

21.13 MORIAC STRATEGY

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21.13-1 Overview

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Moriac is a small rural township located approximately 20 kilometres south west of Geelong at the centre of a large farming district which extends into coastal heathlands. The traditional role of the township is largely a dormitory settlement with a majority of residents who commute to Geelong and beyond for employment opportunities, but who choose to live in Moriac for its rural atmosphere and rural residential lifestyle.

Key issues and influences

The key issues and influences facing Moriac are:

Settlement and Built Environment

- Moriac has a minimal supply of residential lots and without further growth or the release of additional lots the township will approach capacity. The *G21 Regional Growth Plan, 2013* does not envisage major residential growth in Moriac but acknowledges that the township, similar to other rural and coastal settlements in the region, will continue to experience modest growth limited to identified structure plan settlement boundaries.
- The railway provides a physical barrier to growth north of the town. The area to the north of the town is also in a different drainage catchment and to facilitate economical servicing, there is a need to ensure future development occurs in the same drainage basin as the existing township and along the likely route of any future sewer main.
- There is opportunity to accommodate population growth through limited residential infill development and through provision of additional land for future residential development.
- The need to ensure future development does not detract from the town's rural character.

Infrastructure

- The town is provided with a reticulated water supply system and there is adequate capacity to supply any reasonable planned growth of land with an elevation of less than 105 metres AHD. However, development of land above 105 metres AHD, particularly in Area 1 (refer Map 1 to Clause 21.13 Moriac Framework Plan) would potentially require the construction of a tanker/booster system.
- The stormwater catchment area for the existing township is south of the railway line and drains towards the creek. Urban stormwater runoff from lots not connected to a stormwater drainage system could pose a threat to the sensitive environment and water catchment area.
- A key infrastructure constraint is the lack of reticulated sewerage in the township. This will influence the future township form in respect to lot sizes to cater for any future development within the township, as there is a need to ensure lots created by subdivision are of a sufficient size to treat and retain all wastewater within the property boundaries.
- There is a need for improvement of the intersection at Cape Otway Road and Hendy Main Road as well as improvement of car parking in the township especially at the retail area and school.

Leisure and Recreation Facilities

- Moriac supports a range of community and leisure facilities that contribute to its liveability. These activities include a primary school, community centre, pre-school centre, convenience shop, post office, skate park, BMX track and tennis courts.

- Moriac is well served with public open space areas, which provides pedestrian and cycle access between housing areas and the main community facilities. The potential to expand and extend these routes to establish a linked open space network around the town is recognised.
- There is the need to recognise in the Planning Scheme land transferred to Council for public open space purposes.

Economic Development

- There is a need to ensure the existing Moriac town centre remains the focus for commercial development within the township to foster vitality and avoid fragmentation of uses and activities. Formalising this location as the town centre could be enhanced by encouraging the use of allotments fronting Cape Otway Road between the Broadway and Hendy Main Road for business purposes.
- A modest expansion of the town centre would be possible on adjacent properties to the south should demand warrant.
- There is an opportunity to provide a consolidated node for other commercial activities (light industrial) to meet the needs of local residents.

Environment

- The need to protect and enhance the significant biodiversity features of the area, including the Thompson and Ravens creek corridors, native grasslands, grassy woodland and scattered mature native eucalyptus trees.
- The need to monitor waste water management issues within the township especially its effect on the creek corridors.

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Settlement and Built Environment

Objective

To maintain a compact township which retains its rural atmosphere.

Strategies

- Encourage appropriate infill residential development.
- Contain urban development within the defined settlement boundary as defined in Map 1 to Clause 21.13 Moriac Framework Plan to avoid sprawl of the township.
- Support a modest township growth by the provision of potential low density residential development north-west of Cape Otway Road (Area 1) and to the north-east of Hendy Main Road (Area 2) as shown in Map 1 to Clause 21.13 Moriac Framework Plan.
- Protect the rural character of Moriac as a settlement located within a rural setting.
- Provide for suitable lot sizes that reflect the rural township character and standard for containment and treatment of wastewater.
- Maintain effective buffer zones between residential development and water courses, in particular by providing for revegetation of the Thompsons Creek environs.
- Ensure that future residential development or subdivision west of Hendy Main Road does not impact negatively on Thompsons Creek and environs.
- Prevent further urban expansion north of the railway line.

21.13-3 Infrastructure

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Objective

To provide appropriate infrastructure services in the township.

Strategies

- Provide for the potential construction of a tanker/booster system in the provision of reticulated water supply for land above an elevation of 105 metres AHD.
- Improve the road network including the Cape Otway Road and Hendy Main Road intersection.
- Provide for improved stormwater drainage system.
- Ensure economical servicing of Moriac by developing in the same drainage basin as the existing township and along the likely route of any future sewer main.

21.13-4 Leisure and Community Facilities

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Objective

To encourage a range of community and leisure facilities commensurate with the size and role of the township.

Strategies

- Support the actions in the Newling Reserve Masterplan and Mt. Moriac Reserve Masterplan for on-going upgrading of open space, leisure and recreation activities.
- Support the provision of open space corridors in future residential areas.
- Support the actions in Council's Pathway Strategy including provision of potential pedestrian bicycle linkages.
- Support the refurbishment of the primary school and investigate the longer term expansion of the school.
- Facilitate the establishment of a satellite hub at Moriac primary school and investigate local family day care and kindergarten options.
- Support the rezoning of land transferred to Council for public open space and recreation purposes.

21.13-5 Economic Development

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Objective 1

To consolidate commercial activity and development within the existing Moriac town centre to create a thriving town centre.

Strategy

- To encourage in-fill development and redevelopment of existing sites within the designated town centre fronting Cape Otway Road between The Broadway and Hendy

Main Road with a possibility of future expansion to the south (albeit with the redevelopment of residential premises if required).

Objective 2

To encourage opportunities for local employment by identifying land for other commercial purposes (light industrial).

Strategy

- To investigate appropriate zoning to facilitate commercial / light industrial activities along Cape Otway Road north of Lloyds Mews (Refer Map 1 to Clause 21.13 – Moriac Framework Plan).

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Environment

Objective 1

To protect and enhance the biodiversity values of the township and the ecological sensitivity of the surrounding environment.

Strategies

- Actively support public land managers in the on-going management and protection of the sensitive environmental areas.
- Ensure that development adjacent to areas of environmental assets is undertaken in a manner which complements and does not impact adversely upon these features.
- Continue to maintain the existing streamside reserves at Thompsons and Ravens Creek to act as a buffer between houses and the watercourse.

Objective 2

To ensure the existing and future landscape and neighbourhood character is adequately protected and enhanced.

Strategies

- Encourage retention and enhancement of existing vegetation on private land, roadsides and reserves using indigenous species through the preparation of vegetation guidelines.
- Provide landscaping at the key gateways to the township and streetscapes, e.g. at Cape Otway Road and Hendy Main Road.

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Implementation

The strategies will be implemented by:

Using policy and the exercise of discretion

- In the interest of maintaining a compact township no urban development will be supported outside the settlement boundary including the area north of the railway line outside the settlement boundary, west of the existing township and south of Thompsons Creek.

- It is policy to apply a minimum lot size of 0.4 hectares in the Moriac township. Minor variations to this policy will only be considered where it can be demonstrated that all waste water and septic tank effluent can be suitably disposed of within the boundaries of the lot.

Undertaking further strategic work

- Preparing design guidelines to guide future development of the Moriac Town Centre and the potential light industrial precinct.
- Investigating key 'infrastructure investigation items' as listed in the Moriac Structure Plan 2010.
- Introducing planning scheme controls over identified biodiversity sites and corridors in the Moriac Environmental Assets Assessment 2009 to protect and enhance these areas.
- Considering whether a Development Plan Overlay should be applied to Area 1 and Area 2.

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Reference Documents

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Moriac Structure Plan (2010)

Thompson Creek Catchment Plan (1998)

Map 1 to Clause 21.13 Moriac Framework Plan

