezonings of the 'Future Residential Growth' areas to demonstrate demand for residential land supply.
- ▶ Support new residential development in a staged manner based on the economical provision of infrastructure in the growth area shown on the accompanying Koroit Structure Plan (Figure 4).
- ▶ Require new residential development to connect and integrate with the existing urban areas.

Actions

1

Work collaboratively with Wannon Water to determine the location and delivery of a new pumping station and rising main to service the 'Future Residential Growth' areas.

2

Apply a Development Plan Overlay to the land identified for 'Future Residential Growth' at the time of rezoning and incorporate the pre-conditions identified in Part B, Chapter 4.

Settlement and Housing

A key driver of housing growth in Koroit is its proximity to Warrnambool. Koroit provides a lifestyle option for commuters and attractive land prices in comparison to Warrnambool.

Given that Koroit's population is distributed across all age cohorts, it is important to ensure the town has a range of housing types to cater for the needs of all residents. In addition, it is important affordable housing options are provided, particularly when developing new residential areas.

Further consolidation of residential development in the urban areas should occur as existing housing stock is redeveloped. Consolidation will provide increased opportunities for sustainable service provision, including improvements to public transport services and enhancement of a sense of community within the town.

It is important that infill development and growth be in keeping with the dominant features and character of the town.

Key elements of character defining Koroit are:

- ▶ Traditional residential development predominantly comprising houses on conventional to low-density sized lots, with a low number of two storey houses.
- ▶ A variety of housing styles, with older and newer houses within the same area, although there are some areas of uniform subdivision with a particular theme of housing styles.
- ▶ The layout of the town is generally based on a traditional grid pattern.
- ▶ Wide streets constructed to non-urban standards in many areas beyond the town centre, in particular, sealed roads with gravel or grassed road shoulders, i.e., without kerb and channel.
- ▶ Open views to the rural hinterland, and views of Tower Hill to the south.
- ▶ Use of open style fence design.
- ▶ Generous setbacks to dwellings in parts of the town.
- ▶ Modest medium density development, which presents to the street as single dwellings rather than apartment forms.
- ▶ Distinct Irish features, signs, plaques and heritage buildings.



NEIGHBOURHOOD RESIDENTIAL ZONE

The majority of the urban land in Koroit is within the General Residential Zone and the purpose of this Zone is to provide for a diversity of housing types and housing growth. It is considered that the General Residential Zone is not appropriate in the context of its purpose, and the above characteristics of residential development in the town.

There is strong strategic justification for the application of the Neighbourhood Residential Zone in Koroit. It better reflects the nature of the existing residential development in the town, which is consistent with the following purposes of the Zone:

- ▶ To recognise areas of predominantly single and double storey residential development.
- ▶ To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics;

Therefore, it is proposed to apply the Neighbourhood Residential Zone to existing residential areas in Koroit.

HERITAGE PROTECTION

The *Review of the Moyne Shire Heritage Study Stage 2* (2006) 2013 recommends that six heritage precincts and 27 places of individual heritage significance in Koroit be included in the Scheme for statutory heritage protection from demolition, and inappropriate development or alteration, which could adversely affect their cultural significance. It is recommended that the planning scheme amendment to implement the recommendations of the Structure Plan should include the implementation of heritage protection for these sites.

LAND USE ZONING ANOMALIES

A number of anomalies have been identified, which affect the zoning of land in Koroit. It is recommended that the planning scheme amendment to implement the recommendations of the Structure Plan should include the correction of these anomalies.



Objectives

- ▶ To ensure that future housing development complements the character of the town and provides for a variety of housing sizes and types, including affordable housing.
- ▶ To achieve a high standard of urban design which integrates with the character of the town, and protects and enhances environmentally sensitive areas, such as, the Tower Hill State Game Reserve.
- ▶ To protect the heritage elements of Koroit and ensure new development is respectful of the heritage qualities of Koroit.
- ▶ To ensure new subdivisions provide for community safety and crime prevention.
- ▶ To promote sustainable development principles in new residential subdivisions and infill development, including energy efficiency, connectivity and water management.



Strategies

- ▶ Ensure infill development within the settlement boundary is consistent with the scale and form of development in Koroit.
- ▶ Encourage development to respect the landscape setting of Koroit, by providing reasonable sharing of views of Tower Hill and the rural hinterland where possible.
- ▶ Require new development to promote contemporary design, which reflects the existing scale, setbacks and spacing, forms and materials of buildings in Koroit.
- ▶ Support a mix of housing types and lot sizes, particularly around/within walking distance (400 metres) of the Koroit Town Centre, adjacent to areas of public open space and public transport routes.
- ▶ Ensure new development balances heritage and neighbourhood character objectives.
- ▶ Ensure new residential development is adequately serviced and demonstrate suitable provision of infrastructure, in particular, stormwater drainage.
- ▶ Require new development in the 'Future Residential Growth' area to accord with the Development Principles identified in the Koroit Structure Plan.
- ▶ Encourage the use of Environmentally Sustainable Design within all new development.
- ▶ Require new subdivisions and developments to incorporate Crime Prevention through Environmental Design (CEPTED) and Healthy by Design principles.
- ▶ Support new development which allows for the planting or protection of significant vegetation and/or planting around buildings and has minimal effects on roadside vegetation.
- ▶ Protect existing street trees and the informal landscaping in streets.
- ▶ Establish the landscape character of new residential subdivisions by implementing early planting of street trees.
- ▶ Support the protection of places of post contact cultural heritage significance identified in the *Review of the Moyne Shire Heritage Study Stage 2 (2006) 2013*, through their inclusion in the Moyne Planning Scheme Heritage Overlay.

Actions

1

Rezoned land in the General Residential Zone within Koroit to the Neighbourhood Residential Zone.

2

Apply Heritage Overlays to sites identified for heritage protection in the *Review of the Moyne Shire Heritage Study Stage 2 (2006) 2013*.

3

Rectify land use zoning anomalies, via a planning scheme amendment to implement the recommendations of the Structure Plan.

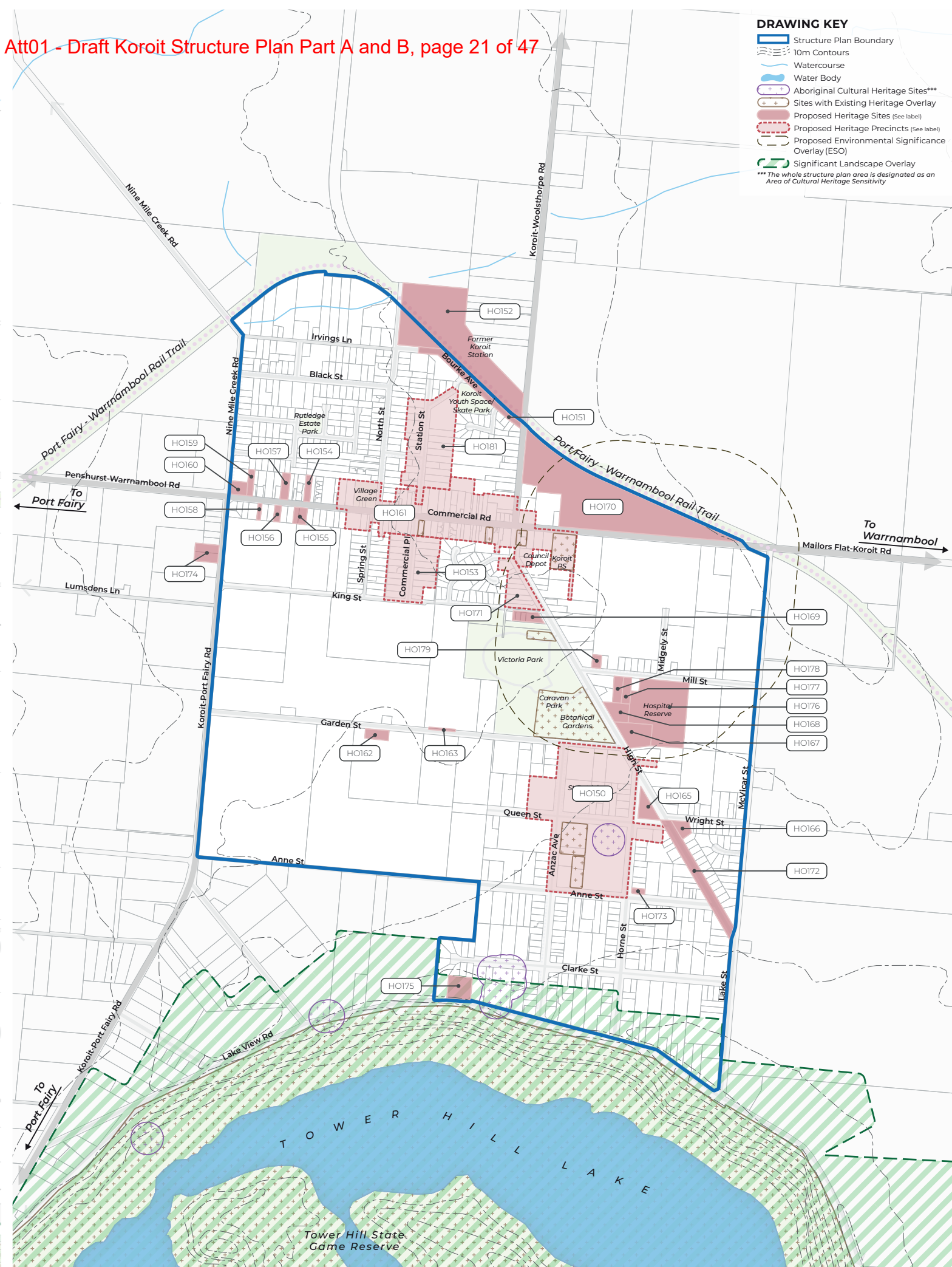


Figure 5 - Heritage and Open Space

Rural Areas

The rural hinterland surrounding Koroit is a key component to its landscape setting and character.

Designation of a Settlement Boundary for the town will ensure the retention of the rural areas and preclude the ad-hoc rezoning of rural land for residential purposes.

The designation of a Settlement Boundary is consistent with the objectives of State Planning Policy and Local (Council) Planning Policy to identify land for urban development, and protect valuable agricultural/farming land from ad-hoc conversion to residential use.

In addition, the settlement boundary has been delineated to provide a distinct interface between the rural landscape and the urban area of the town.

In rural areas outside the Settlement Boundary, other than those of high environmental and/or landscape significance, opportunities exist for small-scale farm base tourism activities, such as, B&B's, group accommodation, food and wine production, etc.

Suitability of non-farming activities will depend on matters, such as, current policy and zoning requirements, environmental, social and economic effects, the landscape setting, and effects on existing rural production.

Land at 11 Mill Street, and 35 and 41 McVicar Street is currently within the Farming Zone and part of the land is within the buffer area for the Bega dairy processing plant and is unsuitable for sensitive land uses.

This land should be rezoned to the Rural Living Zone with a minimum subdivision area and area for a dwelling of two hectares to reflect the current land use. In addition, the proposed dwelling and subdivision controls will prevent the encroachment of sensitive land uses into the buffer for the Bega plant and potential area for industrial expansion.

Objectives

- ▶ To preserve the agricultural productive capacity of rural land, and the surrounding rural landscape and setting of Koroit.
- ▶ To ensure land use activities within Rural Zones retain an agricultural focus, and preserve the rural, environmental and landscape qualities.
- ▶ To define an urban settlement boundary for Koroit which will protect rural land from urban encroachment.

Strategies

- ▶ Protect the 'right to farm' for landowners and utilise land for rural activities, which maintain sustainable farming practices.
- ▶ Direct rural residential growth to locations within the municipality designated in the *Rural Housing and Settlement Strategy 2010 and Addendum Report 2015*.

Actions

1

Rezone 11 Mill Street, and 35 and 41 McVicar Street from Farming Zone to Rural Living Zone and apply a minimum dwelling and subdivision area of 2 hectares.

Natural Environment

The landscape features of the area surrounding Koroit have two important roles, providing intrinsic habitat and biodiversity values to the local and wider environment and establishing the identity and character of the town.

Areas of environmental and landscape value often have Aboriginal cultural heritage significance, particularly Tower Hill and its surrounds. Therefore, it is essential to appropriately protect and manage these areas in manner, which is respectful to the indigenous community.

Tower Hill State Game Reserve is a major landmark associated with the town providing attractive views, as well as, having environmental, recreational and cultural importance. Its landscape is intrinsic to the character and heritage of the town, and provides a natural backdrop to the settlement, as well as, providing a series of outstanding hinterland views.

Public land managers, such as, Parks Victoria, manage key landscape features in the vicinity of Koroit, in particular, Tower Hill State Game Reserve. These land managers will ensure the long-term protection of the significant environmental values of these areas through sensitive ongoing maintenance while providing, where appropriate, community access to, and good linkages within, public land.

Whilst a Future Directions Strategy exists for Tower Hill, it has become dated and Council should advocate for the preparation of a new Management Plan for the Reserve by Parks Victoria.

In addition, a community-based group, the Friends of Tower Hill, is involved in the protection and improvement of the State Game Reserve.

Increased development in the town has the potential to cause adverse effects in relation to the quantity and quality of stormwater runoff into Tower Hill Lake and waterways. New residential development should incorporate best practice water sensitive urban design principles to manage stormwater drainage, which encourage appropriate stormwater treatment and re-use, as well as, restricting downstream stormwater flows to pre-development levels.

Gateways to a town form part of its sense of place and identity, and reflect civic pride. Improved landscaping at key gateways to Koroit would strengthen its character and appeal to residents and visitors.

The designation of a Settlement Boundary for the town will assist in the protection of key environmental and landscape features by preventing the encroachment of urban development.

Objectives

- ▶ To protect the landscape character of the town and the ecological sensitivity of the surrounding environment.
- ▶ To protect environmentally sensitive areas and identified ecological networks from development.
- ▶ To ensure the existing and future landscape and neighbourhood character is adequately protected and enhanced, including gateways to the town.
- ▶ To plan for the anticipated effects of climate change.
- ▶ To protect Aboriginal cultural heritage values.

Strategies

- ▶ Facilitate the protection and enhancement of Koroit's landscape character by facilitating additional landscaping that is appropriate to the town's context.
- ▶ Provide for the protection of Aboriginal cultural heritage values.
- ▶ Encourage retention and enhancement of existing vegetation on private land, roadsides and reserves using indigenous species.
- ▶ Maintain planning controls over Tower Hill and its Environs to protect the heritage and landscape qualities of these features, and to ensure that development is undertaken in a manner, which complements and does not adversely affect these features.
- ▶ Avoid development at the southern edge of Koroit to minimise visibility at the skyline of Tower Hill.
- ▶ Facilitate key landscaping and planting at the key gateways to the town, e.g., the Mailors Flat – Koroit Road and the Koroit – Port Fairy Road.
- ▶ Support new development which leverages off key viewlines to Tower Hill.
- ▶ Discourage development that obstructs key view lines from the public realm to Tower Hill and the rural hinterland.

Actions

1

Advocate to Parks Victoria for a new Management Plan to be prepared for the Tower Hill State Game Reserve.

2

Work collaboratively with public land managers to support the ongoing management, enhancement and sensitive development of public land, in particular, the Tower Hill State Game Reserve.

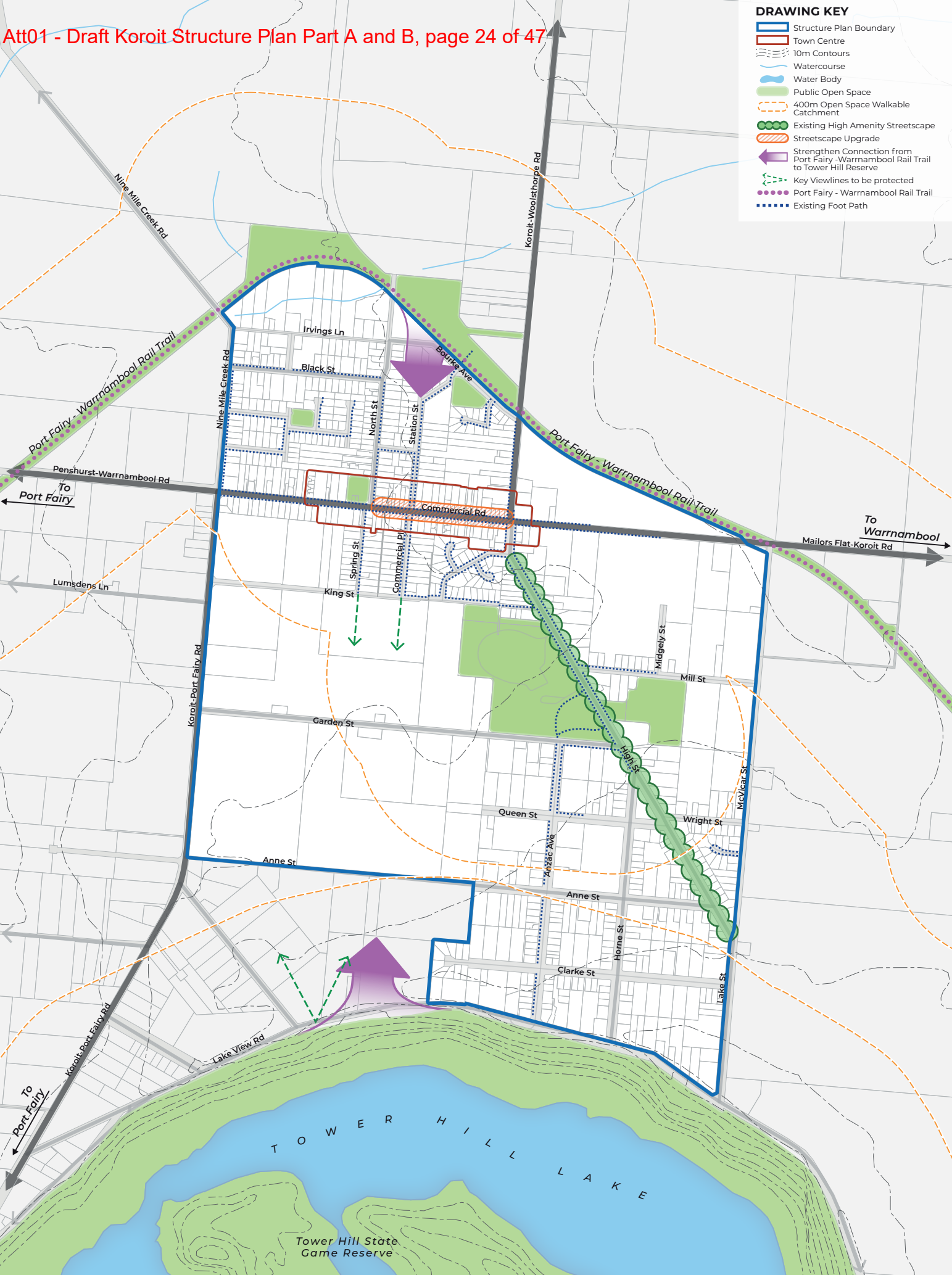


Figure 6 – Open space

Economic Development and Employment

The economic future and generation of employment within Koroit will be largely reliant on the town centre, dairy processing, new development and the tourism sector.

With Koroit already providing substantial employment opportunities for a town of its size, retaining and enhancing these opportunities is an important component in meeting the needs of residents of Koroit and the region into the future.

TOWN CENTRE

The existing Koroit Town Centre and the adjacent civic uses form the main activity precinct in the town and should remain as the focal point for the community. It should continue to be the sole focus for commercial development within the town, to foster vitality and avoid fragmentation of uses and activities.

Sustainable development of the Town Centre and its enhancement as a community-tourist focus will provide localised employment benefits. An improved range of uses and services should be encouraged within the Town Centre, to strengthen its role and cater for the future growth of the residential population and the tourism market.

Enhancing the attractiveness and vibrancy of the Town Centre is an important component to the establishment and retention of businesses and attracting visitors, which is critical for the long-term economic viability of the town.

To maintain its charm, walkability and overall retail energy, the Town Centre should be contained and consolidated within its current boundaries. As there are under-utilised sites and vacant premises within the Town Centre, which are zoned for commercial purposes, it is not necessary to rezone additional land for business/commercial purposes. These under-utilised sites should be preserved for the incremental expansion of commercial or business uses to cater for future market demand.

Therefore, it is considered that sufficient floor space and redevelopment options are available within the Town Centre to cater for retail/commercial growth over the life of the Koroit Structure Plan.

The Koroit Town Centre would benefit from an improvement in built form and in the quality of the pedestrian environment, especially the relationship between shop fronts and the street. Such improvement would enhance the quality of the pedestrian and customer environment.

It is important for the long-term viability of the Town Centre that there is a focus on built form and streetscape improvements to enhance the amenity and attractiveness of the town.

However, the relatively narrow road reserve width in Commercial Road and the need to retain on-street car parking, present some constraints to undertaking streetscape improvement works, such as, street tree planting and widening footpaths, in the Town Centre.

TOURISM

Koroit's historic nature, natural attributes and proximity to Tower Hill State Game Reserve, Warrnambool and Port Fairy provides opportunities to capture sub-regional tourism and recreation markets.

Opportunities to enhance tourism and capture more tourist spending in Koroit should be encouraged. Tower Hill has potential to be further enhanced to attract visitors interested in Indigenous culture and heritage. In addition, the Reserve has abundant wildlife, a visitor centre and existing infrastructure.

Stronger connections could be provided between the Rail Trail, Koroit and Tower Hill. Such connections would present an opportunity to enhance the existing tourism market and increase tourism activity in town. Creation of a multi-purpose cycling / walking track through Koroit to link these sites would particularly aid the accessibility of tourism attractions, whilst benefiting the local economy.

Other opportunities may include provision of additional tourist infrastructure increasing the range of tourist accommodation; and better promotion of Koroit as tourist destination.

INDUSTRIAL DEVELOPMENT

Koroit is well located to accommodate businesses, which add value to primary produce, in particular, dairy and allied food processing, and the significant level of agricultural production occurring in the Moyne Shire.

The Bega Cheese Limited dairy processing plant is an established use of significance to the local and regional economy, and its capacity to continue to operate, and potentially expand, should be protected.

A large proportion of the industrial zoned land at Koroit is either vacant or underutilised and used for agricultural and/or residential purposes. It is important to protect the ongoing integrity of this industrial area to provide scope for future development and expansion.

A consolidated 'node' for industrial operations in Koroit should be identified, rather than having fragmented development. Future industrial land in Koroit should be located adjacent to the existing industrial development and transportation routes, and should not create the need for additional buffer areas.

Any extension of the existing industrial zoned land would need to be subject to demonstrated demand for additional industrial land supply, and consideration of the availability of services and requirements for buffer distances to nearby residential land and any other sensitive uses.

Given the separation distances associated with industrial uses, it is recommended that land to the south and south-west of the dairy processing plant, which adjoins residentially zoned land, be identified for future industrial uses. Future investigations should be undertaken of the suitability of land to the east of McVicar Street for industrial purposes.

The Structure Plan does not support the establishment of additional industrial zoned areas, other than in proximity to the existing precinct.



INDUSTRIAL BUFFERS AND INTERFACES

The 'default' threshold distance (buffer) of 300 metres required for the existing Bega Cheese Limited dairy processing plant encompasses a number of existing residences and the Koroit and District Primary School. To ensure that existing operations can continue, and a wide range of land uses can establish in the industrial area, it is necessary to prevent the ad hoc intrusion of sensitive uses, in particular, additional residential development from locating close to the industrial area.

A policy statement alone is insufficient to guide planning decisions in relation to buffers and interfaces with industrial land, and a policy should be supported by the transparency of a planning control. Therefore, it is recommended that the Environmental Significance Overlay (ESO) should be applied to land within 300 metres of the Bega dairy processing plant.

The ESO will manage the extent of development within the buffer area and inform people who are considering to reside, or develop in the area, that the plant can have effects on the surrounding area.

In addition, it is appropriate to apply the Industrial 3 Zone (IN3Z) to areas where particular consideration of interface issues is necessary, i.e., between existing industrial operations and sensitive land uses.

The purposes of the IN3Z indicate that the Zone is intended to ensure that future industrial operations maintain acceptable levels of amenity for adjacent, more sensitive land uses, such as, established residential uses.

Land at 63 Commercial Road is zoned Industrial 1 and is located between the Bega plant and the Primary School. The land contains a dwelling and is not currently used for industrial purposes. It would be prudent to rezone this land to Industrial 3 to protect the amenity of the adjoining Primary School (education centre), as the Industrial 1 Zone is not an appropriate zoning for land adjoining a sensitive land use, such as, a school (education centre).

Land at rear of 84 and 86 High Street is vacant and is within two zones, the Farming Zone and General Residential Zone. It is proposed to rezone this land to Industrial 3 Zone as it adjoins existing industrial zoned land and the Bega site, is within the Bega plant buffer and is unsuitable for sensitive land use.

In addition, land at 134 High Street, located north of Commercial Road is proposed to be rezoned to Industrial 3 Zone as it has interfaces with residential land to the west and primary school to the south.

The industrial precinct in Koroit is located at the eastern gateway to the town, which is formed by Commercial Road and the Rail Trail. Future industrial development should create a high amenity gateway to the town with appropriate built form and landscaping.



Objectives

- ▶ To consolidate commercial activity and development within the existing Koroit Town Centre to create a thriving and vibrant activity centre.
- ▶ To ensure that the scale of new commercial and tourism development is commensurate with the role and function of the Town Centre and enhances its heritage significance.
- ▶ To encourage tourism uses, which complement existing uses, and assist in increasing the economic sustainability of the town and attracting visitors.
- ▶ To encourage the sustainable growth of tourist accommodation and related services.
- ▶ To support the dairy processing and related industries in Koroit.
- ▶ To provide opportunities for local employment by encouraging high-value agriculture and food processing in the locality.
- ▶ To retain the existing industrial zoned land in the north-eastern part of Koroit to cater for the dairy/food processing industry and businesses servicing the town.
- ▶ To consolidate industrial activity in proximity to the existing precinct.
- ▶ To ensure that new industrial development enhances the Commercial Road and Rail Trail gateways to the town.

Strategies

- ▶ Future redevelopment should focus on enhancing the existing Town Centre to make it more appealing to local shoppers and visitors to the town.
- ▶ Support a mix of commercial, community and entertainment uses within the Koroit Town Centre to meet the daily needs of the community and encourage street life and tourist visitation.
- ▶ Encourage the consolidation of the existing Town Centre.
- ▶ Avoid rezoning additional land for commercial purposes within Koroit Town Centre.
- ▶ Promote the redevelopment of underutilised sites and, the reuse of existing buildings for retail and commercial uses within the Koroit Town Centre.
- ▶ Discourage the conversion of retail premises to residential dwellings, within the Commercial 1 Zone.
- ▶ Facilitate streetscape improvements in the Town Centre, including footpath replacement.
- ▶ Encourage streetscape improvements as part of any redevelopment proposals, to assist in improving the attractiveness and amenity of the Town Centre, and enhancing the experience of visitors to the town.
- ▶ Ensure new development complements the character of the Town Centre, in particular, its heritage significance, predominantly single storey buildings, zero-lot line setbacks from the street, materials, roof forms, etc.
- ▶ Support accommodation uses above ground floor retail in the Koroit Town Centre, where all parking and access requirements are met.
- ▶ Support the development of small-scale tourist related facilities and services in Koroit.
- ▶ Support appropriate additional tourist accommodation development and further investment in existing accommodation, including increased diversity of accommodation.
- ▶ Support the ongoing promotion of Koroit and Tower Hill as tourist destinations, by Great Ocean Road Regional Tourism.
- ▶ Maintain support of existing festivals held in Koroit and the surrounding area, which act as anchors for tourism activity and promotion.
- ▶ Ensure the operations of the Bega Cheese Limited dairy processing plant, and any areas suitable for its future expansion are protected from further encroachment by sensitive land uses.
- ▶ Discourage the development of incompatible industrial uses in proximity to the dairy processing plant.
- ▶ Consolidate industrial development in the area surrounding the Bega Cheese Limited dairy processing plant.
- ▶ Support future industrial development which can provide infrastructure in a cost effective and an environmentally sound manner, and does not conflict with surrounding sensitive land uses.
- ▶ Ensure that any new industrial development generally occurs in a staged manner, to enable the appropriate and economical provision of infrastructure and minimise infrastructure costs.
- ▶ Ensure the appropriate layout and siting of industrial development to allow for generous landscaping opportunities along frontages and boundaries, and provide a transition from farming to urban land.

Actions

1

Rezoning land at 63 Commercial Road from Industrial 1 Zone to Industrial 3 Zone.

2

Rezoning land at the rear of 84 and 86 High Street from General Residential Zone/Farming Zone to Industrial 3 Zone.

3

Rezoning land at 134 High Street from Industrial 1 Zone to Industrial 3 Zone.

4

Apply the Environmental Significance Overlay (ESO) to land within 300 metres of the Bega Cheese Limited dairy processing plant, until a site specific buffer (or separation distance) is determined for the plant.

5

Work with Bega Cheese Limited to undertake an assessment to establish a site-specific buffer (or separation distance), which can inform future development surrounding the plant.

6

Investigate the establishment of a Town Centre Restoration Fund or loans scheme to provide assistance to improve the appearance of existing buildings.

7

Investigate application of Design and Development Overlays to Industrial land at key gateways.

8

Consult with Bega Cheese Limited in relation to the long term vision for the future use and development of their site.

Transport and Movement

Koroit is an easily navigated town as its urban structure is generally based on a traditional grid pattern street network and the majority of the urban area has reasonably flat topography.

Given the town's population, traffic congestion is generally not an issue, as volumes on the arterial and collector roads are within the capacity of these roads and consistent with their function under the road system. In relation to parking, there is generally sufficient capacity within the commercial area to cater for current parking demands.

The main 'Arterial Road' through the town, Commercial Road, is a route for heavy vehicles (trucks) associated with various industrial / manufacturing uses in the surrounding area. VicRoads manages Commercial Road, and ultimately determines load and speed limits, and the provision of infrastructure, such as, pedestrian crossings and traffic calming devices. Council can perform an advocacy role in relation to improvements/ upgrades to roads managed by VicRoads.

For a number of years, the possibility of a heavy vehicle (HV) bypass of the town has been raised as an option to address the volume of heavy vehicles passing through Koroit. However, construction of a bypass would require the allocation of significant funding from VicRoads. Furthermore, present traffic volumes on Commercial Road are unlikely to meet VicRoads thresholds for the provision of a bypass road. A more feasible option would be to advocate to VicRoads for a diversion of heavy vehicle (through) traffic around Koroit to enhance the amenity and safety of Commercial Road.

Given that residents in Koroit generally travel outside of the town for work, secondary school etc., there is a need to provide improved public transport services to and within the town, in particular, an increased frequency of services: Improved services would provide transport options for all residents, encourage the use of public transport, and reduce car reliance.

Over the past few years, a number of footpath linkages have been constructed within Koroit as part of Council's annual footpath program. These linkages have improved the accessibility of the Town Centre and open space areas. The footpath program should be continued to improve the accessibility to facilities within the town and to promote active lifestyles.

Although the present footpath network provides access between the Rail Trail, Town Centre, Botanic Gardens, and Tower Hill rim, an opportunity exists to provide a multipurpose walking / cycling track from the Rail Trail to the Tower Hill rim. This link would provide for increased interaction with the surrounding environment, recognising the importance of Tower Hill to Koroit.

Objectives

- ▶ To provide an improved and sustainable transport and movement network, including pedestrian and cyclist linkages, throughout the town and linking with surrounding settlements.
- ▶ To ensure that all new residential estates have pedestrian/bicycle networks, which link to existing networks.

Strategies

- ▶ Support the provision of improved public transport services to, and from, Koroit and the surrounding Region.
- ▶ Support the establishment of convenient off-street parking opportunities within the Town Centre as part of redevelopment projects.
- ▶ Facilitate new pedestrian and cycling connections through the town and to local destinations, including the Town Centre, via an ongoing program to construct footpaths along key pedestrian routes.
- ▶ Support the actions of public land managers to undertake the ongoing upgrading of open space, leisure, and recreation areas, including the provision of pedestrian/bicycle linkages.
- ▶ Support development of pedestrian/ bicycle linkages between Koroit and Tower Hill to better connect the town to facilities within the Reserve.
- ▶ Encourage the provision of bicycle infrastructure at key activity areas in and around Koroit, including the Rail Trail, Commercial Road, and Tower Hill.





Figure 7 - Movement network

Actions

1

Advocate to PTV for an increased frequency of bus services to, and from, Koroit and better connections with rail services in Warrnambool, and upgraded bus stop infrastructure.

2

Advocate to VicRoads for the ongoing consideration and monitoring of traffic generation to be undertaken in Koroit and the surrounding area.

3

Advocate to VicRoads for a diversion of heavy vehicle (through) traffic around Koroit to enhance the amenity and safety of Commercial Road.

4

Advocate to VicRoads for a program of safety improvements on Commercial Road, including installation of traffic signals at the intersection of High Street and Commercial Road, and for any future works to adequately consider and improve the pedestrian environment.

5

Continue to implement the footpath construction program to improve pedestrian linkages and accessibility.

6

Undertake a traffic analysis for Koroit to determine transport infrastructure needs and upgrades.

Infrastructure

The most significant infrastructure requirements for the town over the life of this Structure Plan include storm water drainage, footpath construction, improvements to public open space and servicing new development areas.

There are a number of issues associated within the existing provision of infrastructure for Koroit and new development will need to provide an adequate level of services.

To service the growth area, a coordinated approach must be implemented in consultation with servicing authorities in relation to required upgrades and extensions of key infrastructure, including water, sewer, gas, electricity and telecommunications (including NBN) to support development.

There is a need to continually improve and upgrade infrastructure in Koroit, such as, roads, footpaths, and drainage within the town. In addition, there will be requirements for augmentation of the sewerage system to cater for part of the identified growth areas.



STORMWATER DRAINAGE

Koroit, like many established towns, has a lack of stormwater drainage infrastructure within parts of the existing urban area and where it exists, it is ageing and has not been designed to accommodate significant increases in development densities.

It is recommended that the study undertaken by Council to quantify the extent of drainage problems, and identify and undertake appropriate mitigation measures be completed. The scope of the study may need to be broadened to consider water quality issues in accordance with Clause 14.02-1S Catchment planning and management of the Moyne Planning Scheme.

Management of stormwater is critical in order to protect the environmental values of the receiving areas from pollutants and sedimentation. Urban development is required to meet Best Practice Environmental Management targets, relating to the quantity and quality of discharged stormwater. New development should take an Integrated Water Cycle Management (IWCM) approach, considering whole-of-cycle issues in the natural, built and servicing environments.

All new development will be required to incorporate measures to restrict stormwater discharge to acceptable levels; including on-site detention, stormwater re-use and/ or off-site augmentation works. Major development is to be informed by detailed stormwater management plans to demonstrate that surrounding properties and water quality will not be adversely affected.

It is essential that future urban areas, such as, those designated for urban development in this Structure Plan are developed in accordance with best practice stormwater management principles, including water sensitive urban design techniques.

To ensure the highest possible level of stormwater quality, future greenfield developments will be required to set aside areas for pre-treatment of stormwater using methods, such as, artificial wetlands and sediment basins. All developments will be required to model the treatments proposed to outline the levels of Nitrogen, Phosphorous, suspended sediments, and litter, which will drain from the site. In addition, all new developments will be required to incorporate stormwater re-use into the design to reduce total volumes discharging from the expanding areas of the town.

COMMUNITY AND RECREATION NEEDS

As a 'district town', Koroit has a desirable level of community infrastructure provision, and given its size, there is acceptance that some services will be accessed in nearby urban centres of Port Fairy and Warrnambool. Consultation has determined that the existing community infrastructure, including schools, recreational facilities, community club spaces, are appropriate and should be retained and strengthened.

Koroit contains a mix of active and passive recreation and open space assets, which serve a broad cross section of the community. These assets include the recreation reserve at Victoria Park, which caters for football, netball, cricket, croquet and bowls, the Botanic Gardens and the Youth Space/Skate Park.

Improved facilities should be provided within key open space areas in accordance with adopted Master/Development Plans. In particular, organised car parking in Victoria Park is required as parking is currently ad hoc and potentially poses a safety risk to pedestrians and users of the Park.

The Port Fairy to Warrnambool Rail Trail is the most significant area of linear open space in the town.

There is community and strategic support for the provision of a new connection between the Rail Trail and Tower Hill to encourage tourist visitation, and as a key enhancement to the pedestrian and bicycle network in the town. However, a route and other details of this connection have yet to be determined. New public open space is unlikely to be provided within the town, other than in new subdivisions via public open space contributions.

INFRASTRUCTURE FUNDING

Funding of infrastructure is increasingly based on user pays principles, which is accepted as a legitimate means of providing the necessary capital for new infrastructure and maintenance of existing infrastructure.

Any large scale, multi-lot development within Koroit should be supported by development contributions or Section 173 agreements.

The preferred method to assist in the meeting of costs of providing infrastructure necessary to support future urban growth and development in Victoria is the preparation of a Development Contributions Plan (DCP).

However, it is considered that DCPs would not be feasible in Koroit due to the modest rate of development in the town. In addition, further investigation would be required to determine any infrastructure needs and the financial contributions required to provide infrastructure as part of a DCP.

Therefore, Section 173 Agreements should be used to ensure that developers provide equitable contributions in relation to infrastructure funding in Koroit. A Section 173 agreement would specify a requirement to deliver or contribute to the required infrastructure identified as part of a rezoning request.

In addition, Council can consider the use of Special Rates and Charges Schemes under the provisions of the Local Government Act 1989 to fund the provision of infrastructure. These schemes can be applied in existing developed or subdivided areas, which lack necessary urban infrastructure, such as, sealed roads, footpaths, kerb and channel, and stormwater drainage.



OTHER INFRASTRUCTURE

The Council Works Depot at Koroit is close to the Town Centre and adjoins community facilities, such as, the Koroit and District Primary School, library and senior citizens centre. There is some concern within the community that there is a land use conflict between the Works Depot site and adjoining primary school.

Council is currently reviewing the operation of its municipal works depots, including Koroit. This review should investigate whether it is feasible to relocate the Koroit Works Depot to another site.

Objectives

- ▶ To provide appropriate infrastructure, such as, drainage, water supply, reticulated sewerage, electricity, natural gas, and telecommunications in newly developing areas.
- ▶ To ensure new development adequately addresses stormwater drainage, including downstream storage and management requirements, and incorporates Integrated Water Cycle Management (IWCM) principles.
- ▶ To encourage the provision of a range of social and community services commensurate with the size and role of the town.
- ▶ To protect and maintain Koroit's existing open space areas and undertake enhancements where required to improve the amenity, use and/or environmental functions of the open space.
- ▶ To provide sufficient public open space, within proposed residential areas, to cater for the passive and active recreation needs of the community.
- ▶ To provide for the substitution of potable water used for non-drinking purposes with reused water.
- ▶ To ensure that infrastructure is appropriately sited and land use conflicts are avoided, where possible.

Strategies

- ▶ Support improvements to roads, footpaths, cycle paths, and stormwater drainage infrastructure where improvements are prioritised in an adopted Council strategy or plan and supported by the community.
- ▶ Ensure that stormwater drainage for new development adopts a catchment-wide analysis, including downstream storage and management requirements and considers Integrated Water Cycle Management principles.
- ▶ Require new development to include measures to restrict stormwater discharge to acceptable levels; including on-site detention, stormwater re-use and / or off-site augmentation works, and consider Integrated Water Cycle Management principles.
- ▶ Encourage new subdivision and open space design to maximise stormwater re-use opportunities, walkability, and passive surveillance.
- ▶ Require greenfield and growth area development to provide appropriate public open space within a 400 metre safe walking distance of at least 95 per cent of all dwellings.
- ▶ Ensure that pedestrian connections are considered in the planning of new subdivisions, including direct connections to key destinations.
- ▶ Require new development to contribute to enhancing external pedestrian and cycling links to ensure connectivity to the town centre and key destinations is achieved.
- ▶ Improve wayfinding signage throughout the town by identifying directions and walking / cycling time to key destinations.
- ▶ Support the implementation of the recommendations of the adopted Victoria Park Master Plan and Koroit Youth Space Development Plan.
- ▶ Support the use of Section 173 Agreements to facilitate the coordinated delivery and funding of infrastructure.
- ▶ Ensure that Council infrastructure is appropriately sited and managed where it is in proximity to sensitive land uses.

Actions

1

Finalise and implement the stormwater drainage study in the town, including recommended mitigation and infrastructure measures.

2

Investigate the establishment of a Town Centre Restoration Fund or loans scheme to be used to improve the appearance of existing buildings.

3

Review the operation of the Council Works Depot and investigate the feasibility of its relocation to another site.

Part B

Implementation and Review

Implementation of the Koroit Structure Plan

This Structure Plan provides a framework for land use planning and development in Koroit over the next fifteen (15) years with identified policies and strategies to provide a basis for future decision-making.

The Implementation and Review Section identifies Review provisions and key Planning Scheme alterations, or supporting strategic work, necessary to attain the principles and directions identified in the Structure Plan including:

- ▶ Introduction of Planning Policy;
- ▶ Application of Zones and Overlays;
- ▶ Further strategic work required to support additional planning controls;
- ▶ Other Actions critical to attaining key principles and directions.

What's the implementation timeframe?

This Structure Plan provides a framework for land use planning and development in Koroit over the next fifteen (15) years

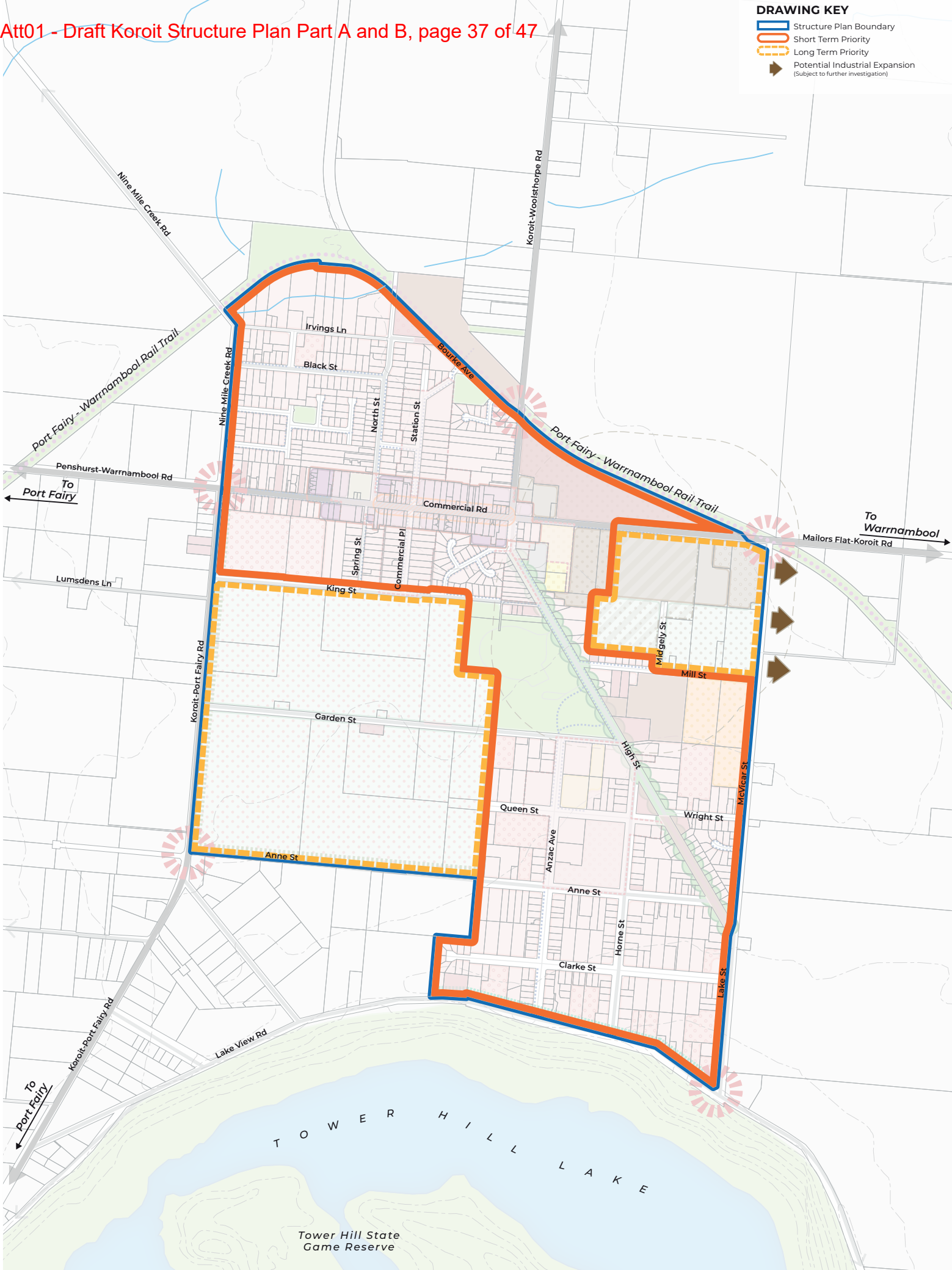


Figure 8 – Implementation

DRAWING KEY

- Structure Plan Boundary
- LAND USE**
 - Rezone to Neighbourhood Residential Zone (NRZ)
 - Future Residential Growth (Subject to further investigation)
 - Rezone to Rural Living Zone (RLZ)
 - Rezone to Industrial 3 Zone (IN3Z)
 - Future Industrial Expansion (Subject to further investigation)
 - Potential Industrial Expansion (Subject to further investigation)

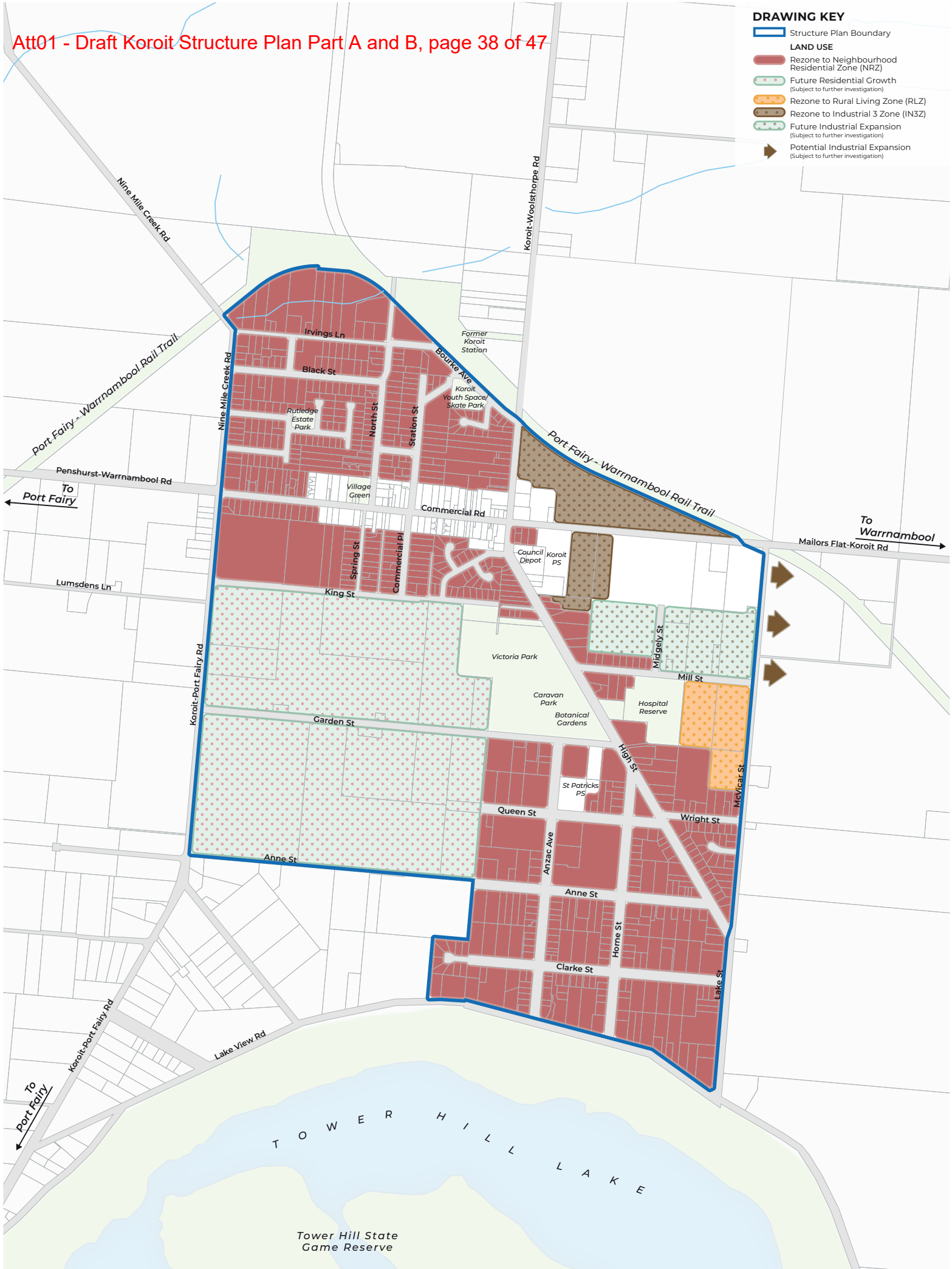


Figure 9 – Proposed Zoning

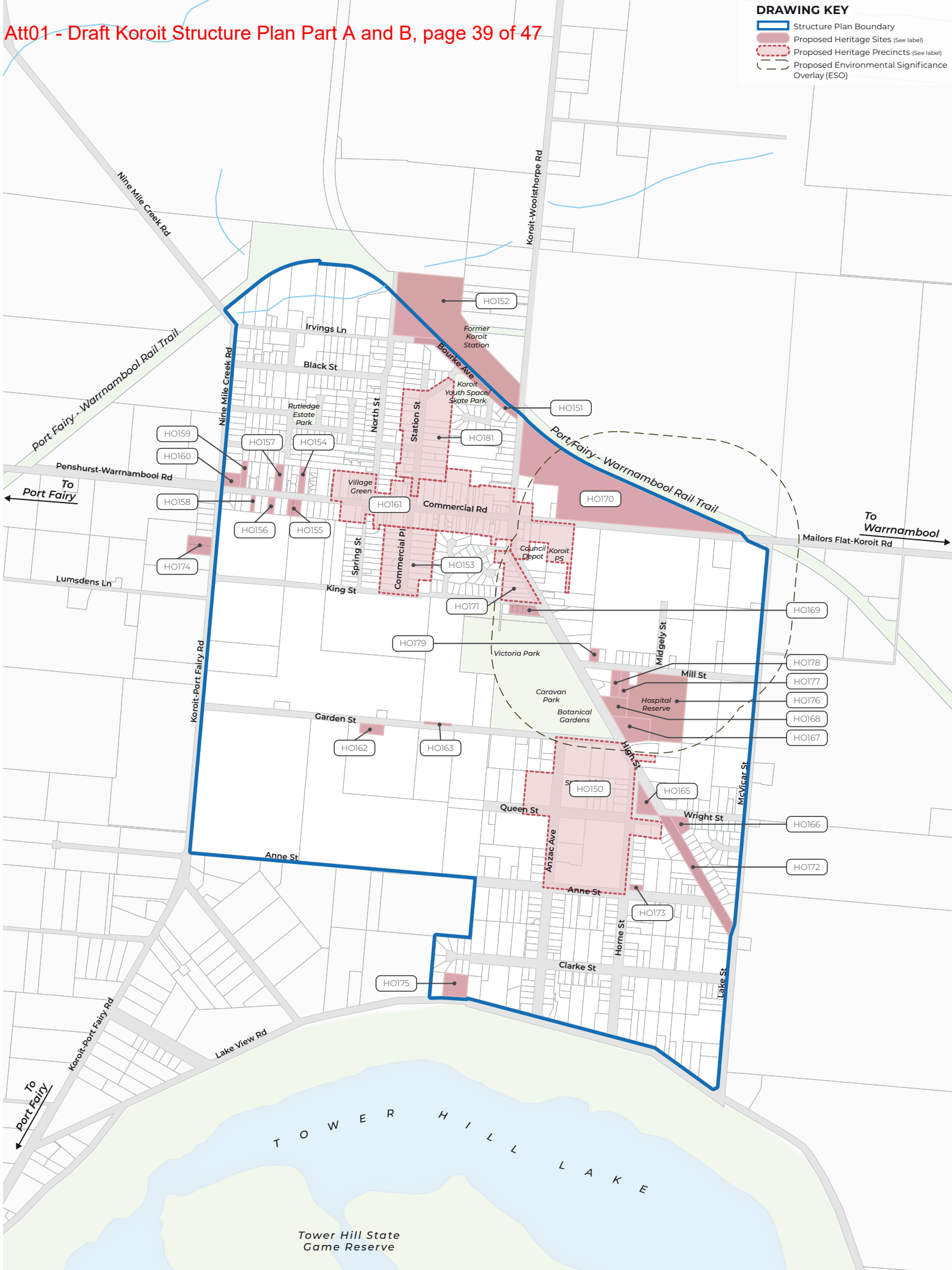


Figure 10 – Proposed Overlays

Actions	Type of Action	Timeframe
Urban Growth		
Work collaboratively with Wannon Water to determine the location and delivery of a new pumping station and rising main to service the 'Future Residential Growth' areas.	Council collaboration	Long term
Apply a Development Plan Overlay to the land identified for 'Future Residential Growth' at the time of rezoning and incorporate the pre-conditions identified in Part B, Chapter 4.	Council responsibility	Long term
Settlement and Housing		
Rezone land in the General Residential Zone within Koroit to the Neighbourhood Residential Zone.	Council responsibility	Short
Apply Heritage Overlays to sites identified for heritage protection in the <i>Review of the Moyne Shire Heritage Study Stage 2 (2006) 2013</i> .	Council responsibility	Short
Rectify land use zoning anomalies, via a planning scheme amendment to implement the recommendations of the Structure Plan.	Council responsibility	Short
Rural Areas		
Rezone 11 Mill Street, and 35 and 41 McVicar Street from Farming Zone to Rural Living Zone and apply a minimum subdivision area of 2 hectares.	Council responsibility	Short
Natural Environment		
Advocate to Parks Victoria for a new Management Plan to be prepared for the Tower Hill State Game Reserve.	Council advocacy	Short
Work collaboratively with public land managers to support the ongoing management, enhancement and sensitive development of public land, in particular, the Tower Hill State Game Reserve.	Council collaboration	Ongoing
Economic Development and Employment		
Rezone land at 63 Commercial Road from Industrial 1 Zone to Industrial 3 Zone.	Council responsibility	Short
Rezone land at the rear of 84 and 86 High Street from General Residential Zone/Farming Zone to Industrial 3 Zone.	Council responsibility	Short
Rezone land at 134 High Street from Industrial 1 Zone to Industrial 3 Zone.	Council responsibility	Short
Apply the Environmental Significance Overlay (ESO) to land within 300 metres of the Bega Cheese Limited dairy processing plant, until a site specific buffer (or separation distance) is determined for the plant.	Council responsibility	Short
Work with Bega Cheese Limited to undertake an assessment to establish a site-specific buffer (or separation distance), which can inform future development surrounding the plant.	Council collaboration	Medium
Investigate the establishment of a Town Centre Restoration Fund or loans scheme to provide assistance to improve the appearance of existing buildings	Council responsibility	Medium
Investigate application of Design and Development Overlays to Industrial land at key gateways.	Council responsibility	Medium
Consult with Bega Cheese Limited in relation to the long term vision for the future use and development of their site.	Council collaboration	Short

Actions	Type of Action	Timeframe
Transport and Movement		
Advocate to PTV for an increased frequency of bus services to, and from, Koroit and better connections with rail services in Warrnambool, and upgraded bus stop infrastructure.	Council advocacy	Medium
Advocate to VicRoads for the ongoing consideration and monitoring of traffic generation to be undertaken in Koroit and the surrounding area.	Council advocacy	Medium
Advocate to VicRoads for a diversion of heavy vehicle (through) traffic around Koroit to enhance the amenity and safety of Commercial Road.	Council advocacy	Short
Advocate to VicRoads for a program of safety improvements on Commercial Road, including installation of traffic signals at the intersection of High Street and Commercial Road, and for any future works to adequately consider and improve the pedestrian environment.	Council advocacy	Medium
Continue to implement the footpath construction program to improve pedestrian linkages and accessibility.	Council responsibility	Ongoing
Undertake a traffic analysis for Koroit to determine transport infrastructure needs and upgrades.	Council responsibility	Medium
Infrastructure		
Finalise and implement the stormwater drainage study in the town, including recommended mitigation and infrastructure measures.	Council responsibility	Short
Investigate the establishment of a Town Centre Restoration Fund or loans scheme to be used to improve the appearance of existing buildings.	Council responsibility	Medium
Review the operation of the Council Works Depot and investigate the feasibility of its relocation to another site.	Council responsibility	Medium
Other Actions		
Apply a Planning Policy reflecting the directions and principles of Part A of the Koroit Structure Plan, and include the Structure Plan as a background document in the Moyne Planning Scheme.	Council responsibility	Short
Review the Koroit Structure Plan every five years to assess lot supply, urban growth needs, and associated community infrastructure and services.	Council responsibility	Long term
Work collaboratively with the Rail Trail Committee of Management to support ongoing improvements to the Rail Trail.	Council collaboration	Ongoing



Review of Structure Plan

Continued monitoring and evaluation of the Structure Plan should be undertaken to ensure that it remains relevant to current practice and community expectations.

The consumption of land and redevelopment within Koroit should be regularly monitored and it is appropriate that a basic review of development and land supply within the town be undertaken every five years. In addition, it would be appropriate to monitor whether the opportunities identified in the Structure Plan are being pursued.

If a review reveals that the land supply has fallen to a rate of less than 10 years (using accepted land supply analysis criteria), a full review of the Structure Plan should be undertaken. This review would need to examine whether further growth of the town is appropriate, and, if necessary, provide directions for growth and community needs.

Directions for Future Growth

This Structure Plan identifies land suitable for growth within the settlement boundary.

The growth area will provide approximately 39 years supply of residential land. This is considered sufficient to accommodate the long-term growth requirements of the town. Therefore, land beyond the nominated settlement boundary has not been identified for future residential growth.



Principles for Development of the Future Residential Growth Areas

Prior to the rezoning of the land studies will need to be undertaken, including but not limited to:

- ▶ An appropriate assessment to determine whether potentially contaminated land exists.
- ▶ A report from a suitably qualified archaeologist demonstrating that the effect of the proposed development on Aboriginal cultural heritage values has been addressed.
- ▶ An assessment of the risks related to climate change that may affect the site.
- ▶ A Flooding and Drainage Study for the site and associated catchment that examines the management of any localised flooding, on site water retention and stormwater re-use measures.
- ▶ An assessment of the provision of reticulated sewerage to the site in a manner, which meets the requirements of Wannon Water.
- ▶ Preparation of a Traffic and Transport Impact Assessment (TIA), which identifies any enhancements to the existing road and pedestrian/cycle networks required to ensure connectivity between the development area and key destinations, such as, the Town Centre, open space and schools.

A future rezoning would require a development plan to be prepared and approved prior to the issue of any permit for the subdivision and development of the land. The development plan will ensure that the new residential area is planned and developed in an integrated manner, and that all major planning issues are resolved to the satisfaction of the Responsible Authority.

The Development Plan will need to address a number of principles, including but not limited to, the following:

- ▶ To create a sense of place that integrates with the existing urban development in Koroit.
- ▶ To provide for residential development that is generally consistent with the existing residential character in the vicinity of the Town Centre.
- ▶ To provide an appropriate interface to the rural land to the south of Anne Street and the west of the Koroit – Port Fairy Road.
- ▶ To orientate lots and dwellings to the Koroit – Port Fairy Road and other road frontages.
- ▶ To encourage an integrated, efficient and functional transport and access network.
- ▶ To encourage sustainable development practices, including storm water management, and energy efficiency in design.
- ▶ Create safe and attractive living and pedestrian spaces.
- ▶ To provide clear vehicle and pedestrian linkages to, and within, the site.

In addition, the Development Plan will need to address a number of requirements, including but not limited to, the following:

- ▶ A site analysis and context and layout plan that includes details on the topography of the land, the location of existing vegetation, drainage lines, existing buildings, available infrastructure, adjoining road interfaces and any other notable features.

An Urban Design Masterplan that responds to the urban design and character objectives, and the site analysis, and includes:

- ▶ A general subdivision layout including streets, drainage reserves, open space for permeability, distribution of land uses and interface treatments with adjoining residential zoned properties. The layout should include an outline for the lot configuration and incorporate lots of varying sizes to provide for diverse housing choices and identification of multi-dwelling development sites.

The subdivision layout should include the following elements:

- ▶ A grid layout reflective of Koroit's established urban pattern, which protects view lines to Tower Hill and the rural hinterland.
- ▶ Outward orientation of residential lots and dwellings along the interface with Koroit-Port Fairy Road with minimum lot sizes of approximately 1,500 square metres.
- ▶ Outward orientation of residential lots and dwellings along the interface with King Street with typical lot sizes of approximately 1,000 square metres.
- ▶ Internal residential lots that are typically between 600 and 1,000 square metres.
- ▶ Residential development will be limited in vertical and horizontal scale to be consistent with the village character of the town.
- ▶ Recognition of the rural and residential interface of the subject land and the rural land to the west of the Koroit – Port Fairy Road and south of Anne Street, which may include specific landscaping designs for these road reserves.
- ▶ An outline for how an attractive entrance treatment can be provided to the town which contributes to the amenity of the Koroit – Port Fairy Road by ensuring that residential development addresses the Koroit – Port Fairy Road.
- ▶ New road and pedestrian connections from the development area into adjacent residential and open space areas.
- ▶ An outline of the location of unencumbered public open space providing for a minimum five per cent (5%) contribution within 400 metres of every household.
- ▶ The retention of significant vegetation.
- ▶ Development staging.

A Road Network and Traffic

Management Plan that provides:

- ▶ An internal road network that provides permeability and connectivity to pedestrians and cyclists within the development and to adjoining residential areas.
- ▶ Upgrading of the three intersections with Koroit – Port Fairy Road (being King, Garden and Anne Streets) to include protected right turn lanes and left turn deceleration lanes to Austroads standards (if required), to the satisfaction of VicRoads.

Physical infrastructure proposed in the Urban Design Masterplan shall meet Council standards or if not defined, be subject to the approval of Council and be generally in accordance with the following:

- ▶ Moyne Shire adopted Infrastructure Design Manual (IDM).

A Site Stormwater Management Plan (SSMP) including:

- ▶ Water Sensitive Urban Design.
- ▶ Stormwater quantity and quality treatment.
- ▶ Review of stormwater treatment measures using the Model for Urban Stormwater Improvement Conceptualisation program (MUSIC).
- ▶ Effects on downstream receiving waters.
- ▶ A staging plan that identifies the stages by which the development of the land may proceed, identifying the infrastructure required to facilitate development.

In relation to development contributions, the implementation of a Section 173 Agreement to facilitate the coordinated delivery and funding of infrastructure would be required, unless an alternate development contributions framework is in place (e.g.; DCP, ICP).

Note: These principles apply at the time of the preparation of the Structure Plan. They may be subject to change to reflect planning policy and other requirements in effect at the time of preparation of a planning scheme amendment to rezone the land.





Appendices 1

Heritage Protection

Relevant to Koroit, the Review of the Moyne Shire Heritage Study Stage 2 (2006) 2013 recommends that five precincts and 27 places of individual heritage significance in the locality, as shown in Table 1 be included in the Scheme for statutory protection from demolition and inappropriate development or alteration, which could adversely affect their cultural significance.

The implementation of this recommendation will achieve Council's cultural heritage objectives and the Structure Plan recommends that the required amendment to the Planning Scheme be initiated.

Table 1 Sites in Koroit Proposed for Heritage Protection

Precinct	Address
Koroit Church Precinct (incorporates the former Catholic Church Precinct)	Anzac Avenue, Garden Street, Horne Street, Queen Street, Koroit
Koroit Commercial Place Precinct	Commercial Place, Koroit
Koroit Commercial and Administrative Precinct	Commercial Road and High Street, Koroit
Koroit High Street Residential Precinct	High Street, Koroit
Koroit Station Street Precinct	Station Street, Koroit

Place	Address
Avenue of Plane Trees	Bourke Avenue (road reserve both sides between Woolsthorpe-Koroit Road and North Road), Koroit
Koroit Railway Station Complex	Bourke Avenue, Koroit
Victorian timber cottage	200 Commercial Road, Koroit
Edwardian timber residence, front fence and garden	201-203 Commercial Road, Koroit
Edwardian residence and stables	209 Commercial Road, Koroit
Timber house	210 Commercial Road, Koroit
Late Victorian cottage	215 Commercial Road, Koroit
Cottage	220 Commercial Road, Koroit
Western Star Hotel (former)	224 Commercial Road, Koroit
Stone cottage	63 Garden Street, Koroit
Bills' horse trough	Garden Street road reserve (north side in front of 40 Garden Street), Koroit
Hawthorn Dene stone dairy (and Homestead ruins)	Lot 5 PS613138 Hawthornvale Lane, Koroit
Kirkbrae	29 High Street, Koroit
Lane Sisters residence (former)	30 High Street, Koroit
Hillcrest	54 High Street, Koroit
Koroit Maternal and Child Health Centre	60 High Street, Koroit
Coto residence (former)	81 High Street, Koroit
George Thomson's Farmhouse (former)	134 High Street, Koroit
Norfolk Island Pines (Araucaria heterophylla)	High Street (road reserve both sides between McVicar Street and Queen Street), Koroit
Crowe residence (former)	34 Horne Street, Koroit
St Jude's Hospital (former)	695 Koroit-Port Fairy Road, Koroit
Rosebank Homestead	336 Lake View Road, Koroit
Koroit and District Memorial Hospital (former)	33 Mill Street, Koroit
Larnook	41 Mill Street, Koroit
Elgin	43 Mill Street, Koroit
Cottage with stone kitchen	50 Mill Street, Koroit
Stone milepost	11 Scenic Drive, Koroit

Appendices 2

Planning Scheme Anomalies

A number of anomalies have been identified, which affect the zoning of land in Koroit.

The Structure Plan recommends that an amendment to the Planning Scheme be initiated to correct the anomalies as follows:

Table 2: Planning Scheme Anomalies

Title Description/ Assessment number	Address	Zone to be changed	Proposed new zone	Reason for rezoning
Allot. 2009 Parish of Warrong / 532448	Bourke Avenue, Koroit	GRZ1	PPRZ	Incorrect application of the GRZ1 to Crown Land containing the Koroit Skate Park/Youth Space. Rezone the land to PPRZ to reflect its public ownership and use for community and recreational purposes.
CA 30 Sec 48, Parish of Yangery / 509394	Old Koroit Courthouse Building (Part of Koroit Primary School Site) 91 Commercial Road, Koroit	GRZ1	PUZ2	Incorrect application of the GRZ1 to Crown Land reserved for State School purposes. Rezone the land to PUZ2, to reflect DET ownership and its current use for educational purposes.
CA 44 Sec. 48 Parish of Yangery / 509394	Koroit Primary School (part), 91 Commercial Road, Koroit	IN1Z	PUZ2	Incorrect application of the IN1Z to Crown Land used for educational purposes. Rezone the land to PUZ2, to reflect DET ownership and its existing use.
CA. 41 Sec. 48 Parish of Yangery / 509394 (Part)	Koroit Primary School (part), 91 Commercial Road, Koroit	PUZ6	PUZ2	Incorrect application of the PUZ6 to Crown Land. Rezone the land to PUZ2 to reflect its Crown Land status and use for educational purposes.
CA 43 Sec. 48, Parish of Yangery / 509394	Koroit Primary School (part), 91 Commercial Road, Koroit	PUZ6	PUZ2	Incorrect application of more than one PUZ Schedule to the land. Rezone southern portion of the lot to PUZ2 to reflect its Crown Land status and school use.
CA 2035 Parish of Yangery / 509527 (Part)	Koroit Primary School (part), 88 High Street, Koroit	PUZ6	PUZ2	Incorrect application of the PUZ6 to Crown Land. Rezone the land to PUZ2 to reflect its Crown Land status and school use.
CA 35A SEC 48, Parish of Yangery/ 509530	Moyne Shire Council Depot, 98 High Street, Koroit	PUZ3	PUZ6	Incorrect application of more than one PUZ Schedule to the land. Rezone northern portion of the site to PUZ6 to reflect the zoning of the majority of the land and its use as a Council depot.
Lot RES1 PS702620	21 Channing Drive, Koroit	GRZ1	PPRZ	Incorrect application of the GRZ1 to publicly owned land used as public open space. Rezone the land to Public Park and Recreation Zone, to reflect its public ownership and existing use.
Lot 12 LP1414 / 530388 (Part)	Victoria Park, High Street, Koroit	PUZ2	PPRZ	Incorrect application of the PUZ2 to land used for recreation purposes. Rezone the land to PPRZ to reflect the zoning of the majority of the reserve (Victoria Park).
Lot 1 LP209480 / 509334	143 Commercial Road Koroit	PUZ3	C1Z	Incorrect application of the PUZ3 to privately owned land used for residential purposes. Rezone the land to C1Z, to reflect its private ownership and existing use, and to be consistent with the zoning of the adjoining land.
Lot 1 LP125109 / 509724 (Part)	196 Lake View Road, Koroit	PUZ1	FZ	Incorrect application of the PUZ1 to privately owned land used for farming purposes. Rezone the land to FZ, to reflect its private ownership and existing use, and to be consistent with the zoning of the balance of the land.
Lot 1 TP240988 / 509517 (Part)	1080 Tower Hill Road, Koroit	PUZ1	FZ	Incorrect application of the PUZ1 to privately owned land used for farming purposes. Rezone the land to FZ, to reflect its private ownership and existing use, and to be consistent with the zoning of the balance of the land.
Lot 1 TP515060 / 509302	100 Commercial Road, Koroit	IN1Z	C1Z	Land is incorrectly included in more than one zone. Rezone strips of IN1Z along the northern and eastern property boundaries to C1Z, to reflect the zoning of the majority of the land.
Lot 1 TP399118 / 509349	169 Commercial Road, Koroit	GRZ1	C1Z	Land is incorrectly included in more than one zone. Rezone the area of GRZ1 along the southern property boundary to C1Z, to reflect the zoning of the majority of the land.
Lot 3 PS540547, Parish of Warrong / 509507	129 High Street, Koroit	C1Z	GRZ1	Land is incorrectly included in more than one zone. Rezone narrow strip of C1Z along the southern boundary of the lot to GRZ1, to reflect the zoning of the majority of the land.