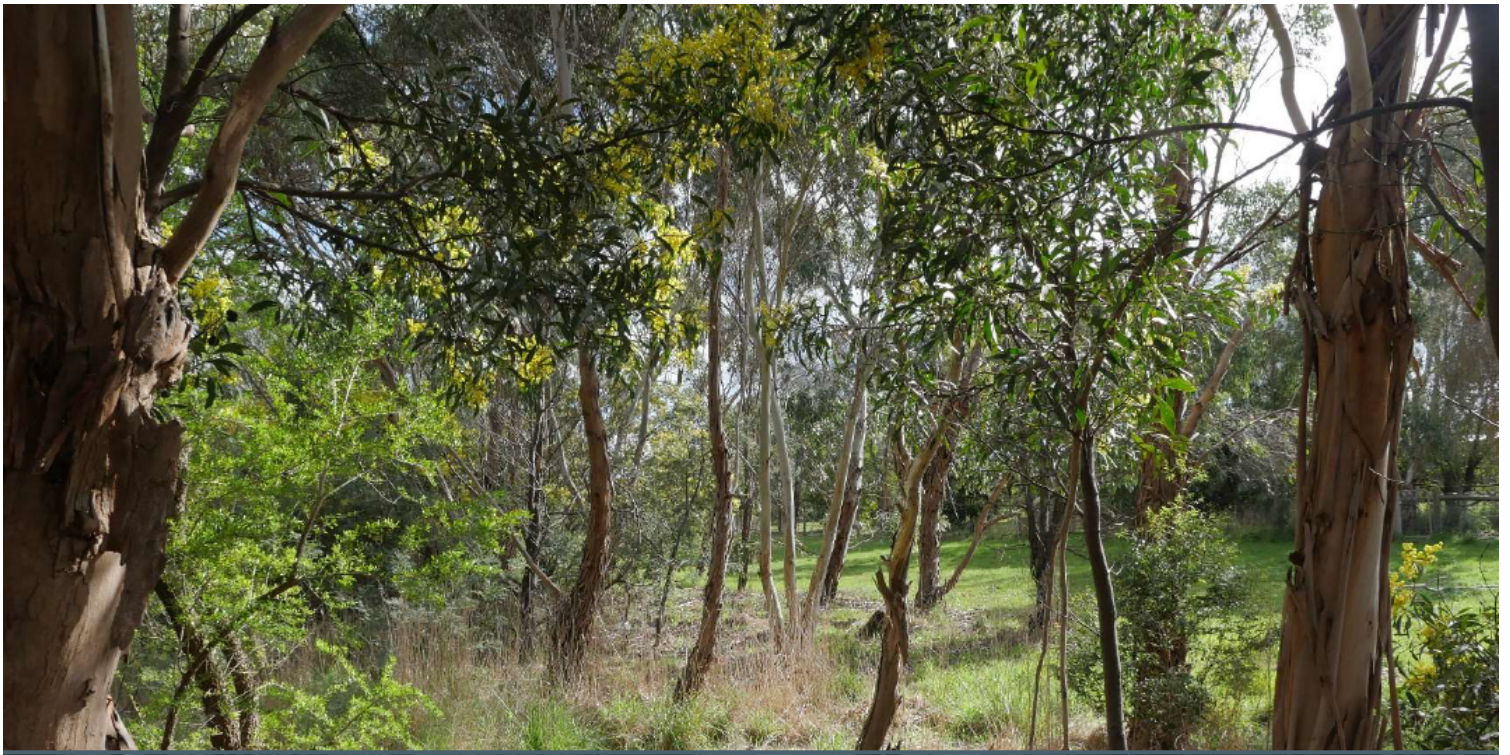


Moriac Structure Plan 2022

Community Engagement Summary
Report – May 2022



Acknowledgement

Surf Coast Shire Council acknowledge the Wadawurrung People as the Traditional Owners and Protectors of the Moriac region.

We acknowledge their Ancestors who cared for the land and waters for thousands of generations. We pay our Respects to their Elders past, present and future.

Thank you to contributors

Surf Coast Shire Council would like to thank all residents and community groups for their input into the various engagement forums that have informed the first phase of the Moriac Structure Plan process. The project team acknowledges the broad range of views on many matters raised throughout the process. The drafting of a new Moriac Structure Plan will provide further opportunities for community participation.

Executive summary

Surf Coast Shire Council has commenced the process of preparing a new town structure plan to guide future growth and development in Moriac.

The Structure Plan process will provide an opportunity for the Moriac community to share ideas with Council about how to best manage demands for housing and improved services, whilst protecting the valued characteristics and features that define the town.

A range of community engagement activities have been specifically designed for Moriac residents and other key project stakeholders to ensure that the resulting Structure Plan captures the most important land use planning challenges of the day.

Council has documented strong levels of community participation in the first phase on the project, with good attendance at the community 'drop in' sessions and more than 100 project surveys being completed online.

A brief summary of initial key findings is provided below:

- The Moriac community have expressed a range of opinions about future growth, however, the vast majority of engagement participants agree that the small scale nature of the town and its role in the region should not be altered by future land use planning decisions.
- There is a prevailing community view that whilst a degree of incremental residential growth is expected, it should not come at the cost of impacts on the small town rural character of Moriac, nor should it impact the natural environment.
- The Moriac community would like to see further investment in the construction of new footpaths and trails throughout the town. New paths could potentially improve connections between recreation facilities and the primary school, and provide safer ways to cross Hendy Main Road and the Cape Otway Road.
- Investment in public transport services is something the Moriac community aspires to secure for the benefit of older and younger residents.
- The current capacity of the kinder has been identified as a concern for many young families.
- Road safety concerns continue to feature strongly in conversations and in survey responses. Concerns have been expressed about the design of the intersection of Cape Otway Road, Hendy Main Road and the Warrnambool-Geelong railway line and speed limits on the Cape Otway Road within the township boundary.
- A number of locations on the edge of town have been put forward as potential places to be considered for future long term growth.
- Waste water infrastructure represents the biggest constraint to further residential growth, however the community have expressed differing opinions regarding the need for reticulated sewerage infrastructure.

1. Introduction

This report provides a summary of community engagement activities undertaken in Phase 1 of the Moriac Structure Plan process. Phase 1 is defined as the ‘understanding and visioning’ phase, with a primary objective of introducing the Moriac community to background research prepared as part of the project initiation.

Research findings were presented for engagement in a range of formats including summary reports, storyboards, pictograms and a project survey. A project specific website landing page provided easy access to information and sought to maximise participation in the process.

Community drop in sessions have also provided an important face to face engagement forum with more than 40 residents attending two sessions held in April 2022. A summary of the comments captured at the forum will provide the community with a transparent record of inputs as the project transitions into ‘designing’ phase (See figure 1.1).

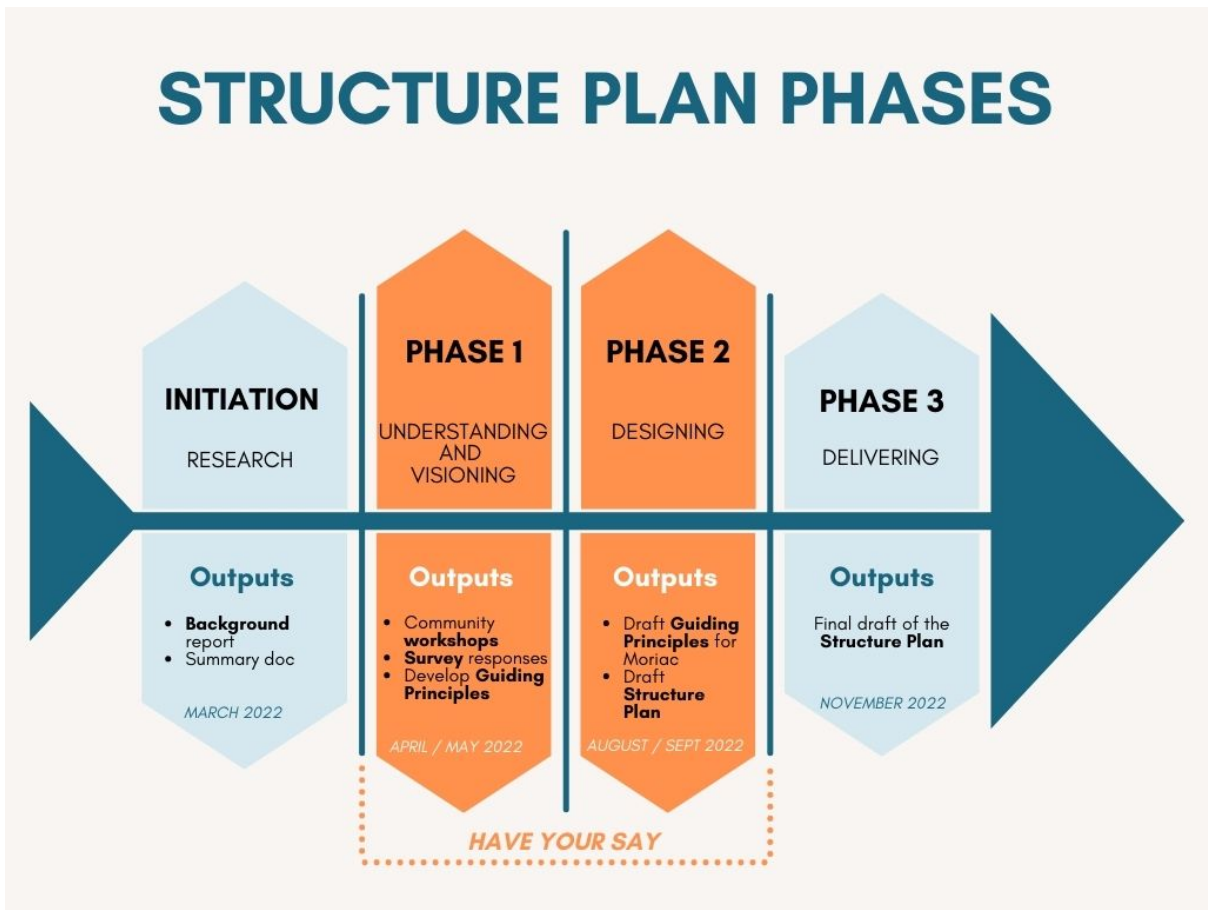


Figure 1.1: Moriac Structure Plan - Project phases

Another key feature of the Phase 1 engagement was the presentation of draft guiding principles, prepared with reference to research findings and inputs from the recent Council Plan ‘People, Place, Future’ project. Council collected a significant amount of feedback on the guiding principles (both quantitative and qualitative data) informing a process of project refinement.

A key output of Phase 1 engagement, outlined in the final chapter of this report, is the presentation of the refined guiding principles to inform the design of a draft Structure Plan.

2. Background

The current Moriac Structure Plan was adopted by Council in 2010 (MSP 2010) and provides the context for land use planning in Moriac through local policies in the Surf Coast Planning Scheme (Planning Scheme).

Key factors driving the review of the MSP 2010 and the preparation of a new plan include:

- State and regional planning policy reforms over the past ten years.
- The recent rezoning of the last remaining area of land identified for housing development in the MSP 2010 and therefore the need to consider future housing needs for Moriac.
- Timely review of the provision of public infrastructure including open space, footpaths and trails, community buildings and service infrastructure (i.e. electricity, water, wastewater) to determine future needs.
- To consider the implications of the growth in visitors to the rural hinterland for Moriac given its strategic location at the intersection of two main roads.
- To develop a new Moriac Structure Plan that supports and complements current community aspirations.

Background Report

The initiation phase of the project involved the preparation of a Background Report. The Background Report brings together a large amount of information from a range of sources to provide a factual reference for engagement.

The Background Report includes:

- a summary of feedback from the Moriac community identifying key priorities for the future as part of the People Place Future project (2021)
- a profile of present day Moriac
- a review of the planning policy framework
- an analysis of population forecasts and housing supply and demand
- key issues and influences on future growth and development.

In addition to the drafting of a Background Report the project team prepared an Engagement Action Plan in consultation with Council's Community Engagement Facilitator.

3. Recent council engagement with Moriac residents

In the initial research phase of the project community feedback from Council's People Place Future project (2021) was reviewed to gain insights into current matters of importance to the Moriac community.

The People Place Future project was a comprehensive community engagement project to assist in developing the Council Plan and Community Vision, the Council Asset Plan and the 10 Year Financial Plan. Over 65 residents from Moriac and the surrounding district participated in the 'People Place Future' engagement process early in 2021, attending informal conversations, meetings and workshops, interviews and surveys. The People Place Future program sought to collect information to feed into the development of a new Council Plan.

Top priorities for an ideal community as identified by Moriac and District respondents included:¹

1. Having a good amount of high quality and diverse shared open space (quality and quantity).
2. A natural environment that is protected and built environment that reflects sustainability best practice.
3. An attractive and high quality environment that people can be proud of, including having a sense of character or identity that is unique.
4. Easy access to shared community amenities like the local shops, on foot or by bike.
5. Locally owned and operated businesses that provide the community with their daily needs.
6. Well maintained and managed public domain; footpaths, parks, roads and other public assets.

The project included a liveability survey, which has been used widely across Victoria. The survey captured a broad range of comments relevant to the development of a new structure plan:

- The need for better access to social infrastructure, including sporting facilities, open space and paths and trails.
- The quality and intensity of residential development.
- The need for bus services.
- The need to address road safety.
- The need to support reconciliation and Aboriginal culture.

The findings of the People, Place, Future community engagement provided a strong basis for targeted research and a reference point for the development of draft guiding principles.

¹ Refer to People Place Future, Community Engagement Report, Surf Coast Shire, 23 March 2021



Figure 1.2: People, Place, Future – Community Engagement Report

4. Methodology

Project phase 1 community engagement was conducted over a five week period commencing on the 29 March 2022 and concluding on the 6 May 2022. The Background Report was presented to Councillors for noting at the March 2022 ordinary meeting and was subsequently published on Council’s website. Community engagement sessions occurred in April at Newling Reserve in Moriac.

A summary of key engagement activities undertaken throughout Phase 1 is provided in the follow table:

Engagement Activity	Overview	Relevant dates
Council’s website	The Moriac Structure Plan process has been promoted on Council’s website with links to the Moriac Structure Plan 2010 and the MSP Background Report. The Moriac Structure Plan has a dedicated page which also contains a ‘Frequently Asked Questions’ feature and a direct link to the project survey.	29 March 2022 - Ongoing
Newspaper advertisements	The Moriac Structure Plan drop in sessions were promoted in advertisements published in both the Winchelsea Star and the Surf Coast Times. The advertisement also provided a link to the project website.	Winchelsea Star - 12 April 2022 Surf Coast Times - 14 April 2022
Online survey	An online survey was prepared following the publication of the Background Report. The survey presented 16 questions, which sought to gauge community reactions to key facts and findings. In addition the survey presented five draft guiding principles for review and comment.	The community survey was open between 20 April 2022 and the 6 May 2022
Targeted social media	Targeted social media posts for residents of Moriac and district (who currently follow the Surf Coast Shire) were employed to broaden the reach of the project survey link.	28 April 2022 to the 6 May 2022
Mail chimp mail out	A mail chimp invitation was sent to a group of 238 Moriac and district residents who had previously recorded email contact details with Council for engagement purposes. The email provided a link to the project survey and details regarding the two drop in sessions.	22 April 2022
Drop-in sessions	Two drop in sessions (total of 5 hours) were held at the Newling Reserve Community Centre on the 28 April 2022. There were a total of 41 attendees at the two sessions. A series of five ‘stations’ presented information on a range of topics or gave an opportunity for interactive feedback. Conversations were guided by Council officers.	28 April 2022

Communications with external key stakeholders	Copies of the Background Report were distributed to key stakeholders including Barwon Water and the Department of Environment, Land, Water and Planning. Further targeted engagement will occur in Phase 2 of the project, as part of the consideration of emerging issues and opportunities.	10 March 2022
Inputs from internal stakeholders	A draft version of the Background Report was provided to internal Council stakeholders for review and comment. Inputs from internal teams helped refine the information presented for engagement purposes.	February 2022
Communications with the Moriac Community Network (MCN)	Council officers have maintained regular communications with the Moriac Community Network since the commencement of the project. Officers attended a regular MCN meeting to present the key findings of the Background Report on the 27 April 2022.	Attendance at MCN meeting held on 27 April 2022

Ad preview [See all previews](#)

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... ✕

We're busy developing a new structure plan for Moriac, and we need YOUR thoughts to ensure the document reflects the community's aspirations for a sunshiney future.

The Structure Plan covers lots of topics like

- housing
- environment
- traffic
- economy
- services and more.

It's easy to contribute your ideas and give feedback.

Just go to www.surveymonkey.com/r/MoriacSP to read the background report and tell us your thoughts.

The survey closes on 6 May.

surfcoast.vic.gov.au

Moriac Structure Plan

Council is seeking input ...

Learn more

Figure 1.3: Social media advertisement preview

5. Drop in sessions

Two ‘drop in’ consultation sessions were held at the Newling Reserve Community Centre on the 28th April 2022. The drop in sessions were designed to provide the Moriac community with an opportunity to consider key facts and findings from the Background Report presented in a visually engaging way and provide feedback. At the two sessions Council officers were available to discuss the information presented on story boards, answer questions and capture inputs from attendees. Specific ‘stations’ also provided opportunity for interactive feedback from the community on the guiding principles and any topic they wished to raise in planning for Moriac.



Photo 1.1: Moriac Community Centre – Venue for community workshops

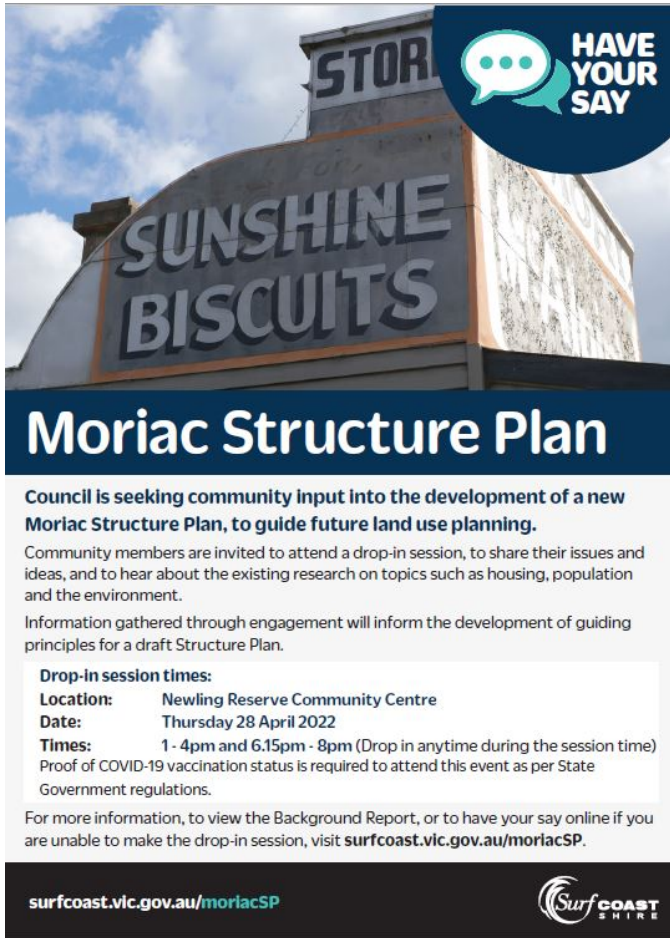


Figure 1.4: Drop in session advertisement

Drop in session attendees were invited to review information presented at five separate ‘stations’. **Station 1** - clarified the purpose of the forum and provided general context about structure plans and their influence in decision making. Station 1 also served as a triage station for attendees seeking to discuss issues not strictly related to land use planning, yet still relevant to Council operations.

Station 2 - titled ‘Other Council business’ provided a summary of current Council projects underway in Moriac. Station 2 was attended by officers from Council’s Community Development Team who took the opportunity to initiate conversations about the need for a new Community Plan.

Station 3 - presented the bulk of the Background Report findings on six (6) separate story boards. Story boards provided information on the following topics:

- Community snapshot and key demographics
- Environment and heritage
- Local economy
- Access and Movement
- Infrastructure (Physical and community)
- CORA (Amendment C125 – Cape Otway Road Australia)

Station 4 - was designed to be an interactive station and introduced two engagement activities. The results of the activities will be explored further in chapter 6.

Station 5 - titled ‘next steps’, presented the project phases diagram along with information about phase 2 engagement activities.

QR codes were included on all storey boards allowing ‘drop in’ session attendees to access the Council’s project webpage and survey links at the community forum.

STATION 3



Snapshot and demographics

Demographics and Housing

- The population of the Deans Marsh and Moriac Districts is expected to grow by 348 people to the year 2036, with significant growth in retirement aged people.
- Future population growth is expected to be limited due to the lack of opportunities for residential development.
- The cost of housing in Moriac is increasing significantly.
- Demand for housing in Moriac is high and supply is very limited and will not meet longer term demand.
- Supply and demand analysis for the Surf Coast Shire confirms there is sufficient land to meet growth needs for the next 15 years.
- There are short term opportunities for rural residential style living in Moriac, Winchelsea, Torquay and some longer term opportunities in small towns in adjoining municipalities.
- There is limiting housing choices in Moriac which can create challenges for people with different housing needs (e.g. couples without children or the aging population).



28%
of the population
are between the
ages of 1 - 14 years

**Moriac is dominated
by families with
young children.**





People 782

50.8% Male

49.2% Female

37 median age

Families 214

Average children per family
for families with children **2**

for all families **1.1**

	All private dwellings	257
	Ave. people per household	3.1
	Median weekly household income	\$1,971
	Median monthly mortgage repayments	\$1,803
	Median weekly rent	\$288
	Average motor vehicle per household	2.5



We want your feedback

- What matters are important to you when thinking about future planning for Moriac?
- How do you feel about future residential growth in Moriac?
- What sort of development do you think is appropriate for Moriac?

Figure 1.5: Example story board

6. Interactive engagement activities

Activity 1: 'Dream big on a big plan'

Summary:

The first of the interactive activities invited participants to respond to two questions about Moriac. Participants were encouraged to record thoughts on 'post it' notes to be placed on a map of Moriac.

Post it note comments responded to the following prompts:

- *'One thing you love about Moriac and seek to retain, protect or enhance'*
- *'One thing you would like to change, remove or improve in Moriac.'*

Three A1 scale township maps were pinned to the community centre wall providing adequate space for the recording of ideas. The majority of workshop attendees completed the exercise and the exercise generated 51 individual sticky notes.

Findings:

The project team was able to group many of the individual comments under a series of themes. Themes and individuals comments are presented in Table 1.1. The three most popular themes related to the protection of township amenity (including rural character, small scale of the town, etc), the enhancement of paths and trails and road safety related issues.

From a spatial perspective it appeared that the sticky notes were evenly distributed across the Moriac map. Three areas of the map that attracted a slightly higher concentration of responses were located around the town centre, the former railway station site, and an area of commonly held private open space located south of Lloyd Mews.

Comments regarding the private open space located to the south of Kim Marie Mews suggested that the land should be used for open space to accommodate a footpath. Another note suggested that the land would make a great location for a dog park. The Moriac Structure Plan Background Report acknowledges that the land in question is private common land, however, there appears to be some confusion in the community regarding the status of this area. A number of engagement participants indicated that they would like to see public access to the land.

Town centre posts focused on infrastructure constraints, the need to 'formalise' the town centre and a suggestion to construct additional car parking. A post placed beside Clerke Court highlighted concerns regarding the current capacity of the kindergarten.

Public Transport also appeared as a topic of interest. 6 individual comments were received requesting the return of passenger rail services stopping at Moriac on the Warrnambool rail line.

Table 1.1 Dream big on a big plan

General Amenity	Service Infrastructure	Paths & Trails	Open Space	Common/Private Open Space	Roads, Movement & Safety	Future Growth/Change	Built Environment / Character	Environment
<p>Protect rural character (“The reason people live here”)</p> <p>Small town footprint (“I’m very close to all of my friends”)</p> <p>More lighting should be considered for older areas</p> <p>Lighting in new estate impacting rural dark skies</p> <p>Deflectors required on Hinterland lighting</p> <p>“I love small community feel” (+1)</p>	<p>Kinder at capacity – 67 enrolled, increase capacity (+2)</p> <p>Consider footpath link along Cape Otway Road to School</p> <p>Improve sewerage system</p> <p>Improve telecommunications & connectivity</p> <p>Fix drainage issue in Hinterland estate</p>	<p>Footpath required for Daniel Drive & Daniel Mews</p> <p>Footpath for Deppeler Avenue</p> <p>Continue walking path to Hendy Main Road</p> <p>Enhance parks and ovals</p> <p>Bike loop around town plus</p> <p>Increase footpaths, bring fun & activity</p> <p>Footpath link to Mt Moriac Recreation Reserve</p> <p>Need for pedestrian crossing from Macarthur Way to Community Centre/playground</p> <p>Full connection of walking track from Hendy Main Road footpath to Thompson Creek track</p>	<p>Upgrade tennis courts, increase number (+1)</p>	<p>Could provide a well fenced dog area (+1)</p> <p>Address creek erosion</p>	<p>“Upgrade Surface of Hendy Main Road on entrance & through township”</p> <p>Maintenance of Dangers Road is a safety issue</p> <p>Fence required between the School and Rail Reserve</p> <p>Re-open the Train Station (+5)</p> <p>Consider bus service for elderly and youth</p> <p>Consider new bus service or extension of existing services</p>	<p>Consider food security – don’t build houses over viable farmland</p> <p>Don’t allow new housing development to restrict existing farming enterprises</p> <p>Consider a ‘more fluid’ framework for decision making regarding new footpath proposal</p>	<p>Formalise town centre</p> <p>Create additional on-street parking (+1)</p> <p>“Love the Low Density living”</p> <p>Address intersection of Cape Otway Road & Rail Reserve</p>	<p>Native plantings vs deciduous plantings</p> <p>More trees everywhere “Fresh and Alive”</p> <p>Consider planting in Barwon Water easement (+1)</p>

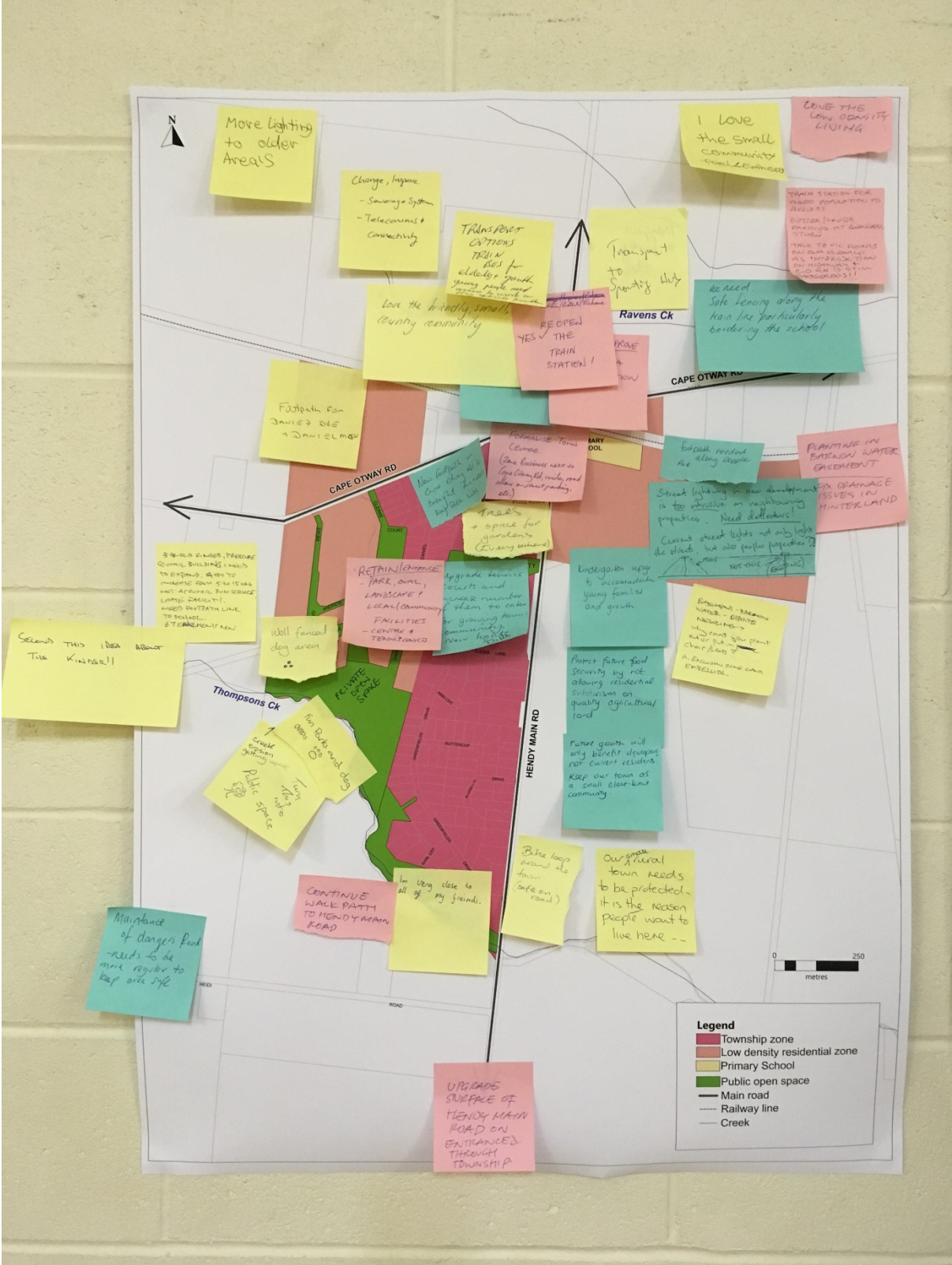


Photo 1.2: Interactive engagement 'Dream big on a page'

Activity 2 – Rate the draft guiding principles for Moriac

Summary

Posted alongside the wall at Station 4 the five guiding principles were printed on an A1 poster. Attendees were provided with five green dots and requested to ‘rate’ the guiding principles in order of importance. By design workshop participants were only supplied with a small number of dots to ensure that their decision about where to allocate votes was a carefully considered one. Dots were however supplemented by ‘post it notes’ so that participants could also draft their own guiding principles for consideration.

The principles as published on the evening were as follows:

Draft Guiding Principles for the Moriac Structure Plan 2022	
1	<i>Preserve and enhance the natural environments of Moriac and the surrounding rural hinterland.</i>
2	<i>Protect rural areas from impacts associated with housing developments.</i>
3	<i>Open space areas will continue to play an important role in defining the character and liveability of the Moriac township.</i>
4	<i>Future land use and development decisions will prioritise the needs of pedestrians to create a safer built environment through improved accessibility and connectivity.</i>
5	<i>The Moriac Structure Plan will seek to incorporate Traditional Owner knowledge and perspectives in a respectful and educative way.</i>

Findings

The second interactive activity also attracted the majority of attendees at the ‘drop-in’ session. A glance at the A1 activity board confirmed that all five principles were generally accepted by workshop participants. A count of votes revealed that Principle 3 *‘Open space areas will continue to play an important role in defining the character and liveability of the Moriac township’* was the most popular principle with 40 votes, followed by Principle 4 with 31 votes. The findings of this exercise reinforce comments received during the development of the Council Plan regarding the importance of open space, paths and trails to the Moriac community.

Only one additional principle was suggested seeking recognition for the need to plan for ‘aging in place’. And one verbal comment was received that Principle 4 should include both prioritization of pedestrians **and cyclists**. The area is a popular one for cycling events.

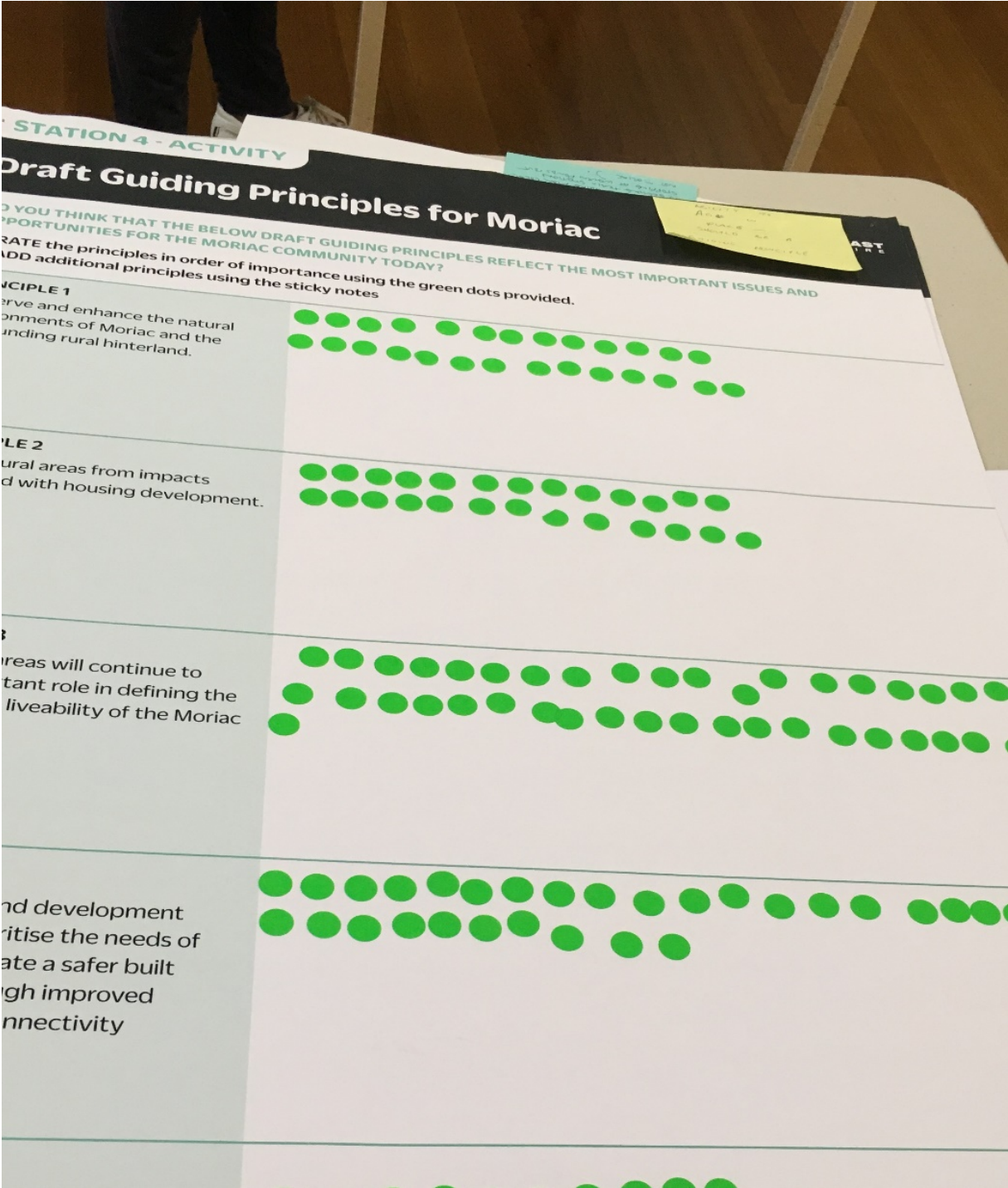


Photo 1.3: Interactive engagement on draft engagement principles.



Photo 1.4: Attendees participating in interactive engagement activities



Photo 1.5: Attendees considering information presented on story boards

7. Project survey

The project survey was designed to capture community thoughts on emerging trends and issues relevant to the main chapters contained within the Background Report. The survey was designed to allow participants to complete all questions and fields within a 10 minute window. Participants were permitted to leave questions blank and still progress through the survey.

Findings

Encouragingly the majority of survey participants (88%) were willing to share full contact details and all participants provided insightful free field comments.

Not surprisingly Moriac residents were well represented in the survey responses, with 81% of the 95 survey respondents living in Moriac. The next most common place of residence was Mount Moriac accounting for 5% of survey responses.

Interestingly, it was revealed that 85% of survey participants had not previously been involved in a Structure Plan process. This result reinforces the importance of sharing general information about land use planning and the process for developing a new structure plan.

There were significantly more women than men who completed the survey, 63% of participants versus 37% of participants (see figure 1.7). The largest cohort of survey participants came from the age bracket of 35-44 years of ages (see figure 1.8).

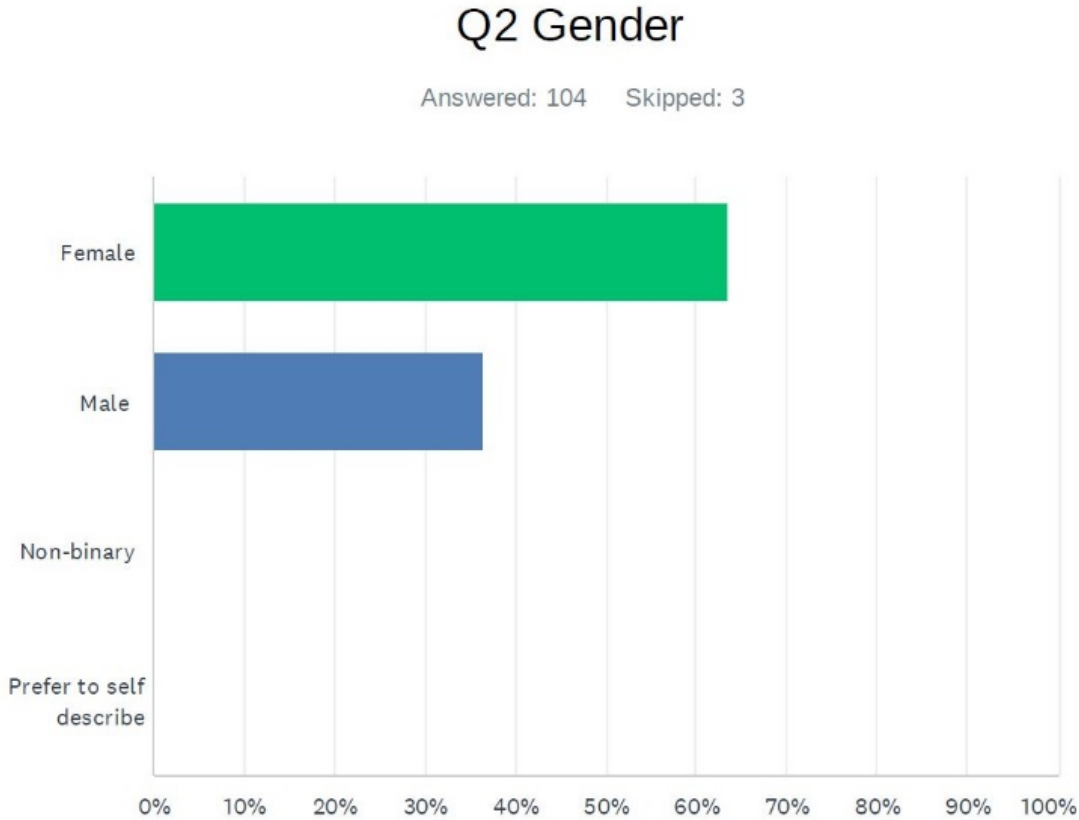


Figure 1.6: Survey respondents by gender

Q3 Age

Answered: 104 Skipped: 3

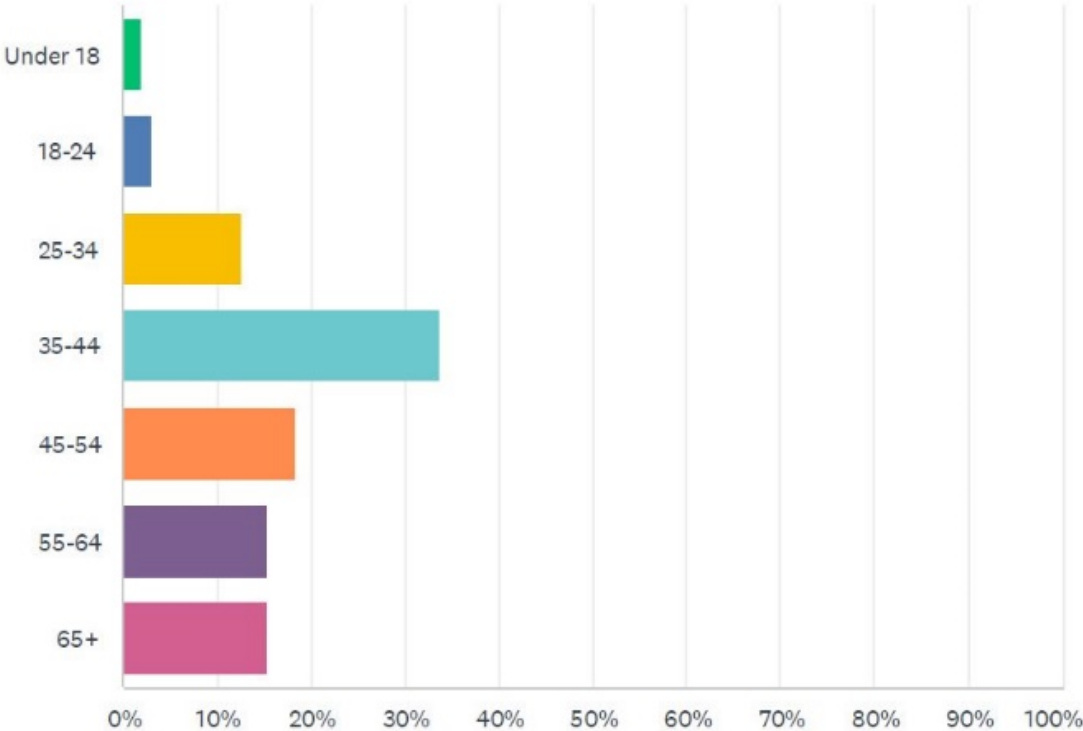


Figure 1.7: Survey respondents by age

8. Key emerging themes

Some of the most important information captured through the survey process came from the free field comments. The following sub-headings identify the most significant or frequently cited issues and themes.

Most valued town characteristics

Question 5 of the project survey invited participants to share their favourite thing about Moriac. For the purposes of comparison many of the open field response inputs were grouped together based on key words. For example comments such as 'country lifestyle' and 'rural feel' were grouped together in the category of 'Rural lifestyle'. Likewise comments such as 'quiet' and 'peace and quiet' were also grouped together under the category of a 'Quiet town'. The top responses are summarised in the table below:

Rank #	Response	# of comments
2	Rural lifestyle	22
3	Quiet town	16
1	Community	28
4	Small scale town	11
5	Location in the region	7
6	The General Store	3
4	Space	11
7	Other	4

Whilst the above responses have been grouped and ranked it is acknowledged that there is a significant degree of overlap and similarity between responses. In summary residents like the small town scale of Moriac and the friendly connected community that it fosters.

What would you change?

Question 6 sought insights into the one thing survey participants would change about Moriac. As with the previous question free field responses were grouped together to assist in the ranking of priorities.

Rank #	Response	# of comments
1	Public transport options	26
2	Road improvements	18
3	Infrastructure improvements	13
6	Some growth to allow new homes	3
4	More retail options	11
6	Fence at school / rail interface	3
5	Other	10

Survey responses indicate that a current lack of public transport services is a very significant issue for Moriac residents. The need for road improvements was also a very high priority, and there were 13 comments specifically regarding infrastructures issues and the need for further augmentation of services.

Protection of the environment

Survey responses indicate that the Moriac community feels well connected to the natural environments that are an important feature of the surrounding rural hinterland. Free field comments mentioned the abundance of bird life in Moriac and the need to protect creek corridors for the benefit of native flora and fauna.

Impacts on service infrastructure

Concerns regarding the capacity of existing service infrastructure were frequently cited in survey responses and in conversations with Council officers. In the week immediately prior to the engagement workshops Moriac residents had experienced three power outages in short succession. Residents expressed concerns that recent residential development may have overloaded the town power supply infrastructure. Council officers have written to Powercor seeking a response to the concerns raised and a summary of current infrastructure capacity.

Question 12 specifically responded to concerns previously recorded by Council officers regarding the reliability of internet services. 68% of survey respondents indicated that current internet service provision is 'unsatisfactory', and the free field comments highlighted widespread frustration amongst community members

Working from home

Question 13 sought to explore the nature of the Moriac workforce, and if possible to identify any significant changes in 'working from home' arrangements in response to the COVID 19 pandemic. 93 survey respondents provided details about working arrangements revealing that the largest cohort

of the working population (43% of all respondents) were currently working from home 'sometimes'. A further 10% were working from home full time. In contrast 29% of respondents indicated that they did not work from home at all. These findings reinforce the importance of reliable internet services and power supply to the residents of Moriac.

Waste water infrastructure

Question 14 sought community feedback on the topic of the provision of sewerage. Survey responses indicated that there are differing views on the benefits of a reticulated sewerage network. Free field comments expressed concerns that the construction of a sewerage system would result in additional large subdivisions changing the character of Moriac in a negative way. Another comment referred to the challenges associated with sub-surface basalt deposits. Other comments suggested that a sewerage system could address water pollution issues and allow for some growth in the town.

41% of respondents indicated that they would like to access more information before deciding if a sewerage system was something they would support. Phase 2 of the Structure Plan project will therefore seek to explore this issue further.

Q14 Would you support the provision of a sewerage system in Moriac?

Answered: 93 Skipped: 14

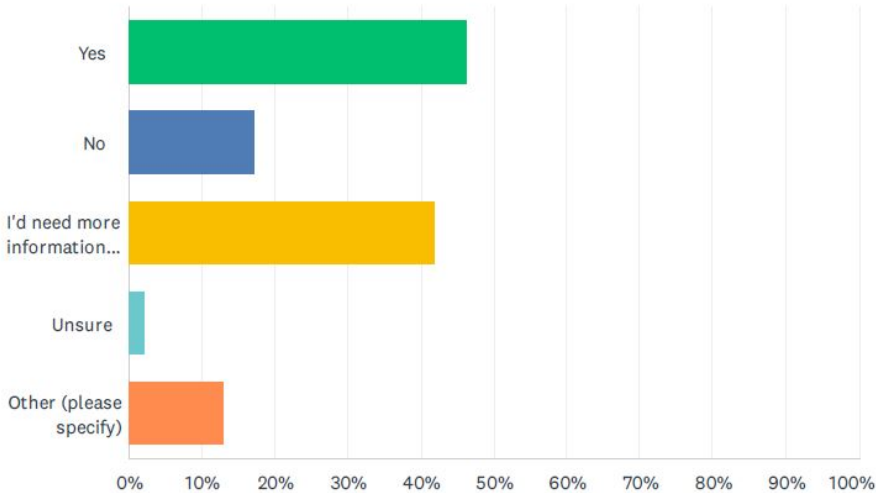


Figure 1.8: Survey responses regarding waste water infrastructure

Land for further investigation

At the drop in sessions Council officers facilitated a number of conversations with attendees regarding locations for future residential growth. A similar number of enquiries were fielded in 2010 by the team responsible for the development of the Moriac Structure Plan. In that instance Phase 2 of the plan development included an appraisal of each potential future development location against a set of agreed assessment parameters. A similar approach is likely to be considered in the development of a draft Structure Plan.

Road safety and maintenance

Road safety concerns were frequently cited in survey responses. Specific references were made to the following matters:

- Heavy vehicle movements on Hendy Main Road and Cape Otway Road.
- The need for additional pedestrian crossings for Hendy Main Road and Cape Otway Road.

The majority of survey respondents supported the proposed reduction of the speed limit on Cape Otway Road to 50km (54.95% of respondents).

ANSWER CHOICES	RESPONSES	
Reduce the township speed limit to 50km/h	54.95%	50
Keep the existing speed limits	37.36%	34
Other (please specify)	12.09%	11
Total Respondents: 91		

Street lighting

Street lighting concerns were raised in a number of ways throughout the engagement phase. Principally concerns were raised the impacts of street light spill from the newly developed Hinterland Estate on older areas of Moriac. In contrast other respondents wished to see additional lighting around town.

Matters outside of the structure plan process

The community engagement forums and the 'free-field' data from the project survey have revealed a number of non-land use planning issues relevant to other areas of Council responsibility.

Specific issues for follow up by the project team include the following:

- Concerns expressed regarding the capacity of the Moriac Kindergarten.
- An opportunity to consider deciduous avenue plantings utilising tree stock donated by community members.
- An opportunity to consider impacts associated with the burning of firewood for home heating.
- Concerns regarding the current cleaning regime in place for the maintenance of the Newling Reserve public toilets.
- The need for more planned activities for Moriac youth.

Many of the above listed issues have been shared with other relevant Council departments and some may be the subject of further consideration in the development of a future Community Plan.

9. Guiding principles – design and refinement

Feedback on the draft principles was sought through both the project survey and an interactive engagement activity at the community drop-in sessions.

As previously indicated there was generally a positive response to each of the five principles. Principle 3 (concerning the importance of open space) was the most popular principle in both the survey and the interactive engagement activity. 69% of survey respondents indicated that they ‘strongly supported’ this principle. The protection of the natural environment and the rural landscapes surrounding Moriac (Principles 1 & 2) were also strongly supported in survey responses.

Many of the free field comments collected in the survey sought to reinforce the intent behind the draft principles. Other comments not strictly related to five draft principles included the following:

- Comments regarding the need for a principle to address the current lack of public transport options.
- Comments regarding the need to provide opportunities for additional housing development without compromising the natural environment that it so valued by Moriac residents.
- Comments regarding the need to address recent power outages experienced by Moriac residents.
- A comment identifying the need to provide a barrier between the Moriac Primary School and the Warrnambool – Geelong Rail Line.

At the ‘drop in’ sessions a number of participants confirmed the importance of considering Traditional Owner knowledge and inputs in decision making. One participant questioned why Principle 5 was required given that the new Surf Coast Shire Council Plan adopted Principle 10 that states Council will facilitate ‘Respectful Engagement and Consultation with First Nations’. The project team resolved to remove principle 5 in response to the feedback received. The draft Structure Plan will seek to incorporate Traditional Owner knowledge through the preparation of a Historic and Cultural Analysis Report to be prepared in consultation with the Wadawurrung Traditional Owners Aboriginal Corporation.

The table below presents a new set of seven refined guiding principles responding to the feedback received through the community engagement process..

Refined Guiding Principles for the Moriac Structure Plan 2022	
1	<i>Preserve and enhance the natural environments of Moriac and the surrounding rural hinterland.</i>
2	<i>Protect rural areas from impacts associated with housing developments.</i>
3	<i>Open space areas will continue to play an important role in defining the character and liveability of the Moriac township.</i>
4	<i>Future land use and development decisions will prioritise the needs of pedestrians and cyclists to create a safer built environment through improved accessibility and connectivity.</i>
5	<i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements.</i>
6	<i>Land use planning decisions should consider the housing and transport needs of an age diverse population.</i>
7	<i>Future residential growth will be incremental in scale and incorporate elements of Environmentally Sustainable Design.</i>

10. Next steps

The next important stage of the structure plan process will see the project team working through many of the issues and opportunities identified through the Phase 1 community engagement. Where required the project team will work closely with expert consultants in the development of a draft Moriac Structure Plan. The draft Structure Plan will consider the guiding principles detailed in chapter 9 and deliver a new Strategic Framework Plan to be incorporated into the Surf Coast Planning Scheme.

A Strategic Framework Plan is typically presented in the form of a single map of a town and provides a summary of the key land use policy directions contained within the Structure Plan. The Strategic Framework Plan from the Moriac Structure Plan 2010 is provided as an example at figure 1.9.

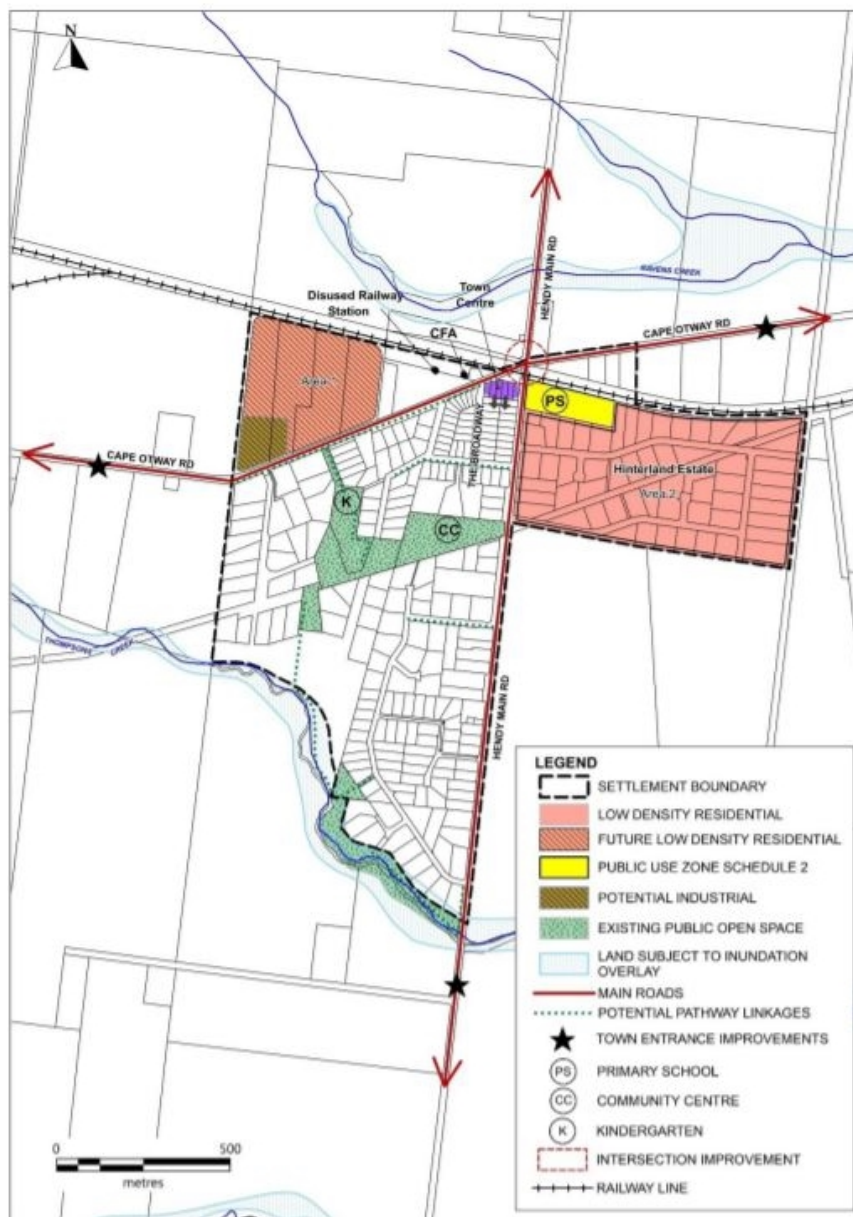


Figure 1.9: Current Moriac Strategic Framework Plan (2010)

Project phase 2 – draft structure plan

Once prepared the draft Moriac Structure Plan will be presented to the Moriac community and stakeholders with an invitation for review and comment. A further round of community engagement will occur in this phase.

Submissions to the draft will inform the preparation of a final Moriac Structure Plan to be presented to the Surf Coast Shire Council for adoption.

Implementation

The final version of the new Moriac Structure Plan will be implemented as part of a planning scheme amendment process scheduled to commence in 2023. The amendment will be exhibited and the Moriac community and other key stakeholders will have another opportunity to make a formal submission on the Moriac Structure Plan and the content of the amendment which will implement it. New policy will be included for Moriac and a new framework plan will be introduced to the planning scheme. Unresolved submissions to a Planning Scheme Amendment process may be referred to an independent Planning Panel appointed by the Minister for Planning, who will make recommendations to the Council on the amendment before a final decision is made.

Further information

Participants in the Structure Plan process are encouraged to provide their email contact details to Council for inclusion on a project update list. Contact details can be registered on the project landing page accessible from the link detailed below:

<https://www.surfcoast.vic.gov.au/About-us/Your-Say/Moriac-Structure-Plan>

A direct link to a copy of the Community Engagement Summary Report will be sent to all participants who have provided email contact details to Council in the first phase of engagement.

The Moriac Structure Plan Project Team is available to discuss all elements of the Structure Plan process. Contact us by email at info@surfcoast.vic.gov.au or ph: 5261 0600.