

# Koroit

## Structure Plan

Consultation Draft  
2019

# Part C

Prepared by



# Koroit

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Consultation Draft  
**2019**

Client        **Moyne Shire**

Project       Koroit Structure Plan

Version       1.0

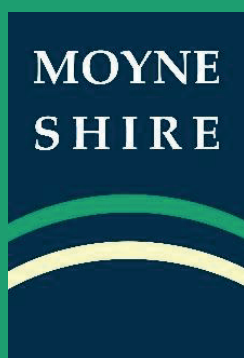
Prepared By   Moyne Shire

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#### **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



# Part C Table of Contents

## PART C BACKGROUND REPORT

<b>Introduction</b>	<b>1</b>	<b>Town Facilities &amp; Services</b>	<b>51</b>
Background	1	Local Community Services and Facilities	51
Location and Context	1	Open Space, Leisure and Recreation Facilities	54
Role of the Town	2	Tourism and Holiday Accommodation	57
Indigenous Heritage	3	Dairy Processing	58
Post-Contact History	4	Key Influences	58
Community Consultation	5	<b>Physical and Transport Infrastructure</b>	<b>59</b>
<b>Policy Context</b>	<b>7</b>	Water Supply	59
Key Strategies and Local Strategic Studies	7	Sewerage	59
<b>Planning Scheme Provisions</b>	<b>30</b>	Stormwater	59
<b>Major Planning Scheme Amendments</b>	<b>36</b>	Electricity and Natural Gas	60
Key Influences	37	Transport Infrastructure	60
<b>Urban Environment</b>	<b>40</b>	Key Influences	63
Koroit Town Centre	40	<b>Town Growth and Residential Lot Supply</b>	<b>64</b>
Industrial Land	41	Town Growth	64
Residential Character	42	Residential Lot Supply	64
Key Influences	43	Future Growth	66
<b>Demographics and Social Profile</b>	<b>43</b>	Commercial Land/Floor Space	68
Past Population Growth	43	Industrial Land	68
Age Structure	44	Key Influences	69
Dwellings and Household Size	44	References	71
Labour Force and Income	45		
Journey to Work	47		
Socio-Economic Index	47		
Population Forecast 2041	48		
Future Dwelling Needs	48		
Cost of Housing and Land	49		
Key Influences	50		

# PART C

## BACKGROUND REPORT

# Introduction

### Background

Thus far, the Koroit Strategy Plan 1991 has guided land use and development in Koroit. The Koroit Strategy Plan has ensured that development of the town has generally been undertaken in a coordinated manner.

However, it is timely to undertake a comprehensive review of the Strategy Plan to provide contemporary guidance for future land use and development in the town.

The purpose of a Structure Plan is to identify the key strategic planning issues and opportunities facing the town and articulate the preferred future directions, including the location of settlement boundaries, and future residential and industrial growth, as well as, identifying appropriate planning controls.

### What is Koroit's primary role?

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

### Location and Context

Koroit is located approximately 17 kilometres to the north-west of Warrnambool and 20 kilometres north-east of Port Fairy.

The location of the town in relation to the rest of the municipality is indicated on Map 1.

Nestled on the northern slopes of the Tower Hill volcanic form, the town has a unique character particularly drawing on its origins as a locality settled by Irish immigrants. While the town remains the centre of the potato-growing district, intensive cropping has declined in comparison to earlier years, with grazing and dairy farming becoming increasingly prevalent.

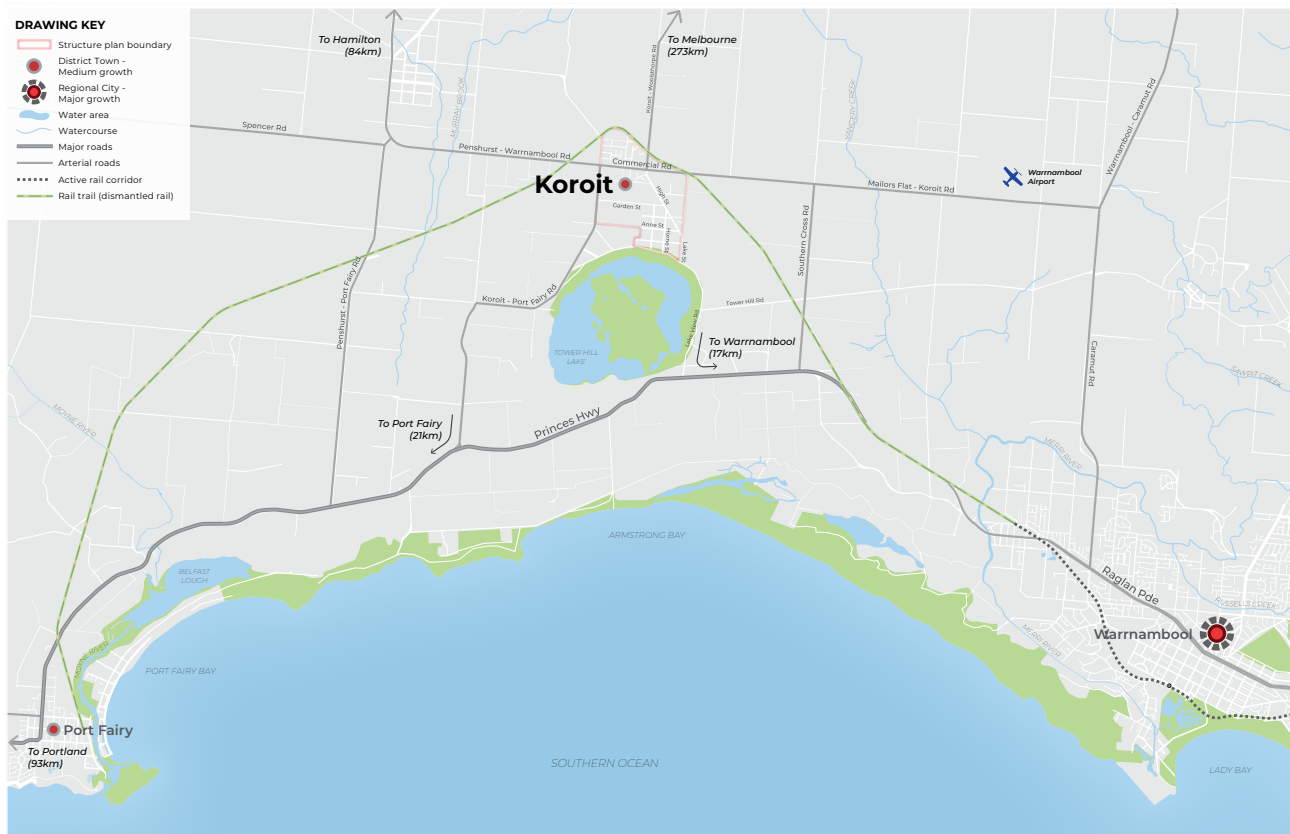
Koroit possesses a range of services, which support the local community, with higher end services being available in Warrnambool. The major services within the town include a retail shopping strip, a recreation reserve (bowls, croquet, netball, cricket and football) and Botanic Gardens, two primary schools, kindergarten, theatre, a health service (in the former hospital) and a caravan park.

A key source of employment in Koroit is a major dairy processing plant now operated by Bega Cheese Limited located on the north-eastern edge of the town. The surrounding agricultural and cropping activity, the Moyne Health Services Facility, and small retailing and service establishments provide other sources of employment. A significant number of Koroit residents commute, generally to Warrnambool, for employment.

Due to its proximity to Warrnambool and Port Fairy, Koroit has been identified as having moderate development potential. Attractive house and land prices in comparison to Warrnambool and Port Fairy, proximity to sources of employment, and an increasing emphasis by purchasers on the 'quaintness' of Victorian era settlements, together present investment opportunities in terms of building restoration, lifestyle and tourism.



Map 1 – Locality Plan



Source: Mesh

## Role of the Town

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.

According to the Regional Growth Plan, some face pressures for growth, for example, Port Fairy and Koroit, while many need to adapt to an ageing and declining population.

While Koroit is identified as having capacity for growth, it must be acknowledged that matters, such as, maintaining a compact urban form, environmental values, landscape values, industrial buffers, provision of infrastructure and stormwater drainage will influence and potentially constrain growth opportunities.

## Indigenous Heritage

Koroit holds significant values and associations with Aboriginal cultural heritage.

Prior to European settlement, the *Koroit Gundidj* clan occupied the area. According to Clark's 1990 synthesis of Aboriginal social organisation in Victoria in the 1800s, the name *Koroit Gundidj* is thought to mean belonging to Koroit/Tower Hill.

During his trip through the district in 1841, the Chief Protector of Aborigines, G.A. Robinson, recorded the Aboriginal word 'Korite' as the name for Tower Hill, and observed 'a native village' on the lake's west bank. Historian James Bonwick noted that 'Koroit' referred to the highest peak of Tower Hill, which translated to mean 'fire'. Similarly, James Dawson, and his daughter Isabella, claimed that the Aboriginal name for Tower Hill was 'Koroit-indicating volcanic activity', and that the future site of the town of Koroit was known as 'Kuutoit kill'.

The Tararer lands around Town Hill were the site of a great meeting of the coastal clans. Food sources were particularly plentiful in the fertile coastal area around Port Fairy and Tower Hill, with the western plains supporting the Aborigines' rich cultural life. For Aboriginal people, the land was an intrinsic part of cultural and spiritual life, with natural features representing deep religious or 'dreaming' significance.

Archaeological surveys of the area have uncovered axe heads and other artefacts in the volcanic ash layers, which date the habitation of Aboriginal people in the area to the period prior to Tower Hill's eruption.

The natural features in and around Koroit, particularly the Tower Hill State Game Reserve, represent important places of Indigenous memory and culture.

Protection of natural features and maintenance of natural habitats may generally be seen as positive steps in respecting and conserving these associations."

Aboriginal Affairs Victoria has identified the whole of Koroit as a potential area of cultural heritage sensitivity. 'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and landform types, which are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger, which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences, and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.





## Post-Contact History

Squatters and land-going seamen were the first permanent European settlers in the area. However, with the increased pastoral settlement the wider district, settlers around Tower Hill quickly recognised the potential for the area for intensive agriculture, and saw their market in the surrounding pastoral outposts.

This agricultural settlement is believed to have been established in 1837 by Scottish and English farmers who farmed smallholdings with potatoes and wheat.

In what became the best known of many tenant-farming schemes in the district, Irish land speculator William Rutledge purchased a 'special survey' of 5120 acres in 1844, which he named 'Farnham'. Under particular NSW land legislation of 1840, Rutledge was sold the land for only £1 per acre, the low price made possible due to a stipulation that the purchaser undertake the survey of the site.

Proclaimed a 'settled district' in 1847, the coastal hinterland from Warrnambool to Port Fairy was subdivided and sold as 320-acre and 640-acre allotments, many of which were leased and sub-leased. Immigrants who landed at Belfast (Port Fairy) and Portland in the late 1840s and 1850s met the great demand for farm labourers at Tower Hill and many took the opportunity to secure a profitable leasehold.

Due to poor economic conditions in Ireland, there was a substantial influx of Irish immigrants between the 1840's and 1850's. The availability of small land holdings and the tenancies created by absentee property owners on the rich volcanic soils attracted these immigrants to Koroit. Consequently, by 1861, Koroit had become one of the most concentrated settlements of Irish immigrants in rural areas of Australia.

By the 1850s, farmers had established a prosperous agricultural district that became prized for its crop yields, particularly of potatoes, and famed for its uncommonly high land prices.

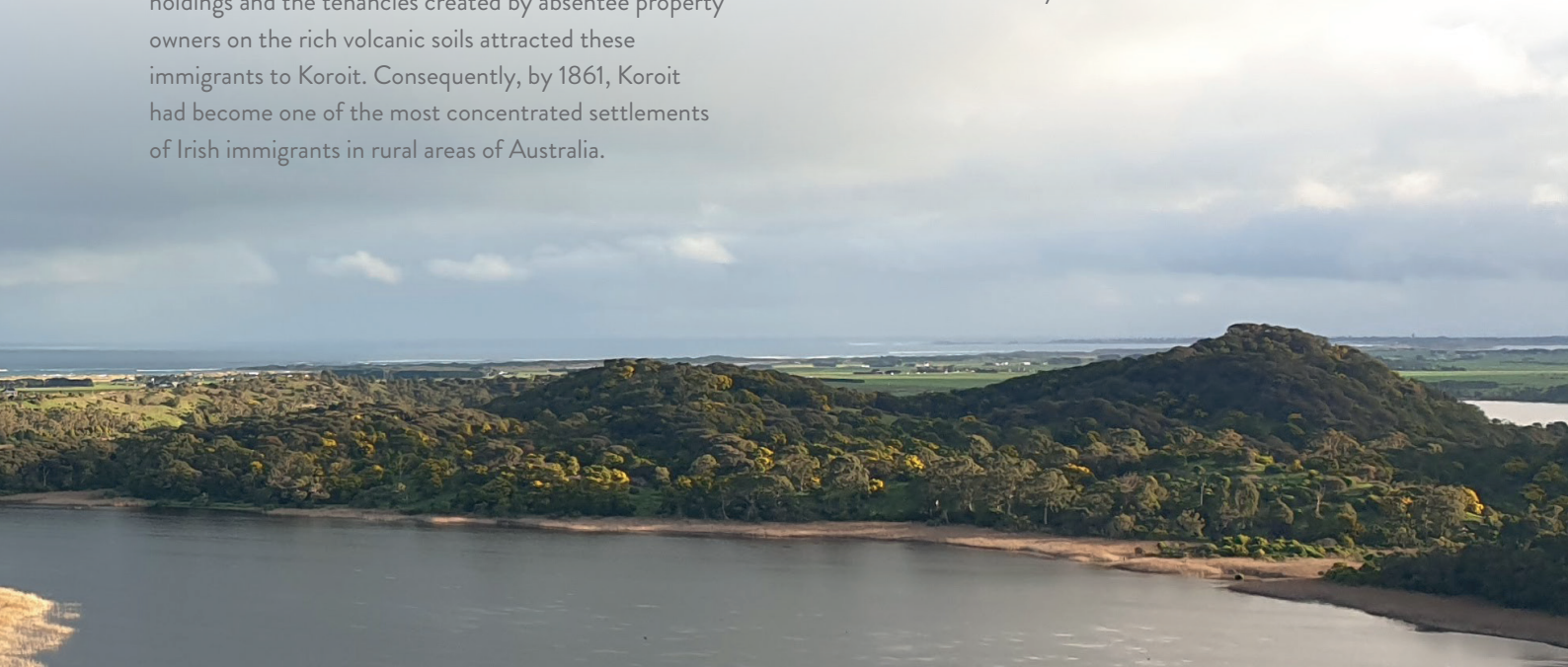
This early farming community erected rough-built schools, and a few stores and hotels in clusters around the rim of Tower Hill. This settlement formed part of a wider district administered from 1854 by the Belfast Road Board.

In 1857, the town of Koroit was surveyed and the first town allotments were sold allowing closer settlement. District surveyor Thomas Watson allocated five acres for the school reserve, and immediately south of this, fronting High Street, he provided a twenty-acre allotment for public gardens. He divided the remaining land between Garden Street and the Tower Hill cater rim, into approximately 100 lots of one acre each.

The centre of Watson's 'village' lay opposite the site set apart for public gardens, at the junction of High and Mill Streets. In this vicinity, pioneering enterprises, such as, a butchery, general store, and flourmill were in operation by 1859. Other commercial-development emerged north of the gardens site, at the junction of High Street and Commercial Road, where two hotels and several stores were established by 1861.

The vibrant years of Koroit's development are reflected in the construction of many of the town's significant buildings between around 1860 and 1880. During this period, the town's schools, banks, churches, municipal chambers, botanic gardens and courthouse were built or established.

Today, the strong Irish influence remains evident, as does the rich history of the town.



## Community Consultation

The major activities involved in the Stage One Consultation for the Structure Plan were:

- ▶ An online survey conducted between 22 June, 2018 and 18 July, 2018.
- ▶ Two community/stakeholder workshops held at the Blackwood Centre, Koroit on Wednesday, 4 July, 2018, one in the early afternoon and another in the evening.
- ▶ A drop in session on Wednesday, 4 July, 2018 in between the workshop sessions.

### Summary of feedback Consultation Sessions

Participants at the consultation sessions were requested to identify what they value about Koroit, and issues and opportunities in relation to the growth and development of the town.

## Values

The most common values identified were:

- ▶ Tower Hill
- ▶ Country Village Character & Heritage
- ▶ Community Spirit
- ▶ Facilities and Services
- ▶ Location and Accessibility

## Issues raised include:

### COMMUNICATION & ACTION

- ▶ Lack of communication between Council and small towns.
- ▶ Lack of a Koroit “voice” on Council.
- ▶ Inaction by Council, too much talk and not enough action, and the need for quick action.

### LAND USE AND DEVELOPMENT

- ▶ Existing land use conflicts in Koroit, such as, the primary school adjacent to the Council depot.
- ▶ Implementation of the Heritage Study, and poor maintenance of heritage buildings.
- ▶ Small and/or narrow housing lots with little space between buildings.
- ▶ Clarify the future use for land between King Street and Tower Hill.
- ▶ Additional industrial land, particularly for light industrial uses.

### PEDESTRIAN & VEHICLE ACCESS AND PARKING

- ▶ Need for bicycle lanes, additional footpaths, maintenance/upgrades of existing footpaths, and additional trails to and through Tower Hill.
- ▶ The Main Street needs safety improvements, traffic issues at peak times, safety and amenity effects of heavy vehicles, and access to the State School is dangerous.
- ▶ Parking in general is an issue, and public space for additional parking is lacking.

### INFRASTRUCTURE

- ▶ The lack of lighting at the intersection of Clarke Street and Lake Street.
- ▶ The need to invest in existing assets: maintenance and improvements.
- ▶ The destruction of street trees, caused by power line maintenance.

### ECONOMY & TOURISM

- ▶ Protect the economic links to the agricultural industry and have a commercial niche, e.g., organic produce, food, coffee.
- ▶ Beautification and landscaping of Commercial Road.
- ▶ A lack of investment in Tower Hill, visitor accommodation, facilities and visitor information, such as, tourism and wayfinding signage, leaflets, etc.
- ▶ Consider the future of the Caravan Park.

### RECREATIONAL FACILITIES

- ▶ Victoria Park is overused and there is a need for more sporting facilities.
- ▶ A desire for the extension of the Youth Space to include a basketball court and a request for no night lighting at the Youth Space.



## Opportunities

Participants at the consultation sessions identified a number of opportunities, which responded to the identified issues, and included:

### COMMUNICATION

Improvement of communication between Council, other agencies, and the community, possibly via the establishment of a town committee.

### LAND USE AND DEVELOPMENT

Growth of the town, including additional residential land (both general residential and low density) and rural living style opportunities, and commercial and industrial land,

### ECONOMY & TOURISM

Beautification of Commercial Road through a revitalisation program, and improvements at Tower Hill, the Botanic Gardens, Railway Station Precinct, and Caravan Park.

### HERITAGE AND CULTURE

Celebrating the Irish heritage of Koroit, Aboriginal stories and indigenous heritage, and embracing cultural diversity.

### INFRASTRUCTURE & RECREATIONAL FACILITIES

Opportunities for a number of infrastructure items, including a heavy vehicle bypass, Men's Shed, public toilets in the Botanic Gardens, community stage at the Village Green, pool, pedestrian and bike paths, and expansion of the Youth Precinct.

The following provides an overview of the key findings of the survey questions:

### Issues and values of high importance

- ▶ Protecting the heritage and character of the town.
- ▶ History, both indigenous and post European settlement.
- ▶ Natural environment, scenic landscape, flora and fauna, open spaces, and views to the ocean.
- ▶ Assets including the Rail Trail and Station Precinct, Tower Hill, and Botanical Gardens.
- ▶ Safe movement and access in the town, with the provision of additional footpaths, cycle paths, running tracks, and pedestrian crossing points.
- ▶ Koroit being promoted as a tourism town with strong connections to Tower Hill.
- ▶ Council taking a long term coordinated approach to planning for residential development.

### Important features for future residential development:

- ▶ Easily connected to the rest of town.
- ▶ Provides safe ways for people to walk and cycle.
- ▶ Integrates with the character of the town.

### Other land use and development issues:

- ▶ Ensure that new development is well designed and serviced.
- ▶ Protect productive farming land from residential encroachment, and have defined settlement boundaries.
- ▶ Improvement of Commercial Road is required, including footpaths, underground power lines, new street trees, upgrading of commercial shop fronts, etc.
- ▶ The need for clear delineation of industrial areas, and appropriate screening and landscaping of these areas (particularly at town entry locations).
- ▶ Concern about existing land use conflicts, such as, the proximity of the primary school to industrial type uses.
- ▶ Concern about traffic and heavy vehicles using Commercial Road.

### What should happen in Koroit over the next 20 years?

- ▶ A moderate level of growth provided that the town retains its country charm and rural appeal, and maintains a strong connection with its "historical and cultural roots".
- ▶ A thriving business centre with an upgraded streetscape and consistent built form appearance based on its heritage and country village character.
- ▶ A greener town with plentiful street trees and open spaces.
- ▶ Clear and physical connections between the town and Tower Hill.

## Summary of feedback Online Survey

The online survey contained 20 questions, including questions specific to the future growth and development of Koroit. A total of 89 responses to the survey were received.

In general, the information provided in the responses to the survey was similar to the feedback obtained during the community consultation sessions.

# Policy Context

Koroit is situated within the municipality of the Moyne Shire and is affected by various policies and strategies formulated by the State Government and Council.

The following policies have specific relevance to Koroit, and have guided the development of this Structure Plan.

## Key Strategies and Local Strategic Studies

### COASTAL

### 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, guided by a hierarchy of principles, policies, and actions.

It is a framework to assist in the development and implementation of other locally and regionally specific strategies and plans, such as, regional coastal plans, Regional Growth Plans, planning schemes, and coastal management plans.

The VCS 2014 identifies the following five key issues, which need to be addressed to ensure the coast's biodiversity and its 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.

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'.

In planning for coastal settlements, Principle 2.3 sets out the following Desired Outcomes:

1. Coastal settlements support the protection and enhancement of environmental, social and cultural and economic values of the coast.
1. Non-urban breaks are maintained between coastal settlements to preserve the character of the coastline and coastal settlements.
1. Settlement planning directs growth to areas suitable for accommodating sustainable growth.

#### *Landscape Setting Types for the Victorian Coast May 1998*

The Landscape Setting Types for the Victorian Coast aims to provide an understanding of the coastal and hinterland landscape by identifying significant features and characteristics of various sections of the coast.

Koroit and its surrounds are situated within the 'Tower Hill' setting type – between Port Fairy and Warrnambool.

The 'Tower Hill setting type' is located within the Western District Volcanic Plains landform, which is characterised by extinct volcanoes. Apart from the series of volcanoes, the area is relatively flat with some remnant native grasslands, but few trees. These volcanic lands are reminiscent of Ireland having a landscape of distinctive hedgerows and small-cultivated paddocks.

Tower Hill is a distinctive feature in the area and consolidated development is favoured to minimise landscape impacts.

Special considerations identified for the setting type include:

- ▶ Closely settled rural development is favoured to avoid scattered development throughout the landscape.
- ▶ Respect the cultural character of this strong and unique land pattern; hedgerows, small-cultivated paddocks interspersed with 19th century hamlets.

#### *Coastal Spaces Recommendations Report 2006*

The Coastal Spaces Recommendations Report formed part of the Coastal Spaces Initiative, a joint project between the Victorian Coastal Council and the former Department of Sustainability & Environment instigated to assist coastal municipal councils to protect the character of coastal townships and the open spaces between towns along the coast.

The aim of Coastal Spaces was to Improve clarify strategic planning for sustainable development in coastal Victoria and the application of planning and environment tools in coastal areas.

In summary, the Report included the following key recommendations:

- ▶ Direct urban development to existing settlements and continue to promote a network of regional and local settlements.
- ▶ Establish settlement boundaries through planning schemes.
- ▶ Protect non-urban coastal landscapes by implementing the Coastal Spaces Landscape Assessment Study.

Koroit was classified in the Recommendations Report as a town with moderate growth capacity with some growth potential beyond existing urban-zoned land or through infill development, but within defined settlement boundaries.

**Coastal Spaces Landscape Assessment****Study – State Overview Report 2006**

The Coastal Spaces Landscape Assessment Study provides a comprehensive assessment of visual and scenic amenity along the Victorian coast, and its focus was the identification of the visually significant landscapes of Victoria's non-urban coastline.

This Study identified and mapped individual landscape characteristics of the non-urban coastline, identified significant landscapes and provided an implementation framework to assist local government and other agencies in managing the effects of development within coastal landscapes.

Recognised key features of the coastal landscapes of the Moyné Shire included:

- ▶ Open pastoral landscapes with long-distance views to landscape features, such as, Tower Hill.
- ▶ Historic landscape of mature shelterbelts, homesteads and dry stone walls.
- ▶ Small scale plots and divisions surrounded by large paddocks.

The Study identified that Koroit is located within the following Landscape Character Type Area, which is described as follows:

- ▶ “Landscape Character Area 5.3: Pastoral Plains

*This open pastoral hinterland Character Area is part of the extensive volcanic plains that extend west of Geelong. Landform is consistently flat to gently undulating, with the unique and dramatic topographic feature of Tower Hill a product of the area's volcanic origins. Flat topography provides long-range views across rural pastures bounded by shelterbelts and native vegetation towards the east of the Character Area.”*

Tower Hill and Environs was identified in the Coastal Spaces Landscape Assessment Study as a Landscape of State Significance, visually significant as a volcanic landscape with geological features, and valued for its natural character and views to the coast from the crater rim.

The Study recognised that:

*“Tower Hill is a visually outstanding volcanic landscape, having the full sequence of geological features including the caldera, crater lakes, internal scoria cones and islands. It*

*is the most popular and well-known volcanic landscape in Victoria and is of state significance for its visual qualities.*

*The views from Tower Hill and its crater rim are remarkable, both across the surrounding plains to the coast, and within the complex to the crater floor and its island lakes. Its distinctive volcanic form, in an otherwise flat and featureless lava plain, make this a recognisable and highly prominent landscape feature of the Western Region.*

*Much of the area's vegetation was denuded and is being re-established, and it is a refuge to a variety of native plants, birds and animals.”*

The management considerations outlined in the *Character Area Analysis Papers* can be summarised as follows:

*“Protect and enhance Tower Hill as a scenic landscape feature by promoting access and retaining views to the area from outside and strictly controlling development between the Princes Highway and the crater rim (to retain open rural character) and at the southern edge of Koroit to minimise visibility at the skyline of Tower Hill.”*

*Future Character Directions Tower Hill will be protected and managed as a valued and natural landscape feature and views to it across open pastoral plains maintained.*

**REGIONAL****Western Region Coastal Plan, 2015-2020**

The Western Regional Coastal Plan provides a framework to support local planning and decision making on both public and private land. It provides a regional focus to interpret and implement the Victorian Coastal Strategy 2014.

This Plan provides a regional framework for planning and decision-making on both public and freehold land at the local level. In addition, it provides a focus for all agencies with responsibility for coastal management to act together to plan and manage the coast.

Similar to the VCS, the Regional Coastal Plan identified Koroit as a ‘District town’ suitable for ‘Medium growth’. In addition, it recognises that Tower Hill is part of an important landscape with high cultural and environmental values.

## ENVIRONMENT

## STATE

**Victoria's Climate Change Adaptation Plan 2017-2020**

The Victorian Government released *Victoria's Climate Change Adaptation Plan 2017-2020* in February 2017. It will help the state to meet the challenges and act on the opportunities of current and longer-term climate change.

This Plan is a whole-of-government policy, and outlines actions to more effectively manage risks to the government's own assets and services, help the community to understand and manage the risks and impacts of climate change, and encourage adaptation action across all policy areas and sectors of the community.

**Some of the key actions in the Adaptation Plan are:**

- ▶ Providing downscaled climate change data and information in fit for purpose forms for the community
- ▶ Embedding climate change in emergency management
- ▶ Forming a new partnership with local government
- ▶ Developing pilot Adaptation Action Plans for the health and human services, agriculture and water sectors
- ▶ Embedding climate change adaptation in government operations, policies and plans
- ▶ Taking a regional approach to adaptation planning.

The Adaptation Plan will help sustain a thriving natural environment and make sure Victoria is a healthy, prosperous, safe and vibrant place to live, work and play.

It includes an action to “review land use planning policies and provisions to improve the way the land-use planning system manages natural hazards, climate change, and environmental risks”.

**Protecting Victoria's Environment – Biodiversity 2037**

A new biodiversity strategy *Protecting Victoria's Environment – Biodiversity 2037* was released in April 2017. It is a twenty-year plan aiming to stop the decline of Victoria's biodiversity.

The Strategy is intended to assist Victorians to recognise the multiple values that biodiversity provides, and to identify the tools, tasks and roles needed to ensure that Victoria's natural environment is healthy and positioned to cope with the effects of future population growth and climate change.

## REGIONAL

**Glenelg Hopkins Regional Catchment Strategy 2013-2019**

The Regional Catchment Strategy 2013-2019 is the primary planning framework for land, water, and biodiversity management within the Glenelg Hopkins Region.

A framework is provided for the coordinated management of catchments, which will maintain and enhance long-term land productivity, whilst conserving the environment. This framework will ensure that the quality of land and water resources within the Region and their associated plant and animal life are maintained and enhanced.

The Strategy identifies Tower Hill as a ‘Significant wetland area’ and a ‘Significant coastal area’ within the Glenelg Hopkins Region.

It describes the significance of Tower Hill as “a unique wetland type formed in a volcanic crater. The area has high social and natural values, and the wetlands are of high-value for their flora and fauna, as well as, their geomorphology, geology and invertebrates. Socially, Tower Hill is an important tourist attraction due to its scenery, walking tracks, wildlife and facilities. Tower Hill provides critical habitat for a range of bird species and is listed in the DIWA” (Directory of Important Wetlands of Australia).





## LOCAL

### *Moyne Shire Council Environmental Sustainability Strategy*

Moyne Shire's Environmental Sustainability Strategy was revised and re-adopted by Council in May 2015.

It is designed to ensure compliance with Council's legislative obligations regarding environmental decision-making and management. These obligations include policies and objectives outlined in the Moyne Planning Scheme, the Council Plan, and the Best Value Review of Environmental Management Services as they relate to environmental sustainability.

**The Strategy sets out the following Hierarchy of Principles for the municipality's natural environments.**

- ▶ Protect remaining values;
- ▶ Enhance that which is degraded; and
- ▶ Restore some of that which has been lost.

**It notes that Council is committed 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

### *Moyne Shire Climate Adaptation Plan (2017)*

The Moyne Shire Climate Change Adaptation Plan (Adaption Plan) focuses on Council operations and formalises Moyne Shire's approach to managing the effects of a changing climate. It outlines prioritised climate risks to Council operations, as well as, risks to the community, and prioritises actions, which Council can implement.

**Objectives set out in the Adaption Plan, include:**

- ▶ Respond to identified priority climate risks.
- ▶ Integrate climate change into key strategies and policies to shape future decisions.
- ▶ Build the awareness and capacity of staff to consider and respond to climate change risks.

**Key principles outlined in the Adaption Plan are:**

- ▶ Adopt the precautionary principle and endeavour to adapt in advance of evidence of its need as further delay could ultimately prove more costly to society and nature.
- ▶ Promote inter and intra-generational equity to enable future generations the ability to meet their own resources needs.
- ▶ Adopt flexible and dynamic solutions with due regard to the inherent uncertainty in climate change projections.
- ▶ Promote resilient and long-term action that increases the capacity of social, economic, and environmental systems to cope with shocks and stresses.
- ▶ Use verified, reliable, up-to-date data to endorse accuracy and transparency in robust evidence based decision-making.
- ▶ Recognise the need for regional scale responses to effectively manage climate risks that are beyond an individual Council's jurisdiction.
- ▶ Encourage a partnership approach to engage and collaborate with stakeholders, businesses, government, industry and the community and share responsibility for action.



**Moyne Land Capability and Biodiversity Study (2009)**

The purpose of this Study was to review and recommend any changes to the Moyne Planning Scheme in relation to rural land in the Shire, following the introduction of new rural zones in 2006 by the then State Government.

This Study assessed the Shire's biodiversity values and updated biodiversity information to enable better protection for biodiversity values to be incorporated in the Planning Scheme. It was necessary due to the lack of adequate biodiversity protection or recognition under the Moyne Planning Scheme.

While large areas of the Shire have been highly modified through agricultural activity, the Study found that there are areas of high ecological significance.

**Within proximity to Koroit, these areas include:**

- ▶ Tower Hill State Game Reserve;
- ▶ Habitat of the Hooded Plover and Orange Bellied Parrot around the Killarney area;
- ▶ Remnant vegetation within roadside reserves, including grasslands and forested areas; and
- ▶ Habitats within the Belfast Lough, and Moyne River Estuary.

The Study recommended that Environmental Significance Overlays should be applied to environmentally significant waterways and wetlands, environmentally significant patches of remnant native vegetation and fauna habitat areas, significant sites for the breeding and flocking of the State significant Brolga. In addition, the Study recommended that the Vegetation Protection Overlay should be applied to environmentally significant sections of roadside native vegetation across the Shire.

Another purpose of the Study was to identify the agricultural quality of land within the Moyne Shire. It identified that the majority of the Shire has soils of High (Class 2) agricultural quality and few areas of very low quality agricultural soils exist, predominantly located within the coastal dune system.

A detailed soil and land capability investigation of the Koroit, Tower Hill and Mailors Flat area in the Koroit-Grassmere Planning Unit (Unit 9) was commissioned as part of the project.

This assessment identified that areas within Unit 9, which encompasses Koroit, are of high agricultural value and have a high capacity to cope with septic systems.

The Study recommended that in accordance with State policy, the use of land for productive agriculture beyond the town boundary of Koroit should be retained, unless otherwise warranted under Ministerial Direction No. 6 (now revoked), or the findings of the Rural Housing and Settlement Strategy.

**Moyne Shire Stormwater Management Plan (2003)**

The Stormwater Quality Management Plan was developed to improve the environmental management of urban stormwater runoff within the municipality. It provides a framework for integrating best practice stormwater management into Council's planning and infrastructure programs.

Stormwater issues were assessed on a catchment basis at Mortlake, Koroit, Port Fairy, and Peterborough.

**Two catchments at Koroit were assessed in the Plan as follows:**

- ▶ Tower Hill Lake
- ▶ Murray Brook

Tower Hill Lake is a nationally important permanent brackish wetland located in a complex of volcanic craters south of Koroit. The wetland is fed by both groundwater and runoff, including stormwater from the majority of the Koroit urban area. It has important tourism and conservation values, providing habitat for numerous waterbird species. The health of the wetlands is under threat from increasing salinity and polluted stormwater runoff (Dixon, 2002).

Murray Brook is a small creek located to the west of Koroit. It is fed by a number of overland drainage channels, which receive stormwater from the western side of the town. Murray Brook rises near the intersection of the Warrnambool–Caramut Roads and the Woolsthorpe–Koroit Road. It flows in a south-westerly direction through agricultural land to the west of Koroit before discharging into Belfast Lough near Port Fairy.





The recognised stormwater threats in the Koroit–Tower Hill Lake sub-catchment were:

#### Very High Level Threats

- ▶ Industrial development through the potential for accidental spills or illegal discharges, and the increased runoff generated by large impervious areas (e.g., car parks or shed roofs).
- ▶ Major roads due to the potential for vehicle particulates to wash off roads and for accidents and spills.

#### High Level Threats

- ▶ Residential runoff containing a range of pollutants, including elevated sediment, nutrient, and litter loads.
- ▶ Septic and sewer system seepage.

In relation to the Koroit–Murray Brook catchment, the recognised stormwater threats were:

#### Very High Level Threats

- ▶ Agricultural Land Use Runoff.

#### High Level Threats

- ▶ Nil.

The Management Plan recommended that Council apply a number of techniques to minimise the impacts of stormwater pollution and protect the values of the receiving environment, including:

- ▶ Providing specific reference to stormwater quality issues in planning policy and developing new planning guidelines;
- ▶ Community education;
- ▶ Encouraging the use of water sensitive urban design; and
- ▶ The management of construction sites in relation to waste management, on-site collection and treatment of runoff.

Source controls, such as, improved waste collection, roof water diversion, waterway rehabilitation and revegetation can reduce the mobility of stormwater pollutants, while structural treatment measures, such as, wetlands, gross pollutant traps, and grass swales may be suitable at key locations within the drainage system.



#### *Tower Hill Future Directions Strategy (2002)*

Parks Victoria, in conjunction with the Warrnambool City and Moyne Shire Councils commissioned a strategy to guide the future direction of Tower Hill State Game Reserve.

#### *The Strategy aimed to:*

- ▶ identify and summarise community concerns and aspirations relevant to the future of the Reserve and Natural History Centre; and
- ▶ identify and analyse options for the future of the Reserve including management of the Natural History Centre.

It became apparent throughout this Strategy's development that future actions at Tower Hill must involve the community, protect the key values of the site, provide enjoyable visitor experiences, and ensure a sustainable future.

#### *Key concerns and issues identified in the Strategy were:*

- ▶ The land management (weed and pest control, vegetation and wildlife management) suffered from a lack of agreed objectives and was regarded as unsatisfactory.
- ▶ The Natural History Centre has potential to attract more visitors and provide a stronger focal point for interpretation, education, sales and possible refreshments, and tours.
- ▶ There was a perception locally that the image of the Reserve had declined and new initiatives are needed to improve its profile. These initiatives could include a new name, improved road signs and entry, activity programs, events, festivals and a cooperative marketing campaign.

#### *Wide public support and subsequent stakeholder interest was shown for the following projects, which aligned with Tower Hill's strategic directions:*

- ▶ *The formation and support of an advisory group, to formalise the interaction with local community representatives and stakeholders to ensure that community expectations are identified and met, and enable cooperative projects to be undertaken for Tower Hill's benefit.*
- ▶ *The Outdoor Campus, where students from Southwest TAFE and Deakin University requiring work placements, training and projects to develop their skills would be provided with opportunities at Tower Hill.*
- ▶ *The Bush Foods Trail/s, where the local aboriginal community would revegetate agreed areas at Tower Hill with indigenous flora and harvest bush foods for subsequent sale at Tower Hill. Onsite interpretation would be included, as would an increased involvement in reserve management.*

In addition to the above, further recommendations included:

- ▶ Parks Victoria, in consultation with community stakeholders, and business, social and environmental specialists, will develop an agreed Environmental Management Plan to guide conservation and development objectives for Tower Hill.
- ▶ Parks Victoria needs to assure potential partners about its commitment to partnership projects at Tower Hill. It should draft a Memorandum of Understanding with relevant stakeholders, further investigate project feasibilities and operational requirements, and document detailed action plans and external funding submissions.
- ▶ Parks Victoria should progressively implement projects and programs, as resources become available, including:
  - ▶ Progressively implement improvements, including improved circulation, signs, barriers, furniture, information, etc.
  - ▶ Upgrade the three rim lookouts including improved lookout points and amenity, provide roadside 'lookout' signs, and replace the von Guerard interpretative sign.
  - ▶ Review and revise the walking track network to provide more short walks and improved accessibility, signs and amenity.
  - ▶ Ensure strong planning scheme protection for landscape and aesthetic values.
  - ▶ Investigate a name change, for example 'Tower Hill Volcanic Reserve' or 'Tower Hill Heritage Park'.
  - ▶ Provide ongoing support for the 'Friends of' group.

As the Strategy has become dated, Parks Victoria no longer relies upon all of its recommendations in relation to the management of the Reserve.

### **Avenues of Honour – Tree Management Study (2017)**

This Study assessed the Avenues of Honour located within the Moyne Shire.

Nine towns, townships, or hamlets in the Moyne Shire have an Avenue of Honour listed on the Victorian Heritage Database. The Avenues of Honour are generally located along the main street of each Town, Township, or Hamlet. However, in some cases they are situated away from the main activity area, such as, Koroit where the Avenue is located within the Church Precinct.

The Koroit Avenue of Honour of 22 *Platanus orientalis* (Plane Tree) is located on Anzac Avenue, which lies directly south of the Botanic Gardens and Victoria Park Recreation Reserve. There is a direct visual link between the Avenue of Honour and the Botanic Gardens.

Koroit's Heritage Trail includes the Avenue of Honour and the trees are in good condition. However, signage advising of their significance does not exist, nor are there any name plaques.

#### **The Study included the following comments in relation to the Koroit Avenue of Honour:**

- ▶ A relatively young avenue and in good condition, although the eastern side of the Avenue is being adversely affected by power line clearance pruning.
- ▶ Consider diverting, placing underground or aerial bundling the power lines.
- ▶ Provision of advisory signs would be helpful in the interpretation of the Avenue, particularly as it is associated with the Botanic Gardens, the Church Precinct and the Heritage Trail.





## Urban Growth and Land Use Planning

### REGIONAL

#### Great South Coast Regional Strategic Plan 2014-19 (2014)

The Great South Coast Regional Strategic Plan provides a framework for the growth and evolution of the Great South Coast region, which comprises the Corangamite, Glenelg, Moyne, Southern Grampians and Warrnambool municipalities.

It explored the challenges and opportunities the Region will face as it grows over the next decade and beyond. The Plan identified the economic, environmental and social issues, which are predicted to affect the existing way of life, and presents a regionally agreed position on how to respond to these issues.

The Regional Strategic Plan highlights that towns near Warrnambool, in particular, Allansford, Koroit, Port Fairy and Terang, are increasingly housing people who work in Warrnambool. *“These townships are to be supported as a way of increasing the growth potential of Warrnambool as an employment centre, providing alternative lifestyle and housing options for the area and reducing the need for further outward expansion of Warrnambool into sensitive or agricultural areas.”*

It recognises Koroit, with its heritage values and historic buildings, as an increasingly important residential alternative to Warrnambool.

#### Great South Coast Regional Growth Plan (2014)

The Great South Coast Regional Growth Plan (Growth Plan) is one of eight regional growth plans, which provide broad direction for land use and development across regional Victoria.

It supports economic and population growth, building on regional strengths and opportunities. In addition, it identifies that infrastructure, services and a workforce will be needed to harness the potential and benefits of growth.

The Plan provides a regional land use framework, which identifies Koroit as a ‘District Town’ having a growth role.

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 directions for ‘District Towns’ outlined in the Plan are:

- ▶ Recognise and support the role of district towns in providing a range of middle order health, education, retail, municipal and emergency services.
- ▶ Provide for residential growth through infill development and strategically identified growth areas.
- ▶ Provide additional industrial land to facilitate employment, where required.
- ▶ Maintain, enhance and promote valued character and environments.
- ▶ Improve connections to adjacent district towns and Warrnambool, Hamilton and Portland.
- ▶ Facilitate investment, development and attract more people, including through the provision of supporting infrastructure.
- ▶ Encourage development that may help to retain younger people.

#### Medium growth is expected for Koroit, 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.
- ▶ Support residential growth to expand commuter living opportunities.

The Growth Plan reinforces the role of Structure Plans as the key policy documents to provide detailed growth planning for towns, including Koroit.



## LOCAL

### *Moyne Warrnambool Rural Housing and Settlement Strategy (2009)*

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.

The Strategy identified the recommended future role (hierarchy) of settlements and specified the recommended relative capacity of settlements to accommodate growth.

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

### Other findings of the Strategy, in relation to Koroit, included:

- ▶ 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.

### Recommended planning scheme changes were:

- ▶ Revisit the recommendations of the C6 Panel and apply them to protect the supply of Residential 1 Zoned land and reflect areas of established Rural Living proximate to the town.
- ▶ Include a Settlement Boundary.

### Proposals / Koroit



### Planning scheme changes

- Revisit the recommendations of the C6 Panel and apply them to protect the supply of Residential 1 Zoned land and reflect areas of established Rural Living proximate to the town.
- Include a Settlement Boundary.

### Rural Housing and Settlement Strategy Addendum Report (2015)

The *Rural Housing and Settlement Strategy Addendum Report (2015)* was prepared due to the length of time, which elapsed since the adoption of the Rural Housing and Settlement Strategy and Land Capability and Biodiversity Strategy. Given that its recommendations had not been implemented, via a Planning Scheme amendment, it was considered prudent to undertake a review of the Strategies.

This Review had regard to various factors, including development and land use across the Shire, significant changes to planning policy and zones, trend analysis and the strategic justification for some of the recommendations.

It was concluded that the adopted strategies provide a robust review of the land capability for agriculture and appropriate settlement strategies to foster growth and development of the many townships and small settlements within the Shire.

Recommendations of the Addendum Report primarily apply to areas beyond the Settlement Boundary for Koroit, determined in the Strategy.

In relation to land within the Settlement Boundary, the Addendum Report found that the recommendation to rezone land bounded by the Koroit- Port Fairy Road to the west, King Street to the North and Anne Street to the south abutting residentially zoned land to the east to Rural Living, was inappropriate.

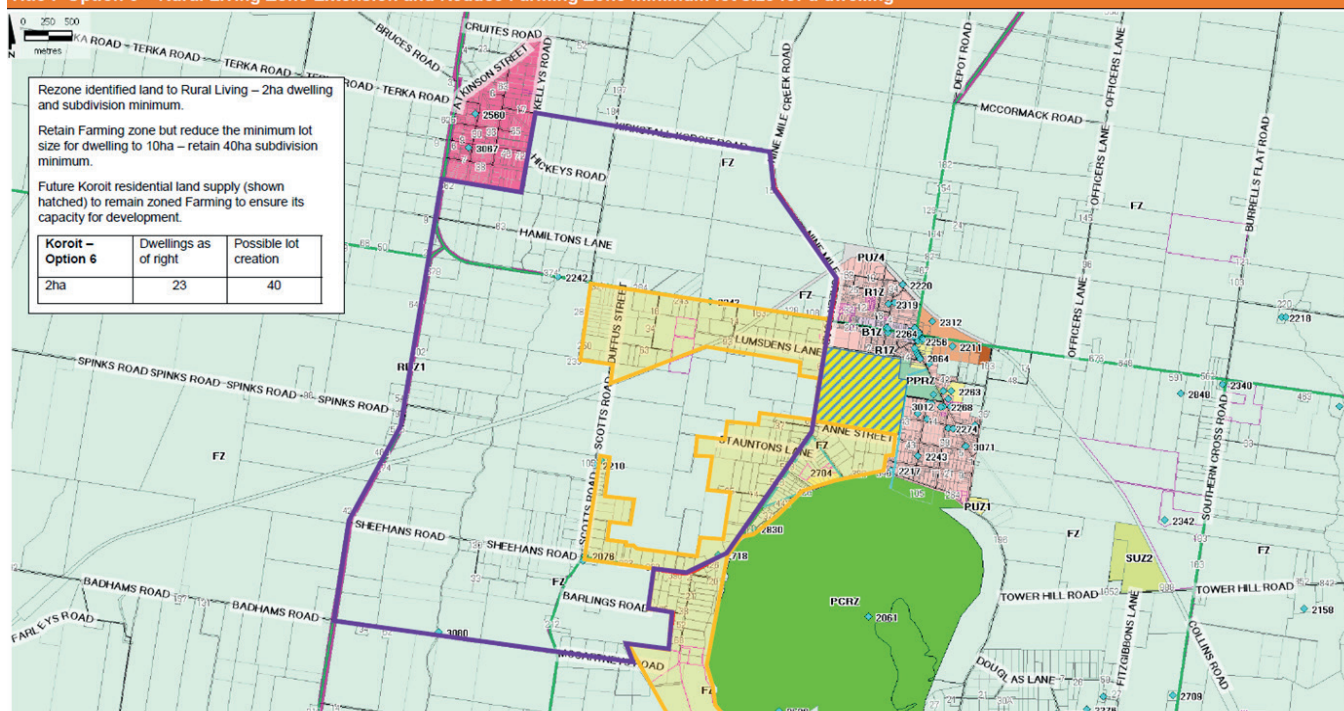
It concluded that the land is more suited in the long term for conventional residential development following the regular grid pattern of adjoining development. Therefore, until development is likely to occur, retention in the Farming Zone is considered a more suitable outcome.

In relation to the Koroit - Kirkstall and Crossley area, the Addendum Report found that it is an area, which comprises many small lots and good quality soils for agricultural uses. This area is under pressure for development for lifestyle farming, and over the last 10 years, approval has been granted for many dwellings on lots less than 40 hectares.

The following 'Revised Planning Scheme changes' were recommended for land in the Koroit - Kirkstall and Crossley area:

- ▶ Extend the previously proposed settlement boundary for Koroit further west of Duffus Street to Scotts Road, south-west around Tower Hill and north of the Crossley intersection on the eastern side of Scotts Road, reflecting land presently akin to rural residential.
- ▶ Rezone identified Farming to Rural Living with a two (2) hectare dwelling and subdivision minimum.
- ▶ Reduce the minimum lot size of the Farming Zone for the Study Area for a dwelling to 10 hectares.
- ▶ Maintain identified land for future residential growth within Farming Zone so to not undermine its development potential.

Title : Option 6 – Rural Living Zone Extension and Reduce Farming Zone minimum lot size for a dwelling



Source: Rural Housing and Settlement Strategy Addendum Report



### **Koroit Strategy Plan (1991)**

Commissioned by the Shire of Warrnambool in 1991, the purpose of this Strategy Plan was to assess the development of Koroit over the previous 10 to 15 years, in particular, since the unification of the former Borough of Koroit with the Shire of Warrnambool in 1985.

The Strategy Plan projections were to the year 2006 and it examined major land uses and future development requirements; the existing physical environment, including townscape, streetscape and heritage features; and communications and engineering services in the town.

**Strategic planning objectives for Koroit outlined in the Strategy Plan were as follows:**

- ▶ To maintain a good quality of life and living environment for existing and future residents;
- ▶ To provide opportunities for the provision of a range of community facilities and services;
- ▶ To provide opportunities for the strengthening and diversification of the town's economic, social and cultural base;
- ▶ To promote equitable and efficient utilisation of the town's resources and infrastructure;
- ▶ To recognise and preserve features of heritage, landscape, scientific or cultural interest which contribute to the character of the town;
- ▶ To encourage the future growth and development of the town;
- ▶ To promote equitable and efficient land use;
- ▶ To protect the existing environment against inappropriate development or land use; and
- ▶ To ensure that good quality agricultural land outside the town area is retained for farming purposes and is not alienated for inappropriate purposes.

The Strategy Plan recommended that overlay controls should be applied to protect the heritage significance of the Commercial/Administrative (Commercial Road/High Street) and Church Precinct Policy Areas.

This Strategy document forms the basis of the current Koroit policy statement in the Local Planning Policy Framework of the Moyne Planning Scheme.

### **Review of the Planning Scheme for Koroit and the Surrounding Area (2001)**

The Moyne Shire undertook a review of the planning scheme, as it applied to Koroit and the surrounding rural area, in 2001.

Its aim was to identify and address emerging planning issues, which were affecting the future development of the area, having regard to the Council's MSS and local policies and planning zones applying to the area.

**A number of changes to the Planning Scheme recommended in the Review, including:**

- ▶ Rezoning the Lowery Road/Barlings Road area to the Low Density Residential Zone with a limit on any future subdivision.
- ▶ Rezoning the land north of King Street from Rural to Residential 1 and prepare an overall development plan for this area.
- ▶ Rezoning the area east of McVicar Street from Rural to Residential.

**In addition, the Review recommended that 'mistakes' in the Planning Scheme be corrected, including:**

- ▶ Rezoning the Walkers Lane area from Rural to Low Density Residential Zone (LDRZ).
- ▶ Rezoning Stauntons Lane from Rural to Low Density Residential Zone (LDRZ).

**Other recommendations of the Review included:**

- ▶ Introduce a Design and Development Overlay to introduce height and site coverage controls for residential development within the township of Koroit.
- ▶ Seek to introduce a Restructure Overlay for the rural areas around Koroit to rationalise land holdings, while ensuring the protection of high quality agricultural land.
- ▶ Identify areas that may be more suitable for rural residential development within these rural areas.
- ▶ Provide for rural residential development on the north side of Anne Street, with the land south of Anne Street retained for rural purposes.
- ▶ Establish a working group comprising Council representatives and land owners around the Murray Goulburn site to determine the most appropriate location for future industrial development.
- ▶ Establish a minimum frontage for all subdivisions fronting Tower Hill and a minimum setback from front and side boundaries for all new houses to reduce the impact of housing on the Crater.
- ▶ Investigate the preparation of outline development plans for undeveloped residential land within the township of Koroit.
- ▶ Develop comprehensive design guidelines for Koroit and establish urban character areas.

Council adopted the Review in February 2002 and its recommendations were subsequently reconsidered in 2004 in light of a reassessment of the available land supply. However, its recommendations were not incorporated into the Planning Scheme.



***Tower Hill Design Guidelines (2010)***

The Tower Hill Design Guidelines were prepared to assist landholders and/or their representatives, to understand the importance of the Tower Hill area and to protect the identified landscape elements through built form and siting considerations for buildings.

These guidelines were intended to apply to Tower Hill and surrounds, in particular, land affected by Significant Landscape Overlay Schedule 5 (SLO5) and Schedule 6 (SLO6) of the Moyne Planning Scheme.

The Guidelines provide 'best practice' design advice for development in the Tower Hill area to preserve and enhance the natural features.

**Four elements of design consideration form the basis of these Guidelines:****1. Landscape Character**

All new development should complement an area's character. Landscape character can be preserved with appropriate location and siting of development in a manner that will not detract from the landscape.

It is equally important to protect views to Tower Hill and views from Tower Hill to the coastal areas and farmland.

**2. Built Form**

Built form, materials and colour should be appropriately used to promote a strong sense of rural identity and ensure that they blend into the surrounds. Buildings and sheds that are hidden behind the clumps of trees will be most appropriate for this area.

**3. Site Landscaping**

New vegetation, in particular, decorative and garden plantings, should reinforce the dominant landscape character of the area and contribute to the visual character.

**4. Environmental Sustainability**

A constant water supply and a site that can accommodate the safe disposal of wastewater and sewage effluent are essential requirements.

All development will need to address these guidelines in the context of the proposal and ensure that it is not detrimental to the landscape character of Tower Hill.

***Urban Development Program Regional Report - Shire of Moyne (2012)***

The Urban Development Program for Regional Victoria provides an analysis of supply and demand for residential and industrial land across parts of regional Victoria, including the Moyne Shire.

The majority (85 per cent or 106 per annum) of building approval activity since July 2006 in the Moyne Shire has been located within the Statistical Local Area (SLA) of Moyne – South, the location of Port Fairy and Koroit.

From July 2006 to March 2012, there was an average annual residential lot construction of 70. The majority (37 per cent) were broad hectare/major infill lots, closely followed by minor infill lot construction at 36 per cent and 28 per cent rural residential.

The majority (33 per cent) of residential lot construction activity was located within the suburb of Port Fairy, followed by Koroit (12 per cent) and Mortlake (11 per cent). Lot construction and residential building approval activity as measured from July 2006 to March 2012 differs significantly in terms of the identified volume at 67 and 125 respectively per annum. This infers that nearly half of all residential dwellings constructed are on existing vacant lots, which were constructed prior to July 2006.

As at March 2012, there was a residential lot capacity within broad hectare areas of approximately 623, of which 37 per cent (228 lots) is located in Port Fairy, 32 per cent (199 lots) in Koroit and 120 lots (19 per cent) in Mortlake.

**The majority of minor infill supply is located in the suburbs of:**

- ▶ Port Fairy – 133 lots;
- ▶ Peterborough – 50 lots;
- ▶ Mortlake – 38 lots; and
- ▶ Koroit – 28 lots

In relation to industrial land, from 2007 to 2012 on an average annual basis, 0.7 hectares per annum of industrial land had been consumed. The consumption of industrial land had been predominantly in Mortlake with an annual rate of 0.6 hectares. There had been little industrial consumption in Port Fairy or Koroit.

Koroit has a total of just under 20 hectares of industrial land, which is mostly zoned Industrial 1, although there is a small area of land (2.5 hectares) zoned Industrial 3. The land area vacancy rate at Koroit is 15 per cent. Given the land area vacancy rate and the relatively small stock of identified zoned supply (3 gross hectares), it is considered additional zoned stock is required, primarily to meet potential demand.

In addition, the Report noted that there is a total of 9.5 hectares of land, which has been identified as future (unzoned) industrial stock at Koroit.

## Community Development

### LOCAL

#### ***Moyne Shire Health and Wellbeing Plan 2017-2021***

The *Public Health and Wellbeing Act 2008* requires all Victorian Councils to prepare a Municipal Public Health and Wellbeing Plan reinforcing the statutory role of Councils to 'protect, improve, and promote public health and wellbeing within the municipal district'.

It is an integrated Plan, which guides the work of Council and partner organisations to enable people living in the municipality to achieve a high standard of health and wellbeing.

**Four priorities have been identified within the Plan:**

- ▶ [Social Connection and Inclusion](#)
- ▶ [Healthy Lifestyle](#)
- ▶ [Education](#)
- ▶ [Freedom from Violence against Women and Children.](#)

The Health and Wellbeing Plan does not include any specific strategies applicable to the Koroit Structure Plan or Moyne Planning Scheme. However, in drafting new provisions for the Scheme, it would be appropriate to have regard for the priority areas and to identify any opportunities, which might enhance Council's ability to meet its targets in the Plan.

#### ***Moyne Shire Council Arts and Culture Strategy 2012***

This Strategy addresses art forms, including visual arts (painting, sculpture, craft, etc.) and performing arts (music, theatre, dance, circus skills, etc.), literature, film, and emerging art forms, such as, those using new media and new technology.

It identifies that the value of arts and culture in the Moyne Shire lies in its contribution to building a community, which people desire to live in and to visit.

**The arts have an important role in the Moyne community in two distinctive spheres:**

- ▶ [Arts: community builder.](#)
- ▶ [Arts: business and tourism.](#)

Within the community, art has an important role and there is ongoing evidence of arts as a catalyst for building strong and inclusive communities. In particular, local festivals, which express their identity of townships, are important community building initiatives.

In relation to business and tourism, art and cultural opportunities in the Moyne Shire offer the visitor a rich and creative experience. Cultural tourism is a major drawcard for both domestic and international visitors particularly in the western section of the Shire. It is a steadily growing market, and it is recognised that cultural tourists spend more per visit and stay longer, than other visitors.

**Key recommendations of the Strategy include:**

- ▶ [Development of a Public Art Policy for Moyne Shire.](#)
- ▶ [Support the facilitation of funding opportunities for the upgrade of facilities for performing arts in Mortlake, Koroit and Port Fairy.](#)
- ▶ [Greater recognition of the importance of arts and culture to the tourist industry in the Shire.](#)
- ▶ [Support the delivery of local festivals and arts events.](#)

**Moyne 2014-2017 Youth Strategy**

The Moyne Youth Strategy is a statement of Council objectives for young people: 'What we want to achieve with Moyne young people' and then, the strategies for 'how we will achieve it'. In addition, it is a strategy for involving young people in the Council planning process and the achievement of the Moyne Shire Council Vision.

**This Strategy had the following goals:**

- ▶ To make youth participation the core approach to youth leadership and youth development.
- ▶ To ensure that young people in rural Moyne have access to the information and services they need.
- ▶ To facilitate youth opportunities for work experience and employment in Moyne and the Great South Coast region.
- ▶ To achieve best practice in governance and administration of youth services in Moyne;
- ▶ To ensure that the Moyne Youth Strategy is consistent with leading edge youth policy trends.
- ▶ To take advantage of opportunities to develop the strategic youth initiatives with government, business and/or philanthropic funding.

The Moyne Youth Strategy is undergoing a review, and is being developed in consultation with youth from across the Shire. Assistance is being provided by the Moyne Youth Council in the development of Goals and Strategies, which will provide the 2018 Youth Strategy direction for initiating future actions.

**Both the 2014-2017 Youth Strategy and the proposed 2018 Youth Strategy are based on the four principles, which underpin how Council works with young people.**

- 1. Authentic Engagement – engagement in, engagement at, engagement with;**
- 2. Participation – citizenship, personal development and active involvement;**
- 3. Capacity Building – upskilling, training opportunities;**
- 4. Partnerships – working together towards a common goal.**

**Economic and Infrastructure****STATE****Public Transport Guidelines for Land Use and Development (2008)**

These Guidelines aim to facilitate walking, cycling, and public transport in new urban and regional developments.

**Broad community benefits are sought to be delivered by:**

- ▶ Encouraging sustainable travel options;
- ▶ Alleviating traffic congestion; and
- ▶ Improving urban amenity, connectivity and accessibility between communities, workplaces and urban centres.

The Guidelines set out design principles and provide advice on where to access detailed public transport and planning information.

**There is particular advice on:**

- ▶ Bus routes in new subdivisions;
- ▶ Road design;
- ▶ Walking and cycling;
- ▶ Design requirements for public transport infrastructure, such as, stops and parking facilities; and
- ▶ Disability Discrimination Act requirements for public transport.

**Infrastructure Design Manual**

The Infrastructure Design Manual (IDM): a joint initiative of Victorian rural and regional Councils to formulate and maintain a set of consistent requirements and standards for the design and development of civil infrastructure, including roads, stormwater drainage systems, access, parking, etc.

**Primary objectives of the IDM are:**

- ▶ To clearly document the requirements for the design and development of municipal infrastructure;
- ▶ To standardise development submissions where possible and expedite development approvals; and
- ▶ To ensure that minimum design criteria are met in the design and construction of municipal infrastructure, regardless of whether it is constructed by a Council or a developer.

Guidelines for the design and construction of infrastructure are provided in the IDM, including (amongst other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks, landscaping, public lighting and intersection infrastructure. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications. In addition, the IDM can be used to assess subdivision and development applications in all other zones, determine planning permit conditions, and in the preparation and assessment of development plans. It is intended that the IDM will provide greater clarity and consistency for consultants, developers, and contractors who need to know more about the rules, regulations, and standards for new infrastructure when developing land.

## REGIONAL

### **Moyne & Warrnambool Industrial Land Supply Project (2009)**

The Moyne-Warrnambool Industrial Land Supply Project was a partnership between Moyne Shire Council and Warrnambool City Council undertaken with assistance of the Priority Development Panel (PDP) appointed by the Minister for Planning.

This project aimed to address a shortage of industrial land in the Moyne - Warrnambool areas to avoid constraints on the growth of employment opportunities. In addition, the project aimed to ensure the municipalities are well positioned to take advantage of investment opportunities, such as, those emerging in the energy sector.

#### **The origins of the project were:**

- ▶ A shortfall in suitable and readily available land for industrial expansion in the municipalities of Warrnambool and Moyne was threatening the subregion's ability to meet growing demand and capitalise on new investment and employment, such as, the Region's diversifying energy sector.
- ▶ Forward planning for industry over recent years has concentrated on a new estate at Allansford. At an advanced stage, this land was found to be geologically unsuitable and the project abandoned, resulting in limited forward supply.

In relation to Koroit, the PDP report to the Minister for Planning identified that industrial land in Koroit should be resolved as part of a wider planning analysis rather than through the PDP process.

The Report stated *"Industrial land issues in Koroit are interconnected with a combination of land use conflicts in the township. Consequently, these should be dealt with as part of the comprehensive Strategy Plan process that is currently underway. It provides an appropriate mechanism to reconcile inter-dependent land use issues, including the location of an eastern boundary to the township."*

In addition, the PDP commented, *"Whilst there is some pressure for individual enterprises, Koroit does not appear to be facing a critical urgency in its industrial capacity. Complicating the identification of capacity is the large area of Industrial 1 Zone on the north side of Commercial Road that is undeveloped, but apparently not available to the market."*

### **Strategic Masterplan for the Great Ocean Road Region Visitor Economy 2015-2025**

Great Ocean Road Regional Tourism (GORRT) prepared the Strategic Master Plan in association with participating local government authorities, local tourism organisations, industry and community leaders, and other key stakeholders and industry partners.

The primary objective of the Plan is to increase the yield generated from tourism visitation through the provision of quality visitor experiences, providing significant economic benefits to local communities.

This Plan acknowledged that the Tower Hill State Game Reserve attracts a significant number of international visitors due to its accessible wildlife and Indigenous experience. However, its visitor infrastructure and maintenance is inadequate, due to a lack of funding. It is open to duck shooting (restricted hours) during the hunting season, which has the potential to affect wildlife viewing and visitor safety. Tower Hill has importance due to its ability to draw west-bound visitors beyond Warrnambool, potentially adding an extra night to their visit.

#### **The Master Plan includes the following actions, which are relevant to Koroit:**

- ▶ Prepare and implement a Management Plan to upgrade the Tower Hill State Game Reserve as an international standard wildlife reserve with integrated visitor facilities. Consider changing the status of the reserve to allow public/private investment and management of the reserve.
- ▶ Enhance existing wildlife/whale viewing areas with interpretative information and visitor amenities to cater predominantly for international travellers. Premium sites include:
  - ▶ Tower Hill (koala, emu, kangaroo, birdlife) – easy viewing of wildlife

In addition, the Master Plan recognises that Indigenous Cultural tours are emerging strengths for Tower Hill.



### **Barwon South West Regional Trails Master Plan 2009-2019 (2009)**

The aim of this Master Plan was to establish a detailed master plan for the development of existing and proposed regional trails throughout the Barwon South West Region, including the Moyne Shire.

It found that within the Region, there are a significant number of tracks and trails of varying types and standards, a small number of which are of a high profile and attract visitors from both within and outside of the region. Individual trails have typically been developed in isolation from other trails, consequently, there is a lack of physical and promotional linkages between the trails in the Region.

The Master Plan identified 13 regional trails, which comprise the regional trail network, including the Port Fairy to Warrnambool Rail Trail.

#### **Potential Trail Development Opportunities identified for the Port Fairy to Warrnambool Rail Trail, included:**

- ▶ Extending the overall length of the trail or enhancing its links to other trails may be of benefit as there is concern that it is slightly too short as a trail. There has been some discussion about linking the trail with Tower Hill and/or through to Dunkeld.
- ▶ A link to Tower Hill has more immediate merit for investigation as it involves a shorter travel distance and potentially has fewer obstacles to its development than the longer proposal to Dunkeld.
- ▶ A link to Tower Hill has the advantage of extending the experience of the rail trail and connections for users of that reserve to explore further afield.
- ▶ Car parking and trailhead development are a high priority at all of the town centres.
- ▶ Thematic interpretation will enhance the experience of the trail.

### **Great South Coast Regional Transport Strategy (2014)**

The Colac-Otway Shire, Corangamite Shire, Moyne Shire and Warrnambool City Councils partnered in the preparation of this Strategy.

It aimed to identify the pressures and demand growth patterns on the road and rail transport network, the resultant bottlenecks and the strategically significant corridors to cater for growth in the Region.

In addition, this Strategy sought to translate the approaches of individual Councils into a regional approach, which identified needs on an aggregated level to assist in the allocation of additional road funding from State and Commonwealth program sources. Of relevance to Koroit, the Strategy identified the Penshurst–Warrnambool Road as one of a number of ‘Key Freight Routes to Improve or Maintain to Provide High Levels of Service’. In addition, a Heavy Vehicle Alternative Route for Koroit is identified as a short term (0-5 years) ‘Outcome to Be Developed’.

## **LOCAL**

### **Economic Development Strategy 2019-2029**

The Moyne Shire Economic Development Strategy has been established to address Moyne’s key economic sectors of agriculture, tourism and renewable energy projects. It provides a framework to guide Council in supporting the development of the local economy, local businesses and major industries.

An economic vision for the Shire has been presented in the Strategy as follows:

*“Council will drive economic initiatives designed to create a sustainable, diverse, inspiring local economy.”*

In addition, the Strategy provides key economic directions and an Action Plan with a five-year implementation framework.

#### **Six key economic directions form the basis of the Strategy and Action Plan:**

##### **▶ Economic Direction 1 – People and Place**

New residents need to be attracted to the Shire to sustain local industry and small communities. Council understands the importance of maintaining the character, services and vibrancy of our towns to ensure they are enjoyable places to live, as well as, being successful contributors to a shared local economy.

##### **▶ Economic Direction 2 – Attracting Investment**

We seek to energise a sustainable local economy to participate and compete more effectively on national and international levels.

##### **▶ Economic Direction 3 – Major Local Industries**

Three key industry sectors of agriculture, tourism and renewable energy and their related industries, employ the majority of our people, attract the highest levels of capital investment, and present opportunities for Council to positively influence economic growth.

##### **▶ Economic Direction 4 – Role of Moyne Shire Council**

Core activities for Council include establishing a strong business and commercial culture, identifying opportunities to increase Moyne’s competitiveness and supporting the development of innovation and entrepreneurship.

##### **▶ Economic Direction 5 – Sustainability**

We are committed to becoming a leader in sustainable business and industry practice and will develop a culture of best practice.

##### **▶ Economic Direction 6 – Together as a Region**

Business operators, customers and residents are better supported when we adopt cross-border approaches to service delivery.

Actions in the Strategy have been allocated the following priorities:

- ▶ High Year 1 – To commence and/or completed in 2019-20
- ▶ High – Undertaken in 2-3 years
- ▶ Medium – Undertaken in 3-4 years
- ▶ Low – Undertaken in 4-5 years

The Strategy includes the following actions, which relate to Koroit:

#### High Year 1

- ▶ Proactively seek to open up more residential land across towns equipped with support services.
- ▶ Advocate to Regional Roads Victoria for an interim diversion of heavy vehicles away from the main street of Koroit to enhance safety, comfort and village characteristics for locals and tourists alike.
- ▶ Increasing the number of cabins for short and longer-term stays at Moyne Shire caravan parks, including Mortlake and Koroit.

#### High

- ▶ 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.

#### Medium

- ▶ Complete the Koroit Structure Plan ... and undertake other plans as required.
- ▶ 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 Tourism and Marketing Strategy 2010-2015

This Strategy had the purpose to provide a clear strategic direction for tourism and tourism marketing for Moyne Shire from 2010 to 2015.

Tourism contributes some \$63 million annually to the local economy, generates around 1700 local jobs, and is a key driver of regional investment and development. There are at least 370 tourism businesses operating within the Moyne Shire. The Strategy recommended that the Moyne Shire take a leadership role in industry development, deferring to the skills, experience, and expertise of industry operators to set marketing objectives, and develop and deliver a range of tactical marketing campaigns.

Consideration was given to each town in the Shire, and the Strategy identified that Koroit is an emerging, but still immature tourist destination. While Koroit is a quaint town, it has only a small number of tourist attractions is marketed as an Irish village and 'green and pleasant land'. Koroit is likely to benefit from the increased tourism expenditure from users of the Port Fairy-Warrnambool Rail Trail, which has a major stopping point in the town. In addition, the Strategy recognised that the Tower Hill State Game Reserve is an attraction worth marketing in its own right. Additional accommodation has been provided in the town, but it is mainly limited to a Council-operated caravan park (on site cabins are not available), several small B&Bs and hotel accommodation.

As a stand-alone tourist destination, the Strategy considered that Koroit would need further development. However, Koroit has potential as a tourist destination and a viable day trip option for travellers, if marketed within the context of surrounding attractions, such as, nearby Port Fairy and Tower Hill.

The Strategy identified the following opportunities and challenges for tourism in Koroit:

#### Opportunities

- ▶ Choice (albeit limited) of dining options
- ▶ Mickey Bourke's Hotel
- ▶ Irish heritage
- ▶ Enthusiastic local community
- ▶ Nearby Killarney Beach
- ▶ Tower Hill
- ▶ Proximity to Port Fairy and Warrnambool

#### Challenges

- ▶ Limited accommodation options
- ▶ How do we get people to go from Tower Hill to Koroit and not back to the highway?
- ▶ Lack of strategic tourism direction
- ▶ Currently not part of any regional marketing efforts

In summary, there are opportunities to capitalise on the town's heritage, village atmosphere, architecture and even its name to brand it as an iconic Irish experience.

**Port Fairy Destination Action Plan 2015-2017**

The Port Fairy Destination Action Plan identifies priority strategies and actions, which if implemented over three years, will enhance the competitiveness of Port Fairy as a primary visitor destination of the region.

**The Plan includes the following action, which is relevant to Koroit:**

*“Enhance the Tower Hill visitor experience via an integrated operational business model and visitor centre, featuring nature based/wildlife, indigenous culture and volcanic interpretation and tours including Koroit village.”*

**Draft Koroit Concept Drainage Study (2016)**

The draft Koroit Drainage Concept Drainage Study was undertaken to investigate existing drainage conditions, examine interim measures to reduce any risks, and offer direction in resolving current issues and strategic guidance for the future development of Koroit.

It examined the deficiencies of the existing drainage infrastructure in Koroit, including the Tunnel Outfall to Tower Hill, the anticipated development in the town, and the major expansion of the town’s dairy processing plant proposed by its former operator, Murray Goulburn.

The study area encompassed both developed and undeveloped land, notionally between Commercial Road, McVicar Street, the Tower Hill rim, and the Port Fairy-Koroit Road, forming the north, east, south and west boundaries respectively.

This area constitutes a single large catchment basin in the order of 515 hectares, with upstream rural areas to the east comprising more than 50 per cent of the catchment. The urban area within the catchment comprises approximately 200 hectares.

Commercial Road notionally forms the northern boundary of the catchment with its eastern end draining into the study area. The western end of Commercial Road, to the west of Station Street, drains to the north and was excluded from the study area. Stormwater drainage, which is collected from the study area, discharges to Tower Hill, via the Tower Hill Drainage Tunnel. Investigations of the tunnel, which is the single point of discharge, found that it is in reasonably good condition and can be relied upon for the purposes of future drainage.

**To manage stormwater in the catchment, the draft Study recommends the construction of three large detention basins at critical points in the network, in these indicative locations:**

- ▶ Adjacent to the sports fields (Victoria Park);
- ▶ To the west of McVicar Street near the intersection of Mill Street; and
- ▶ To the north of Commercial Road and east of the town centre.

Of these basins, the basin adjacent to Victoria Park is of priority to provide for storage of volumes, which would otherwise cause significant ponding at the bottleneck entrance to the Tower Hill drainage tunnel. The other two basins are intended to limit flows entering the network.

In addition to the basins, associated extensions to the piped system are required to connect outfalls from proposed basins into the existing network

Modelling found that these detention basins and extensions to the piped system would alleviate existing drainage issues, thus, significantly reducing the risk of stormwater flooding within the town area.

In relation to land to the west of Victoria Park, there is a low rise midway towards the Port Fairy-Koroit Road, which forms the western ridge of the natural basin. This low rise is nominally one to two metres above the level of the Victoria Park oval and given its shallow profile, the Study identified that it presents an opportunity for a future alternative drainage outfall to the west, in combination with other works.

However, the downstream conditions of the potential western outfall would need to be investigated and drainage easement rights created. There is a natural flow path from Koroit’s western catchments through open paddocks, however, flows would increase through this area as development proceeds.

Providing a second point of discharge from the basin adjacent to Victoria Park to a new drainage outfall to the west of the Port Fairy-Koroit Road would provide capacity for additional densification and development within the town and surrounds.

In addition, a westerly outfall would be a significant factor in determining the required capacity of the basin adjacent to Victoria Park and it could present a cost effective alternative to alleviate existing issues.

Should further infill development within Koroit be under consideration in the interim future, the draft Study recommends that this development be concentrated on the western side of the town towards the Port Fairy-Koroit Road within the western catchments. These catchments may be able to drain directly west and away from drainage systems already under pressure, particularly the high-level catchments, near the Tower Hill rim.

In addition, the Draft Study recommended that Water Sensitive Urban Design measures be assessed and a treatment train be assembled to deliver appropriate gross pollutant removal and water treatment measures to protect both current and proposed infrastructure and downstream water bodies.



## Open Space and Recreation

### STATE

#### *Cycling into the Future 2013-23*

The Victorian Government's cycling strategy, *Cycling into the Future 2013-23*, recognises the important role that cycling has in the State – as part of the transport system, as an enjoyable recreation activity, a healthy form of exercise and a tourism draw card.

This Strategy aims to encourage greater participation in cycling and improve safety for people who already ride. It is intended to improve the well-being of all Victorians, create better places to live, support a stronger economy, generate jobs, and contribute to a healthier environment.

#### The cycling strategy will:

- ▶ Improve the understanding of opportunities to increase cycling to enable more informed decision making;
- ▶ Make it easier to deliver cycling infrastructure, facilities and events by streamlining the processes for planning and approvals;
- ▶ Reduce safety risks and help people feel more confident about riding their bikes;
- ▶ Identify opportunities to support local economies through cycling; and
- ▶ Target investment in a strategic way in areas it will make the most difference.

### LOCAL

#### *Moyne Shire Open Space Strategy 2003*

The Moyne Shire Open Space Strategy provided a strategic direction for the provision of open space across the Shire, and within the selected key townships of Port Fairy, Mortlake, Koroit, Hawkesdale, Macarthur, and Peterborough.

It focused on strategic links within and between existing townships and rural communities, and sought to capitalise on future tourism opportunities.

The Strategy intended to provide a clear direction for the establishment of open space and shared trail networks across the Shire to provide improved recreational benefits, connectivity and eco-tourism outcomes.

#### Shire-Wide open space issues identified in the Strategy were as follows:

- ▶ Future residential subdivisions should include an allocation of usable open space of at least 5 per cent of the total land being sub-divided, or a financial contribution of equal value to be allocated towards the development of open space areas, which are accessible by the future residents of the proposed subdivision.
- ▶ Regional Trails (i.e., Rail Trails) should be identified and 'set aside', but not developed in the short-term, that is, within the next 5 years. These trails require

significant capital cost to be allocated for their development and subsequent ongoing maintenance. This Study did not identify that sufficient demand and/or community and tourism benefit would result with their development at the time.

#### Recommendations contained within the Strategy in relation to Koroit included:

- ▶ Additions to the existing path network should further improve the links from the township to the nearby attractor of Tower Hill, and between local services, such as, schools and recreation reserves (Victoria Park and Village Green).
- ▶ Support for the implementation of the recommendations of both the Victoria Park and Village Green Master Plans.
- ▶ That Council purchase an area of land in Koroit to be set aside as a future secondary sport/recreation reserve to cater for the expected future residential growth of Koroit. Approximately 5-6 hectares will accommodate a sports field and other associated recreation facilities and passive open space areas.
- ▶ Support for the implementation of the Tower Hill Future Directions Strategy. In addition, the Strategy identifies a potential new viewing platform overlooking Tower Hill at the end of High Street.
- ▶ Support for the potential rail trail between Koroit and both Port Fairy and Warrnambool. However, it was recommended that construction of such a trail should not proceed in the short-term.

Both the Koroit Botanic Gardens and Tower Hill State Game Reserve were included in a list of open space areas of environmental and historic significance within Moyne Shire, which need to be carefully maintained.

#### *Moyne Shire Recreation Strategy 2014-2024: Final Report (2014)*

The Recreation Strategy was developed to guide the strategic priorities for Council's sport and recreation facilities, programs and services over the period between 2014 and 2024.

It provides directions and priorities for the provision of leisure facilities and services, supported by strong policy and strategic work.

In relation to Koroit, the Strategy found that ongoing population growth, including a relatively high proportion of young people, would continue to influence demand for provision of skate facilities and appealing youth activity spaces.

In addition, the Strategy noted that existing swimming pools are highly valued by the community, however, aquatic industry trends reflect declining interest/appeal of traditional rectangular swimming pools. There is now a preference for specialised water play facilities and aquatic splash parks to service community leisure needs.

### Recommendations of the Strategy relevant to Koroit included:

- ▶ Explicit consideration (e.g., demand, community support, location, etc.) be given to the possible development of skate facilities in Koroit, ideally as part of a broader community activity precinct: and
- ▶ Development of any new swimming pools is unlikely to be warranted in the Shire in the foreseeable future, having regard to the existing facility provision, proximity to alternative aquatic facilities (including ocean beaches), emerging aquatic trends and costs associated with new swimming pools.

Another key recommendation of the Strategy was to undertake a Public Open Space Strategy to review existing provision, identify priorities for improvement, outline infrastructure design guidelines for each hierarchy/category of reserve, and identify options for possible rationalisation of surplus assets and reserves.

### Victoria Park Master Plan (2018)

The Moyne Recreation Strategy 2014 recommended the development of master plans “for high use recreation reserves to guide future facility and infrastructure provision, including consideration of additional facilities that support informal recreation, physical activity and social gathering”.

Victoria Park is the premier sporting and recreation asset within Koroit and the surrounding district. The Master Plan has been prepared to ensure that the development, use, and ongoing management of the Park is considerate of all users and the broader community. It is intended to enable the Committee of Management to work in collaboration with the Moyne Shire to support funding opportunities, which will promote positive changes in and around the precinct.

### Key issues considered within the Victoria Park Master Plan included:

- ▶ Traffic management with safe pedestrian access.
- ▶ Opportunity for shared venues between the bowling and croquet clubs and the football/netball and cricket clubs.
- ▶ Competing demands for ground use and the impact management of particular impacts, such as, events and special event camping.
- ▶ Governance and management procedures.

### Key Recommendations of the Master Plan included:

- ▶ Establish an Incorporated Association of combined user groups to operate the management of the Reserve.
- ▶ Develop an internal road design with safety measures for speed reduction and limit vehicle access, whilst considering pedestrian movement shared with vehicle movement and overall parking areas. Include an audit of directional signage and requirements. The path network should link the Botanic Gardens with Victoria Park.
- ▶ Develop a Reserve landscape plan that considers practical requirements for users, such as, shading, and delivers a visually aesthetic amenity and recommends an agreed policy on image of reserve. Design to consider the best site to attract the most use of a children's playground within Victoria Park and Botanic Gardens precinct.

### Village Green Master Plan (2002)

A Master Plan was prepared in 2002 for the development of the ‘Village Green’ site in Commercial Road, Koroit. The development of the plan included community consultation and workshops to identify key issues for the site.

### In summary, the directions proposed in the Master Plan were:

- ▶ Upgrade of existing Blackwood Shop building.
- ▶ New public toilets.
- ▶ New informal recreation activities for the Koroit community (skate and toddler playground), particularly for those families north of Commercial Road.
- ▶ Improved visitor amenities, such as, open space, seating and visitor information signage.
- ▶ New off-street parking (13 spaces).
- ▶ Retention and improvement of the multi-use open space area for unstructured activities, and as a performance area for festivals and special events.
- ▶ Improved connection to an upgraded performance area at the rear of the Blackwood Shop building.
- ▶ New and improved boundary planting.

The recreational and open space improvements identified in the Master Plan were not intended to replace the existing facilities in the Koroit Botanic Gardens. However, they were intended to provide an accessible and quality play space for residents living north of Commercial Road, and for shoppers or people utilising services in Commercial Road.

### Koroit Youth Space Development Plan (2018)

A Development Plan has been prepared for the Koroit Youth Space, to deliver a confirmed direction for the Bourke Avenue site and its relationship with the surrounding areas, including the Railway Station/Rail Trail precinct, neighbouring residences, and community road and path network.

It addresses concerns, which have been caused by increased visitation to the area in proximity to the Koroit skate park/youth space facility, since it opened in May 2017.

The concerns relate to safe pedestrian access, parking and vehicle movement, spectator comfort, and the need for landscaping to consider the amenity and provide a buffer for neighbours.

Three priorities are considered in the Development Plan, pedestrian safety, improved neighbourhood amenity, and controlled vehicle movement.

The objective of the development plan is to reinforce the skate park as a Youth Space and integrate it with the Railway Station/Rail Trail precinct.

Proposed key improvements to the site include:

- ▶ The advocating for a reduced speed zone, 40 km per hour, along Bourke Avenue, preventing parking along Bourke Avenue, and the inclusion of a path network to provide safe access to both sites.
- ▶ Realigning the Station Street and Bourke Avenue intersection to improve safety and traffic movement.

#### **Moyne Bicycle Strategy (2000)**

This Strategy provided a framework for the development of a bike path networks throughout the Shire.

#### **Recommendations and findings of the Strategy relevant to Koroit included:**

- ▶ a number of signed off-road shared paths exist in the Botanic Gardens, bounded by Garden Street, High Street and the Victoria Park sporting grounds. These paths provide a good link between St Patrick's School and surrounding residential areas to the north and south.
- ▶ there is limited scope to upgrade cycling conditions in Commercial Road due to parallel parking.
- ▶ upgrade existing paths to increase capacity for shared use (i.e., widening of paths to at least 2.0 metres in width).
- ▶ construct shared paths along Anzac Avenue between Queen Street and Lake View Road, and along King Street to Commercial Place, and sealed shoulders along Horne Street between High Street and Queen Street.

## **Built Form and Heritage**

### **LOCAL**

#### **Moyne Shire Heritage Study Stage 2 (2006)**

The Moyne Shire Heritage Study (2006) identified seven heritage precincts in Koroit as follows:

#### **Precinct 1: Koroit Commercial and Administrative Precinct, Commercial Road and High Street.**

This Precinct was first identified during the mid-1980s in a survey undertaken by the National Trust of Australia, and was subsequently added to the Register of the National Estate in the early 1990s.

The Precinct includes the principal administrative buildings of the early period of Koroit's history, such as, the former Tower Hill Lake National School (1857), post office (1870), town hall (1878). Furthermore, the Precinct recognises the commercial development in Koroit, which occurred westwards along Commercial Road in the 1870s and 1880s.

#### **Precinct 2: Koroit Church Precinct, bounded by Queen Street, High Street, Anzac Avenue.**

Similar to Precinct 1, the Koroit Church precinct was originally identified in a survey undertaken by the National Trust of Australia in the mid 1980s. It was subsequently added to the Register of the National Estate in the early 1990s. This Precinct includes church buildings and sites belonging to a number of religious denominations in a relatively small area.

#### **Precinct 3: Koroit Catholic Church Precinct, Anzac Avenue.**

This Precinct contains a large number of Catholic Church buildings and sites established in the area due to the large concentration of Irish Catholic settlers attracted by the rich soils from the 1840s onwards.

The Koroit Catholic Church precinct is of historical significance as one of the most impressive collections of Catholic Church buildings in a small town in Victoria, and the relative size of these buildings compared to the typically small nineteenth century dwellings in the town.

#### **Precinct 4: Station Street Precinct.**

Station Street was created in 1888 in anticipation of the arrival of the new railway line, which opened in 1889. When the land was subdivided into residential lots, Station Street became in effect the entranceway to the town and as such was suitably grand, in a modest way for a small town.

Dominated by late Victorian residences of a high degree of intactness, the Precinct includes the Koroit railway station building (1906) and platform, as well as, an avenue of Plane trees, in the adjoining Bourke Avenue.



**Precinct 5: Commercial Place Precinct.**

Commercial Place was developed in the late 1880s and 1890s coinciding with the arrival of the railway in Koroit, and the subsequent prosperity and growth, which the town experienced. This precinct is characterised by a dominance of detached, double-fronted timber houses in Victorian and Edwardian styles, built in the 1890s and early 1900s

**Precinct 6: Commercial Road Residential Precinct.**

The Commercial Road Residential Precinct comprises mainly two types of housing: the first, late Victorian and Edwardian cottages, c.1880s-1900s; and the second being several earlier simple timber box-like workers cottages.

**Precinct 7: Koroit – High Street Residential Precinct.**

This Precinct is located on the western side of High Street includes a row of detached, single-storey timber cottages, which date from the period c.1880s-1900.

**Review of Moyne Shire Heritage Study Stage 2 (2006) 2013**

Context Pty Ltd was appointed in 2012 to undertake a review (the 2013 Review) of the *Moyne Shire Heritage Study Stage 2 (2006)*, referred to as the 2006 Study.

The purpose of the 2013 Review was to determine which of the places and precincts identified the 2006 Study should be proposed for inclusion in the Heritage Overlay (HO), via an amendment to the Moyne Planning Scheme.

**In summary, the findings of the 2013 Review were:**

- ▶ Six precincts meet the threshold for local significance and should be included in the Heritage Overlay. Of these, the Koroit Catholic Church precinct forms part of the larger Koroit Church precinct and rather than being listed separately, should be included as part of that precinct.
- ▶ The Commercial Road residential precinct should not be included in the Heritage Overlay as it does not meet the threshold for local significance. The HO should be applied to places of individual significance within this area.
- ▶ 27 individual places in Koroit, including places formerly contained in the Commercial Road residential precinct, meet the threshold of local significance and are recommended for inclusion in the HO.

In relation to the six precincts, which meet the threshold for local significance, the Study found:

**Koroit Commercial-Administrative Precinct HERMES No. 122974**

Individual place HOs are not required as none of the Significant places require specific controls (e.g., tree controls), which would differ to the precinct controls.

The existing individual Heritage Overlays HO5, HO6, and HO7 form part of the precinct and would have the same HO controls.

Accordingly, these individual HOs may be deleted and the properties included within the proposed new precinct HO. This will correct the mapping anomalies for these places.

**Koroit Church Precinct HERMES No. 122982**

All of the heritage places identified by the 2006 Study are extant and the condition and integrity of the places appears to be the same.

Individual place HOs are not required as none of the Significant places would require specific controls (e.g., tree controls), which would differ to the precinct controls.

**Koroit Catholic Church Precinct HERMES No. 122897**

This Precinct forms part of the Koroit Church Precinct and should be included as part of that Precinct HO, rather than being listed separately.

**Koroit Station Street Precinct HERMES No. 122979**

The Precinct should be reduced to only include the residential lots, the road reserve and the street trees in Station Street, and that these elements are sufficient to meet the threshold of local significance.

The Koroit Railway Station Complex and Bourke Avenue Plane Trees should not be included in the Precinct as the citations prepared as part of the 2006 Study will support their inclusion in the HO as individual places.

**Koroit Commercial Place Residential Precinct HERMES No. 194821**

The Precinct should be expanded slightly to include the laneway on the eastern side of Commercial Place, off King Street. Individual place HOs are not required.

**Koroit High Street Residential Precinct HERMES No. 122985****The Precinct boundaries should be amended by:**

- ▶ Adding the cottage at No.99, which is comparable to other cottages in the precinct and physically connected to the precinct.
- ▶ Designating No.91 as a Non-contributory place.
- ▶ Removing the Coto residence at No.81 from the precinct, and applying an individual Heritage Overlay (with tree controls) to the property, as it expresses different values, requires a different statement of significance and has different management requirements to those of the precinct.

**The findings of the 2013 Review in relation to the Commercial Road Residential Precinct, which was not recommended for inclusion in the Heritage Overlay, were:**

**Koroit Commercial Road Residential Precinct HERMES No. 122971**

This Precinct has a low level of integrity and would result in many non-contributory buildings being subject to an unnecessary level of control.

However, the area contains a number of individual places of significance and it would be more appropriate to apply individual HOs to the places of significance.

The 2006 Study citations for seven of the individually significant places in the Precinct (No.s.200, 201-203, 209, 210, 215, 220 & 224 Commercial Road) have been updated to include a brief statement of significance, in order to support their inclusion in the HO.

However, the scope of the 2013 Review did not allow for the preparation of a new citation for No.205 Commercial Road, and therefore it cannot be included in the HO at this time.

#### **Further work**

The 2013 Review confirmed the need to undertake further work as recommended by the 2006 Study, specifically:

- ▶ Prepare a citation for 205 Commercial Road, Koroit and apply an individual HO, if appropriate.

#### **Koroit Botanic Gardens Conservation Plan 1997**

The Koroit Botanic Gardens Conservation Plan 1999 establishes the heritage significance of the Gardens, identifies significant fabric, and provides conservation policies to guide the management of the Gardens and its components.

It found that the Koroit Botanic Gardens should be recognised as a place of cultural significance, of importance to Victoria and the local community, with attributes embracing aesthetic, historic, social and scientific.

The Plan recommends that: Koroit Botanic Gardens be recognised as culturally significant for their development from the early 1860s and subsequent maturity as a botanic garden, especially the partial implementation of the Guilfoyle plan of 1880 and their enhancement for recreation up to the time of their re-reservation in 1961.

Conservation policies outlined in this Plan include the following:

#### **Policy 1.3 Extent and applicability of conservation policy**

- ▶ That this conservation policy apply to the whole extent of the public gardens reserve, a total of 20 acres.

#### **Policy 1.4 Appropriate conservation processes and principles**

- ▶ That all fabric of cultural significance be conserved and
- ▶ That all fabric of no appreciable cultural significance be retained unless cultural significance could be recovered

by appropriate restoration or reconstruction; and

- ▶ That intrusive items be removed and/or their adverse impact be neutralised; and
- ▶ That reconstruction of missing fabric be permitted where the alteration or loss has jeopardised cultural significance
- ▶ That only compatible uses be permitted; and
- ▶ That appropriate maintenance of the fabric constitutes an integral part of the conservation of Koroit Botanic Gardens.

#### **Policy 2.1 Purpose and use of Koroit Botanic Gardens**

- ▶ That the use of Koroit Botanic Gardens be in accordance with its permanent reservation, i.e. for the purposes of a public gardens and for recreation; and
- ▶ That its original use as a botanic garden be maintained.

#### **Policy 2.2 Visitor management**

- ▶ That visitor management respects the cultural significance of the place.

#### **Policy 3.1 Interpretation**

- ▶ That the cultural significance of the Koroit Botanic Gardens be adequately interpreted. to users, visitors and managers of the place.

#### **Policy 1.4 Management**

- ▶ That the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra charter) and its associated guidelines provide the basis for conservation of the Koroit Botanic Gardens.

#### **Policy 5.1 New Works**

- ▶ That new works be limited in extent and not dominate significant aspects of the place;
- ▶ That where possible, new works be designed to assist in recovering the cultural significance of the place by their siting, building envelope or interpretative potential; and
- ▶ That only limited physical intervention to the culturally significant fabric of Koroit Botanic Gardens be permitted.

#### **Policy 6.1 Adoption of conservation policy**

- ▶ That Moyne Shire (as Committee of Management) formally adopts this Statement of Conservation Policy for Koroit Botanic Gardens and progressively implements its recommendations.

#### **Policy 6.2 Review of policy**

That this Statement of Conservation Policy be reviewed on a regular basis, preferably at least once every ten years, or when new evidence which has the potential to supplant the present policy is discovered.

# Planning Scheme Provisions

Many of the strategies and guidelines detailed above form part of the Moyne Planning Scheme, and are included as reference documents to guide the exercise of discretion when considering applications for uses and/or development within Koroit. The key State and Local Planning Policies, together with the zone/overlay provisions are summarised in Tables 1, 2, 3 and 4.

Table 1. State Planning Policy Framework

Clause	Key Objectives & Strategies
<b>11: Settlement – Urban Growth</b>	<p>Seeks to ensure there is sufficient land available for existing and future communities through the provision of housing, employment, commercial, recreational and open space, community and infrastructure. It sets out the need to facilitate the orderly development of urban areas through the preparation of a hierarchy of structure plans. There is a need to plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.</p> <p>Planning must consider as relevant the Great South Regional Growth Plan, including the objective to attract more people to the region, and strategies to facilitate the district towns, including, Koroit to support local communities, industry and services, and support and promote active and attractive towns through the provision and enhancement of open space, trails, streetscapes, and gardens. Koroit is identified as a District Town, which will experience medium growth. It is included within the designated primary growth corridor in the Great South Region.</p>
<b>12: Environment and Landscape Values</b>	To protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species, and genetic diversity) and conserve areas with identified environmental and landscape values.
<b>13: Environmental Risks</b>	To adopt a best practice environmental management and risk management approach, which aims to avoid or minimise environmental degradation and hazards – climate change, floodplains, soil degradation, noise and air, and bushfire. Planning should identify and manage the potential for the environment and environmental changes, to impact upon the economic, environmental, or social well-being of society.
<b>14: Natural Resource Management</b>	To assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.
<b>15: Built Environment and Heritage</b>	<p>Ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protects places and sites with significant heritage, architectural, aesthetic, scientific, and cultural value. Establishes a framework for ensuring high quality urban design and architecture.</p> <p>Planning should achieve high quality urban design and architecture that:</p> <ul style="list-style-type: none"> <li>▶ Contributes positively to local urban character and sense of place.</li> <li>▶ Reflects the particular characteristics, aspirations, and cultural identity of the community.</li> <li>▶ Enhances liveability, diversity, amenity, and safety of the public realm.</li> <li>▶ Promotes attractiveness of towns and cities within broader strategic contexts.</li> <li>▶ Minimises detrimental impact on neighbouring properties.</li> </ul>
<b>16: Housing</b>	Planning should provide for housing diversity, the efficient provision of supporting infrastructure, access to services, and to provide land for affordable housing. New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.
<b>17: Economic Development</b>	To contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.
<b>18: Transport</b>	To ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.
<b>19: Infrastructure</b>	Planning for efficient, equitable, accessible, and timely social and physical infrastructure.



Table 2 - Local Planning Policy Framework

Local Planning Policy Framework	
Clause	Key objectives and provisions
<b>21.05 Settlement and Housing</b>	<p>This Clause outlines the key characteristics of town centres within the municipality and describes the importance of the town of Koroit, as follows:</p> <p><i>“Koroit is located near Tower Hill State Game Reserve and was originally established as a rural service town in which a major dairy processing plant operated by Murray Goulburn is located on the edge of the urban area of the town.”</i></p> <p><b>A summary of relevant objectives under Clause 21.05 includes:</b></p> <ul style="list-style-type: none"> <li>▶ To define a sustainable urban/non-urban edge to the main townships and settlements within the Moyne Shire.</li> <li>▶ To maintain compact urban forms, which will allow for the ease of service delivery and minimal infrastructure costs.</li> <li>▶ To identify, protect and promote the conservation and enhancement of Moyne’s heritage places and precincts.</li> <li>▶ To allow a range of dwelling types suitable for the different needs of the community.</li> <li>▶ To recognise the significance of local Aboriginal heritage and appropriately protect sites of archaeological, cultural and scientific importance.</li> <li>▶ To direct the built form and appearance of development in culturally and environmentally significant areas through appropriate design guidelines.</li> <li>▶ To achieve a quality of residential development, which meets sustainability and efficiency principles.</li> <li>▶ To manage development on the fringes of townships to enhance the character of the town’s landscape setting;</li> <li>▶ To retain the dominance of the landscape between townships, and avoid ribbon development along main roads.</li> <li>▶ To provide for a reasonable sharing of views of significant landscape features.</li> </ul> <p><b>Strategies include:</b></p> <ul style="list-style-type: none"> <li>▶ Provide for a diverse range of housing opportunities, including medium density housing, which do not detrimentally affect residential amenity.</li> <li>▶ Encourage limited rural living and low density residential development within existing zoned areas, ensure that any effects upon the surrounding farms are minimised.</li> <li>▶ To encourage population growth within all areas of the Shire.</li> <li>▶ Support development that is sympathetic to heritage places and precincts, and avoid development, which would adversely affect the significance of a heritage place or precinct.</li> <li>▶ To encourage residential development within existing serviced areas, and established settlements.</li> <li>▶ Protect residential amenity by encouraging a reasonable sharing of views between new and established properties, particularly where the view is of a significant landscape feature, including views of ... notable cultural and scenic landscape features.</li> <li>▶ Discourage new residential subdivision or development in sensitive or dynamic areas such as ... where views to and from scenic landscapes such as ... Tower Hill may be impacted.</li> <li>▶ Ensure that townships and settlements have a definite visual edge, delineating the boundary between urban development and the natural landscape beyond.</li> <li>▶ Ensure that buildings and structures located at the edges of settlements are carefully sited and designed to integrate with existing topography and vegetation.</li> <li>▶ Ensure that signage is located away from entrances and exits to townships wherever possible.</li> </ul>

Local Planning Policy Framework	
Clause	Key objectives and provisions
21.06 Environment	<p>Clause 21.06 encourages the protection and restoration of the natural environment, including scenic landscapes, significant views, stormwater run-off, urban floodways, vegetation and waterways.</p> <p><b>Strategies include:</b></p> <ul style="list-style-type: none"> <li>▶ Minimise development (including the construction of roads) within prominent areas such as hillsides, promontories, ridgelines and headlands, and in fragile, unstable and flood prone areas to lessen their impacts.</li> <li>▶ To protect watercourses, recharge areas, significant landscape features, vegetation, particularly heathlands, coastal saltmarsh, swamp scrub and woodland eco-systems and coastal dune areas.</li> <li>▶ Protect landscapes of high scenic value from inappropriate development by the use of the local policies on ..., hilltop and ridgeline protection, and other appropriate measures.</li> <li>▶ To protect and enhance flora and fauna communities throughout the Shire.</li> </ul>
21.07 Economic Development	<p><b>This Clause recognises that:</b></p> <ul style="list-style-type: none"> <li>▶ Agriculture is the most significant land use in the Shire and the most important sector of the local and regional economy.</li> <li>▶ Koroit, in addition to Port Fairy and Mortlake, is a principal retail and service centre in the Shire.</li> <li>▶ The dairy processing plant in Koroit is a well-established business in the Shire, which should have separation from other land uses to avoid conflicts, and the potential for its future expansion should be protected.</li> <li>▶ Tourism is a key sector of the local economy and has significant growth potential.</li> </ul> <p><b>The objective of this Clause is:</b></p> <ul style="list-style-type: none"> <li>▶ To support and facilitate the development of local employment opportunities.</li> </ul> <p><b>Strategies include:</b></p> <ul style="list-style-type: none"> <li>▶ To maintain the status of agriculture as the key element of the economy.</li> <li>▶ To encourage manufacturing, processing, and value-adding enterprises, in appropriate locations.</li> <li>▶ To encourage service based industries in existing settlements.</li> <li>▶ To encourage the expansion of tourism as an important sector in the local economy.</li> <li>▶ To encourage tourism development in settlements, and in appropriate locations near natural, cultural or historic features.</li> </ul>
21.08 Infrastructure & Particular Uses	<p>Clause 21.08 includes objectives related to appropriate use of infrastructure and services and appropriate provision of services and facilities in the Shire. It seeks to encourage development in locations where a range of infrastructure and appropriate community services are available.</p> <p><b>This Clause contains the following strategies:</b></p> <ul style="list-style-type: none"> <li>▶ To maintain and enhance key infrastructure.</li> <li>▶ To ensure existing infrastructure is adequately maintained and new infrastructure provided.</li> <li>▶ To ensure that private developers contribute to the provision of new infrastructure, via mechanisms, such as, development contribution plans.</li> <li>▶ Identify key infrastructure, which is essential to the sustainable future of the Shire.</li> <li>▶ To ensure infrastructure is provided in the most cost-effective manner, whilst ensuring equitable servicing of the whole municipality.</li> <li>▶ To encourage new development to concentrate where possible in existing serviced areas.</li> <li>▶ To avoid the duplication of services and assets where possible.</li> <li>▶ To encourage major development close to the high priority road routes.</li> </ul>

Local Planning Policy Framework	
Clause	Key objectives and provisions
<b>22.01 Settlement and Housing</b>	<p>Clause 22.01 provides objectives and policy on land-use types to guide the future development of towns within the Moyne Shire, including Koroit.</p> <p>Clause 22.01-1 Aboriginal heritage aims to promote the protection and appropriate management of Aboriginal cultural heritage values.</p> <p>Clause 22.01-5 contains the planning policy statement for Koroit, which has the following objective:</p> <p>To strengthen and diversity Koroit's economic, social and cultural base in a sustainable manner that preserves the character of the town and promotes a good quality of life for its residents.</p> <p><b>In addition, Clause 22.01-5 – Koroit includes policies in relation to:</b></p> <ul style="list-style-type: none"> <li>▶ Protecting heritage places and urban character.</li> <li>▶ Managing housing development and subdivision.</li> <li>▶ Protecting existing agricultural land from smaller lot subdivision.</li> <li>▶ Enhancing Koroit's role as a retailing, service and cultural centre.</li> <li>▶ Focusing industrial development within existing industrial areas.</li> <li>▶ Ensuring industrial development is sympathetic to surrounding development and the scale and character of the town.</li> <li>▶ Promoting the town as a tourist destination.</li> <li>▶ Providing infrastructure necessary to support community needs.</li> <li>▶ Promoting accessibility.</li> <li>▶ Protecting environmental assets, and the Tower Hill crater rim from inappropriate and intrusive development.</li> </ul>
<b>22.01-8 The Belfast Rural Area</b>	<p>This policy applies to the Belfast Rural area (also known as the Killarney Area) between Rosebrook and the Tower Hill State Game Reserve, which is identified in the Schedules 5 and 6 to the Significant Landscape Overlay. The area contains high quality fertile volcanic soils, which have traditionally been the focus for potato farming. It is characterised by a large number of small land holdings, which are predominantly managed as conglomerations.</p> <p><b>The aims of the Policy include:</b></p> <ul style="list-style-type: none"> <li>▶ maintaining rural character;</li> <li>▶ discouraging subdivision or development which is not compatible with, or may compromise, farming;</li> <li>▶ encouraging the retention of existing larger lots and consolidation of land through restructuring;</li> <li>▶ encouraging integrated land management and sustainable farming on the high quality soils;</li> <li>▶ protecting and enhancing biodiversity;</li> <li>▶ encouraging value adding to agricultural produce and economic development compatible with rural activities; and</li> <li>▶ encouraging compatibility between residential and rural land use.</li> </ul>
<b>22.01-10 Tower Hill</b>	<p>This policy applies to land identified in Schedule 6 to the Significant Landscape Overlay.</p> <p>It seeks to recognise the geological and ecological significance of the Tower Hill volcanic crater and to protect and enhance its environmental qualities and character.</p> <p><b>It is policy that:</b></p> <ul style="list-style-type: none"> <li>▶ Development around the rim of Tower Hill should minimise the physical impact of any development on the Reserve.</li> <li>▶ Tourism development around the rim of Tower Hill, which is sensitively designed and does not have a detrimental impact on the geology and ecology of the Reserve, should be encouraged.</li> </ul>



Local Planning Policy Framework	
Clause	Key objectives and provisions
<b>22.02 – Environment</b>	<p><b>Clause 22.02-8 Flora and Fauna contains the following policies:</b></p> <ul style="list-style-type: none"> <li>▶ Rare and threatened species – Seeks to maintain and enhance biodiversity and habitat.</li> <li>▶ Steep Land – Development in areas with slope greater than 20 per cent should consider environmental constraints, including wildfire and the need for vegetation retention.</li> <li>▶ Hilltop and Ridgeline Protection – Seeks to protect areas of environmental and visual significance from inappropriate development and to limit development on prominent ridgelines and hilltops.</li> <li>▶ Flora and Fauna – Seeks to protect and enhance flora and fauna communities throughout the Shire.</li> <li>▶ Public land – Seeks to integrate the management of public and private land.</li> <li>▶ Coastal Landscapes – Seeks to maintain significant views and vistas that contribute to the character of the coastal and coastal hinterland region and ensure that development is subordinate to the natural, visual, and environmental landscape character and significance.</li> </ul>
<b>22.03 Economic Development</b>	<p>Clause 22.03-1 - Industrial Development recognises that industrial activity, including food processing, is a significant contributor to local economy. It seeks to encourage well-planned industrial development by outlining clear development requirements and dealing efficiently with proposals, which meet these requirements. The Policy addresses matters relating to the form of development, such as, site coverage, setbacks, building materials, landscaping, and car parking.</p> <p>Clause 22.03-2 - Residential and Industrial Interface seeks to protect the amenity of residential areas from the effects of industrial activity, whilst not impeding the productivity of industrial enterprises. The Policy identifies the need for adequate buffers between residential and industrial areas. It does not prescribe standards, however, it foreshadows permit requirements for fencing, screening, planting, and acoustic buffers on the common boundary between industrial and residential properties.</p> <p>Clause 22.03-4 - Agricultural Production seeks to prevent land use conflicts between agricultural uses and sensitive uses. In addition, it seeks to ensure that the use and development of land within the municipality is not prejudicial to agricultural industries or to the productive capacity of the land.</p>

Table 3 – Moyne Planning Scheme Zones applicable to Koroit

Zones	
<b>General Residential Zone – Schedule 1 (GRZ1)</b>	The majority of the urban land in Koroit is zoned GRZ1. The purpose of this Zone is to encourage development that respects the neighbourhood character of the area. It encourages a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
<b>Commercial 1 Zone (CZ1)</b>	The Koroit Town Centre is zoned CZ1. The purpose of the Zone is to create vibrant mixed-use commercial centres for retail, office, business, entertainment and community uses and to provide for residential uses at densities complementary to the role and scale of the commercial centre.
<b>Industrial 1 Zone (IN1Z)</b>	Land on the northern and southern sides of Commercial Road, Koroit, to the east of the Koroit-Woolsthorpe Road and south of the Rail Trail, is zoned IN1Z. The purpose of this Zone is to provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner, which does not affect the safety and amenity of local communities.
<b>Industrial 3 Zone (IN3Z)</b>	Land on the south-eastern corner of Commercial Road and McVicar Street, Koroit is zoned IN3Z. The purpose of this Zone is to avoid inter-industry conflict, to provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community, and to ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

Zones	
<b>Farming Zone (FZ)</b>	The Zone has been applied to land directly adjacent to the settlement boundary. The Zone protects productive agricultural land and supports rural communities, and provides for the sustainable use of land for extensive animal husbandry and crop raising.
<b>Public Use Zone (PUZ1), (PUZ2), (PUZ3) &amp; (PUZ6)</b>	The Koroit Primary School, Theatre, former Memorial Hospital, Senior Citizens Centre, other Council assets and Wannon Water assets are zoned Public Use. The purpose of this Zone is to recognise public land use for public utility and community services and facilities and to provide for associated uses, which are consistent with the intent of the public land reservation or purpose.
<b>Public Park and Recreation Zone (PPRZ)</b>	Victoria Park, Koroit is zoned PPRZ. The purpose of this Zone is to recognise areas for public recreation and open space, protect and conserve areas of significance where appropriate, and to provide for commercial uses where appropriate.
<b>Public Conservation and Resource Zone (PCRZ)</b>	The majority of the Tower Hill State Game Reserve is zoned PCRZ. The purpose of this Zone is to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values, to provide facilities, which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes, and to provide for appropriate resource based uses.
<b>Road Zone (RDZ1)</b>	The Penshurst-Warrnambool Road (Mailors Flat-Koroit Road), the Koroit-Port Fairy Road and the Koroit-Woolsthorpe Road are the main roads providing access into Koroit. The purpose of the Zone is to identify significant existing roads and identify land, which has been acquired for a significant proposed road.

Table 4 - Moyne Planning Scheme Overlays applicable to Koroit

Overlays	
<b>Heritage Overlay (HO)</b>	<p><b>The purpose of this Overlay is to conserve and enhance heritage places or places of natural or cultural significance. Heritage Overlays apply to five places of local heritage significance in Koroit:</b></p> <ul style="list-style-type: none"> <li>▶ HO5 State Savings Bank Commercial Road, Koroit.</li> <li>▶ HO6 Koroit Post Office Commercial Road, Koroit.</li> <li>▶ HO7 Koroit Courthouse, Commercial Road, Koroit.</li> <li>▶ HO9 Catholic Church of the Infant Jesus, Queen Street, Koroit.</li> <li>▶ HO10 Roman Catholic Presbytery, Queen Street, Koroit.</li> </ul> <p><b>In addition, Heritage Overlays apply to three places of State heritage significance in Koroit, which are listed on the Victorian Heritage Register:</b></p> <ul style="list-style-type: none"> <li>▶ HO8 Tower Hill Common School, 79 High Street, Koroit - Victorian Heritage Register Ref No H530.</li> <li>▶ HO43 Koroit Botanic Gardens, High Street, Koroit - Victorian Heritage Register Ref No H118.</li> <li>▶ HO47 Memorial Hall, 147 Commercial Road, Koroit - Victorian Heritage Register Ref No H2222.</li> </ul>
<b>Significant Landscape Overlay 6 - Tower Hill and Environs</b>	This Overlay applies to the part of the towns adjacent to the rim of Tower Hill. It aims to identify significant landscapes, and conserve and enhance the character of significant landscapes.
<b>DPO3 – Residential Development Plan - King Street, Koroit</b>	The Development Plan Overlay identifies areas, which require the form and conditions of future use and development to be shown on a Development Plan before a permit can be granted to use or develop the land. It applies to the King Street development area. A Development Plan was approved for the land on 20 June, 2013, which supports the subdivision of the land into 59 lots.

# Major Planning Scheme Amendments

## Amendment C6 – Abandoned

Planning Scheme Amendment C6 was exhibited in 2005 and eventually abandoned by Council in 2007. The Amendment sought to implement the recommendations of the *'Review of the planning scheme for Koroit and the surrounding area October 2001'* (Koroit Strategy Plan 2001), which was adopted by Council on 26 February 2002.

While the Koroit Strategy Plan 2001 provided useful background material, the Planning Panel was reluctant to attribute it significant weight as it was over five (5) years old, not referenced in the Moyne Planning Scheme, and Council had either modified or not sought to implement many of its recommendations.

The Panel indicated that consideration of the rezoning of land on the northern side of Mill Street would require further assessment of the separation distance from the (then) Murray Goulburn dairy processing plant and other industrial activities to the north.

## Amendment C21 – Approved and gazetted

Amendment C21 to the Moyne Planning Scheme applied Significant Landscape Overlays (SLOs) to facilitate the protection of coastal landscapes in the Shire, which were identified as State and regionally significant within the Coastal Spaces Landscape Assessment Study.

It included the application of SLO6 *Tower Hill and Environs* to the Tower Hill area and south-western part of Koroit, which are noted for their scenic landscape qualities, within a Significant Landscape Overlay.

Amendment C21 was approved by the Minister of Planning and gazetted on 3 December 2009.

## Amendment C40 – Approved and gazetted

Amendment C40 proposed to rezone the land on King Street and 636 Port Fairy- Koroit Road from the Farming Zone to Residential 1 (now General Residential Zone) and apply the Development Plan Overlay (DPO2) to guide the future subdivision of the land.

The Amendment was approved by the Minister of Planning and gazetted on 12 July 2012.

## Amendment C35 – Approved and gazetted

This Amendment proposed to rezone land on the south-west corner of Mailors Flat-Koroit Road and McVicar Street from Farming Zone to Industrial 1 Zone. Amendment C35 was split into two parts, Part 1 and Part 2.

### Part 1

Rezoned approximately 3.45 hectares of land described as Lot 1 on Title Plan 13966U (Koroit) and Lot 2, Plan of Subdivision 513081N from Farming Zone (FZ) to the Industrial 1 Zone (IN1Z).

The Amendment was approved by the Minister of Planning and gazetted on 11 June 2009.

### Part 2

Rezoned land at No.s 5 and 15 Commercial Road, Koroit from Farming Zone to Industrial 3 Zone, to enable its development for industrial purposes.

The Amendment was approved by the Minister of Planning, and gazetted on 24 November 2011.

## Amendment C59 – Approved and gazetted

Amendment C59 implemented the new residential zones, which were applied across Victoria, into the Moyne Planning Scheme and updated the planning scheme maps to reflect the introduction of the reformed commercial zones. All residential land in Koroit was included in the General Residential Zone, Schedule 1.

Amendment C59 was approved by the Minister of Planning, and gazetted on 13 June 2014.

## Amendments – Yet to be determined.

C44 – Rural Housing and Settlement Strategy / Land Capability and Biodiversity Study

Council is seeking Ministerial Authorisation for the Planning Scheme Amendment to implement the recommendations of the Rural Housing and Settlement Strategy (RHSS) / Land Capability and Biodiversity Study (LCBS).

Council is in the process of preparing Planning Scheme Amendment C44 to implement the recommendations of the RHSS, the LCBS and the Addendum Report with the exception of proposed recommendations regarding environmental protection. Following approval of C44, Council will prepare a separate amendment to implement environmental protection measures.



### Key Influences

- ▶ Koroit is identified in the Great South Coast Regional Growth Plan as a District Town with capacity for medium growth;
- ▶ There is a need 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 should be preserved, protected and enhanced;
- ▶ Strong State and Local Planning Policy provide directions for:
  - ▶ The protection of rural environments and agricultural activities;
  - ▶ Ensure adequate supply of zoned land to accommodate projected population growth
  - ▶ Enhancement of design and built form in the town, including the application of a range of policy and statutory controls;
  - ▶ Protection of environmental assets, biodiversity, and landscape features.
- ▶ Opportunities exist for the enhancement of open space areas, recreational facilities and linkages;
- ▶ Community facilities should be provided commensurate with community needs and sustainability of service provision.

# Natural and Urban Environment

Koroit's character is defined by its key landscape attributes: Tower Hill, and the rural hinterlands. These key attributes are significant for the local and wider environment, and are intrinsic to the identity of the town and the community.

The development of Koroit is constrained by a number of factors, including buffers from industrial areas, and the need to protect environmentally sensitive areas and productive agricultural land.

### Natural Environment

Koroit and its environs are within the Western District Volcanic Plains, which cover an area of 2.3 million hectares, more than 10 per cent of the State. Land to the north, east and west of Koroit has been cleared and is used for agricultural purposes. Vegetation in the area is characterised by the existence of grasslands/pasture and some remnant vegetation.

Soils derived from tuffs and scoria in the Koroit area are generally friable, brown or reddish brown, well-structured and fertile. These highly productive volcanic soils readily support agriculture, including dairy farming and potato production, which is the foundation to the area's economy and social structure.

### LANDSCAPE CHARACTER

The topography of Koroit 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. Tower Hill is a unique aberration to the rolling plains and is a product of the area's volcanic origins. Towards the south-west in the Lake View Road area, the crater rim of Tower Hill and rural residential development on small land holdings created by original subdivisions, dominate the landscape.

Apart from tree plantations around the crater rim, the landscape consists generally of cleared urban and rural land interspersed with pockets of vegetation around farmhouses and the urban area. The area of greatest significance is around the higher land in the vicinity of the crater rim. As the elevation of the land descends towards the urban area, the potential for adverse visual effects decrease.

At a localised level, the major elements in the landscape are:

- ▶ the dominance of Tower Hill;
- ▶ the historic streetscape and buildings located along Commercial Road;
- ▶ Victoria Park and the Botanic Gardens;
- ▶ the impressive churches and associated buildings;
- ▶ surrounding rural vistas; and
- ▶ at the town entrances, the Bega Cheese dairy processing plant, Rail Trail, Tower Hill crater rim, and surrounding rural land.

#### KEY ENVIRONMENTAL FEATURES

The Tower Hill State Game Reserve is the most significant natural feature in the area, which forms the southern edge of Koroit, and presents a natural barrier to development. It is the main site of flora and fauna significance in the locality and possesses significant Aboriginal cultural heritage, environmental, geological, recreational and scenic values.

Tower Hill is a dormant volcano and its distinctive form, in an otherwise flat lava plain, is a recognisable and highly prominent landscape feature of the Western Victorian Region. Tower Hill and its crater rim provide views across the surrounding plains to the coast, and within the complex to the crater floor and its island lakes.

A major volcanic eruption approximately 30,000 years ago created the funnel-shaped crater, which later filled with water to form a lake, islands and volcanic cone. Its formation is known as a "nested maar" and it is the largest example of its type in Victoria.

Prior to European settlement, the sheltered landscape within Tower Hill supported abundant animal and bird life. However, in the early years of European settlement, much of Tower Hill's natural vegetation was cleared and the land was used for farming and quarrying.

Tower Hill was declared as Victoria's first National Park in 1892. However, detrimental practices continued causing further degradation of the site, until it was declared a State Game Reserve in 1961.

At that time, the then Fisheries and Wildlife Department became responsible for the management of Tower Hill, and subsequently commenced a major re-vegetation program in the Reserve.

Parks Victoria is now responsible for the management of the Tower Hill State Game Reserve. Facilities

provided in the State Game Reserve include a Visitor Centre, barbecues, picnic areas, toilets, self-guided walking tracks, and car parking.

Since 2002, descendants of indigenous family groups have participated in the management of the Tower Hill Visitor Centre and its retail and tourism services, in partnership with Parks Victoria.

Funding of \$400,000 has recently been secured for future planning of the Tower Hill State Game Reserve, including a feasibility assessment of a proposed link between the Reserve and the Port Fairy to Warrnambool Rail Trail at Koroit.

This funding will provide for assessments of tourism infrastructure upgrades needed at Tower Hill and improved services to enhance the experience for visitors.

#### CLIMATE CHANGE

The issue of climate change is complex and requires an integrated and collaborative risk management approach. A warming climate will lead to changes in many aspects of the climate system, including precipitation, wind patterns, and the frequency and severity of extreme weather events. These changes will have wide-ranging effects on natural ecosystems and on Victoria's economy.

Small changes in average climatic conditions are expected to generate a larger number of extreme events. The number of days over 35 degrees Celsius and longer and more intense droughts will increase in frequency due to climate change. Extreme weather events may lead to increased injuries or deaths, property and environmental damage.

Climate change is likely to affect agricultural uses both through the changing capability of the land, as well as, through a changing trade environment resulting from climate change effects on global production. In addition, climate change may be a threat to future food security.

The built environment is vulnerable to climate change, it is likely to affect design and performance, including structural standards, cooling and heating demand and drainage. Likely increases in the intensity of rainfall events (such as, summer storms) may overload drainage systems and cause flash flooding, which can be a significant cause of disruption and property damage. Such events may increase the level of infrastructure maintenance required to ensure its reliability and sustainability.

## BUSHFIRE RISK

The Regional Bushfire Planning Assessment – Barwon South-West Region (RBPA) provides information about areas (referred to as ‘identified areas’) where a range of land use planning matters intersect with a bushfire hazard to influence the level of risk to life and property from bushfire.

This assessment did not identify any areas within proximity to Koroit where detailed analysis of bushfire risk should be undertaken as part of a settlement planning process.

Residential areas on the fringes of Koroit, and the surrounding landscape within 20 kilometres, are designated as Bushfire Prone Areas (BPA).

BPAs are those areas subject to or likely to be subject to bushfire, as determined by the Minister for Planning.

Apart from the Tower Hill State Game Reserve, the area surrounding Koroit is relatively flat and generally contains low threat vegetation, including grassland and pasture managed in a minimal fuel condition.

Overall, it is considered that land on the fringes of Koroit and the surrounding landscape within 20 kilometres best accords with Broader Landscape Type One, due to the dominant hazard comprising Grassland, the gentle topography, and the reasonable access available to lower risk areas within the town area.

Map 2 – Tower Hill State Game Reserve



Source: Parks Victoria

# Urban Environment

The urban environment of Koroit is predominantly characterised by housing, which is located along three of the main approaches to the town, with the commercial centre situated along Commercial Road. Another dominant feature within Koroit is the dairy processing plant located at the eastern entrance of the town.

Koroit has a cohesive village form, surrounded by small scale rural lots traditionally associated with Irish immigrant subsistence farming and potato cropping. The urban structure of the town is generally based on a traditional grid pattern street network.

There are two 'nodes' of residential development in Koroit, north (north of King Street) and south (towards Tower Hill), linked by 'strip' development along High Street, and the Victoria Park reserve. The southern 'node', in particular, south of Victoria Park and west of High Street, has a 'lower' density of development than the northern 'node'.

To the east of High Street there are community and employment 'nodes', which contain the State Primary School, Senior Citizens Centre, Council Depot, former Koroit hospital, which is now used as a community health centre, CFA Shed, the Bega Cheese Limited dairy processing plant, and undeveloped industrial land.

Various churches and associated buildings, and the Catholic Primary School occupy a substantial area of land south of Garden Street, between High Street and Anzac Avenue.

The town has hard boundaries, and exhibits an historic village character, although it lacks vegetation in parts. Edges of the town are visible from surrounding rural landscapes to the north and west.

## Koroit Town Centre

Koroit has a main commercial centre situated on Commercial Road. Its historical charm and character creates a distinct and unique identity for the town.

Commercial uses are located along both sides of Commercial Road, generally between the State Primary School and the Commercial Hotel to the west of North Street, and consist of a variety of small shops and a small supermarket providing local retail services for the community.

The Town Centre contains a range of commercial premises, including a small supermarket, takeaway food shops, a bakery, two hotels, restaurants, and a number of other specialty shops. It is primarily a convenience shopping centre, providing a limited range of essential retail and commercial services to meet the needs of the resident population.

In addition, non-retail business categories, including automotive services, agricultural and trade supplies, cabinetmakers and the like are located within, or in proximity, to the Town Centre.

On-street car parking is provided in Commercial Road, and there is a small off-street parking area at the Council owned Blackwood Centre and informal car parking at the rear of some commercial premises.

The Town Centre contains a number of early public buildings and relatively intact timber shopfronts with kerb-line verandahs, visually punctuated by two large, double-storey stone banking chambers and the double-storey Koroit (Mickey Bourke's) Hotel. Early public buildings were constructed at, and around, the intersection of Commercial Road and High Street, which is considered to be the focal point of the town.

Within the Town Centre, there are opportunities for the re-use of commercial premises, which are currently used for other purposes, as well as, further development on underutilised sites.

**Planning approval has been granted for the redevelopment of the existing Koroit IGA supermarket and adjoining land, which will comprise the following:**

- ▶ The construction of a new supermarket, and extensions and alterations to the existing building for new retail/office uses.
- ▶ The new supermarket will have a leasable floor area of 2,145 square metres representing an increase in the total leasable floor area of 1,428 square metres from the existing supermarket floor area of 717 square metres.
- ▶ Provision of 66 off-street car parking spaces.

This project may be a catalyst for improvements to the appearance of adjacent buildings, and new economic development and employment opportunities in the town.



## Industrial Land

Land zoned for industrial purposes in Koroit is located at the eastern entrance to the town. It includes land on the northern and southern sides of Commercial Road, which is within the Industrial 1 and 3 Zones.

This area contains a substantial operation, the Bega Cheese Limited dairy processing plant, and some smaller businesses. It is not fully developed and has the potential to expand beyond its present extent.

Although land on the northern side of Commercial Road, opposite the dairy processing plant is zoned for industrial purposes, the largest landholding (approximately 7.29 hectares) is undeveloped and primarily used for agricultural/rural purposes.

The road network provides access to the Princes Highway and Hopkins Highway, and the area has limited environmental, flooding, or other natural constraints.

Planning policy is directed at protecting sensitive uses, such as, residential areas, hospitals, and schools from potential adverse effects of industry. Planning must consider, as relevant, the Recommended Buffer Distances for Industrial Residual Air Emissions (EPA 1990). In addition, Clause 53.10 'Uses with Adverse Amenity Potential' of the Planning Scheme is a key planning mechanism in enabling potential conflict between industrial and sensitive uses to be considered and addressed.

There are constraints on the range of potential industrial uses in, and expansion of, the industrial area due to the need to maintain appropriate buffers to sensitive uses, including existing residential areas and other sensitive uses on its southern and western boundaries.

The Bega Cheese Limited dairy processing plant is an established use of significance to the regional economy and its capacity to continue to operate should be protected. It can have off-site effects,

which influence the amenity of nearby properties, particularly existing residences within the 300-metre separation distances specified in Clause 53.10 for the 'Manufacture of milk products'.

Surrounding land uses and activities need to be managed to ensure that existing industrial operations and any areas identified for future industrial expansion are not restricted by encroachment of sensitive uses, such as, residential development, and future industrial development opportunities are protected.

There are areas where particular consideration of interface issues is necessary, i.e., between existing industrial operations and sensitive land uses. These areas include land adjoining the Primary School and residentially zoned land adjoining land owned by Bega Cheese Limited.

*Buffer Distances from the Bega Cheese Dairy Processing Plant*



*Source: Moyne Planning Scheme Amendment C35  
Part B Final Panel Report: February 2011*



## Residential Character

Koroit has an urban structure, which is generally based on a traditional grid pattern, with wide streets, historic streetscapes, heritage buildings, diverse housing styles, and central community facilities.

Development in the General Residential Zone presents a modest low built form, primarily consisting of single storey detached/separate dwellings, with low numbers of double storey dwellings and medium density dwellings.

The Land Use Survey has revealed that there are approximately 595 separate dwellings, and 32 medium density dwellings within Koroit. Of the 627 dwellings in Koroit, 28 are double storey dwellings, which equates to approximately 4.5 per cent of total dwellings. Therefore, it is considered that the number of double storey dwellings in the town is low.

In addition, it is considered that the number of medium density dwellings in Koroit is low, comprising approximately, 5.1 per cent of all dwellings. Therefore, it can be concluded that the diversity of housing in Koroit is limited.

The majority of the double storey dwellings (20) are located in the southern part of the town between Victoria Park (Garden Street) and Tower Hill (Lakeview Drive), with 50 per cent of all double storey dwellings in the town being located south of Anne Street.

Although single storey detached dwellings are the defining characteristic of residential development in the town, only parts of the town have a uniform character, and many residential streets comprise a mix of housing types and have an eclectic character.

The areas of the town having a uniform character or elements appear to be the proposed heritage precincts and some recently developed subdivisions, which have included the construction of internal roads. In particular, development in the 'Rutledge Estate' off Nine Mile Creek Road, Gladman Court, and the McVicar Street/ Gibson Court subdivisions all has a uniform character.



These subdivisions have relatively consistent lot sizes and have been developed with predominantly modern single storey detached brick houses. Front setbacks are conventional, while front fences are non-existent and gardens are still establishing. Some street trees exist, however, the trees are still establishing and are yet to provide any canopy cover.

Other parts of the town have been subdivided on a lot-by-lot or ad hoc basis without overall planning, leading to a variation in lot sizes and a lack of efficient subdivision layouts. For example, in a street block, one side may have a relatively consistent lot size and era of dwelling, yet the other side may have a variation of lot size and era of development. Whilst, the built form character is less consistent, these areas have a more spacious character than the new estates.

Front setbacks on conventional sized lots are generally consistent, however, the distance may vary dependent on the era of development. Side setbacks vary from zero lot line to generous setbacks, depending on lot widths, creating a diverse character.

Where front fences exist, most are generally of a low height and open/transparent, contributing to a sense of spaciousness in the town.

The majority of roads within the established areas of Koroit have grass verges with an absence of footpaths and kerb and channel. Road reserves are generally 20 metres in width in the areas north of Commercial Road and east of High Street. In the area south of Victoria Park and west of High Street, the road reserves are generally 30 metres in width.

Newer subdivisions in the town have been provided with a higher standard of road infrastructure with kerb and channel, and footpaths on at least one side of internal roads.





### Key Influences

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.

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

Support the on-going management of significant landscape and environmental assets by public land managers.

The opportunity to enhance key views and vistas.

The opportunity to strengthen the Koroit Town Centre and improve its amenity.

The opportunity to improve and strengthen the character of Koroit through an on-going program of streetscape works.

Heritage buildings make a significant contribution to the character of Koroit and require protection and preservation.

Ensure new subdivision developments respond to key landscape settings, environmental assets and existing town character.

# Demographics and Social Profile

Statistics in this section refer to the 2016 Census, Towns in Time 2016 and REMPLAN forecasting (unless otherwise stated).

## Past Population Growth

According to the Australian Bureau of Statistics 2016 Census data, Koroit (Urban Centre and Locality) had a population of 1,585 persons.

In the thirty-five years between 1981 and 2016, the population of Koroit increased by 438 persons from 1,153 to 1,591 persons. The largest increases occurred in the two Census periods between 1981 and 1986, and between 2011 and 2016. Between 2011 and 2016, there was a population growth rate of 3.1 per cent per annum.

There were decreases of six (6) in the population between 2001 and 2006, and 82 between 2006 and 2011. However, it should be noted that as part of the 2011 Census, the extent of the geographical area (town boundaries) used by the ABS was reduced, in comparison to the geographical area used for the 2006 Census.

The table below provides details on population growth in Koroit.

Table 5 Population Growth

Year	Population	Change
1981	1,153	
1986	1,250	+97
1991	1,292	+42
1996	1,371	+79
2001	1,455	+84
2006	1,449	-6
2011	1,367	-82
2016	1,591	+224

Source: Towns in Time 2016

## Age Structure

Census data provides information on the demographics of the town, including age distribution.

In 2016, approximately 27.2 per cent of the population of Koroit was in the 0 to 19 age groups, a figure higher than that for the same age cohort in the whole of the Moyne Shire, which has 26.3 per cent of its population in that age bracket.

The next most significant age group in Koroit were those persons in the 30 to 44 age group, which comprised 20 per cent of the population, compared to 16.8 per cent of the Moyne Shire population being in this age bracket.

At the opposite end of the age spectrum, approximately 16.1 per cent of the population of Koroit was in the over 65-age bracket, a figure lower than that for the same age cohort in the whole of the Moyne Shire, which has 18.6 per cent of its population in that age bracket.

The median age for Koroit residents is 39 years of age, which compares to a median of 43 years of age for the Moyne Shire.

These statistics supports the view that Koroit is an attractive location for families and demonstrate the need to provide facilities and services for the town's youth.

Table 6 below illustrates the age structure of the Koroit population.

Table 6 Age Structure

Age	Number of People	Percentage of total persons in Koroit
0-4 years	113	7.1%
5-14 years	226	14.2%
15-19 years	94	5.9%
20-29 years	178	11.2%
30-44 years	319	20.0%
45-54 years	200	12.6%
55-64 years	205	12.9%
65-74 years	157	9.9%
75-84 years	73	4.6%
85 years and over	27	1.7%
<b>TOTAL</b>	<b>1592</b>	<b>100%</b>

Source: ABS Census 2016

## Dwellings and Household Size

The 2016 Census revealed that there were 680 private dwellings in Koroit, of which 623 were occupied, and 57 were unoccupied. There were 595 dwellings in the town in 2011, thus there has been an increase of 85 dwellings in the period between 2011 and 2016. The annual net change was 17 dwellings, or a 2.8% increase (per annum) since 2011.

Of the Occupied Private Dwellings within Koroit in 2016, 33 per cent were recorded as being fully owned and 37 per cent being purchased (mortgaged). The remainder of the occupied housing stock in the town was predominantly privately rented (19 per cent), 13 occupied dwellings were rented-government (2 per cent) and 50 occupied dwellings were recorded in the category 'Other and not stated'. This data indicates that some public rental housing is available in Koroit.

Table 7 below illustrates the occupancy of dwellings in Koroit.

Table 7 Dwelling Occupancy, 2016

	Koroit (UCL)		Moyne (S)		Warrnambool (C)		Regional Victoria
	No.	%	No.	%	No.	%	%
Occupied private dwellings	623	92%	6,372	79%	13,549	89%	84%
Unoccupied private dwellings	57	8%	1,681	21%	1,587	10%	16%
Non-private dwellings	0	0%	22	0%	46	0%	0%
<b>TOTAL</b>	<b>680</b>	<b>100%</b>	<b>2,065</b>	<b>100%</b>	<b>15,183</b>	<b>100%</b>	<b>100%</b>

Source: Towns in Time 2016 and Urban Enterprise

In addition, the Census data demonstrates that housing diversity is limited in the town, as there is a high proportion of separate detached housing and a low proportion of medium density dwellings.

Table 8 Dwelling Type, 2016

Dwelling – Type	No.	%
Separate house	640	94%
Medium density*	21	3%
Other dwelling	11	2%
Structure not-stated	3	0%
<b>TOTAL (private dwellings)</b>	<b>680</b>	<b>100%</b>

Source: Towns in Time 2016



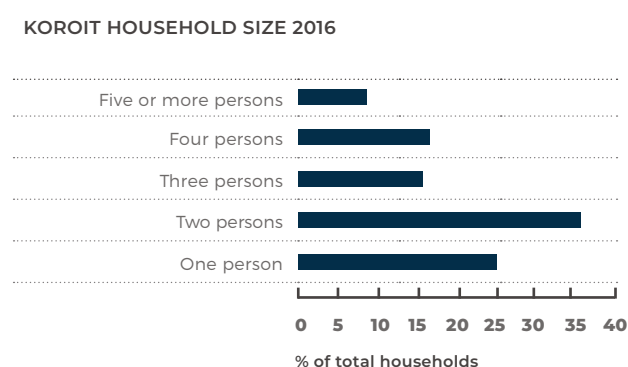
\*Medium density = semi-detached, row or terrace house, flat unit or apartment and other medium density dwellings.

According to the 2016 Census, the average household size in Koroit is 2.55 persons, similar to the average household size of 2.5 persons in the municipality.

In addition, the Census recorded that 24 per cent of Koroit's population resided in sole person households, which is lower than the figure for sole person households in the whole of the municipality, which was 25 per cent.

The proportion of two person households was 37 per cent, whereas the figure for the whole of the municipality was 37.98 per cent. Approximately 39 per cent of the households in Koroit comprised three or more persons, compared to 37.04 per cent for the whole of the municipality.

Figure 1 – Koroit Household Size (2016)



Source: *Towns in Time 2016*

Of the families in Koroit, 39.8 per cent were couple families with children, 39.1 per cent were couple families without children, and 18.3 per cent were one parent families.

Table 9 Family Composition

Family Composition	Number	Percentage
Couple families with children	173	39.1%
Couple families without children	177	39.8%
One parent families	82	18.3%
Other families	12	27%

Source: *ABS Census 2016*

These statistics reveal that Koroit is popular with singles and couples, and there is a reasonable proportion of home ownership.

## Labour Force and Income

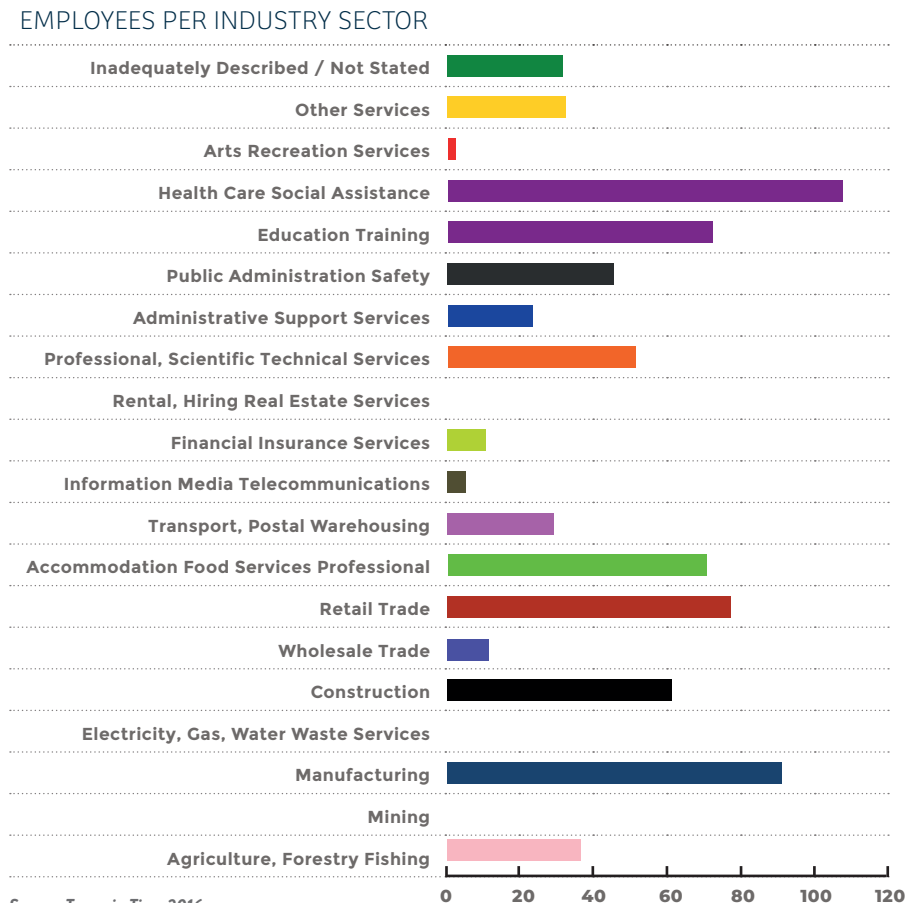
The Australian Bureau of Statistics identifies the “labour force” as consisting of persons aged 15 years and over, who are employed, or those without a job and are actively seeking work. According to the Bureau, persons not in the labour force include people below the age specified for measuring the economically active population (15 years) and older people who have retired from the workforce.

In 2016, the Labour Force Participation Rate of the Koroit population was 66.8 per cent, which was above the participation rate of 61.1 per cent for the Moyne Shire. Koroit's unemployment rate of 5.1 per cent in 2016 was higher when compared to 3.7 per cent for the Moyne Shire.

There were 771 people who reported being in the labour force in the week before Census night in Koroit (Urban Centres and Localities). Of these 50.3 per cent were employed full time, 37.2 per cent were employed part-time and 5.1 per cent were unemployed.

A review of the industry categories for employed residents of Koroit reveals that in 2016, the most prominent category was *Health care and Social Assistance* (14.44 per cent) followed by the *Manufacturing* (12.42 per cent) and *Retail Trade* (10.52 per cent) categories. Two of the other significant employment categories were *Accommodation and Food Services* (9.85 per cent) and *Education and training* (9.72 per cent).

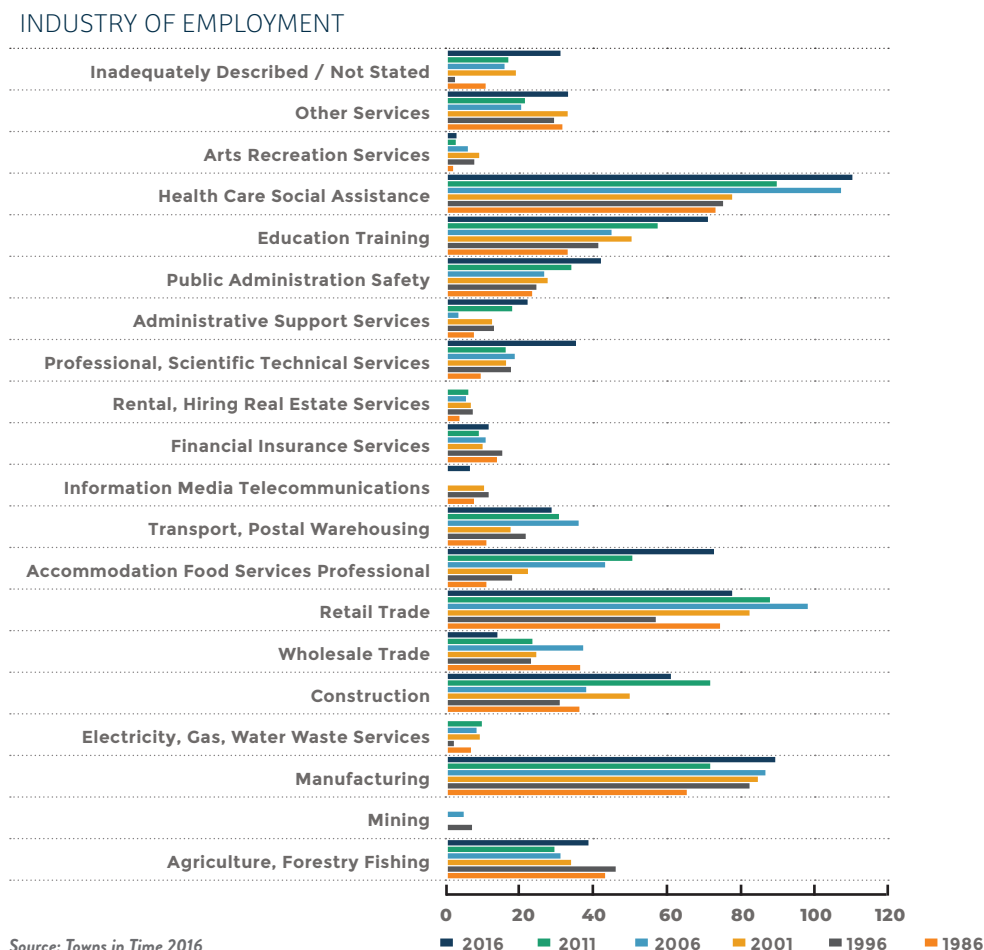
Figure 2 – Industry categories for employed residents



In the 2016 Census, the most common responses for the occupations of employed residents were:

- ▶ Technicians and Trades Workers  
**16.7%**
- ▶ Labourers  
**16.0%**
- ▶ Professionals  
**15.0%**
- ▶ Community and Personal Service Workers  
**13.2%**
- ▶ Managers  
**11.9%**
- ▶ Clerical and Administrative Workers  
**10.0%**

Figure 3 – Industry of employment

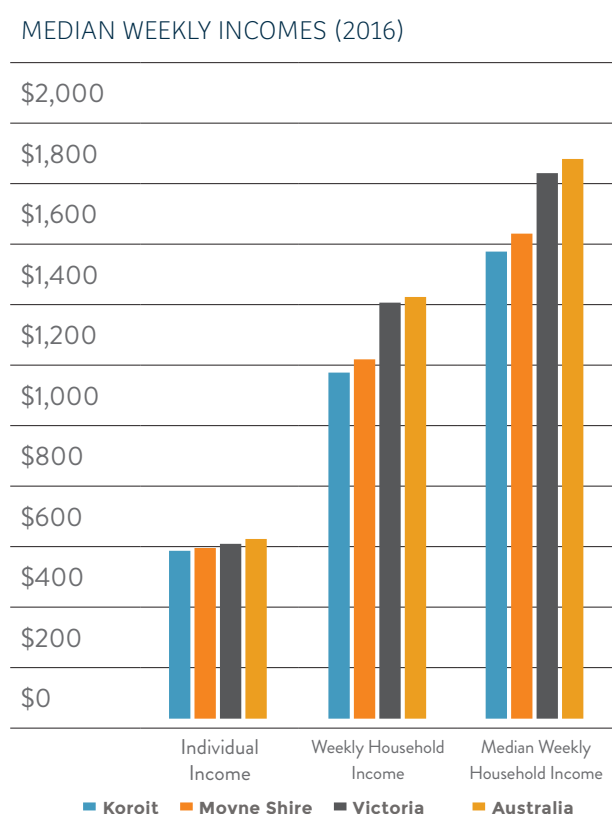


Household Income Data (2016) reveals that 30 per cent of households in Koroit are in the lowest income quartile and that only 13 per cent are in the highest quartile. (Note: Household income includes cash income received from employment, cash income received from assets loaned to others in return for payment, and regular cash transfers received from government or other sources).

In 2016, the median weekly personal income of residents of Koroit was \$582, compared with \$662 in Australia. The median weekly household income was \$1,176, compared with \$1,438 in Australia and the median weekly family income was \$1,375, compared with \$1,734 in Australia.

The weekly median incomes for various household types in Koroit compared to the Moyne Shire, Victoria and Australia are provided in Figure 4.

Figure 4 – Median Weekly Incomes (2016)



Source: ABS Census 2016

## Journey to Work

ABS Statistics for 2016 demonstrate that the private car is the dominant mode of transport for those residents of Koroit who must travel to work. The private car is used by 77.2 per cent of employed persons in Koroit who travel to work. These Statistics include both drivers and passengers, and demonstrate that only three (3) per cent of the Koroit work force walks to work. Other common responses were 'Did not go to work' 14.59 per cent, 'Worked at home' 2.6 per cent and 'Bus' 0.4 per cent.

It could be concluded from these statistics, that the majority of Koroit residents who are in the workforce, are employed outside the town and that they are reliant upon private vehicles to travel to work.

## Socio-Economic Index

Socio-Economic Indexes for Areas (SEIFA) is produced by the ABS, which ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information collected in the five-yearly Census and consider variables relating to income, education, occupation, employment, occupation and housing.

That is, the ABS broadly defines relative socio-economic advantage and disadvantage in terms of people's access to material and social resources, and their ability to participate in society.

Across Australia's local government areas, SEIFA scores range from 188 (most disadvantaged) to 1,186 (least disadvantaged). The Australian average of SEIFA is set at 1,000.

This data rates the collective socio-economic characteristics of the people living in Koroit as being equal to the national average, with a SEIFA score of 1000.0. The rating for the municipality was 998, with the range of ratings between 864 and 1095.

The Australian Early Development Index 2015 (AEDI) measures childhood development across five domains: physical health and wellbeing, social competence, emotional maturity, language and cognitive skills, and communication skills and general knowledge.

When compared to the Moyne Shire, Koroit children have higher than average rates of vulnerability with 25.6 per cent of children being identified as developmentally vulnerable in one or more domains of the AEDI compared with 11.5 per cent of children in the Moyne Shire community.

## Population Forecast 2041

The forecasted population of Koroit for 2041 is 1,854 persons, as shown in Table 10 below. This population forecast has been prepared by REMPLAN.

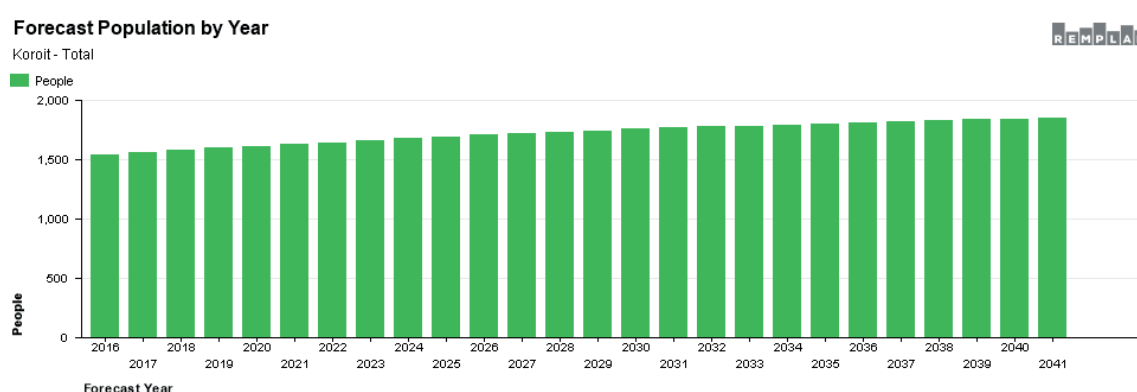
Table 10 – Koroit Forecast Population 2016-2041

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Persons	1543	1565	1583	1599	1615	1631	1645	1662	1680	1694	1707	1721	1732
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Persons	1744	1756	1767	1776	1785	1793	1803	1810	1819	1828	1836	1845	1854

Source: REMPLAN

Within Koroit in 2016 the population was 1,543, this is forecast to increase by 311 persons to 1,810 by 2036. Figure 5 shows the forecast population for Koroit, over the period between 2016 and 2041.

Figure 5 – Forecast Population by Year



## Future Dwelling Needs

The total number of dwellings in Koroit was 593 in 2016.

Over the 25-year forecast period between 2016 and 2041, it is projected that there will be an additional 156 dwellings in Koroit. Separate house dwellings are projected to contribute the largest increase of all the dwelling structure types.

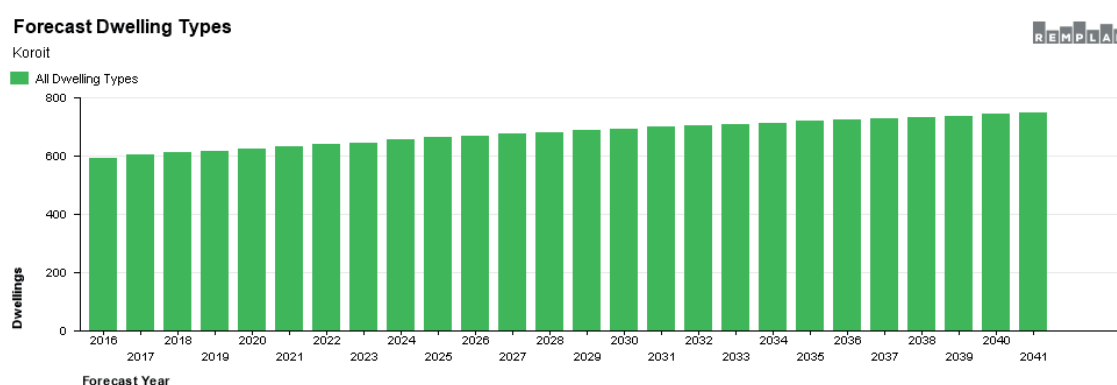
Table 11 – Dwellings Forecast

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Number of Dwellings	593	603	611	618	625	633	640	646	656	663	669	676	681
Year	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Number of Dwellings	687	693	699	704	709	714	719	723	729	734	737	743	749

Source: REMPLAN

Figure 6 shows the forecast dwelling types for Koroit, during the 25-year period between 2016 and 2041.

Figure 6 – Forecast Dwelling Types



Between 2016 and 2041, the following changes in dwellings by occupancy are forecast:

- ▶ An increase of 143 (26.09 per cent) Occupied private dwellings.
- ▶ An increase of 13 (30.23 per cent) Unoccupied private dwellings.



## Cost of Housing and Land

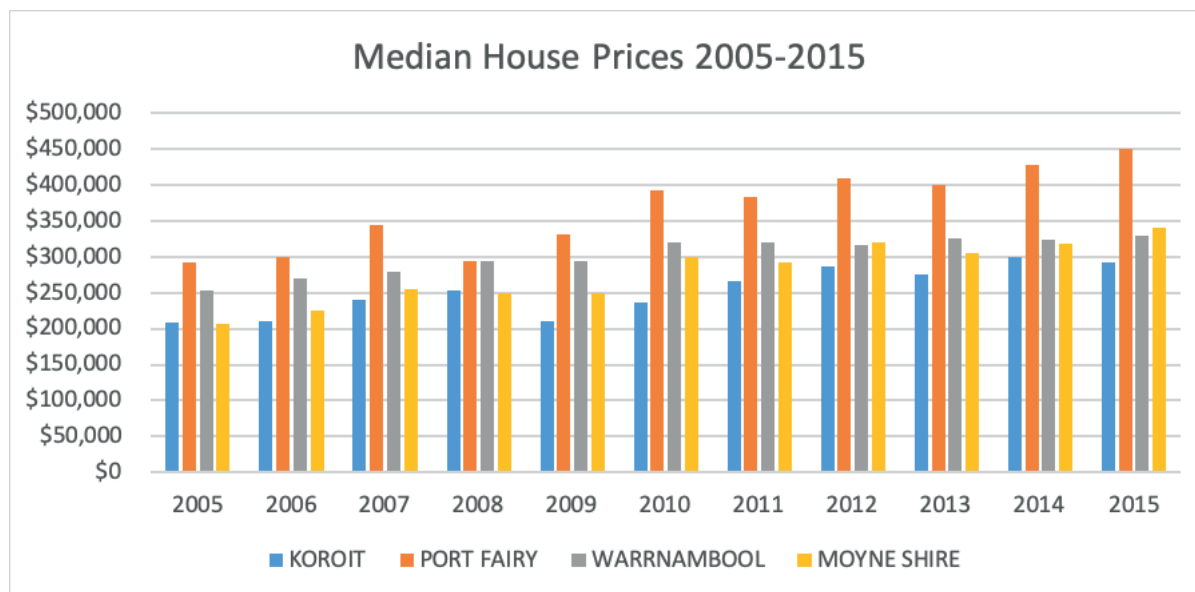
### MEDIAN HOUSE PRICES

Koroit has consistently attracted a lower price for housing compared with competing locations in the Region.

In 2015, the median house price in Koroit was \$292,500, which was \$37,500 less than the median price in Warrnambool and \$150,000 less than the median price in Port Fairy.

Over the ten-year period between 2005 and 2015, house prices grew at a rate of 3.47 per cent per annum in Koroit, lower than growth in Port Fairy and the Moyne Shire average, although higher than Warrnambool. Lower prices in Koroit may be attractive to the family household market, in comparison to Port Fairy and Warrnambool. Figure 7 shows the median house prices for Koroit, compared to Port Fairy, Warrnambool, and the Moyne Shire.

Figure 7 – Median House Prices, 2005 – 2015



Source: Valuer General, 2015 and Urban Enterprise

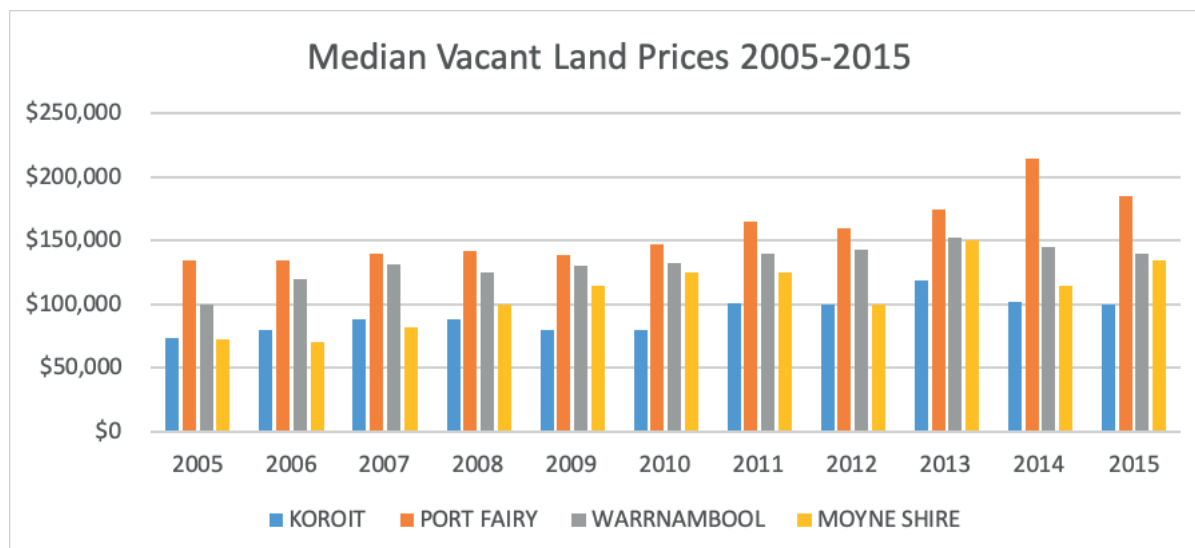
### MEDIAN VACANT LAND PRICE

The median vacant land price in Koroit has remained significantly lower than in Warrnambool and Port Fairy over the past 10 years. It has been approximately \$85,000 less than Port Fairy and \$40,000 less than Warrnambool, which is likely to be attractive to families and first homebuyers.

Since 2008, the median vacant land price in Koroit has been lower than the median vacant land price in the Moyne Shire.

Figure 8 shows the median vacant land price for Koroit, compared to Port Fairy, Warrnambool, and the Moyne Shire.

Figure 8 Median Vacant Land Price, 2005 – 2015

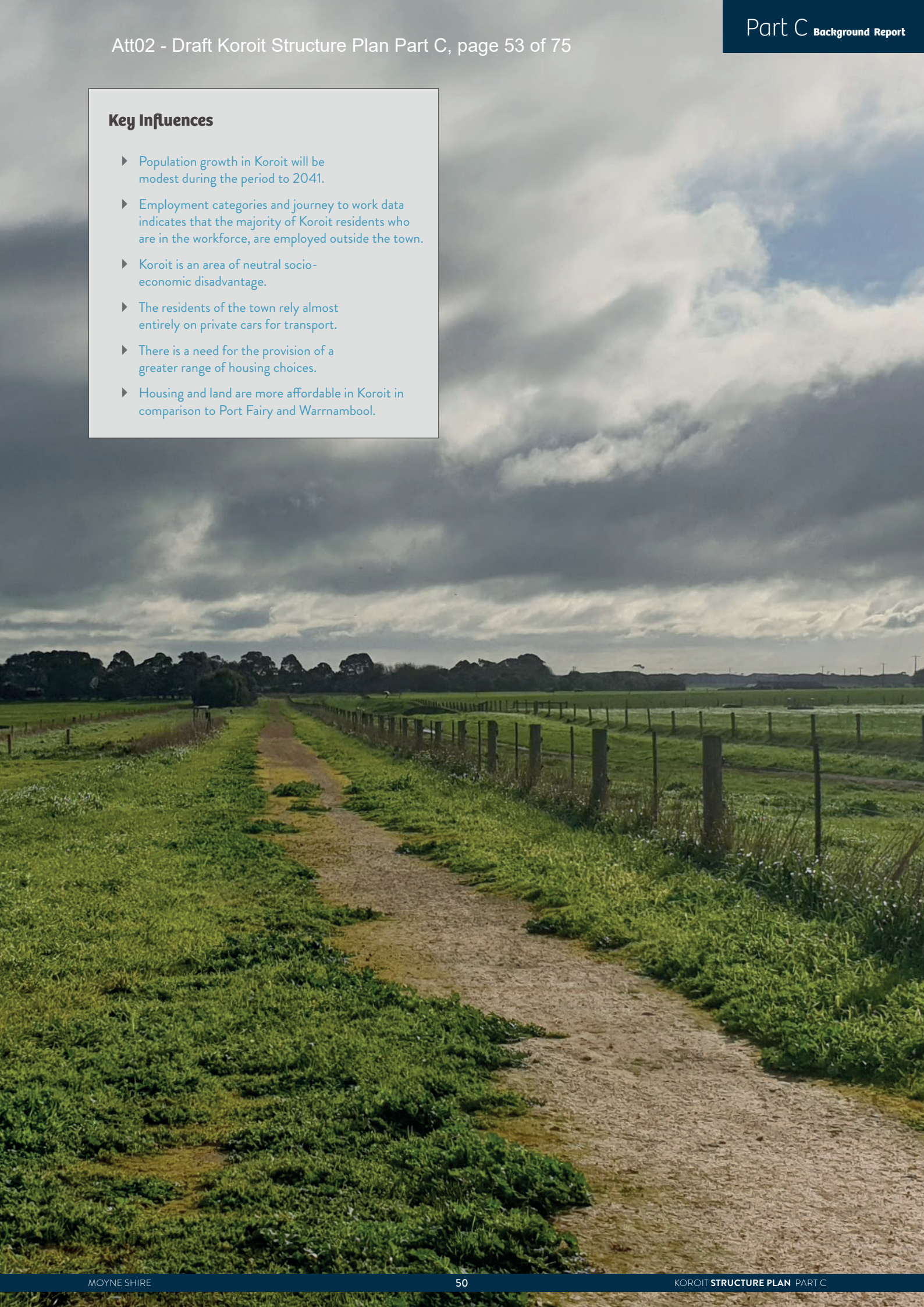


Source: Valuer General, 2015 and Urban Enterprise



### Key Influences

- ▶ Population growth in Koroit will 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.
- ▶ Koroit is an area of neutral socio-economic disadvantage.
- ▶ The 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.
- ▶ Housing and land are more affordable in Koroit in comparison to Port Fairy and Warrnambool.



# Town Facilities & Services

The local services and facilities provided within a town are central to bringing people together and engendering a sense of community.

Koroit is relatively well provided with a range of open space and recreation facilities. The majority of the community and social services are provided on a regional-wide basis and are generally accessible to residents of Koroit.

## Local Community Services and Facilities

The following list outlines the most important facilities available within Koroit, as shown on Map 3:

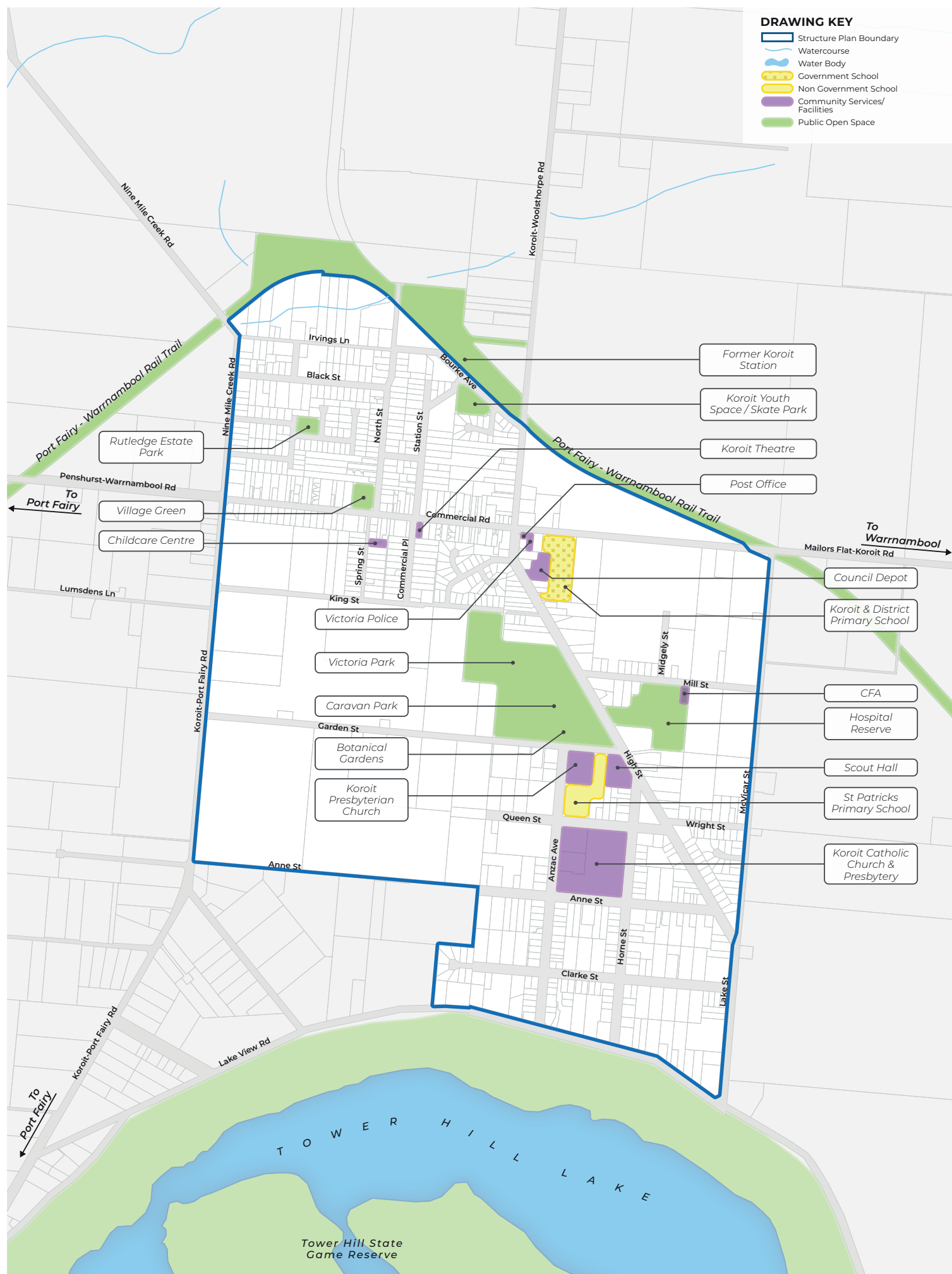
- ▶ Town Centre
- ▶ Police Station
- ▶ Country Fire Authority Station
- ▶ Community Health Centre, including Maternal and Child Health Service
- ▶ Pre School
- ▶ Child Care Centre
- ▶ Two Primary Schools
- ▶ Library
- ▶ Senior Citizens Centre
- ▶ Scout Hall
- ▶ Four Churches
- ▶ Cemetery (Tower Hill)
- ▶ Blackwood Centre (Community Meeting Space)
- ▶ Theatre/Public Hall
- ▶ Post Office
- ▶ Caravan Park

There is no longer a bank in the town following the closure of the ANZ branch in 2017, although an ATM is still provided.



# Att02 - Draft Koroit Structure Plan Part C, page 55 of 75

Map 3 – Location of Community Services and Facilities



Source: Mesh



## HEALTH SERVICES

Health services in Koroit are provided by Moyne Health Services from the former Memorial Hospital located on Mill Street.

Moyne Health Services is a public, not for profit, integrated healthcare service that assists in meeting community healthcare needs in Port Fairy and surrounding districts in the Moyne Shire.

Moyne Health Services is based at the Port Fairy Hospital, and provides a 15 bed acute hospital, 52 place hostel, 30 place nursing home, Accident & Emergency, primary and community care services, adult day centre and allied health services.

The former Koroit Memorial Hospital was built to commemorate those who served in World Wars 1 and 2 and opened in 1955 containing a full medical centre and maternity section. The hospital cost £130,000 of which £25,000 was subscribed locally. It became a 30-bed aged care home in 1993, which remained in operation until 2011 when it closed due a lack of demand for beds in the high-care facility.

Following the closure of the nursing home, Moyne Health Services took over the management of the site from Koroit Health Services in July 2012.

Services currently provided at the facility include:

- ▶ Counselling and Support
- ▶ Diabetes Educator
- ▶ Dietetics
- ▶ District Nursing
- ▶ Home Care Packages
- ▶ Occupational Therapy
- ▶ Physiotherapy
- ▶ Koroit Activity Group
- ▶ Podiatry
- ▶ Speech Pathology
- ▶ Exercise, strength and balance programs

In addition, Moyne Health, Community Health hosts a number of external service providers and private practitioners at the Koroit Campus. These include:

- ▶ Audiology
- ▶ Maternal and Child Health
- ▶ Immunisation
- ▶ Osteopathy
- ▶ Massage
- ▶ Clinical Psychology
- ▶ Art Therapy
- ▶ Private Podiatry
- ▶ Exercise Classes

## EARLY CHILDHOOD SERVICES

The Koroit Kindergarten provides learning facilities for younger members of the community. In 2019, the Kindergarten had 31 Three-Year-Old enrolments and 39 Four-Year-Old enrolments.

Childcare is provided in the town at the privately operated Honey Pot Early Learning Centre in Spring Street. Other pre-school/kindergarten facilities are located in Port Fairy and Warrnambool.

Council provides a Maternal and Child Health service on a one-day per week basis at the Moyne Health Services Centre.

## EDUCATION FACILITIES

Koroit is provided with two primary schools: the Koroit District Primary School (Government primary school) and St Patrick's Catholic Primary School. In the 2017 school year, 160.5 children attended the Koroit primary school and the 2018 enrolment is 161.5 students. St Patrick's Catholic Primary School had 124 enrolments in 2017.

The town does not possess a secondary school, however, a number of secondary schools are located in Warrnambool, all within approximately 20 kilometres of Koroit. It is envisaged that the secondary schools within Warrnambool will adequately service the school-aged population of Koroit. These schools are likely to have sufficient resources to cater for any increases in enrolment, which may arise from population growth in Koroit.

## EMERGENCY SERVICES

Emergency service facilities provided in Koroit are a Police Station and Country Fire Authority (CFA) station.

The Koroit Police Station is a Non-24 Hour station and is located on Commercial Road. Support is provided to the Koroit Police by the 24-hour police station in Warrnambool.

A volunteer CFA service operates in Koroit from a recently completed Fire Station located on Mill Street.

Other emergency services, such as, ambulance and the State Emergency Service are provided from Warrnambool and Port Fairy.

## Open Space, Leisure and Recreation Facilities

**A number of public leisure and recreation facilities are offered in Koroit. The majority of these facilities are concentrated close to the heart of the town.**

Koroit has good recreational facilities in Victoria Park catering for the established football, netball, bowls, cricket and croquet clubs. Other facilities include the Village Green and the recently developed skate park/youth space. The Rail Trail is a popular destination for recreational cyclists from Port Fairy, Warrnambool and beyond.

In addition, Koroit hosts a number of events and festivals, which contribute to the cultural and recreational activities available to the community.

Given its size, it is considered that Koroit is well served with open space and recreation facilities. The following is a list of the open space and recreation facilities within the town, further illustrated on Map 4:

- ▶ Botanic Gardens, including the playground, caravan park and barbeque areas
- ▶ Victoria Park
- ▶ Rail Trail and former Railway Station
- ▶ Village Green / Blackwood Centre
- ▶ Skate Park / Youth Space
- ▶ 'Rutledge Estate' open space
- ▶ Conservation reserves: Tower Hill State Game Reserve

An additional public open space reserve will be provided in the proposed 'Waterford Estate' subdivision, at the corner of the Koroit-Port Fairy Road and King Street.

There has been a long running request for a community swimming pool to be provided in Koroit. Although this proposition has strong support from part of the community, the feasibility of providing a pool in Koroit, when existing pools are located in Port Fairy and Warrnambool, is unlikely.

In addition, the Moyne Shire Recreation Strategy 2014-2024 states that the development of any new swimming pools is unlikely to be warranted in the Shire in the foreseeable future, having regard to the existing facility provision, proximity to alternative aquatic facilities (including ocean beaches), emerging aquatic trends and costs associated with new swimming pools.

## KOROIT BOTANIC GARDENS

The Botanic Gardens form part of Victoria Park, the large, central open space area in Koroit, and were designed by notable landscape architect, William Guilfoyle.

A twenty-acre (eight hectare) allotment, with frontage to High Street, was reserved for public gardens in the survey for the 'Village of Koroit', undertaken by district surveyor Thomas Watson in 1857.

The gardens were established in 1862, after Koroit residents held a public meeting in August of that year to discuss the possibility of establishing public gardens in the reserve specified for that purpose on the township plan.

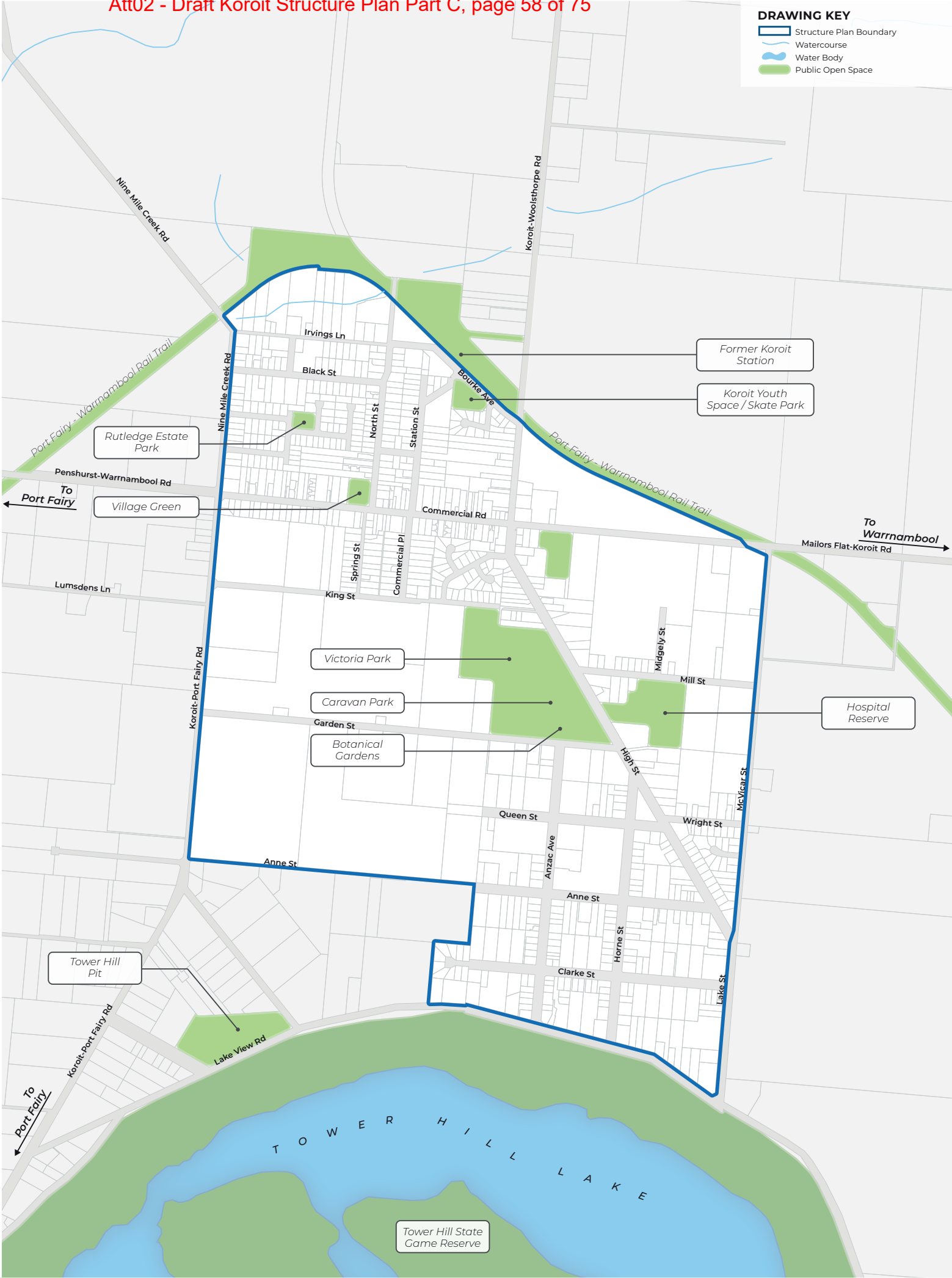
However, little was accomplished in the first few years by way of planting and laying out the site as public gardens. In addition, the area intended for development as public gardens was reduced owing to competing demands from sporting bodies for space in the Reserve.

From 1875, the Koroit Borough Council took steps towards improving the site as the botanic gardens. William Guilfoyle was engaged in 1879 to prepare a plan for the Gardens, which comprised approximately 12 acres (4.8 hectares) of the southern part of the Reserve.

In the ensuing years, the Botanic Gardens were progressively planted in accordance with Guilfoyle Plan. Whilst the south-western section of the Reserve was included in the Plan of the botanic gardens, this area soon became the cricket oval (Jack Keane Oval) and was not planted out.

Development of the gardens continued up until the Second World War when they became subject to wartime austerity measures, which included the replacement of garden beds and shrubbery with low maintenance lawn areas.

Renewed planting of a substantial number of exotic trees in 1945 restored plantings, however, the generally high standard of maintenance of earlier decades did not seem to be re-established after the War.



In response to the increasing popularity of caravan holidays, the north-western corner of the Gardens commenced use as a caravan and camping ground in the 1950s, and by 1966 powered sites were provided.

The Gardens are of historical significance as one of the earliest provincial botanic gardens in Victoria, and as an integral part of the 1857 township plan and have scientific (botanical) significance for their extensive collection of contributing trees and shrubs.

Apart from the areas used for the caravan park and cricket ground, the Gardens substantially reflect the 1880s plan.

#### VICTORIA PARK

Victoria Park is the main recreation reserve in Koroit, and contains recreation facilities, which accommodate a range of sporting activities, including Australian football, cricket, croquet, bowling, tennis, netball, and basketball. It is centrally located in the town, and accessible from High Street. Victoria Park is a highly valued open space area and is well utilised by the broader community.

In addition, the facilities at Victoria Park host events, such as, the annual Koroit Agricultural Show, Truck Show, Irish Festival, and Koroit Sheepdog Trials.

In 1884, the Koroit Agricultural Society was formed and commenced its annual use of the site for the Koroit Show.

In 1889, the Agricultural Society purchased several allotments with a combined area of 6 acres (2.4 hectares), adjacent to the northern and western boundaries of Victoria Park, which remain in the ownership of the Society.

The Tower Hill Lake National School was opened in 1857 and ceased operation as a school upon the completion of the Koroit Primary School in 1878. It was then converted into a teacher's residence and was subsequently used as a police residence and for agricultural show purposes.

In recent years, the Koroit and District Historical Society have occupied the former school building, which is listed on the Victorian Heritage Register.

#### Key facilities located within Victoria Park include:

- ▶ Two Ovals – Football & Cricket.
- ▶ Bowling and Croquet Greens.
- ▶ Tennis / Netball Courts.
- ▶ Football Netball Club Social Rooms.
- ▶ W.A. Martin Pavilion – indoor sports pavilion and stadium.
- ▶ Croquet Club Rooms.
- ▶ Bowling Club Rooms.
- ▶ Cricket Pavilion.
- ▶ Lake School Building
- ▶ Caravan Park.

#### PORT FAIRY – WARRNAMBOOL RAIL TRAIL

The Port Fairy to Warrnambool Rail Trail is a 37-kilometre rail trail, which generally follows the route of the disused railway line between Port Fairy, Koroit, and Warrnambool. It was officially opened on 31 May 2012 and the overall cost of the project was approximately \$2.2 million.

Along the Rail Trail, there are views of open farming country, with some sections having views of Warrnambool and the Southern Ocean in the distance. It passes through dairy farming country, and environmentally sensitive grasslands and wetlands.

Management of the Rail Trail is the responsibility of the Port Fairy to Warrnambool Rail Trail Committee of Management. The Committee of Management and Friends Group undertake works including trail maintenance, infrastructure maintenance, re-vegetation, weed eradication and control, protection of remnant vegetation, and the installation of seats, tables, shelters, and signage along the trail.

Within Koroit, the Rail Trail is the most significant area of linear open space, and it forms the northern urban boundary of the town. In addition, there is a large area of former railway reserve, which contains the former Railway Station building and the former goods shed.

Parking is provided along Bourke Avenue adjacent to the former Railway Station, for users of the Rail Trail. Other facilities, including the Koroit Lions Club playground, have been provided in proximity to the former Railway Station.

There is community and strategic support for the provision of a 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.

#### VILLAGE GREEN

In 2000, Moyne Shire Council purchased a parcel of land on Commercial Road, Koroit (known as the "Village Green") with the purpose of development for broad community use. The site is located towards the western end of the Town Centre in Commercial Road, on the north-western corner of North Street.

The Village Green site has an area of approximately 5,100 square metres, and contains the Blackwood Centre building, which has an area of approximately 450 square metres.

There are two retail/commercial spaces in the Blackwood Centre building facing Commercial Road, an office area/meeting space used for community purposes, and public toilets at the rear of the building.



Off-street parking is provided on the site, accessed from Commercial Road.

The balance of the site is flat, well grassed, and largely undeveloped, and contains some seating, has trees predominantly along its boundaries and limited fencing.

As it is the only public open space provided within the Town Centre and one of the few open space areas within the town, the land and the Blackwood Centre building have important strategic value as civic space for Koroit residents.

#### KOROIT SKATE PARK/YOUTH SPACE

The Koroit Skate Park/Youth Space is located at the intersection of Bourke Avenue and Station Street, opposite the former Koroit Railway Station. Facilities at the site include a skate park, an information sign and a sculpture located in the centre of the skate facility.

Council opened the skate park facility in May 2017, which complements the children's playground installed in the Railway Station/Rail Trail precinct.

Further development of the site is planned to provide additional facilities, including a basketball half court, picnic shelter, car parking spaces, park furniture, landscaping and safer access.

#### TOWER HILL STATE GAME RESERVE

A number of walking tracks and picnic grounds are located within the Tower Hill State Game Reserve and it is an important recreational area within the locality.

The northern section of the Reserve, along the rim of the crater provides open space in the southern part of the town.

### Tourism and Holiday Accommodation

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

Koroit provides a reasonable level of public amenities, attractions, and public parks/rest stops for travellers visiting the town. This type of infrastructure is important to the tourist market, particularly for day-trippers.

The annual Koroit Irish Festival, which commenced in 1997, has become a key date on the region's events calendar, and attracts around 3000 people each year.

Tourism assets, which exist within Koroit, include:

- ▶ The Irish Catholic legacy and associated heritage buildings, such as, the Koroit Church Precinct, as well as, the characteristic streetscape of Commercial Road;
- ▶ Tower Hill State Game Reserve (volcanic features, wildlife, picnic facilities, an interpretive centre, tours and walking trails);
- ▶ Port Fairy – Warrnambool Rail Trail;
- ▶ The Botanic Gardens;
- ▶ The Tourist Drive, a 12-kilometre scenic tour of Koroit;
- ▶ The Koroit Heritage Trail, which includes 30 places of interest, eight of which are listed on the Register of the National Estate; and
- ▶ The Koroit Country Bakehouse has a range of tourist information available, as well as, internet access and a free of charge phone link to the Port Fairy Tourist Information Centre.

Tourist accommodation is available in the town centre, at 'Mickey Bourke's' (Koroit Hotel) and 'The Bank', in Commercial Road. Other accommodation includes 'The ESTATE Koroit Boutique Hotel' in High Street, to the north of the town centre, and Saint Patrick's Luxury Boutique Hotel.

The Council operated Koroit-Tower Hill Caravan Park is located in Victoria Park, adjacent to the Botanic Gardens, and contains 24 powered sites and 31 unpowered sites. However, it is not heavily patronised, except during peak periods, such as, the summer holidays, the Lake School of Celtic Music Song and Dance, and the Irish Festival weekend.

There have been some community requests for the Caravan Park to be relocated, however, Council does not have any intentions for this to occur in the foreseeable future.



## Dairy Processing

The Bega Cheese Limited dairy processing plant is the primary source of employment in Koroit.

It is one of the largest milk processing plants, in terms of milk volume, within Australia having an annual milk processing capacity of approximately 800 million litres. Currently, the plant has approximately 108 employees and produces butter, milk powders, and associated products, for both local and international markets.

Dairy processing was established on the site in 1890 by the Koroit and Tower Hill Butter and Cheese Factory Company Ltd, and in 1958, this company took over the Grassmere Butter factory.

In 1966, the Murray Goulburn Co-operative Co. Limited acquired the Koroit plant and five other Western District dairy companies. The smaller Western District dairy companies decided to become part of the Murray Goulburn Co-operative to remain competitive against larger operators in the milk industry.

These companies brought a strong infrastructure base having a number of plants in south-western Victoria. However, Murray Goulburn eventually closed the smaller factories and centralised its Western District operations at Koroit.

The Koroit plant remains on the site where it was established, although, it has undergone expansion over time. Major extensions to the plant in 1996 and 2001 developed it into Murray Goulburn's largest dairy processing plant.

### Key Influences

- ▶ The Koroit Town Centre provides for basic community needs.
- ▶ The community relies on community, health and social services provided on a region-wide basis.
- ▶ The opportunity to support recommendations of other studies to enhance open space and recreation areas, and to improve and further develop linkages between existing and future recreational facilities.
- ▶ Tourism has the potential to be a greater component of the local economy and opportunities exist 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.
- ▶ The Bega Cheese Limited dairy processing plant provides a key source of employment within Koroit.
- ▶ Food processing and agribusiness is a growth industry and has the potential to provide local employment opportunities for the residents of Koroit.

**What is Koroit's primary source of employment?**

The Bega Cheese Limited dairy processing plant is the primary source of employment in Koroit.



# Physical and Transport Infrastructure

## Water Supply

Koroit was connected to Warrnambool water supply system in 1999. Wannon Water supplies reticulated water, by gravity feed, to the Koroit area, from the Service Basin, located on Lake Street, Koroit.

This basin is supplied with water from the Otway system, which is supplemented from two groundwater bores at Carlisle River. In addition, supply to Warrnambool, Koroit and Allansford is augmented by roof water harvesting in the Russells Creek Growth Corridor and by a shallow groundwater bore field adjacent to the Warrnambool Water Treatment Plant at Albert Park, contributing approximately 10 per cent of the supplied water.

The dairy processing plant in Koroit is a high volume consumer of potable water.

## Sewerage

The Koroit sewerage system forms part of the Warrnambool sewerage system, which services a total population of approximately 34,600 (VIF 2015). It is a conventional sewerage system serviced by a series of gravity sewers, pump stations, and rising mains. Two pumping stations service the Koroit sewerage system, collecting flows from residential and commercial properties and transferring them to the Warrnambool Sewage Treatment Plant.

Provision of reticulated sewerage to the existing Bega Cheese dairy processing plant can be accommodated by the Koroit system, subject to augmentation works. To enable the connection of Koroit's dairy processing plant, as a new large trade waste customer, installation of a new dedicated rising main and pump station would be required to transfer wastewater to the Warrnambool Treatment Plant.

Discussions were held between Wannon Water and the former owner of the plant, Murray Goulburn, regarding the possibility of connecting the Koroit plant to the sewerage network. It was intended that if the connection were to occur, it would be timed to coincide with a future upgrade of the plant.

There are opportunities within Koroit for infill development and the existing sewerage system should be capable of handling such expansion, subject to the assessment of specific development proposals.

In relation to the land to the west of Victoria Park and south of King Street, Wannon Water has advised that existing gravity sewers have the capacity to service the eastern third (approximate) of the area, closest to existing development. However, an additional pump station and rising main would be required to service the balance (approximately two thirds) of the area westward to the Port Fairy-Koroit Road.

In addition, Wannon Water has advised that areas to the north and north-west of Koroit, beyond the settlement boundary, cannot be serviced by the existing gravity system and would require the provision of pump stations.

## Stormwater

Koroit is located within two drainage sub-catchments, Koroit-Tower Hill Lake and Koroit-Murray Brook.

The Tower Hill Lake catchment constitutes a single large catchment basin of approximately 515 hectares, with upstream rural areas to the east constituting more than 50 per cent of this area. Approximately 200 hectares of this catchment is occupied by urban development.

Within this catchment, the landform falls centrally to a localised low-point around the sports oval (Victoria Park) and King Street. While the majority of the town is relatively flat, the topography rises towards the crater rim of Tower Hill nominally 20-30 metres above the low point at the oval.

Areas of the catchment north of the Rail Trail and the Koroit – Mailors Flat Road drain to the south and west to a nominal low point on the town boundary at the intersection of McVicar and Mill Streets. From this low point, drainage then notionally flows westerly along Mill Street towards Victoria Park. This catchment contains the majority of the urban area, which is only partly serviced with underground drainage. The current town stormwater system, excepting some current and recent developments, does not have provision for stormwater quality improvements or the trapping of gross pollutants. In addition, the majority of stormwater drainage, which is collected in Koroit, is discharged to Tower Hill Lake, via a single point of discharge, the Tower Hill Drainage Tunnel.

Stormwater from the Bega Cheese dairy processing plant is discharged to Jessie's Creek and to its wastewater treatment farm to the north of town where it is used for irrigation. Stormwater discharged from the plant only enters Tower Hill Lake via the municipal drainage system if there is excessive rain and overflow occurs. The plant has a first flush system, which ensures that the initial stormwater discharge from a rainfall event is directed to the wastewater treatment farm.

The north-western section of Koroit drains to Murray Brook, a small creek to the west of the town. Stormwater



is discharged to Murray Brook via a combination of underground drains, kerb and channel, and overland open drains through agricultural land. This part of the town is flat with the major land use being residential development. There is a small section of commercial land use, with a section of Commercial Road being within this catchment. In relation to the land west of Victoria Park and south of King Street, there are no formal or informal drainage paths, and drainage would typically be overland sheet flow with limited concentration of flows at road reserves. Nominally, half of the area drains east in towards the town and Tower Hill tunnel, with the other half potentially draining to the west across the Port Fairy – Koroit Road.

### Electricity and Natural Gas

Koroit is connected to electricity and is serviced with reticulated natural gas. The reticulated natural gas supply was augmented as part of the Natural Gas Extension Program in 2006/2007. There is anecdotal evidence that augmentation of the electricity supply may be required to cater for any industrial growth in Koroit.

### Transport Infrastructure

The transport network within Koroit is reliant on road-based movements with the private car being the main mode of transport. There is a need to improve both pedestrian and bicycle networks throughout the town, and to advocate for improved public transport services for the community.

**In some areas, there is a lack of formal pedestrian paths and linkages could be improved between key destinations in the town.**

#### ROADS

Koroit is located to the north of the Princes Highway, the major east and westbound arterial route through South-Western Victoria. It has reasonably direct access to the Highway, via north – south and east – west bound roads, such as, Mailors Flat – Koroit Road, Lake View Road, Southern Cross Road (Penshurst – Warrnambool Road) and the Koroit – Port Fairy Road.

The Mailors Flat – Koroit Road provides access to Koroit from the east, it intersects with Southern Cross Road (Penshurst – Warrnambool Road) and the Warrnambool – Caramut Road, which both connect to the Princes Highway and serve as the principal links to Warrnambool.

In addition, Lake View Road provides access from the Princes Highway at Tower Hill, south of Koroit.

Key arterial roads providing access to Koroit from

the north and north-west are the Penshurst – Warrnambool Road and Koroit – Woolsthorpe Road.

All of these roads, except for Lake View Road, are declared arterial roads and are managed by VicRoads under the provisions of the Road Management Act 2004.

Commercial Road and High Street are the key roads providing access to, and through the Koroit Town Centre. Within the Town Centre, Commercial Road is configured as an urban road with parallel on-street car parking provided on both sides of the carriageway.

The speed limit on Commercial Road has been reduced to 40 kilometres per hour through the Town Centre and a signalised pedestrian crossing has been installed to improve pedestrian and traffic safety. In addition, a 40 kilometre per hour school zone exists on Commercial Road in the vicinity of the Koroit and District Primary School.

A signalised pedestrian crossing now exists in Commercial Road and VicRoads are considering further measures to improve road and pedestrian safety.

Traffic volumes on Commercial Road (2016) in the Town Centre are an average of approximately 4,250 vehicles per day (vpd), with 12 per cent of these being heavy transport vehicles. The location of the counts is recorded as being ‘mid-town’, so the data may not include all heavy vehicle movements on Commercial Road associated with the Bega Cheese dairy processing plant, particularly those to the east of High Street.

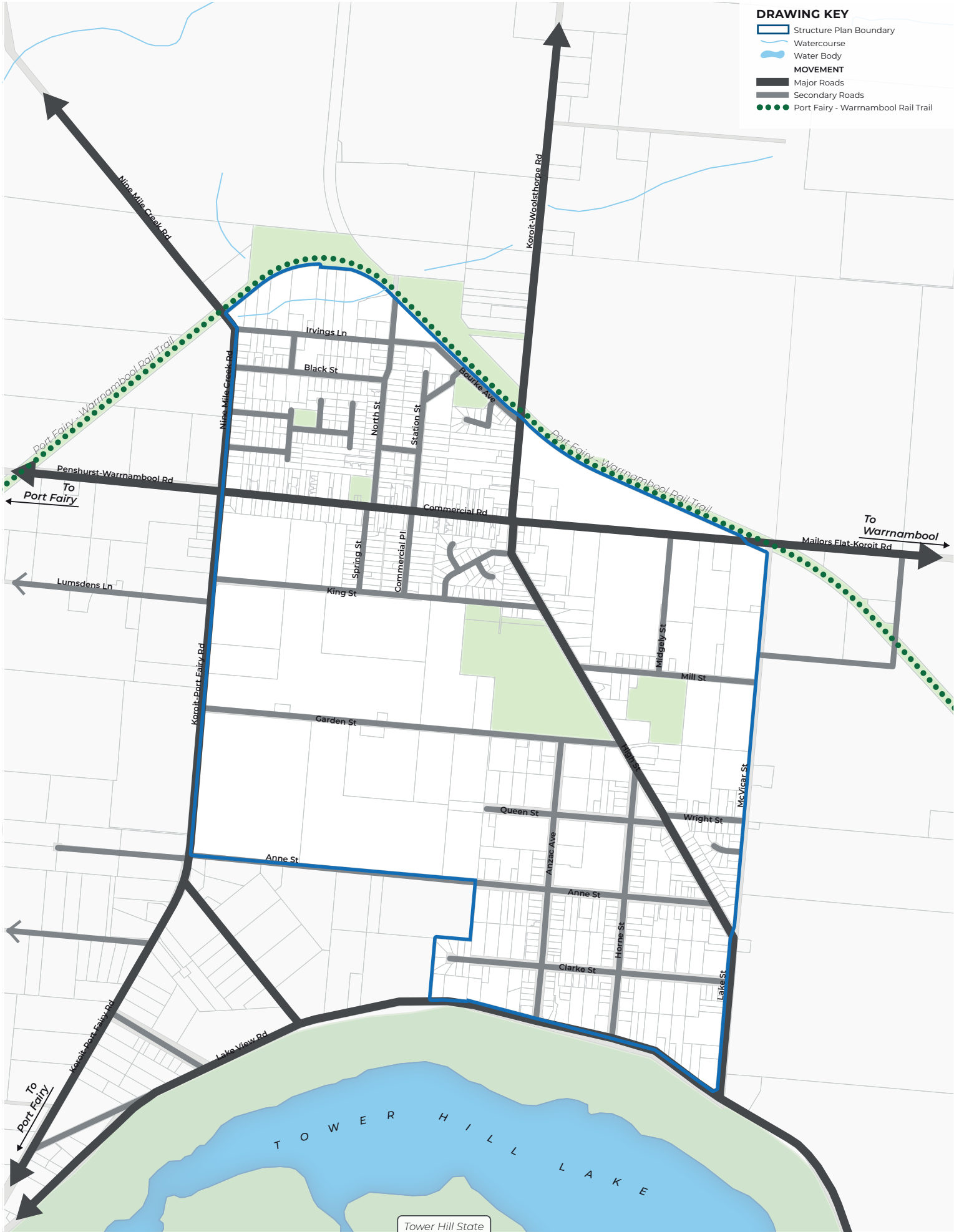
It is considered that within the Town Centre, Commercial Road has the capacity to cater for traffic volumes of up to 6,000 vehicles per day. Therefore, the traffic volumes on Commercial Road are below the threshold for a road of its specifications.

There has been discussion for some years in relation to providing a heavy vehicle (HV) bypass to address the volumes of heavy vehicles passing through Koroit. However, current traffic volumes on Commercial Road are unlikely to be at a level, which would meet VicRoads’ thresholds to justify the provision of a heavy vehicle (HV) bypass.

Further development in Koroit may require upgrades to the arterial road network. For example, to cater for traffic generated in new development areas, treatment works may be required at intersections with arterial roads in the town.

Other roads within Koroit are predominately local streets with many having wide road reserves, typically 20 or 30 metres. Cul-de-sacs are a characteristic of recent subdivisions due to the fragmented nature of the parent land parcels.





Source: Mesh

## PUBLIC TRANSPORT

Public transport in Koroit is limited to bus services, which are provided through the Warrnambool bus network, and regional V/Line coach services.

The Warrnambool bus network route is between Port Fairy, Koroit, and Warrnambool and there are services in each direction five times daily from Sunday to Friday and four times on Saturdays.

These services operate between the hours of 7:25 am and 6:20 pm Monday to Friday, between 7.25 am and 4:50 pm on Saturdays, and on Sundays between 10.25 am and 5:35 pm.

### **V/Line coach services operate via Koroit as follows:**

- ▶ To Warrnambool – one (1) daily service seven days per week (Monday to Sunday).
- ▶ From Warrnambool – three (3) daily services on weekdays (Monday to Friday) and one (1) daily service on Saturdays and Sundays
- ▶ These coach services connect with V/Line train services to and from Melbourne, at the Warrnambool Railway Station.

## PEDESTRIAN AND BICYCLE NETWORK

A lack of pedestrian accessibility and footpaths is one of the major issues of concern to the local community. It is noted that across the Shire, there is a significant demand for the construction or upgrading of footpaths and these works are subject to resourcing and Council identified priorities.

The majority of residential streets in Koroit do not have formal pedestrian paths. Streets with grassy verges and a lack of kerb and channel are a characteristic of the older parts of the town. Where pedestrian paths do not exist, intra-town bicycle and pedestrian movements are generally restricted to the grassy verges and road pavement.

Some parts of the town have been subdivided on a lot-by-lot or ad hoc basis without overall planning, creating a lack of connectivity due to cul-de-sacs, the lack of internal roads or pedestrian/cycle links.

However, there are adequate pedestrian linkages between the key destinations within Koroit, such as, the schools, Town Centre, and the Rail Trail head at the former railway station.

In addition, a number of footpath linkages have been constructed within Koroit as part of Council's annual footpath program over the past few years, which have improved the accessibility to open space areas.

### **Footpath works undertaken in Koroit as part of the 2018-2019 program, are as follows:**

- ▶ Koroit-Woolsthorpe Road (High Street), Western Side, between Bourke Avenue and Commercial Road.
- ▶ Nine Mile Creek Road, Eastern Side, between Black Street and Channing Drive.
- ▶ North Street, Eastern Side, between Black Street and Church Street
- ▶ Black Street, Northern Side, between Nine Mile Creek Road and North Street.

These works will improve pedestrian access between the northern residential areas of the town, the Rail Trail and the Town Centre.

More contemporary subdivisions, such as, the 'Rutledge Estate' off Nine Mile Creek Road, Gladman Court, and Gibson Court have included the provision of footpaths. Apart from the 'Rutledge Estate', these footpaths are internal and are not connected to the pedestrian network in the town.

The main off-road bicycle route in Koroit is the Port Fairy to Warrnambool Rail Trail, which is typically used for recreation purposes and not as a direct transport route.

A number of off road paths are located within the Botanic Gardens, bounded by Garden Street, High Street and the sporting grounds. These links are signposted as shared pedestrian/cycling paths and serve users of the Botanical Gardens.

In addition, the paths provide a good link between St Patricks School and residential areas further north in Koroit, as well as, between Tower Hill and the residential areas to the south and the sporting grounds.

A number of shared paths adjacent to roadways within Koroit are signposted for use by cyclists and pedestrians. These paths are located in the vicinity of high cycle demand areas, typically near local schools and parks. Elsewhere in Koroit, cyclists have to share the road network with motorists.



## PARKING

Parking within the Koroit Town Centre is principally provided on-street, along Commercial Road and adjoining streets. Some of the business premises provide limited off-street parking for staff or customers, and in many instances, off-street parking is not provided.

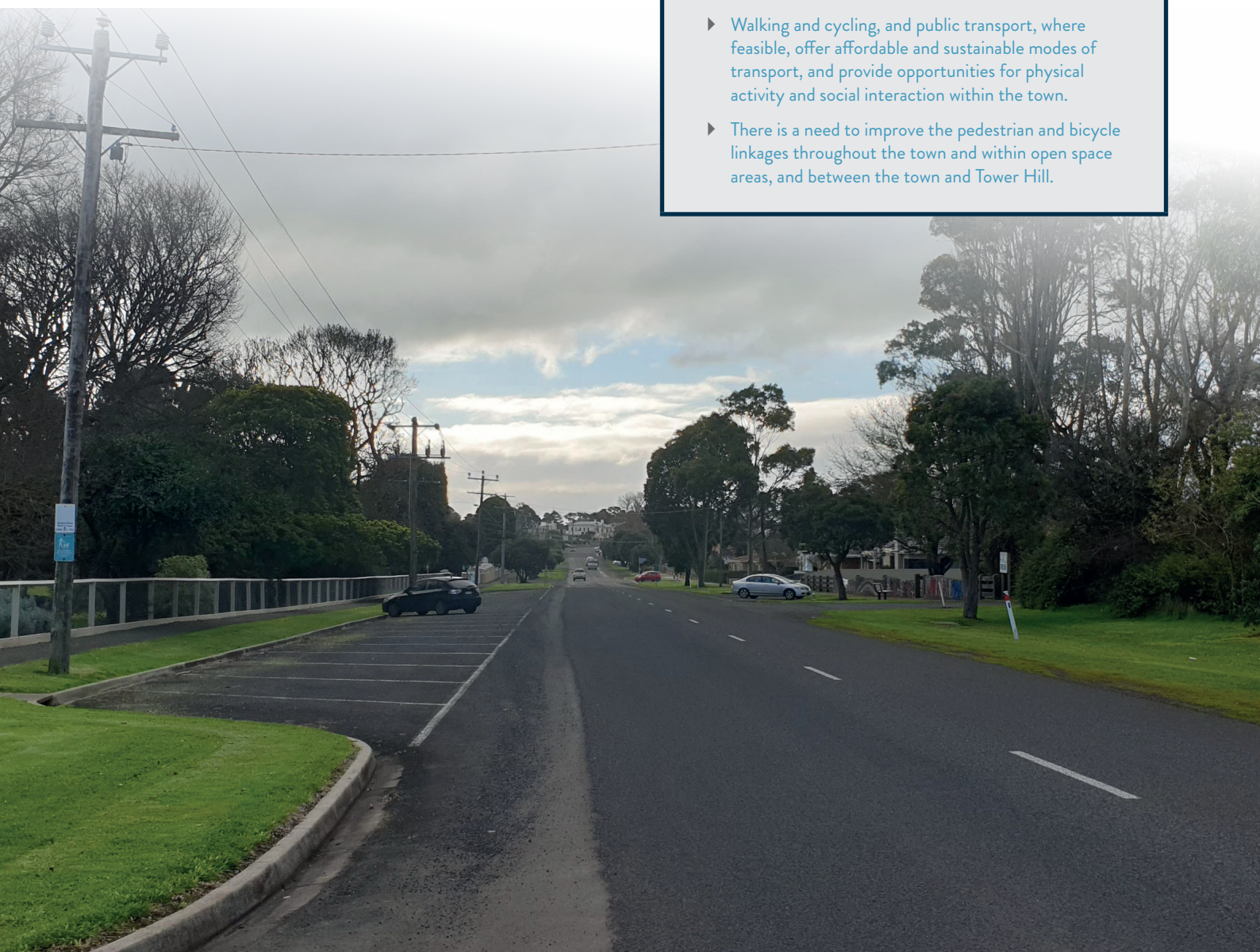
There is only one formalised off-street parking area within the Town Centre, at the Blackwood Centre. Approximately 66 off-street car parking spaces are proposed to be provided as part of the redevelopment of the IGA Supermarket on Commercial Road.

Opportunities may arise for the provision of additional off street parking as part of new development in the Town Centre. The Commercial 1 Zone requires consideration of the provision of off-street parking in the approval process for new development.

Concerns have been raised by the community in relation to the availability of parking in the Town Centre. However, it is considered that the current level of activity would not justify the provision of additional off-street parking.

### Key Influences

- ▶ Urban stormwater runoff poses a substantial threat to sensitive environments and sub-catchments and the study undertaken to identify mitigation measures needs to be completed.
- ▶ Existing stormwater drainage infrastructure is under increasing pressure and its performance is reducing.
- ▶ Water conservation and stormwater re-use measures should 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.
- ▶ Any improvements required to road, footpath and stormwater drainage infrastructure within the existing built up area are to be funded by Special Rates and Charges Schemes.
- ▶ The funding of future infrastructure can be assisted by entering into Section 173 Agreements with landowners/developers.
- ▶ There are limited public transport services linking Koroit to other centres, and within the town itself.
- ▶ Walking and cycling, and public transport, where feasible, offer affordable and sustainable modes of transport, and provide opportunities for physical activity and social interaction within the town.
- ▶ There is a need to improve the pedestrian and bicycle linkages throughout the town and within open space areas, and between the town and Tower Hill.



# Town Growth and Residential Lot Supply

## Town Growth

**The urban boundary of Koroit has changed little since 1998, with only two extensions in that time.**

Land on the eastern side of the Koroit-Port Fairy Road, on the north-eastern corner of King Street, was rezoned from Farming to Residential 1 (now General Residential) Zone in July 2012. Subdivision of this land is yet to commence.

Apart from this area, the only other rezoning undertaken was to increase the area of industrial zoned land on the north-eastern edge of the town, adjacent to the Bega Cheese Limited dairy processing plant.

## Residential Lot Supply

**A lot supply analysis for Koroit was completed in 2018.**

A number of factors were considered in calculating the future lot supply, including the number of vacant lots, potential yield of lots from un-subdivided and underutilised land zoned for residential purposes and future development areas, and the average number of dwelling approvals issued between 2005 and 2018, which included years of both high and low building activity.

The lot supply calculation represents a broad estimation of yields of 10 dwellings per hectare from future development areas. In addition, the calculation has allowed that 20 per cent of the land would be required for public open space, drainage reserves, roads, etc.

According to the analysis, the larger vacant or underutilised residential lots in Koroit have a gross area of 19.953 hectares. If a density of 10 dwellings per hectare is applied to the vacant residential land, and allowing the 20 per cent reduction of the gross area, this land would provide a potential yield of approximately 159 undeveloped lots.

In addition, approval has been granted for a 59-lot subdivision on the corner of the Koroit-Port Fairy Road and King Street.

Therefore, the overall yield from areas zoned 'Residential' in Koroit is calculated to be 255 lots. This lot yield is estimated to provide 18 years land supply for the town.

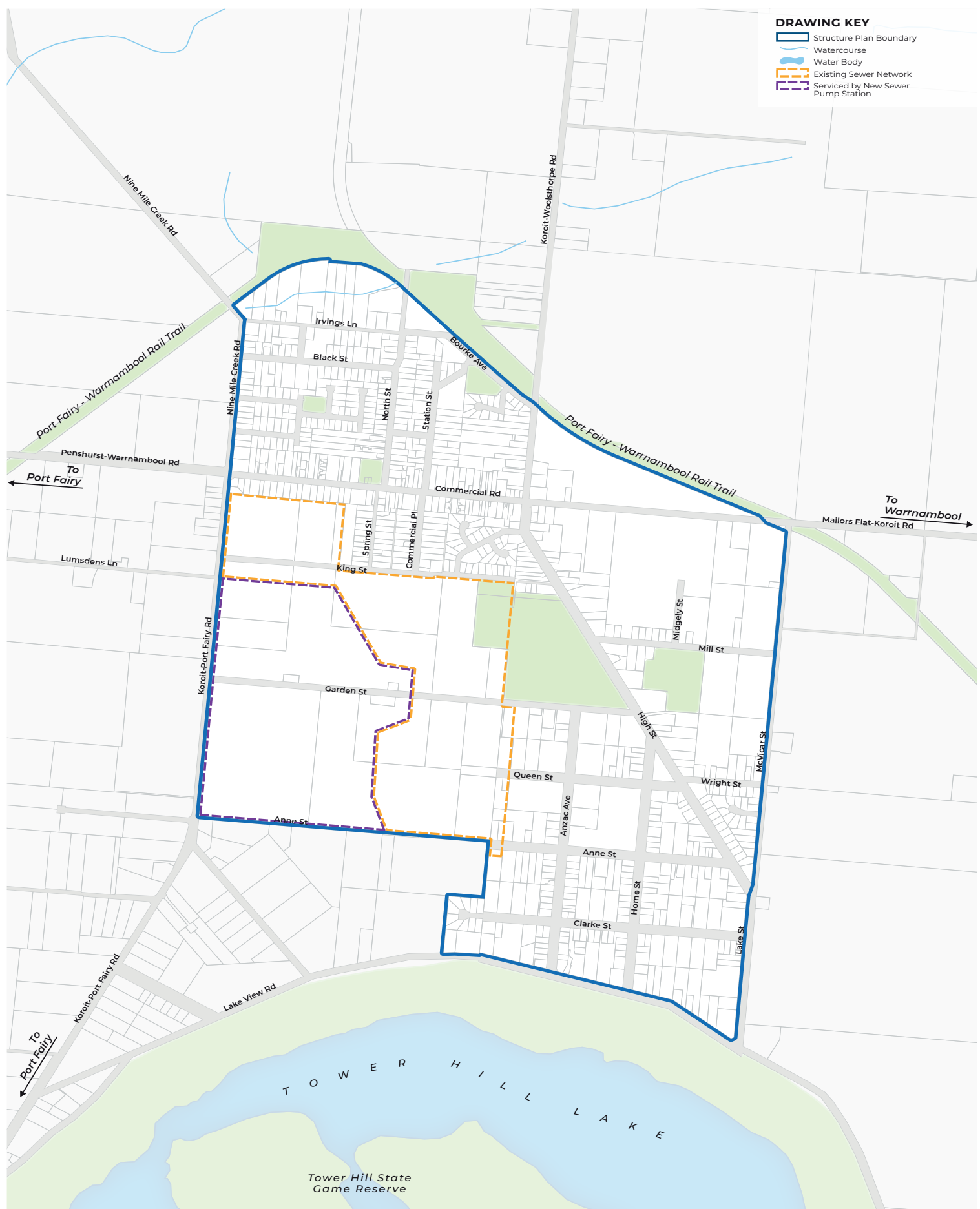
Furthermore, there is an estimated yield of approximately 550 lots within the Settlement Boundary from an area yet to be zoned for residential purposes. This area is bounded by King Street, Anne Street, the Koroit-Port Fairy Road, and, on the eastern side, Victoria Park, and existing residential development, and has an area of approximately 69 hectares.

Development in the area will need to be staged as 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.

The future rezoning of this land is estimated to increase the lot supply longevity to 57 years based on an average of 14 dwelling approvals per annum being issued in Koroit.



Map 6 – Growth Area Servicing



Source: Mesh

## Future Growth

To determine the number of years of residential growth this lot supply will sustain, it is necessary to calculate the rate of lot take-up, by analysing residential building approvals for Koroit in the period 2005 to 2018.

A summary of Building Approval data for Koroit since 2005 is shown in Table 12:

Table 12 – New Residential Dwelling Approvals (2005-2018)

2005	2006	2007	2008	2009	2010	2011
15	17	16	8	12	6	12
2012	2013	2014	2015	2016	2017	2018
22	11	11	21	14	17	14
TOTAL Dwelling Approvals (14 years)						196
Average Dwelling Approvals per year						14

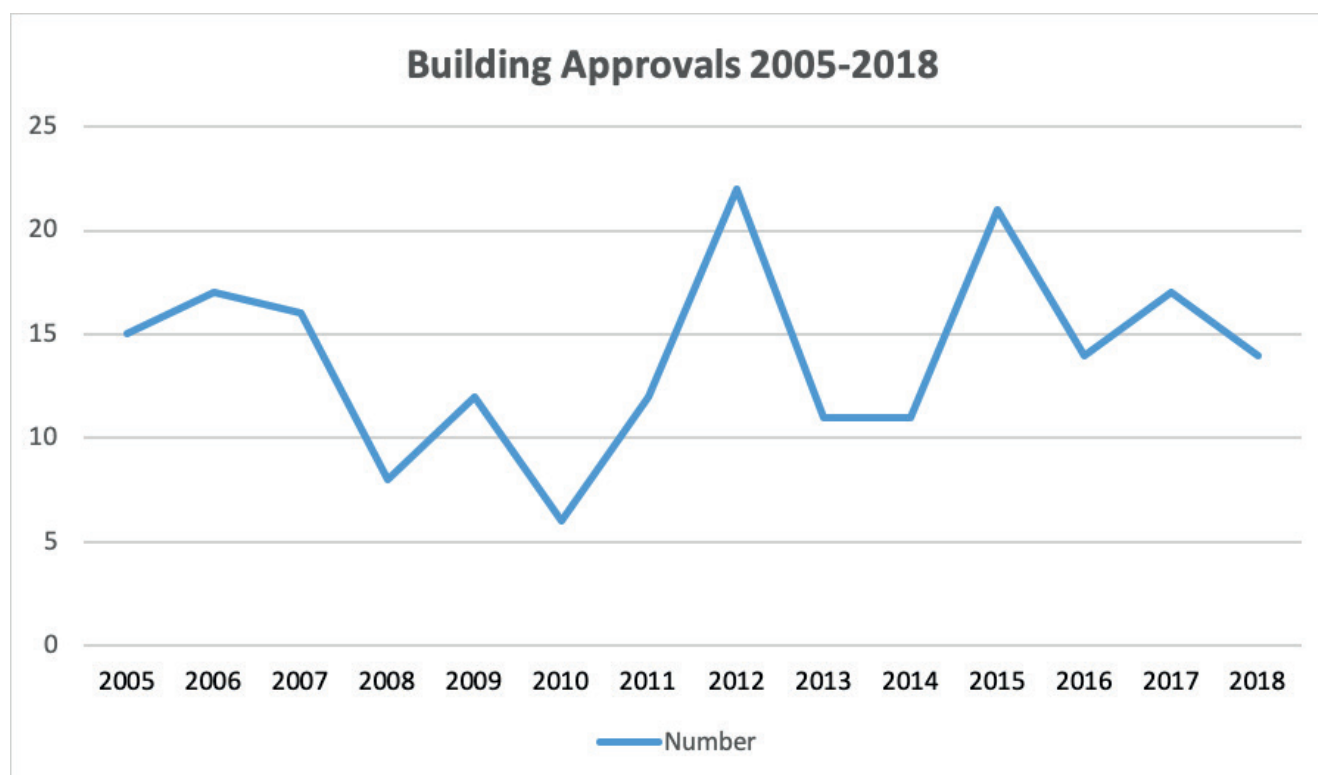
The Table shows the number of building approvals issued for new dwellings in each year during the period between 2005 and 2018. It indicates that 2012 and 2015 were the years having the highest number of dwelling approvals, and 2008 and 2010 were the years having the least building activity.

Table 13 – Growth Opportunities and Lot Supply

Residential Development Opportunities - General Residential Zone	Area (hectares)
Irvings Lane North	3.44
Bourke Avenue/North Street	0.74
High Street North	1.19
Wright Street/High Street	2.14
Queen Street	1.8
Queen Street/Horne Street/Anne Street	3.27
Queen Street/Anne Street West	2.038
Lake Street/Clarke Street	0.435
Lake Street/Lake View Road	2.2
Lake View Road	0.81
Lake View Road	0.59
Lake View Road/Clarke Street	0.85
<b>Total Area (hectares)</b>	<b>19.5</b>
<b>Total Area – 20%*(3.9 hectares)</b>	<b>15.6</b>
Approximate yield (@ 10 lots per hectare (lots))	156
Years supply (based on 14 dwelling approvals per annum)	11.14

\*Deduction for the provision of infrastructure, such as, public open space, drainage reserves, roads, etc.

Figure 9 – New Residential Dwelling Approvals in Koroit (2005-2018)



To determine the longevity of lot supply, the take-up of land per year has been based on the average of new dwelling approvals per annum over a specific timeframe (2005-2018), to provide a reliable pattern of development. The period includes years of both high and low building activity, and the figures show that the average number of approvals issued for new dwellings has been 14 per annum.

Table 14 – Future Supply of General Residential Zoned Land in Koroit

Vacant Residential Lots	37
Undeveloped Residential Zoned Land (Un-subdivided) @ 10 lots per hectare	156
Approved King Street subdivision	59
Total Zoned Lots	252
<b>Years Supply Zoned Lots (average consumption)</b>	
The demand of lots at Koroit is based on an average of 14 Building Permits per Annum (2005/2006-2017/2018).	<b>18</b>
<b>Years Supply Zoned Lots (higher consumption)</b>	
The demand of lots at Koroit is based on an average of 22 Building Permits per Annum (2005/2006-2017/2018).	<b>11.45</b>

(Note figures are rounded)

Even when relatively high building approvals are used as a measure, Koroit has a minimum of eleven (11) years supply of lots in areas zoned for residential purposes. This calculation does not consider the contribution of medium density housing/infill development to lot supply within the town, which is a key objective of urban growth and land use policies within the Moyne Planning Scheme.

## AREAS OF DEVELOPMENT INTEREST

### Areas not recommended for inclusion within the Settlement Boundary

Given the longevity of residential lot supply in Koroit, the objectives to consolidate development within settlement boundaries and protect rural land from urban encroachment, and the need to preserve the rural landscape and town identities, development of land for residential purposes beyond the nominated Settlement Boundary is not supported, as part of this Structure Plan.

Supporting future urban development in the following areas would significantly alter the Settlement Boundary of Koroit and could heighten effects on surrounding farming uses.

Therefore, the following areas are not supported for future urban development or inclusion within the Settlement Boundary:

### Koroit-Woolsthorpe Road north of the rail trail

This area is located to the north of the Rail Trail and the existing urban area. There are some residential uses within the area in the form of ribbon/strip development along the Koroit-Woolsthorpe Road, however, the area is beyond the nominated northern settlement boundary (the Rail Trail).

The Rail Trail is the logical boundary to residential development on the northern side of the town. It is considered that there is little strategic merit in having a ribbon or pocket of rural living/low density residential development along the Koroit-Woolsthorpe Road. The area would be surrounded by land zoned Farming, which could potentially be used for intensive production.

Such development may increase the potential for conflicts and complaints, and potentially impose additional operational constraints on existing agricultural activities in this area, given the considerations and expectations created when land is zoned for residential purposes.

In addition, a growth area on the northern side of the Rail Trail is less desirable than the growth area south of King Street. The area north of the Rail Trail is further from existing facilities and services, and development of this area would not enhance connectivity and walkability in the town.

In addition, development of this area would be inefficient from an infrastructure provision perspective and would cause issues associated with linear development, i.e., access to services.

### East of McVicar Street

Development of this area has similar issues to the area north of the Rail Trail and is not recommended for support, due to the lack of proximity to the Koroit town centre and the logical settlement boundary currently presented by McVicar Street.

Again, this option would be inefficient from an infrastructure provision perspective and would cause issues associated with linear development, i.e., access to services. In addition, there would be interface issues, as the proposed development area adjoins agricultural land.

Such development may increase the potential for conflicts and complaints, and potentially impose additional operational constraints on existing agricultural activities in this area, given the considerations and expectations created when land is zoned for residential purposes.

It is recommended that this area remain within the Farming Zone and should be maintained for farming purposes and rural landscape values.

## NEW DEVELOPMENT

**Development in the town will provide employment and investment opportunities for residents. Investment in the town's infrastructure will support the local construction industry.**

The benefits include investment in the local economy and the creation of jobs during the construction phase, and increased support for local shops and businesses by the future occupants of the development.

Construction is one of the most effective sectors to stimulate wider economic activity. Sectors benefiting from increased construction output include manufacturing (especially of building products and equipment), real estate, business services (including architecture, planning, and surveying), mining and quarrying, and transportation.

Temporary increases in expenditure would result from employment, such as, the additional expenditure of construction workers in local shops and other facilities. In addition, local tradespeople often gain work on construction sites, and spend a substantial part of their income in the local community for food, entertainment, and other services.

New housing makes an important contribution to the competitiveness of towns, such as, Koroit by providing accommodation, which will appeal to and assist to attract skilled people to live in the area, as well as, providing a choice of homes for people already living within the area. It could reasonably be expected that the majority of new homes will be occupied by households whose adult occupants are of working age and economically active.

Furthermore, new housing can prove a key draw for inward investment. It would make an important contribution to the continued competitiveness of Koroit and the wider local economy by underpinning the supply of labour available to local businesses and prospective business investors, as well as, inputting significant additional expenditure into the local catchment.

New residents will bring with them increased retail and general household expenditure to support the local economy. A new household generally spends a proportion of its income on goods and services in the local economy, which permanently increases the level of economic activity for local business owners.

## Commercial Land/Floor Space

**The commercial structure of Koroit is restricted to Commercial Road and High Street, and includes a number of commercial and retail premises, and residences.**

These enterprises offer employment opportunities for the local community, whilst ensuring the provision of basic services fundamental to a town of this size.

At present, there are a number of commercial/retail premises in the Koroit Town Centre, which are not being used for commercial/retail purposes or have been converted to residential uses, and it can be concluded that there is little demand for additional retail/commercial floor space within the town.

There are opportunities to accommodate new retail and commercial uses within the existing Commercial Zone through the co-ordinated use of vacant floor space, commercial buildings currently used for other purposes, and vacant land at the rear of existing buildings.

On this basis, it is considered that sufficient floor space and opportunities for development and consolidation are available within the Town Centre to cater for retail/commercial growth over the life of the Koroit Structure Plan.

## Industrial Land

**The Koroit Industrial area is one of the Moyne Shire's major industrial areas and is located on the north-eastern edge of the town.**

Koroit has a total of slightly less than 20 hectares of industrial land, mostly zoned Industrial 1, however, 2.42 hectares of land on the south-western corner of the Mailors Flat - Koroit Road and McVicar Street is zoned Industrial 3.

The main industrial operation in Koroit is the Bega Cheese Limited dairy processing plant, which occupies a site abutting Commercial Road. Land is available to accommodate a potential expansion of the plant, as it does not fully occupy the current site. In addition, Bega Cheese Limited has a large landholding in proximity to the dairy processing plant, which was originally acquired by the former Murray Goulburn Co-operative.



**Other uses, which occupy Industrial zoned land on the periphery of Koroit, include:**

- ▶ a steel fabrication business at 19 Commercial Road (1.56 hectares).
- ▶ ‘Murray Goulburn Trading’, a trade supplies and fuel outlet, at 96 Commercial Road (0.68 hectares).

The remainder of the industrial zoned land, an area of approximately 14.12 hectares, including 7.29 hectares of land on the northern side of Commercial Road, is used for agricultural and/or residential purposes.

Underutilised industrial land includes land adjacent to the south-western corner of the Mailors Flat-Koroit Road and McVicar Street, which was rezoned for industrial purposes, via Amendment C35, as follows:

- ▶ Part 1, which rezoned land at 19 Commercial Road, Koroit (1.56 hectares) from the Farming Zone (FZ) to the Industrial 1 Zone (IN1Z), was gazetted on 11 June 2009.
- ▶ Part 2 relating to rezoning of the remainder of the exhibited area, at 5 Commercial Road and 15 Commercial Road, Koroit (2.45 hectares) from the FZ to the Industrial 3 Zone, was gazetted on 24 November 2011.

**In making its recommendations on Amendment C35 Part B, the Planning Panel provided the following commentary in relation to land supply:**

*“Theoretically there may be ample supply of undeveloped industrial land in Koroit given the relatively modest demand compared to the extent of land on the northern side of Commercial Road and options that also exist within the recently extended IN1Z. However, it was reported in the PDP report (2010) that the owner of the largest area of undeveloped industrial land does not intend to development the land in the foreseeable future. ...*

*The Panel agrees with Council’s submission that previous strategic planning projects all earmark this area as having potential for industrial development and the rationale for identifying this area for future industrial development is acknowledged. The area identified would consolidate industrial development in the town in an area where development options are already influenced by the Murray Goulburn milk factory. While there may not be an urgent need for additional industrial land, it is sound planning to provide for local service industrial areas, even in relatively small settlements.”*

According to the Urban Development Program (UDP) Industrial Report, there was little consumption (construction on or use of previously unutilised land) of industrial land in Koroit between 2007 and 2012.

Whilst the UDP identified that there is an adequate stock of zoned and unzoned industrial land in Koroit, it found that due to the land area vacancy rate and the relatively small stock of identified zoned supply, additional zoned stock is required, primarily to meet potential demand.

In addition, the UDP identified that 16.8 hectares of the 20 hectares of industrial land in Koroit was ‘unavailable’ for development. Industrial land classified as ‘unavailable for development’ by the UDP included land already occupied by industrial uses, construction sites, major infrastructure, capital intensive farming operations, established residential premises or where it is known that the owner does not have any intention to develop the land in the medium to long-term.

According to the UDP, a future industrial site (9.5 hectares) to the south of the Bega Cheese Limited dairy processing plant had been identified, which will provide sufficient land (to cater for future demand).

In addition, the UDP noted that consideration could be given to encouraging the provision of smaller industrial lots to accommodate smaller service businesses.

Although there is a perceived shortage of available industrial land, Council has not received any enquiries from business operators or potential developers in relation to the release of industrial land in Koroit.

Another issue in relation to land supply is that the existing industrial land and the adjacent land, most suitable to accommodate industrial expansion, is now under the control of a limited number of landowners.

Therefore, it is likely that additional land will need to be identified for future industrial development. In particular, land is required to accommodate light industry and small industrial businesses, which serve the town and provide local employment.

### Key Influences

- ▶ There has been a historically slow take-up of land in the town.
- ▶ 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.



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