

Attachment 2 – Submissions and Responses to STS

No	Name	Issues	Response
1	Redacted	<ul style="list-style-type: none"> • Great report I think that is a good summary for Elaine. 	<ul style="list-style-type: none"> • Noted.
2	Goulburn-Murray Water	<ul style="list-style-type: none"> • Moorabool has an approved Domestic Wastewater Management Plan and has an inspection program, which is superior to most local government areas. • The Small Town and Settlement Strategy notes the reliance on the provision of reticulated sewerage for towns and settlements within the Declared Catchment areas (e.g., Wallace, Bungaree) however this is not a consideration for GMW. • Section 6 of the strategy is relevant as it guides population and development to those settlements where the capacity to accommodate growth can be most effectively met, which optimise the use of existing water, energy and utility infrastructure. • Given the high quality soils used for agriculture in the Bungaree and Wallace areas and the economic importance of Agriculture in the Moorabool economy firm controls should be maintained over the development of dwellings in the Farming Zone. • The concept of a Small Town and Settlement Strategy is supported by GMW as it provides a strategic plan to assist development applications. • Based on the information provided, G-MW has no objection to Planning Scheme Amendment for the Small Towns & Settlements Strategy. 	<ul style="list-style-type: none"> • All points noted.
3	APA VTS Australia	<ul style="list-style-type: none"> • APA has three gas transmission pipelines within Moorabool Shire municipality, as follows: <ul style="list-style-type: none"> • Brooklyn to Ballan (via Parwan and Ingliston) 	<ul style="list-style-type: none"> • The proposed Strategy only provides strategic direction and does not identify any land parcels for development or propose any zoning changes to intensify

Attachment 2 – Submissions and Responses to STS

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		<ul style="list-style-type: none"> • Ballan to Ballarat (2 pipelines via Gordon and south of Bungaree and Wallace) • Ballan to Bendigo (via Spargo Creek & Korweinguboorra) • The proposed Strategy will affect APA assets in various locations within the study area, which increases the risk of our pipelines being detrimentally impacted upon. APA recognises the need for changes in land use and APA monitors its assets and operations accordingly, to ensure that urban encroachment, development and third party crossings are managed appropriately. • APA has developed general guidelines on development within close proximity to its assets to reduce the risk to life and property (see Appendix 1). It is essential for your safety and the safety of others that they are stringently complied with. • It is recommended that Moorabool Council and individual future developers have ongoing correspondence with APA in the future to discuss the scope of issues relating to the development of the study area adjacent to and/or across APA infrastructure to ensure its assets are thoroughly protected. • It is APA's intent to ensure that transmission pressure gas pipelines are safely protected with minimum impact on and mitigating any potential risks and proposed encroachment to ensure the integrity of its pipeline assets. 	<p>development in proximity to the gas transmission pipelines.</p> <ul style="list-style-type: none"> • The matters raised by APA will be considered as part of any future structure plans prepared to guide development in the settlements.
4	Port Phillip & Westernport CMA	<ul style="list-style-type: none"> • Thank you for inviting us to participate in this consultation. However, we will decline at this stage. 	<ul style="list-style-type: none"> • Noted.

Attachment 2 – Submissions and Responses to STS

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		<ul style="list-style-type: none"> • We contribute to many environment plans for local councils especially in nature conservation and for nature in open-space/social amenity. These kinds of planning are most closely related to our statutory responsibilities and expertise. • We recognise that town planning has major implications for land, water and nature conservation and we strongly recommend that all planning set measurable goals for the future of relevant environmental assets. Explicit, measurable goals for future condition will make it easier to see the connections between different plans across Council responsibilities. • Measurable goals define success. They are then the basis for actions that are easier to evaluate and adapt to change and experience. Adaptation is a critically important planning and strategy response to climate change. 	
5	National Trust	<ul style="list-style-type: none"> • Pleased that Strategy vision respects and builds on heritage values present in the Shire. • Supports idea of Council applying for additional funding to investigate further heritage areas not already covered by the West Moorabool Heritage Study. 	<ul style="list-style-type: none"> • Noted. • A gaps analysis is an important task to consider once the Strategy is adopted and is a likely recommendation.
6	Redacted	<ul style="list-style-type: none"> • The history of Korweinguboorra and Spargo Creek in the Strategy is spot on. • We need to have a bus service from Daylesford to Ballan and back for the local people to go shopping or to Doctors or visiting. Also a day service would be great for people who travel up by train to go up there, instead of travelling at night. Not everyone drives a car in Korweinguboorra and I know of people there who are getting too old 	<ul style="list-style-type: none"> • Noted. • A minimum level of service should be considered in a more wide ranging bus plan for the Shire.

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		<p>to drive, so a local bus service is essential.</p> <ul style="list-style-type: none"> • Reduce the speed limit right through Korweinguboorra, not only in certain places. The Daylesford-Ballan Road at Korweinguboorra is a very busy road. We are on a steep hill, where the speed limit is 100km an hour. Far too dangerous trying to drive in and out of our four properties far too many misses. • We need a roadside stop trading store and café, for the local people, and also for tourists at Korweinguboorra while passing through. • I was living in Korweinguboorra when the big bush fire went through in February 1951. That's why I agree the expansion of Korweinguboorra is to be discouraged and also it being a water catchment as well. • We need to have a better mobile phone service for Korweinguboorra. • Korweinguboorra is a place of nature and beauty and I hope it will stay this way in the years to come. 	<ul style="list-style-type: none"> • Any speed limit issues are the responsibility of VicRoads. Staff will discuss further with the representor. • Commercial opportunities can be considered further with the Economic Development Strategy implementation. • Noted. • Council Advocacy is appropriate as it was for Blackwood. • Noted
7	Redacted	<ul style="list-style-type: none"> • I have read the document and just want to say well done and congratulations to those that put this together. • Long-term subdivision or growth for land to be made available for the construction of homes is what I perceive needs to be on hand for the area to grow. Of the 89 residences we have in Dunnstown due to an ageing population 19 of these homes are lived in by one occupant. • I understand the restrictions we have with water catchment and favourable soil for agriculture. Long term due to 	<ul style="list-style-type: none"> • Noted.

Attachment 2 – Submissions and Responses to STS

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		<p>cost to extend the town sewer main from the Western Highway to Dunnstown, I find this won't happen and we need to look at other alternatives, such as, allowing people to invest in the high tech septic system that enable homes to be built.</p> <ul style="list-style-type: none"> • Dunnstown has always be well known for its potato production but over my 40 years locally the numbers of families has significantly decreased due to the cost of this industry and theory that the suppliers believe that big is best and small is no more. 	
8	Dept of Ec.Devt, Jobs, Transport & Resources	<ul style="list-style-type: none"> • The Small Towns and Settlement Strategy provides a long-term strategic plan to guide decision-making and future planning for the small towns and settlements to achieve the goal of supporting vibrant and resilient communities in Moorabool Shire. • The Department of Economic Development, Jobs, Transport and Resources is supportive of the approach taken by Moorabool Shire with the Strategy outlining recommendations for the future role of each small town, settlement or village, the intended vision for each, strategic planning work to be undertaken and general recommendations to support liveability, employment, economic activity and the environment. • The Strategy does not encourage substantial further growth in the smaller settlements, as they do not meet many of the requirements of a sustainable community. • This is consistent with State government policy whereby it is preferable to consolidate growth around existing settlements, which have capacity to accommodate and 	<ul style="list-style-type: none"> • Noted.

Attachment 2 – Submissions and Responses to STS

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		<p>service additional population growth in a sustainable manner.</p>	
9	Lal Lal Soldier's Memorial Hall Committee	<ul style="list-style-type: none"> • In general, the Committee supports the presentation and broad thrust of the document, however, a range of basic expression and informational issues were identified that need addressing before the draft is finalised. • The intent to link key elements of the settlement's setting and history to current issues, policies and constraints is evident. However, references to landscape descriptors are often unnecessarily repetitious and tend to either confuse or reduce the impact of the links being sought. To compound this, the choice of language is not always helpful. • Throughout the text, there is an inconsistent use of wording to describe the nature of settlement at Lal Lal. Hamlet, district, settlement, township and village are all used, some interchangeably and that leads to several confusions and some inaccuracy. For instance, in the paragraphs critiqued above, the reference to the quarry being to the east of the settlement only makes sense if 'settlement' refers to the township zone around the railway station. Similarly, the State forest is listed as south -east of the settlement, which is only accurate if 'settlement' means the township. However, the draft usually refers to the settlement as the broader area of habitation beyond the township zone. If the more general use of the term settlement is applied in these instances, then the quarry is north of the eastern section and the State Forest is south of it. • The draft delineation of the settlement into an eastern section and western section is generally 	<ul style="list-style-type: none"> • Noted. • There will be a full edit of the document before being tabled with Council for adoption.

Attachment 2 – Submissions and Responses to STS

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		<p>reasonable but limited. The description of the eastern zone (p. 152) focuses entirely on the Township Zone and provides no description of the varied farming, lifestyle and town blocks east of the railway line and south of the Lal Lal Falls Rd.</p> <ul style="list-style-type: none"> • In addition to those already mentioned, two factual errors were also noted. In the third paragraph of the Introduction, it is recorded that La I La I Falls has been a popular tourist destination since the early 1900s (p.152), which is wrong and contradicts later statements in the History section (p.154) noting its popularity, in conjunction with the races, from at least the early 1870s. On p. 153 reference is made to accommodation available in the town. The hotel does not provide accommodation and there is only one bed and breakfast now available. • Issues, Opportunities & Constraints (p156-7) identifies issues and opportunities under specific sub-headings but there is no reference to constraints until the next section. This is misleading. There also seems to be some confusion within the 'Issues' sub-section as what is an issue and what could be seen as a constraint. • Style variations also impact on the coherence of the text. This is most evident in the section on Issues, Opportunities & Constraints. The dot points for 'Issues' are completed in full sentences whereas most of those under "Opportunities 'are only phrases or note points. 	
10	Powercor	<ul style="list-style-type: none"> • Submission explains the electricity supply network of the Shire. • Current network in some locations does not provide capacity for large scale load increases due to distance from zone substations, the conductor 	<ul style="list-style-type: none"> • Noted.

Attachment 2 – Submissions and Responses to STS

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		<p>type and mix of single phase and SWER high voltage.</p> <ul style="list-style-type: none"> • Upgrades planned for Ballarat North, Ballarat South and Bacchus marsh zone substations to provide additional capacity of supply. • Supply between Buninyong and Clarendon to be improved via 3 phase power. • Installing third transformed at Bacchus Marsh. • The network needs will need to be assessed further if substantial growth occurs in particular areas in the Shire. 	
11	Dep.t of Ec.Dev.t Jobs, Transport & Resources	<ul style="list-style-type: none"> • Has evaluated document. • Has no objection to the Strategy. 	<ul style="list-style-type: none"> • Noted
12	City of Melton	<ul style="list-style-type: none"> • Support the Strategy and approach taken. • Believe the Strategy will provide important justification to support the necessary funding for sewerage and additional structure planning for these towns into the future. • Support the use of urban design frameworks to shape the future of townships prior to infrastructure being completed. 	<ul style="list-style-type: none"> • Noted.
13	Redacted	<ul style="list-style-type: none"> • Seeks rezoning of specific site outside Lal Lal. 	<ul style="list-style-type: none"> • Not within scope of STS. This issue is likely best addressed via a proponent led rezoning request.
14	Wyndham City Council	<ul style="list-style-type: none"> • The intention by Council to advocate for establishment of a wider network of VLine coach routes on p50 of STS is supported. • Wyndham believe Eynesbury Township should be a settlement 	<ul style="list-style-type: none"> • Noted. • Agreed. Regional inter-connection of VLine coaches should

Attachment 2 – Submissions and Responses to STS

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		<p>serviced by an expanded VLine route out of Bacchus Marsh to Werribee.</p>	<p>consider outlying towns such as Eyensbury.</p>
15	CFA	<ul style="list-style-type: none"> • Bushfire hazard for each of the townships is well articulated, • Identified potential to manage growth in places like Blackwood will need to be tempered in consideration of bushfire risk. • SPSF 13.05 is to prioritise the protection of human safety over other policy considerations. • Need to address inconsistent terminology eg CFA Station and CFA Shed. • Minor modifications to the STS are required, 	<ul style="list-style-type: none"> • Noted. • Growth is not being advocated in Blackwood, though some tourism potential investment exists and investment in improved septics may see some vacant lots developed in time. • Noted. • Agreed. This will be addressed in the final document, • Minor changes will be made to the STS to address CFA feedback.
16	DEWLP	<ul style="list-style-type: none"> • Identifies some inconsistencies with State and regional planning policy which need to be addressed before Council adopts the final STS and thus develop amendments. • State Population projections should use VIF data. • The STS Strategy would benefit from including statements outlining how the strategy aligns with and implements CHRGP and Plan Melbourne. 	<ul style="list-style-type: none"> • See below. • The VIF and ID figures are similar but cover different timelines. Not sure how Council can do a strategy to 2041 with data that ends in 2031. ID consulting provide demographic data to a host of councils. • Agreed. The updated version will address this matter.

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		<ul style="list-style-type: none"> • The STS Strategy should plan to achieve incremental development and sustainable growth of the Shire's small towns and settlements. • STS Strategy uses a different hierarchy of settlements to CHRGP. Prior to adoption the STS Strategy it would benefit from including statements that explain how the hierarchy has been extended. Also recommend that Council review the designation of each settlement to ensure consistency with the CHRGP hierarchy. • Not clear that servicing authorities were consulted. • Municipal approach to growth is needed. STS Strategy should justify why growth in the small towns is needed. Statements and a map outlining the Shire's settlement framework and population growth expectations would be beneficial. • Support idea of clusters of towns to improve access to services. • Should identify growth expected in Bungaree, Dunnstown, Myrning and Wallace. 	<ul style="list-style-type: none"> • Generally supported. The fundamental issue in identifying sustainable growth solutions for all towns. • This will be reviewed and the hierarchy clarified. • Extensive engagement occurred with CHW and a range of other agencies. This will be clearly explained in the final document. • Agreed. That work is implicit in the current strategy but will be more clearly explained in the final document. • Noted. • Within limitations there is some scope to provide growth expectations but to a large degree the business case will dictate the quantum of growth needed to fund servicing.

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		<ul style="list-style-type: none"> • Questions whether growth should occur in Bungaree and Gordon because it may be inconsistent with CHRGP. • Maps for each small town and rural settlement are difficult to read. Need upgrade. • Growth boundaries may be applicable to Bungaree to ensure growth is sustainable and contained. • It is not clear what growth is expected in Dunnstown, Myrning and Wallace. These are designated as rural settlements in CHRGP and not growth. It is unclear why they are identified as having growth potential. • Various comments are made on the structure and language of the document. 	<ul style="list-style-type: none"> • Gordon is subject to its own structure plan and is therefore not considered in detail in STS. Bungaree should be managed to achieve sustainable growth. • Will be addressed in next version of the document. • Agreed. Address in structure plan. • The strategic basis of sustainable growth will be further explained in the updated STS. • To be addressed as appropriate.
17	Barwon Water	<ul style="list-style-type: none"> • Barwon Water does not service any of the towns under the STS. • Barwon Water does have catchment responsibilities and would like to be listed as a referral authority. 	<ul style="list-style-type: none"> • Noted.
18	Catholic Diocese of Ballarat	<ul style="list-style-type: none"> • Willing to be a stakeholder in further discussions and preparation of STS. • Identified 3 churches in Bungaree Parish, of which two will remain active beyond 2016 – St Brendan’s Dunnstown and St Mary’s Clarkes Hill (St Michael’s no longer active). • Identified 3 churches in Gordon Parish, of which 2 will remain active beyond 2016 (St Brigid’s Ballan and St Patrick’s Gordon). St Michael’s Springbank to close at the end of 2016. • Parishes and schools play a key role in the social fabric of small towns in both Parishes. These buildings and 	<ul style="list-style-type: none"> • Noted. • Noted. Future use of non-active church sites could be investigated further. • Noted. Future use of non-active church sites could be investigated further. • Agree. The Community Infrastructure Framework (in preparation) and work

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		<p>infrastructure could be activated and better utilised through further precinct structure planning.</p>	<p>to date in STS has identified church infrastructure because it is important to the functioning of small towns.</p>
19	Corangamite CMA	<ul style="list-style-type: none"> • 10 of the 17 towns fall within the Corangamite CMA region. Many of these towns are within close proximity to waterways and floodplains. Therefore appropriate floodplain and waterway management will need to be considered in future planning of these towns. • Require 30m offset from waterways under Cl. 14.02-1 of the Victorian Planning Provisions. • Towns need to be outside the 1% AEP flood extent. Flood data reliability is low in many of the towns being reviewed in the STS. A flood impact statement is therefore necessary as part of future planning. • The Authority will not support the creation of new residential lots inside the 1% AEP. • Stormwater management plans will be needed to show that reduced water quality parameters (TSS< TN, TP and GP) are addressed where development is being considered. 	<ul style="list-style-type: none"> • Noted. Updated floodplain mapping will be needed as part of future planning in the small towns. It is a substantial piece of work but is likely best addressed as a single study. • Noted and agreed. Not a significant issue for the current higher order STS. More relevant as part of future structure planning. • Agreed. • Noted. • Agreed. Detailed stormwater design will be part of the more detailed planning required in each growth settlement.
20.	City of Greater Geelong	<ul style="list-style-type: none"> • STS raises no strategic issues that cause issues with the City of Greater Geelong. • City of Greater Geelong is planning to do some strategic work in the You 	<ul style="list-style-type: none"> • Noted.

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		<p>Yangs environs but don't envisage this will generate across LGA issues.</p>	
21.	DELWP Grampians Region	<ul style="list-style-type: none"> • Congratulate Council on preparing STS. • Supports the Strategy and welcomes the opportunity to work in partnership with Council during its finalisation. 	<ul style="list-style-type: none"> • Noted.
22.	Central Highlands Water	<ul style="list-style-type: none"> • Commends Council on the STS. • Consultation on the 2018/23 pricing and planning by CHW to be tabled with the Essential Services Commission to be finalised by September 2017. • CHW funding is highly scrutinised. CHW projects have generally been focused on resolving public health and achieving environmental improvements. Growth is generally funded by developers. • Note the proposal by Council to explore public private partnerships to address funding key infrastructure such as water and sewer. CHW are interested to understand what can be achieved through this process. 	<ul style="list-style-type: none"> • Noted. • Noted. Any business case for future funding of sewer in towns such as Bungaree needs to be prepared well before this timeline. • Agree. How a funding model is developed will depend on a range of factors from the degree of interest of landowners, a realistic cost per lot for contributions to trunk mains in new development and likely contributions from other sources. • Noted. Council will need to liaise with CHW closely on these issues.