

**Bungaree and Wallace
Emerging Directions Paper
Community Consultation Summary Report**



February 2024



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Purpose

This report provides an overview of the community engagement and consultation undertaken on the Emerging Directions Paper. This report will help guide next steps in planning for the towns of Bungaree and Wallace.

Strategic Context

Bungaree and Wallace are situated within Moorabool Shire, located in the Central Highlands subregion of Victoria. The towns are part of a network of small settlements within the Shire with small populations and limited services.

Further development of Bungaree and Wallace has been contemplated in previous strategic documents, most notably the Small Towns and Settlement Strategy (2016) (STSS). This document highlighted the provision of sewer infrastructure as the biggest barrier to further development of the towns. In particular, the lack of sewer infrastructure has been a factor that precluded further development of the towns, and as such, the populations of Bungaree and Wallace have remained relatively stagnant.

In response to the direction established in the STSS, this Emerging Directions Paper seeks to investigate the development suitability of the towns and present an emerging growth direction to be tested with landowners, community and authorities. Figures 1 and 2 show the emerging growth direction for Bungaree and Wallace.

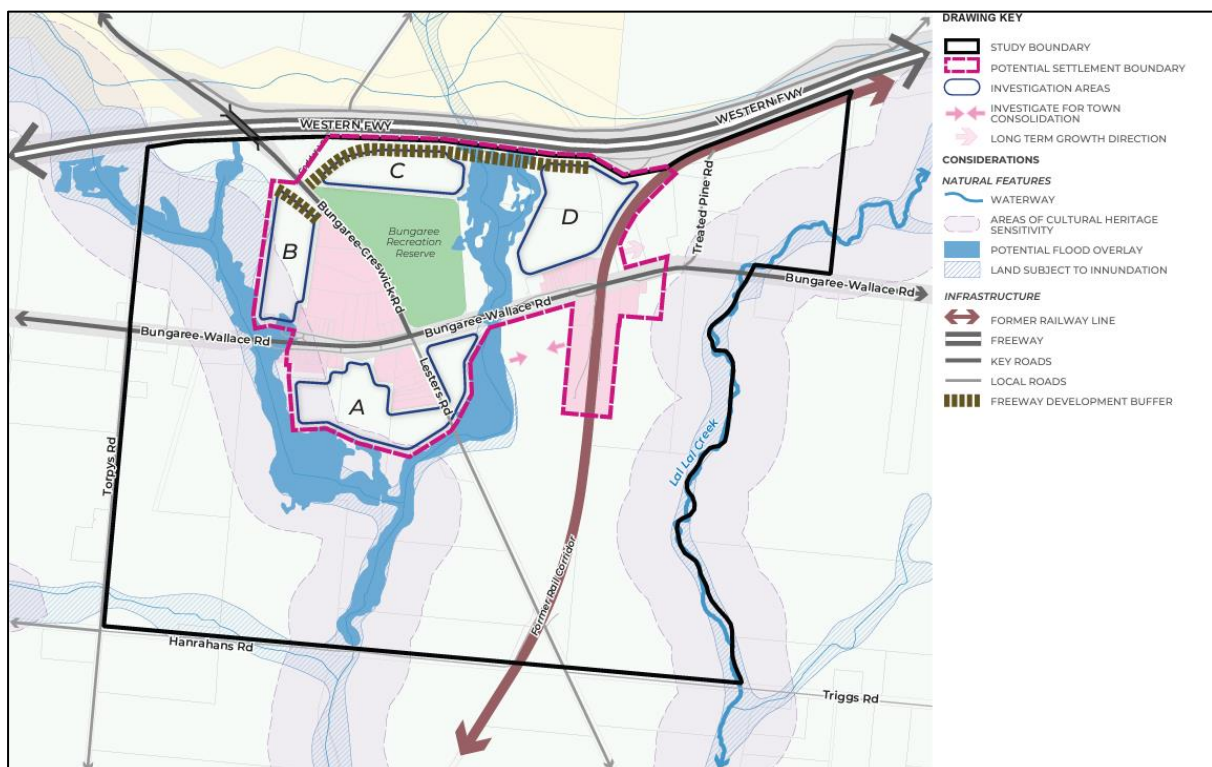


Figure 1: Emerging Growth Direction for Wallace

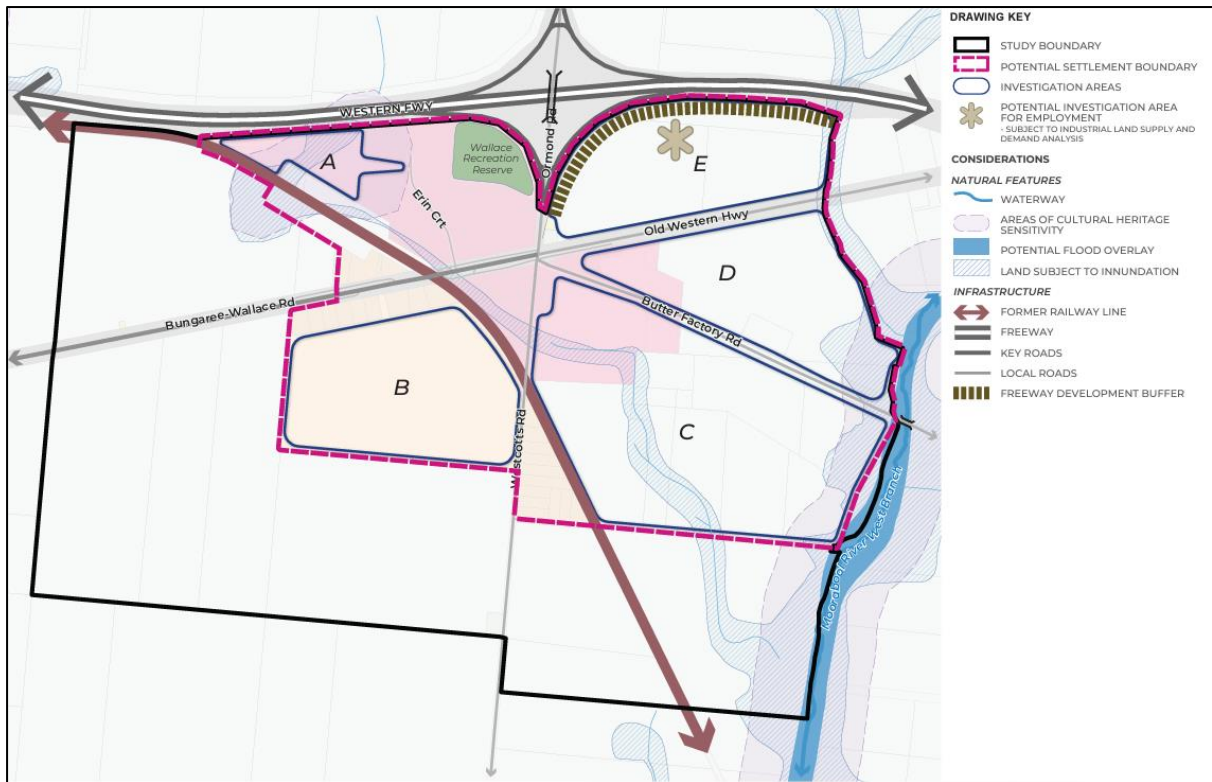


Figure 2: Emerging Growth Direction for Wallace

Engagement Overview

Consultation was undertaken on the Emerging Directions Paper from 12 June 2023 to 14 July 2023. The following engagement activities were undertaken.

Letters

Letters were sent out to property owners and occupiers within the study area boundary. All letters contained an information sheet with key messages on the project and consultation process, as well as a QR code directing people to the Have your say online survey. Fourteen letters were sent out to State Government departments and agencies inviting them to comment on the Emerging Directions Paper. Twelve written submissions were received.

Website

A Have Your Say webpage was created. The page included information on the project, including project overview, background reports, land supply and demand assessment and the Emerging Directions Paper. The page also included an online survey. Council's Have Your Say page was visited close to 1,000 times during the consultation period, with over 500 downloads of documents and 62 online survey responses submitted. The webpage can be viewed here [Moorabool Shire Council | Bungaree and Wallace Structure Plan \(engagemthub.com.au\)](https://www.mooraboolshire.vic.gov.au/engagemthub).

Social Media

Three social media posts were made on Council's Facebook page on 13 June, 19 June and 7 July respectively. Two social media posts were made on Council's Instagram page on 13 June and 2 July. Depending on the date of the posts, these advertised either the community drop-in sessions and/or the online survey, and included a link to the Have Your Say webpage.

Posters

Twelve posters were displayed at various locations across the two towns.

Community Drop-in Sessions

Two drop-in sessions were held. An estimated 50 to 60 people attended the Wallace session on Thursday 22 June, and an estimated 30 to 35 people attended the Bungaree session on Tuesday 27 June. During these sessions, over 250 comments were captured and documented.

Newspaper Ad

Notice of the consultation including the two drop-in sessions was advertised in the Moorabool News on 13 June.

Key Themes raised during consultation

The consultation received a total of 169 individual responses, including 62 completed online surveys, approximately 95 community drop-in session attendees, and twelve written submissions. Given the size of the two towns at approximately 500 residents combined, the consultation has reached a large portion of the community who have provided valuable feedback and input into the project.

In reviewing the feedback, consultation participants consistently raised similar values, concerns and aspirations for Bungaree and Wallace, which have been summarised below under five key themes. However, it was also evident that the community hold very different and at times, opposing views, when it comes to what would be considered appropriate for the future growth of the towns.

A more detailed overview of the feedback from the online surveys, community drop-in sessions, and submissions is outlined in Appendices 1, 2 and 3.

1. Protection of (high quality) agricultural farmland

A high level of feedback was received from community in relation to farming land, expressing a wide range of views and concerns:

- Investigation areas encroaching on high quality agricultural land.
- Impacts on farming operations from expansion of residential development.
- Potential for increased risk of complaints relating to noise, odour, etc. from farms.
- Several raised concerns about the future viability of farming, particularly with the introduction of Windfall Gains Tax and potential for rates to increase due to rezoning.
- Some landowners advised they were actively farming and requested to be removed from the investigation areas.

The submission from the Department of Transport (Planning) draws attention to the Central Highlands Regional Growth Plan, noting the plan states that long-term agricultural productivity should be supported.

2. Level of growth and lot sizes

It was evident from the consultation feedback that community members are divided in their views on the appropriate level of growth and lot sizes for Bungaree and Wallace. Comments covered a full spectrum of what future growth scenarios would or would not be supported; from maintaining the towns as they are, through to a high level of growth and development.

Many community members indicated support for growth in some form, and highlighted the possible benefits, including:

- Provision of new infrastructure and services, such as sewer, shops, jobs and parks.
- Opportunities for young people and families to move to the towns.

At the opposite end of the spectrum, many community members also said that they were opposed to growth in any form, and raised concerns about potential negative impacts:

- Existing characteristics of the town as small, supportive communities, offering a peaceful and quiet country lifestyle and views of open rural landscapes.
- Some residents moved to Bungaree and Wallace specifically to be away from other towns that had been subject to growth, and as such, wanted them to remain small towns.
- Gradual encroachment on existing agricultural land uses, which are seen as an important part of the towns history and character.

Feedback on proposed lot sizes in potential future growth and development scenarios was highly diverse:

- Suggestions that smaller lot sizes – as low as 400m² – would address housing affordability.
- Those calling for larger lots (acreage) felt this was most consistent with their preferred town character.
- Growth (in many different forms) was seen as a means of gaining reticulated sewerage for the towns.

3. Retention of community feel and small-town character

When asked what they liked about the towns, respondents shared a range of things they value about Bungaree and Wallace that attracted them to move to and/or stay in the area. Several raised concerns that these valued attributes would be directly impacted by increased growth, and would not support growth that did not maintain the towns existing character:

- Village feel with wide, open spaces and rural landscapes/vistas.
- Small town, friendly and supportive community.
- Peaceful and quiet country lifestyle.

A number of respondents saw the towns small-town village feel and open, rural setting as part of their distinctiveness, which could be better utilised to attract visitors and create economic opportunities for local businesses. For example, through heritage interpretation and public art, as well as introducing walking/cycling trails for nature-based tourists.

4. Local infrastructure and sewer provision

Mixed feedback was received from community members as to whether the towns needed industrial and/or employment land. However, suggestions for maintaining and improving existing infrastructure and services received the highest proportion of feedback from across all five key themes, indicating the importance of enhancing local liveability.

Support for new or upgraded infrastructure and facilities included:

- Shops and eateries, including small retail, a medical clinic and pharmacy. Specifically, the former Wallace Butter Factory site is seen as an economic development opportunity.
- Playgrounds, walking tracks/footpaths, and a rail trail.
- Road network improvements, such as freeway access and the intersection of Butter Factory, Westcotts and Bungaree Wallace Roads. However, increased traffic and noise resulting from growth was noted as a concern.
- Access to reticulated sewerage, with most stipulating this should be provided at no cost to residents. From the contradicting information in individual comments, it appears that respondents may not necessarily understand the scale of growth required to make reticulated sewerage economically viable for the towns.

Agency submissions touched on several of the above points raised by community members. The Department of Transport and Planning noted that noise attention would be needed to the Freeway. They also noted that they would not fund road upgrades.

Central Highlands Water (CHW) submitted that the existing sewerage system from Warrenheip to Ballarat is very limited to accommodate any further loading, and would require augmentation to accept any significant flows from Bungaree and Wallace.

A developer with significant landholdings in the towns raised concerns that the scale of development proposed was not sufficient to warrant provision of sewer.

5. Environmental Management

Corangamite Catchment Management Authority (CCMA) acknowledged flooding issues in the towns and requested that any future development consider flood risk. Community feedback reflected this, with a range of comments received in relation to wetlands, drainage and flooding:

- Flooding seen as a key issue and impediment to development, along with a wetland being identified in Areas C and D in Wallace.
- Some concerns raised regarding Central Highlands Water's management of water flows.

Environmental concerns were raised regarding management of natural assets, including:

- Protection of rivers and waterways from the runoff from future residential development.
- Protection of flora and fauna.
- Environmental improvement works including weed removal and replanting undertaken by landowners and the Corangamite CMA along the Moorabool River being undone by development.

Appendix 1: Summary of Online Survey Responses

Key Survey Statistics

- 62 online surveys received
- 31 survey respondents identified as male, 27 as female, and 4 preferred not to say
- There was a mix of survey response ages as follows – 0-19 years (1), 20-39 years (13), 40-59 years (29), 60-79 years (17), and prefer not to say (2)
- 85% of the respondents stated that they lived in Bungaree or Wallace

Q1. What do you like about Bungaree & Wallace? [free text response]

A total of 110 statements were recorded within the 62 individual survey responses, highlighting several valued attributes of Bungaree and Wallace:

High range responses (>15 total comments)

- Rural living in proximity to urban centres of Ballarat and Melbourne
- Village feel within an open rural setting
- Small town, friendly, and supportive community
- Peaceful and quiet country lifestyle

Medium range responses (5-14 total comments)

- Large blocks that contribute to sense of privacy
- Rural community with low population level

Low range responses (<5 total comments)

- Opposition to over-development that would detract from rural character
- Prime agricultural land with historical and environmental importance
- Contribution of beautiful native flora and fauna to rural setting
- Great place to raise a family
- Multigenerational farming community
- Minimal traffic in local road network

Q2. Describe your improvement ideas for Bungaree & Wallace's future [free text response]

A total of 129 improvement ideas were recorded across the 62 individual survey responses. A wide range of matters were raised:

Medium range responses (5-14 total comments)

- Leave the towns as they are
- Greater access to amenities, such as shops, eateries, medical, sporting grounds and community services
- Facilitate access to reticulated sewerage network
- Public transport options, including bus network and train station
- Condition of local road network
- Pedestrian and cycling footpath network for locals and tourists (including former railway reserve/Bungaree Rail Loop)
- Limited growth in appropriate locations that does not detract from existing character
- Open to growth in some form (non-specific)
- Proportionate growth to support economic opportunities
- Development of the butter factory site (e.g. as a medical clinic, café, store)
- Enhance and promote Wallace as a country town tourist stop on the way to Ballarat

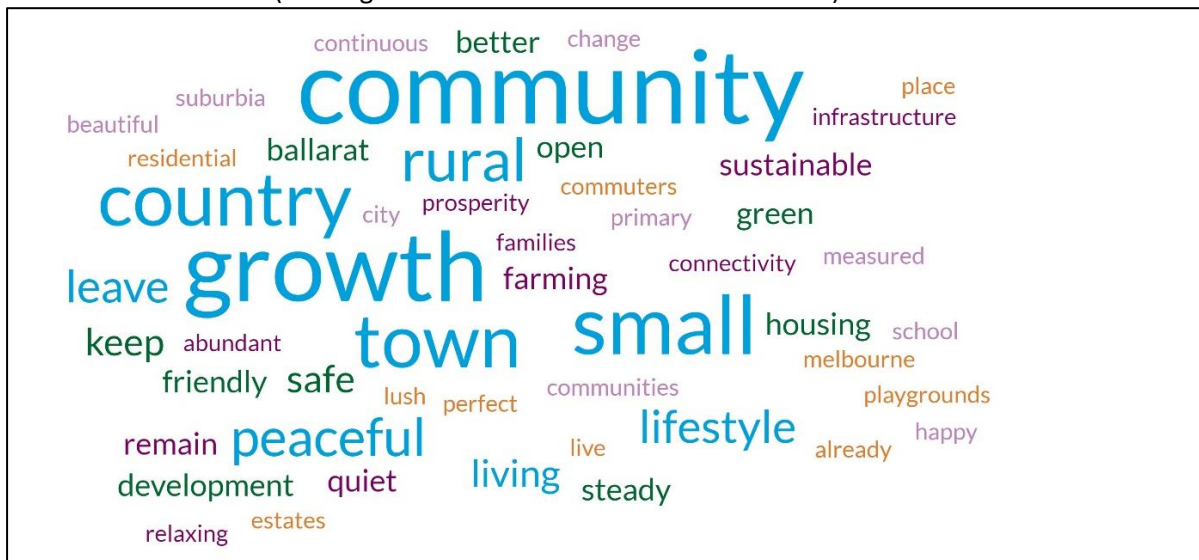
Low range responses (<5 total comments)

- Supportive of development on larger blocks (e.g. minimum one-acre) rather than large housing estates
- More affordable housing options to support broader access to the country lifestyle

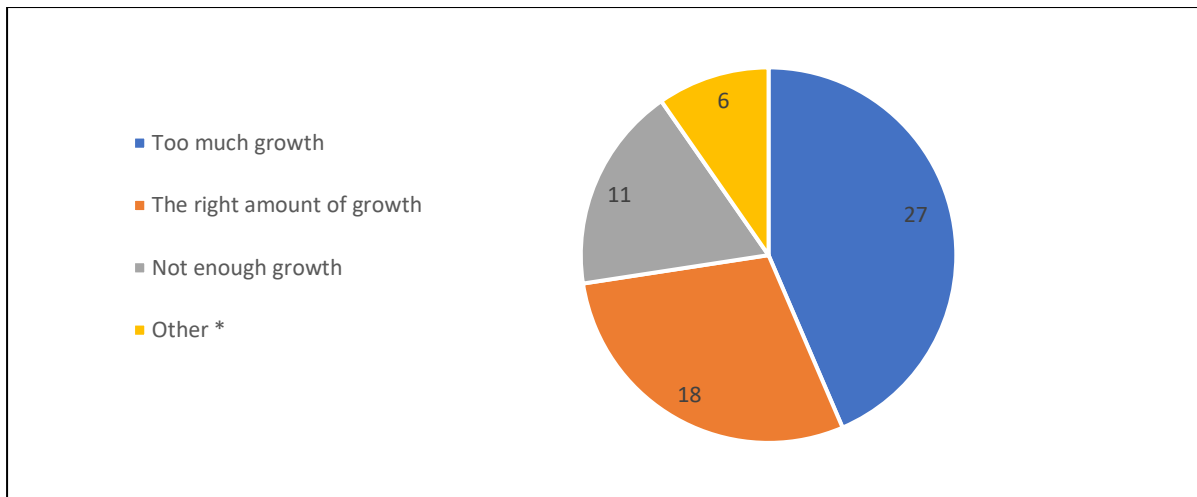
- Heritage interpretation and public art to promote community character
- Upgrade Wallace community hall and recreation reserve as local hub
- Enhance road reserves by planting more trees and removing invasive species
- Support prosperity of jobs linked to local agriculture and tourism industries
- Careful consideration of locating industrial development (transport, wind farms, transmission lines, etc.) to prevent encroaching on agricultural and residential land
- Provision of some smaller, low maintenance lots for those unable to maintain large lifestyle properties
- Housing estate development on a small scale in designated pockets
- Reduce heavy vehicles travelling through centre of towns
- Future merging of towns at Bungaree East and Wallace West, preserving existing farming properties
- Protect prime farmland and focus development on less productive land elsewhere in the towns
- Supportive of growth that happens 'organically'
- Create a stronger community of locals
- Provide welcome signage for the towns
- Introduce roundabout at Wallace to prevent 'hooning' activity
- Introduce weekly garbage collection
- Improve street lighting
- Barriers to reduce freeway noise
- Address flooding issues during periods of high rainfall (dams overflow and drainage network becomes overwhelmed)
- Clean up the railway line
- Supportive of growth that is done sensitively to protect water catchments and wildlife

Q3. Describe your vision for the future of Bungaree & Wallace in three words [free text response]

See word cloud below (the larger the word the more often it was said).

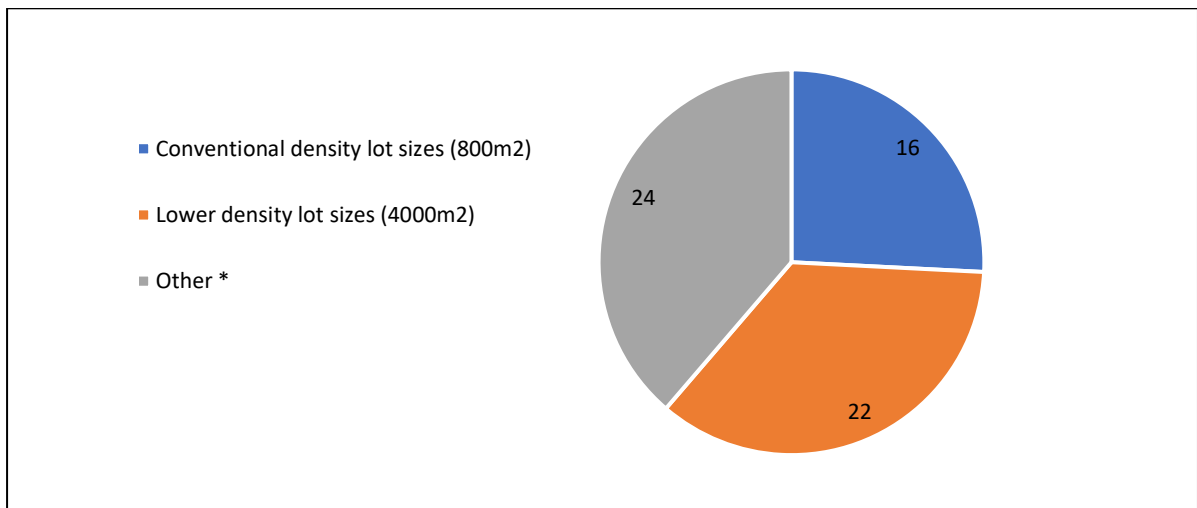


Q4. Please tell us your thoughts on the proposed amount of growth in Bungaree. Do you think this allows for too much growth, not enough growth or just the right amount of growth? [The question included a map with the proposed growth investigation areas]



*Other responses were generally in support of the amount of growth, but included additional comments such as – need to protect agricultural land, and need to provide jobs for population growth.

Q5. What type of growth would you like to see in Bungaree?



*Other responses suggested the following types of growth

- A mix of lot sizes
- Smaller lots - 400m² to 800m²
- Larger lots – two acres
- Neither option
- No growth

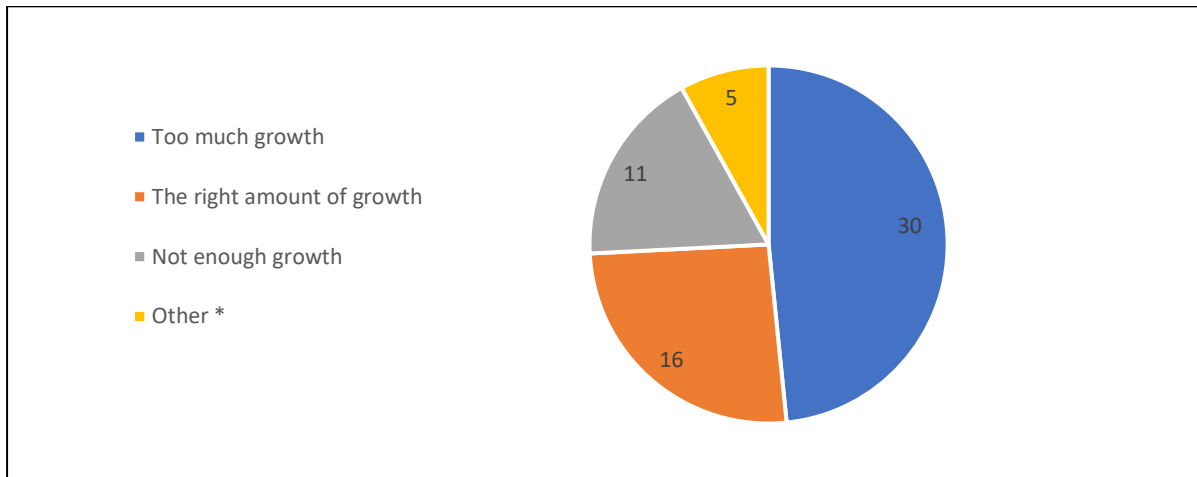
Q6. Please advise any further comments that you have on the growth proposed for Bungaree? [free text response]

A number of different comments were made. Comments included.

- Concern regarding freeway noise
- Concern regarding lower lying/swampy areas
- Concern regarding drainage in Areas A, B and C
- Need to retain the rural village feel/character
- Concern growth will change the feel of the town
- Support for growth of the town,
- Support for smaller blocks

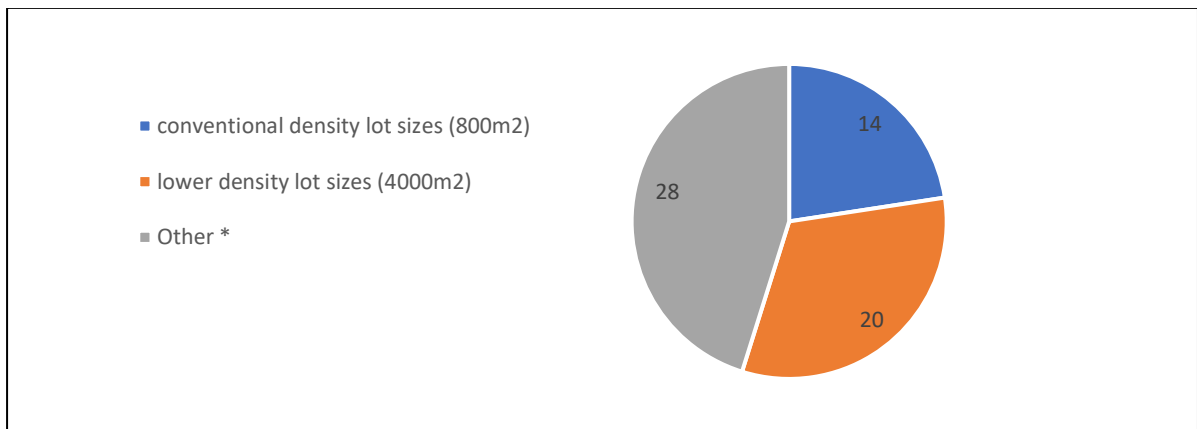
- Growth needs to support sewer
- Need for a freeway on-ramp towards Ballarat
- Support for commercial/light industrial business growth

Q7. Please tell us your thoughts on the proposed amount of growth in Wallace. Do you think this allows for too much growth, just the right amount of growth or not enough growth? [The question included a map with the proposed growth investigation areas]



*Other responses included comments such as - too much growth to the east of Wallace, concerns about agricultural land, and concerns about protection of waterways.

Q8. What type of growth would you like to see in Wallace?



*Other responses suggested the following types of growth

- A mix of lot sizes
- Smaller lots – 400m² to 800m²
- Large blocks – two acres, five acres
- Neither option
- No growth

Q9. Please advise any further comments that you have on the growth proposed for Wallace? [free text response]

A number of different comments were made. Comments included.

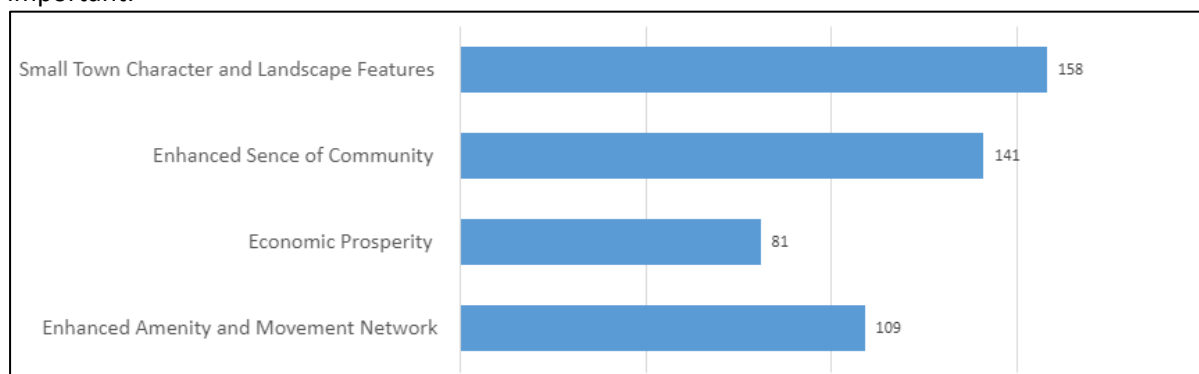
- Would like a train station
- Support for sewer

- Concerns for lower lying/swampy areas, including water runoff
- Concerns for freeway noise
- Support for growth
- Too much proposed growth / moved to Wallace because it is a small town
- Support for rail trail connection to Bungaree
- Concern growth will change the character of the towns
- Need to provide jobs in the town
- Infrastructure needs to match growth
- Need to ensure growth doesn't impact amenity – noise, traffic or visual
- Drainage concerns
- Concerns investigation areas are prime agricultural land and water catchment areas
- Concerns regarding impacts on the Moorabool River, including flora and fauna
- Significant weed management and plating undertaken in Areas C and D with landowners and CCMA, growth would undo this work.

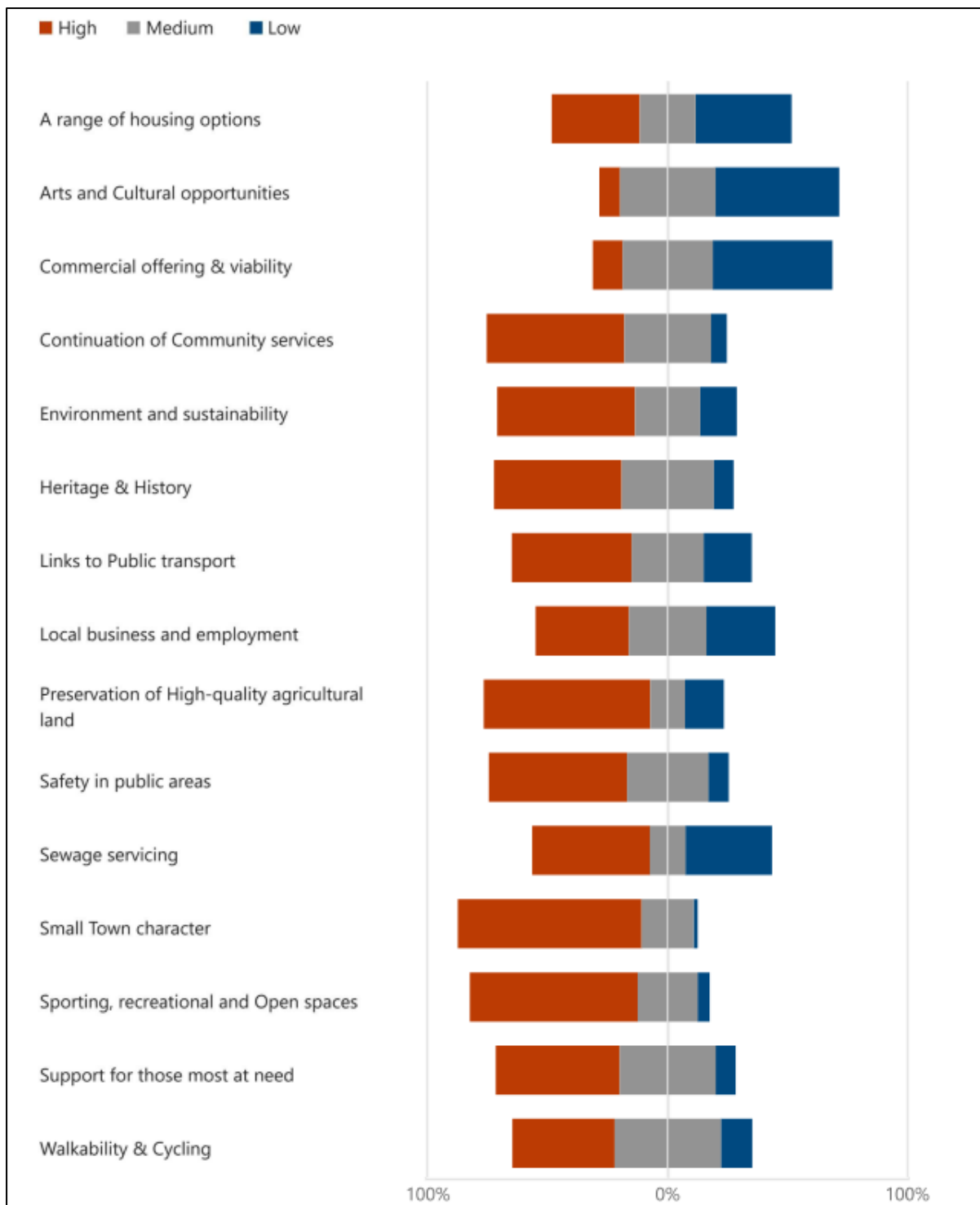
Q10. The growth of Bungaree & Wallace is guided by the below four principles. Please rank these in order of importance to you [respondents were provided with the principles listed below]

Small Town Character and Landscape Features	Ensure potential future growth is managed and appropriate housing densities are encouraged to maintain and enhance the intrinsic landscape, heritage and rural character of Bungaree and Wallace.
Economic Prosperity	Seek to respond to the presence of productive farmland while also developing local economic opportunities within a range of service and business sectors which will provide employment opportunities for the growing population.
Enhanced Sense of Community	Ensure residents of Bungaree and Wallace are provided with adequate community facilities and places of gathering that allow for and encourage community connection.
Enhanced Amenity and Movement Network	Encourage the provision of enhanced open spaces, infrastructure that supports growth and a movement network that balances the needs of pedestrians, cyclist and motorists. Future growth should be supported with increased walkability and accessibility within the two towns.

Note: In presenting the results of this question, this graph allocates a number 4, 3, 2, or 1 to each principle based on the order each person ranked it. For example, a 4 would be allocated to the principle people ranked most important, whilst a 1 was allocated to the principle ranked least important.



Q11. Please rate each of the below priorities (High, Medium or Low) that you feel are most important when planning Bungaree & Wallace's future.



Q12. Are there any other priorities we should plan for in Bungaree & Wallace or any other comments? [free text response]

A number of different comments were made. Comments included.

- Upgrades of community facilities
- Bungaree is closer to existing facilities and should be developed first
- Bungaree -Wallace Road carry heavy traffic, and interchange north of Bungaree could alleviate this
- Bungaree-Wallace, Westcotts and Butter Factor intersection needs improvement

- Roads need improvement
- Support growth
- Leave towns as the area / No growth
- Continue to consult with the community
- Retain open spaces
- Improve drainage
- Sewer the towns
- Keep infrastructure in line with growth e.g. train station and businesses
- Need to retain rural character and country feel
- Agricultural land is part of Victorias food bowl
- Rail trail
- Greater wildlife protection

Q13, Q14, Q15, Q16 & Q17)

These questions were all demographic based questions. These questions help to ensure Council has a range of responses from across the community.

A summary of the responses have been provided at the start of the consultation report.

Appendix 2: Summary of Community Drop-in Session Feedback

Below is a snapshot of the comments that were captured at the Wallace drop-in session. A total of 179 comments were recorded. Below is a summary of the comments that were captured.

Growth

High range responses (>15 total comments)

- Supportive of residential growth (non-specific)
- Not supportive of growth in any form

Medium range responses (5-14 total comments)

- Supportive of growth but only on larger blocks (non-specific)
- Supportive of growth that still maintains quiet, small-town character
- Supportive of subdividing existing large residential blocks and infill development in TZ
- Development should only be to create lots larger than 1000m²

Low range responses (<5 total comments)

- Supportive of 800-1000m² blocks
- Supportive of smaller blocks <800m²
- Growth is needed to attract families and young people to the area
- Development should be high quality and contribute positively to the streetscape
- Feels like existing residents are being pushed out
- Should include 3-4 times more land for growth
- Relocated from Ballan to Wallace for quiet as Ballan was getting too big
- Growth should provide varied lot sizes
- Growth would mean too many conflicting land uses
- Concern with increased crime that may come from higher population
- A planning mechanism to prevent subdivisions should be introduced
- Concerned about overdevelopment of the town
- Avoid building right up to the fence line (with farming)
- In favour of growth subject to reticulated sewer being provided
- Growth should be just enough to support local business

Farming

Low range responses (<5 total comments)

- Concerns about future viability of farms
- Supportive of residential growth in lesser quality agricultural land including Bungaree Areas A, C, D
- Amenity impacts to residential neighbours

Investigation areas

Low range responses (<5 total comments)

- Industrial area is not warranted given Ballan industrial precinct
- Access to area D would be an issue
- Potentially broaden to include other areas e.g. west towards Ballarat
- Area D should be included for development
- Look between railway and town for developable land
- No development in Bungaree Area B
- Opposed to industry/light industry
- Butter Factory area should be light industrial (Area D Wallace)

Environment

High range responses (>15 total comments)

- Unsupportive of development occurring within wetlands/swamp

Medium range responses (5-14 total comments)

- Concerned about environmental protection in growth scenarios

Low range responses (<5 total comments)

- Areas C and D in Wallace contain skinks and lizards and sensitive wetlands
- Concern about waterway contamination from farms
- Concern about sediment ponds and contamination from Butter Factory effluent
- Concern with how smells and noise from farming are managed
- Pleased with the planting of trees along main street

- Concern with run off into Moorabool River which the community relies on for irrigation
- Significant revegetation and weed removal has been undertaken

Roads and traffic

Medium range responses (5-14 total comments)

- Need a Bungaree on/off ramp to Western Freeway

Low range responses (<5 total comments)

- Concern about noise and increased traffic from a larger population
- Westcotts Road needs an upgrade – too many trucks
- Wallace intersection needs roundabout (not traffic lights)
- Existing road network needs to be better maintained and upgraded before facilitating growth
- Safety concerns around time to get onto freeway in peak times, extended slip lane needed

Community infrastructure

Low range responses (<5 total comments)

- Growth should be maintained at a rate that allows a local school to remain open
- Not enough service and community infrastructure to support a growing community
- Local train station needed
- Introducing reticulated sewerage system would benefit the town
- Objective assessment of future of recreation reserve

Business and tourism

Low range responses (<5 total comments)

- Unsupportive of economic growth
- Leverage heritage-based, small-town character as tourism opportunity
- Former Butter Factory business was great and attracted tourists and should be re-established
- Opportunity for a small number of shops and a café to open for locals and passing traffic
- Proximity to Ballarat an advantage
- Economic development is being held back by small population
- Investigate opportunities around electric vehicle charging

Other

Low range responses (<5 total comments)

- Must respect community views
- Cultural Sensitivity 2 Mile Creek

Below is a snapshot of the comments that were captured at the Bungaree drop-in session. A total of 73 comments were recorded.

Farming

High range responses (>15 total comments)

- Farming has been here for generations and needs to be protected

Medium range responses (5-14 total comments)

- Amenity impact concerns for residential neighbours too close to farming operations

Low range responses (<5 total comments)

- Concerns that development would cause an increase in rates for farmers
- Bungaree Areas C, D, and E are high quality agricultural land
- Need to consult with farms located further out
- Crops on certain farms may only have a few decades left before land may be transitioned to other uses
- Concerns about stormwater run-off onto farms from higher density development
- Previously tried to build a house on farm but was refused
- Ensure high quality agricultural land identified in RLUS is not earmarked for development
- Best land for potatoes

Sewer

Medium range responses (5-14 total comments)

- Supportive of introducing sewer network but not at the cost of residents

Recreation

Medium range responses (5-14 total comments)

- Introduce new walking tracks along rail trail and waterways

Low range responses (<5 total comments)

- Bungaree needs a big playground for the community
- Use rail trail to connect pub
- Area to walk dogs

Community feel

High range responses (>15 total comments)

- Increased growth would not be consistent with maintaining the existing country town feel

Low range responses (<5 total comments)

- Do not want Ballarat style growth
- Do not want to see Area B developed
- Concerns regarding density
- Do not want to see another Bacchus Marsh
- Moved there for the rural lifestyle
- Like that the town is quiet
- Will lose the view

Appendix 3: Summary of Submissions Received

Submission 1: Landowner

Submits that provision of retail needs to be considered as part of any proposed growth. Suggests a shop/s that could provide for essentials, local market goods, and a café. Notes that this would not just serve the residents but also provide a tourist function.

Submission 2: Landowner

Raises concern that the drop-in session was not adequately advertised, and that Council needs to ensure that all stakeholders are made aware of the proposal. Also raised concern that Officers had not walked on the land within investigation areas.

Submits that the main concern expressed by those at the drop-in sessions, was the overdevelopment of Wallace. Submits that Areas C and D are high quality farmland and submit agricultural production, have areas that are very steep, and contain Plains Grassy Wetlands. Submits that Council commissions environmental investigations, and species counts for the eastern half of Areas C and D. Submits that the western portion of Areas C and D are inappropriate for development because of overland flow run-off from this land would damage the wetlands. Also notes that Areas C and D have been subject to extensive time and resources in removing willows and revegetation the land along the West Moorabool River and adjacent wetlands. Submits that development of these areas would undo this work.

Submits that logical and appropriate areas for the expansion of Wallace would be within, and south of Areas B, and Area E. Notwithstanding this notes that the proposed scale of the five investigation areas are contrary to the desires of the community.

Submitted that the engineering cost of a sewer extension should not be the basis on which to prepare a Structure Plan. Starting basis should be to consult with the community as to what they want.

Submission 3: Landowner

Submits that there is employment and economic need for a limited amount of commercial/light industrial/agribusiness/freight logistics land in Bungaree. Submits that their property is suitable for the above land uses for the following reasons – land as direct access to Bungaree Wallace Road which is a declared B double route, land is flat, not classified as high quality agricultural land, and not subject to flooding or other environmental constraints. Submits that Treated Pine Road be established as an alternative eastern settlement boundary.

Submission 4:

Notes the introduction of the Windfall Gains Tax. Submits that this has reduced the financial viability for landholders to participate in changes to the zoning of their land.

Raises a number of road safety concerns, including concerns with traffic coming to Bungaree from the Ballarat crossing the double lanes of the Western Highway. Notes a five-fold increase in traffic with no plans to upgrade access to/from the Western Highway. Also notes that future residents of Bungaree will need to drive through Wallace if travelling from the Melbourne side, increase traffic in Wallace.

Notes that it is unclear how there will be any major increase in economic or employment opportunities for Bungaree. Submits that towns risk being commuter towns.

Submits that the potential flood overlay depicted in the draft plans is not reflective of the reality in this area. Raises concerns with the way in which CHW are managing the water supply channel, including the release of water. Requests the Council and CHW plan for works in the potential flood overlay areas that better manages flooding to landowners, and addresses future management of land.

Submission 5: Landowner

Requests that their property not be included within an Investigation Area, noting that the land contains their home and farming business. States that their farm is suitably located to supplies in Melbourne and Ballarat and has suitable soil and frost hours for their crop. Submits that rezoning of this land would mean that they would have to sell and move from the land due to the Windfall Gains Tax. Note that they are not opposed to development within Bungaree, but request that their property is excluded.

Submission 6: Corangamite CMA

Submits that flood information available to the CMA indicates that parts of Wallace (south of the Old Western Highway) are subject to riverine flooding from a tributary of the Moorabool River West Branch. Bungaree is also subject to flooding from tributaries of Two Mile Creek. The submission notes that Council have undertaken flood studies for Wallace and Bungaree in recent years, and that these flood studies will inform a future Planning Scheme Amendment to introduce flood overlays into the Planning Scheme for these towns. The CMA strongly supports the introduction of flood overlays into the planning scheme to ensure any future development in the towns are appropriate to the flood risk and are consistent with the objectives of orderly planning.

Requests that Council to provide the CMA with the latest flood study reports and mapping grids (flood extents, levels, depths, velocity and hazard) for all of the modelled events for both Bungaree and Wallace.

Submission 7: Department of Transport and Planning (Transport)

Submission notes the proximity of residential growth near the Western Highway, and that development address the potential impact of noise pollution from the nearby highway on residential areas. Suggests installation of sound barriers and the utilisation of noise-reducing materials in the construction of buildings. Additionally suggests that consideration should be had to buffer zones.

Notes that traffic generation associated with development expansion will moderately increase on local roads and connection to Bungaree-Wallace arterial road network, and submits that any identified road upgrades will need to be funded at no cost to DTP. Notes that DTP has long term plans to upgrade the Western Highway 'Woodmans Hill – Leigh Creek' to freeway standard (unfunded at this time), however this upgrade does not include any new interchanges servicing Bungaree. Requests that unformed roads are restricted from direct freeway access.

Notes that the availability of reliable and efficient public transportation is desirable to help provide alternate transport options and reduce reliance on private car dependency, however submits that DTP currently have no plans to increase bus route servicing or coverage at this time. Note that they will revisit this advice once a Structure Plan is confirmed.

Submission advises that DTP have no objection to the conversion of the former rail corridor, yard or sidings for the sections north of Old Melbourne Road Level crossing at Millbrook for the purposes of a rail trail. They note the southern section of the rail line will be retained as an engineering siding.

Notes that as the population grows, it will be crucial to address the capacity of existing school/s and plan for future educational and pupil transport capacity needs.

Submission 8: Developer

The submission notes that they hold 181ha of developable land both within and adjacent to the existing residential areas of Bungaree and Wallace. The submission raises concern that their landholdings aren't included potential settlement boundaries for Bungaree and Wallace, and notes their experience and resources to deliver a residential outcome for the towns, and work with Council and CHW to facilitate a sewer extension.

Submits that sewer provision is central to enabling substantial growth in each of the towns, and that preliminary indications of infrastructure extension costs and sewer provision should be incorporated into the planning process from the start. This approach would ensure a more comprehensive understanding of the scale of development required to support sewer. Notes that they have undertaken preliminary design and cost estimates for the necessary trunk extension and sewer provision with a projected cost of \$20-\$25 million. Submits that the proposed scale of development indicated within the draft Potential Settlement Boundaries for Bungaree and Wallace does not have adequate land take to warrant this provision of sewer. Submits that the ability for the Structure Plan to deliver conventional residential densities will be prevented as sewer cannot be provided to land within the current draft Potential Settlement Boundaries. Lots without sewer will require private septic systems and lots smaller than 4,000m² are therefore unable to be delivered.

Notes the current State policy and appetite for Growth in the region, however submits that the current plan can't deliver the desired outcomes, and that a plan should be developed on the basis of a scale of development that can support them.

Submission 9: Landowner

Requests that their land being included in the settlement boundary and is rezoned. Submits that their property has significant potential for development and can contribute to the growth of Bungaree and Wallace.

Requests that council incorporates the investigation of sewer connections into the planning process from the beginning, noting that sewer provision is crucial for enabling growth in both towns. By considering preliminary indications of infrastructure extension costs and sewer provision at the onset, the community can better understand the scale of development required to support the initiative effectively. Submits that the proposed scale of development indicated does not justify the provision of sewer to Bungaree and Wallace.

Raises concerns regarding the large lot sizes required for unsewered land, noting that this prevents the delivery of conventional residential densities and hinder the development of walkable neighbourhoods, essential amenities, and community facilities.

Notes that they currently operate a farm, however that this isn't viable, and cite issues with nearby residents complaining about farming operations. Concerned that having the property outside of the settlement area will increase these issues when development occurs on nearby properties. Submits that the towns are facing significant challenges in maintaining their viability and sense of community. The lack of growth opportunities and the absence of essential infrastructure, particularly sewer provision, are contributing to their decline.

Submission 10: Department of Transport and Planning (Planning)

The submission notes the importance of ensuring the project is consistent with state, regional and local policies in the planning scheme. It states that the Small Towns and Settlement Strategy envisages limited growth within these towns, although it is dependent on the provision of reticulated sewerage.

The submission lists a number of clauses within the planning scheme that DTP considers to be particularly relevant, including those related to settlement planning. DTP draw attention to local strategies which discourage development in settlements where reticulated systems are not available. DTP also draw attention to policy in the Central Highlands Regional Growth Plan which states that long-term agricultural productivity should be supported; planning for growth should be integrated with the provision of infrastructure; and that the development of sustainable and vibrant communities should be supported by enhancing the level of access to key services. The submission notes that the Central Highlands Regional Growth Plan identifies Bacchus Marsh and Ballan as towns for growth to ensure efficient use of infrastructure.

The submission notes the land supply and demand assessment, and draws attention to the state policy requirement which requires provision of a 15-year residential land supply across the whole municipality and not per settlement. It also suggests that a strategic municipality wide settlement/housing strategy be undertaken to support expansion of new residential areas. The submission states that the land supply and demand assessment does not provide an analysis of supply, and that it is unclear what the potential land supply of existing vacant zoned lots is.

The submission also raises the need to consider issues such as identifying the level of environmental risk, including bushfire, potential land contamination and flooding risk, the interface between rural, residential and agricultural land and how these areas should be managed, along with cultural heritage, and consideration of traffic impacts. Noting that any structure plan would need to be underpinned by full technical assessments of these matters, with any planning scheme implementation including application of relevant overlays.

Submission 11: Central Highlands Water

Submits that Central Highlands Water is supportive of the approach being taken to develop the draft Structure Plans for Bungaree and Wallace, and notes that the input from any further sewerage engineering investigations will need to be considered when refining the potential settlement boundaries. Advises that the existing receiving sewerage system from Warrenheip back to Ballarat is very limited to accept any further loading at this time and would require augmentation to accept any significant flows from Bungaree and Wallace.

Submission 12: CFA

CFA notes that land within Bungaree and Wallace is identified as a bushfire prone area, and submits that any work to inform the draft Structure Plan will need to address bushfire as a driving decision maker having regard to Clause 13.02-1S Bushfire Planning of the Moorabool Planning Scheme.

The submission notes that CFA has considered the Environmental Assessment Project prepared by Ecology & Heritage Partners dated May 2015. CFA submits that this Assessment provides some bushfire consideration, however a Bushfire Assessment should be undertaken to determine the risk level, appropriate mitigation measures for Bungaree and Wallace and how the measures will be implemented. The assessment should be incorporated into the draft Structure Plan and address landscape bushfire considerations, alternative locations for development, availability of safer areas, and bushfire protection measures.