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MORROROK

WILLUM-A-WEENTH

NGARRI

BIYAL

NGELITJ

WALART

MURNONG

BALAYANG

BYOURAC

DRAFT MORIAC STRUCTURE PLAN

SUMMARY REPORT

KARWIRP

MOODEWARR

MORIAC STRUCTURE PLAN 2023

TRADITIONAL OWNER ACKNOWLEDGEMENT

Surf Coast Shire Council Acknowledges the Wadawurrung People as the Traditional Owners of the Moriac region.

We pay our respects to their Elders past, present and future.

We acknowledge their care and custodianship for more than 60,000 years, which continues today. We walk with them as we respectfully care for and tread lightly on these lands.

We also extend that respect to all First Nations people who are part of the Moriac community.

COMMUNITY RECOGNITION

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 drafting of the Moriac Structure Plan. The project team acknowledges the broad range of views on many matters raised throughout the process. The exhibition of the draft Moriac Structure Plan will provide further opportunities for community participation.

DISCLAIMER

Surf Coast Shire Council and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

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EXECUTIVE SUMMARY

The Moriac Structure Plan (The Plan) will provide a strategic framework to guide land use and development decisions for the next 10 years. The Plan will ensure that future incremental growth is responsive to the constraints of the landscape and respectful of the rural character of the town.

THE DRAFT MORIAC STRUCTURE PLAN:

- Acknowledges the Wadawurrung Traditional Owners as the first custodians of Moriac and the surrounding district, and encourages the consideration of Traditional Owner knowledge and culture in future decision making;
- Identifies what is unique and valued about Moriac and clarifies both the current and future role of the town in the region;
- Presents a history of the landscape, describing the significant transformations which have occurred since European arrival;
- Establishes a vision and guiding principles to guide future land use planning decisions;
- Responds to the key issues and influences identified in the MSP Background Report in developing a preferred growth framework;
- Considers the future servicing needs of residents and presents options for building upon the existing strengths of the compact urban form;
- Identifies a preferred location for future growth;
- Presents an implementation plan outlining future actions and responsibilities.

THE MORIAC STRUCTURE PLAN IS SUPPORTED BY THE FOLLOWING TECHNICAL REPORTS:

- Moriac Structure Plan 2022 – Background Report – Understanding Moriac - January 2022
- Moriac Structure Plan 2022 – Community Engagement Summary Report – May 2022
- A History of Moriac – Background for the Moriac Structure Plan – October 2022
- Bushfire assessment to inform Moriac Structure Plan – September 2022
- Moriac Septic Study Report – Published March 2021
- Mesh - GAMA Assessment of Investigation Areas – May 2023

BACKGROUND

The development of a new Moriac Structure Plan commenced in 2021. Key factors driving the preparation of a new plan include:

- State and regional planning policy reforms over the past ten years.
- The rezoning of the last remaining area of land identified for housing development in the Moriac Structure Plan 2010 (MSP2010), and therefore the need to consider future housing needs for Moriac.
- Community interest in a review of public infrastructure including open space areas, footpaths and trails, community buildings and service infrastructure (i.e. electricity, water, wastewater) to determine future needs.
- The need 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.
- The need to develop a Structure Plan that supports and complements current community aspirations.
- An opportunity to consider land use planning implications associated with the State Government's approval of CORA – a major global sports, tourism and accommodation development in Modewarre.

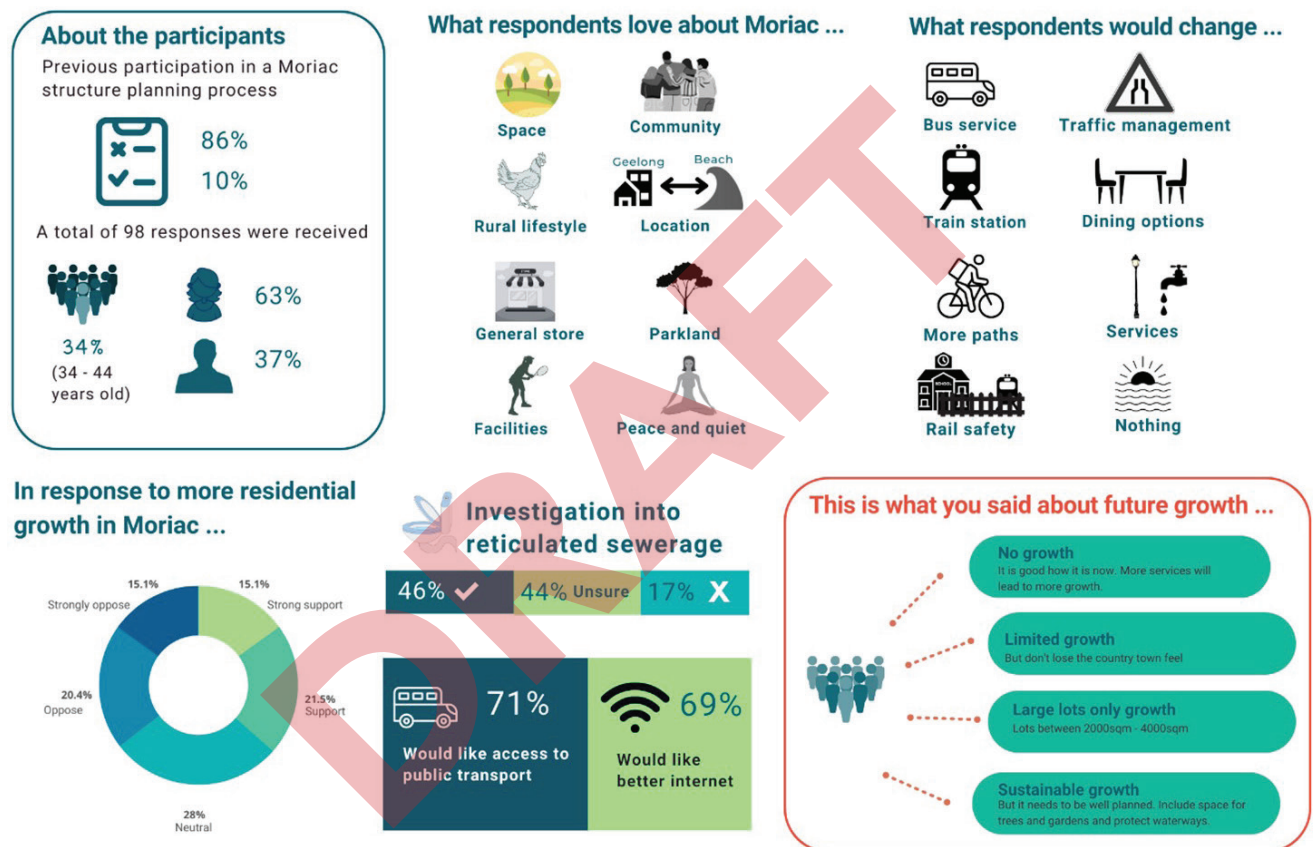
POPULATION	852
MEDIAN AGE	38
NUMBER OF DWELLINGS	294
AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD	3.1
MEDIAN WEEKLY HOUSEHOLD INCOME	\$2,486
UNOCCUPIED DWELLINGS	17 (6%)

Figure 1.2 - A Snapshot of Moriac

Source: Australian Bureau of Statistics (ABS) 2021 Census Quickstats

MORIAC STRUCTURE PLAN COMMUNITY SURVEY 2021

Figure 1.6 - Moriac Structure Plan Community Survey 2021



SUMMARY OF OPPORTUNITIES AND INFLUENCES

Key opportunities and influences specifically relevant to land use planning in Moriac were identified through research undertaken in the preparation of the Background Report and in subsequent community engagement forums. The following table provides a summary of opportunities and influences by planning theme.

Figure 3.1 - Planning Themes, Opportunities and Influences

PLANNING THEME	OPPORTUNITIES AND INFLUENCES
ENVIRONMENT & CULTURE 	<ul style="list-style-type: none"> • Moriac is a small town located in Wadawurrung Country. Traditional Owners have a cultural, ancestral, spiritual and historical connection to country. • The natural environments of Moriac have been significantly impacted by the clearing of vegetation and the introduction of pest animals and plants. • Bushfire planning regulations have been significantly strengthened since the MSP 2010 and it is State policy to prioritise the protection of human life over all other policy considerations. • The Council Plan identifies climate change as a key challenge facing Surf Coast Shire communities. • The Rural Hinterland Futures Strategy 2019 identifies the Moriac district as within an agricultural soil quality hot spot, which elevates the significance of protecting agricultural land in this region.
HOUSING 	<ul style="list-style-type: none"> • The population of the Deans Marsh and Moriac Districts is expected to grow by 348 people to the year 2036, with significant growth in the number of retirement aged residents. The lack of reticulated sewerage infrastructure is a major constraint to future growth of the town. • Demand for housing in Moriac is high and supply is very limited and will not meet longer term demand. • Regional and local planning policy supports Moriac's role as a small town with limited growth. Moriac has very little housing diversity, and this limits the potential for the town to accommodate a range of household types, particularly elderly people with different housing needs.
OPEN SPACE 	<ul style="list-style-type: none"> • Moriac residents greatly value existing open space assets and aspire to secure future open space areas to connect existing paths, trails and places of interest. • Council is working with the community on a range of projects to deliver additional community facilities. • There is a need to ensure the needs of an ageing population are considered in the provision of future community infrastructure.

PLANNING THEME

OPPORTUNITIES AND INFLUENCES

MOVEMENT



- Road safety is a major concern for Moriac residents. There are specific concerns related to heavy vehicle traffic on the Cape Otway Road and the Hendy Main Road.
- The absence of public transport in Moriac is a significant disadvantage for the town, particularly for older people, teens and non-drivers.
- Moriac has a good network of footpaths that are well utilised by residents and visitors.

INFRASTRUCTURE



- Moriac's potable water supply is close to capacity and upgrades would be required for any future subdivision of scale.
- Stormwater issues in Moriac have occurred both through the failure of septic systems and as a result of flooding. The Moriac Septic Report has made a number of recommendations to address existing problems.
- Telecommunications services will become more important to Moriac as lifestyles and working arrangements change over time.

LOCAL ECONOMY



- The Moriac District is recognised as being well suited to agribusiness, commercial farming and tourism.
- Little commercial development or industrial development has occurred in Moriac since 2010.
- Council's Economic Development Strategy 2021-2031 facilitates a new approach to economic prosperity that recognises the importance of health, wellbeing and sustainability in creating prosperous places.

VISION AND GUIDING PRINCIPLES

The Vision and Guiding Principles were developed and refined with direct inputs from the Moriac community. They respond to the key opportunities and influences described in Section 3.1. The Vision and Guiding Principles provide the basis for the development of the Structure Plan.

VISION STATEMENT

'Moriac will continue to thrive as a compact rural town, surrounded by protected farmland and healthy waterways. The character of the town will be defined by residential streetscapes, green open spaces, and a network of paths and trails. Infrastructure investment will support planned growth and allow Moriac residents to work effectively from home'.

GUIDING PRINCIPLES FOR THE MORIAC STRUCTURE PLAN 2023

3.3 ENVIRONMENT & CULTURE



1

Preserve and enhance the natural environments of Moriac and the surrounding rural hinterland.

2

Protect rural areas from impacts associated with housing developments.

3.4 HOUSING



3

Future residential growth will be incremental in scale and incorporate elements of Environmentally Sustainable Design.

4

Land use planning decisions should consider the housing and transport needs of an age diverse population.

3.5 OPEN SPACE



5

Open space areas will continue to play an important role in defining the character and liveability of the Moriac township.

3.6 MOVEMENT



6

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.

3.7 INFRASTRUCTURE



7

Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements.

3.8 LOCAL ECONOMY



8

Moriac will support a prosperous economy, providing new opportunities to foster home based employment and enhance the visitor experience.

Figure 3.3: Guiding Principles for the Moriac Structure Plan 2022

The following chapters consider key opportunities and influences within the context of the Guiding Principles. Strategies and actions have been developed to ensure that the Vision and Guiding Principles will be achieved through the implementation of the Structure Plan.

4.4 STRATEGIC FRAMEWORK PLAN

The presentation of a new Strategic Framework Plan with directions for growth will generate important discussions in the Moriac community. Before determining final directions Council seeks to consider submissions from the Moriac community and a The Strategic Framework Plan reflects the guiding principles of the structure plan and responds to the following key findings:

- Regional and local planning policies define the role of the town in the region;
- The study area contains landscape features which are significant to the Wadawurrung Traditional Owners;
- The Moriac community supports incremental future growth, that is respectful of the scale and character of the existing town;
- In the absence of a reticulated sewerage network future housing options are limited by land capability constraints;
- The Low Density Residential Zone supports housing development that is consistent with the prevailing and preferred character of Moriac;
- Land to the south-east of the town centre is well located to accommodate future residential development;
- Opportunities exist for the provision of future open space assets, providing access to places of interest and linkages to the existing network of paths and trails.
- Bushfire risk at the landscape level can be managed through the design of future residential subdivision proposals.
- Future development should consider Integrated Water Cycle Management principles.
- Future commercial land use should be consolidated in the town centre.
- Visitors play an important role in the local economy and visitation should be encouraged through the provision of better signage and designed streetscape improvements.

DRAWING KEY

- Study Area
- Proposed Settlement Boundary
- Proximity to Town Centre

LAND USES

- Township Zone (TZ)
- Low Density Residential Zone (LDRZ)
- Transport Road Zone (TRZ1)
- Primary School
- Drainage Reserve
- Water Pipe Corridor
- Public Open Space
- Private Open Space
- Future Low Density Development Area
- Rezone to Farming Zone (FZ)
- Rezone to Public Park and Recreation Zone (PPRZ)
- Thompson Creek Reserve Corridor
- Investigation Area for balance of Area 2A to the south
- Investigate Commercial / Community Uses
- Support Consolidation of Existing Township Commercial Development
- Stormwater Upgrade Improvement Works
- Provide Separation from Future Development associated with CORA

MOVEMENT

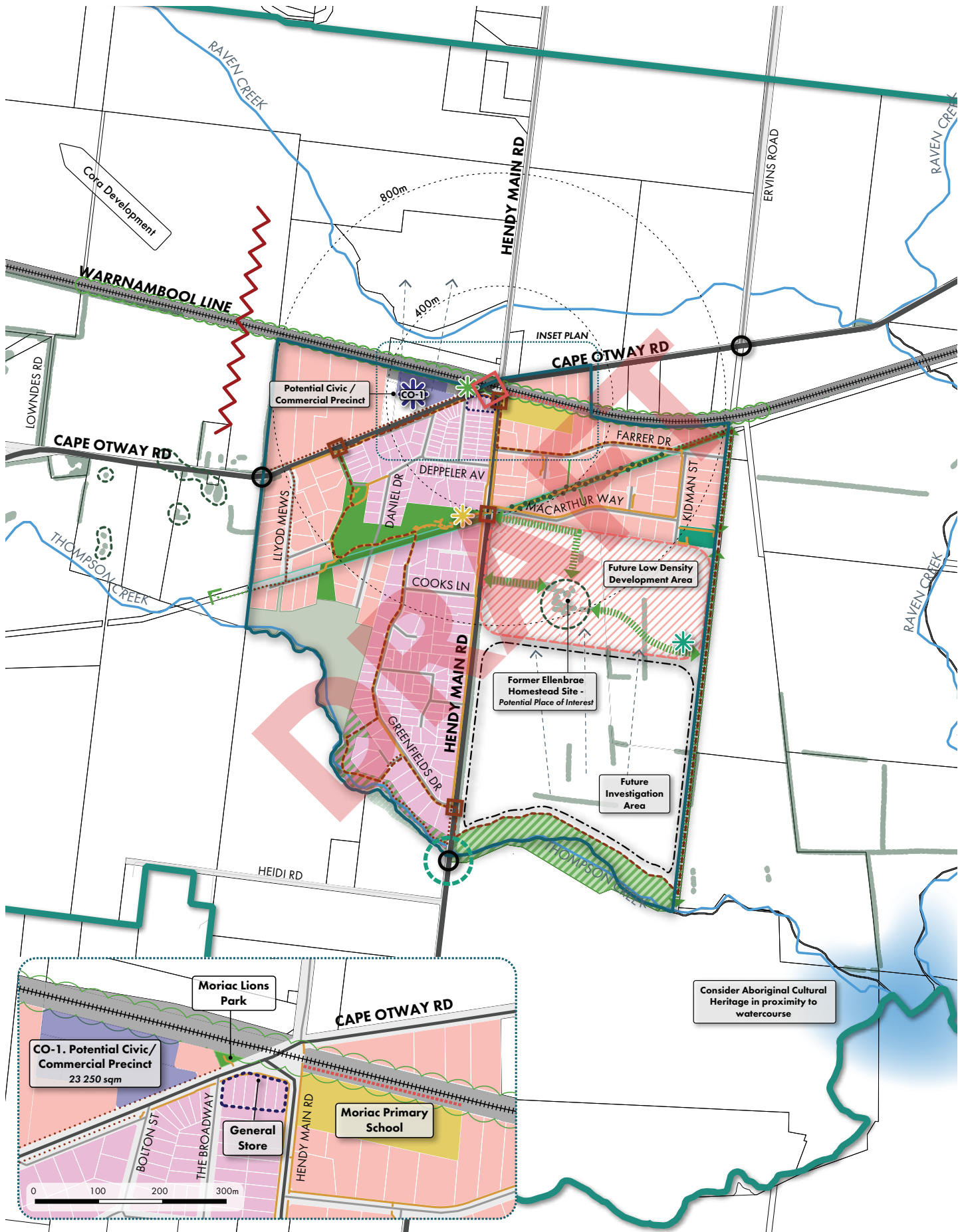
- Rail Line
- Sub-Arterial Road
- Local Road
- Unmade Road
- Existing Pathway Network
- Opportunity to Formalise Entry Gateway
- Improve Intersection Safety
- Potential Formalised Pedestrian Crossing
- Provide Safety Buffer Treatment to Railway Line Bordering Primary School
- Potential Extension of Pathway Network / Missing Links in Network
- Potential Outer Town Trail Loop (approx 6.5km)
- Investigate Extension of paths along Thompson Creek
- Neighbourhood Safer Place Location
Consider vegetation management requirements

LANDSCAPE FEATURES

- Waterway
- Existing Key Views
- Potential Open Space and Integrated Water Management Corridor
- Biodiversity Corridor and Weed Management
- Potential Tree Planting in Pipe Corridor
- Protect Tree Cluster
- Potential Retention of Existing Tree Clusters/Rows
- Upgrade / Investigate Expansion of Local Town Park
- Investigate Stormwater Management Infrastructure
- Aboriginal Cultural Significance - Byourac

Figure 4.3 – Moriac Draft Strategic Framework Plan

Source: Mesh Urban Planning



The Strategic Framework Plan provides the following land use directions:

- Avoid impacts on the Byourac junction of the Thompson and Raven Creeks.
- Support the rezoning of Farming Zone land south of the Hinterland Estate for future Low Density Residential Zone development;
- Support the consolidation of commercial land use and development within central Moriac.
- Upgrade the Lions Park in central Moriac;
- Investigate opportunities to upgrade existing town entry signage;
- Investigate the development potential of land located to the east of the Hendy Main Road fronting the Thompson Creek;
- Provide additional pedestrian crossings on the Hendy Main Road;
- Retain existing tree clusters and plantations rows on land identified for future development;
- Ensure that the zoning of public land assets reflects the current and intended use of the land.

4.5 IMPLEMENTATION

The strategies and actions identified within the Moriac Structure Plan will be achieved through the following implementation program:

- Amending the Surf Coast Planning Scheme;
- The initiation of new projects/studies;
- Advocacy; and
- Actions by other agencies and organisations.

The Strategic Framework Plan is to be inserted into the Surf Coast Planning Scheme and the Moriac Structure Plan is to be included as a reference document. A detailed implementation action table identifying action owners, timeframes and funding requirements is provided at Appendix B.

4.5.1 IMPLEMENTATION SUMMARY TABLE

STRATEGIES & ACTIONS FOR IMPLEMENTATION

PLANNING THEME	GUIDING PRINCIPLE	STRATEGIES	ACTIONS
ENVIRONMENT & CULTURE	<i>Preserve and enhance the natural environments of Moriac and the surrounding rural hinterland.</i>	<ul style="list-style-type: none"> • Facilitate opportunities for Traditional Owners to consider and inform land use planning decisions. • Where supported by Traditional Owners, future place making projects in Moriac should seek to incorporate Wadawurrung language on signage and on interpretation boards explaining key features of the landscape. • Support landowners and land care groups to identify opportunities to expand and link native vegetation corridors. • Encourage succession planting of large trees to provide habitat for indigenous species. • Seek opportunities to reduce and mitigate negative effects from climate change through land use planning decision making. 	<ul style="list-style-type: none"> • Advocate to the Department of Energy, Environment and Climate Action for a review of Cultural Heritage Sensitivity Area mapping applying to land in the Moriac Structure Plan study area, including the Salt Creek tributary. • In undertaking preliminary investigations to support a rezoning or subdivision of land, encourage applicants to engage with Traditional Owners prior to the drafting of detailed plans or designs. • Identify opportunities to create biodiversity corridors in the Strategic Framework Plan. • Require building envelopes on new lots created by subdivision to protect vegetation on lots that contain significant trees. • Require future flora and fauna assessments to include opportunities to provide for succession planting. • Through the assessment of residential subdivision proposals encourage landscape and design responses to provide additional shade in Moriac. • Develop a standard planning permit condition for residential subdivision approvals requiring proponents to provide canopy trees for shade on public land (including nature strips).

PLANNING THEME	GUIDING PRINCIPLE	STRATEGIES	ACTIONS
ENVIRONMENT & CULTURE	<i>Protect rural areas from impacts associated with housing developments.</i>	<ul style="list-style-type: none"> Contain future development within the defined settlement boundary identified on the Strategic Framework Plan. Ensure future street lighting is only used where it improves safety for residents and avoids light spill onto private land or significant habitat corridors. 	<ul style="list-style-type: none"> Require detailed land capability assessments for rezoning proposals impacting Farming Zone land located within the Moriac settlement boundary. Require an assessment of potential light spill and its associated impacts in support of greenfield subdivision proposals.
HOUSING	<p><i>Future residential growth will be incremental in scale and incorporate elements of Environmentally Sustainable Design.</i></p> <p><i>Land use planning decisions should consider the housing and transport needs of an age diverse population.</i></p>	<ul style="list-style-type: none"> Future residential growth will be incremental in scale and consist of lots sizes capable of treating all wastewater on site. Identify an enduring settlement boundary that provides opportunities for growth without compromising the compact footprint of Moriac. Ensure that future rezoning for residential use and development occurs in a staged manner that provides for integration with existing streetscapes. Encourage accommodation types suitable for older persons. Investigate opportunities to support a further trial of a bus service linking Moriac to Waurn Ponds. 	<ul style="list-style-type: none"> Incorporate Strategic Framework Plan into Surf Coast Planning Scheme. Advocate for funding to support a further trial of a bus service linking Moriac to Waurn Ponds. Rezone land at 38 Greenfields Drive (Res 1 PS: 516887Y) from Township Zone to Public Park and Recreation Zone.
OPEN SPACE	<i>Open space areas will continue to play an important role in defining the character and liveability of the Moriac township.</i>	<ul style="list-style-type: none"> Advocate to deliver upgrades to the Moriac Lions Park. Facilitate the provision of new public open space that links with existing open space areas, and particularly alongside creeks. Protect views to and from public open space areas. 	<ul style="list-style-type: none"> Secure funding to complete the designed improvement works to the Lions Park. Require permit applicants to provide open rural fencing where abutting public open space as a condition of planning approval for future low density residential developments. Ensure new subdivision proposals abutting creeks provide public open space allowing public access to stream sides. Manage open space corridors so that there is no increased risk from bushfire or new hazards created. Rezone land at 32 Daniel Drive (Res 1 CS1512) from Low Density Residential Zone to Public Park and Recreation Zone.

PLANNING THEME	GUIDING PRINCIPLE	STRATEGIES	ACTIONS
MOVEMENT	<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>	<ul style="list-style-type: none"> • Future greenfield development accessed from Hendy Main Road should contribute to the provision of new pedestrian crossings. • Future paths and trails should be designed to create or complete walking and cycling 'loops' connecting destinations and places of interest. 	<ul style="list-style-type: none"> • Advocate for funding to support a further trial of a bus service linking Moriac to Waurrn Ponds. • Require residential rezoning proposals to demonstrate how the resulting land use and development will improve the existing paths and trails network. • Rezone land at 32 Daniel Drive (Res 1 CS1512) from Low Density Residential Zone to Public Park and Recreation Zone.
INFRASTRUCTURE	<i>Future growth must consider impacts on service infrastructure and where required contribute to infrastructure improvements.</i>	<ul style="list-style-type: none"> • Reduce negative impacts on Thompson and Raven Creeks from stormwater run-off. 	<ul style="list-style-type: none"> • Require a Water Sensitive Urban Design response for future rezoning and subdivision proposals directing stormwater to the Thompson Creek and/or Raven Creek. • Advocate for regular and consistent water quality sampling along the Thompson Creek. • Seek funding to deliver stormwater improvement recommendations outlined with the Moriac Septic Study report 2021. • In the assessment of rezoning and subdivision proposals consider opportunities to deliver on aspirations identified through the Integrated Water Management – Design Sprint 2023. • Update Clause 19.03-2L to clarify future potable water supply infrastructure upgrade requirements. • Advocate for timely upgrades and improvements to service infrastructure to support planned development. • Enter into agreements with developers to ensure that those who benefit from the provision of service infrastructure contribute to the cost of construction.

PLANNING THEME	GUIDING PRINCIPLE	STRATEGIES	ACTIONS
LOCAL ECONOMY	<i>Moriac will support a prosperous economy, providing new opportunities to foster home based employment and enhance the visitor experience.</i>	<ul style="list-style-type: none"> Encourage the use and development of properties within the Township Zone for home based commercial activities whilst considering potential impacts on the amenity of residential properties. Facilitate the provision of well-designed and sited way-finding signs. Recognise the commercial / civic land use development potential of land in central Moriac with policy directions in the Surf Coast Planning Scheme. Encourage the CORA project managers to consider direct consultation with the Moriac community. The Strategic Framework Plan will reinforce the need to limit development between Moriac and Modewarre to protect a non-urban landscape break. 	<ul style="list-style-type: none"> Improve existing town entrance signage. Explore opportunities to secure additional land for parking in central Moriac. Upon the approval of detailed construction plans Council should consider the preparation of an Impacts and Opportunities Study to better understand how the CORA development can benefit the Moriac district.
BUSHFIRE PLANNING	<i>Implement key recommendations from 'Bushfire assessment to inform the Moriac Structure Plan – 2022'</i>	<ul style="list-style-type: none"> Ensure that future development is directed to locations of lower bushfire risk and is sited, designed and constructed to mitigate the risk of grassfire attack. Future rezoning proposals should be designed with reference to the landscape risk considerations identified in the 'Bushfire assessment to inform the Moriac Structure Plan – 2022'. 	<ul style="list-style-type: none"> Apply the Development Plan Overlay to land identified for future residential development within the Strategic Framework Plan and include the recommended conditions from the Bushfire assessment to inform the Moriac Structure Plan – 2022. Council will ensure that the 'Bushfire assessment to inform the Moriac Structure Plan – 2022' is available on the Council website.

Moriac Structure Plan 2023

DRAFT SUMMARY REPORT



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