

# Korumburra

Live. Work. Invest.



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## *Accompanying Liftouts*

- Education
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- Council Services
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# Location

Korumburra is a charming township set amongst the rolling green hillsides of South Gippsland.

Located just a 90 minute drive from Melbourne, this friendly country township is a long way from the hustle and bustle of suburban life, but is accessible enough to make daily commuting to the suburbs an easy possibility.

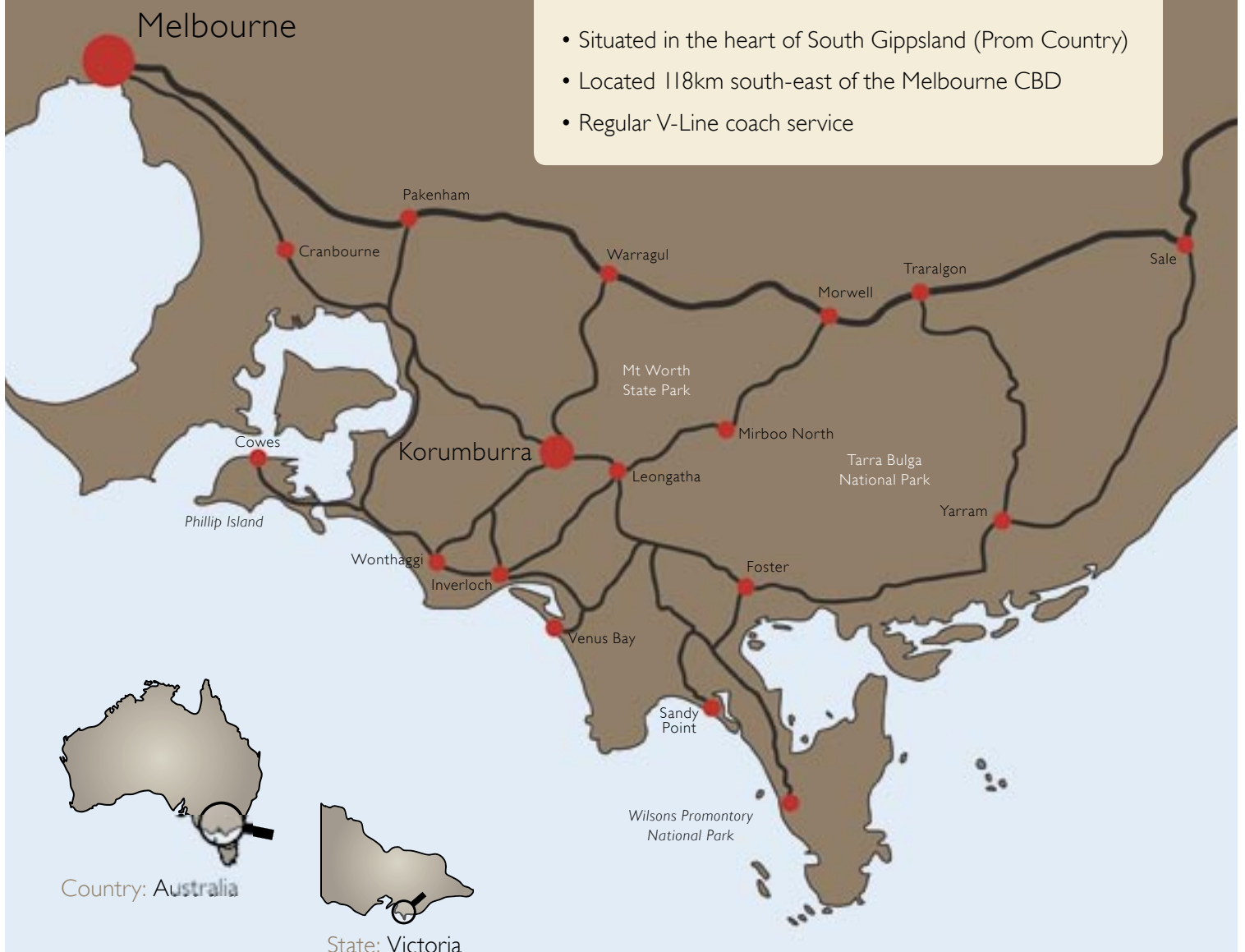
Korumburra is situated close to many iconic attractions, including Wilsons Promontory National Park, Mount Worth State Park and the much-loved swimming beaches of Inverloch, Waratah Bay and Sandy Point.

With a population of over 3200, Korumburra is big enough to supply most service needs, but is still small enough to retain a relaxed, country lifestyle. Korumburra is second only to Leongatha as the largest urban settlement in the South Gippsland Shire. The towns are located just a short fifteen minute drive apart.

A V-Line bus service stops in Korumburra several times a day, providing easy transportation to Melbourne and other South Gippsland towns.

## KEY FACTS

- Situated in the heart of South Gippsland (Prom Country)
- Located 118km south-east of the Melbourne CBD
- Regular V-Line coach service



# Why Korumburra?

Korumburra was a prosperous coal mining town developed to supply Melbourne's thriving rail industry.

The final mine closed in 1958 but even now the township retains a historical 'feel' due in part to scattered Edwardian facades and restored miner's cottages.

Korumburra has a large industrial precinct, rich agricultural land and a bustling shopping strip boasting many unique retailers and restaurants. The town has great prospects for future growth with large land banks ensuring space for residential and commercial development.

*"Korumburra is a wonderful place to live. People are happy and relaxed and the township has a real 'community' feel. Korumburra is also fortunate to have terrific educational, health and sporting facilities. I am pleased to be a long time resident of Korumburra."*

*Brian Rawlins - Korumburra Resident*



*Former mine owner's home c.1899*

The tree-lined residential streets of Korumburra are complemented by many immaculately-kept parks and gardens. Sporting facilities are plentiful making it easy to pursue a happy and healthy lifestyle.

Health and education facilities within, and around, Korumburra are high-quality and varied. Employment opportunities are similarly diverse. However, if you do require something that you just cannot find in Korumburra, that's no problem, since it's only a short drive to the larger towns of Leongatha, Wonthaggi and Warragul. And with Melbourne just a 90 minute drive away, day-trips or commutes to the city are easy to do.



## South Gippsland Information

Korumburra is the second-largest town in the South Gippsland Shire.

South Gippsland:

- Comprises an area of 3280 square kilometres
- Has a resident population of over 27,000 people
- Is centrally located to key regional centres such as Traralgon, Warragul and Wonthaggi
- Has an economy with annual output over \$2.8 billion
- Has a low level of unemployment
- Attracts approximately 1.1 million visitors annually
- Is one of Victoria's most valuable agricultural regions

## Benefits of Rural Township Living

- Consistently lower housing prices than metropolitan or outer suburban areas
- Safe, friendly environment
- Recreational opportunities
- Community involvement
- Tranquillity
- Family-friendly atmosphere

## Sustainable Living Opportunities

Korumburra has a very promising future.

The *2010 Korumburra Structure Plan* highlights the driving principles for future development in this rural municipality.

The vision states that in the year 2026, Korumburra will be defined as:

- A thriving and sustainable town, where the rural town characteristics and a relationship to the rolling agricultural hills of South Gippsland have been retained and are valued.
- Having a vibrant Town Centre as the primary location for business, retail, entertainment and community activities, providing a full range of goods, services and facilities for the local and regional population, and tourists.
- Providing its community with a comprehensive range of health, education, leisure, recreation and social facilities.
- Providing residential accommodation for all age groups, family types and lifestyles.
- Having strong transport linkages to Melbourne and Gippsland.
- Having a strong and distinctive sense of community pride that reflects the rich cultural, social and environmental heritage of the town.
- Having a road traffic network that appropriately manages heavy vehicle movements through the Town Centre.
- A community where all residents have access to a quality pedestrian and cycle network linking them to key services and facilities.
- An attractive and vibrant tourism destination.
- Having a sustainable economy providing employment for the local community and region.
- A community which minimises energy requirements and is committed to environmentally sustainable development practices.



*Korumburra Art Gallery and Library*

### KEY FACTS - Korumburra

**Population:** 3260

**Location:** 118km south-east of Melbourne  
90 minute drive

**Industry:** Agriculture, manufacturing, retail, health, education, tourism

**Education:** 2 x pre-schools, 2 x primary, 1 x secondary

**Hospitals:** Korumburra Hospital  
Leongatha Hospital (15 min drive)

**Utilities:** Natural gas, reticulated sewerage and water systems.

# Development

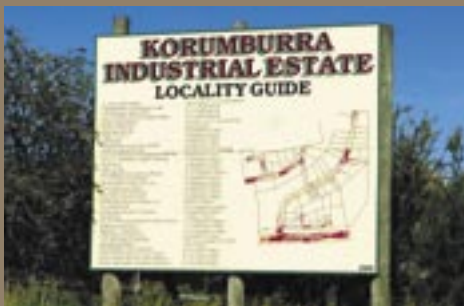
Korumburra has a sizeable industrial precinct, rich agricultural land, a bustling shopping strip and significant development potential. The town has great prospects for future growth due to extensive residential land availability, close proximity to other towns and established transport routes.

The *2010 Korumburra Structure Plan* provides guidance for planning in Korumburra over the next twenty years and indicates that the town is expected to continue to grow and prosper well into the future. It anticipates that the population of Korumburra will increase with a projected annual growth rate of around 0.6 – 1.4%. Town population is expected to reach over 4500 by the year 2026.



Essential Economics research suggests that the population increase will create demand for:

- 820 additional new dwellings (average 40 per annum)
- 0.52 Ha of extra land for retail/commercial premises
- 39 Ha of land for future urban residential development
- 25 Ha of land for future industrial facilities



## Industrial Development

Korumburra is a significant industrial town in South Gippsland with approximately 60 Ha of gross industrially zoned land. The Korumburra Industrial Estate is a well organised area, home to many thriving businesses, including Select Produce. The town's largest employer, Burra Foods, is located in Station Street.

High-speed ADSL2+ Internet access is available in Korumburra and a planned connection to the National Broadband Network has the potential to further enhance Internet speeds. The *2010 Korumburra Structure Plan* notes that the closure of the Korumburra Saleyards adjacent to the existing industrial estate has the potential to open up new land for light industry and highway business purposes.



## Residential Development

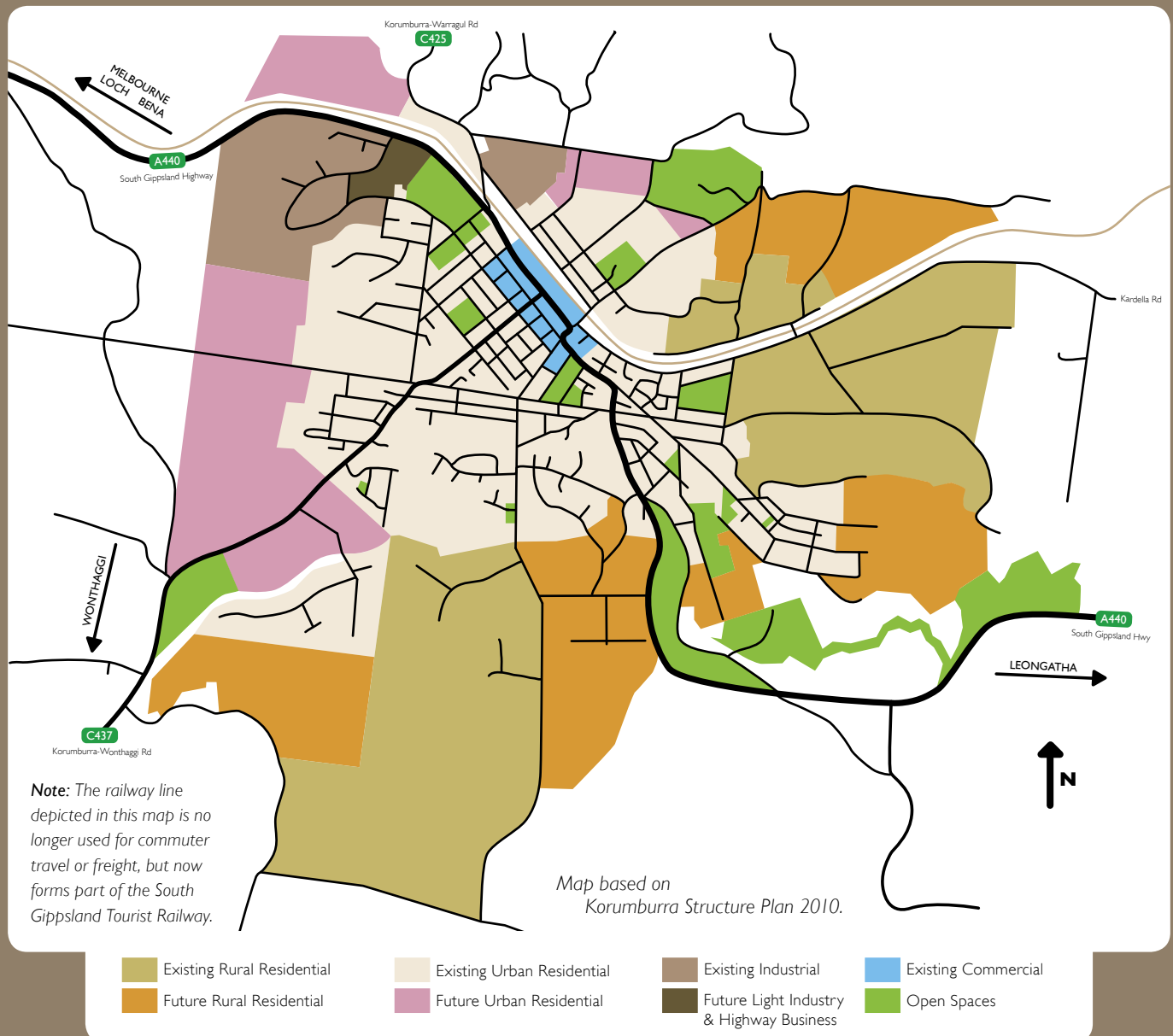
The 2010 Korumburra Structure Plan provides for extensive residential expansion in all directions around Korumburra. Higher density urban development is planned to the west and north of the township, whilst lower density rural development is planned to the south and east. Several housing estates are already under construction.



## Commercial Development

Korumburra's commercial area is focused around the aptly named Commercial Street, an alternative name for the South Gippsland Highway at the centre of town. The former Korumburra Saleyards site has potential for development into light industrial and highway business, which may allow space for further commercial development in the future.

Existing and proposed residential, commercial and industrial precincts are detailed in the map below.



# Industry Profile

## Burra Foods

Burra Foods is a dairy manufacturing business, producing milk, cheese, ice cream and related products for distribution around the world. Employing approximately 130 people, Burra Foods harnesses Korumburra's natural abundance of fresh milk from local dairy farms and transforms it into products consumed by millions of people each day.

Located in Station Street, just a short walk from the centre of town, the Burra Foods factory has a marvellous view of Korumburra and the surrounding hillsides.

Burra Foods recently announced a major partnership deal with ITOCHU Australia that will involve the annual exportation of over 20,000 tonnes of milk powder to Asian countries. With ITOCHU Australia's assistance, Burra Foods has undergone a \$38 million expansion, and if demand continues to be strong in Asia, there are plans for further expansion of the Korumburra processing facility.



### KEY FACTS - Burra Foods

- Established in 1990
- Located in the former Korumburra Butter Factory building in Station Street
- Employs around 130 people
- Utilises milk from local dairy farms
- *Trampoline* gelato stores are a sister business of Burra Foods and use Korumburra's quality dairy products to create unique, great tasting gelato

*Source: Burra Foods website (burrafoods.com.au), March 2011.*





# Retail

## Shopping

The Korumburra shopping precinct comprises a long, sweeping main street with retail stores nestled on either side. Just off the main street are a couple of smaller streets featuring additional shops and service providers.

Small retail stores line the popular Commercial Street, tempting you inside with a variety of goods and providing for almost every shopping need. Clothing, sports, photographic, gift and craft stores can all be found in Korumburra and the service is friendly and local.

For fresh produce straight from the farmer to you, why not stock up at the Coal Creek Farmers' Market, held on the second Saturday of each month in the Coal Creek Community Park and Museum car park.



## Dining

Korumburra's commercial precinct is home to a wide variety of dining establishments, from casual to formal. Boasting several cafés and bakeries, fish and chip shops, pizza parlours, Indian and Chinese restaurants and two hotels, you certainly won't go hungry in Korumburra.



Korumburra Shopping Precinct - South Gippsland Highway (Commercial St)

# Agribusiness

Rich soil and reliable seasonal rainfall make Korumburra and the surrounding South Gippsland region one of Victoria's premier farming districts.

## Dairy

Dairy is Korumburra's most valuable agricultural industry and South Gippsland has one of the highest concentrations of dairy farms in the state. The dairy industry provides direct employment for over 1400 people in South Gippsland and accounts for nearly \$273 million of the region's wealth. Local dairy-related employers include Burra Foods, Murray Goulburn (Devondale) and United Dairy Power.



## Beef

The South Gippsland beef industry generates \$131 million annually for the local economy and employs over 600 people. Victoria's largest (Australia's third largest) export bullock market is located at Koonwarra, just 20 minutes from Korumburra.

## KEY FACTS - Agribusiness

- Dairying provides direct employment for 1400 people in South Gippsland and is worth \$273 million to the region
- 70% of Australia's export snow peas are grown near Korumburra
- Beef production generates \$131 million for the local economy and provides employment for over 600 people

## Horticulture

South Gippsland is Australia's largest export grower of sweet and succulent snow peas, producing 70% of the nation's crops. Snow peas are grown predominantly in the fertile soils between Korumburra and Leongatha. Other successful crops grown around Korumburra include potatoes and other vegetables, olives, herbs and berries. South Gippsland is becoming increasingly renowned for its production of organic and sustainably farmed food.



# Climate

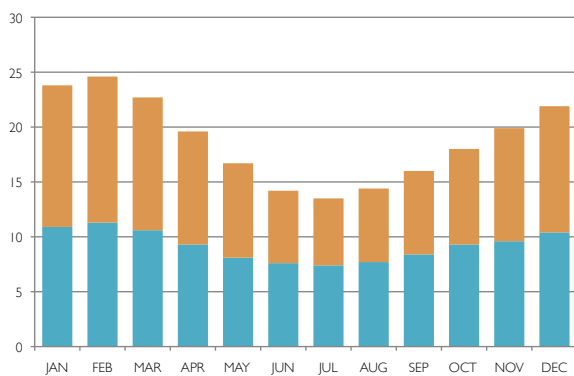
Korumburra has a temperate climate and consistent rainfall.

In winter the rolling hills surrounding Korumburra become a verdant green, often drawing comparisons to old English countrysides. The rolling green pastures ensure great farming soil and, indeed, the Korumburra area has some of Victoria's best agricultural and dairy real estate. When temperatures exceed 30 degrees during summer, Korumburra residents are comforted by the fact that they live only 30 minutes from the coast.

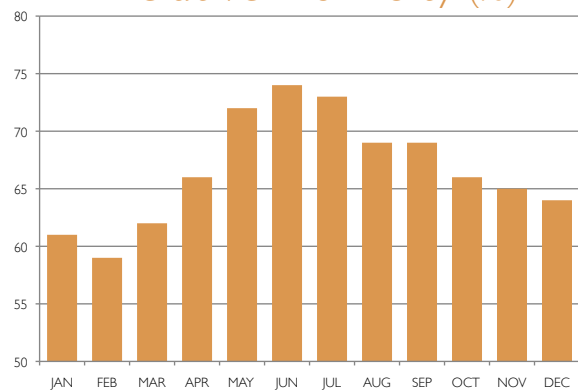
## KEY FACTS - Climate

- On average, there are 18.4 days per year with maximum temperatures above 30°C
- On average, there are 7.7 days per year with minimum temperatures below 2°C

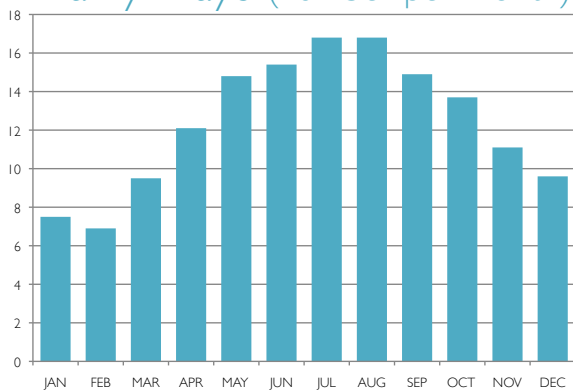
### Temperature Variation (°C)



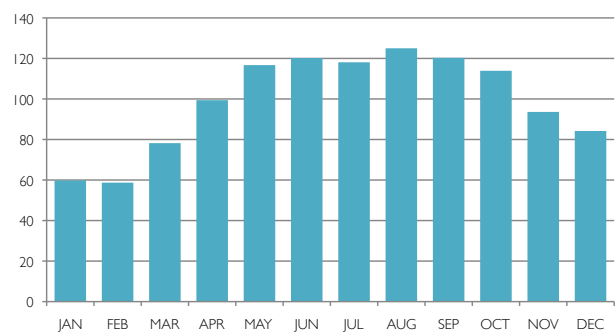
### Relative Humidity (%)



### Rainy Days (number per month)



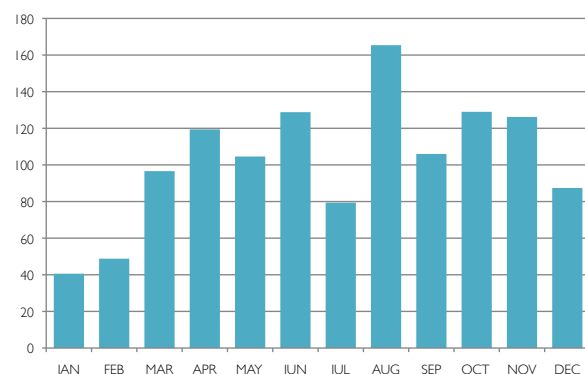
### Long-term Rainfall (mm)



Long-term Rainfall and 2010 Rainfall charts are based on data from the Korumburra rainfall measurement site. Long-term Rainfall is based on average data from 1901 to 2010.

Key Facts, Temperature Variation, Relative Humidity and Rainy Days charts are based on data obtained from the Wonthaggi weather observation station. Wonthaggi is the closest weather station to Korumburra that records these measurements and is approximately 30 kilometres away. These values are based on long-term 40+ year averages. Temperature Variation shows average maximum and minimum temperatures for each month. All data sourced from the Bureau of Meteorology website.

### 2010 Rainfall (mm)



# Lifestyle

## Coal Creek Art Gallery

Coal Creek Art Gallery is home to regularly changing exhibits within a large, spacious, climate-controlled display space.

Located at the entrance to Coal Creek Community Park and Museum, the art gallery is a prominent exhibition space that helps to showcase the talents of local artisans. The gallery is open 7 days per week.



### **Coal Creek Art Gallery**

**Address:** Silkstone Road, Korumburra, 3950

**Web:** [www.coalcreekvillage.com.au](http://www.coalcreekvillage.com.au)

## Library and Art Gallery

Korumburra's Library is situated on the town's main street, and shares its premises with the Korumburra Art Gallery. Part of the West Gippsland Regional Library Corporation, the library stocks an expansive array of literature and hosts an online book catalogue. Internet access is available. The library is open six days a week.



The West Gippsland Regional Library Corporation services the South Gippsland, Bass Coast and Baw Baw Shire regions. Mobile libraries regularly visit townships without fixed library infrastructure.

### **Korumburra Library**

**Address:** 165 Commercial Street, Korumburra, 3950

**Phone:** (03) 5655 1105

**Web:** [www.wgrlc.vic.gov.au](http://www.wgrlc.vic.gov.au)

## Historical Society

The Korumburra and District Historical Society is a valuable resource to help discover the history of the South Gippsland region. Located at the back of the Korumburra Library and Art Gallery, the Historical Society provides an extremely useful means to learn about the area's extensive history. If you're interested in the coal mines that once dotted the landscape around Korumburra – this is the place to go.



### **Korumburra & District Historical Society**

**Address:** King Street, Korumburra, 3950

## Sporting Facilities

### Korumburra Swimming Pool

Situated next to the picturesque Coleman Park, the Korumburra Swimming Pool complex is home to an olympic-sized outdoor pool and heated indoor pool that provide a perfect base for both recreational and competitive swimming. Many large trees surround the pool and offer ample space for relaxation on warm, summer evenings.



### Korumburra Swimming Pool

**Address:** William Street, Korumburra, 3950

### Tennis

Korumburra has 6 tennis courts with floodlighting and a clubhouse. The tennis courts are located in Charles Street.

### Bowls & Croquet

Korumburra's Bowling Club is located in Charles Street, just next to the Croquet Club in Victoria Street. Both clubs feature sheltered seating and clubrooms.

### Sporting Ovals (Football, Cricket, Soccer)

Korumburra has two large, full-size ovals, situated at opposite ends of the town. The oval at the Korumburra Showgrounds is used for aussie rules football, while the oval in Richard Street is home to the Korumburra Cobras Cricket Club, the Korumburra City Soccer Club and the local bocce group.



### Korumburra Indoor Recreation Centre

**Address:** Charles Street, Korumburra, 3950

### Korumburra Indoor Recreation Centre

Home to a basketball court and gymnasium, the Korumburra Indoor Recreation Centre caters for the indoor sporting needs of the local community.

### Skate Park

Located at the Korumburra Showgrounds, the Skate Park features a concrete bowl suitable for skating and BMX.

### Golf

The Korumburra Golf Club is located just 4 kilometres out of town and is a hidden delight of the South Gippsland region. Many other golf courses are located in nearby towns, providing a lot of choices for relaxing golfing adventures.

### Korumburra Golf Club

**Address:** 65 Warragul Rd, Korumburra, 3950

**Web:** [www.korumburragolf.com.au](http://www.korumburragolf.com.au)



# Lifestyle

## Clubs and Associations

Korumburra is home to several social clubs, including the Italian Social Club, Korumburra Golf Club, Masonic Hall, Girl Guides and Scouts.



Korumburra is also home to a wide variety of charitable associations, including...

- Apex
- Country Women's Association
- Koringal Ladies
- Lions
- Rotary
- Uncle Bob's Club
- Heart Support Australia



*Italian Social Club*



*Masonic Hall*

## Places of Worship

Korumburra offers a range of religious establishments to match your ecclesiastical needs. Additional religious institutions are located in nearby townships. Many of Korumburra's churches have a long history, which is showcased through towering architecture and attractive stained-glass windows.



*St Joseph's Catholic Church*



*St Paul's Anglican Church*

### **Baptist Church**

**Address:** 39 Mine Road, Korumburra, 3950

### **St Joseph's Catholic Church**

**Address:** Guys Road, Korumburra, 3950

### **St Paul's Anglican Church**

**Address:** 3 Queen Street, Korumburra, 3950

### **Southern Hills Assembly of God**

**Address:** 4 Mine Road, Korumburra, 3950

### **Uniting Church**

**Address:** Bridge Street, Korumburra, 3950



*Baptist Church*

# Parks

Korumburra is home to a nice selection of parks and reserves. From the traditional, family-friendly Coleman Park, through to the vibrant Coal Creek Community Park and the rugged open spaces of the Korumburra Botanic Park, there are many places in Korumburra to relax and enjoy everyday life.



## 1. Apex Park

Facilities: Playground

Mine Road

## 2. Botanic Park

Facilities: Open Space, Toilets, Sheltered Area, BBQs

Bridge Street



Peterson Street Park

## 3. Coal Creek Community Park

Facilities: Playground, Toilets, Sheltered Areas, BBQs

Silkstone Road

## 4. Coleman Park

Facilities: Playground, Toilets, Sheltered Area, BBQs

Queen Street

## 5. Peterson Street Park

Facilities: Playground, Picnic Tables

Peterson Street



Coleman Park

# Tourism

## Coal Creek Community Park & Museum

Coal Creek Community Park and Museum is Korumburra's iconic tourist drawcard. Open Thursday - Monday inclusive (and seven days during Victorian school holidays), Coal Creek provides a faithful re-creation of coal mining life during the early 1900s. Wander past lovingly restored buildings, feed the ducks on the lake, ride on the train or simply picnic in the gardens. Admission is free.



*Restored building in Coal Creek Community Park*

### Coal Creek Community Park & Museum

**Address:** Silkstone Road, Korumburra, 3950

**Web:** [www.coalcreekvillage.com.au](http://www.coalcreekvillage.com.au)

## Special Events

Korumburra is home to a wide range of exciting events. Coal Creek Community Park & Museum is the backdrop to many of these events, providing a family-friendly and relaxing atmosphere to enjoy the festivities.

### Coal Creek Easter Egg Hunt

The Easter Bunny is a regular visitor to Coal Creek, hiding hundreds of chocolate eggs for children to discover. This popular event occurs annually on Easter Sunday.

### Halloween at Coal Creek

On the 31st of October each year, Coal Creek becomes a spooky hive of Halloween activity. A fun family event, children can trick or treat, bob for apples or ride the ghost train. Prizes are awarded for the best costumes.

### Working Horse & Tractor Rally

Held biennially, the Working Horse & Tractor Rally showcases a large array of heritage farming equipment and processes.

### Korumburra Agricultural Show

Held annually in February, the Korumburra Agricultural Show draws crowds of visitors and locals who come to see an array of events and agricultural displays.

### Distances from Korumburra (approximate)

Leongatha	15 min
Inverloch	30 min
Warragul	35 min
Lyrebird Forest Walk	40 min
Mount Worth State Park	40 min
Phillip Island	50 min
Wilsons Promontory	70 min
Agnes Falls	70 min
Melbourne	100 min



*Halloween at Coal Creek*

### Korumburra Swap Meet

An annual Korumburra tradition, the Swap Meet is held each January at the showgrounds. Buy and sell automotive parts, farm machinery and more. You will be amazed what you can find.



## Tourism as an industry

The South Gippsland Shire attracts an estimated 1.1 million visitors annually, around half of which are overnight visitors. Nature, bushwalking and sightseeing are the three top activities visitors associate with Prom Country (*Prom Country Tourism Market Research Project, 2010*). As the regional tourism association for South Gippsland, Prom Country Regional Tourism provides support for tourism businesses and helps attract visitors through targeted marketing campaigns.

South Gippsland's primary Visitor Information Centre is located in Korumburra at the entrance to the Coal Creek Community Park and Museum. This centre provides tourists with valuable information about the South Gippsland region, along with an accommodation booking service.

### Prom Country Regional Tourism

Phone: 0435 261 281

Web: [www.pcrt.com.au](http://www.pcrt.com.au)



### Prom Country Visitor Information Centres

Address: South Gippsland Highway, Korumburra  
or Cnr McDonald & Main Streets, Foster

Phone: 1800 630 704

Web: [www.visitpromcountry.com.au](http://www.visitpromcountry.com.au)

### KEY FACTS - Tourism

- 1.1 million visitors to South Gippsland annually
- 1884 people employed
- Visitors spend around \$223 million in South Gippsland annually
- South Gippsland has approximately 400 tourism businesses
- 73% of visitors originate from Melbourne



## South Gippsland Tourist Railway

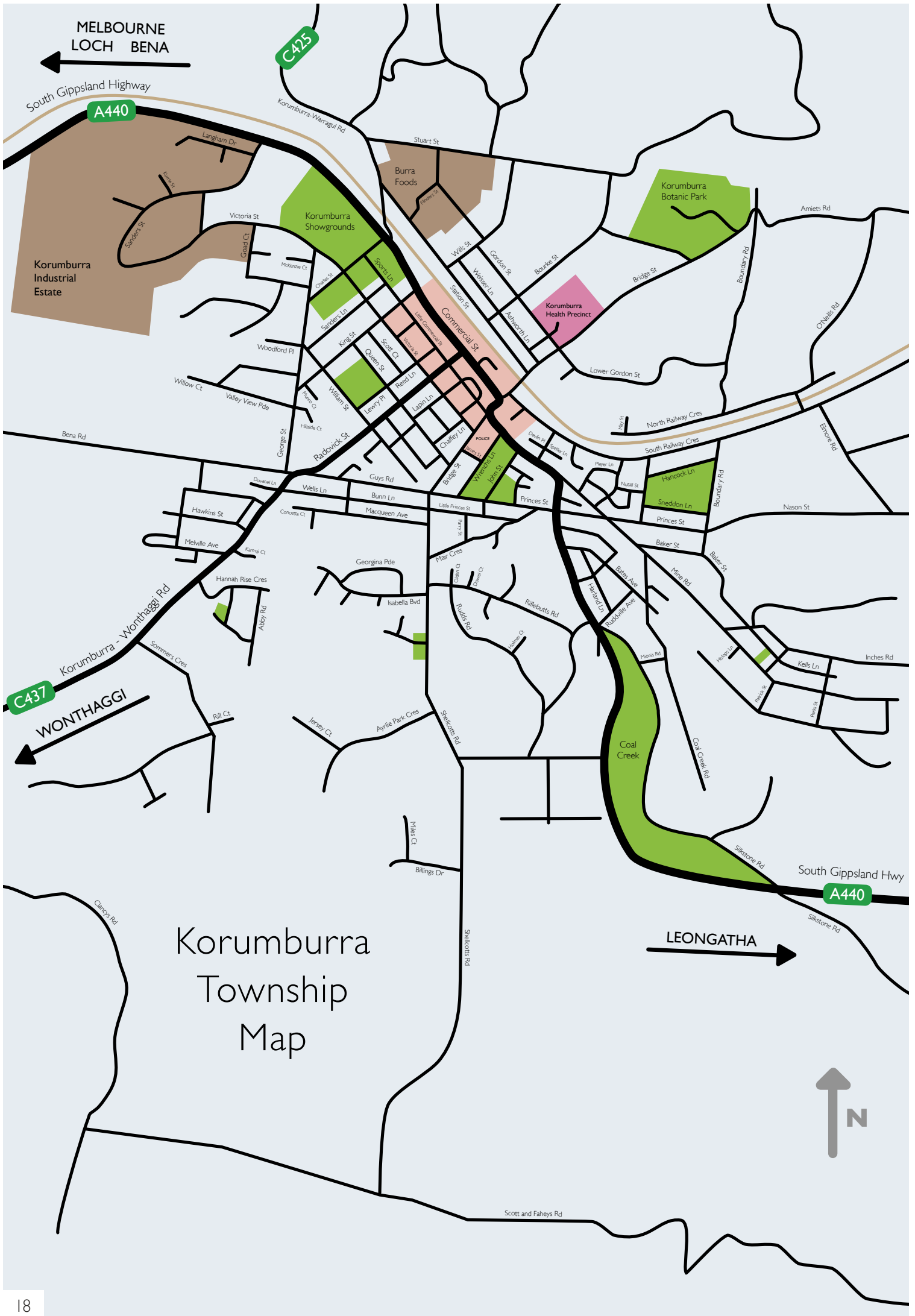
Stretching 36 kilometres from Nyora to Leongatha, the South Gippsland Tourist Railway brings life back to the rails of the Great Southern Railway, after the line was closed to passenger and freight trains in 1993. The diesel locomotive service operates on Sundays, most public holidays and additionally during school holidays and provides a nostalgic and picturesque journey through South Gippsland.

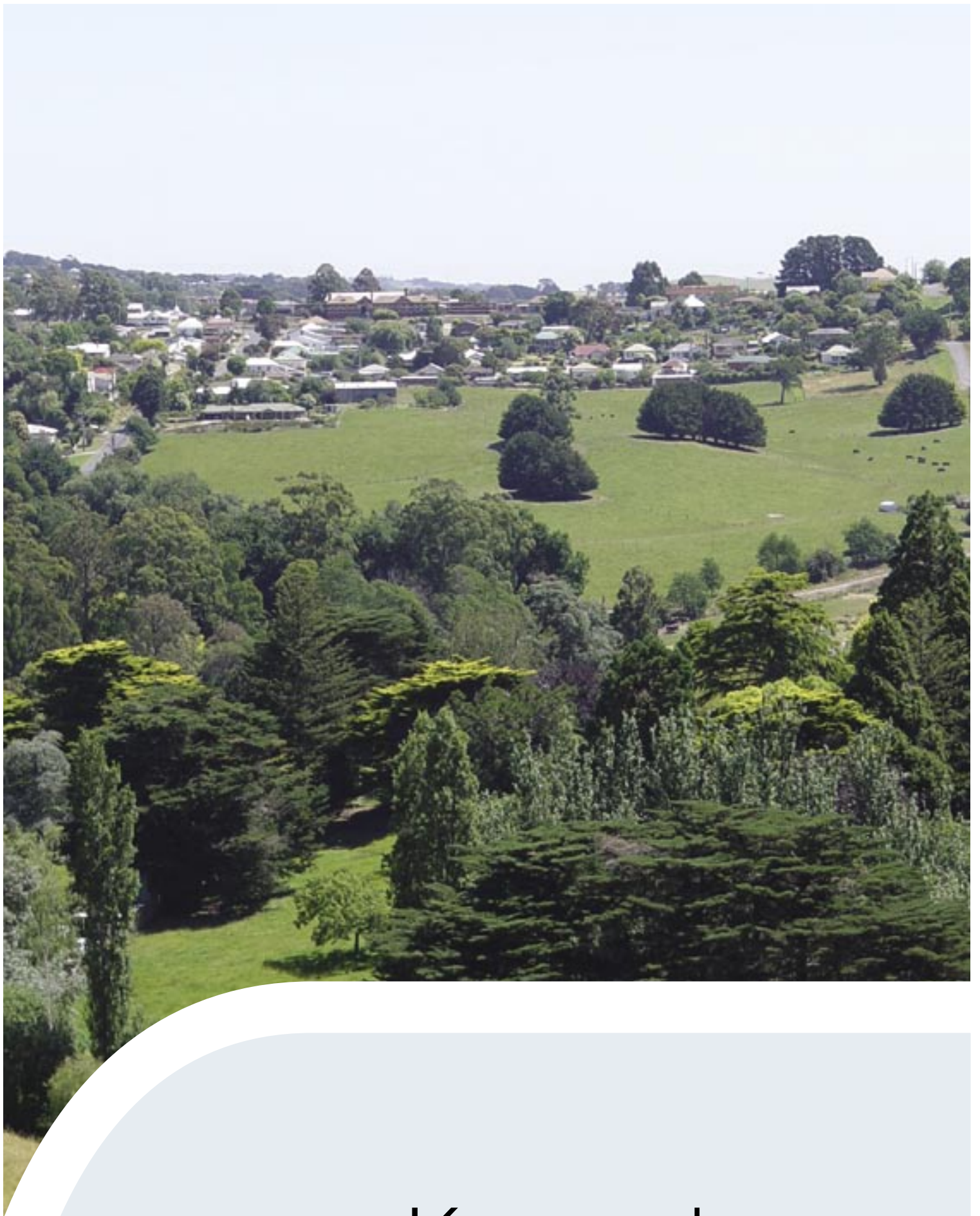
### South Gippsland Tourist Railway

Web: [www.sgr.org.au](http://www.sgr.org.au)



Korumburra Railway Station





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## For more information...

Council Information

[www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)

Visitor Information

[www.visitpromcountry.com.au](http://www.visitpromcountry.com.au)



*This publication has been produced by the South Gippsland Shire Council. Information contained within has been prepared with due care and diligence, but no liability is accepted for any errors or omissions. Before making any decisions, it is highly recommended that further information be sought and thoroughly examined. Published May 2011.*

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