

# KOROIT

## TOWNSHIP RENEWAL

September 2022

MOYNE  
SHIRE



## ACKNOWLEDGEMENT OF COUNTRY

Moyne Shire Council acknowledges the traditional owners and custodians of the lands, waterways and country we live in. We recognise and respect their diversity, resilience, and the ongoing place that Aboriginal and Torres Strait Islander people hold in our communities.

We pay our respects to the Elders past and present and emerging and commit to working together in the spirit of mutual understanding, respect and reconciliation.

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# KOROIT --- IN FOCUS

 Hamilton

 World Heritage Listed  
Budj Bim Cultural Landscape

Koroit

  
Tower Hill Wildlife Reserve

 Warrnambool

Princes Hwy

 Port Fairy

## POISED FOR GROWTH

Koroit is Moyne Shire's second largest town, situated on the northern slopes of Tower Hill midway between Port Fairy and Warrnambool on Victoria's Great South Coast.

Offering a unique mix of rural lifestyle, village convenience and housing affordability, Koroit has become a highly desirable residential destination and is the fastest growing town in the Shire.

In 2016, Koroit's estimated resident population was 1,633 people. By 2041, the population of Koroit is forecast to reach 2,332 people - an annualised growth rate of 1.44 percent. Over the same period, Victoria's population is forecast to increase at an annualised rate of 1.19 percent.<sup>1</sup>

## INVESTMENT READY

Koroit has been identified as a 'district town' well suited to accommodate future growth.

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<sup>1</sup> .id Consultants, *SAFi National to State tops-down forecast, 4.3.1*, May 2021.

Only ten minutes west of Warrnambool and in close proximity to Port Fairy, Koroit is ideally positioned to benefit from both residential and commercial development opportunities.

Over the past five years, Koroit has attracted significant investments in commercial, community and manufacturing infrastructure, including:

- \$34 million lactoferrin processing facility at Bega Koroit.
- \$10 million Stage 1 Daly's IGA Supermarket expansion.
- 59 lot / 6.3 ha Waterford Estate residential subdivision.
- \$11.3 million upgrade to visitor facilities at Tower Hill Wildlife Reserve.
- \$2.1 million upgrades to Koroit Sports Stadium & Bowls Club.
- \$4.5 million in new and upgraded commercial premises, including the Noodledoof Brewery, Distillery & Café; Izzy's Restaurant; and an ever-expanding range of high-quality hospitality and service businesses.

Image: *Noodledoof Brewing Koroit Great Ocean Road*. Photographer: Andrew Englisch



## KOROIT STRUCTURE PLAN

To shape the future development of Koroit, Council has developed the Koroit Structure Plan based on community and stakeholder consultation and a review of existing state and local planning policies.

The Koroit Structure Plan establishes planning objectives and strategies that are directed towards the achievement of the community's vision for Koroit, which was developed through a series of community workshops.

The Koroit Structure Plan was exhibited for public comment prior to its formal adoption by Council in September 2020.

Council is now implementing amendments to the Moyne Shire Planning Scheme to give effect to the strategic land use outcomes identified in the plan.

“Koroit will be a town with a distinctive country charm, which maintains a strong connection to its rich indigenous and post-contact heritage. It will be a compact, green and walkable town, retain its rural setting and have enhanced connections to Port Fairy and Warrnambool, and its highly valued landscape feature, Tower Hill.

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

*Koroit Community Vision*

# PROJECT OVERVIEW



The Koroit Township Renewal Project has been designed in close consultation with the Koroit and District Progress Association and community residents.

The project - which has been designated key priority project status by Council - aims to support economic activity and residential growth in Koroit through the development of functional and attractive streetscapes in the town's commercial centre.

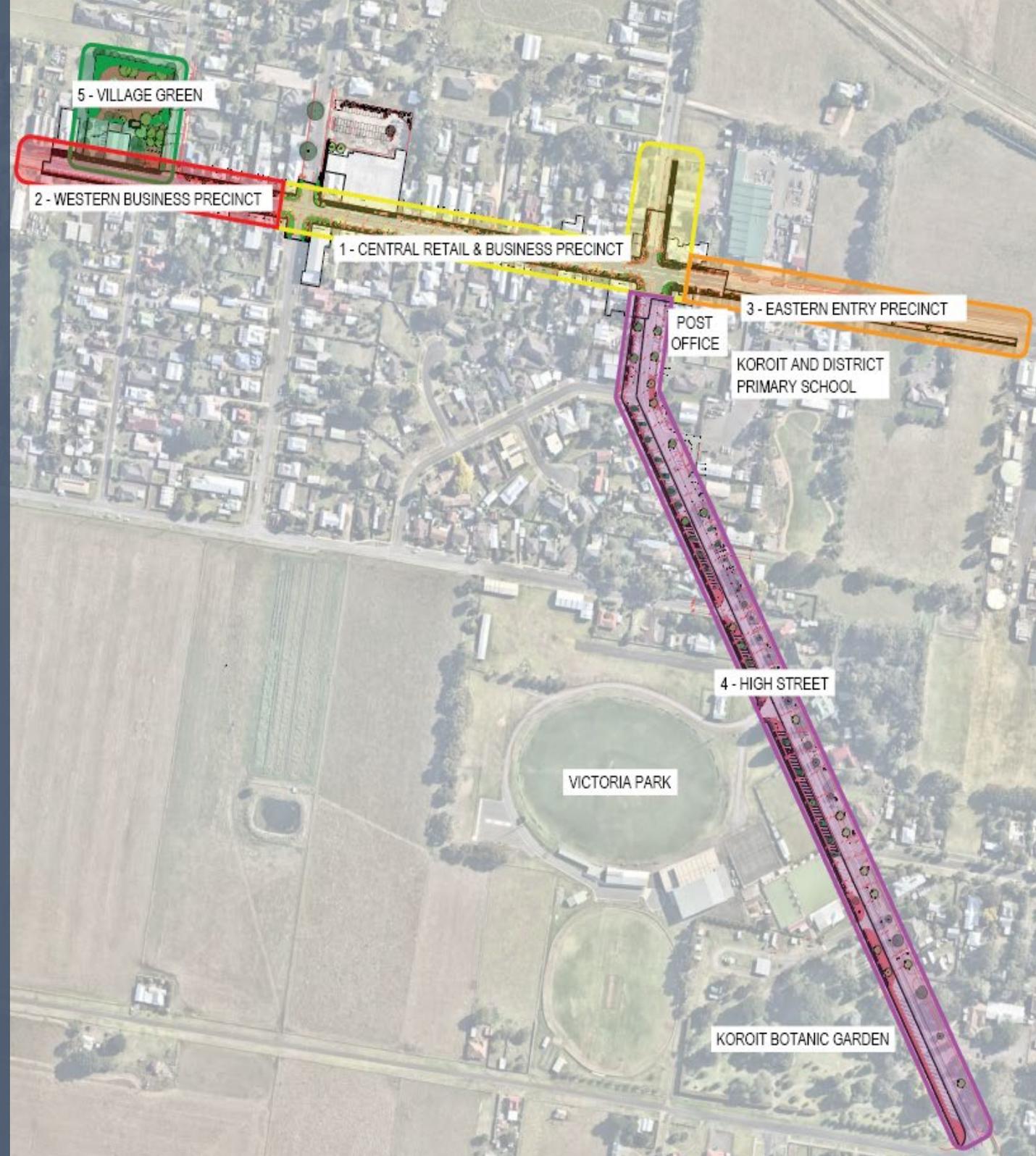
Consistent with the community's vision, the project will deliver a modern and vibrant town centre that reflects Koroit's rich heritage and enhances the town's distinctive country charm.

## PROJECT SCOPE

The project incorporates aesthetic and functional improvements to streetscapes in Commercial Road and High Street, Koroit.

Within the project area, five contiguous precincts have been established to reflect the different functions these spaces perform.

Project elements have been matched to the aesthetic and functional objectives of each precinct.



## CENTRAL RETAIL & BUSINESS PRECINCT

Accessibility and amenity are key drivers of streetscape improvements proposed for Koroit's Central Retail and Business Precinct.

Project elements support commercial activity and investment, as well as facilitating pedestrian, bicycle and vehicular access to local businesses.

In line with regional business and tourism strategies, the streetscape reflects a heritage aesthetic while providing contemporary standards of convenience and accessibility.

Key project elements:

- Undergrounding of overhead power lines and electrical service crossings.
- Sawn bluestone pedestrian pavements.
- Retention of on-street car parking.
- Streetside EV charging points.
- Road remediation and resurfacing.
- Advanced street trees, landscaping and street furniture including benches, bollards, bins and bicycle racks.
- High-efficiency LED street lighting.

Cost estimate: \$4.96 million



## WESTERN BUSINESS PRECINCT

Situated to the west of Koroit's central Retail and Business Precinct, the Western Business Precinct achieves an easy transition from commercial functionality to community open space.

The streetscape incorporates heritage-style paving, additional street trees and landscaping at intersections to soften site lines and signal less intensive commercial activity on the approach to the Village Green.

Key project elements:

- Undergrounding of overhead power lines and electrical service crossings.
- Sawn bluestone pedestrian pavements.
- Road remediation and resurfacing.
- Planting of mature street trees and construction of new garden beds.
- High-efficiency LED street lighting.
- Ample provision of bench seating.
- Banner poles denoting the Village Green entrance.

Cost estimate: \$2.70 million

## EASTERN ENTRY PRECINCT

The Eastern Entry Precinct is the gateway to Koroit's town centre. The precinct signals a change of function with mature street trees, fully constructed pedestrian access and seating outside Koroit and District Primary School.

The precinct provides pedestrians with easy access to the Retail and Business Precinct, as well as recreational facilities located in High Street to the south.

Key project elements:

- New asphalt pedestrian pavements.
- New bluestone kerbing.
- Planting of mature street trees.
- New street furniture including bench seating.

Cost estimate: \$314 thousand

## HIGH STREET

Intersecting Commercial Road, High Street is the southern gateway to Koroit's central business precinct.

Linking Koroit with Tower Hill and Princes Highway to the south, High Street also connects the community's recreational facilities with the town centre.

Streetscape upgrades provide improved pedestrian access between the town's recreational and commercial activity zones, as well as offering visual cues to a change of function as visitors travel north towards the town centre.

Key project elements:

- Sawn bluestone pedestrian pavement and banner poles at Victoria Park entrance.
- Formalised car parking and school crossing.
- Planting of mature street trees.
- New asphalt pedestrian pavements.
- Tapered kerbstones with tactile indicators.
- Repairs to bluestone kerbing.

Cost estimate: \$1.06 million

## VILLAGE GREEN

Situated on the northern side of Commercial Road, just west from the town's business and retail precinct, the Village Green is a focal point for community activities and the heart of the annual Koroit Irish Festival.

Moyne Shire Council has recently completed the construction of a new permanent performance stage, with funding support from local manufacturer, Bega, Koroit Irish Festival and the Victorian State Government.

The project provides for additional amenity upgrades to support existing activities and encourage new uses.

Key project elements:

- Electric BBQ and dining shelter.
- Planting of advanced shade trees.
- EV charging points.
- Construction of new garden beds.
- Park furniture including communal table with seating, bins, water fountain and bicycle racks.
- Clustered banner poles.
- Installation of feature lawn.

Cost estimate: \$429 thousand



## PROJECT BENEFITS

Preliminary modelling prepared by Council shows that total project expenditure of \$9.46 million can be expected to produce and additional \$15.66 million (direct and indirect) in new economic activity and 37 new FTE jobs during the construction period.

Through the application of the Victorian State Government's Local Jobs First Policy and the Moyne Shire Council Procurement Policy, it is anticipated that the bulk of these benefits will be retained within the regional economy.

As the project provides vital enabling infrastructure, it is expected that additional business investment and economic activity will be produced for many years to come.

Modelling the impact of the project on Koroit's visitor economy shows that an additional 1,000 domestic overnight trips each year can be expected to produce a further \$6 million (NPV) in direct and indirect economic output over a ten-year period.

## PROJECT FUNDING

Moyne Shire Council is investing a total of \$1.62 million in the development and delivery of the Koroit Township Renewal Project, including \$200 thousand for project management (in-kind) and \$515 thousand already invested in project development and early-stage works.

Local businesses and community groups have contributed a further \$100 thousand towards project implementation.

Council is seeking \$8.56 million in government funding for the full implementation of the Koroit Township Renewal Project.

Project delivery can occur in stages, with priority given to the completion of the Central Retail and Business Precinct and the Western Business Precinct in Commercial Road, Koroit, at a cost of \$7.66 million.

## PROJECT DELIVERY

Concept designs for the Koroit Township Renewal Project have been developed by Moyne Shire Council following extensive consultation with residents, local businesses and the Koroit and District Progress Association.

Council has engaged Powercor Australia to prepare a detailed specification and design for the undergrounding of overhead electrical cables, street lighting and property supply works in Commercial Road within the project scope.

VicRoads has provided in principle support for the proposed upgrades and modifications to Commercial Road, Koroit.

Quantity survey reports and cost estimates have been prepared by CSE Group Consulting Engineers for each of the project precincts. These estimates form the basis of costings and modelling presented in this report.





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