



# **GROWTH AREA MULTI-CRITERIA ASSESSMENT (GAMA)**

*MORIAC STRUCTURE PLAN 2023*

Surf Coast Shire Council

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mesh

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## **1. INTRODUCTION**

### **1.1 PURPOSE**

To outline a consistent set of criteria that will assist in the assessment of whether a subject site or study area is suitable for development. The list of criteria provide a framework to consider the necessary strategic planning and land use conditions required to support a healthy and equitable development along with potential community benefits. The assessment is future orientated, if necessary infrastructure is currently not present, the assessment considers whether they could be progressively provided in order to facilitate land use change or intensification.

The GAMA is a framework intended to be adapted to suit each project context. Not every criteria will be relevant for each project. However the principle intent of each criteria should be maintained and not modified to allow unbiased assessment of the area of consideration. This ensures the GAMA can be used across a multiplicity of projects with integrity and become a robust tool which assists with decision making.

## **2. METHODOLOGY**

Mesh is a highly skilled collective of planners and urban designers, with an extensive experience working in a strategic and statutory capacity of growth areas in Victoria and interstate. The GAMA assessment stems from a consist approach within Mesh, over the past 13 years, when assessing suitability of areas to accommodate growth. This tool has been developed to further assist local government and private industry client's decision making with growth area investigation.

The GAMA has been prepared based on the review of several projects prepared over a 5-year period at Mesh Planning. These projects each included a bespoke multi-criteria assessment that sought to understand the projects context. The way the assessments were used by practitioners was considered and factored into the structure and form of the GAMA. Similarities between these precedent projects' methods were apparent and used to establish a wholistic list of criteria that covered a full spectrum on considerations.

The GAMA identifies a set of tangible criteria relating to an area's; Strategic Position / Role, Planning Context, Infrastructure Capacity, Environment Protection, Landscape Sensitivity and Connectivity that contribute to determining an areas suitability for growth.

### 3. HOW TO READ

#### 3.1 PRIORITY

The priority identification recognises that some criteria are critical to the consideration of suitability for growth whilst others might be only strategically important and assist with comparison between sites for decision making purposes. The range of priority is described below in table 1.

| PRIORITY                              | STRATEGIC IMPORTANCE  |
|---------------------------------------|---|
| <b>Critical (High Importance)</b>     | An affirmative 'yes' answer is required to consider any future development of an area   |
| <b>Important (Medium Importance)</b>  | A majority or better of 'yes' is required to consider any future development of an area |
| <b>Supplementary (Lower Priority)</b> | To be used when comparing multiple areas or looking to further justify suitability      |

Table 1 - GAMA Priority Table

#### 3.2 CRITERIA

Criteria are a set of parameters that indicate whether an investigation area contains the suitable prerequisites to accommodate growth. The criteria have been written in a positive manner such that a 'yes' would be the desired response.

For example, 'Is the area free from any land use buffers impacting or prohibiting sensitive uses?'. A 'Yes' would indicate that the area IS free from land use buffers, where a 'No' would indicate that the area IS NOT free from land use buffers.

#### 3.3 RATING

For **Critical Criteria** a 'pass or fail' assessment is used. When assessing a potential growth area, a 'Yes' should be returned for each criterion. An ideal potential growth area would achieve a 14 'Yes' answers out of 14. The critical criteria rating is demonstrated in table 2

| YES                       | NO   |
|---------------------------|--|
| <b>1</b>                  | <b>0</b>   |
| Meets respective criteria | Does not and/or will not be able to meet the respective criteria |

Table 2 - GAMA Critical Rating

A weighted scale is used for the **Important Criteria** rating to allow for flexibility within the assessment matrix. A 'Yes' (Far left) is the desired response where a criteria is met and a 'No' (far right) where a criteria is not met. Additional levels have been provided where a criteria might partially or might not partially meet a criteria. The sliding scale and importance is demonstrated in table 3.

| YES                       | MOSTLY YES  | NEUTRAL  | MOSTLY NO  | NO   |
|---------------------------|---|--|--|--|
| 2                         | 1   | 0  | -1   | -2   |
| Meets respective criteria | Meets respective criteria however with minor caveats such as agreement in pace to be delivered into the future. | Somewhat meets respective criteria or partially meets / does not meet criteria or unsure if the criteria are met or not. | Does not meet the respective criteria however could deliver into the future or subject area is a partial yes / partial no. | Does not and/or will not be able to meet the respective criteria |

Table 3 - GAMA Important Rating

For example, where an area might not currently be 'able to deliver its own infrastructure needs progressively and directly without relying on contributions from others', however an agreement is in place that would ensure these infrastructure needs would be delivered in a coordinated into the future and timely manner an assessor could mark a 'Mostly Yes'.

As **Supplementary Criteria** are based on value-add and used as a metric to provide further comparison between potential growth areas and require further interpretation. The ideal case for a Supplementary Criterion would provide a net community benefit to the broader context / region. It would be supported to provide a quantitative figure to each of the criteria outlined to assist with the comparison. The supplementary criteria rating is demonstrated in table 4.

| PERFORMANCE NOTES  |
|--|
| A quantitative metric (i.e. delivers X amount of dwellings which supports the need for upgraded or delivery of sewer treatment facility) |

Table 4 - GAMA Supplementary Rating

For example, where two areas might be suitable for potential growth, a comparison to determine if the area is substantial enough to 'increase the town's population to stimulate provision of services that would benefit the existing community' might be assessed. The larger of the comparable area's would likely have a greater capacity and therefore be more favourable. If multiple areas have the capacity to achieve the same criterion a further quantifiable assessment can be made.

### 3.4 PERFORMANCE NOTE

The performance note allows for a quantitative analysis of the criteria that might be required to provide further justification or clarification should a response not be undeniably a 'Yes'. The GAMA does not weight the performance note however provides additional information when decision-making an areas suitability.

For example, where an area might not be 'able to deliver its own infrastructure needs progressively and directly without relying on contributions from others' the assessment would require a 'yes'. However, should an agreement be in place that would allow these infrastructure needs to be delivered in a coordinated and timely manner this would be outlined here.

## **4. CRITERIA ASSESSMENT**

### **4.1 INVESTIGATION AREA IDENTIFICATION**

The investigation areas have been identified through a layered site analysis of the town which identified township boundaries. The boundaries were then further analysed and categorised into the below boundary types:

- **Firm boundaries:** These are enduring or permeant boundaries that are unlikely to change and pose a significant challenge to appropriately cross.
- **Temporal boundaries:** These are features that presently create a clear boundary but are subject to change based on land use change or through design and development.
- **Weak boundaries:** These are boundaries with few physical features and more relate to ownership or government policy. Weak boundaries are often reviewed and frequently subject to change, examples include zoning boundaries or property boundaries.

The analysis identified Warrnambool Railway Line to the north, Ravens Creek to the east and Thompson Creek to the south as strong enduring boundaries that would form the outer most investigation area. The remaining western investigation area is currently defined by the presence of a material recycling facility and the study area boundary as no firm boundaries were identified.

Two high level investigation areas were identified which were further broken into sub-precincts.

#### **4.1.1 Investigation Area 1A + 1B**

Investigation Area 1 consists of the area west of the town and is split by Cape Otway Road creating an Area 1A to the north and Area 1B to the south. Whilst it is appropriate to consider each of these areas on their individual merits it must be recognised that development of either of the precincts would likely place significant pressure on the other to develop in a similar manner due to the infrastructure investment and change in interface conditions.

#### **4.1.2 Investigation Area 2A, 2B + 2C**

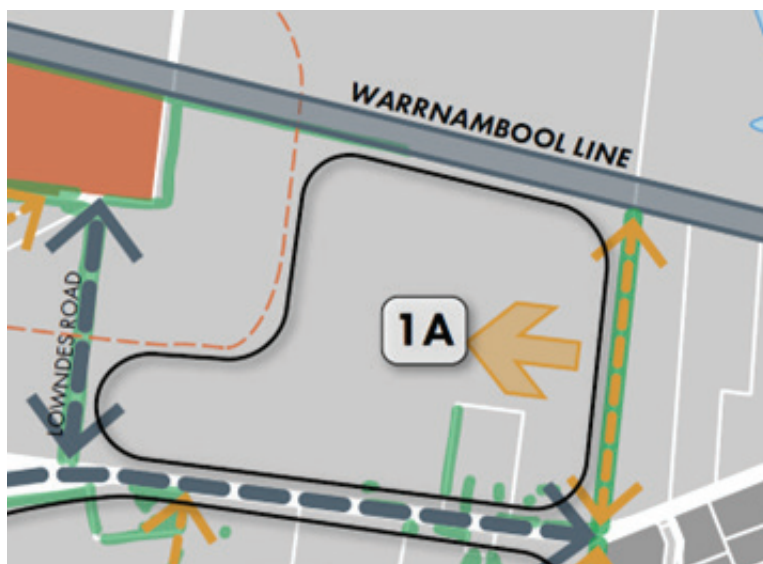
Investigation Area 2 contains the area east of the town between Hendy Main Road and Ravens Creek. To assist with considering options for the potential western extent of Moriac this significantly large area of land has been broken into 3 sub-precincts. Area 2A's western boundary is defined by a north-south unconstructed road reserve and matches into the western extent of the Hinterland subdivision. Area 2B's western boundary is defined by a property ownership boundary and a partial row of planted trees. Area 2C's boundary is the Ravens Creek escarpment.

## 4.2 SUMMARY OF CRITERIA ASSESSMENT

| ASSESSMENT SUMMARY                 | PRECINCTS   |  |  |  |  |
|------------------------------------|---|--|--|--|--|
|                                    | 1A  | 1B   | 2A   | 2B   | 2C   |
| <b>Critical Criteria</b>           | Meets sufficient criteria   | Meets sufficient criteria  | Meets most criteria  | Meets least criteria   | Meets sufficient criteria  |
| <b>Important Criteria</b>          | Equally meets or does not meet criteria                                 | Equally meets or does not meet criteria  | Predominately meets criteria   | Predominately does not meet criteria   | Predominately does not meet criteria   |
| <b>Supplementary Criteria</b>      | Would protect the continued operation of surrounding agricultural land. | Would protect the continued operation of surrounding agricultural land.                              | An indicative maximum GRZ lot yield of 1054 would compel new sewer infrastructure to be delivered.   | Depending on the preferred lot size this area may be required to increase the feasibility of delivering sewer. | Depending on the preferred lot size this area may be required to increase the feasibility of delivering sewer. |
| <b>Preliminary Recommendations</b> | Limitations to confining development encroachment further to the west.  | Logical extension from existing township, bound by clear edges of Cape Otway Road and Thompson Creek | Logical extension from existing township. Bound by clear edges of Henty Main Road, Paper Road and Thompson Creek. Development area of sufficient capacity to compel delivery of sewer infrastructure. Most desirable growth opportunity. | Dependant on delivery of Area 2A   | Dependant on delivery of Area 2A   |

Table 5 - GAMA Summary of Criteria Assessment

### 4.3 AREA 1A CRITERIA ASSESSMENT



Site area: 31.8 ha (Excludes indicative 200m buffer area from materials recycling facility)

Potential yield scenarios:

| DENSITY AND TYPE OF DEVELOPMENT                                  | TYPICAL LOT SIZE | DENSITY | INDICATIVE LOT YIELD | INDICATIVE POPULATION |
|--|------------------|---------|----------------------|-----------------------|
| Type 01 - General Residential Zone (GRZ) (requires sewer)        | 600              | 12      | 385                  | 1001                  |
| Type 02 - GRZ in keeping with Original Township (requires sewer) | 1000             | 8       | 254                  | 662                   |
| Type 03 - GRZ Larger Lot (requires sewer)                        | 2000             | 4.4     | 140                  | 363                   |
| Type 04 - Low Density Residential Zone                           | 4000             | 1.8     | 59                   | 153                   |

Table 6 - GAMA Area 1A Potential Yield Table














|  | AREA 1A  | CRITICAL CRITERIA<br>(Relative to the growth investigation area)   | RATING   |   | PERFORMANCE NOTES   |
|--|----------|--|--|---|---|
|  |          |  | YES  | NO  |   |
| <b>Environment</b>   | Critical | Is the area able to apply strategic bush fire mitigation measures at a neighbourhood level to reduce need for property specific measures?    |    |   | The area is large enough to incorporate necessary mitigation measures however it is exposed to the predominate north westerly winds.  |
|  | Critical | Is the area outside of any flood plain or similar?   |    |   |   |
| <b>Open Space</b>  | Critical | Could the development of the area ensure the protection of sites or landscapes with Aboriginal Cultural Heritage Sensitivity?                |  |   | Further Aboriginal Cultural Heritage studies are required.  |
|  | Critical | Is the area largely clear of significant vegetation?   |    |   | Some scattered trees that could be incorporated into future development   |
|  | Critical | Would the development of the area be able to avoid native vegetation removal and achieve a net gain in connected habitat?                    |    |   |   |
|  | Critical | Does the potential growth opportunity have a generally flat or gentle sloping topography free from extreme slope 25% or more?                |   |   |   |
| <b>Movement</b>  | Critical | Does the area have suitable access and frontage to key roads?  |  |   |   |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Critical | Is the area able to deliver its own infrastructure needs progressively and directly without relying on contributions from others?            |  |   | Would be dependent on other properties for a sewer infrastructure delivery. Further drainage study required to understand drainage impacts on other sites south downhill.                           |
| <b>People</b>  | Critical | Is the area free from any land use buffers impacting or prohibiting sensitive uses?  |  |  | A materials recycling facility is located in the north western corner of the precinct.  |
|  | Critical | Is the area free from any Planning Overlays prohibiting or restricting development? (Etc. airport environs, Environmental significance, etc) |  |   |   |
|  | Critical | Is the area able to be developed without closing or limiting existing land uses?   |  |   | There would be increased pressure to relocate the material recycling facility   |
| <b>Housing</b>   | Critical | Is the area contained by a clear enduring boundary to the Township? (i.e. watercourses, significant vegetation, major infrastructure etc)    |  |   | All but the eastern boundary is defined. The existence of the materials recycling facility creates uncertainty. Lowndes Road would form a suitable boundary however it could further be challenged. |
| <b>SUB-TOTAL</b>   |          |  | <b>10/12</b>   |   |   |

Table 7 - GAMA Area 1A Critical Criteria Assessment

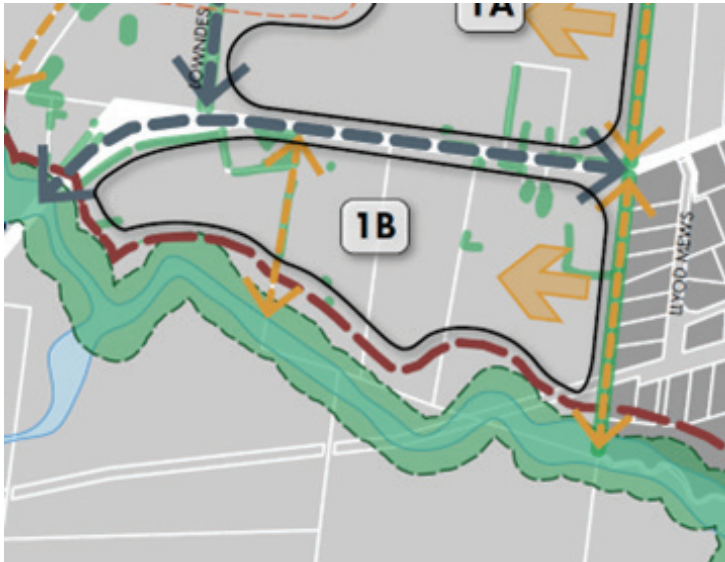
|                | AREA 1A   | IMPORTANT CRITERIA<br>(Relative to the growth investigation area)   | RATING |            |         |           |     | PERFORMANCE NOTES  |
|----------------|-----------|---|--------|------------|---------|-----------|-----|--|
|                |           |   | Yes    | Mostly Yes | Neutral | Mostly No | No  |  |
| Environment    | Important | Is the area free of threatened fauna species?   | ●      |            |         |           |     |  |
| Open Space     | Important | Is the area able to deliver significant extensions to public open space corridors or waterways to benefit the community?  |        |            |         | ●         |     | The site is currently separated from the existing township and therefore new open space will be disconnected from the town. There is potential for new paths along the railway corridor and precinct boundaries. |
|                | Important | Is the area outside of key district or local view corridor or visually prominent from external vantages?  |        | ●          |         |           |     | The site would impact entrance views to the town from the western approach.  |
| Movement       | Important | Is the area able to provide a new street or road connection that will improve movement and traffic for the broader community?   |        |            |         |           | ●   |  |
|                | Important | Does the area have clear and direct connections to key community destinations (e.g. Schools, shops, train station etc)?   |        | ●          |         |           |     | The site is at opposite ends of the town to the school. New active connections would need to be constructed along Cape Otway Road or the railway line to appropriately connect to the community uses.            |
|                | Important | Is the area able to provide a connected and circulated road network in a logical and co-ordinated manner?   | ●      |            |         |           |     |  |
|                | Important | Is the area located in proximity to existing and potential future public transport infrastructure?  |        |            |         | ●         |     | The site is located within a 1km distance of the former Moriac railway station which could be re-opened in the long-term future.   |
| Infrastructure | Important | Is the area able to provide additional employment areas to meet the needs of the increased population?  |        |            | ●       |           |     | Not applicable.  |
|                | Important | Is the area able to justify and deliver the community facilities and cultural needs for the existing and future population?   |        |            | ●       |           |     | Currently no new community facility need identified.   |
| People         | Important | Does the area consist of a residential zone which could facilitate further intensification? (I.e. LDRZ or RLZ)  |        |            |         |           | ●   | A materials recycling facility is located in the north western corner of the precinct.   |
|                | Important | Does the area have a largely consolidated ownership pattern simplifying design and coordination?  | ●      |            |         |           |     |  |
| Housing        | Important | Is the area adjacent to and/or within 800 metres an existing Town Core?<br><br><i>Note: Town core is understood as a cluster of one or more of the following retail shops, community hall, school, town park, or major public transport terminal.</i> |        |            |         |           | ●   |  |
|                | Important | Is a new town core within the area possible and appropriate scale to facilitate growth?   |        |            |         |           | ●   | A separate town centre in this location would not service the existing township well and draw activity away from the centre of the town.   |
|                | Important | Is this area able to deliver significant land supply that will reduce pressure on other less suitable locations?  |        |            | ●       |           |     | Demand substantially exceed supply in the Moriac context, therefore this criteria is not applicable.   |
| SUB-TOTAL      |           |   | 6      | 2          | 0       | -2        | -10 | =-2  |

Table 8 - GAMA Area 1A Important Criteria Assessment

|  | AREA 1A       | SUPPLEMENTARY CRITERIA<br>(Relative to the growth investigation area)   | PERFORMANCE NOTES  |
|--|---------------|---|--|
| <b>Environment</b>   | Supplementary | Would the development of the area protect the continued operation of surrounding agricultural land?   |  |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Supplementary | Will the area increase the town's population to enable appropriate services to be provided (e.g. sewer, drainage etc)?<br><br><i>Note: approximately 800 lots required to compel Barwon Water to deliver sewer infrastructure</i> | An indicative maximum GRZ lot yield of 385 dwellings would not compel new sewer infrastructure to be delivered.<br><br><i>Note: The combined maximum GRZ yield potential for Area 1A and Area 1B is 751 lots, below the threshold for sewer.</i> |
| <b>People</b>  | Supplementary | Does the area contain any existing non-residential uses that could support residential development?   |  |

Table 9 - GAMA Area 1A Supplementary Criteria Assessment

#### 4.4 AREA 1B CRITERIA ASSESSMENT



Site area: 30.3 ha (Excludes areas of significant slope)

Potential yield scenarios:

| DENSITY AND TYPE OF DEVELOPMENT                                  | TYPICAL LOT SIZE | DENSITY | INDICATIVE LOT YIELD | INDICATIVE POPULATION |
|--|------------------|---------|----------------------|-----------------------|
| Type 01 - General Residential Zone (GRZ) (requires sewer)        | 600              | 12      | 366                  | 952                   |
| Type 02 - GRZ in keeping with Original Township (requires sewer) | 1000             | 8       | 242                  | 629                   |
| Type 03 - GRZ Larger Lot (requires sewer)                        | 2000             | 4.4     | 133                  | 345                   |
| Type 04 - Low Density Residential Zone                           | 4000             | 1.8     | 56                   | 146                   |

Table 10 - GAMA Area 1B Potential Yield Table












|  | AREA 1B  | CRITICAL CRITERIA<br>(Relative to the growth investigation area)   | RATING   |  | PERFORMANCE NOTES  |
|--|----------|--|--|--|--|
|  |          |  | YES  | NO   |  |
| <b>Environment</b>   | Critical | Is the area able to apply strategic bush fire mitigation measures at a neighbourhood level to reduce need for property specific measures?    |    |  | The area is large enough to incorporate necessary mitigation measures however it is exposed to risks along the Thompson Creek interface. |
|  | Critical | Is the area outside of any flood plain or similar?   |    |  |  |
| <b>Open Space</b>  | Critical | Could the development of the area ensure the protection of sites or landscapes with Aboriginal Cultural Heritage Sensitivity?                |  |  | Further Aboriginal Cultural Heritage studies are required.   |
|  | Critical | Is the area largely clear of significant vegetation?   |    |  | Some scattered trees that could be incorporated into future development  |
|  | Critical | Would the development of the area be able to avoid native vegetation removal and achieve a net gain in connected habitat?                    |    |  |  |
|  | Critical | Does the potential growth opportunity have a generally flat or gentle sloping topography free from extreme slope 25% or more?                |  |  | The interface to Thompson Creek does contain some significant slopes but this could be contained within a widened waterway corridor.     |
| <b>Movement</b>  | Critical | Does the area have suitable access and frontage to key roads?  |  |  |  |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Critical | Is the area able to deliver its own infrastructure needs progressively and directly without relying on contributions from others?            |  |  | Would be dependent on other properties for a sewer infrastructure delivery.  |
| <b>People</b>  | Critical | Is the area free from any land use buffers impacting or prohibiting sensitive uses?  |  |  |  |
|  | Critical | Is the area free from any Planning Overlays prohibiting or restricting development? (Etc. airport environs, Environmental significance, etc) |  |  |  |
|  | Critical | Is the area able to be developed without closing or limiting existing land uses?   |  |  |  |
| <b>Housing</b>   | Critical | Is the area contained by a clear enduring boundary to the Township? (i.e. watercourses, significant vegetation, major infrastructure etc)    |  |  |  |
| <b>SUB-TOTAL</b>   |          |  | <b>10/12</b>   |  |  |

Table 11 - GAMA Area 1B Critical Criteria Assessment

|                | AREA 1B   | IMPORTANT CRITERIA<br>(Relative to the growth investigation area)  | RATING |            |         |           |    | PERFORMANCE NOTES   |
|----------------|-----------|--|--------|------------|---------|-----------|----|---|
|                |           |  | Yes    | Mostly Yes | Neutral | Mostly No | No |   |
| Environment    | Important | Is the area free of threatened fauna species?  | ●      |            |         |           |    |   |
| Open Space     | Important | Is the area able to deliver significant extensions to public open space corridors or waterways to benefit the community?   | ●      |            |         |           |    | The development of the site could release significant land along the Thompson Creek and Newling Link, extending the existing open space corridor to the benefit of the town.                |
|                | Important | Is the area outside of key district or local view corridor or visually prominent from external vantages?   |        |            |         | ●         |    | The site would impact entrance views to the town from the western approach. It is also highly visible from surrounding agricultural areas to the south due to the natural fall of the site. |
| Movement       | Important | Is the area able to provide a new street or road connection that will improve movement and traffic for the broader community?  |        |            |         | ●         |    |   |
|                | Important | Does the area have clear and direct connections to key community destinations (e.g. Schools, shops, train station etc)?  | ●      |            |         |           |    | The site would be able to access existing paths along the south side of Cape Otway Road and along the Newling reserve link to access the school, kinder and community centre.               |
|                | Important | Is the area able to provide a connected and circulated road network in a logical and co-ordinated manner?  | ●      |            |         |           |    |   |
|                | Important | Is the area located in proximity to existing and potential future public transport infrastructure?   |        |            |         |           | ●  |   |
| Infrastructure | Important | Is the area able to provide additional employment areas to meet the needs of the increased population?   |        |            | ●       |           |    | Not applicable.   |
|                | Important | Is the area able to justify and deliver the community facilities and cultural needs for the existing and future population?  |        |            | ●       |           |    | Currently no new community facility need identified.  |
| People         | Important | Does the area consist of a residential zone which could facilitate further intensification? (I.e. LDRZ or RLZ)   |        |            |         |           | ●  |   |
|                | Important | Does the area have a largely consolidated ownership pattern simplifying design and coordination?   | ●      |            |         |           |    |   |
| Housing        | Important | Is the area adjacent to and/ or within 800 metres an existing Town Core?<br><br><i>Note: Town core is understood as a cluster of one or more of the following retail shops, community hall, school, town park, or major public transport terminal.</i> |        |            |         |           | ●  |   |
|                | Important | Is a new town core within the area possible and appropriate scale to facilitate growth?  |        |            |         |           | ●  | A separate town centre in this location would not service the existing township well and draw activity away from the centre of the town.  |
|                | Important | Is this area able to deliver significant land supply that will reduce pressure on other less suitable locations?   |        |            | ●       |           |    | Demand substantially exceed supply in the Moriac context, therefore this criteria is not applicable.  |
| SUB-TOTAL      |           |  | 10     | 0          | 0       | -2        | -8 | =0  |

Table 12 - GAMA Area 1B Important Criteria Assessment

|  | AREA 1B       | SUPPLEMENTARY CRITERIA<br>(Relative to the growth investigation area)   | PERFORMANCE NOTES  |
|--|---------------|---|--|
| <b>Environment</b>   | Supplementary | Would the development of the area protect the continued operation of surrounding agricultural land?   |  |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Supplementary | Will the area increase the town's population to enable appropriate services to be provided (e.g. sewer, drainage etc)?<br><br><i>Note: approximately 800 lots required to compel Barwon Water to deliver sewer infrastructure</i> | An indicative maximum GRZ lot yield of 385 dwellings would not compel new sewer infrastructure to be delivered.<br><br><i>Note: The combined maximum GRZ yield potential for Area 1A and Area 1B is 751 lots, below the threshold for sewer.</i> |
| <b>People</b>  | Supplementary | Does the area contain any existing non-residential uses that could support residential development?   |  |

Table 13 - GAMA Area 1B Supplementary Criteria Assessment

#### 4.5 AREA 2A CRITERIA ASSESSMENT



Site area: 87.1 ha (Excludes Thompson Creek waterway buffer)

Potential yield scenarios:

| DENSITY AND TYPE OF DEVELOPMENT                                  | TYPICAL LOT SIZE | DENSITY | INDICATIVE LOT YIELD | INDICATIVE POPULATION |
|--|------------------|---------|----------------------|-----------------------|
| Type 01 - General Residential Zone (GRZ) (requires sewer)        | 600              | 12      | 1054                 | 2740                  |
| Type 02 - GRZ in keeping with Original Township (requires sewer) | 1000             | 8       | 697                  | 1811                  |
| Type 03 - GRZ Larger Lot (requires sewer)                        | 2000             | 4.4     | 382                  | 994                   |
| Type 04 - Low Density Residential Zone                           | 4000             | 1.8     | 161                  | 419                   |

Table 14 - GAMA Area 2A Potential Yield Table














|  | AREA 2A  | CRITICAL CRITERIA<br>(Relative to the growth investigation area)   | RATING   |    | PERFORMANCE NOTES  |
|--|----------|--|--|----|--|
|  |          |  | YES  | NO |  |
| <b>Environment</b>   | Critical | Is the area able to apply strategic bush fire mitigation measures at a neighbourhood level to reduce need for property specific measures?    |    |    | The area is large enough to incorporate necessary mitigation measures however it is exposed to risks along the Thompson Creek interface. |
|  | Critical | Is the area outside of any flood plain or similar?   |    |    | Very minimal potential flooding along southern interface.  |
| <b>Open Space</b>  | Critical | Could the development of the area ensure the protection of sites or landscapes with Aboriginal Cultural Heritage Sensitivity?                |  |    | Further Aboriginal Cultural Heritage studies are required.   |
|  | Critical | Is the area largely clear of significant vegetation?   |    |    | Some scattered trees that could be incorporated into future development  |
|  | Critical | Would the development of the area be able to avoid native vegetation removal and achieve a net gain in connected habitat?                    |    |    |  |
|  | Critical | Does the potential growth opportunity have a generally flat or gentle sloping topography free from extreme slope 25% or more?                |   |    | The site is predominantly flat.  |
| <b>Movement</b>  | Critical | Does the area have suitable access and frontage to key roads?  |  |    |  |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Critical | Is the area able to deliver its own infrastructure needs progressively and directly without relying on contributions from others?            |  |    | The site is in full control of potential drainage and potential sewer infrastructure. Other services are available along Hendy Main Road |
| <b>People</b>  | Critical | Is the area free from any land use buffers impacting or prohibiting sensitive uses?  |  |    |  |
|  | Critical | Is the area free from any Planning Overlays prohibiting or restricting development? (Etc. airport environs, Environmental significance, etc) |  |    |  |
|  | Critical | Is the area able to be developed without closing or limiting existing land uses?   |  |    |  |
| <b>Housing</b>   | Critical | Is the area contained by a clear enduring boundary to the Township? (i.e. watercourses, significant vegetation, major infrastructure etc)    |  |    | The western unconstructed road reserve boundary is a weak boundary and therefore a designed boundary would need to be delivered.         |
| <b>SUB-TOTAL</b>   |          |  | <b>11/12</b>   |    |  |

Table 15 - GAMA Area 2A Critical Criteria Assessment

|                | AREA 2A   | IMPORTANT CRITERIA<br>(Relative to the growth investigation area)  | RATING |            |         |           |    | PERFORMANCE NOTES  |
|----------------|-----------|--|--------|------------|---------|-----------|----|--|
|                |           |  | Yes    | Mostly Yes | Neutral | Mostly No | No |  |
| Environment    | Important | Is the area free of threatened fauna species?  |        |            | ●       |           |    | Further detail study required.   |
| Open Space     | Important | Is the area able to deliver significant extensions to public open space corridors or waterways to benefit the community?   | ●      |            |         |           |    | The development of the site could release significant land along the Thompson Creek and Newling Link, extending the existing open space corridor to the benefit of the town. |
|                | Important | Is the area outside of key district or local view corridor or visually prominent from external vantages?   |        | ●          |         |           |    | The site would impact entrance views to the town from the southern approach. However it is largely screened by mature trees along the western and southern boundary.         |
| Movement       | Important | Is the area able to provide a new street or road connection that will improve movement and traffic for the broader community?  |        |            |         | ●         |    | The development of the site will provide a small local benefit through a connection to Kidman Street.  |
|                | Important | Does the area have clear and direct connections to key community destinations (e.g. Schools, shops, train station etc)?  | ●      |            |         |           |    | The site would be able to access existing paths along Hendy Main Road and along the Newling reserve link to access the school, kinder, shops and community centre.           |
|                | Important | Is the area able to provide a connected and circulated road network in a logical and co-ordinated manner?  | ●      |            |         |           |    |  |
|                | Important | Is the area located in proximity to existing and potential future public transport infrastructure?   |        |            |         | ●         |    | Opportunity to advocate for bus services along Hendy Main Road to service community centre and school.   |
| Infrastructure | Important | Is the area able to provide additional employment areas to meet the needs of the increased population?   |        |            | ●       |           |    | Not applicable.  |
|                | Important | Is the area able to justify and deliver the community facilities and cultural needs for the existing and future population?  |        |            | ●       |           |    | Currently no new community facility need identified.   |
| People         | Important | Does the area consist of a residential zone which could facilitate further intensification? (I.e. LDRZ or RLZ)   |        |            |         | ●         |    | The Hinterland subdivision to the north sets a precedent for residential development to the west of the town.  |
|                | Important | Does the area have a largely consolidated ownership pattern simplifying design and coordination?   | ●      |            |         |           |    |  |
| Housing        | Important | Is the area adjacent to and/ or within 800 metres an existing Town Core?<br><br><i>Note: Town core is understood as a cluster of one or more of the following retail shops, community hall, school, town park, or major public transport terminal.</i> |        |            |         | ●         |    | The northern portion of the precinct is within 800m of the school and shops.   |
|                | Important | Is a new town core within the area possible and appropriate scale to facilitate growth?  |        |            | ●       |           |    | A separate town core with complimentary offerings to the existing core may be suitable due to the central location of the site to the existing residential areas.            |
|                | Important | Is this area able to deliver significant land supply that will reduce pressure on other less suitable locations?   |        |            | ●       |           |    | Demand substantially exceed supply in the Moriac context, therefore this criterion is not applicable.  |
| SUB-TOTAL      |           |  | 8      | 1          | 0       | -4        | 0  | =5   |

Table 16 - GAMA Area 2A Important Criteria Assessment

|  | AREA 2A       | SUPPLEMENTARY CRITERIA<br>(Relative to the growth investigation area)   | PERFORMANCE NOTES  |
|--|---------------|---|--|
| <b>Environment</b>   | Supplementary | Would the development of the area protect the continued operation of surrounding agricultural land?   | The development of the site would potentially limit agricultural practices further to the east     |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Supplementary | Will the area increase the town's population to enable appropriate services to be provided (e.g. sewer, drainage etc)?<br><br><i>Note: approximately 800 lots required to compel Barwon Water to deliver sewer infrastructure</i> | An indicative maximum GRZ lot yield of 1054 would compel new sewer infrastructure to be delivered. |
| <b>People</b>  | Supplementary | Does the area contain any existing non-residential uses that could support residential development?   |  |

Table 17 - GAMA Area 2A Supplementary Criteria Assessment

#### 4.6 AREA 2B CRITERIA ASSESSMENT



Site area: 38.0 ha (Excludes Thompson Creek waterway buffer)

Potential yield scenarios:

| DENSITY AND TYPE OF DEVELOPMENT                                  | TYPICAL LOT SIZE | DENSITY | INDICATIVE LOT YIELD | INDICATIVE POPULATION |
|--|------------------|---------|----------------------|-----------------------|
| Type 01 - General Residential Zone (GRZ) (requires sewer)        | 600              | 12      | 459                  | 1195                  |
| Type 02 - GRZ in keeping with Original Township (requires sewer) | 1000             | 8       | 304                  | 790                   |
| Type 03 - GRZ Larger Lot (requires sewer)                        | 2000             | 4.4     | 167                  | 433                   |
| Type 04 - Low Density Residential Zone                           | 4000             | 1.8     | 70                   | 183                   |

Table 18 - GAMA Area 2B Potential Yield Table












|  | AREA 2B  | CRITICAL CRITERIA<br>(Relative to the growth investigation area)   | RATING   |   | PERFORMANCE NOTES  |
|--|----------|--|--|---|--|
|  |          |  | YES  | NO  |  |
| <b>Environment</b>   | Critical | Is the area able to apply strategic bush fire mitigation measures at a neighbourhood level to reduce need for property specific measures?    |    |   | The area is large enough to incorporate necessary mitigation measures however it is exposed to risks along the Thompson Creek interface. |
|  | Critical | Is the area outside of any flood plain or similar?   |    |   | Very minimal potential flooding along southern interface.  |
| <b>Open Space</b>  | Critical | Could the development of the area ensure the protection of sites or landscapes with Aboriginal Cultural Heritage Sensitivity?                |  |   | Further Aboriginal Cultural Heritage studies are required.   |
|  | Critical | Is the area largely clear of significant vegetation?   |    |   | Some scattered trees that could be incorporated into future development  |
|  | Critical | Would the development of the area be able to avoid native vegetation removal and achieve a net gain in connected habitat?                    |    |   |  |
|  | Critical | Does the potential growth opportunity have a generally flat or gentle sloping topography free from extreme slope 25% or more?                |   |   | The site is predominantly flat.  |
| <b>Movement</b>  | Critical | Does the area have suitable access and frontage to key roads?  |  |  | Requires access through precinct 2A  |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Critical | Is the area able to deliver its own infrastructure needs progressively and directly without relying on contributions from others?            |  |   | The site is in full control of potential drainage and potential sewer infrastructure. Other services are available along Hendy Main Road |
| <b>People</b>  | Critical | Is the area free from any land use buffers impacting or prohibiting sensitive uses?  |  |   |  |
|  | Critical | Is the area free from any Planning Overlays prohibiting or restricting development? (Etc. airport environs, Environmental significance, etc) |  |   |  |
|  | Critical | Is the area able to be developed without closing or limiting existing land uses?   |  |   | May have impact on agricultural operations further to the east   |
| <b>Housing</b>   | Critical | Is the area contained by a clear enduring boundary to the Township? (i.e. watercourses, significant vegetation, major infrastructure etc)    |  |  | There is a row of large, planted trees along the western boundary  |
| <b>SUB-TOTAL</b>   |          |  | <b>9/12</b>  |   |  |

Table 19 - GAMA Area 2B Critical Criteria Assessment

|                | AREA 2B   | IMPORTANT CRITERIA<br>(Relative to the growth investigation area)   | RATING |            |         |           |    | PERFORMANCE NOTES   |
|----------------|-----------|---|--------|------------|---------|-----------|----|---|
|                |           |   | Yes    | Mostly Yes | Neutral | Mostly No | No |   |
| Environment    | Important | Is the area free of threatened fauna species?   |        |            | ●       |           |    | Further detail study required.  |
| Open Space     | Important | Is the area able to deliver significant extensions to public open space corridors or waterways to benefit the community?  |        | ●          |         |           |    | The development of the site could release additional land along the Thompson Creek however not within proximity of the existing township.                 |
|                | Important | Is the area outside of key district or local view corridor or visually prominent from external vantages?  |        | ●          |         |           |    | The site is largely away from key views however it will intrude into views from the Hinterland subdivision and potentially log views from the south east. |
| Movement       | Important | Is the area able to provide a new street or road connection that will improve movement and traffic for the broader community?   |        |            |         |           | ●  | The development would offer no additional beneficial connections.   |
|                | Important | Does the area have clear and direct connections to key community destinations (e.g. Schools, shops, train station etc)?   |        |            | ●       |           |    | Connections through Farrer Drive could be used as well as new connections through precinct 2A.  |
|                | Important | Is the area able to provide a connected and circulated road network in a logical and co-ordinated manner?   |        | ●          |         |           |    | The site would create some irregular shaped areas it its north due to the shape of the property boundary and the existence of a road reserve.             |
|                | Important | Is the area located in proximity to existing and potential future public transport infrastructure?  |        |            |         |           | ●  |   |
| Infrastructure | Important | Is the area able to provide additional employment areas to meet the needs of the increased population?  |        |            | ●       |           |    | Not applicable.   |
|                | Important | Is the area able to justify and deliver the community facilities and cultural needs for the existing and future population?   |        |            | ●       |           |    | Currently no new community facility need identified.  |
| People         | Important | Does the area consist of a residential zone which could facilitate further intensification? (I.e. LDRZ or RLZ)  |        |            |         |           | ●  |   |
|                | Important | Does the area have a largely consolidated ownership pattern simplifying design and coordination?  | ●      |            |         |           |    | Currently 2A and 2B are under consolidated ownership.   |
| Housing        | Important | Is the area adjacent to and/or within 800 metres an existing Town Core?<br><br><i>Note: Town core is understood as a cluster of one or more of the following retail shops, community hall, school, town park, or major public transport terminal.</i> |        |            |         | ●         |    | The northern portion of the precinct is within 800m of the school and shops.  |
|                | Important | Is a new town core within the area possible and appropriate scale to facilitate growth?   |        |            |         |           | ●  | This area is not suitable for another town core as it is too far from the core of the town.   |
|                | Important | Is this area able to deliver significant land supply that will reduce pressure on other less suitable locations?  |        |            | ●       |           |    | Demand substantially exceed supply in the Moriac context, Therefore this criterion is not applicable.   |
| SUB-TOTAL      |           |   | 2      | 3          | 0       | -1        | -8 | =-4   |

Table 20 - GAMA Area 2B Important Criteria Assessment

|  | AREA 2B       | SUPPLEMENTARY CRITERIA<br>(Relative to the growth investigation area)   | PERFORMANCE NOTES  |
|--|---------------|---|--|
| <b>Environment</b>   | Supplementary | Would the development of the area protect the continued operation of surrounding agricultural land?   | The development of the site would potentially limit agricultural practices further to the east.                |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Supplementary | Will the area increase the town's population to enable appropriate services to be provided (e.g. sewer, drainage etc)?<br><br><i>Note: approximately 800 lots required to compel Barwon Water to deliver sewer infrastructure</i> | Depending on the preferred lot size this area may be required to increase the feasibility of delivering sewer. |
| <b>People</b>  | Supplementary | Does the area contain any existing non-residential uses that could support residential development?   |  |

Table 21 - GAMA Area 2B Supplementary Criteria Assessment

#### 4.7 AREA 2C CRITERIA ASSESSMENT



Site area: 95.0 ha (Excludes Thompson Creek waterway buffer)

Potential yield scenarios:

| DENSITY AND TYPE OF DEVELOPMENT                                  | TYPICAL LOT SIZE | DENSITY | INDICATIVE LOT YIELD | INDICATIVE POPULATION |
|--|------------------|---------|----------------------|-----------------------|
| Type 01 - General Residential Zone (GRZ) (requires sewer)        | 600              | 12      | 1150                 | 2989                  |
| Type 02 - GRZ in keeping with Original Township (requires sewer) | 1000             | 8       | 760                  | 1976                  |
| Type 03 - GRZ Larger Lot (requires sewer)                        | 2000             | 4.4     | 417                  | 1084                  |
| Type 04 - Low Density Residential Zone                           | 4000             | 1.8     | 176                  | 457                   |

Table 22 - GAMA Area 2C Potential Yield Table













|  | AREA 2C  | CRITICAL CRITERIA<br>(Relative to the growth investigation area)   | RATING   |   | PERFORMANCE NOTES   |
|--|----------|--|--|---|---|
|  |          |  | YES  | NO  |   |
| <b>Environment</b>   | Critical | Is the area able to apply strategic bush fire mitigation measures at a neighbourhood level to reduce need for property specific measures?    |    |   | The area is large enough to incorporate necessary mitigation measures however it is exposed to risks along the Thompson Creek interface.                                      |
|  | Critical | Is the area outside of any flood plain or similar?   |    |   | Very minimal potential flooding along southern interface.   |
| <b>Open Space</b>  | Critical | Could the development of the area ensure the protection of sites or landscapes with Aboriginal Cultural Heritage Sensitivity?                |  |   | Further Aboriginal Cultural Heritage studies are required.  |
|  | Critical | Is the area largely clear of significant vegetation?   |    |   | Some scattered trees that could be incorporated into future development   |
|  | Critical | Would the development of the area be able to avoid native vegetation removal and achieve a net gain in connected habitat?                    |    |   |   |
|  | Critical | Does the potential growth opportunity have a generally flat or gentle sloping topography free from extreme slope 25% or more?                |    |   | The site is predominantly flat.   |
| <b>Movement</b>  | Critical | Does the area have suitable access and frontage to key roads?  |  |  | Requires access through precinct 2A and 2B. Investigation would be required to consider the need for a second railway crossing considering the distance from Hendy Main Road. |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Critical | Is the area able to deliver its own infrastructure needs progressively and directly without relying on contributions from others?            |  |   | Investigation required to understand servicing requirements for this extensive area.  |
| <b>People</b>  | Critical | Is the area free from any land use buffers impacting or prohibiting sensitive uses?  |  |   |   |
|  | Critical | Is the area free from any Planning Overlays prohibiting or restricting development? (Etc. airport environs, Environmental significance, etc) |  |   |   |
|  | Critical | Is the area able to be developed without closing or limiting existing land uses?   |  |   | May have impact on agricultural operations further to the east.   |
| <b>Housing</b>   | Critical | Is the area contained by a clear enduring boundary to the Township? (i.e. watercourses, significant vegetation, major infrastructure etc)    |  |   | Ravens Creek, the railway and Thompsons Creek form a strong boundary.   |
| <b>SUB-TOTAL</b>   |          |  | <b>9/12</b>  |   |   |

Table 23 - GAMA Area 2C Critical Criteria Assessment

|                | AREA 2C   | IMPORTANT CRITERIA<br>(Relative to the growth investigation area)   | RATING |            |         |           |     | PERFORMANCE NOTES   |
|----------------|-----------|---|--------|------------|---------|-----------|-----|---|
|                |           |   | Yes    | Mostly Yes | Neutral | Mostly No | No  |   |
| Environment    | Important | Is the area free of threatened fauna species?   |        |            | ●       |           |     | Further detail study required.  |
| Open Space     | Important | Is the area able to deliver significant extensions to public open space corridors or waterways to benefit the community?  |        |            | ●       |           |     | The development of the site could release substantial additional land along Ravens Creek, however this is over 1km away is therefore not consider to be in proximity of the existing township to provide a benefit. |
|                | Important | Is the area outside of key district or local view corridor or visually prominent from external vantages?  |        | ●          |         |           |     | The site is largely away from key views however it will intrude into views from the Hinterland subdivision and potentially log views from the south east.   |
| Movement       | Important | Is the area able to provide a new street or road connection that will improve movement and traffic for the broader community?   |        |            |         |           | ●   | The development would offer no additional beneficial connections.   |
|                | Important | Does the area have clear and direct connections to key community destinations (e.g. Schools, shops, train station etc)?   |        |            | ●       |           |     | Connections through Farrer Drive could be used as well as new connections through precinct 2A.  |
|                | Important | Is the area able to provide a connected and circulated road network in a logical and co-ordinated manner?   |        | ●          |         |           |     | The site would create some irregular shaped areas in its south due to the shape of the property boundary and the existence of a road reserve.   |
|                | Important | Is the area located in proximity to existing and potential future public transport infrastructure?  |        |            |         |           | ●   |   |
| Infrastructure | Important | Is the area able to provide additional employment areas to meet the needs of the increased population?  |        |            | ●       |           |     | Not applicable.   |
|                | Important | Is the area able to justify and deliver the community facilities and cultural needs for the existing and future population?   |        |            | ●       |           |     | Currently no new community facility need identified.  |
| People         | Important | Does the area consist of a residential zone which could facilitate further intensification? (I.e. LDRZ or RLZ)  |        |            |         |           | ●   |   |
|                | Important | Does the area have a largely consolidated ownership pattern simplifying design and coordination?  | ●      |            |         |           |     | Currently 2A and 2B are under consolidated ownership.   |
| Housing        | Important | Is the area adjacent to and/ or within 800 metres an existing Town Core?<br><br>Note: Town core is understood as a cluster of one or more of the following retail shops, community hall, school, town park, or major public transport terminal. |        |            |         |           | ●   | No part of the site is within 800m of the town core.  |
|                | Important | Is a new town core within the area possible and appropriate scale to facilitate growth?   |        |            |         |           | ●   | This area is not suitable for another town core as it is too far from the core of the town.   |
|                | Important | Is this area able to deliver significant land supply that will reduce pressure on other less suitable locations?  |        |            | ●       |           |     | Demand substantially exceed supply in the Moriac context, Therefore this criterion is not applicable.   |
| SUB-TOTAL      |           |   | 2      | 2          | 0       | 0         | -10 | =-6   |

Table 24 - GAMA Area 2C Important Criteria Assessment

|  | AREA 2C       | SUPPLEMENTARY CRITERIA<br>(Relative to the growth investigation area)   | PERFORMANCE NOTES  |
|--|---------------|---|--|
| <b>Environment</b>   | Supplementary | Would the development of the area protect the continued operation of surrounding agricultural land?   | The development of the site would potentially limit agricultural practices further to the east.                |
| <b>Infrastructure</b><br><i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements</i> | Supplementary | Will the area increase the town's population to enable appropriate services to be provided (e.g. sewer, drainage etc)?<br><br><i>Note: approximately 800 lots required to compel Barwon Water to deliver sewer infrastructure</i> | Depending on the preferred lot size this area may be required to increase the feasibility of delivering sewer. |
| <b>People</b>  | Supplementary | Does the area contain any existing non-residential uses that could support residential development?   |  |

Table 25 - GAMA Area 2C Supplementary Criteria Assessment

Area 2A was identified a potential location for future growth in the Moriac Structure Plan Review undertaken in 1992.

# GROWTH AREA MULTI-CRITERIA ASSESSMENT (GAMA)

MORIAC STRUCTURE PLAN 2023



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