

# Attachment - Item 7.2(a)

An aerial photograph of a rural landscape. A paved road with a dashed center line and solid white edges runs from the bottom center towards the middle ground. To the right of the road, there are several houses, including a large wooden house with a white roof and a red house. The background features rolling green hills and a dense forest of trees. The sky is clear and blue.

# **SMALL TOWNS AND SETTLEMENTS STRATEGY**

**PART A**



**MOORABOOL**  
SHIRE COUNCIL





# Contents – Part A

1.0	Executive Summary	7
2.0	Context	13
2.1	Moorabool 2041	17
2.2	Study Area and Purpose	20
2.3	Objectives of the Small Towns Strategy	21
2.4	Methodology for developing the Small Town Settlement Strategy	22
2.5	Use of Population projections	24
3.0	Policy and Strategy Context	25
3.1	State Planning Framework	28
3.2	Regional Frameworks and Strategies	34
3.3	Municipal Frameworks and Strategies	40
3.4	Background Research for the STS	45
3.5	Overview	48
4.0	Balancing the influences of growth in the small towns and settlements	49
4.1	Population Change	50
4.2	Environment and Bushfire	59
4.3	Heritage	59
4.4	Special Water Supply Catchments	60
4.5	Drainage	61
4.6	Sewerage and Water	62
4.7	Agriculture, extractive industry and the local economy	65
4.8	Transport Networks	66
4.9	Moorabool Community Infrastructure Framework (CI Framework)	70
5.0	Community Engagement - What you said ...	73
6.0	A Vision and Principles for the Small Towns	74
6.1	Vision Statement	74
6.2	Principles	74
6.2.1	Principles for the Small Towns and Settlements Strategy	74
6.2.2	Social and Settlement	75
6.2.3	Economic	76
6.2.4	Environment and Landscape	77
6.2.5	Sustainability	78
6.3	Recommendations on Growth	79
6.4	Determination of Settlement Hierarchy	83
7.0	Summary of Recommendations	87
7.1	Summary of Recommendations	88
8.0	Conclusion	91
	References	

# Separate documents:

## Part B Town Assessments

Investigation Town Assessments

## Part C Policy and Strategy Context

State, Regional and Local Policies and Strategies

# Acronyms

<b>ABS:</b>	<b>Australian Bureau of Statistics</b>
<b>CHRGp:</b>	<b>Central Highlands Regional Growth Plan</b>
<b>DELWP:</b>	<b>Dept. of Environment, Land, Water and Planning</b>
<b>DEPI:</b>	<b>Dept. of Environment and Primary Industries</b>
<b>EPA:</b>	<b>Environment Protection Authority (Victoria)</b>
<b>EVC:</b>	<b>Ecological Vegetation Classes</b>
<b>FIFO:</b>	<b>Fly In Fly Out</b>
<b>VPA:</b>	<b>Victorian Planning Authority (was MPA)</b>
<b>LGA:</b>	<b>Local Government Area</b>
<b>LPPF:</b>	<b>Local Planning Policy Framework</b>
<b>ML:</b>	<b>Megalitre</b>
<b>M2041:</b>	<b>Moorabool 2041 Growth Framework (1)</b>
<b>MSS:</b>	<b>Municipal Strategic Statement</b>
<b>PTV:</b>	<b>Public Transport Victoria</b>
<b>RGS:</b>	<b>Rural Growth Strategy – a component of M2041 (2)</b>
<b>SLA:</b>	<b>Statistical Local Areas (SLA's)</b>
<b>SPPF:</b>	<b>State Planning Policy Framework</b>
<b>STSCS:</b>	<b>Small Towns and Settlements Cluster Strategy</b>
<b>SWMA:</b>	<b>Surface Water Management Area</b>
<b>UGB:</b>	<b>Urban Growth Boundary</b>
<b>VCAT:</b>	<b>Victorian Civil Administration Tribunal</b>
<b>VPA:</b>	<b>Victorian Planning Authority (was MPA)</b>

(1) - Which comprises an urban and rural growth strategy.

(2) - The Small Towns and Settlement Clusters Strategy is the core element of the RGS.

# Abbreviations

<b>Ballarat:</b>	<b>City of Ballarat</b>
<b>Council:</b>	<b>Moorabool Shire Council</b>
<b>Melton:</b>	<b>City of Melton</b>
<b>Moorabool:</b>	<b>Moorabool Shire</b>
<b>Planning Scheme:</b>	<b>Moorabool Planning Scheme</b>

# 1.0 Executive Summary



# 1.0 Executive Summary

The Moorabool Shire Small Towns and Settlement Strategy (STS) provides an overarching vision as to how Moorabool Shire will manage the future of its small towns. The Strategy has been developed as a key driver of Moorabool Shire Council's strategic planning for the Shire through to 2041, called Moorabool 2041.

The STS addresses community pressure to maintain and enhance the sustainability of the Shire's small towns and settlements by providing a growth framework identifying what is possible, efficient and justifiable. Understanding sustainability in small towns requires a historical perspective of how the settlements once functioned, what they have become and what they will be. These relationships have changed over time as the region has changed.

Land use planning is only one tool that impacts future development. Introduction of planning scheme controls frequently announce an expectation of growth. In practice sewer and or being located in potable drinking water catchments results in significant growth limitations.

Some towns with existing infrastructure investment such as Bungaree and Wallace have seen residential or other development stagnate for the last decade. Factors such as these do not create a recipe for sustainability. Council's local planning policy cl.1.09 reflects these concerns.

Discussions regarding the critical population mass needed to make towns into sustainable communities have taken place throughout the development of this strategy. The future potential of some towns is limited by the fact they are not strategically located to attract investment. For others, many current residents have no appetite for change.

Competing infrastructure priorities exist at local, State and Federal level. Water is a critical constraint on many of Moorabool's small towns, both in terms of reticulated supply and waste disposal. Water authorities are limited in their capacity to fund the delivery of reticulated services and require a sound business case to support often significant capital investment over timelines of 20-30 years. Much work needs to be done at a local level, in partnership with relevant water authorities and local communities to resolve these issues.

The goal of the STS is to create a vision supported by strategic planning analysis creating a growth management framework.

The STS seeks a balance between accommodating future growth, while maintaining the unique amenity of the Shire. This balance will not be achieved through ad hoc residential development extending into high quality agricultural land. Decisions need to be made about the essential qualities of Moorabool's communities and how these



may be retained and enhanced over the next 25 years.

The STS promotes a view of settlements as a network of interrelated communities or clusters. Each settlement has been considered in the context of its current and future ability to meet the needs of residents and visitors.

Plan Melbourne, the Central Highlands Regional Growth Plan (CHRGP) as well as State and Local Policy as detailed in the Victorian Planning Provisions (VPP) define the wider planning framework within which the STS sits. The fundamental directions taken from this body of work is that growth scenarios and opportunities in small towns needs to be broadly consistent with the hierarchy contained in the CHRGP.

Appropriate levels of engagement with service authorities have underpinned the STS, especially in areas where future capital works plans may be impacted by expectations of additional servicing investment.

The growth potential of small towns also needs to be viewed in the context of projected regional population growth figures to 2031 and beyond as well as Shire growth.

Finally, a solid strategic basis for identifying growth investigation towns needs to be provided, setting a clear direction for future planning.

Commencing in 2015, with community visioning workshops, the engagement process has been strongly supported and informed by residents. A further round of formal consultation on the STS was completed in July and August 2016. In total Council received 22 submissions from DELWP, neighbouring councils, CFA and other authorities (Annexure 2). Overwhelmingly, the submissions support the STS proceeding.

The STS is presented in three main parts:

- Part A Small Towns Strategy, Strategic Directions
- Part B Small Town Assessments
- Part C Policy and Strategy Framework

### **The Challenge**

Moorabool Shire is growing rapidly but unevenly. Rapid growth is occurring in the east in Bacchus Marsh (population currently exceeding 18,000 residents) where there is convenient access to Western Melbourne. Ballan (population exceeding 3,000 residents) in the centre of the Shire is also growing, as a destination of choice for many residents. In the west, many small towns with 200 or fewer residents have experienced little or no growth and a number have experienced population decline in recent decades.

It is not realistic to expect to distribute growth pressure evenly. Put simply, Bacchus Marsh and surrounds (including Myrniong) is strongly influenced by and will be increasingly integrated into metropolitan Melbourne.

Western Moorabool towns are firmly within the City of Ballarat area of influence (journey

to work, access to shopping and services, education). In turn, the conversation for many towns - some of them acting as clusters, is what service role they should play having regard to the wider role of Ballarat.

As the vast majority of small settlements considered in the STS are within Water Catchments (Proclaimed Water Catchment Areas for urban and rural supply) there are issues to consider with respect to financially sensible investment decisions for sewer and water reticulation.

Only towns with a solid business case, clear community support for growth and a strong or emerging service role founded on a base of existing infrastructure investment are likely to grow in the future.

## **The Response**

Key recommendations of the STS include:

- Four towns, Bungaree, Dunnstown, Myrniong and Wallace have been identified as having long-term potential to warrant some further growth investigation on the following basis:

### **1. Bungaree**

Bungaree is a Western Freeway corridor town located close to Ballarat, supporting significant local infrastructure and a strong community aspiration for growth in terms of residential expansion and in its service offer, ultimately with the idea that residents can raise families and retire in Bungaree. Growth will be dependent on provision of reticulated sewerage as the town is within a water catchment. The town provides a modern regional scale sports facility, hotel, local State Primary School, a general store and enjoys significant scope to benefit from its strategic location close to the Western Freeway.

Provision of sewerage is likely achievable for approximately \$5.0 - \$7.2 million. A suitable public private partnership to fund sewer and gain Central Highlands Water support to include Bungaree in the CHW five year capital works programme will be required, if these aspirations are to be realised. During the life of the STS, Bungaree would likely remain a small town but become one at a scale similar to Gordon.

### **2. Dunnstown**

Dunnstown is conveniently located for access to Ballarat, supporting significant local infrastructure and community growth aspirations. Growth opportunities will be contingent on provision of reticulated water supply and sewerage, and retaining a suitable buffer to the Boral quarry to the south. The community has aspirations to facilitate

residential and commercial development and expand the services offer to nearby settlements such as Yendon and Navigators. Future planning by the City of Ballarat along its growth fronts at Warrenheip will shape the future of Dunnstown.

Water reticulation is likely the highest priority, provided a suitable business case is supported by Central Highlands Water (CHW). At this point controlled growth, retaining Dunnstown as a small town is the recommended strategy.

### **3. Myrniong**

Myrniong is supported for growth investigation in the existing planning scheme and is considered to have some development potential with convenient access to the Western Freeway, a strongly patronised State primary school servicing the district up to Greendale and Blackwood, and a renowned local gourmet hotel.

Myrniong, unlike the other identified towns described above, is not located within a potable water catchment and is a satellite of Bacchus Marsh which may give scope for a more localised sewer scheme specific to the town. Any growth however would not be likely significant – it will remain a small town into the future (likely less than 500 residents). An audit of vacant Township Zoned land is required along with further water quality testing in local streams to determine the efficiency of local wastewater solutions.

### **4. Wallace**

Like Bungaree, any accommodation of growth in Wallace will be dependent on the provision of reticulated sewer, firstly to Bungaree and then to Wallace. The agricultural land which provides edges to Wallace and Bungaree is to be maintained. Wallace is considered to have development potential as it has fewer drainage constraints than Bungaree and excellent access to the Western Freeway in both directions via the diamond interchange. Wallace, like Bungaree, has significant facilities and services and has current scope to effectively serve a larger population.

The community has some aspirations to enable managed growth, however, the timeline needs to be defined. Establishing a suitable public private partnership to fund the sewer and gain support to include Wallace within a future five year capital works programme is a logical next step.

The proposed removal of the rail loop located between Wallace and Bungaree will remove scope for future rail stations but will facilitate discussion on appropriate bus networks and the quality of service required to access Ballarat and Ballan train stations. During the life of the STS Wallace will remain a small town.

- **Elaine** is the first town within the Shire reached from Geelong on the Midland Highway, and has the potential to become a provider of a wider range of community services to residents in the south-western sector of the Shire. To a degree, Elaine provides some of these services now (hotel, general store, recreation reserve, community hall). However, it is not identified as a settlement that is likely to financially justify provision of either reticulated sewerage or water at this time. Any development therefore would need to be reliant on the application of Council's Domestic Wastewater Policy. Only limited residential growth is envisaged in Elaine, retaining it as a small town not dissimilar to its size today.
- **Blackwood, Lal Lal and Mount Egerton** are identified as significant heritage towns. Blackwood has, and will, continue to benefit from improved mobile phone coverage and the Blackwood Localised Septic Program to improve the treatment of wastewater in the settlement. A structure plan in Blackwood would have benefit to manage future incremental growth to preserve heritage values and encourage suitable investment leveraged off local experiences (accommodation, tourism trails, walks, etc.). Whilst Lal Lal and Mount Egerton do not require structure planning, they would benefit from more local consideration of marketing opportunities based on local attractions, enhanced signage and other infrastructure, via Urban Design Frameworks. In a service context, Mount Egerton appears to be reliant on services available in Gordon. Bushfire hazard risk in all three settlements is a relevant planning consideration.
- Many settlements (**Greendale, Yendon, Balliang, Balliang East, Korweinguboora, Barkstead**) have been identified as having limited or no growth potential for residential development or significant investment in further service infrastructure. These areas are characterised as rural districts and they are reliant on other larger settlements for most services. Substantial change to the scale or service function is not recommended for these settlements. Many are impacted by significant bushfire hazard risk which also limits growth potential.
- **Clarendon** is identified as likely to support some residential infill growth as it contains a large number of vacant lots within the Township Zone and is not located in a potable drinking water catchment. In a service relationship context, Elaine is the likely key destination in this immediate area. Clarendon is therefore functionally a residential satellite of Ballarat where orderly growth is to be managed and lot amalgamations facilitated.

- There are common issues which can and should be systemically addressed in the majority of settlements. Urban design treatments, such as green edges, buffers and treatments to town entrances which can be used to establish a defined boundary edge to settlements, provide a buffer between urban and rural uses and clearly separate settlements, are all desirable. These potential actions would need to be further developed as part of Urban Design Frameworks or Settlement Improvement Plans, prepared in concert with local communities.
- The Municipal Strategic Statement (MSS) should be revised to reflect the findings and recommendations of the Small Towns and Settlement Strategy, and the STS should be included as a reference document within the Moorabool Planning Scheme.
- Further strategic work in relation to the settlements with limited growth potential, such as Settlement Improvement Plans and Urban Design Frameworks can be undertaken in the short to medium term.
- Recommendations of the Strategy will be considered in the preparation of future Council budgets, Council Plan, Service Plans, Five Year Capital Works Programs, economic development initiatives, etc.

The STS 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 with unique identities, as outlined in the Council Plan 2013-2017.

## **Implementation**

Several phases are likely required. However, broadly, the intention is to

- Amend the Moorabool Planning Scheme cl. 21.09 Small Towns to identify where future structure planning is desirable either to manage sustainable growth (Bungaree, Wallace, Dunnstown) manage existing character and local issues such as effluent treatment (Myrniong, Blackwood); as well as urban design frameworks and more localised smaller planning across the Shire;
- Update adopted Council policy as appropriate and identify capital works priorities linked to a cluster infrastructure strategy of supporting towns;
- Chart a future for a host of small towns, having particular regard to the role of Ballarat as the regional city. Explore the meaning of planning in small central highlands towns unified by issues of agricultural land protection, historical links to the land, catchment management and cultural connections to the Central Highlands Region .



Hepburn Shire  
Council

Macedon Ranges  
Shire Council

City of  
Ballarat

**Moorabool  
Shire Council**

City of  
Melton

Golden Plains  
Shire Council

City of  
Wyndham

City of  
Greater  
Geelong

# 2.0 Context

## 2.0 Context

Moorabool Shire is a semi-rural municipality covering an area of 2,112 square kilometres stretching from the top of the Great Dividing Range at Mollongghip, across to Woodman's Hill on the rural fringe of Ballarat, through to the urban township of Bacchus Marsh.

Located in Melbourne's peri urban region and the Central Highlands region of Victoria, Moorabool Shire straddles the Western Freeway and the Melbourne to Ballarat Railway Line. Moorabool Shire's eastern boundary is located forty kilometres immediately to the west of the Melbourne CBD, and it extends westwards to within five kilometres of the City of Ballarat. The Shire is bounded by seven separate Council areas, as shown on Map 2-1: Regional Context.

The Aboriginal history of Moorabool Shire is acknowledged by Council as the land was traditionally occupied by, and connected to, a number of communities, most notably the Wada Wurrung (also known as Wathaurung) Tribe, Dja Dja Wurrung and Woi Wurrung Tribe whose lands extended north east.

European settlement of the Shire dates to the 1830s, with significant growth from the 1850s stimulated by the discovery of gold in Buninyong, Gordon and nearby Ballarat. The townships of Bacchus Marsh and Ballan grew rapidly due to their role as stopping points for coaches travelling between Melbourne and the goldfields. Significant development has occurred in and around Bacchus Marsh and Ballan in recent decades, particularly from the

early 1990s. Bacchus Marsh is the retail centre for the Shire.

A number of smaller settlements exist to the west of Bacchus Marsh. Ballan in the centre of the Shire is the second largest town with some 3,000 residents. Gordon presently has a population of approximately 500 residents.

The sewerage treatment plant capacity at Gordon limits growth to a maximum of 800 residents.

Moorabool Shire has many settlements, most have populations of less than 100 residents. The only settlements with populations larger than 500 people are Bacchus Marsh, Ballan, Gordon.

The settlements of the Shire comprise of Balliang (part), Balliang East, Barkstead, Barrys Reef, Beremboke, Blackwood, Blakeville, Bolwarrah, Bullarook (part), Bullarto South (part), Bunding, Bungal, Bungaree, Buninyong (part), Cargerie, Clarendon, Claretown, Clarkes Hill, Coimadai, Colbrook, Dales Creek, Darley, Dunnstown, Durham Lead (part), Elaine, Fiskville, Glenmore, Glen Park (part), Gordon, Greendale, Grenville (part), Hopetoun Park, Ingliston, Korobeit, Korweinguboora (part), Lal Lal, Leigh Creek, Lerderderg, Long Forest, Maddingley, Meredith (part), Merrimu, Millbrook, Mollongghip (part), Morrisons (part), Mount Doran, Mount Egerton, Mount Wallace, Myrniong, Navigators, Parwan (part), Pentland Hills, Pootilla, Rowsley, Scotsburn (part), Spargo Creek, Springbank, Trentham (part), Wallace, Warrenheip (part),

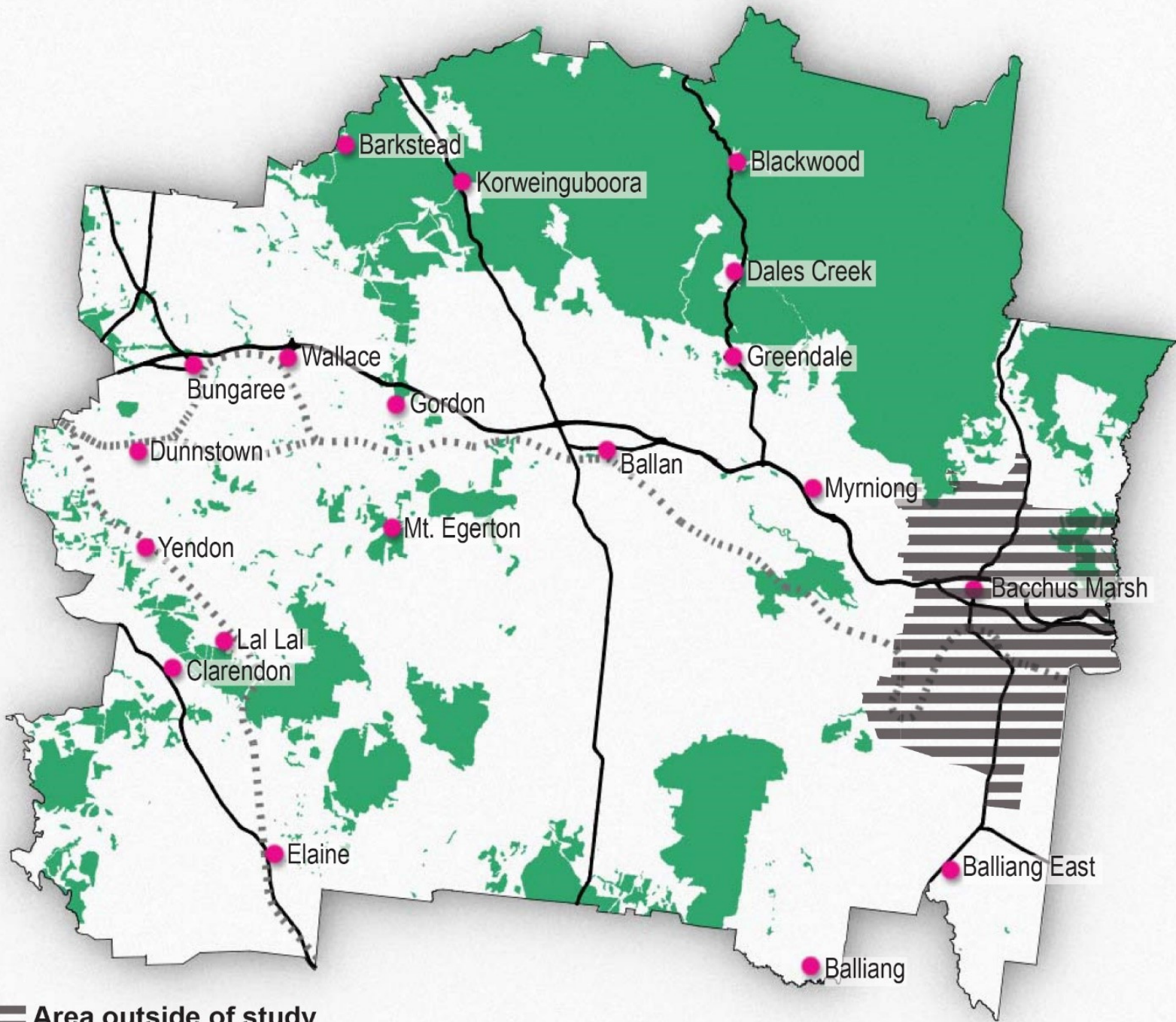
Wattle Flat (part) and Yendon.

Moorabool Shire is predominantly a rural landscape, and has substantial forests, waterways (including water catchments and storages) and rural residential areas. Most of the northern area is rural, with a large portion being forest. Approximately 74 per cent of the Shire consists of water supply catchments, State Forest, or National Park. Some of the many reservoirs in the Shire are Lal Lal, Bostock, Pykes Creek, Moorabool and Korweinguboorra. In addition, three major rivers, the Werribee, Lerderderg and Moorabool, flow through the Shire.

Much of the rural area in the Shire is used for agricultural purposes, including horticulture, sheep and beef farming, timber production and more recently, viticulture. In addition, mining and quarrying occurs in some areas.

Moorabool is increasingly becoming a lifestyle destination. Many people (especially from Melbourne's west) are relocating to Moorabool Shire to experience a more relaxed, country style of living. Moorabool offers easy access to Melbourne, Geelong and Ballarat with affordable housing and a growing business sector. The Western Freeway, the main arterial connecting Melbourne and Western Victoria, roughly transects Moorabool Shire (Map 2-2). A comprehensive rail system also enables travel between Melbourne, Melton, Bacchus Marsh, Ballan and beyond to Ballarat.





# MOORABOOL SMALL TOWNS

**Map 2-2** Small Towns and Settlements considered in the STS

A key corridor for development and the focus of the State Government has been the Western Freeway corridor connecting Western Melbourne with Ballarat and beyond. Controlling and yet encouraging growth within this corridor is critical to State Government planning initiatives for Melbourne. These policy settings and housing affordability pressures have created demand for housing within areas of Moorabool Shire, which are remote from settlements, more suitable for productive agricultural purposes, and or endowed with environmental assets or otherwise located in areas that should not be compromised by subdivision and development.

There may be opportunities to promote a network of inter-related and sustainable communities through limited growth being accommodated in some small towns and settlements. Nonetheless there are some key issues and constraints, which hinder the possibilities of this vision being realised.

Matters which would need to be resolved include; the provision of sewerage, water or gas in some areas, land capacity and infrastructure requirements to address the proclaimed water catchment area issues, potential bushfire risk, the ability to leverage existing community infrastructure and protecting the rural character of small towns. These matters are discussed at a local level within the Strategy on a case by case basis.

## 2.1 Moorabool 2041

Council commenced the Moorabool 2041 (M2041) project in 2012. It is a process/framework aimed at documenting the opportunities, pressures and challenges facing the Municipality through to 2041. It is anticipated that the project will lead to a long-term vision to guide the development of the Moorabool Shire, whilst retaining its character and valued places, and ensuring that change is positive and provides new services and opportunities for residents.

The purpose of Moorabool 2041 is:

**“To develop a vision and strategic document that guides future sustainable development in appropriate locations in the Shire, addressing land use, amenity and lifestyle opportunities whilst matching growth with the provision of physical and social infrastructure”.**

Moorabool 2041 will be a key Strategy to:

- “Guide our planning scheme content to deliver sustainable development and the protection of our agricultural, environmental and cultural resources.
- Plan for the augmentation of social and physical infrastructure and identify the role for State and Federal Governments in closing the infrastructure gap.
- Ensure that as the population grows, the employment and retail offer also grows to reduce the need to commute to Melbourne and Ballarat for work or personal services.”

Moorabool 2041 has two main components – an Urban Growth Strategy based on Bacchus Marsh and the surrounding urban towns in the eastern end of the Shire, and a Small Towns and Settlement Strategy (STS) based on the smaller towns and settlements as shown in Chart 2-3. The Urban Growth Strategy and STS are informed by a range of supporting research and strategies including retail, economic development, industrial lands, housing and the draft Community Infrastructure Framework.

Preparation of the STS is the key component of the Rural Growth Strategy and it aims to advance a sustainable network, or cluster, of thriving communities in the Shire.

Principles to guide the preparation of the STS include:

- There should be separation between settlements and each towns should have a defined form based on physical attributes,
- To plan for, and manage, current and predicted physical and social infrastructure provision with the Shire,
- Plan for a network of settlements with high quality urban form and function,
- Protect landscape character and ecological sensitivity,
- To ensure future housing development complements the character of the town, and
- To preserve, promote, and enhance places of heritage and environmental significance.

The overarching directions for the STS are:

- Moorabool has an existing network, or clusters, of communities and settlements. The opportunity exists to plan and promote them as a vibrant sustainable network of communities, building on existing social and physical infrastructure capacity.
- Moorabool Shire is located on the Melbourne to Ballarat growth corridor and is bisected by the Western Freeway and railway line. Opportunity exists to build on the substantial accessibility advantages this location brings, including promoting and developing rural activity hubs.
- To provide direction for the development of each small town and allow the growth potential to be identified.

- Identify the preferred character for development and identify potential social and hard infrastructure gaps and needs.
- Identify potential areas of growth and town boundaries and develop a better understanding of interest in the provision of sewerage and services. It is understood that the towns will differ in their potential for development and some towns will not need to be planned to the same level of detail as others.

- The strategy would determine potential drivers and constraints to growth and potential infrastructure gaps and opportunities. The small town sewerage capacity study will provide input into the strategy.

In summary, the STS will provide direction for the development of each village and allow the growth potential to be identified, identify the preferred character for development, and identify potential social and physical infrastructure gaps and needs.

## DEVELOPING MOORABOOL 2041

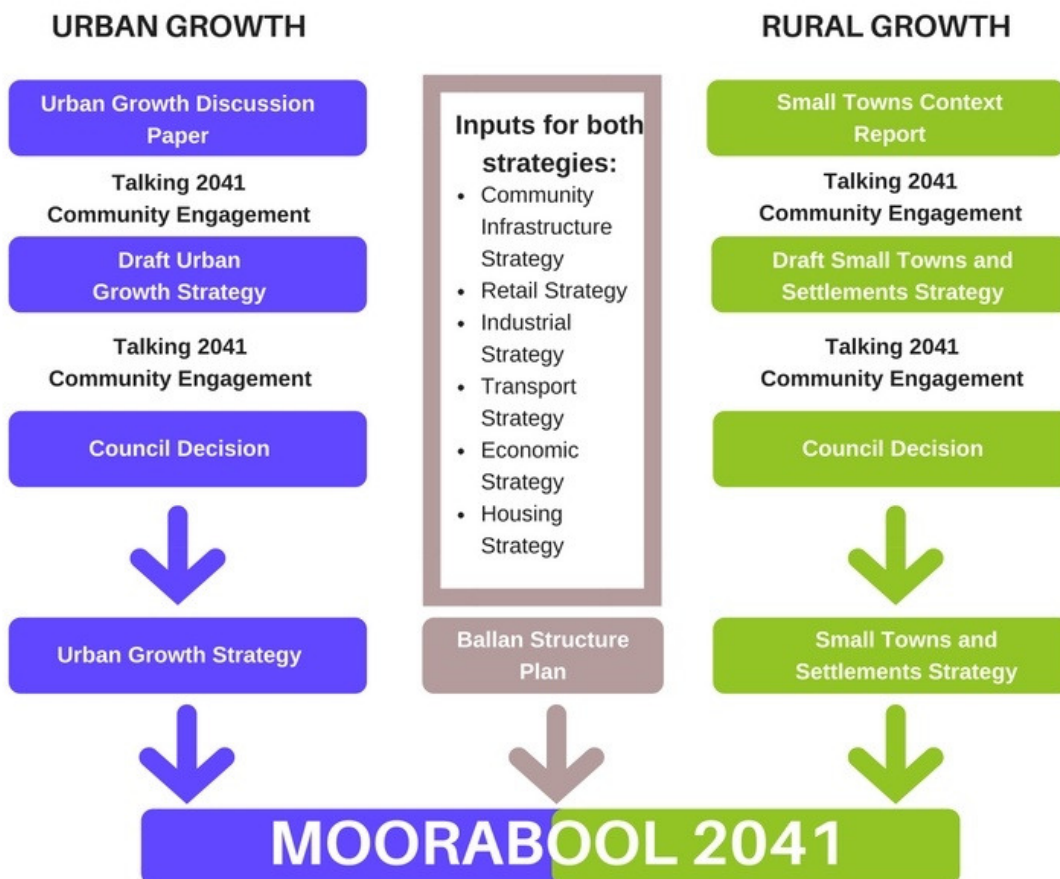


Chart 2-3  
Moorabool 2041

## 2.2 Study Area and Purpose

The STS focuses on the rural localities and settlements of the municipality beyond the main urban areas of Bacchus Marsh, Ballan and Gordon.

The towns investigated in this stage of the project are Balliang, Balliang East, Barkstead, Blackwood, Bungaree, Clarendon, Dales Creek, Dunnstown, Elaine, Greendale, Korweinguboorra / Spargo Creek, Lal Lal, Mount Egerton, Myrniong, Wallace and Yendon as shown on Map 2-2.

Council has already undertaken strategic planning for two of the three main centres of Ballan and Gordon, and an Urban Growth Strategy is in development for Bacchus Marsh. As a result of this separate work, the STS does not focus on the larger centres. The localities of Navigators and Millbrook were considered in the earlier stages of the project.

The STS has been developed to provide greater certainty and clarity on the future direction for the Shire's small towns and settlements. The STS will facilitate orderly long-term strategic and infrastructure planning and prioritisation. It will enable the sustainable development of the municipality's small towns and settlements. It has been prepared in parallel with the draft Moorabool Shire Community Infrastructure Framework, which audits all community infrastructure within the Shire, and assesses its current usage and optimal use into the future.

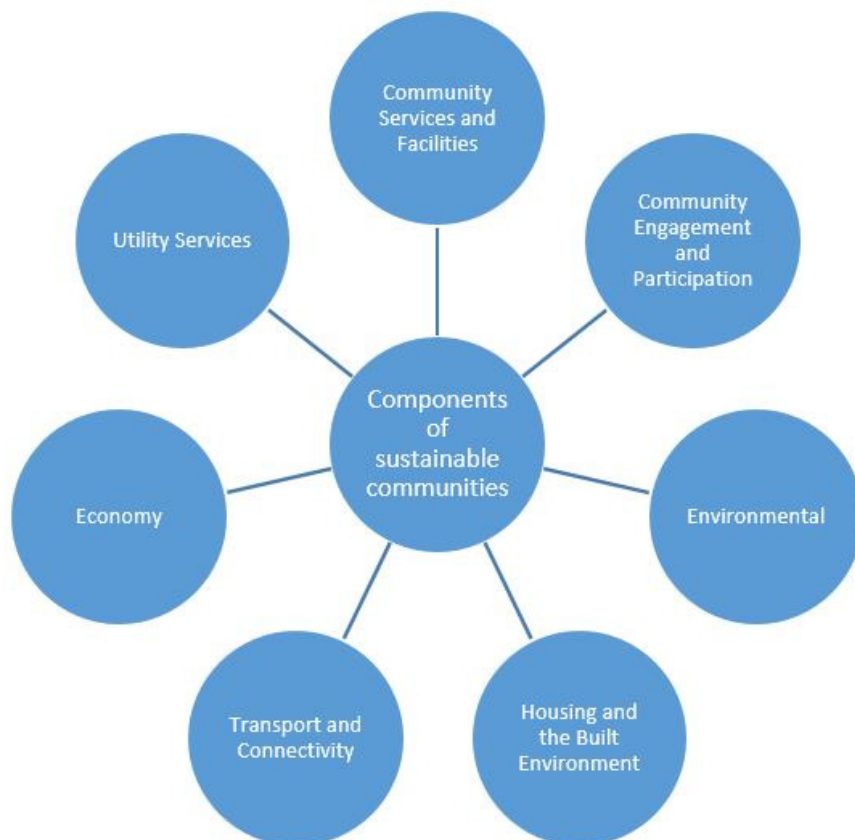
It is envisaged that the STS will form the basis for future partnerships with Government, landowners and other stakeholders who will work with Moorabool Shire Council to deliver on the vision for growth in identified towns and to build vibrant settlements across the Shire. The STS is an invitation to the local communities and stakeholders to have a stake in the future of these settlements and to assist Moorabool Shire Council to reach their potential.

The Strategy will be consistent with current State Government and Moorabool Shire Council policies and the MSS, which seeks to provide for the sustainable development of small towns in the Municipality. Managing future growth and development of settlements is a key strategy issue for the Moorabool Shire Council.

## 2.3 Objectives of the Small Towns Strategy

1. To identify the hierarchy of the small towns and their role in the present, based on population size, existing infrastructure investment and service role and their optimal service role and growth opportunities into the future, to 2041.
2. To identify the towns that are most likely to experience obvious population growth and where infrastructure investment to support that growth is desirable.
3. To identify the strategic work required to support individual towns to reach their potential. This may include structure plans and urban design frameworks.

4. To develop a comprehensive vision for the rural areas of the Shire that can be used to advocate for greater support from Government including water authorities and stakeholders.
5. To develop a strategy that supports vibrant communities and townships and prioritises economic growth across the Shire through commerce and tourism opportunities.
6. To safeguard the environmental, heritage and cultural assets of the Shire and to support opportunities to share the natural and cultural wealth of Moorabool Shire with residents and visitors.



**Figure 2-1** Conceptual Model for Strategy Input (source: CPG)

## 2.4 Methodology for developing the Small Town Settlement Strategy

The methodology undertaken to develop the STS involved a highly analytical assessment of small towns and settlements throughout the Shire. A number of stages were followed to ensure a thorough evolution of recommendations; from the Shire-wide level right through to individual settlements.

**1. Context or Key Issues Report:** Provided the background research and contextual information on the status and influences on settlements in Moorabool Shire.

For the sake of brevity, the detail of the context report is not repeated in this Strategy document, however the information has been used in the justification of the specific recommendations in the settlement appraisals. The Context Report is available via [www.moorabool.vic.gov.au](http://www.moorabool.vic.gov.au).

### 2. Identification of Settlements and Clusters

For the purposes of this Strategy, settlements were identified by considering a combination of factors, including but not limited to:

- Surveyed town grid – locations where there was a Crown Township.
- Township or Rural Living Zoning.
- Location of a disjunction between housing and rural land through abrupt change in lot sizes.
- Aerial photography, which shows changes in land use pattern between actively farmed land, and land within a commonly

accepted boundary of a settlement.

- Any service district mapped by way of water reticulation or other service, which denotes a settlement service area.

This process identified a number of locations where dwellings were grouped together in rural localities, whether in defined settlements or in historical subdivisions in remote locations.

A total of 15 settlements were identified, generally based on existing townships with land zoned Township or Rural Living, or former settlements now forming part of the rural landscape.

The exception to the above is the identification of Dales Creek essentially created because of historical ad hoc subdivision approvals and reflecting de facto rural living. Dales Creek does not have any demonstrable connection to existing settlements and, therefore, lacks the necessary infrastructure and services required to meet State Government planning policy for rural living development.

The sixteen settlements addressed by the STS do not function independently of each other. Neighbouring settlements in close proximity, or with direct road access, function as small clusters. Generally these clusters provide many of the essential daily services and facilities that people need.

A key principle emerging from the research is the need for protection of rural land from residential style development.

### **3. Assessment of Existing Services and Infrastructure**

The established patterns of larger settlements, with their extended range of services and infrastructure, are an important influence in identifying locations where growth can be accommodated.

Following the identification of settlements and clusters, an assessment of the corresponding availability of services and infrastructure was undertaken. Key utility services assessed were the provision of reticulated water, sewerage, gas, electricity, and public waste and wastewater management services.

The majority of settlements within the Shire are not serviced with reticulated water or sewerage, nor are likely to be in the near future. Instead, residents rely on water tanks and on-site septic systems.

Council has directed significant resources into its Septic Audit Project to assess over 3,500 septic systems in the Shire. The project assessed whether the systems were functioning adequately and assisted owners to understand how to manage these systems to protect themselves and the wider community.

The adequate provision of suitable effluent management services is clearly fundamental to the form and density of future development, which can be accommodated by settlements within the Moorabool Shire.

### **4. Community Infrastructure**

The provision of, and access to, appropriate community infrastructure is one of the key requirements of sustainable communities. Community infrastructure is important for building cohesive and vibrant communities and often acts as the social hub for a community or district.

The level of existing community infrastructure available to residents informs decisions regarding the appropriate level of growth of existing settlements.

A number of small towns and settlements in the Shire contain community facilities, such as, schools, maternal child health centres, recreation reserves, and community halls. In many cases these facilities are the result of significant historical investment in settlements that expanded significantly during the gold rush years. While underutilised in many instances, these remain important facilities for the community and accordingly it is important to encourage a level of activity, which will ensure that the settlements retain services and facilities such as these into the future.

### **5. Small Towns and Settlement Strategy (STS)**

Details the objectives, strategy and recommendations to implement the preferred approach to the support and management of the small towns and rural settlements.

The Strategy is based upon a framework of



strategic principles and has involved broad consultation with community and public authorities. An outline of the consultation is detailed below in section 5.

The principles and strategies contained in the Strategy support social, economic and environmental outcomes for each settlement and the Shire. Town specific recommendations are provided, supported by detailed appraisals and a discussion of the key constraints and on the capacity for growth in individual settlements (largely in Part B of the STS – Town Assessments).

Whilst opportunities have been identified for some growth in the ‘least constrained’ areas of the Shire, much of the strategy is about recognising the prevailing development conditions and protecting the rural amenity and productivity of the area. In some locations, the Strategy seeks to constrain further development in light of substantial environmental issues and bushfire risk.

Recommendations arising from the Strategy have been formulated through consultation with the local communities, public agencies, and Council at key stages of the project. This process has ensured that all stakeholders within the Moorabool Shire community have

been provided with the opportunity to have their views taken into account on several occasions, when identifying the opportunities and constraints in the small towns and settlements within the Shire.

## 2.5 Use of Population projections

For the purposes of the STS, the 'Forecast ID figures prepared for Council by ID Consulting are used in preference to those from Victoria in Future (VIF). There is one primary reason for using the Forecast ID data, relating to time coverage.

The VIF figures extend to 2031.

The Forecast ID figures extend to 2041. It is impossible to use one set of figures to 2031, such as VIF, and then another set to 2041 such as Forecast ID.

Council has utilised Forecast ID figures for many years and the differences with VIF results are not generally significant. The ID figures are more conservative (marginally) to 2031 than VIF. The difference at 2031 is about 1000 residents or around 6% as Table 2-1 highlights.

**Table 2-1** Comparison between VIF 2016 and id Forecast population projection. Source VIF 2016 and Forecast ID.

Population	2011	2021	2031	2011-31	2041	2011-2041
Victoria In Future						
2016	28,700	36,100	46,100	17,400	n/a	n/a
id Forecast	28,680	36,457	44,403	15,723	53,270	24,590
<b>Difference</b>	-20	357	1,697	1,677	n/a	n/a

A photograph of a stone wall in a rural landscape. The wall is constructed from reddish-brown bricks and is partially obscured by a large, gnarled tree trunk on the right. The background shows a green field and more trees under a bright sky. A yellow arrow-shaped graphic points to the right, containing the text.

# 3.0 Policy and Strategy Context

## 3.0 Policy and Strategy Context

The Small Towns and Settlements Strategy is informed by a broad set of plans, strategies and documents, which apply to the Shire. It reflects State Government directions for managing small towns and contemporary management practices for social and community infrastructure, and the development of hierarchies and town clusters for servicing.

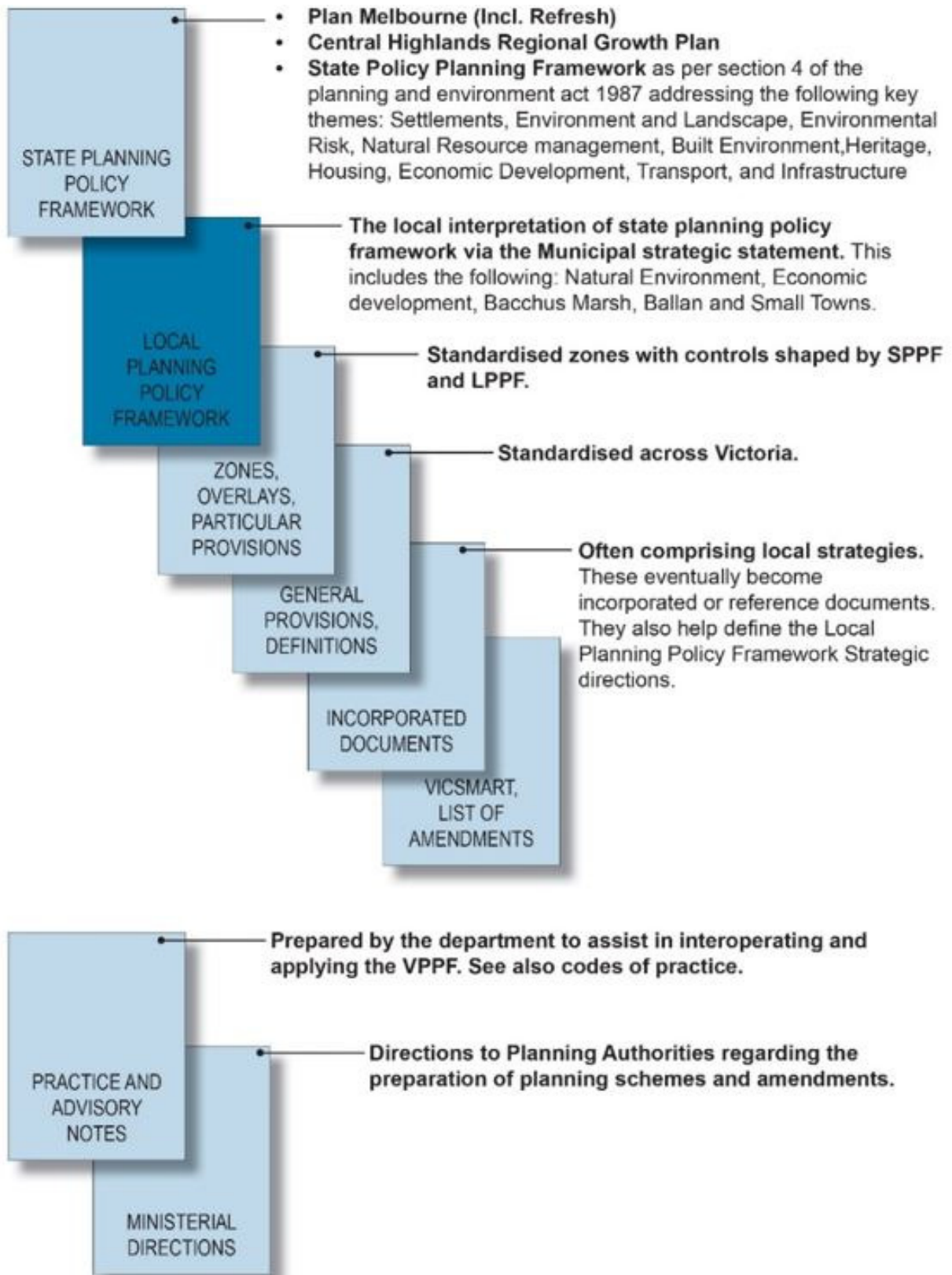
The objectives, strategies and actions contained within the STS will be given effect, and implemented through the Moorabool Planning Scheme.

It is important that the STS is consistent with State and regional plans and policies and, therefore, the STS has incorporated a number of key themes and directions from Plan Melbourne and the Central Highlands Regional Growth Plan.

The STS incorporates the findings and analysis of a range of strategic investigations into services, particularly sewer, and Council strategies and plans including the Council Plan 2013-17.

The following is a summary of the broad range of material that has been considered in the development of the STS.

The findings and influences of these strategies is outlined in the following section of the STS and a comprehensive overview of this material is contained in Part C.



## PLANNING POLICY HIERARCHY

The Victorian Planning Policy Framework

**Map 3-1** Planning Policy Hierarchy

## 3.1 State Planning Framework

**Plan Melbourne (2014)** represents the Metropolitan Planning Strategy as issued by the Victoria State Government. The key themes within Plan Melbourne concern delivering jobs and investment; housing choice and availability, liveable communities, environment and water and regional population growth (A State of Cities).

For the STS, whilst all themes are relevant to strategic planning, the State of Cities section is the most relevant to peri-urban Victoria.

Growth sectors are identified as knowledge intensive services; tourism related services and capabilities in food processing, transport and machinery manufacturing (Map 3-2).

Attracting population growth out of Melbourne, into select towns is explicitly a goal – in turn relying upon the detailed regional considerations set out in growth plans such as the Central Highlands Regional Growth Plan (CHRGP).

Plan Melbourne's four stated directions are:

- 1. 6.1:** Deliver a permanent boundary around Melbourne – **comment:** Not critical to STS.
- 2. 6.2:** Rebalance Victoria's population growth from Melbourne to rural and regional Victoria over the life of the strategy – **comment:** The STS is seeking sustainable population growth in appropriately identified towns.
- 3. 6.3:** Integrate metropolitan, peri-urban and regional planning implementation – **comment:** The STS is based on mapping a future of small towns in peri-urban Victoria, having regard to infrastructure, environment, community needs and regional planning priorities. It is the first Moorabool land use strategy that has such a focus.
- 4. 6.4:** Improved connections between cities – **comment:** The functioning of small towns is inextricably linked to infrastructure corridors, especially road and rail linkages between Melbourne and Ballarat. These issues have been considered in the STS.

Designating towns for growth in peri-urban areas, identifying a pipeline of new small rural town-style developments along with road and rail upgrades to connect and facilitate economic, social and environmental outcomes are mentioned as potential strategic solutions.

**Plan Melbourne Refresh** Discussion Paper (2016) has subsequently been issued and an updated Plan Melbourne is expected later in 2016. The details and directions may be modified however it is likely that the reliance on strategic planning outcomes via regional growth plans will remain the accepted planning model into the future.

The Plan Melbourne refresh was not intended to be a comprehensive re-write of Plan Melbourne 2014. It builds on the extensive work and consultation underpinning Plan

Melbourne 2014. There is bipartisan support for much of Plan Melbourne 2014. The refreshed Plan Melbourne is anticipated to retain the key priorities but to also strengthen the focus on housing affordability, climate change and energy efficiency.

A number of other government initiatives underway will provide additional policy and guidance for Melbourne’s peri-urban areas. These include a review of significant agricultural land and earth resources and the Animal Industries Advisory Committee, appointed to report on farming practices and look at ways the planning system can better support agriculture. Their report was due on 29 April 2016.

**State Planning Policy Framework**

**Provisions (SPPF)** for Moorabool 2041 provide the overarching strategic context for which the Moorabool 2041 project needs to be considered. The provisions relevant to this study are outlined in Table 3- 1.

<p><b>CLAUSE</b></p>	<p><b>KEY OBJECTIVES</b></p>	<p><b>RELATIONSHIP TO THE STS</b></p>
<p><b>11: Settlement</b> Key terms:</p> <ul style="list-style-type: none"> <li>• Regional development</li> <li>• Melbourne’s hinterland areas; and</li> <li>• Rural productivity</li> </ul>	<ul style="list-style-type: none"> <li>• Seeks to promote sustainable growth through a network of settlements and to manage land use change and development in rural areas to promote agriculture and production.</li> <li>• Planning aims to prevent environmental problems created by siting incompatible land uses close together.</li> <li>• To manage growth in Melbourne’s hinterland, the area immediately beyond Metropolitan Melbourne and within 100 kilometres of the Melbourne’s Central City.</li> </ul>	

<p><b>CLAUSE</b></p>	<p><b>KEY OBJECTIVES</b></p>	<p><b>RELATIONSHIP TO THE STS</b></p>
<p><b>11: Settlement</b></p>	<p>To develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable.</p>	<ul style="list-style-type: none"> <li>• Support resilient communities and the ability to adapt and change.</li> <li>• Prevent dispersed settlement.</li> <li>• Concentration of development to urban areas to maximise accessibility to facilities and services.</li> <li>• Limit new housing in rural areas.</li> <li>• Protect new development from environmental hazards.</li> <li>• Avoid development impacts upon environmentally significant land.</li> </ul> <p>Ensure regions and their settlements are planned in accordance with any relevant regional growth plan.</p>
<p><b>12: Environment and Landscape Values</b></p> <p>Key terms:</p> <ul style="list-style-type: none"> <li>• Biodiversity</li> <li>• Significant environments &amp; landscapes</li> </ul>	<ul style="list-style-type: none"> <li>• Protect native habitat and areas of important biodiversity through appropriate land use planning, this includes achieving a net gain in the extent and quality of native vegetation.</li> <li>• Environmentally sensitive areas, landscapes and significant open spaces should be protected in supporting sustainable environments.</li> </ul>	<ul style="list-style-type: none"> <li>• Protect significant flora &amp; fauna habitats.</li> <li>• Assist re-establishment of links between isolated habitat remnants.</li> <li>• Improve landscape qualities, open space linkages &amp; environmental performance in conservation &amp; non-urban areas.</li> <li>• New development should not detract the natural quality of sensitive landscape areas.</li> </ul>

<b>CLAUSE</b>	<b>KEY OBJECTIVES</b>	<b>RELATIONSHIP TO THE STS</b>
<p><b>13: Environmental Risks</b></p> <p>Key terms:</p> <ul style="list-style-type: none"> <li>• Climate change impacts</li> <li>• Floodplains</li> <li>• Soil degradation</li> <li>• Noise &amp; air</li> <li>• Bushfire</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt a best practice environmental management and risk management approach to assist in avoiding or minimising environmental degradation and hazards.</li> <li>• Identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.</li> </ul>	<ul style="list-style-type: none"> <li>• Avoid intensifying the impacts of flooding through inappropriately located uses and developments.</li> <li>• Promote vegetation retention, planting and rehabilitation in areas prone to erosion.</li> <li>• Apply the precautionary principle to planning and decision-making in areas at risk from bushfire.</li> <li>• Prioritise the protection of human life over other policy considerations in planning and decision-making in bushfire risk areas.</li> </ul>
<p><b>14: Natural Resource Management</b></p> <p>Key terms:</p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Water</li> <li>• Resource exploration &amp; extraction</li> </ul>	<ul style="list-style-type: none"> <li>• To assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development. Requires the significance of productive farmland to be considered on a local or regional basis.</li> </ul>	<ul style="list-style-type: none"> <li>• Protect productive agricultural land from unplanned loss due to permanent changes of use.</li> <li>• Support effective agricultural production &amp; assist genuine farming enterprises.</li> <li>• Protect water catchments &amp; water supply facilities to ensure the continued availability of clean, high quality drinking water.</li> <li>• Provide for the long term protection of natural resources in Victoria.</li> </ul>
<p><b>15: Built Environment and Heritage</b></p>	<ul style="list-style-type: none"> <li>• Ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure any new development responds to its context and reinforces special characteristics of local environment and place.</li> </ul>



<b>CLAUSE</b>	<b>KEY OBJECTIVES</b>	<b>RELATIONSHIP TO THE STS</b>
<p><b>15: Built Environment and Heritage cont.</b></p>	<p>heritage, architectural, aesthetic, scientific and cultural value.</p>	<ul style="list-style-type: none"> <li>• Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.</li> </ul>
<p><b>16: Housing</b> Key terms:</p> <ul style="list-style-type: none"> <li>• Rural residential development; and</li> <li>• Location of residential development</li> </ul>	<ul style="list-style-type: none"> <li>• Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure access to services and affordability.</li> <li>• Development of rural living and rural residential areas restricted by application of Ministerial Direction No 6.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop rural areas to protect agriculture &amp; avoid inappropriate rural residential development</li> <li>• Reduce the proportion of new housing development in rural areas.</li> <li>• Minimise or avoid property servicing costs carried by local &amp; State governments.</li> <li>• Discourage development of isolated small lots in rural zones from incompatible uses, such as rural living.</li> <li>• Encourage consolidation of existing isolated small lots in rural zones.</li> </ul>
<p><b>17: Economic Development</b> Key terms:</p> <ul style="list-style-type: none"> <li>• Tourism</li> </ul>	<ul style="list-style-type: none"> <li>• To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure that tourism facilities have access to suitable transport and be compatible with &amp; build upon the assets &amp; qualities of surrounding rural activities, along with cultural/natural attractions.</li> </ul>

## CLAUSE

### 19. Infrastructure

Key terms:

- Renewable energy; and
- Development infrastructure

## KEY OBJECTIVES

- The growth and redevelopment of settlements should be planned in a manner, which facilitates the efficient provision and maintenance of infrastructure. Planning should facilitate efficient use of existing infrastructure and human services.

## RELATIONSHIP TO THE STS

- Protect energy infrastructure against competing and incompatible uses.
- Ensure water quality in water supply catchment is protected from possible contamination from agricultural land uses.
- Ensure lots created through subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

## 3.2 Regional Frameworks and Strategies

As earlier noted in Map 3-1, a range of documents and strategies identify the regional framework for planning in Moorabool Shire and regional Victoria more generally. Whilst these are discussed in more detail in Part C the primary consideration is the Central Highlands Regional Growth Plan (CHRGP).

The CHRGP includes eight municipalities across the Central Highlands region and provides broad direction for regional land use and development. The subject towns are located within the significant Ballarat Hinterland Region and Ballarat to Melbourne corridor.

The CHRGP is a regional framework to guide future land use planning over the next 30 years. The Plan reinforces all the principles set out in the State Planning Policy Framework and reiterates the need for

*orderly and structured strategic initiatives that balance growth with the maintenance and enhancement of amenity and economic well-being.*

The Regional Settlement Strategy (Section 13.3 of the Plan) provides direction for the preferred locations for growth and the role of settlements within the Central Highlands settlement framework. Ballarat is expected to experience significant growth and will remain the primary urban centre of the region. Within proximity to Ballarat there are three towns, which are expected to accommodate medium level growth: Creswick, Smythesdale, and Ballan.

Except for Bungaree, the subject towns of the Small Towns Strategy are not specifically referred to in the CHRGP. The subject towns fall within the CHRGP categories of either 'Small Towns' or 'Rural Settlements'.

According to the CGRGP, the future role of small towns, like Bungaree, is summarised as follows:

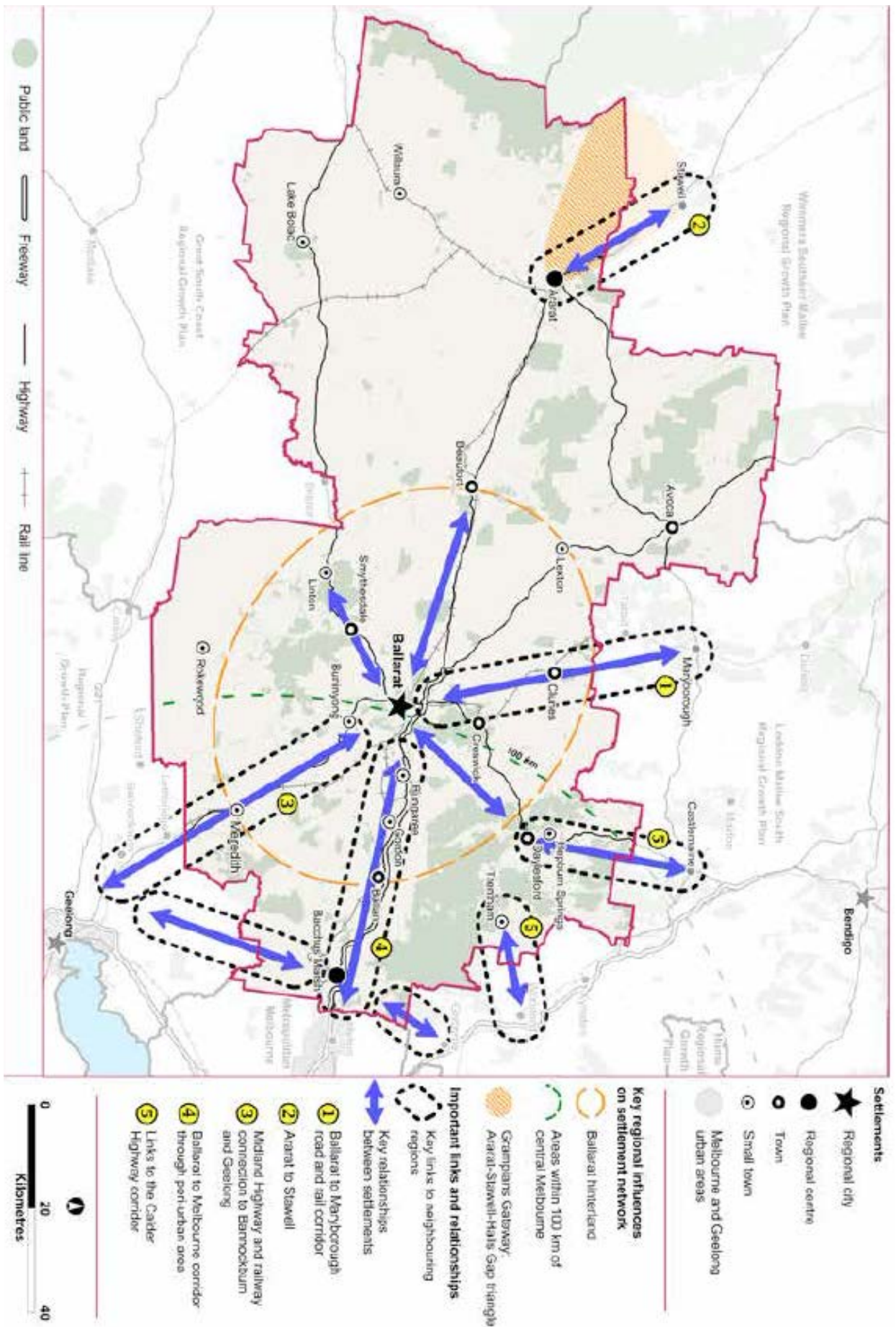
- Lower population levels than towns.
- Access to services such as a small primary school and limited convenience shopping
- Connection to reticulated water is generally available but access to sewer connection varies.

While the CHRGP does not include any specific actions for the subject towns, it states that "the ongoing incremental development of small towns and rural settlements should not be precluded and local councils should plan to support sustainable growth and incremental change in these communities as required."

Future directions for small towns and rural settlements are as follows:

- Plan for the sustainable growth of small towns by building on local opportunities.
- Consider the role of small towns within a regional context.
- Plan to further strengthen small settlements to be adaptable and resilient to local challenges.
- Encourage small settlements to be planned as part of a cluster of settlements to improve access to key services.

Map 3-3 identifies the key regional relationships.



Map 3-3 Regional Settlement Relationships (source: DTPLI, 2014)

The CHRGP then states under Land use policies, strategies and actions the following:

- *Encourage planning and service delivery that takes account of settlement clusters, including those across municipal and regional boundaries, shares facilities and supports improved transport access between closely linked settlements.*
- *Encourage the development of integrated planning and economic development policy to identify tailored strategies for individual small settlements, including protecting strategic land for growth.*
- *Undertake planning for settlements affected by major infrastructure to ensure they take advantage of opportunities.*
- *Support ongoing upgrades to infrastructure and new integrated, networked models to deliver community services.*
- *Monitor the role of growing small towns to identify whether they should be elevated in the regional settlement framework.*

Although the CHRGP does not include any specific actions for the subject towns, it refers to areas, which are considered attractive for residential development, including land within, and in proximity to, the Western Freeway corridor between Bacchus Marsh and Ballarat.

In regard to the provision of sewerage infrastructure, the Plan recognises that smaller settlements which rely on septic tanks may have impacts on declared water supply catchments. Furthermore, any decision to provide a reticulated sewage system needs to be carefully considered, with business cases

measured against environmental factors, anticipated growth and supported by planning policies concerning that settlement.

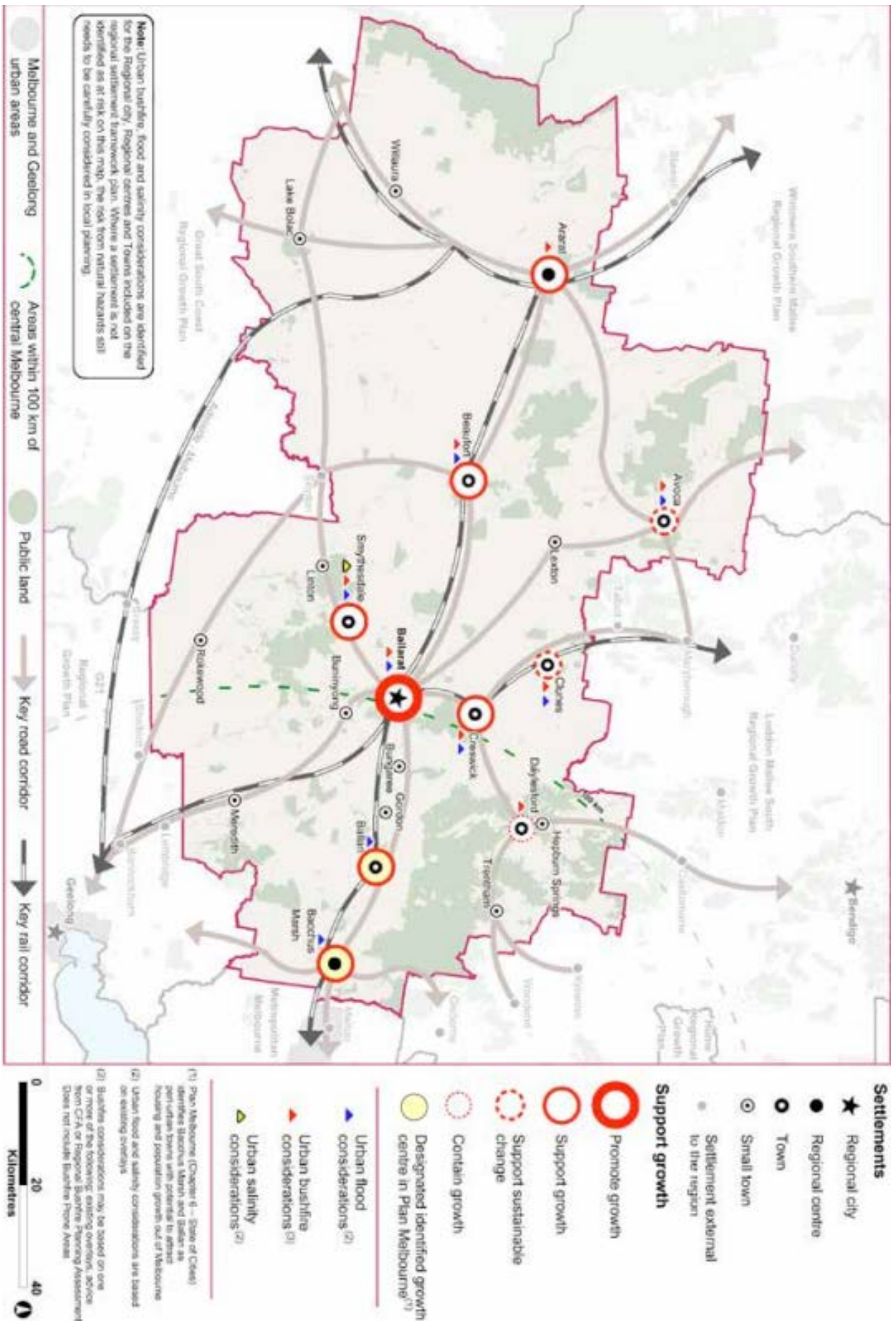
Other key directions include:

- Plan for development and facilities shared around clusters of linked settlements, particularly for groups of small settlements, or settlements without easy access to a close major settlement.
- Plan for rural residential development on a regional basis to ensure it is directed to locations where it will most benefit the region.
- Support commercial development and activity in each settlement that is consistent with the role and function of that settlement that will encourage economic self-sufficiency and reduce trade leakage to Melbourne, and reinforces the primacy of existing town centres.
- Maintain access to productive earth resources.
- Promote and protect the significant goldfields and Aboriginal cultural heritage as key regional economic and social assets.
- Support tourism opportunities that contribute to positive cultural heritage and natural environment outcomes.
- Direct settlement growth and development to areas where it will avoid impacting on high value environmental assets, including designated water supply catchment areas, strategically important terrestrial habitat, soil health, waterways and wetlands.

- Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and educational opportunities.
- Manage growth in towns subject to natural hazards, such as, bushfire and flood.

It would be expected that the preparation and adoption of the STS will drive a more clearly defined position by Council for future updates of the CHRGP.

Map 3-4 identifies the support for growth at a regional level.



Map 3-4 Regional Settlement Framework Plan – support for growth (DTPLI, 2014)



### 3.3 Municipal Frameworks and Strategies

The Local Planning Policy Framework (LPPF) sets a local and regional strategic policy context for a municipality. It comprises the Municipal Strategic Statement and specific local planning policies and operates consistently with the SPPF. The relevant clauses of the Municipal Strategic Statement are outlined below:

In Clause 21.01-2 of the Moorabool Shire Planning Scheme, there are a range of key issues and limitations that affect land use planning in Moorabool Shire and include:

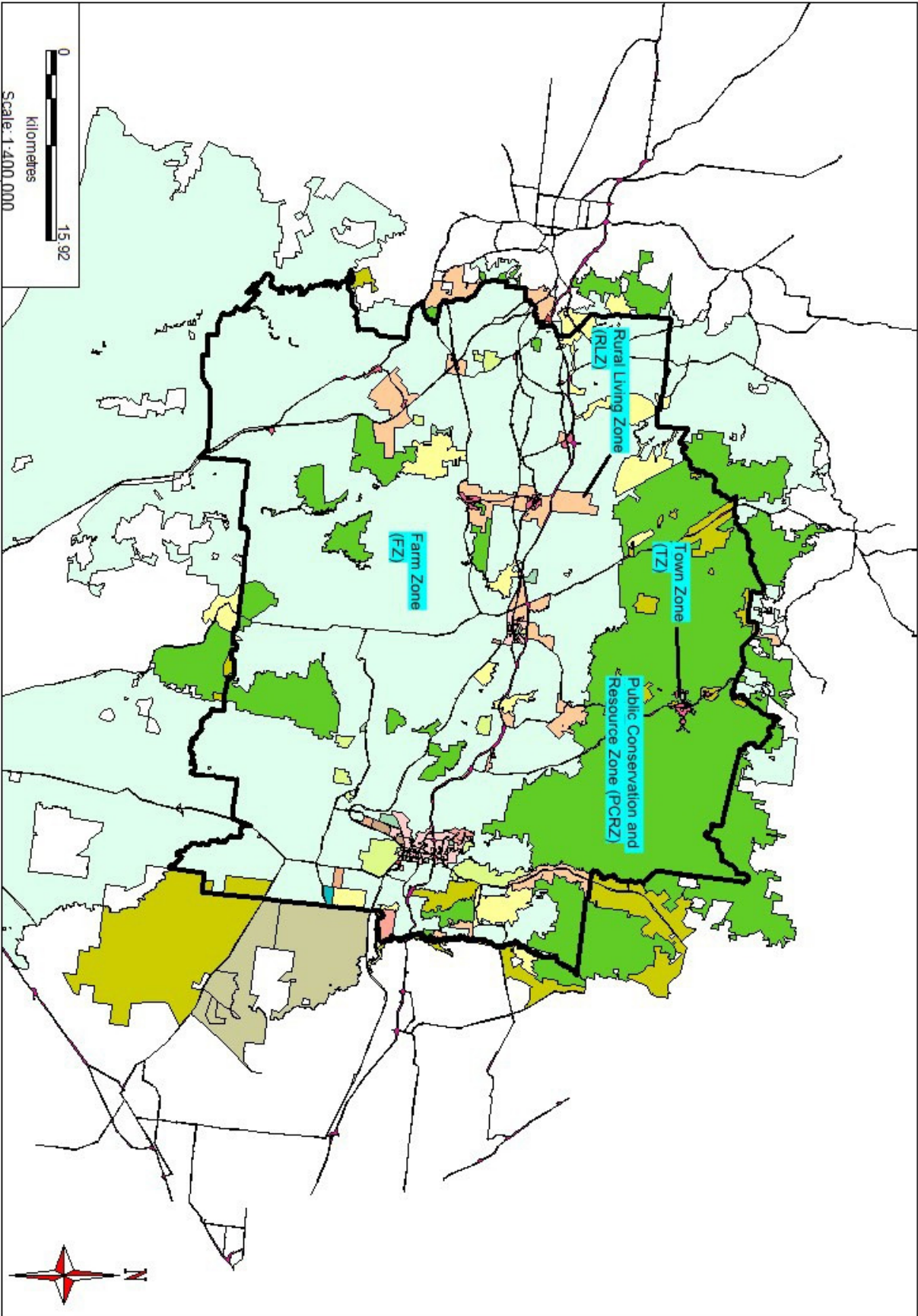
- Increased pressure to balance residential growth objectives with the protection of environmental, landscape and lifestyle values across Moorabool. Significant population growth expected over the next 25 years will require cost-effective service delivery models to be applied.
- The Special Water Supply Catchment covers two thirds of Moorabool. Development which may affect the domestic water supply storage, such as, housing reliant on septic tanks needs to be carefully managed.
- Housing diversity is required to attract residents and meet the needs of an ageing population.
- Enhanced public transport integration with the existing rail corridor particularly along the Western Freeway between Ballarat and Melbourne.
- Preservation and management of key environmental assets such as Wombat State Forest, Moorabool, Werribee and Lerderderg Rivers, Werribee Gorge State Park and Long Forest Nature Conservation Reserve.
- Economic development involving continued use of farming land for productive and sustainable agricultural and horticultural purposes is required without encroachment from residential use. A strengthening of local economies and ongoing access to coal, sand and other resources is encouraged.
- Housing. A range of residential choices is needed to attract residents and to meet the changing needs and preferences of an ageing population.
- Transport. There is a need to improve vehicle and freight links between communities within the municipality and links to destinations outside the Shire. There is a need for links to address physical division created by the Ballarat Freeway and Ballarat Rail line. Improved public transport levels of service and integration throughout the municipality and particularly along the Melbourne – Ballarat rail corridor are needed to support sustainable growth.
- Environment. The varied and rich topographical features of Moorabool Shire (including ranges, plains, and ancient gorges) need to be conserved not only for their intrinsic environmental and landscape values but also as a recreational resource to the Shire.

The environmental assets (including the Brisbane Ranges National Park, Lerderderg State Park, Werribee Gorge State Park, the Wombat State Forest, and Long Forest Nature Conservation Reserve), as well significant waterways, historic buildings, rural townscapes, and landscapes contribute to the Shire's numerous places of natural and cultural heritage significance. These features intertwine to form the character and lifestyle opportunities that attract people to Moorabool Shire.

Map 3-5 denotes the current settlement hierarchy.

Map 3-6 shows the distribution of zoning across the Shire.





**Map 3-6** Zoning Arrangements - Moorabool Shire (source: MSC)

Zone	Area (ha)	Percentage (%)
Farming Zone (FZ)	130,500	63.0
Public Conservation and Resource Zone (PCRZ)	52,820	25.6
Rural Living Zone (RLZ)	5,760	2.8
Town Zone (TZ)	840	0.4
Subtotal	206,100	N/A

**Table 3-2** Shire Zone Breakdown (source: MSC)

Clause 21.09 Small Towns provides policy statements on a number of settlements.

Gordon is identified for sewerage (now completed) and promoting a settlement that captures urban growth opportunities.

The objectives for Blackwood are to facilitate orderly and controlled development, with a narrative of resolving existing water quality issues via sewerage. A structure plan is recommended that controls the scope and type of development. Heritage, vegetation protection and wildlife risks are all noted as matters to be considered in the structure plan.

Myrniong is recognised as being well placed to continue to attract in-migration, with growth investigation to be further considered.

Sustainable populations are to be facilitated in Bungaree, Wallace and Dunnstown, with appropriate zones applied to achieve these outcomes.

Advocating for sewerage in small towns is noted as a specific action.

A full summary of the relevant local planning clauses is provided in Part C.

## 3.4 Background Research for the STS

A number of studies were commissioned to inform the development of the STS and Moorabool 2041. These include the following (Table 3-2):

Activity / Strategy	Status
<ul style="list-style-type: none"> <li>• Moorabool Industrial Strategy (SGS)</li> <li>• Moorabool West Small Towns Residential Assessment (Urban Enterprise)</li> </ul>	<p><b>Adopted (2015)</b> <b>Completed (2014)</b></p>
<ul style="list-style-type: none"> <li>• Small Towns Servicing Study (Aecom)</li> <li>• Moorabool Retail Strategy</li> <li>• Moorabool Economic Development Strategy (Macroplan)</li> </ul>	<p><b>Completed (2014)</b> <b>Adopted (2016)</b> <b>Adopted(2015)</b></p>
<ul style="list-style-type: none"> <li>• Moorabool Small Towns Servicing Assessment</li> </ul>	<p><b>Internal doc (2016)</b></p>
<ul style="list-style-type: none"> <li>• The Way Forward 2015 (MSC)</li> </ul>	<p><b>Internal doc. (2015)</b></p>
<ul style="list-style-type: none"> <li>• Moorabool 2041 Environmental Assessment Project (Ecology and Heritage Partners)</li> </ul>	<p><b>Internal doc (2015)</b></p>
<ul style="list-style-type: none"> <li>• Moorabool Shire Community Infrastructure Framework (MSC)</li> </ul>	<p><b>Ongoing*</b></p>
<ul style="list-style-type: none"> <li>• Recreation and Leisure Strategy 2015-2021 (Simon Leisure)</li> </ul>	<p><b>Adopted (2015)</b></p>
<ul style="list-style-type: none"> <li>• Community visioning workshops and discussion paper (MSC)</li> </ul>	<p><b>Completed</b></p>

**Table 3-3** Background Studies

\*Principles endorsed 2016

The work undertaken is referenced throughout the STS. The Industrial Strategy confirms, for instance, the role of extractive industry as an employer across the Shire as well as the employment generated from dedicated industrial estates including at Ballan.

The Moorabool West Small Towns Residential Assessment (Urban Enterprise, 2014) identifies the very limited development that has occurred in Wallace, Bungaree and Dunnstown, in large part due to lack of sewer in these towns (Table 3-4).

<b>Town</b>	<b>Dwellings Constructed 2004-2014</b>
Bungaree	0
Dunnstown	4
Wallace	1

**Table 3-4** Dwelling approvals 2004-2014 for select towns (source: Urban Enterprise, 2014)

The same study shows that between 2001-2011 79 houses were built in West Moorabool. Of these less than 10% would likely have been in existing towns, the rest being in Farming Zone, Rural Living Zone and other zones.

	<b>Population</b>			<b>Dwellings</b>		
	<b>2001</b>	<b>2011</b>	<b>% growth p.a.</b>	<b>2001</b>	<b>2011</b>	<b>%Growth p.a.</b>
<b>West Moorabool</b>	3,486	3,573	0.25%	1,427	1,506	0.54%
<b>Ballan Region</b>	5,594	6,534	1.57%	2,473	3,000	1.95%
<b>Bacchus Marsh</b>	14,779	18,025	2.01%	5,383	7,091	2.79%
<b>Moorabool (S)</b>	24,225	28,125	1.50%	9,283	11,585	2.24%
<b>Ballarat (C)</b>	80,756	93,502	1.48%	32,986	40,473	2.07%
<b>Golden Plains (S)</b>	14,605	18,765	2.54%	5,475	7,316	2.94%

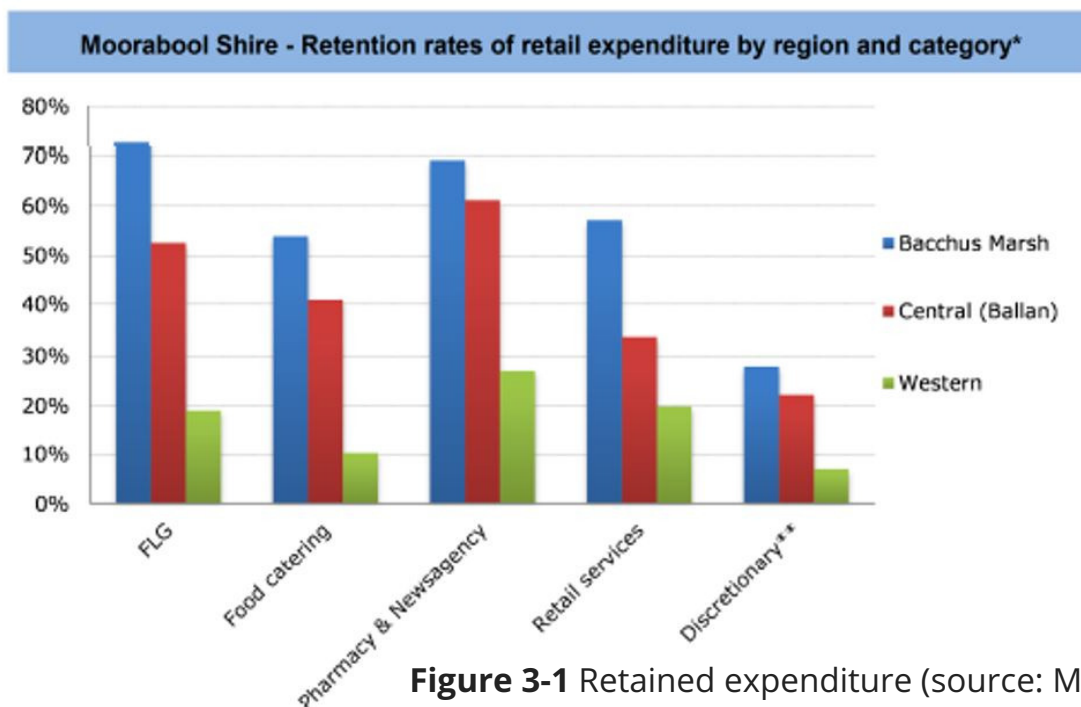
**Table 3-5** Dwelling approvals 2004-2014 for select towns (source: Urban Enterprise, 2014)

As covered in section 3, costings on sewer for Bungaree, Wallace and Dunnstown have been developed based on concept design. Water reticulation for Dunnstown has also been costed. That work forms the basis for more detailed future investigations at a local level.

Macroplan’s retail strategy provides additional input. The regional retail hierarchy is mapped from Ballarat to Melbourne. The escape expenditure is also modelled (Figure 3-1). In practical terms this tells Council that less than 20% of western region food, liquor and groceries are purchased in the Shire, a figure well below Ballan (central area) and Bacchus Marsh (east). To a large degree these patterns match journey to work – though Bacchus Marsh is as dependent on out of area employment as western towns but has much greater local spending due to local retail offer.

Such low levels of local spend equates to opportunities lost in local business and jobs, though is pretty typical of towns with 200 or less residents with limited retail choices. Retail scenario modelling as to what a sustainable small town could support suggests figures of close to 1000 residents for a food store and a small cluster of specialty stores.

As applicable, this and other information is embedded in the STS to inform the strategy directions taken.



**Figure 3-1** Retained expenditure (source: Macroplan, 2016)



## 3.5 Overview

In addition, a strategic discussion of towns needs to start from an established and shared perspective between all stakeholders.

- What should small towns be in the future? Community expectations are relevant. Do local communities want population growth? What is realistic and achievable? This issue is covered in section 5.
- How do we understand small towns and rural settlements in terms of scale and time horizons for future planning? Strategic planning is determined by a range of factors including mapping the existing and future service role of a town, and balancing a range of competing needs – catchment water quality, sense of place, preservation of agricultural land.
- Uncoupling the issue of sustainable development from incremental growth is critical. For the vast majority of towns reviewed, little or no residential growth is likely due to bushfire risk, lack of services and competing infrastructure priorities. But for a small number of other towns, where strategic potential for growth exists, the investment required to achieve a sustainable strategic outcome may be incremental in nature (such as upfront capital to fund local sewer schemes)

The STS must therefore seek a balance between articulating local community needs and expectations, a realistic understanding of competing infrastructure priorities and a settlement hierarchy that reflects the likely role of small towns in the medium to longer term.



CARLTON  
DRAUGHT  
GB

SHAMROCK HOTEL. 1905. SHAMROCK

BISTRO

BAR  
FOS  
LA  
AUSTRALIA'S

4.0 Balancing  
the influences  
of growth in the  
small towns

## 4.0 Balancing the influences on growth in the small towns and settlements

Many of the small towns and settlements within Moorabool Shire were once thriving settlements with strong local economies and in several cases populations which numbered in the thousands. Today the settlements are far more modest with smaller resident populations, mostly numbering in the hundreds dotted throughout the nearby landscape with little economic activity.

The challenge for the towns considered in the STS is that there are simultaneously drivers for, and constraints to growth that may end up simply preserving the status quo for these towns. The challenge for the Moorabool Shire Council in delivering on the vision of “vibrant and resilient communities with unique identifies” is to balance these conflicting forces and ensure the best outcomes for the small towns and settlements into the future (Council Plan 2013-17).

### 4.1 Population Change

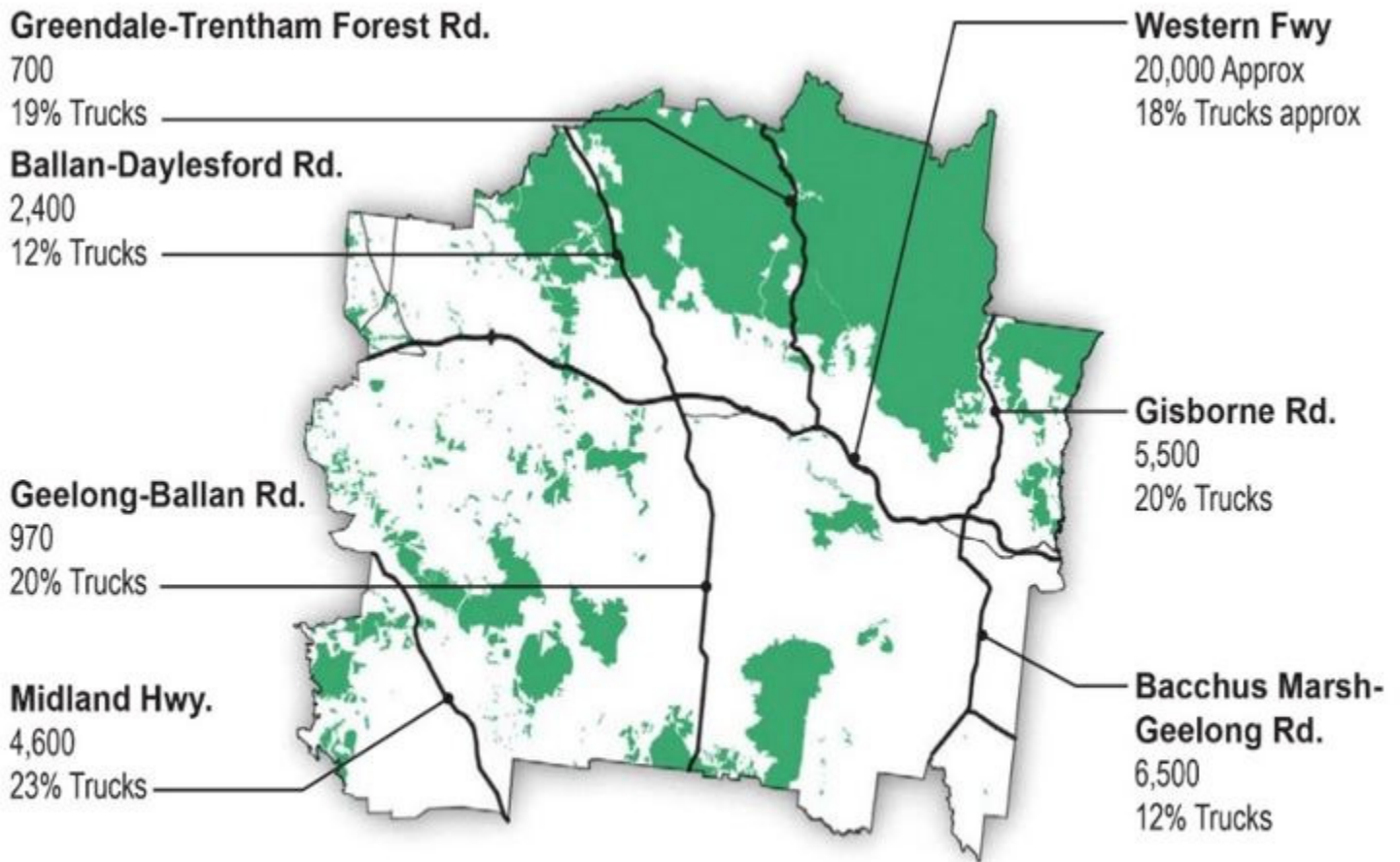
Population forecasts reveal that Victoria’s population is expected to grow to 10 million people by 2051. The majority of the population, some 7.8 million people, are expected to live in Greater Melbourne and the remainder will live in the regions.

Moorabool Shire’s location on the edge of Greater Melbourne and along the Western Freeway places pressure on the Shire to share some of the population growth strain from Melbourne.

Accordingly, the Victorian Government has identified Moorabool Shire as part of the population growth solution of rebalancing population growth to the regions through Plan Melbourne and the State Planning Policy Framework (SPPF).

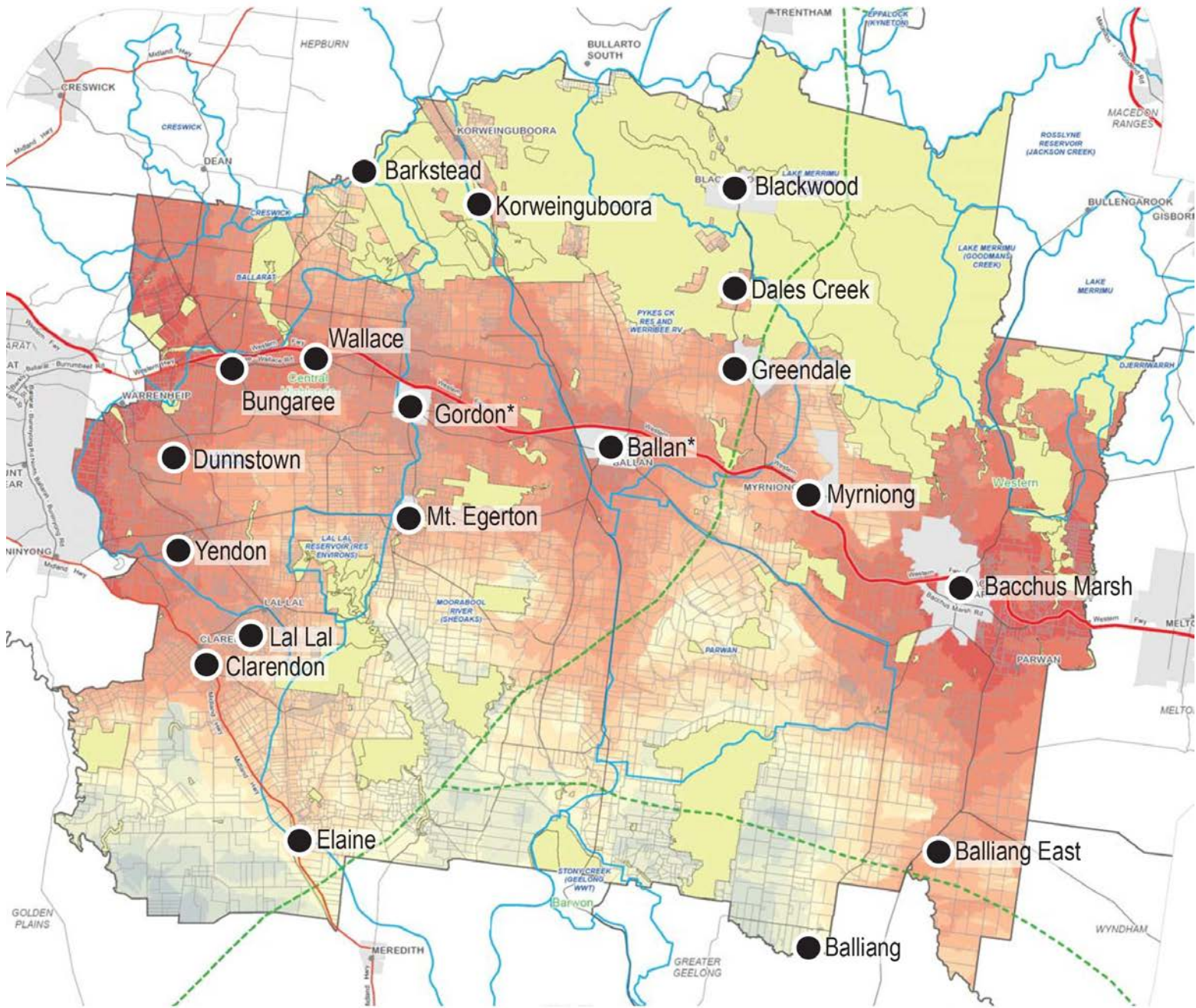
Evidence of the population growth pressure on Moorabool Shire is already visible in the growth occurring in and around Bacchus Marsh. The population of this area was 13,748 residents in 2011 and by 2016 it was estimated to be 18,585, an increase of 4,837 people in a period of only five years. Over the next 25 years, the population in the Bacchus Marsh area is expected almost double to 30,518 people. At the other end of the Western Freeway growth corridor, Ballarat is expected to accommodate an additional 40,000 residents to reach a population of 145,197 by 2036.

The movement of vehicles (shown over) on the Western Freeway already emphasises the significant volume of people travelling to Melbourne and Ballarat for employment and other purposes, fueled in large part by population growth.



## AVERAGE DAILY TRAFFIC VOLUMES 2015

**Map 4-1** Daily traffic volumes



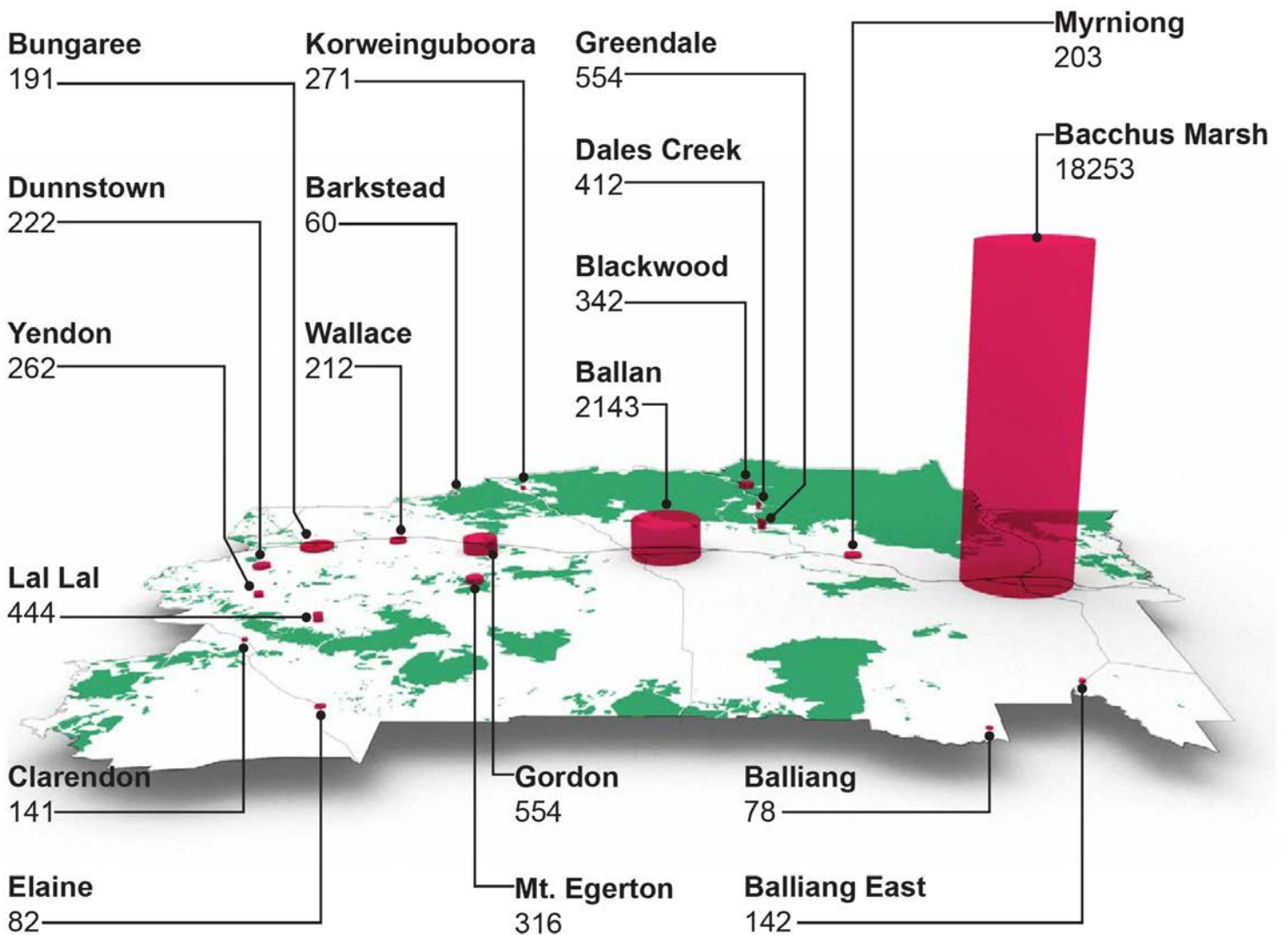
\*Ballan and Gordon's future needs are addressed via individual structure plans.

## MOORABOOL SMALL TOWN HIERARCHY

Map 4-2 'Attractiveness' Index (source: Peri Urban Group of Councils as modified)

The population growth in Metropolitan Melbourne, Bacchus Marsh and Ballarat is expected to have an impact on the small towns and settlements. It is expected there will be a migration of people to these areas who are seeking to avoid the congestion and pressures of living in the urban centres.

Conversely, the ageing population and those seeking employment opportunities are expected to migrate from the rural areas towards urban centres to access health, aged care and other services.



## POPULATIONS

Map 4-3 Population Distribution

Map 4-3 (above) shows the current populations and densities across Moorabool Shire. Table 4-1 highlights the population change forecasts of the small towns and settlements of the STS and indicates that this area will support 7,366 residents by 2041, an increase of 1,851 residents (source Forecast ID).

The number of dwellings in Rural West is forecast to grow from 2,385 in 2011 to 2,743 in 2026, with the average household size falling from 2.61 to 2.50 in the same period (source Forecast ID). However, extrapolating growth beyond 10 years is to be carefully undertaken as many factors can change the results.

With little if any housing delivered in small towns over the last 20 years and instead homes being built largely in Rural Living and Farming Zone, this presents questions as to whether the 250 homes built between 2016-2026 or more generally the 720 homes between 2016 and 2041 will be built in settlements or almost exclusively outside of them (source Forecast ID).

Overarching these strategic objectives of directing growth into the regions and the trends of growth reflected in the Forecast ID projections in Table 4-1, is the State Planning Policy Framework (SPPF) which guides land use planning in Victoria and is informed by contemporary planning and land use theories. The SPPF directs Councils to avoid dispersed settlements and to concentrate

development into urban areas to maximise resident access to facilities and services.

Community expectation has a role in this context as communities will often have mixed views about the future of their town. Some residents support population growth to secure much needed additional services like reticulated sewerage and others oppose change to retain the rural feel and country amenity of the current settlement. The views of the communities have been considered and reflected in the analysis completed on the subject towns and settlements of the STS.

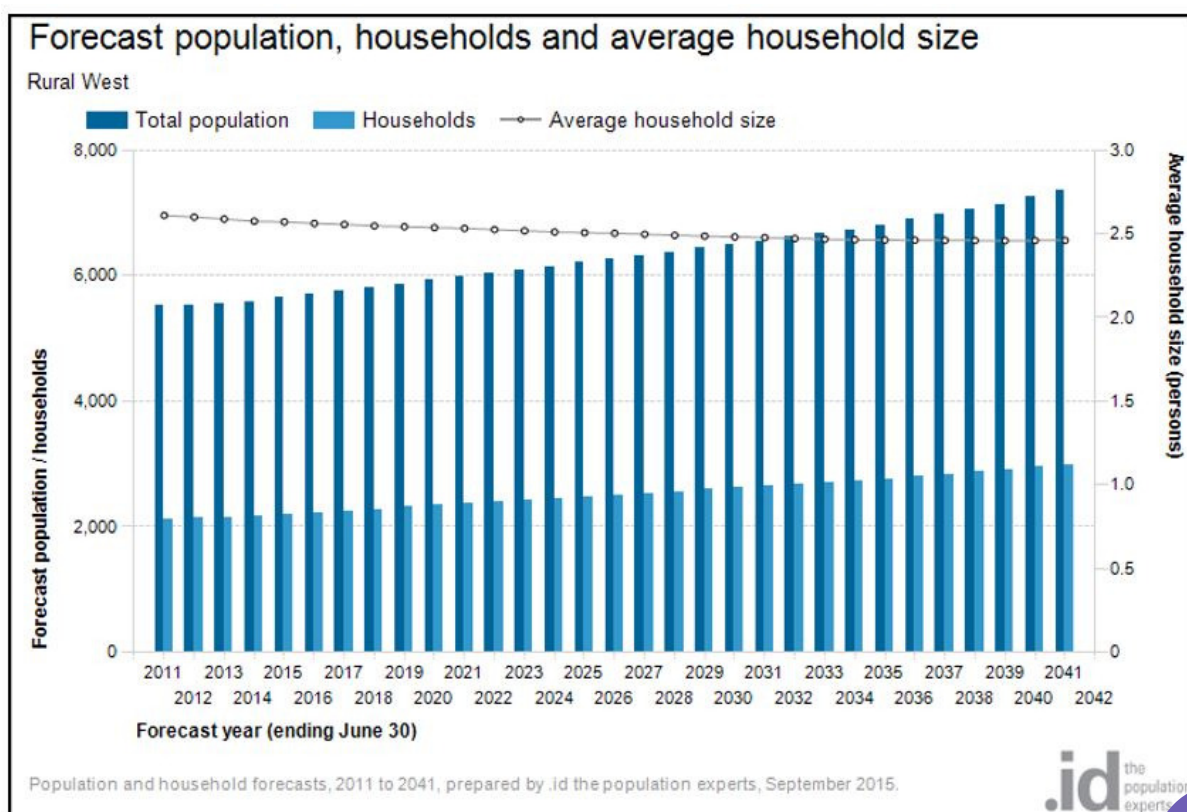
## Moorabool Shire

## Forecast year

Area	2011	2016	2021	2026	2031	2036	2041
Moorabool Shire	28,680	32,311	36,457	40,351	44,403	48,891	53,270
Bacchus Marsh (BM)	5,976	6,502	7,722	8,768	9,921	11,217	12,215
Ballan	2,806	3,010	3,347	3,913	4,506	5,160	5,910
Darley	7,439	8,871	9,429	9,419	9,251	9,113	9,043
Maddingley	2,327	3,212	4,511	5,797	7,051	8,198	9,261
Rural East*	4,617	5,019	5,469	6,194	7,125	8,302	9,475
Rural West	5,515	5,697	5,979	6,261	6,549	6,900	7,366
BM & surrounds	15,742	18,585	21,662	23,984	26,223	28,528	30,518

**Table 4-1:** Population change between 2011 and 2041 revised forecast (ID Consulting)  
\* includes Myrningong

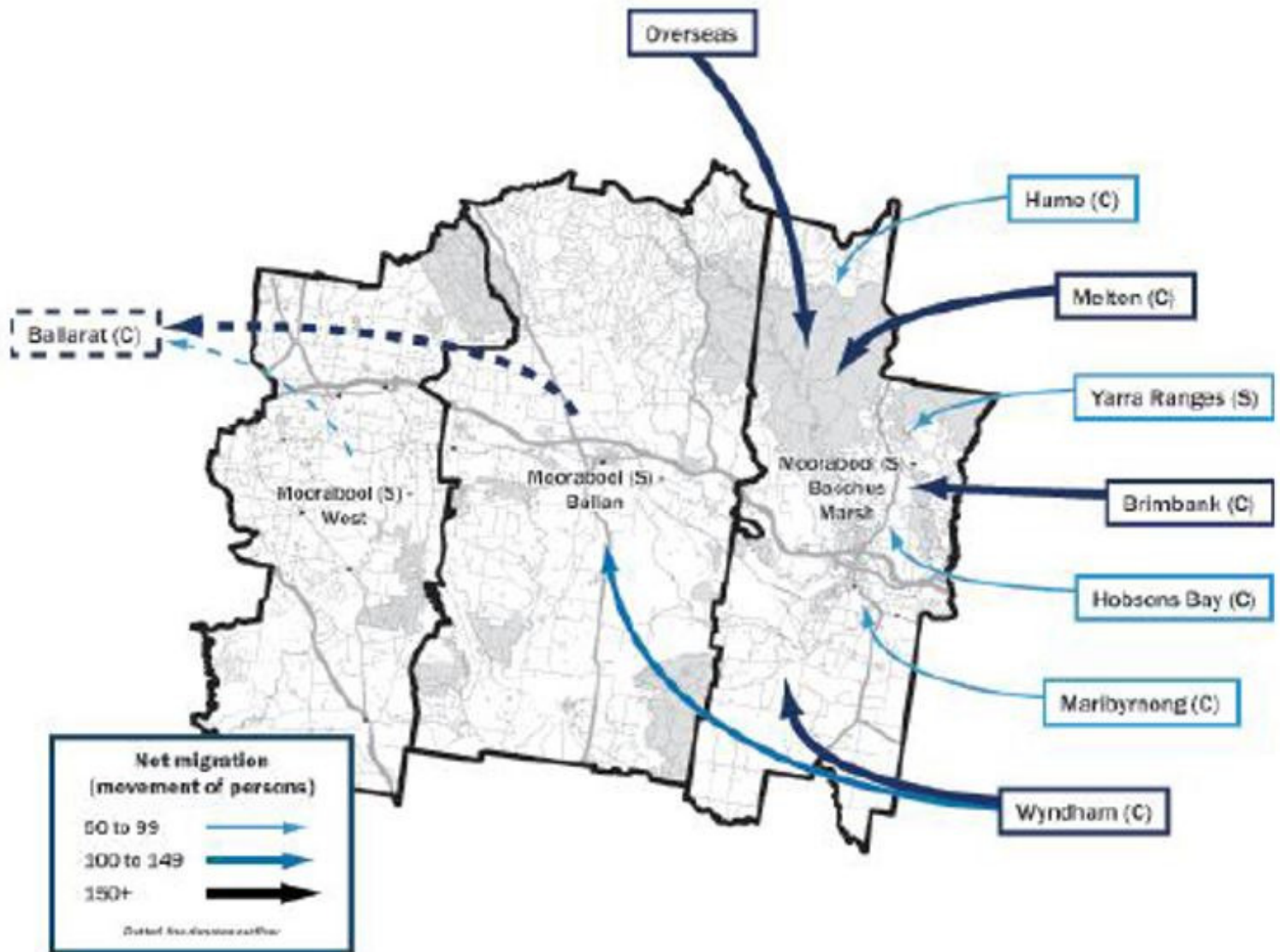
*In 2011, the total population of Rural West was estimated to be 5,515 people. It is expected to increase by over 740 people to 6,261 by 2026, at an average annual growth rate of 0.85%. This is based on an increase of over 380 households during the period, with the average number of persons per household falling from 2.61 to 2.50 by 2026 (Profile Id).*



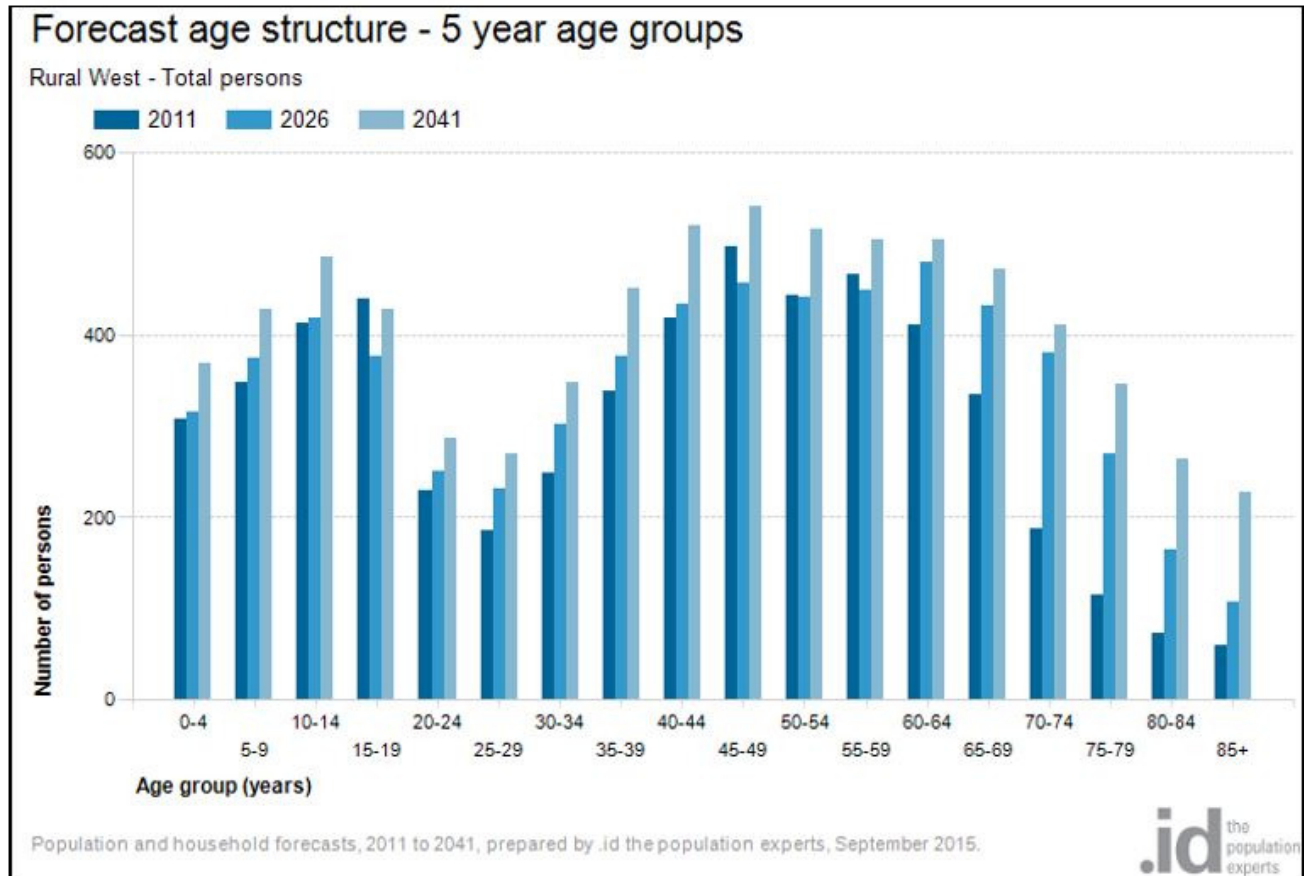
**Figure 4-1**  
Projected population growth in West Moorabool SLA (source: ID Consulting).



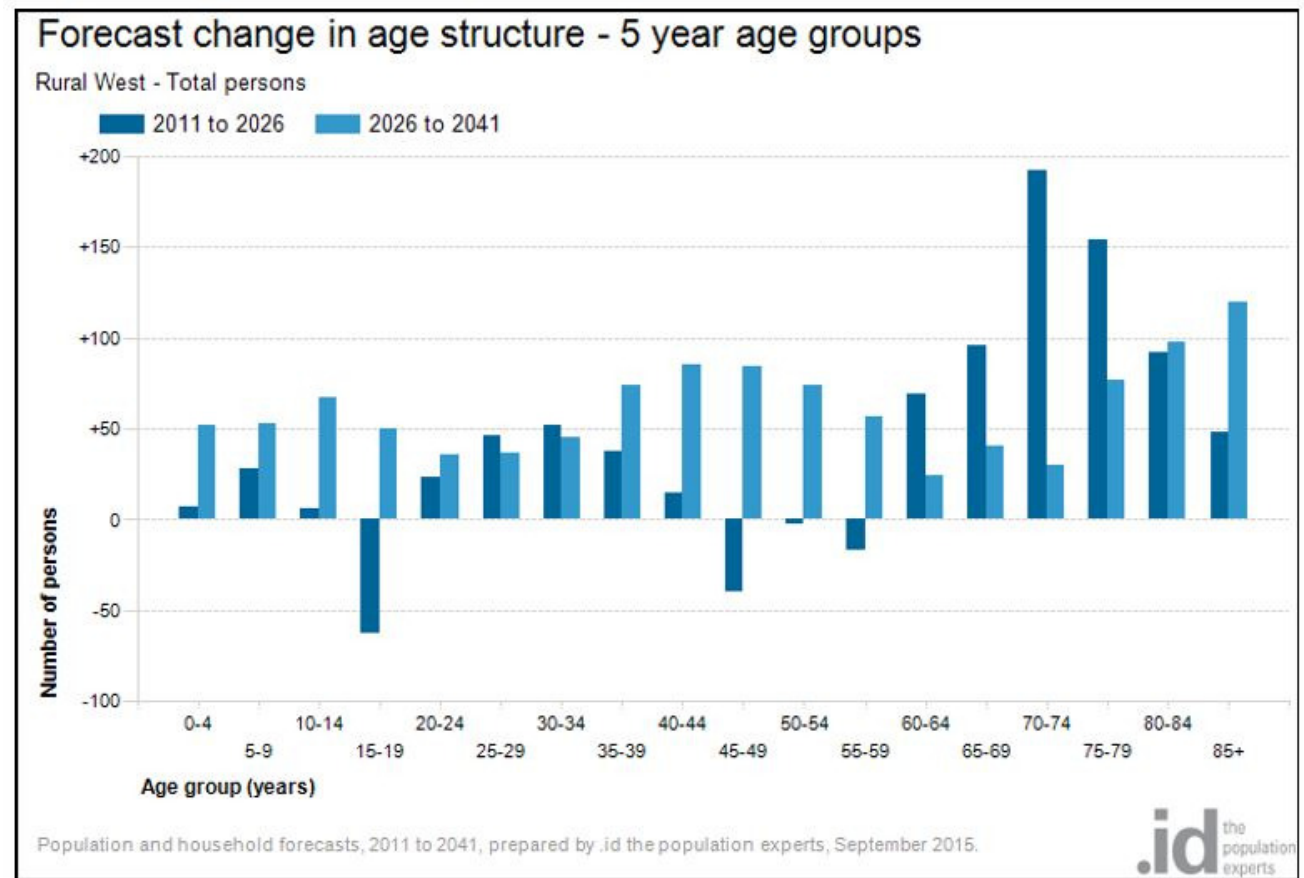
Population growth is being fueled by in migration from Western Melbourne as shown in Map 4-4.



**Map 4-4** In-Migration Patterns (Source: ID Consulting)



**Figure 4-2** Age distribution in Rural West (source: ID Consulting)



**Figure 4-3** Age distribution in Rural West (source: ID Consulting)

0-18 years



>18 years



>45 years



>70years



Babies & kids



Young adults



Mature adults



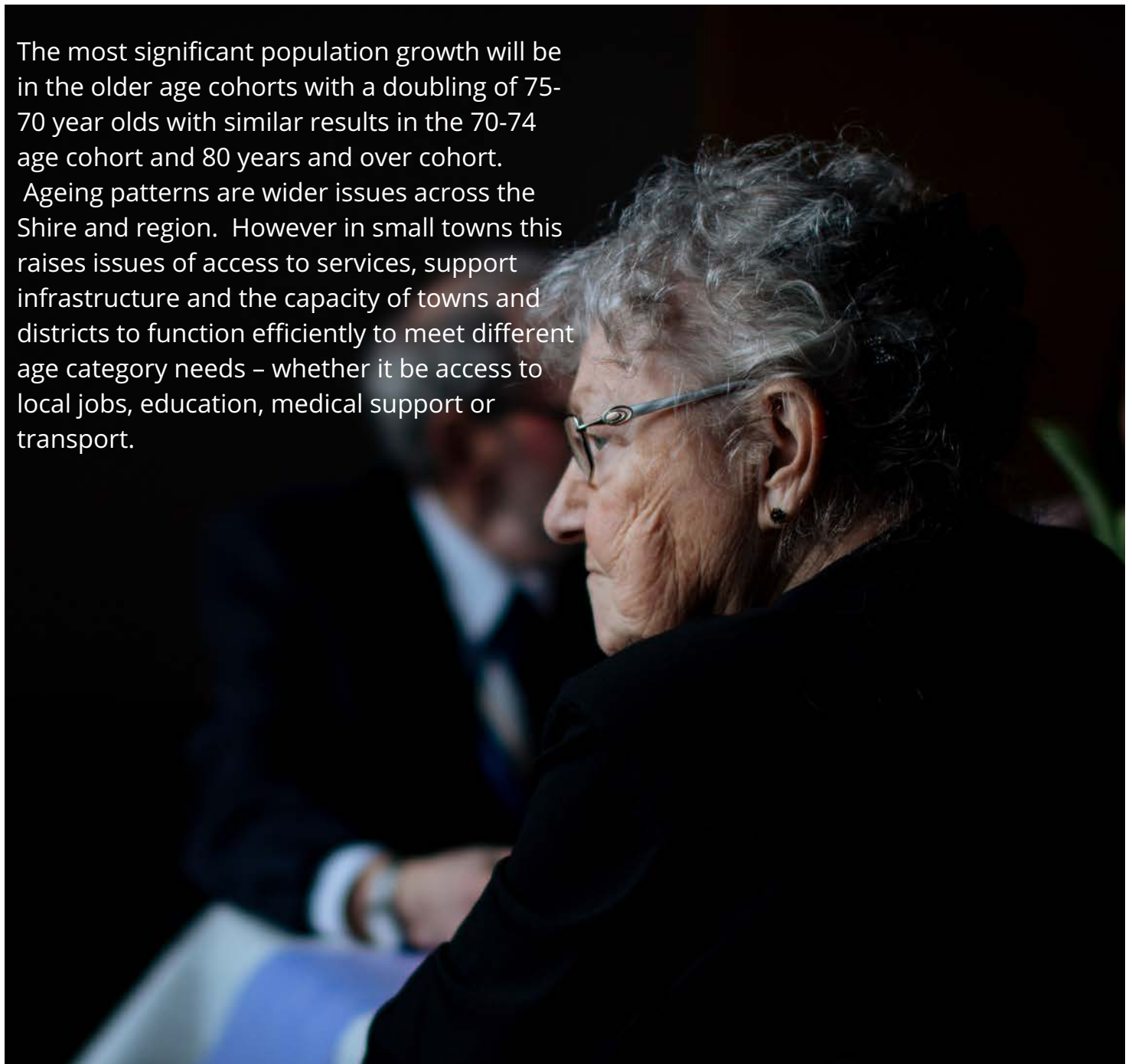
Older adults



**Figure 4-4** Lifecycle service needs (Source: DHHS, 2016)

The most significant population growth will be in the older age cohorts with a doubling of 75-70 year olds with similar results in the 70-74 age cohort and 80 years and over cohort.

Ageing patterns are wider issues across the Shire and region. However in small towns this raises issues of access to services, support infrastructure and the capacity of towns and districts to function efficiently to meet different age category needs – whether it be access to local jobs, education, medical support or transport.



## 4.2 Environment and Bushfire

The small towns and settlements of Moorabool Shire are surrounded by significant forests, waterways and water catchments, mineral resources and protected flora and fauna. Seventy-five percent of the Shire is protected by National Park, State Parks and special water catchments and it includes eight areas of landscape significance identified by the South Western Victorian Landscape Assessment Study (SWVLAS).

As part of the recent Government refresh of Plan Melbourne, it was noted that these types of areas should be identified as a valuable resource due to their aesthetic appeal, and their ability to provide jobs in agriculture and horticulture industries and extractive industries.

The beauty of these areas makes them highly desirable for people seeking a “tree change” and visitors seeking a nature based tourism experience or active recreation opportunities.

Opportunities for nature based tourism are unique to these towns and form part of Council’s considerations in the development of a vision for each of the small towns and settlements considered in the STS. The opportunities are tempered by provisions in the SPPF requiring the protection of natural assets and managing the identified and significant risks associated with bushfire.

## 4.3 Heritage

The early settlement, gold rush and Aboriginal heritage of the small towns and settlements are unique and defining qualities for this area. The West Moorabool Heritage Study Stage 1 identified 720 potential heritage places in the Shire.

The heritage areas and assets are protected by a significant number of Planning Scheme directions, which seek to ensure that development is sympathetic to the identified heritage elements.

There are opportunities for the small towns and settlements to capitalise on the heritage tourism values of these areas, to strengthen the local economies and provide employment, however these opportunities are dependent on protecting the heritage assets.

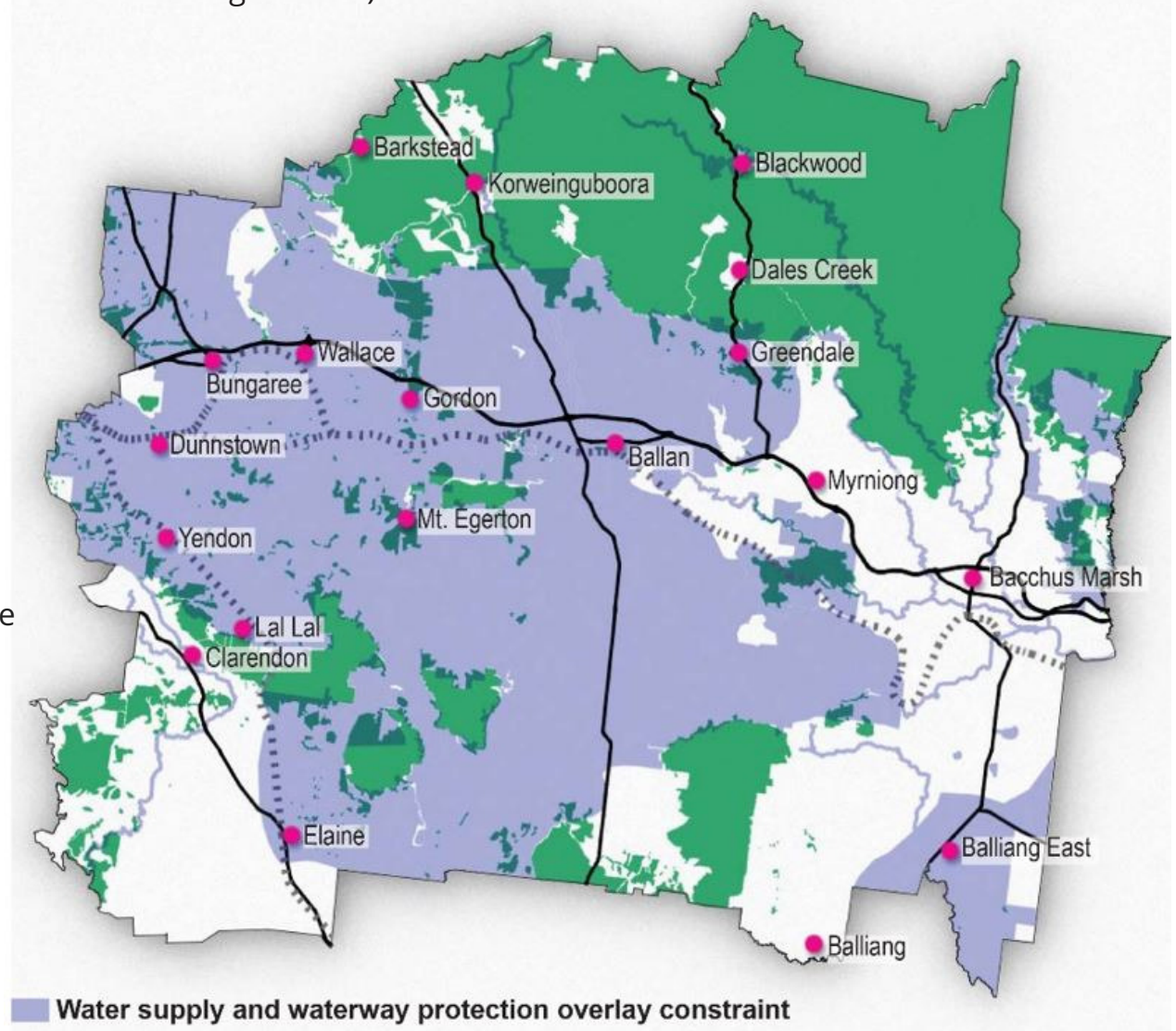
Council has undertaken a Western Moorabool Heritage study Stage 2A, focusing particularly on towns along the Western Freeway (Bungaree, Wallace, Ballan, Gordon, Millbrook) as well as to the north (Blackwood) and near south (Lal Lal). This work has just completed advertising and will be adopted in coming months leading to future planning scheme amendments. Towns missing from this assessment such as Elaine and Greendale will be reviewed in subsequent heritage assessments.

## 4.4 Special Water Supply Catchments

The water catchments, which cover two thirds of Moorabool Shire, are the subject of a number of policies and strategies to ensure the ongoing provision of clean, high quality drinking water. The subdivision of land within the water catchments for residential use is strongly discouraged due to potential contamination of water from sewage overflows and wastewater from the properties (Moorabool Planning Scheme).

Wallace, Elaine, Dunnstown, Bungaree, Mount Egerton, Greendale and Myrning are all identified as having some impact on the local water catchment and accordingly limits the ability for these towns to grow without a sewerage system to prevent further contamination (Central Highlands Infrastructure Study).

**Map 4-5**  
Moorabool is situated within the upper catchment of the Werribee River and is subject to wide ranging controls on development within potable water districts.



## 4.5 Sewerage and Water

According to the Central Highlands Infrastructure Study (CHIS), towns with reticulated sewerage have advantages for attracting and supporting future development.

The Urban Enterprise (2014) Moorabool West Small Towns Residential Assessment found that there has been a small increase in development activity in towns which have been recently seweraged, such as Gordon (from around 6 building permits/pa. to 9-10 permits pa). A similar trend was found at Smythesdale.

As part of studies into the future of the small towns and settlements and their ability to accommodate increased populations, a number of studies have been completed on the costs and practicalities of providing sewerage systems to Wallace, Bungaree and Dunnstown.

The reports found that anticipated growth for Wallace, Bungaree and Dunnstown if reticulated services can be provided is in the order of 500 to 2,000 residents.

It was noted that Wallace has better residential amenity and is more likely to attract higher levels of population growth if supported by reticulated sewerage. However, Bungaree's proximity to Ballarat's sewerage systems makes it the more likely candidate for sewerage in the first instance.

The capital expense (CAPEX) for sewerage trunk connection for Bungaree is estimated to cost \$6.8 million and an extended system connecting to Wallace via Bungaree would cost \$9.2 million. Internal reticulation is a separate cost.

Urban Enterprise (2016) identifies a gravity sewer for Dunnstown costing in the order of \$2.8 million. Aecom costed water reticulation to Dunnstown at a further \$1.7 million. All quoted costs exclude operational expenses (OPEX).

The funding of these potential projects is a significant obstacle to their fruition. The options are to seek their inclusion in upcoming or future five-year capital works plans of the relevant water authority or to co-fund the projects with contributions from landowners and the State Government. The estimated level of contribution required from home or landowners for these projects ranges from \$13,000 to \$38,000 per lot.

## 4.6 Agriculture, extractive industry and the local economy

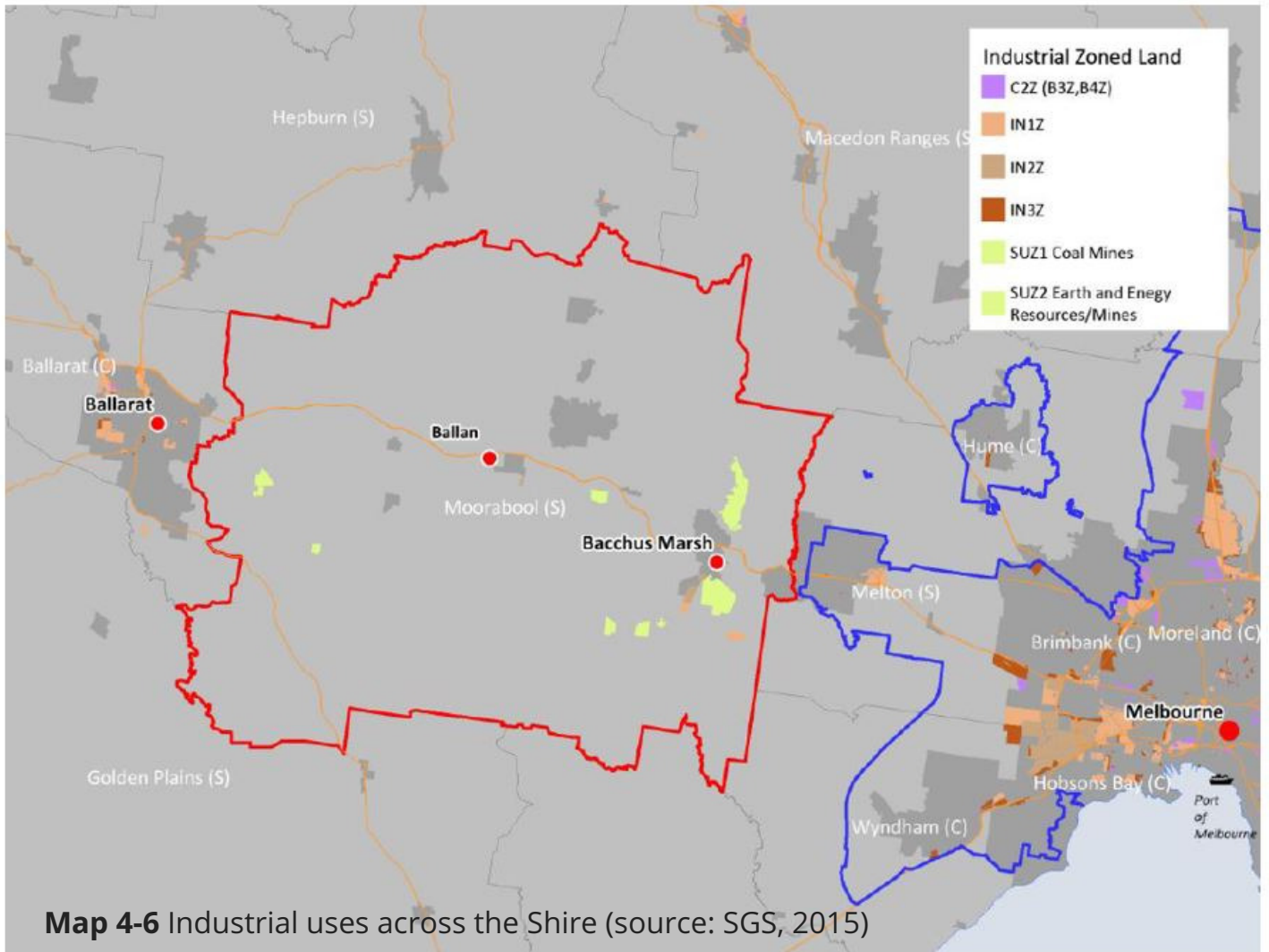
Agriculture and primary production are important drivers of the local economy and will remain significant into the future. In the 2011 Census the value of agriculture across the Shire was \$93 million annually (Geografia, 2014, 2). The expansion of any of the small towns or settlements will need to encroach into zoned land of some sort to enable additional dwellings to be accommodated.

Both the State Planning Policy Framework and the Local Planning Policy Framework prioritise the retention of agricultural lands for productive agricultural use rather than residential development.

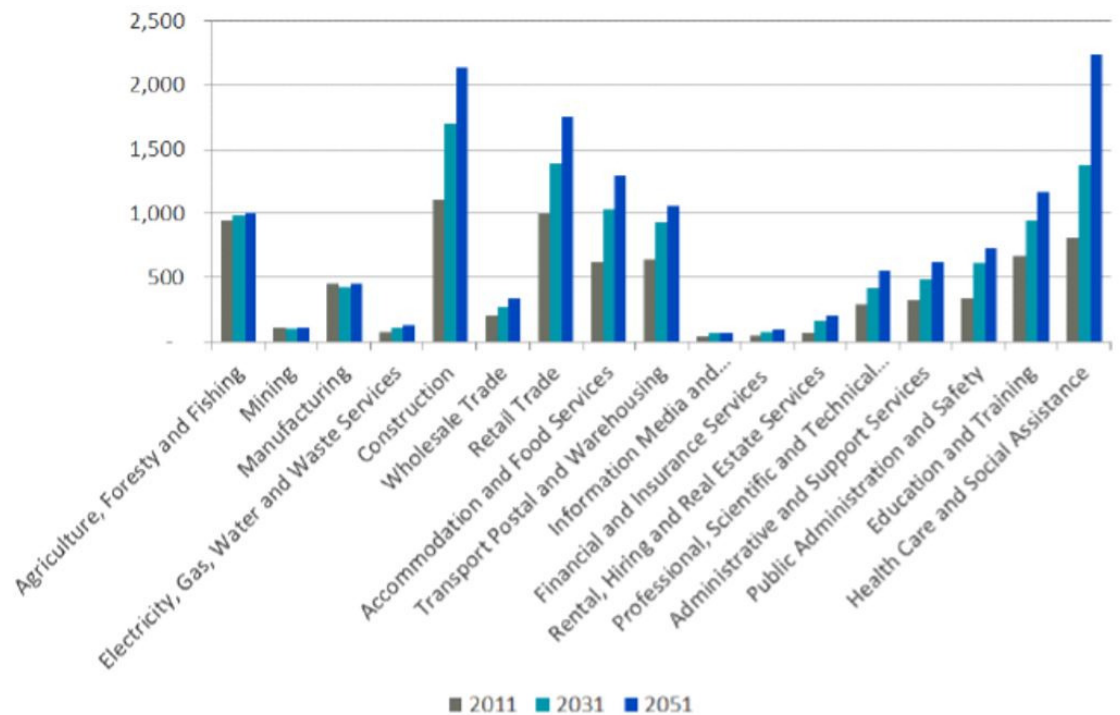
Furthermore, they discourage additional residential dwellings in the Farming Zone. Industry, especially manufacturing is shrinking across the Shire, declining in total employment by 5% between 2006 and 2011. Reasons for this can relate to increased efficiencies, mechanisation and business closure. Nevertheless, more widely viewed, mining operations in Dunnstown provide for some 45 equivalent full time staff (EFT), operations in Lal Lal a further 6 EFT and there are 106 EFT in Ballan industrial estate. The remaining 700 EFT are employed across sand mines, coal mines and other operations centred around Bacchus Marsh and Merrimu (SGS, 2015).

Any significant industrial investment in the Shire is contingent on maintenance of suitable buffer areas from sensitive uses such as private residences and adequate infrastructure are critical to the ongoing future of these businesses. Location decisions are also impacted by the choices available across the region, whether in the City of Ballarat or Greater Melbourne itself.

By 2051 the shape of the local economy of Bacchus Marsh will likely resemble that depicted in Figure 4-4. Service sectors, education and public administration will grow further. Agriculture, forestry and fishing will remain steady in total job offer.

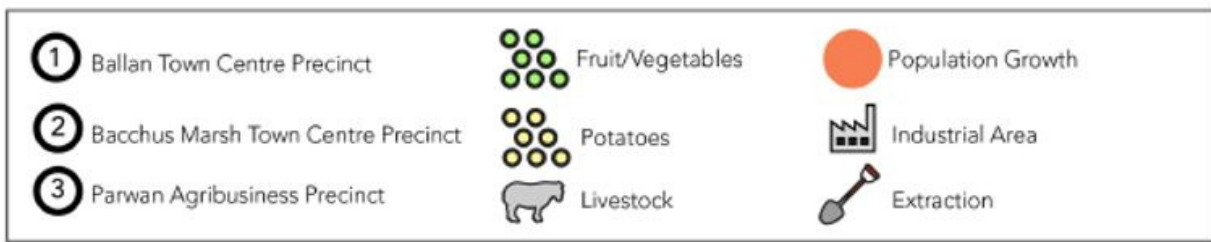
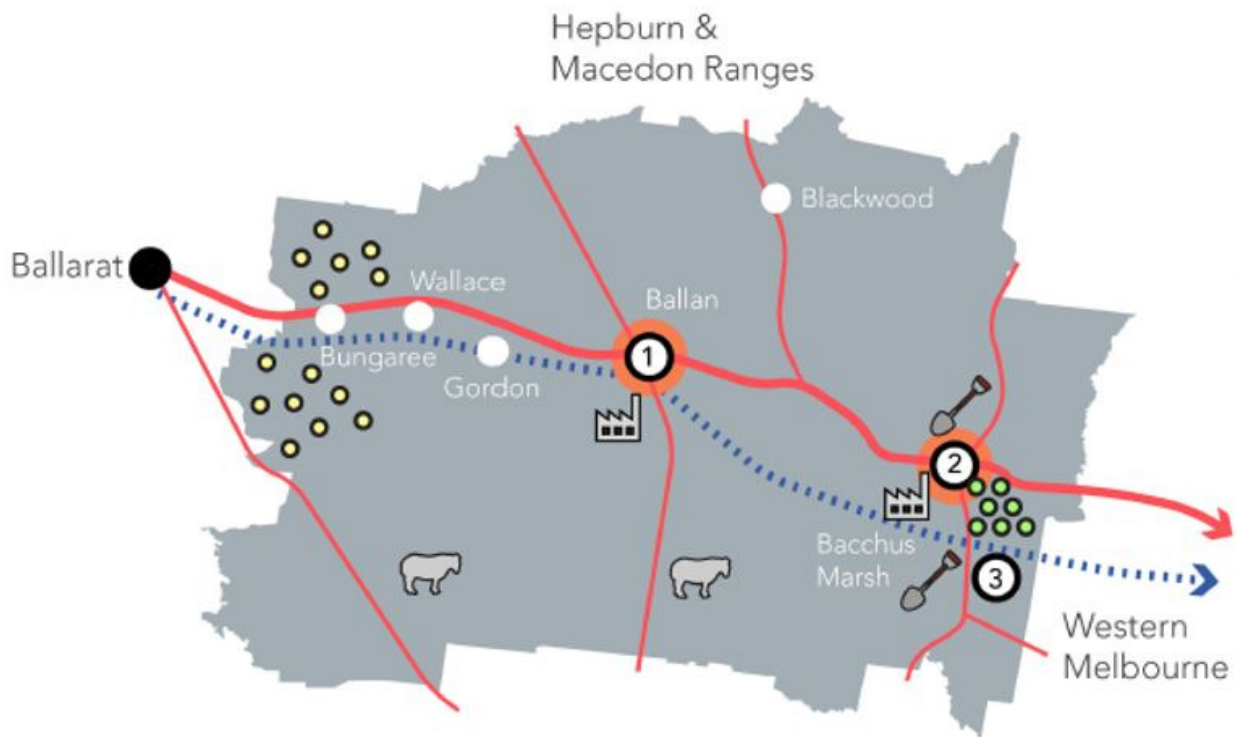


**Figure 4-5** Future economy and jobs (source: SGS, 2015)

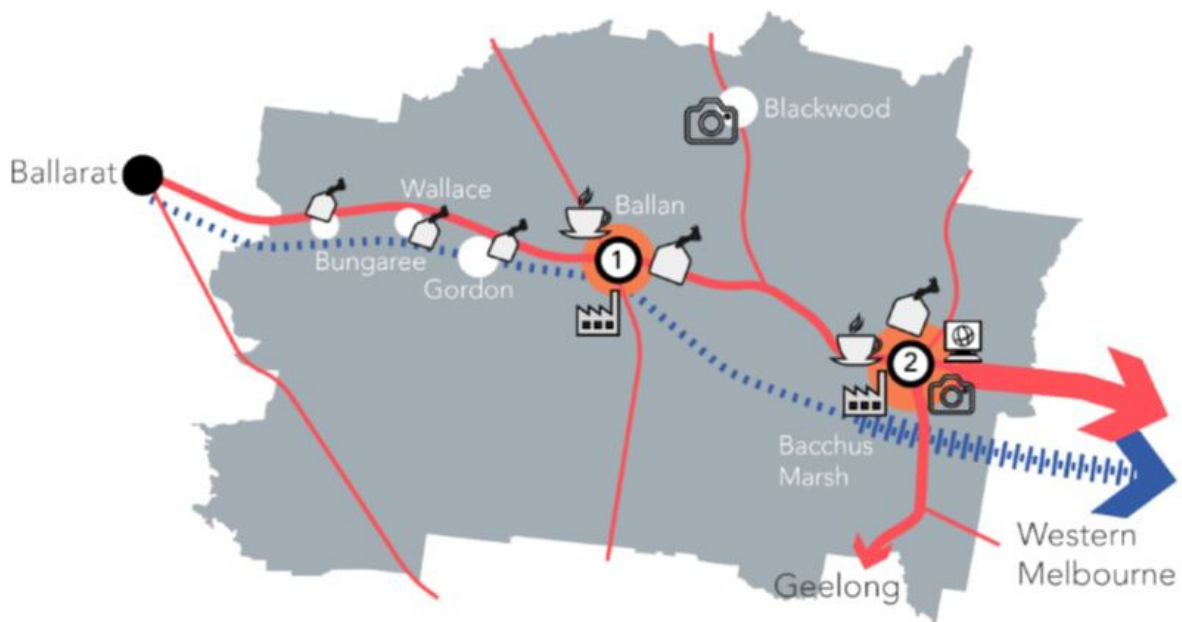


Source: SGS Economics and Planning





**Map 4-7** Regional land use perspective (source: Geografia, 2015)



**Map 4-8** Economic perspective (source: Geografia, 2015)

## 4.7 Transport Networks

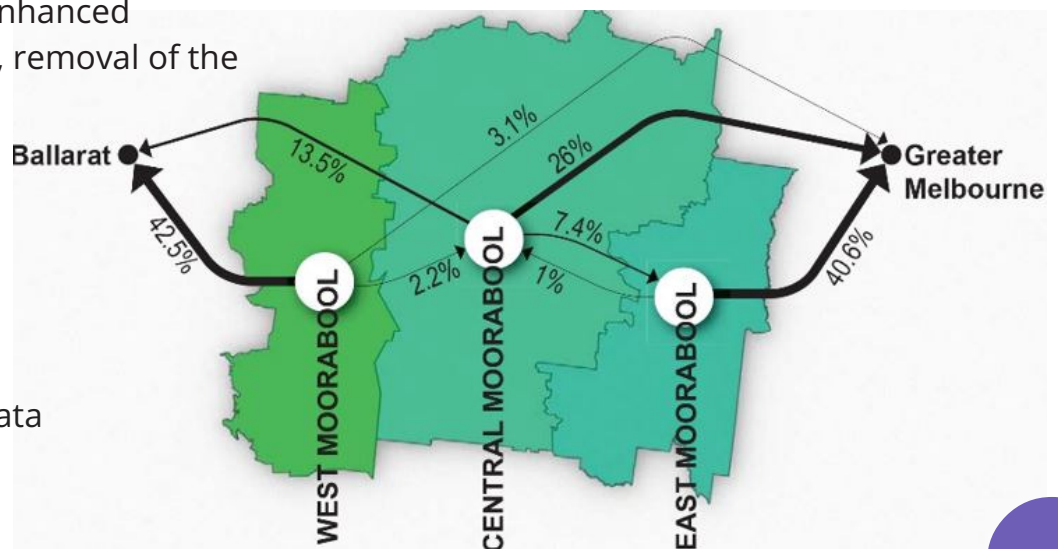
The future economy will likely continue and consolidate existing trends with working aged residents in the west travelling primarily to jobs in Ballarat (Map 4-9). Ballan will be more divided between Ballarat and Greater Melbourne with towns near Bacchus Marsh reliant on Bacchus Marsh and Greater Melbourne.

Reliance on road networks, especially the Western Freeway will remain high.

Bus and rail networks will also be critical considerations in future planning. The nearest train stations to West Moorabool are Ballan and Ballarat stations. Ballan train station patronage has increased from around 30,000 to 90,000 passenger boardings per year from 2005-2015. Ballarat has grown even faster. On the Ballarat line patronage has increased overall from 1,039,347 boardings to an estimate of 3,484,915 in 2015 (John Hearsch Consulting, 2016).

Within the perspective of enhanced frequency and travel times, removal of the Bungaree-

**Map 4-9** Journey to work data (source: ID Consulting as modified)



Wallace loop is now expected before the end of 2019. This move will improve travel times but takes away future train station options in either town, both of whom previously supported train stations.

The Gordon station remains closed and is not identified by PTV for opening in the short to medium term. It is therefore envisaged that public transport in the west of the Shire will focus on convenient access to Ballan or Ballarat stations via bus services.

Presently, there are limited bus services in small towns. Bungaree, Wallace and Dunnstown enjoy 3 bus services a week connecting with Ballarat (Wednesday, Friday and Saturday). Myrniong and Yendon do not have a bus service. Gordon has a daily return service to Ballan, as does Mount Egerton.

A minimum service level would need to be reconsidered if any of the towns within the STS were to develop further.

## 4.8 Moorabool Community Infrastructure Framework (CI Framework)

The Community Infrastructure Framework (CI Framework), currently in advanced preparation phase, will provide Moorabool Shire Council with ongoing processes and planning tools for measuring and monitoring the demand for, and the provision of, services and facilities within Moorabool Shire's communities. The CI Framework will compare the current supply of community infrastructure with a set of planning standards (targets) to determine where shortfalls or surpluses in provision exist. The Framework will then use the Shire's population projections to forecast how these shortfalls in provision may change over time. The end result will be a prioritised list of the services and facilities that are required across the Shire and the timeframes for provision.

The primary purpose of the CI Framework is to plan for constructed facilities such as buildings, sports courts, ovals and associated structures. In its first stage, the CI Framework will focus on facilities owned, operated or funded by Moorabool Shire Council.

*Caveat: The draft Community Infrastructure Framework is not currently an adopted strategy of Council. It is expected to be considered in 2016/17. The draft CI Framework has however been tabled at the Section 86 Urban Growth Committee and the Section 86 Rural Growth Committee public meetings and*

*has been exposed to Council review over the past 12 to 18 months.*

One means of understanding the relationships between towns is to examine the community services and facilities, which each town or settlement provides. It becomes clear that some are significant providers of services (such as, Ballarat, Ballan and Bacchus Marsh) while many towns are dependent on services and facilities provided in other towns.

Bacchus Marsh is the major service provider in the eastern part of the Shire, serving Myrniong and Greendale as well as many rural settlements, such as, Balliang, Balliang East, Coimadai and Long Forest. Myrniong and Greendale are examples of towns which do not possess many facilities but are able to access a wide range of services within a 10 to 20 minute drive.

Ballarat is the major provider of services to many towns in the western part of the Shire, particularly those close to either the Western Freeway or Midland Highway. The range and number of facilities in Ballarat, as well as jobs, means that towns in the west are as dependent on Ballarat as they are on the towns of the Moorabool Shire.

In the centre of the Shire, Ballan is a significant provider of services and contains 19 of 25 infrastructure types identified by Council as critical for meeting people's daily needs. Its proximity to the Freeway and main

roads to Daylesford and Geelong enables Ballan to serve many of the surrounding towns within a 20 minute journey time. The analysis of these relationships shows that Gordon, Wallace, Bungaree and Dunnstown collectively act as network or cluster of providers of local services. Together they provide 14 of the 25 critical infrastructure types through 13 facilities. In addition, this network serves surrounding towns including Navigators, Yendon and Mount Egerton.

A number of small towns have limited community infrastructure, due primarily to their small populations and significant road distance from other larger towns.

Blackwood's location in the far north of the Shire means it relies as much on Daylesford and Trentham for services, as it does Bacchus Marsh and Ballan.

Settlements particularly disadvantaged because of their location include, Barkstead, Korweinguboorra, Elaine, Morrisons and Mount Wallace. The residents of many of these towns access services outside of the Moorabool Shire in Ballarat, Golden Plains and Hepburn Shire.

Elaine, Meredith (Golden Plains Shire) and Morrisons have a close relationship due to their proximity to each other, as do Elaine and Clarendon, and Clarendon, Lal Lal and Yendon. These close neighbouring towns share services and form small clusters of demand for community infrastructure. Demand in one town must therefore be

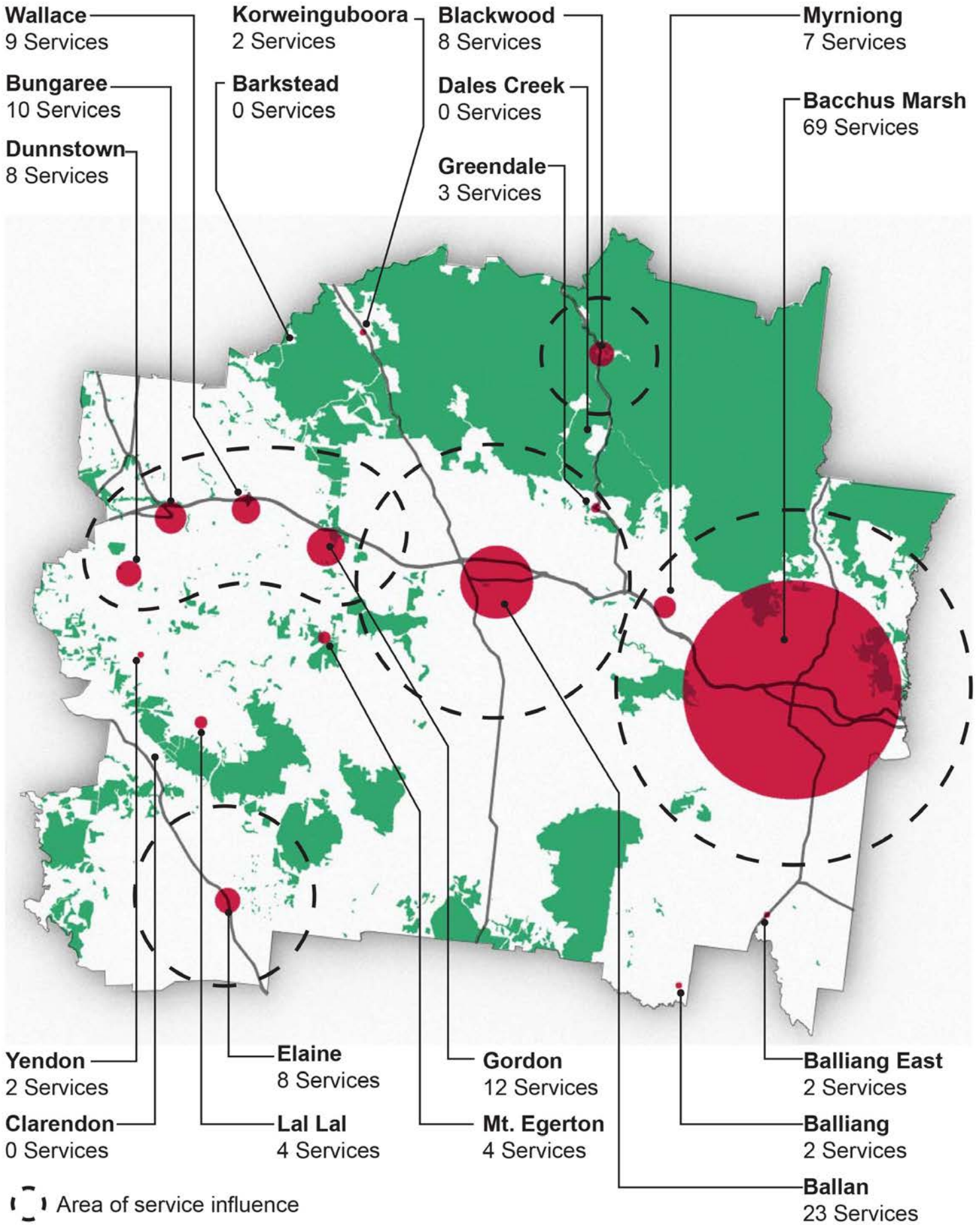
planned with consideration to supply and demand in neighbouring towns. The map (right) shows the indicative services and facilities hierarchy operating within the settlements of Moorabool Shire.

The map over (4-100 shows the current range of community facilities available in the small towns and settlements.

The table on page 69 show an indicative list of the services and facilities that can be supported within settlements of increasing size, and within a 10, 20 and 30 minute drive of the settlement. The tables are indicative and show the scalability of services and facilities available based on a population of 100 to 200 residents and a settlement with more than 500 residents.

When considered by Moorabool Shire Council, the CI Framework will include tables and lists of services and facilities for communities in the following categories:

- under 200 residents;
- 300 to 500 residents;
- 500 to 800 residents; and
- 800 to 2,000 residents.



# CRITICAL SERVICE PROVISION

Map 4-10 Critical Service Provision

Indicative Services and Facilities in Settlements of populations between 100 and 200 people			
Within settlement	Playground Community venue – local		
Within 10 minute drive	Library (rural service)		
Within 20 minute drive	Centre-based meals Planned activity groups Skate or BMX park Youth space Long Day Care Tennis court (competition) Netball court (competition)	Maternal & Child Health 4 year old kindergarten Community venue – district Community venue - municipal Library (centre-based) Basketball court (competition)	Football oval (competition) Cricket oval (competition) Soccer pitch (competition) Lawn bowls (competition) MSC customer service centre
Within 30 minute drive	Swimming pool (outdoor) Swimming pool (indoor)		
Indicative Services and Facilities in Settlements of populations between 500 and 2,000 people			
Within settlement	Playground Community venue – local Library (rural service)		
Within 10 minute drive	Long Day Care Maternal & Child Health 4 year old kindergarten Community venue – district Library (centre-based)	Tennis court (competition) Football oval (competition) Cricket oval (competition) Netball court (competition)	Soccer pitch (competition) Lawn bowls (competition) MSC customer service centre Basketball court (competition)
Within 20 minute drive	Centre-based meals Planned activity groups Skate or BMX park	Youth space Long Day Care Swimming pool (outdoor)	

**Table 4-1:** Indicative Services and Facilities for Moorabool Settlement



**5.0  
Community  
Engagement**

# 5.0 Community Engagement - What you said ...

Talking 2041 is the largest ever community engagement campaign undertaken by Moorabool Shire Council. The Talking 2041 campaign has been designed to inform Council's strategic planning framework, Moorabool 2041, and the two sub-strategies, which are the Urban Growth Strategy and the Small Towns and Settlement Strategy (Rural Growth Strategy).

The Talking 2041 campaign has enabled Moorabool Shire Council to build a narrative about growth across the whole of the Shire and the interrelationships between the rural and urban areas of the Shire with regards to population growth pressures and protection of productive agricultural areas, heritage and natural environments.

The program of community engagement activities delivered for the Small Towns and Settlements Strategy has been comprehensive and contemporary, and completed with extensive input from the residents in the rural areas of the Shire. Council has also sought input and support from relevant Government agencies and other stakeholders.

Using the IAP2 Community Engagement Framework, the community was invited to participate throughout the process at an involved level and accordingly their aspirations and concerns have driven the

vision statements, and the recommendations for each of the towns.

The level of attendance by resident at community workshops held across the Shire is strongly reflective of the interest people have in their local towns.

Moorabool Shire Council is grateful to the residents of the rural areas of the Shire for their participation, for sharing their local knowledge and expertise on the functional relationships between towns, the community priorities, vision statements for the towns and views on future growth.

The community and stakeholder engagement has been undertaken in three key stages. These are outlined in Chart 2-5: Community Engagement Process for Small Towns and Settlements Strategy.

Participants were asked about their aspirations for the town and assisted to develop draft Vision Statements for each of the key investigation towns. The resulting Vision Statements have been refined and are contained in each town's strategy assessment – Part B of the STS.

The summaries of the community engagement activities are located on Council's website at [www.moorabool.vic.gov.au](http://www.moorabool.vic.gov.au)



**STAGE 1**  
CONTEXT REPORT  
FEBRUARY 2015

**ACTIVITIES**

- Invitations to participate posted to 3,150 residents.
- The Context report is available via [www.moorabool.vic.gov.au](http://www.moorabool.vic.gov.au)
- Visits to 12 Primary Schools
- Ballan Train Station activity
- [www.haveyoursaymoorabool.com.au](http://www.haveyoursaymoorabool.com.au)

**OUTCOMES**

- 273 people attended workshops (9% participation rate)
- 553 completed surveys returned (18% participation rate)
- 268 students in years 4 to 6 participated
- 265 people participated through Have Your Say Moorabool

**STAGE 2**  
COMMUNITY  
ENGAGEMENT REPORT  
AND TOWN SUMMARIES

- Community Engagement Report and Town Summaries were placed on [www.haveyoursaymoorabool.com.au](http://www.haveyoursaymoorabool.com.au)
- The Community Engagement Report and Town Summaries are available via [www.moorabool.vic.gov.au](http://www.moorabool.vic.gov.au)

- 22 responses

**STAGE 3**  
KEY INVESTIGATION  
TOWNS - SECOND ROUND  
WORKSHOPS

The towns of Bungaree, Wallace, Myrniong, Dunnstown and Elaine were identified for small to moderate growth in population and or services.

- Five community workshops held in December 2015

- 10 to 15 residents attended each workshop

**Chart 5-1** Consultation process



# 6.0 A Vision and Principles for the Small Towns

# 6.0 A Vision and Principles for the Small Towns

In chapter 2 a description of the objectives and methodology behind the STS were explained. Following this, strategic information has been provided on the key issues and challenges faced by Moorabool Shire small towns.

What now follows is the vision statement and specific principles which assist in defining the STS growth management framework. A proposed growth management hierarchy is also provided. The principles significantly shape the recommendations contained later in the STS.

## 6.1 Vision Statement

Moorabool Shire supports a diverse range of settlements each with unique qualities and roles. The communities and towns of Moorabool Shire have a strong rural setting and character that is defined by the local agricultural base, spectacular scenic landscapes and diverse vegetation. There is a need to ensure that these values, which draw people to the area, are protected.

Future planning, investment and infrastructure decisions will build on these characteristics within a cluster narrative, whereby services and roles for each settlement are defined, duplication is avoided, opportunities for managed or incremental growth is facilitated and all

aspects of community life and achieving sustainable communities are factored into decision making.

## 6.2 Principles

### 6.2.1 Principles for the Small Towns and Settlements Strategy

The STS analysis and recommendations are based upon the following principles. The principles have been derived from the contextual research and an appreciation of the elements required for sustainable communities. These principles guide the overall strategy and provide direction to the strategies for individual towns and settlements.

### 6.2.2 Social and Settlement

Key principles of the Strategy in relation to Social and Settlement issues are:

- Population growth should be accommodated in sustainable locations in the Shire to create a network of integrated and prosperous settlements.
- Strengthen networks of settlements by maintaining and improving transport links, spatial patterns of service delivery, and promoting commercial relationships and community activities.
- Plan for development and facilities that are shared around clusters of linked settlements, particularly for groups of small settlements, or settlements without easy access to a close major settlement.

Provide social infrastructure, which is well located and accessible, in relation to residential development, public transport services, employment and educational opportunities.

Guide population to settlements where a base framework of community services and facilities already exists.

Strengthen the viability of existing community infrastructure in small towns and settlements.

Consider the transportation needs of an ageing population, including recognition of the need for innovative and cost-efficient responses where demand is relatively low. Continue to promote walkability and encourage active lifestyles through continuous streetscape improvements, and expansion of the pedestrian and cycle path network.

Guide 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, and minimise the need for infrastructure upgrades or expansion.

Ensure that new development in settlements with reticulated infrastructure constraints does not overburden existing services, or cause adverse environmental impacts.

Encourage population growth and development in settlements in a manner, which respects the distinctive character defining attributes of each settlement.

- Support the sustainable growth and incremental change of small towns and settlements.
- Strengthen liveability and character in small towns and settlements.
- Provide for diversity and choice in residential land in appropriate locations.
- Maintain clear distinctions and separation between settlements in the Shire.

### **6.2.3 Economic**

Key principles of the Strategy in relation to Economic issues are:

The Shire's economy should be strengthened so it becomes more diversified and resilient.

The Shire should capitalise on its close links with other regions and cities.

Guide population and development to settlements, which will foster the economic base of the region and provide for the protection and growth of employment. Diversify the local economy, particularly through local industries and business, and provide for/encourage the protection and growth of employment in small towns and settlements.

Support commercial development and activity, which is consistent with the role and function of the settlement, to encourage economic self-sufficiency and local employment.

- Direct growth and development to locations where:
  - Utility, transport, commercial and social infrastructure and services are available, or can be provided in the most efficient and sustainable manner.
  - It will not affect productive earth resources

Key agricultural resources should be protected, productivity maintained and the development of rural industry supported.

Facilitate appropriate economic development in areas of the Shire, which have tourism, recreational, or environmental attractions.

Promote and protect significant goldfields and Aboriginal cultural heritage, as key economic and social assets.

Support economic opportunities based on cultural heritage, the built and natural environment.

Encourage and promote the development of the local tourism sector, and support tourism opportunities, which contribute to positive cultural heritage and built and natural environment outcomes.

Support the development of tourism infrastructure and accommodation capable of attracting year round visitation in appropriate locations.

Strengthen tourism links with adjoining municipalities.

Promote the establishment of farmer's markets, and the purchasing of local food and other products.

These economic principles reflect the objectives of Council's Economic Development Strategy.

### **6.2.4 Environment and Landscape**

Key principles of the Strategy in relation to Environment and Landscape issues are:

The Shire's land, soil, water, and biodiversity should be managed, protected, and enhanced.

Direct settlement growth and development to areas:

- Which are appropriately zoned or identified for urban growth under the planning scheme.
- Where it will avoid affecting environmental and cultural assets, and landscapes, including special water supply catchment areas, strategically important terrestrial habitat, soil health, waterways and wetlands.
- Of lower natural hazard risk (i.e., bushfire and flood), and carefully consider development in locations where there is a significant risk, which cannot be avoided.
- Away from locations of higher quality productive agricultural land.
- Provide protection to special water supply catchments by guiding development to settlements where reticulated water and sewerage is available, or appropriate effluent management plans are in place, or where sewerage is a reasonable expectation to consolidate an existing settlement.

Ensure that new development in settlements responds to bushfire risk in a manner, which minimises loss of the environmental values of the surrounding landscape.

Protect and enhance the environmental and cultural heritage values, and rural landscape character of the municipality, as community assets and major contributors to its liveability, tourism, and economic growth.

Support the improvement of knowledge and resources about Aboriginal cultural heritage and historic heritage in the Shire.

Encourage strategic land use planning that promotes adaptable land uses, which respond to climate change and enable economic diversification.

Support the sustainable use of public land. Activities, such as, bushwalking, recreational vehicle use and rock-climbing should take into consideration the potential for environmental impacts, by avoiding sensitive areas.

## 6.2.5 Sustainability

A key theme of the Strategy is the development of sustainable communities within the Moorabool Shire, which is consistent with State Policy direction. This approach should be undertaken to ensure that settlements in the Shire will grow efficiently with respect to major infrastructure networks, such as, transport and communication networks, are affordable and liveable, and create a sustainable legacy for future generations.

Although commonly used, the term ‘sustainable communities’ is not always clearly defined. For the purpose of the Strategy, the following definition of ‘sustainable communities’ term will be applied:

“Sustainable communities meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity.”

Small towns and sustainable settlements have an important contribution to make to the communities they serve and to Moorabool Shire more broadly, and they are viewed in the following terms:

- Land use patterns, developments and infrastructure that support self-reliant and sustainable communities.
- Sustainable and vibrant communities are supported by access to key services.
- An individual identity, which is embraced by the local residents, who develop, shared goals for the settlement.
- Build upon the strengths and opportunities available to each town or settlement in social, economic, and environmental development.
- The development of distinct settlements should be supported to create healthy, attractive and liveable communities.
- Provide convenient access to a broad range of services.
- Critical population and development mass is required to justify major capital investment in services, such as, utility infrastructure.
- Provide choice in a range of services and housing expectations, and where possible, provide employment opportunities in the towns and settlements.
- Work collaboratively to determine the most effective and beneficial targets for capital investment.
- Awareness of the need to protect productive and versatile rural land and environmental assets.
- Accommodate change within the towns and settlements without causing short or long-term detrimental effects to the environment.

- The Shire's assets should be used to facilitate the diversification of the economy and ensure a resilient community.

### **6.3 Recommendations on Growth**

Detailed appraisals of each settlement and cluster against a consistent framework of considerations are provided in Chapter 7.

These appraisals provide specific recommendations for the future role and intended outcomes for each settlement or cluster, changes to be made to the planning scheme (if required), and recommendations regarding the growth and development of each settlement.

It is recommended that a precautionary position be taken towards encouraging substantial further growth in the smaller settlements of the Shire, as they do not meet many of the requirements of a sustainable community. Under State policy, it is preferable to consolidate growth around existing settlements strategically identified as having capacity to accommodate additional population growth in a sustainable manner. In addition, this Strategy expresses the growth capacity or constraints of settlements in Moorabool Shire based on the following definitions:

- **Growth Investigation Towns** – A number of settlements have been identified as having growth potential pending the investigation and commitment to the provision of reticulated sewerage and/or water supply. A Structure Plan or Urban Design Framework will be developed for each of these towns.
- **Urban Design Framework Towns** – these towns are not encourage to grow, but their size and capacity for expanded economic or tourism activity requires the development of an Urban Design Framework which will be developed in consultation with the community and will guide the future of the settlement.
- **Settlement Improvement Plans** - settlement improvement plans will be recommended in settlements where growth is not encouraged and the community size does not warrant a full urban design framework.

## 6.4 Determination of Settlement Hierarchy

The Central Highlands Regional Growth Plan 2014 provides a Settlement Role and Function framework to recognise the role of settlements and categorise their capacity for growth. The categorisation in the Regional Growth Plan distinguishes Regional City, Regional Centre, Town, Small Town, and Rural Settlement. Each category within the hierarchy denotes a role for that settlement in economic, residential growth, infrastructure and land use terms (Map 6-2).

Ballarat dominates the growth framework as the largest regional city in Victoria, relatively central within the Central Highlands Region. Active growth is to be promoted. Bacchus Marsh is also identified for directed growth as a regional centre. Likewise, Ballan is recognised as a town that should be supporting growth.

All of the remaining settlements in Moorabool Shire shown on map 6-2 are small towns or rural settlements. There is no distinction in the map between the two. Many of the settlements within the Shire are not shown on the map, which is to suggest it is a top down macro strategic view of the region and Shire. There is nothing inherently inappropriate in strategically planning at this level but there is a level of planning at a level below this regional hierarchy which may better articulate where settlements are



situated both now and into the future.

A more refined hierarchy can address local conditions, based essentially on the CHRGP framework, with the qualifications that hierarchy is influenced by the following:

- (a)** The identified service role of towns within districts and clusters of settlements as mapped by the Community Infrastructure Framework methodology (Elaine for instance is smaller than Korweinguboorra but provides many more services to the local district);
- (b)** ‘Sunken infrastructure’ investments (i.e. the value of existing assets) made and therefore the imperative to use that infrastructure more efficiently (whether it be recreational facilities or local schools for instance);
- (c)** Strategic location relative to likely investment attractive areas (residential but also commercial/industrial growth opportunities), which in turn prioritises settlements nearer the Western Freeway as opposed to remote rural settlements;
- (d)** Community expectations;
- (e)** Identified environmental constraints to growth – flood, bushfire, historic character;

**(f)** Broader considerations of critical mass to support business cases for key utility funding in potable water catchments; and

**(g)** Policy support within the LPPF framework as consistent with (a) to (f) above.

Table 6-1 below articulates the hierarchy as proposed.

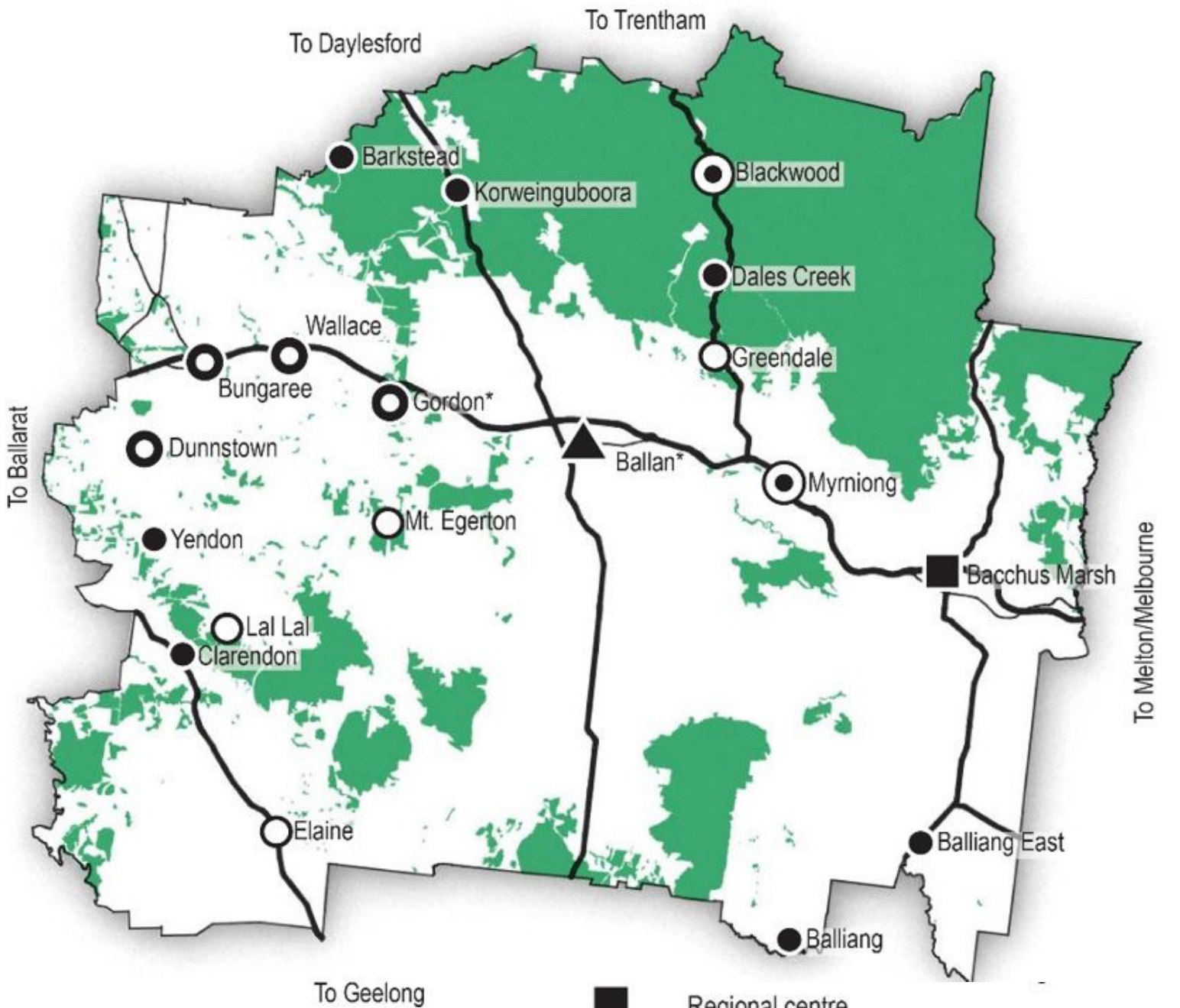
## HIERARCHY

	Small Town - consolidated growth investigation pop. 800 - 2,000	Small Town - incremental change pop. < 800	Small Town - consolidation pop. 200-500	Small Town - consolidation pop. < 200
Indicative definition	<ul style="list-style-type: none"> <li>• Access to a limited range of education &amp; health service, may contain a retail centre.</li> <li>• Strong employment relationships with larger settlements nearby</li> </ul>	<ul style="list-style-type: none"> <li>• Small populations but a focal point for the surrounding are.</li> <li>• Access to larger centres for retail, business, cultural facilities etc.</li> <li>• Efficient local sewer solutions to protect catchments**</li> </ul>	<ul style="list-style-type: none"> <li>• Small population within the Township Zone.</li> <li>• Reliant on other settlements for higher order services.</li> </ul>	<ul style="list-style-type: none"> <li>• Cluster of housing on smaller than average rural sized lots, within non-urban zones.</li> <li>• Residents are reliant on other settlements for higher order services</li> </ul>
Typical Utilities	<ul style="list-style-type: none"> <li>• Electricity</li> <li>• Phone</li> <li>• Reticulated water</li> <li>• Sewer</li> </ul>	<ul style="list-style-type: none"> <li>• Electricity</li> <li>• Phone</li> <li>• Reticulated water</li> <li>• (usually)</li> </ul>	<ul style="list-style-type: none"> <li>• Electricity</li> <li>• Phone</li> <li>• Reticulated water</li> <li>• (possibly)</li> </ul>	<ul style="list-style-type: none"> <li>• Electricity</li> <li>• Phone</li> </ul>
Typical Services	<ul style="list-style-type: none"> <li>• Local conveniences</li> <li>• General store/Post Office, CFA, Police Station (some cases), Primary School, community/recreation.</li> </ul>	<ul style="list-style-type: none"> <li>• Basic needs of the community.</li> <li>• Small Primary School &amp;/or General Store with postal facilities (possible), CFA (some cases), Hotel, community/recreation.</li> </ul>	<ul style="list-style-type: none"> <li>• At least 1 key service e.g. CFA.</li> <li>• General Store/Post Office, Hotel &amp;/or small Primary School (possible).</li> </ul>	<ul style="list-style-type: none"> <li>• The settlement usually doesn't have any services, other than a community-recreation facility, &amp;/or CFA.</li> </ul>
Physical form/ layout	<ul style="list-style-type: none"> <li>• Likely to contain a 'main street' &amp; small retail area.</li> <li>• Evidence of public spaces &amp; facilities.</li> <li>• Closer settlement pattern (density)</li> </ul>	<ul style="list-style-type: none"> <li>• Defined main street.</li> <li>• Grid rad layout with housing around local services likely).</li> <li>• Mix of co-existing uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Lacks a compact core &amp; may not have definable edges.</li> </ul>	<ul style="list-style-type: none"> <li>• Development along main road (often).</li> <li>• No definable edges to the housing cluster, lack of grid layout</li> <li>• May lack gateway feature/ signage.</li> </ul>
Settlement	<ul style="list-style-type: none"> <li>• <b>Bungaree</b></li> <li>• <b>Dunnstown</b></li> <li>• <b>Gordon*</b></li> <li>• <b>Wallace</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Blackwood</b></li> <li>• <b>Myrniong</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Elaine</b></li> <li>• <b>Greendale</b></li> <li>• <b>Lal Lal</b></li> <li>• <b>Mt Egerton</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Balliang, Ballaing East</b></li> <li>• <b>Barkstead</b></li> <li>• <b>Clarendon</b></li> <li>• <b>Dales Creek</b></li> <li>• <b>Korweinguboorra / Spargo Creek</b></li> <li>• <b>Yendon</b></li> </ul>

**Table 6-1** Moorabool Shire Small Towns Hierarchy

\* - Gordon's future needs are addressed via its adopted structure plan. No change proposed.

# Moorabool Small Town Hierarchy Map



**Map 6-1** Moorabool Shire Hierarchy of Small Towns and Settlements

- Regional centre
- ▲ Town
- ⊙ Small Town - Consolidated growth investigation
- ◉ Small Town - Incremental change
- Small Town - Consolidation
- Small Town - Rural settlement



## 7.0 Summary of Recommendations

# 7.0 Summary of recommendations

The individual settlement summaries (Part B) contain the detailed analysis and recommendations for each of the settlements reviewed. The following table is a summary indicating the themes under which recommendations to support the improvement of amenity and services have been made, and those designed to support growth in suitable settlements.

The recommendations made in the STS will be subject to further analysis and investigation prior to including the most effective initiatives in future Council Budget funding rounds, capital works plans and advocacy frameworks to request Government support.

Further strategic work has been identified for thirteen of the settlements. The strategic work is scaled across three types of plans:

**1. Settlement Improvement Plan (SIP)** – to enhance the settlements place and community and identify key actions and priorities for capital works. Settlement Improvement Plans are recommended for Balliang, Balliang East, Clarendon and Korweinguboorra,

**2. Urban Design Framework (UDF)** - to develop a vision for the settlement, enhance its sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines, and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme. Urban Design Frameworks are recommended for Elaine, Greendale, Lal Lal, Mount Egerton and Yendon. A UDF has a strong landscape and 'place making' focus.

**3. Structure Plan** - to provide a long-term vision and strategic framework to guide the future planning and development of the settlement. The Structure Plan is incorporated into the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.

Structure Plans can include elements of the Urban Design Framework and the Settlement Improvement Plan and will review any zoning changes required to address development and use issues. It is recommended that Structure Plans should be prepared for Blackwood, Bungaree, Dunnstown, Myrning and Wallace with further consideration of how to accommodate limited growth

in Elaine.

However, Council is unlikely to commence the preparation of Structure Plans for Bungaree, Dunnstown and Wallace until formal decisions are made in relation to the provision of reticulated sewerage. For Myrning the critical issue is determining a local waste water solution specific to the town. For this to occur more detailed discussions with landowners to gauge interest and resolve a viable business case is needed.

Another impetus for further work to investigate potential growth in these towns is the desire to facilitate tourism development and encourage vibrant sustainable towns along the Western Freeway and Midland Highway.

Blackwood is identified for a Structure Plan to protect and enhance the local heritage and significant environment surrounding the settlement. Although the Structure Plan is not intended to support residential growth, it could consider limited managed growth of retail and tourism opportunities, subject to bushfire consideration.

This analysis has recommended the development of business cases for potential reticulated sewerage projects at Bungaree, Dunnstown and Wallace. The business cases will assist Council, the water authorities and the local landowners to assess the financial viability for the delivery of reticulated sewerage for these settlements.

All of the other settlements have been identified as having limited growth potential for residential development. No substantial change is recommended for the majority of these settlements. For Myrning further water testing is needed and negotiations with Western Water on possible infrastructure to accommodate managed growth. From that point a decision on local waste water solution options can be further developed.

## TABLE OF RECOMMENDATIONS - KEY

<b>H</b>	<p><b>Heritage</b> - Further investigations / studies into the heritage of the area:</p> <ul style="list-style-type: none"> <li>Heritage Gaps Study to identify any additional places heritage significance in the settlement and surrounds.</li> <li>Undertake the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in the settlement and surrounds.</li> </ul>
<b>ESO</b>	<b>Environmental Significance Overlay</b> - to clearly define that the settlement is located within a Special Water Supply Catchment.
<b>F</b>	<b>Flooding Study</b> - Undertake a Flood Study in partnership with the appropriate catchment management authority, as funding allows.
<b>RCZ</b>	<b>Rural Conservation Zone</b> - Revision of the RCZ Schedule to reflect the environmental attributes/context of the settlement and similar settlements within the Wombat State Forest.
<b>CHMP</b>	<b>Cultural Heritage Management Plan</b> - required for large-scale development or listed high impact activity within areas of cultural heritage sensitivity, as defined by the Aboriginal Heritage Regulations 2007. This may be completed by a developer.
<b>SP</b>	<b>Structure Plan</b> - to provide a long-term vision and strategic framework to guide the future planning and development of the settlement.
<b>SP*</b>	<b>Structure Plan</b> - to be completed if business case and funding model for delivery of reticulated services is complete and viable.
<b>UDF</b>	<b>Urban Design Framework</b> - to develop a vision for the settlement, enhance its sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines, and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme
<b>SIP</b>	<b>Settlement Improvement Plan</b> - to enhance the settlements place and community and identify key actions and priorities for capital works

# 7.1 Summary of Recommendations

	PAGE NUMBER FOR DETAILED FINDINGS - IN PART B	SETTLEMENT CENTRE	SETTLEMENT GROWTH & DEVELOPMENT	FARMING AND RURAL INDUSTRY	COMMUNITY INFRASTRUCTURE & FACILITIES	INFRASTRUCTURE	RECREATION & LEISURE	STREETSCAPE & ENVIRONMENT	BUILT FORM & URBAN DESIGN	TOURISM & ECONOMIC DEVELOPMENT	HERITAGE	FURTHER STRATEGIC WORK	RECOMMENDATION FOR GROWTH INVESTIGATION
BALLANG	3	X	X	✓	✓	✓	✓	✓	NIL	✓	✓	SIP + H	NO
BALLANG EAST	12	X	X	✓	✓	✓	✓	✓	NIL	✓	✓	SIP + H	NO
BARKSTEAD	22	X	X	✓	NIL	✓	✓	✓	NIL	✓	✓	ESO + RCZ + H	NO
BLACKWOOD	31	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	SP + F	NO
BUNGAREE	47	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	SP* + F + CHMP	YES
CLARENDON	63	X	X	✓	NIL	✓	✓	✓	NIL	✓	✓	SIP + F + CHMP + H	NO
DALES CREEK	73	X	X	NIL	NIL	✓	NIL	✓	NIL	✓	✓	ESO + RCZ	NO
DUNNSTOWN	81	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	SP + F + H	YES
ELAINE	95	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	UDF + F + H	NO
GREENDALE	108	X	X	✓	✓	✓	✓	✓	✓	✓	✓	UDF + H	NO
KORWEINGUBOORA	119	X	X	✓	✓	✓	✓	✓	NIL	✓	✓	SIP + ESO	NO
LAL LAL	130	X	X	✓	✓	✓	✓	✓	✓	✓	✓	UDF + F	NO
MOUNT EGERTON	43	X	X	✓	✓	✓	✓	✓	✓	✓	✓	UDF + H	NO
MYRNIONG	155	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	SP + CHMP + H	YES
WALLACE	169	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	SP + F + CHMP	YES
YENDON	182	X	X	✓	✓	✓	✓	✓	✓	✓	✓	UDF + F + H	NO

Chart 7-1 Summary of Recommendations from STS





## 8.0 Conclusion

# 8.0 Conclusion

The Small Towns and Settlement Strategy (STS) and associated Context Report have sought to provide direction for the Moorabool Shire in the management of small town and settlement growth, consistent with the availability of infrastructure, environmental constraints, existing supply and demand, and Government policy.

The Strategy has been developed in response to increasing pressure to maintain and enhance the sustainability of the small towns and settlements within the Shire, as highlighted in the findings of the community engagement undertaken as part of the Strategy.

A balance needs to be achieved between accommodating future growth, while maintaining the unique amenity of the Shire. This balance will not be achieved through ad hoc residential development extending into high quality agricultural land. The Moorabool Shire has natural and productive values, which could be compromised or lost through uncontrolled development. Decisions need to be made now about the essential qualities of Moorabool's communities and how these may be retained and enhanced over the next 25 years and beyond.

Growth in the Moorabool Shire is influenced by many factors, particularly bushfire risk, community infrastructure, special water supply catchments, transportation infrastructure, and availability of utility services. These factors, as well as, many

others, were considered in informing the recommendations for future growth in the Shire.

The availability of utility services varies across the Shire, such as, water supply, electricity, and telecommunications. Reticulated water is only available to a limited number of small towns and settlements within the Shire. Furthermore, reticulated sewerage is not provided to any of the small towns and settlements within the Shire.

Provision of these services is the responsibility of water authorities and private sector utility providers. The provision of these services is based on a number of considerations including, but not limited to, supply and demand, population growth, relevant legislation and policy, cost constraints, and environmental considerations.

Detailed analysis of contextual issues of 16 identified settlements and clusters has been undertaken, and recommendations made regarding their future roles and capacity for development and/or growth.

Importantly the recommendations of this study emphasises the protection of human life, meaning that settlements and infrastructure must be carefully planned to minimise the risks associated with environmental hazards, land degradation and waterway health. In particularly hazardous or sensitive locations, new development is

discouraged altogether.

Key findings and recommendations of the STS include:

**1.** Four towns have long-term potential to accommodate some population growth, Bungaree, Dunnstown, Myrning and Wallace. This limited growth will be dependent on the provision of reticulated sewerage or, in the case of Myrning possibly other local solutions. In addition, any accommodated growth in Dunnstown will be dependent on provision of reticulated water supply.

**2.** Elaine has the potential to become a provider of a wider range of community services to residents in the south-western part of the Shire. Limited growth, if it occurs will rely upon Council's domestic wastewater policy and suitable sites being identified for housing.

**3.** All other settlements that have been identified as having very limited residential growth potential and no substantial change is recommended for the majority of these settlements.

**4.** Urban design treatments, such as, green edges, buffers, and town entrances could be established to define settlement edges, provide buffers between urban and rural uses, and clearly separate townships.

**5.** The Municipal Strategic Statement (MSS) should be revised to reflect the findings and

recommendations of the Strategy, and the strategy should be included as a reference document within the Moorabool Planning Scheme.

**6.** In relation to the towns and settlements with low growth potential, further strategic work such as urban design frameworks, or streetscape improvement plans, can be undertaken in the short to medium term.

**7.** Further strategic work in relation to the development of the towns with long-term prospects to accommodate some population growth can be undertaken when it is determined whether reticulated sewerage can be provided to those locations.

# References

- CPG (2010): Settlement Strategy Context Report, prepared for Macedon Ranges Shire Council, May, unpublished.
- DTPLI (2013): Plan Melbourne, Metropolitan Planning Strategy, State of Victoria, Melbourne.
- DTPLI (2014): Central Highlands Regional Growth Plan, State of Victoria, Melbourne.
- DHHS (2016): Graphic sourced from North West Melbourne Population Health Planning Strategy Session, February, unpublished
- Geografia (2014): Moorabool Shire Economic Development Strategy, Background Report, prepared for Moorabool Shire, August, unpublished.
- Geographia (2015): Economic Dev Strategy, prepared for Moorabool Shire, June, unpublished.
- John Hearsch Consulting (2016): Rail Plans and Strategy, a preliminary report for Moorabool Shire Council, unpublished.
- Macroplan (2016): Moorabool Shire Retail Strategy 2041, prepared for Moorabool Shire, March, unpublished.
- SGS (2015): Moorabool Industrial Areas Strategy, prepared for Moorabool Shire, June, unpublished.
- Spatial Economics (2016): Bacchus Marsh Housing Supply and Demand Study, prepared for Moorabool Shire, February, unpublished
- Urban Enterprise (2014): Moorabool West Small Towns Residential Assessment, prepared for Moorabool Shire, June, unpublished.
- Urban Enterprise (2016): Moorabool Small Towns Servicing Analysis, prepared for Moorabool Shire, August, unpublished.

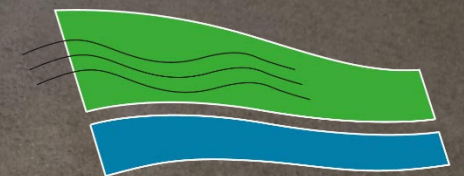


MOORABOOL  
SHIRE COUNCIL



# SMALL TOWNS AND SETTLEMENTS STRATEGY – PART B TOWNS ASSESSMENT

September 2016



MOORABOOL  
SHIRE COUNCIL

## Contents

Introduction	2
Town Analysis for:	
1. Balliang	3
2. Balliang East	12
3. Barkstead	22
4. Blackwood	31
5. Bungaree	47
6. Clarendon	61
7. Dales Creek	71
8. Dunnstown	79
9. Elaine	93
10. Greendale	106
11. Korweinguboora / Spargo Creek	117
12. Lal Lal	128
13. Mt Egerton	141
14. Mymiong	153
15. Wallace	166
16. Yendon	179

## Introduction

The Small Towns and Settlements Strategy – Part B Town’s Assessment provides detailed results of Moorabool Shire’s comprehensive investigation, analysis and community engagement activities. The sixteen towns that have been analysed in this strategy each play a key role in the current or future service provision for the whole Shire.

The Part B Town Analysis is to be read in conjunction with the Small Towns and Settlements Strategy Part A which contains the strategic context for the future of the small towns and the justification for future amendments to the Moorabool Planning Scheme to bring the recommendations of the Strategy to fruition.

The Strategy documents, Part A and Part B, have been informed by extensive community consultation.

**We would like to thank the community for their participation in this process.**

# BALLIANG

## 1.0 Introduction

Balliang is a small agricultural and rural lifestyle settlement located 20 kilometres to the south of Bacchus Marsh and 55 kilometres to the west of Melbourne. It is situated midway between Geelong and Bacchus Marsh on the Bacchus Marsh - Balliang Road and the closest township with a general store is Anakie, 16 kilometres to the south-west.

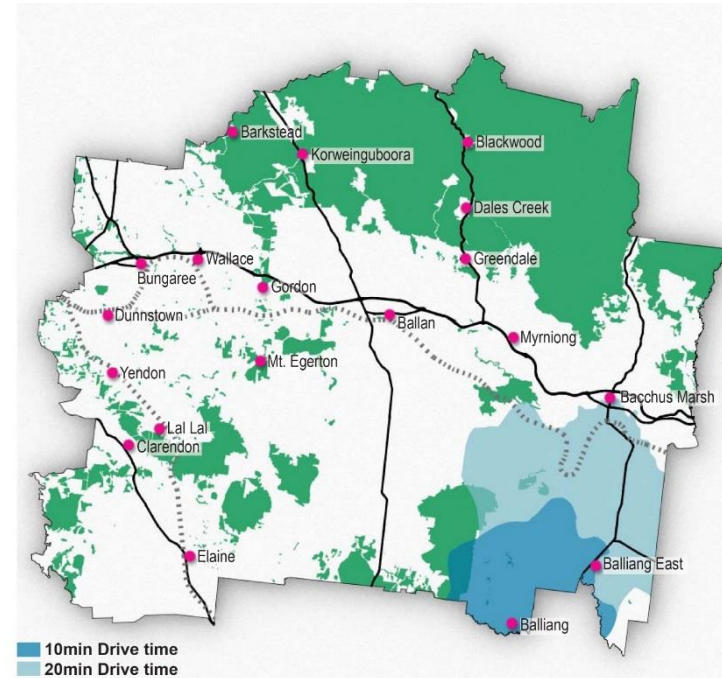
The settlement contains approximately 4 dwellings and is set within a wooded grove surrounded by an agricultural grassland/woodland setting, the remainder upon farmland. Despite its small resident population, Balliang contains a range of local facilities and historically has played a service role to the agricultural district.

Approximately five kilometres to the west of Balliang are the foothills of the Brisbane Ranges. The Brisbane Ranges National Park is an important area for the conservation of native flora and fauna, and is noted for its wildflowers, which are of great scientific interest.

Residents have access to a limited, nonetheless vital range of community facilities, including St Georges Church (Anglican) community/memorial hall, recreation reserve and CFA station.

Balliang is not zoned as a township under the Moorabool Planning Scheme and the Scheme does not presently contain any specific policy statements in relation to the future of this settlement.

**Role: Small Town**  
**– subcategory: Rural Settlement**



**Map 1** Balliang



## 2.0 Town Character

Balliang is approached via mostly flat surrounding cropping and grazing land, which characterises the area at large, and reflects its image as a rural settlement.

The settlement is aligned along a 500-metre section of the Bacchus Marsh - Balliang Road and consists of a handful of houses on large blocks, a church, CFA, and community hall. The road reserve and local properties feature established eucalypt trees, which contrast with the surrounding, otherwise sparsely treed landscape.

Most of the dwellings are weatherboard structures, which have a rural appearance. The setbacks between the road and adjoining properties are large, which contributes to the Balliang's character and lack of identity as a settlement.

Balliang's character is defined by the following elements:

- Flat landforms.
- Surrounded by farmland.
- A small number of dwellings on low-density sized lots.
- Weatherboard cottages and buildings are a key feature.
- Wide road reserves containing established native tree species.



Map 2 Land Use Zones for Balliang

## 3.0 History

Balliang was originally part of the landholding of the pastoralist, S. F. Staughton, who took up runs in the district in 1842. Subsequently, the Staughton Vale Estate became a major hay producer. Other crops produced included wheat, oats, and barley, along with lambs and dairy cattle.

The township of Staughton Vale (later Balliang), comprising eight allotments of one acre (0.4 hectares), a seven acre (2.8 hectares) recreation reserve, and a school reserve of three acres (1.2 hectares), was gazetted on April 29 1908. It was created following the acquisition of 9,838 acres by the Victorian Government from S. F. Staughton, and subdivision of the land for closer settlement.

Balliang Primary School No.3630 proposed by the Balliang Progress Association and was opened in November 1910 to provide elementary education to the children of settlers on the Staughton Vale Estate.

In March 1910, the Church of England acquired one of the township allotments and the church was erected in 1912 to the design of Frank Lee, a local farmer.

The original school was destroyed by fire in 1944 and was rebuilt in 1945. Following closure of the school in 1994, it was converted to a CFA District facility.

A post office opened in Balliang in 1910 and closed in 1968. The original timber public hall built in 1918 was replaced in 1957.

## 4.0 Infrastructure Snapshot

<b>Utilities</b>	Balliang has limited utility services, without reticulated natural gas, sewerage or water. However, it receives a fortnightly garbage and recycling collection service.
<b>Open Space and Recreation</b>	Recreation Reserve, which contains public toilets (Disused), Tennis Courts (poor condition), and a Sports Oval (disused).
<b>Places of Assembly/organised groups/venues</b>	Public Hall, Anglican Church.
<b>Emergency Services</b>	CFA station.
<b>Education</b>	No services.
<b>Health</b>	No services.
<b>Transport</b>	No bus or train services.
<b>Convenience Retail/food</b>	None.
<b>Other</b>	None.

## 5.0 Settlement Role

Balliang been identified as a **Small Town – subcategory: Rural Settlement**.

**Small Town – subcategory: Rural Settlements** generally have small population numbers (typically <200 residents), and contain a small cluster of housing usually within the Township Zone. Very few services or facilities are provided within the settlement, possibly a community space and/or CFA service. There may access to



Photo 1 Balliang Hall

reticulated water, however, reticulated sewerage is not provided. Usually the residents are reliant on other settlements for higher order services. Expectations of growth are limited.

## **6.0 Current Strategic Direction**

At present, the Moorabool Planning Scheme Municipal Strategic Statement (MSS) does not provide any specific strategic direction for Balliang.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Balliang. However, it seeks to focus growth in existing settlements, which have a sound infrastructure base, and direct settlement growth away from areas subject to natural hazards, such as, bushfire and flooding.

### **6.2 Regional Bushfire Planning Assessment Grampians Region**

The Regional Bushfire Planning Assessment for the Grampians Region identifies a number of issues regarding the settlement of Balliang.

These issues are:

*Area contains a cluster of lots and undeveloped land surrounded by grasslands, which is a specific local condition and known bushfire hazard.*

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- The settlement is reliant on the larger towns for higher-order goods and services including employment, retail, health, and education.
- As the primary land use in the locality is agriculture, it is important that land be protected from further residential fragmentation, to preserve its use for farming purposes.
- Lack of gateway signage, settlement theme, and/or sense of arrival in the settlement.
- The centre of the settlement is compact and most public facilities are within a five-minute walk-able catchment though in practice the service catchment involves households who would drive to Balliang.
- Public transport is not available and residents almost entirely rely on private transport.

- The settlement is not supplied with reticulated natural gas, sewerage, or water.
- It is difficult to justify significant infrastructure investment in a settlement with a limited population catchment and limited growth potential.
- Flood prone areas have been identified in proximity to the settlement as indicated by the proposed application of the Land Subject to Inundation Overlay.

### **Opportunities**

- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).
- Retention and protection of large remnant trees.
- Strengthening street tree plantings to form a consistent green edge along the main access ways and delineate the entries to Balliang.
- Utilise tree planting to frame key views, and screen those less desirable.
- Although there is a risk of grass fire, the area has not been identified as having a significant bushfire risk and is not included in the Bushfire Management Overlay.

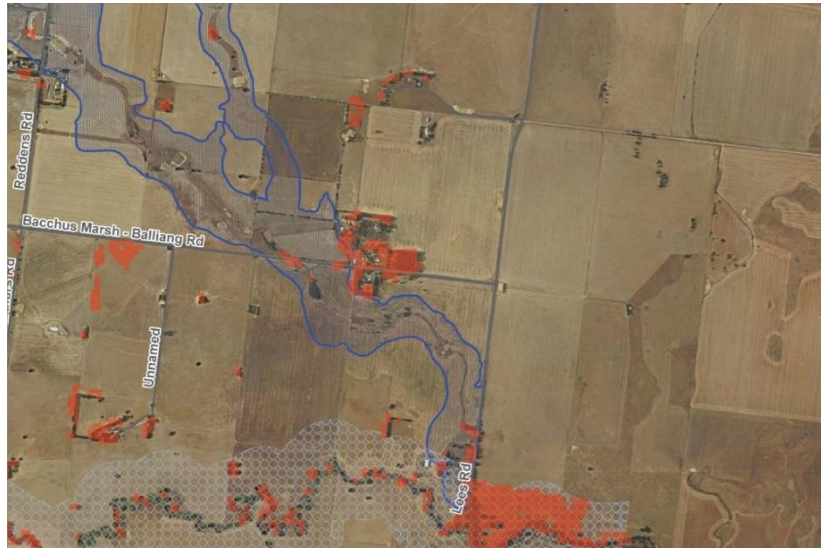
### **Values & Constraints**

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Balliang.

These are illustrated on the following maps and include:

- The Design and Development Overlay (Schedule 2) applies to all land within Balliang. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- Native vegetation within Balliang is restricted to small fragmented occurrences. One patch is likely to meet the condition thresholds of the nationally significant ecological community, Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia.
- A small area of quality remnant grassland has been identified in the grounds of the Balliang Anglican Church. (Victorian Volcanic Plains Conservation Management Network).
- There is a low likelihood of the occurrence of nationally significant flora and fauna species within the settlement and surrounds. Three state significant flora species were recorded during the field assessment, Buloke, Buloke Mistletoe and Melbourne Yellow-gum.
- It is considered that Aboriginal cultural heritage sites are likely to be present in the settlement and surrounds.
- Three listed historical heritage sites are located within the settlement and surrounds (Former Balliang Primary School, Saint George's Balliang Anglican Church and "The Gables" Farmhouse).
- The bushfire risk for Balliang is Low, although grass fire hazard exists.

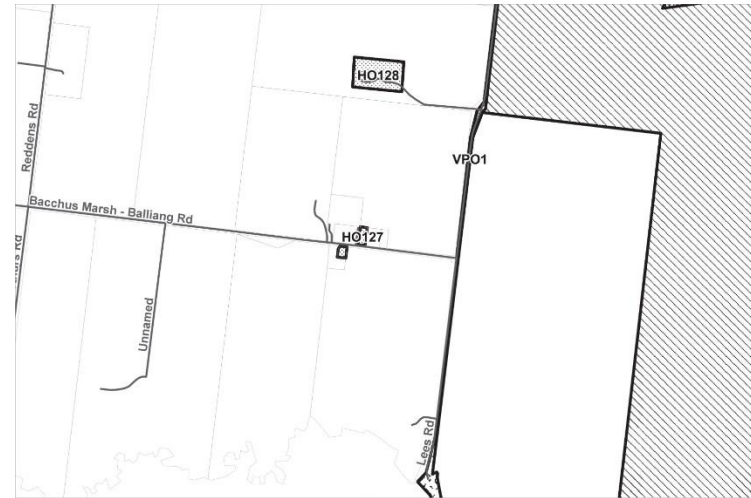
- Areas adjacent to watercourses in Balliang are subject to flooding and have been identified by Melbourne Water as having a 1% Annual Exceedance Probability (AEP). Refer to the map on this page for details



**KEY**

- Ecological Vegetation Class - Endangered
- Area of cultural sensitivity
- Area of Flood Inundation

**Map 4 Constraints for Balliang**



**KEY**

- Environmental Significance Overlay (ESO4)
- Heritage Overlay (HO)
- Vegetation Protection Overlay (VPO1)

**Map 3 Overlays applying to Balliang**

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Community Expectation – Balliang and Balliang East (From Combined Community Workshop)

- Balliang and Balliang East are not growth areas.
- The areas should remain broad acre farming areas.
- Protect the rural land.
- Change is expected.
- Would like better access to the roads and better roads – overtaking lanes.
- Lower the speed limit through the towns.
- Better use of Hall and repair to tennis court (Balliang East).
- Improved internet and mobile coverage.
- Access to Western Freeway but not through Bacchus Marsh.
- Weed management – particularly serrated tussock.
- Better services but acknowledge it's too expensive without larger numbers of residents.

#### Economic

#### Environment and Landscape

#### Sustainability

## 9.0 Recommendations

This section provides recommendations for how to manage, support, and encourage sustainable growth and/or development in Balliang. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

### Vision Statement for Balliang

*Balliang will continue to support agricultural enterprises and provide basic facilities which are appropriate to resident demand.*

### Settlement Growth and Development

- Expansion of the settlement is to be discouraged due to a lack of services/infrastructure, and the agricultural and environmental value of surrounding land.

### **Farming/Rural Industry**

- Protect land from further residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.

### **Community Infrastructure & Facilities**

- Planning for the provision of services in the south-eastern part of the Shire should consider Balliang and Balliang East collectively, to avoid duplication and maximise the efficient use of existing infrastructure, and be undertaken in partnership with local residents.
- Continue to support and maintain the existing community facilities, as key assets of Balliang including access to public open space and associated infrastructure.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community bus service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.
- In partnership with Balliang East residents, consider the services to be offered in Balliang and Balliang East, to avoid duplication and maximise the efficient use of existing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure such as roads and table drains.
- Advocate for improved access to broadband and mobile phone services in Balliang.

### **Recreation & Leisure**

- Continue to recognise the existing facilities as the key recreational assets in the settlement.

### **Streetscape & Environment**

- Support Melbourne Water's initiatives, in particular, re-vegetation along waterways, such as the Little River.
- Protect areas of environmental risk, in particular, flood prone land through the incorporation and implementation of appropriate provisions in the planning scheme.
- Encourage the retention and protection of large remnant trees.
- Strengthen street tree plantings to form a consistent green edge along the main access ways and delineate the entries to the settlement.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services.
- Investigate the potential use of the Recreation Reserve as a base for recreational touring (walking/cycling) in the nearby Brisbane Ranges.
- Support and encourage participation in agribusiness initiatives.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the settlement.

## **Heritage**

- Continue to recognise and protect sites of local heritage significance.
- Protect heritage places and sites of environmental significance through the incorporation and implementation of appropriate provisions in the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Balliang:

- Prepare a Settlement Improvement Plan to enhance place and community (e.g. enhanced landscaping, signage, minor upgrade of existing facilities) and identify key actions and priorities for capital works.
- Undertake a Heritage Gaps Study to identify any additional places heritage significance in the settlement and surrounds.

## **11.0 Summary**

Balliang is not identified for residential growth, however, investigation of opportunities to improve the amenity of the area is supported.



# BALLIANG EAST

## 1.0 Introduction

Balliang East is a small settlement in a de-facto rural acreage subdivision, approximately 14 kilometres south of Bacchus Marsh. The settlement centre is located along the Geelong - Bacchus Marsh Road and is within a grassland setting.

It is estimated that the population of the settlement (in 2015) is approximately 142 residents within 57 dwellings.

Balliang East is located on the Werribee Plains, which is a well-established dryland cropping area, with some mixed grazing. The area is generally characterised as a low rainfall area south of Bacchus Marsh with a dominant land use being 'broad acre' cropping on the grey and red basalt soils.

The Werribee Plains hinterland consists of undulating volcanic plains, a scoria cone, and steep gorges formed by the Little and Werribee Rivers. Many elements of the flora reflect the low rainfall of this area, which formerly supported extensive areas of Plains Grassland.

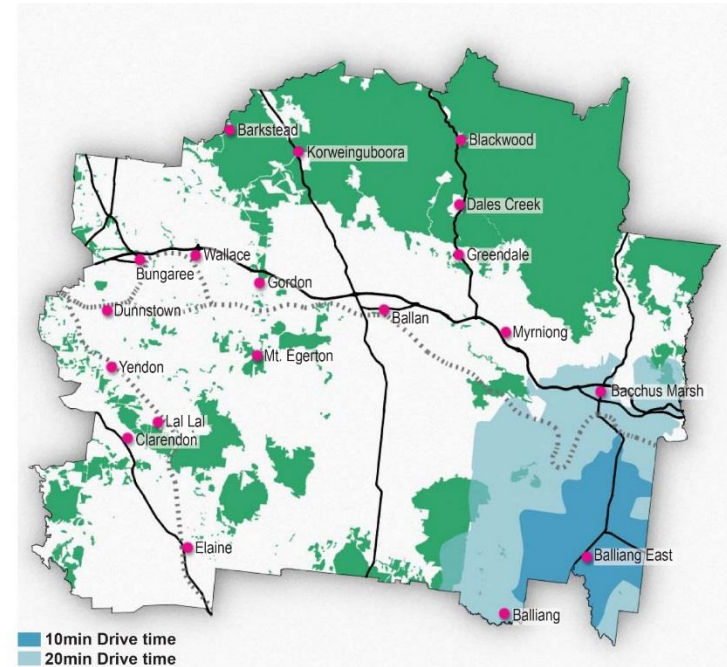
Although the area has been extensively cleared and altered for agricultural, urban, and industrial use, there are some large areas of predominantly native vegetation, as well as, some high quality wetlands, which is important habitat for many threatened fauna species.

The Geelong – Bacchus Marsh Road passes north to south through the settlement, providing a vital transport corridor. This road is part of a major freight route from northern Victoria and the southern Riverina, to the Port of Geelong. In addition, it provides an important tourist route to the Bellarine Peninsula and Surf Coast. Maintenance of this road corridor is critical to regional linkages and economic development.

Other roads servicing the settlement are Ballan Road extending to the east to Werribee and Davis Lane to the west.

Residents have access to a limited, nonetheless vital range of community facilities, including a community/memorial hall, and a State primary school. In addition, there is an established dog boarding kennel and cattery ('Vern Ryan's Pet Resort') in the northern part of the settlement.

**Role: Small Town**  
**– subcategory: Rural Settlement**



**MAP 1** Balliang East

Balliang East is not zoned as a township under the Moorabool Planning Scheme and the Scheme does not presently contain any specific policy statements in relation to the settlement.

## 2.0 Township Character

The settlement of Balliang East is located on the Werribee Plains, which is an area of mostly flat cropping and grazing land.

Approaching the settlement via the south and north, the school and community hall buildings located either side of the Geelong - Bacchus Marsh and School Roads intersection are immediately obvious.

Most residential buildings are located to the east along School and Agars Roads and are set upon rural living size lots, which on average are approximately four hectares in area.

Typical of many rural living lots landscape treatments, fencing and roadside visibility vary between properties, nevertheless an overall character of established low trees and large front setbacks to residences are common to these lots. Equine activity is evident on a number of the lots suggesting a lifestyle attraction to acreage.

Balliang East's character is defined by the following elements:

- Flat landforms.
- Surrounded by farmland.
- Residences on rural living size lots.
- Wide road reserves with established native tree species.



Map 2 Land Use Zones for Balliang East

### 3.0 History

Balliang East was established as a small service settlement for the surrounding agricultural district. A post office opened in 1911 and closed in 1958. The Primary School opened in 1913.

### 4.0 Infrastructure Snapshot

<b>Utilities</b>	Balliang East has limited utility services. It is not serviced with reticulated gas, sewerage or water. However, there is a standpipe located on the Geelong – Bacchus Marsh Road. Balliang East receives a fortnightly garbage and recycling collection service.
<b>Open Space and Recreation</b>	Multi-use Court and Junior Sports Oval at the Primary School. Tennis Courts (disused) at the Soldiers Memorial Hall.
<b>Places of Assembly/organised groups/venues</b>	Balliang East Soldiers Memorial Hall.
<b>Emergency Services</b>	No services.
<b>Education</b>	State Primary School.
<b>Health</b>	No services.
<b>Transport</b>	No bus or train services.
<b>Convenience Retail/food</b>	None.
<b>Other</b>	None.



Photo 1 Balliang East

### 5.0 Settlement Role

Balliang East been identified as a **Small Town – subcategory: Rural Settlement**.

**Small Town – subcategory: Rural Settlements** generally have small population numbers (typically <200 residents), and contain a small cluster of housing usually within the Township Zone. Very few services or facilities are provided within the settlement, possibly a community space and/or CFA service. There may access to reticulated water, however, reticulated sewerage is not provided. Usually the residents are reliant on other settlements for higher order services. Expectations of growth are limited.

## 6.0 Current Strategic Direction

At present, the Moorabool Planning Scheme Municipal Strategic Statement (MSS) does not provide any specific strategic direction for Balliang East.

### 6.1 Central Highlands Regional Growth Plan

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Balliang East, however, it seeks to avoid growth in settlements with limited infrastructure.

### 6.2 Regional Bushfire Planning Assessment Grampians Region

The Regional Bushfire Planning Assessment for the Grampians Region identifies a number of issues regarding Balliang East and surrounds.

These issues are:

*Cluster of rural-residential lots surrounded by grasslands, a known bushfire hazard.*

### 6.3 Victoria's Road Safety Strategy and Action Plan

As part of Victoria's Road Safety Strategy and Action Plan, the State Government recently launched *Towards Zero 2016-2020*, which has the goal of reducing road deaths to below 200 by 2020. The Strategy includes a \$340 million investment program to address known crash black spots on more than 2,500 kilometres of rural and regional roads across the State. Twenty high-risk rural roads with significant crash histories have been prioritised under the package, including the Geelong - Bacchus Marsh Road (between Geelong and Bacchus Marsh).

## 7.0 Issues, Opportunities & Constraints

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### Issues

- As the primary land use in the locality is agriculture, it is important that land be protected from further residential fragmentation, to preserve its use for farming purposes.
- The community relies on community, health, and social services provided on a region-wide basis.
- Public transport is not available and residents rely almost entirely on private transport.
- The settlement is not supplied with reticulated natural gas, sewerage, or water.

- The Soldiers Memorial Hall and Balliang East Primary School have poor roadside amenity.
- The Primary School abuts the Geelong – Bacchus Marsh Road, which has a 100-kph speed limit.
- The speed limit and traffic volumes on the Geelong – Bacchus Marsh Road discourage pedestrian access between the Soldiers Memorial Hall and the Primary School.
- It is difficult to justify significant infrastructure investment in a settlement with a limited population catchment and limited growth potential.
- Flood prone areas have been identified in proximity to the settlement as indicated by the proposed application of the Land Subject to Inundation Overlay.

### **Opportunities**

- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).
- Retention and protection of large remnant trees.
- Strengthening street tree plantings to form a consistent green edge along the main access ways and delineate the entries to the settlement.
- Although there is a risk of grass fire, the area has not been identified as having a significant bushfire risk, and is not included in the Bushfire Management Overlay.
- Any expansion of Parwan as an employment cluster, subject to further analysis, may present opportunities for further investment in businesses related to the agricultural sector in the Balliang East area.

### **Values & Constraints**

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Balliang East.

These are illustrated on the following maps and include:

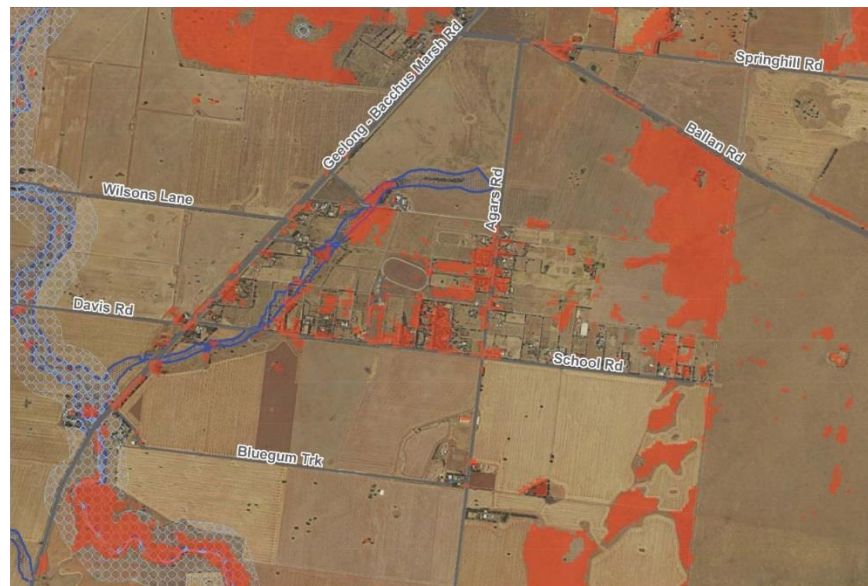
- The Design and Development Overlay (Schedule 2) applies to all land within Balliang East. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- The Environmental Significance Overlay (Schedule 7) applies to all land within Balliang East. Environmental objectives sought to be achieved by ESO7 include, to prevent a decline in the extent and quality of native vegetation and native fauna habitat of the Victorian Volcanic Plain, to enhance the environmental and landscape values of the area, to avoid the fragmentation of contiguous areas of native vegetation or native fauna habitat, and to ensure that any use, development or management of the land is compatible with the long-term conservation, maintenance, and enhancement of the grasslands.
- Environmental Significance Overlay (Schedule 2) - Waterway Protection affects land along the banks of the Balliang Creek. It seeks to protect the habitat significance of vegetation, provide for appropriate development of land within 100 metres of either side of a waterway, maintain water quality in natural waterways, prevent increased surface runoff or concentration of surface water runoff, conserve existing flora and fauna habitats close to waterways, and to encourage generation and regeneration of habitats.
- Native vegetation within Balliang East is fragmented throughout the settlement and surrounds with several large areas of remnant grassland present. Some areas are likely to meet the condition thresholds of the nationally significant ecological communities, Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia and Natural Temperate Grassland of the Victorian Volcanic Plain.
- One nationally listed flora species, Clover Glycine *Glycine latrobeana*, has previously been recorded within the settlement and surrounds, and there is a moderate likelihood of several additional nationally significant flora species occurring within the area, including Matted Flax-



**Map 3** Overlays applying to Balliang East

lily and Spiny Rice-flower. There is a low likelihood of several nationally significant fauna species occurring within the settlement and surrounds, including, Plains Wanderer, Growling Grass Frog, Golden Sun Moth and Striped Legless Lizard.

- Two state significant flora species (Buloke, Melbourne Yellow-gum) and one state significant ecological community (Western [Basalt] Plains Grassland) were recorded during the field assessment.
- It is considered that sites of Aboriginal cultural heritage significance are likely to be present in the settlement and surrounds.
- There are no listed historical heritage sites within the settlement.
- The bushfire risk for Balliang East is Low, although grass fire hazard exists.
- Areas adjacent to watercourses in Balliang East are subject to flooding and have been identified by Melbourne Water as having a 1% Annual Exceedance Probability (AEP). Refer to the map on this page for details.



**KEY**  
 ■ Ecological Vegetation Class - Endangered  
 ▨ Area of cultural sensitivity  
 ■ Area of Flood Inundation

**Map 4 Constraints for Balliang East**

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Economic

#### Environment and Landscape Sustainability

### Community Expectation – Balliang and Balliang East (From Combined Community Workshop)

- Balliang and Balliang East are not growth areas.
- The areas should remain broad acre farming areas.
- Protect the rural land.
- Change is expected.
- Would like better access to the roads and better roads – overtaking lanes.
- Lower the speed limit through the towns.
- School crossing to Hall at Balliang East for school access.
- Improved internet and mobile coverage.
- Access to Western Freeway which is not through Bacchus Marsh.
- Weed management – particularly serrated tussock.
- Better services but acknowledge it's too expensive without larger numbers of residents.

## 9.0 Recommendations

This section provides recommendations for how to manage, support, and encourage sustainable growth and/or development in Balliang East. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation) which may be common themes across many or most settlements.

### Vision Statement for Balliang East

*Balliang East is a small community that takes pride in its facilities that are appropriate to the demands of the residents, and support the local agricultural enterprises and rural living properties.*

### Settlement Growth & Development

- Expansion of the settlement is to be discouraged due to a lack of services/infrastructure and the agricultural and environmental value of surrounding land.

### Farming / Rural Industry

- Protect land from residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Ensure that suitable buffer distances are maintained to protect rural activities from encroachment by sensitive uses.

### Community Infrastructure & Facilities

- Planning for the provision of services in the south-eastern part of the Shire should consider Balliang and Balliang East collectively, to avoid duplication and maximise the efficient use of existing infrastructure and be undertaken in partnership with local residents.
- Continue to support and maintain the existing community facilities, as key assets of Balliang East.
- Investigate opportunities for resource sharing of existing facilities such as, the school and Soldiers Memorial Hall and their optimum use by the community.
- Advocate to PTV for the establishment of a wider network of VLine coach routes, which could service Balliang East, e.g., a Gisborne to Geelong route, via Bacchus Marsh and Balliang East, or a Bacchus Marsh to Werribee route, via Balliang East.



- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community bus service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.
- In partnership with Balliang residents, consider the services to be offered in Balliang and Balliang East, to avoid duplication and maximise efficient use of existing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as roads, table drains, and pedestrian paths.
- Advocate to VicRoads and the Transport Accident Commission for funding to undertake safety improvements to the Geelong – Bacchus Marsh Road.
- Advocate to VicRoads for a slower speed environment within the settlement of Balliang East, and appropriate signage.
- Advocate for improved access to broadband and mobile phone services in Balliang East.

### **Streetscape & Environment**

- Ensure the protection of significant grasslands in the area.
- Protect areas of environmental risk, in particular, flood prone land through the incorporation and implementation of appropriate provisions in the planning scheme.
- Strengthen street tree plantings to form a consistent green edge along the main access ways and delineate the entries to the settlement.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services.
- Monitor opportunities, which may arise from potential agribusiness investment in the Parwan area.
- Encourage the creation of employment in home based and creative industries.
- Support and encourage participation in agribusiness initiatives.
- Foster community participation and ‘ownership’ in enhancing the social, environmental, and economic opportunities in the settlement.

### **Heritage**

- Continue to recognise and protect sites of local heritage significance.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Balliang East:

- Prepare a Settlement Improvement Plan to enhance place and community (eg enhanced landscaping, signage, minor upgrade of existing facilities) and identify key actions and priorities for capital works.
- Undertake a Heritage Gaps Study to identify any additional places heritage significance in the settlement and surrounds.

## **11.0 Summary**

Balliang is not identified for residential growth, however, investigation of opportunities to improve the amenity of the area is supported.

# BARKESTEAD

## 1.0 Introduction

Barkstead comprises a scattered rural lifestyle locality approximately 20 kilometres north-west of Ballan. The area is located on the Leonards Hill - Barkstead Road and is surrounded by the Wombat State Forest. Access to Barkstead is via formed gravel local roads through Wombat State Forest.

Barkstead was originally a forestry settlement, and is now a small locality, whose residents primarily access services in Daylesford and surrounds. There is an estimated population of 60 residents within 23 dwellings living in Barkstead and only limited new housing activity has occurred in the area over the last 10-20 years.

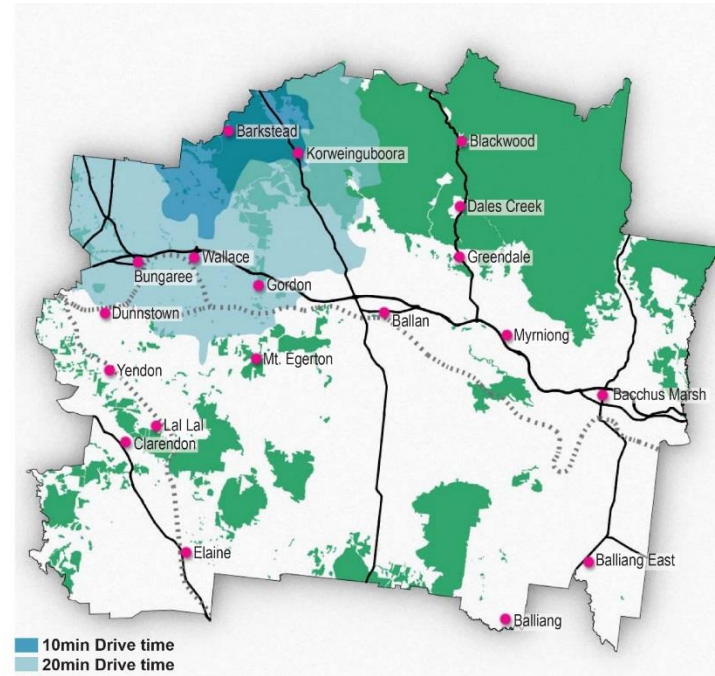
Barkstead, is one of the most isolated settlements in the Municipality and one of the most vulnerable to bushfire. It is located within the Moorabool River Special Water Supply Catchment, and whilst catchment water quality controls apply, the Environmental Significance Overlay (Schedule 1) has not been applied to land within the settlement.

The only utility service available in Barkstead is electricity supply. Like many rural localities, the community does not have reticulated sewerage, water, or natural gas. In addition, Barkstead does not have community or commercial infrastructure.

Access and escape routes are limited to four minor roads through forest vegetation, with remnant forest likely to be close to the road on all four routes.

Barkstead is not zoned as a township under the Moorabool Planning Scheme and the Scheme does not presently contain any specific policy statements in relation to the settlement.

**Role: Small Town**  
**– subcategory: Rural Settlement**



**Map 1** Barkstead

## 2.0 Township Character

Located within the Wombat State Forest, Barkstead has high amenity value and is characterised by established native vegetation and a picturesque rural outlook carved out of the forest.

Housing comprises of a mix of materials and styles from weatherboard to modern brick structures. Most of the dwellings are located on low-density lots with large setbacks between structures. There are several dilapidated buildings in the settlement, which hint at its bustling heritage as a timber town.

Today Barkstead tends to give the appearance of being a loose collection of dwellings on a road network, which once served a fully-fledged town. Much of the land between dwellings and adjoining the roads is grazed, which contributes to a rural settlement feel. Roads within the settlement are gravel with open swale drainage, and limited and/or no formal street tree planting.

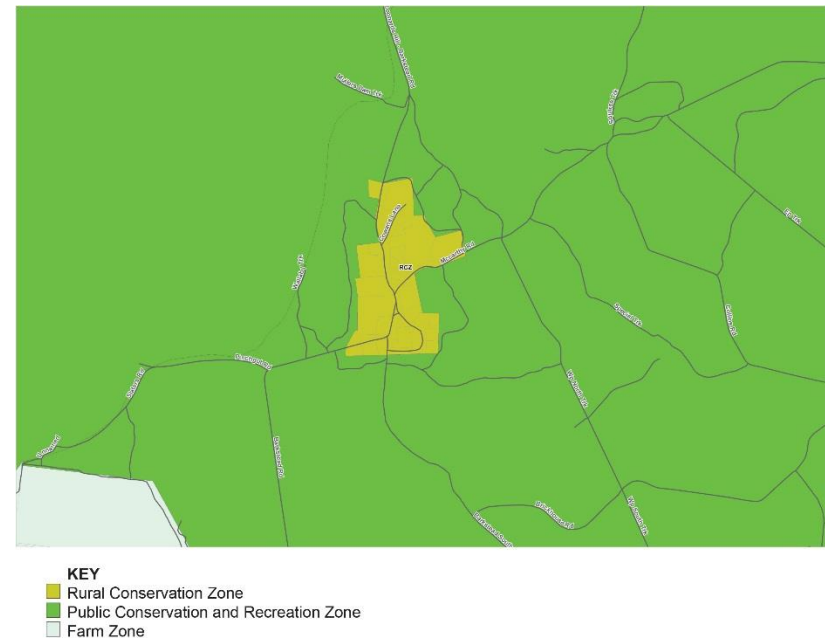
Barkstead's character is defined by the following elements:

- Distinct typography.
- Surrounded by farmland, forest, and plantations.
- Generally, low-density development often set amidst established bush on large lots.
- Picturesque weatherboard buildings are a key feature of the settlement.

## 3.0 History

Barkstead was progressively settled in the 1860's, when saw mills were established to process timber sourced from the surrounding forest.

In 1866, a substantial sawmill was established in the Wombat Forest by the Anderson Brothers. It cut 10,000 feet of timber a week, using bullocks and tramways to move timber. Sixty men were employed who, together with their families, settled in Barkstead. A post office, school, police station and stores were established, and by the 1880s two hotels had been built to support a population of around 5,000 people. Little evidence of the town's heyday remains.



Map 2 Land Use Zones for Barkstead

In January 1879, the Andersons' saw mill and tramway licences were not renewed due to legal disputes, causing severe hardship for the mill employees.

Operations were allowed to resume in May 1879 and the millwork continued for another five years, until the Anderson Bros. finally closed the business, mirroring the plight of many other Wombat Forest saw millers.

The 1890 Victorian Municipal Directory (p.281) described Barkstead as follows:

*'A postal village 116 1/4 miles NW of Melbourne, situated on the most westerly branch of the Eastern Moorabool River. It has a police station, post office and State school. Occupation of residents, principally sawing, splitting and other forest work but there are a few farms and mining to small extent. Railway to Creswick, thence by coach. Population 111.'*

## 4.0 Infrastructure Snapshot

### Utilities

Barkstead has limited utility services. It is not serviced with reticulated natural gas, sewerage or water. However, it receives a fortnightly garbage and recycling collection service.

### Open Space and Recreation Places of Assembly/organised groups/venues

None.  
None.

### Emergency Services

No services.

### Education

No services.

### Health

No services.

### Transport

No services.

### Convenience Retail/food

None.

### Other

None.



Photo 1 Barkstead

## 5.0 Settlement Role

Barkstead has been identified as a **Small Town – subcategory: Rural Settlement.**

**Small Town – subcategory: Rural Settlements** generally have small population numbers (typically <200 residents), and contain a small cluster of housing usually within the Township Zone. Very few services or facilities are provided within the settlement, possibly a community space and/or CFA service. There may access to reticulated water, however, reticulated sewerage is not provided. Usually the residents are reliant on other settlements for higher order services. Expectations of growth are limited.

## **6.0 Current Strategic Direction**

At present, the Moorabool Planning Scheme Municipal Strategic Statement (MSS) does not provide any specific strategic direction for Barkstead.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Barkstead. However, it seeks to focus growth in existing settlements, which have a sound infrastructure base, and direct settlement growth away from areas subject to natural hazards, such as, bushfire and flooding.

### **6.2 Regional Bushfire Planning Assessment Grampians Region**

The Regional Bushfire Planning Assessment for the Grampians Region identifies particular issues regarding the settlement of Barkstead.

These issues are:

*Rural-residential lots at Barkstead are surrounded by forest and in the associated bushfire hazard area. The northern portion of the area includes vegetation of high and very high conservation significance.*

*Cluster of dwellings at Barkstead rely on dirt road for access and egress from bushfire hazard area.*

### **6.3 West Moorabool Heritage Study Stage 1 June 2010**

Stage 1 of the West Moorabool Heritage Study was completed in June 2010. It included the preparation of a thematic environmental history, and identified places of potential heritage significance for investigation and documentation in the second stage of the Study.

Three places of potential archaeological significance were identified in Barkstead and surrounds.

The settlement was not assessed as part of Stage 2A of the Heritage Study.

## 7.0 Issues, Opportunities & Constraints

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### Issues

- The settlement's isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not be appropriate.
- Barkstead is not within proximity to an existing settlement and cannot be efficiently serviced by social and physical infrastructure, at an acceptable and sustainable community cost.
- Public transport is not available and residents rely almost entirely on private transport.
- The available service is limited to electricity. The settlement is not supplied with reticulated natural gas, sewerage, or water.
- It is difficult to justify investment in infrastructure in a settlement with a limited population catchment and limited growth potential.
- There is remnant and re-growth vegetation, and forest existing in, and around, the settlement.
- There is an extreme bushfire risk in this area and any proposed development must be assessed against this known risk to life and property.
- Only limited scale grazing occurs in the Barkstead area.
- Commercial forestry occurs nearby (Pine Plantation).
- Gold mining exploration has been a politically polarising issue in the Wombat State Forest.

### Opportunities

- Interpretation of the rich forestry and mining history of the area, and surrounding forest.
- Retention and protection of large remnant trees.
- Strengthening street tree plantings to form a consistent green edge along the main access ways and delineate the entries to the settlement.
- Utilise tree planting to frame key views and screen those less desirable.

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Barkstead.

These are illustrated on the maps on the following pages and include:

- The Design and Development Overlay (Schedule 2) applies to all land within Barkstead. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- The Bushfire Management Overlay (BMO) – affects the whole settlement. This overlay is applied to areas identified as having high bushfire hazard. Together with the planning requirements for bushfire protection in Clause 52.47, this overlay controls development in order to mitigate risk to life, property and community infrastructure. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.
- Barkstead is within a Special Water Supply Catchment, however, the Environmental Significance Overlay (Schedule 1) has not been applied to land within the settlement.
- Large contiguous areas of remnant Herb-rich Foothill Forest are likely to be present surrounding the settlement centre, within the Wombat State Forest and on private land. Sedgy Riparian Woodland remnants are likely to be present along waterways.
- No state significant ecological communities are predicted to occur within the settlement and surrounds and based on the predicted EVCs present, none are likely to occur.
- Based on habitat predicted to occur within the settlement and surrounds, landscape context and the proximity of previous records:
  - nationally significant flora species are not likely to occur within the settlement and surrounds.
  - several state significant flora species may occur within the settlement and surrounds.
- Based on the number of previous records, extant EVC mapping, landscape context and associated habitat predicted to occur within the settlement and surrounds:
  - no nationally significant fauna species are likely to occur within the settlement and surrounds on a permanent basis as suitable habitat is not present.
  - three State significant fauna species may use habitat within the settlement and surrounds for foraging or breeding purposes.

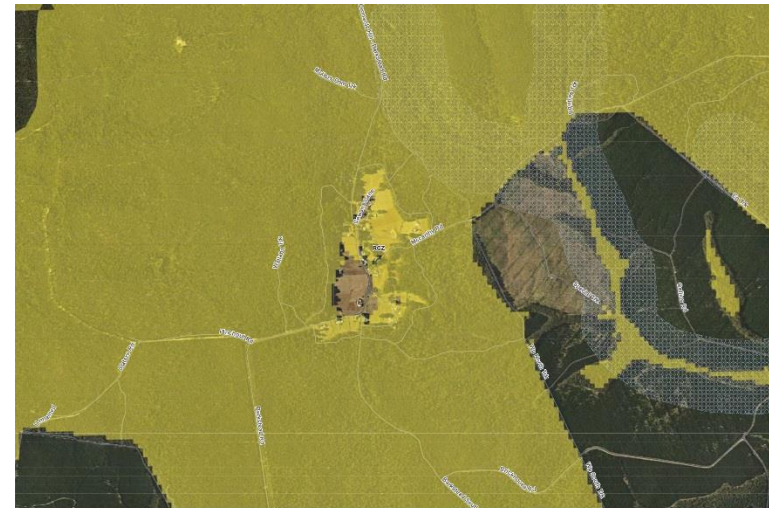


KEY  
 Wildfire Management Overlay (WMO)

**Map 3** Overlays applying to Barkstead



- there is a low likelihood that other nominated State significant species reside within the settlement and surrounds on a permanent basis as there is no suitable habitat or they are presumed to be extinct in the local area.
- There is a low likelihood of occurrence for any threatened species or ecological communities within the Barkstead settlement, and therefore a field assessment was not undertaken.
- There is one area of Cultural Heritage Sensitivity, as defined by the Aboriginal Heritage Regulations 2007, identified within the Barkstead area, Cave Creek.
- There are no sites listed on the Heritage Overlay under the Moorabool Planning Scheme within the Barkstead area. The Barkstead Town Site is listed on the Victorian Heritage Inventory.
- The bushfire risk for Barkstead is likely to be Extreme.
- Barkstead is set in gently undulating hills and surrounded by dense forest.



**KEY**  
 ■ Ecological Vegetation Class - Depleted  
 ▨ Area of cultural sensitivity

**Map 4 Constraints for Barkstead**

## 8.0 Community Expectation

<b>Principles</b>	<b>Community Expectation - Barkstead</b>
<b>Social and Settlement</b>	No growth.
<b>Economic</b>	NIL.
<b>Environment and Landscape</b>	Protection of natural landscape.
<b>Sustainability</b>	NA.

## 9.0 Recommendations

This section provides recommendations for how to manage, support and encourage sustainable development in Barkstead. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

## **Vision Statement for Barkstead**

*Barkstead is community that values their heritage and the conservation of the forest, rural landscape and lifestyle.*

### **Settlement Growth & Development**

- Expansion of the settlement is to be discouraged due to its lack of services/infrastructure, its location within a water supply catchment, the environmental value of surrounding land, and the area's extreme bushfire risk.
- Retention of the existing Rural Conservation Zone provisions is considered appropriate as it reflects the current use of the land for agricultural purposes and unsuitability for development given its location within an area of extreme bushfire risk and a special water supply catchment.

### **Farming / Rural Industry**

- Ensure that suitable buffer distances are maintained to protect rural activities from encroachment by sensitive uses.

### **Community Infrastructure & Facilities**

- The settlement will remain reliant on other communities for access to community facilities and services.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, and table drains.
- Advocate for improved access to broadband and mobile phone services in Barkstead.

### **Recreation & Leisure**

- The recreation/leisure offer in Barkstead will be limited to access to surrounding forest areas and reserves.

### **Streetscape & Environment**

- Retain the natural setting of the settlement by maintaining the remnant vegetation, and encouraging sensitive design and development.
- Encourage the retention and protection of remnant vegetation, in particular, on the forest interface.

- Informal country hamlet streetscape set in rolling hills – literally a town carved out of forest.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services.
- Encourage bushwalking, cycling, and four wheel driving (4WD) in the Wombat State Forest for local residents.
- Explore the development of walking/biking trails linked to the Gold Fields Trail which runs nearby.
- Foster community participation and ‘ownership’ in enhancing any social, environmental, and economic opportunities in the settlement.

### **Heritage**

- Identify and protect sites of local heritage significance through the incorporation and implementation of appropriate provisions in the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Barkstead:

- Apply the Environmental Significance Overlay (Schedule 1) to clearly define that the settlement of Barkstead is located within a Special Water Supply Catchment.
- Revise of the RCZ Schedule to reflect the environmental attributes/context of the settlement and similar settlements within the Wombat State Forest.
- Undertake the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in Barkstead and surrounds.
- Undertake a full review of tracks and trails opportunities with respect to existing networks, in partnership with DELWP and the local community so people can access and appreciate the environment.

## **11.0 Summary**

Barkstead, is one of the most isolated settlements in the Municipality and one of the most vulnerable to bushfire. Barkstead is not zoned, as a township under the Moorabool Planning Scheme and the Scheme does not presently contain any specific policy statements in relation to the settlement. Barkstead is not identified for residential growth but will be supported to explore opportunities to improve the amenity of the area.

# BLACKWOOD

## 1.0 Introduction

Blackwood is a small village located approximately 15 kilometres to the north-east of Ballan within the elevated woodlands of Wombat State Forest and Lerderderg State Park. It is situated on the Lerderderg River, upon steeply incised ridgelines divided by various rivers and streams with commanding views of the district.

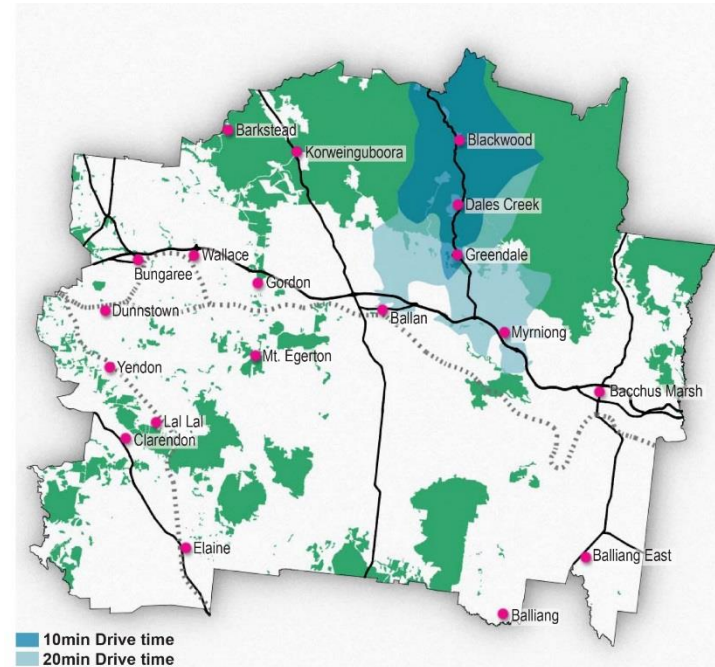
The settlement was originally a thriving township due to its rich gold seams and associated mining in the 1850's. Many traces remain in the settlement of Blackwood's gold mining heritage. Blackwood includes the former gold mining prospecting camps of Golden Point and Simmons Reef and Barrys Reef.

It is estimated that the total population of the Blackwood area, including Barrys Reef, is 342 residents within 311 dwellings (many are vacant). Young families make up about a third of the population and retirees about a quarter.

The settlement is served by only one connecting road, the Greendale – Trentham Road, which provides access to Ballan and the Western Freeway via Greendale to the south, and Trentham approximately 13 kilometres to the north. It contains a number of historic buildings, and has an open treed aspect in part influenced by the need for onsite disposal of wastewater.

Blackwood is one of the most scenic localities within Moorabool Shire and is a significant tourist and weekend retreat market for Melbourne, the Moorabool Shire, and surrounding areas. There is a village centre along Martin Street, just east of the Greendale – Trentham Road, which contains commercial premises, such as, the Blackwood Hotel and the Blackwood Merchant Café. The main tourist enterprises and attractions include the Garden of St Erth, Caravan Park, and Mineral Springs Reserve, local galleries, bushwalking, nature conservation, and heritage buildings. A new CFA Station and co-located Community Fire Refuge have been opened in Blackwood, which is the first of its kind in Australia and incorporates the latest designs and safety specifications. The refuge is only available for use as a last resort when fire is threatening the local community.

**Role: Small Town**  
– subcategory: Incremental Change Settlement



**Map 1** Blackwood

The settlement pattern has been influenced by its historical development as a goldmining area, and its steep undulating terrain. Buildings are scattered across the settlement.

Blackwood is within the Lake Merrimu (Lerderderg River) Special Water Supply Catchment. It was announced in 2006 that Blackwood was to be seweraged to address public health and environmental risks with an on-site septic system in the settlement. However, Central Highlands Water were unable to determine an appropriate sewerage solution for the settlement. The Blackwood Localised Septic Program has since been established, which will address wastewater management issues in Blackwood. This program may provide potential for infill development in Blackwood which should be managed to limit its effect on the character of the township.

Blackwood functions as a village where day-to-day services are met, supported by tourism, commuting, and the town's popularity as a weekend retreat.

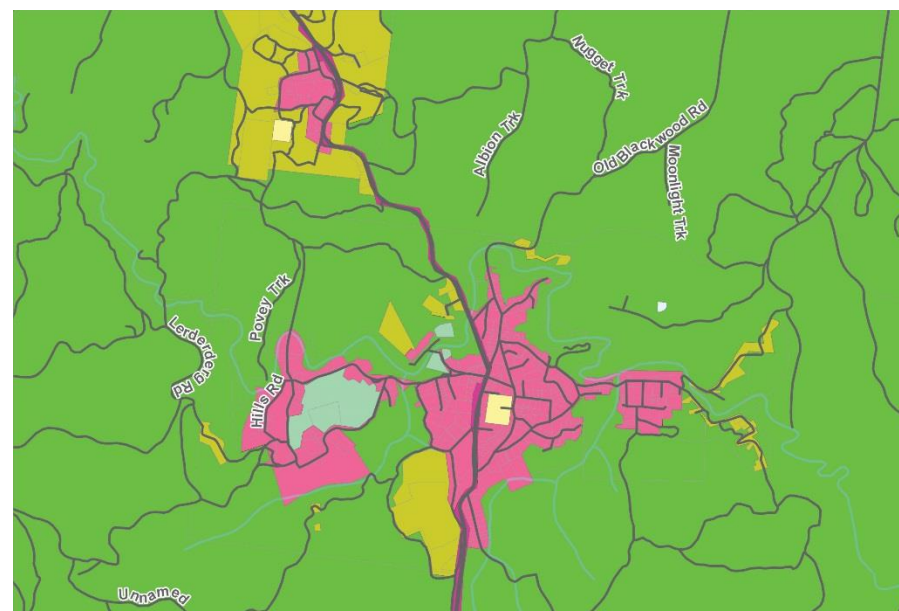
Blackwood is recognised as a town within the Moorabool Planning Scheme.

## 2.0 Township Character

Blackwood is located in heavily forested and undulating to steep land in high country on the edge of the extensive Lerderderg State Park. It is picturesque and has strong views across, over, and into the surrounding forest from the town and its approaches.

When approaching from the North or South, the town emerges out of the surrounding dense forest, and because of this, it is difficult to sense the true footprint of the settlement. The village's main street, Martin Street, is difficult to identify from the main access route, the Greendale – Trentham Road.

Much of the settlement's character is that of dense forest and steep landforms with a scattering of historic and more modern post 1970's buildings set on large blocks, with large front and side setbacks. Street tree planting and/or landscaping is discontinuous and non-uniform, and much of the landscape amenity is borrowed from the surrounding bush.



**Map 2** Land Use Zones for Blackwood

Large tracts of remnant vegetation exists in and around the settlement (Dry Forest) and the Lerderderg River corridor is located within the settlement. The Lerderderg River is significant and is a heritage-listed river. Unfortunately, the town is oriented away from the River.

The town has many informal access points, walking tracks and a road network, which would be suitable as shared pedestrian/ vehicle routes.

Blackwood and Barrys Reef's character is defined by the following elements:

- Residents enjoy a 'rural retreat lifestyle'.
- Significant State Forest and undulating landscape setting.
- Heritage buildings and culturally significant landscapes.
- Dispersed population base.
- Significant scenic backdrops and views.
- Significant tourism and weekend-retreat market from metropolitan Melbourne and surrounding areas.
- Lack of reticulated sewerage and small lots, which could threaten environmental and catchment qualities.
- Subject to threats from bushfire from surrounding forest areas.

Most public facilities fall within a 10-minute walk-able catchment, although Barrys Reef is more disconnected.

### **3.0 History**

Blackwood has its origins in the mid-1850s during the Victorian gold rush. Gold had been first discovered in the Lerderderg River as early 1851, however, nothing came of this early discovery because it was made in area of difficult mountainous terrain.

A discovery at Golden Point in early 1855, led to a large gold rush along the course of the Lerderderg River and its tributaries, and the establishment of the Blackwood gold fields. Blackwood quickly became a thriving gold town and by September 1855 had a population of around 13,000 prospectors.

The Blackwood goldfields originally comprised four separate townships. Golden Point was the earliest, being closest to the original discovery and rush in early 1855. Red Hill (now the central township of Blackwood), Simmons Reef, and Barrys Reef were the other nearby settlements.

During the mid-1850s, Golden Point was officially surveyed and the township laid out following a grid pattern. This township was officially known as Blackwood.

Red Hill was the second main village established at the height of the rush in 1855. In contrast to Golden Point, the roads and lots comprising the Red Hill settlement were irregular, following the topography of the land and the haphazardly positioned mine sites.

The rapid pace of town development continued, and by October 1855 there were more than 12 hotels 'capable of affording every possible convenience', and a post office. However, by the end of 1856, the majority of the goldminers had left the Blackwood district due to the depletion of the alluvial gold deposits. By 1858, the population had fallen further to 950, however, it did not prevent the further development of infrastructure, including businesses, churches, and schools in the town.

After the alluvial gold dwindled, miners turned their attention to digging tunnels and shafts where gold was discovered in rich quartz-reefs. These reefs included Simmons Reef initially discovered by James Simmons to the west of the town, where a smaller settlement was established.

Simmons Reef was established in 1855, and the stonemason Matthew Rogers built his stone dwelling, which became the 'Garden of St.Erth' a gardens and café that is now a local visitor attraction. The Blackwood Hotel was built in 1858 and operates to this day.

Then in 1869, the Sultan Company's deep lead operations at Barrys Reef commenced, which led to the formation of a thriving mining township. In 1874, Barrys Reef had a population of over 4,000 and various supporting businesses, shops, and facilities. However, Barrys Reef went into rapid decline after the closure of the Sultan Company Mine in 1880 and by 1901, the population totalled only 268 people.

Blackwood retains many relics and buildings, which are of interest to visitors along with the picturesque recreation reserve, beautiful private gardens that open to the public, the mineral springs and surrounding walking trails, state park and forests, and the café's and hotel. The remnants of Wheeler's Tramway, a former Blackwood sawmill tramway in the Wombat State Forest, are listed on the Victorian Heritage Register for their archaeological significance.



Photo 1 Blackwood Recreation reserve

## 4.0 Infrastructure Snapshot

### Utilities

Blackwood has reticulated water supply, electricity and telecommunications, however, it is not serviced with reticulated natural gas, or sewerage. National Broadband Network satellite is available in the settlement. It receives a fortnightly garbage and recycling collection service.

Local sewer solutions for failing systems will be likely installed by CHW in the short term but a reticulated sewer scheme for the town is not envisaged.

### Open Space and Recreation

- Blackwood Recreation Reserve, which contains an oval, cricket nets, tennis courts, pavilion and public toilets.
- Martin Street picnic area.
- Blackwood Public Toilets.
- Blackwood Mineral Springs - picnic facilities.
- Blackwood Mineral Springs - public toilets
- St Malachy's Catholic Church
- All Saints Anglican Church
- Blackwood Uniting Church - hall
- Blackwood Hall (Mechanics Institute)
- Blackwood and District Historical Society and Police Stables Museum.
- Mobile Library service operates from the Hall.
- Community Fire Refuge

### Places of Assembly/organised groups/venues

### Emergency Services

CFA station, Community Emergency Response Team

### Education

Blackwood Special Schools Outdoor Education Centre Inc. (not a local facility)

### Health

No services.

### Transport

No services.

### Convenience Retail/food

Blackwood Hotel (incl. post office), Blackwood General Store, Blackwood Merchant Café

### Other

Cemetery.



## 5.0 Settlement Role

Blackwood is identified as a **Small Town – subcategory: Incremental Change Settlement**

Small Town – subcategory: Incremental Change settlements of typically less than 500 residents support small populations of and provide a focal point for the surrounding rural community. Access to a key service, such as, a small primary school and/or a general store with postal facilities, may be available. Reticulated water supply may be available. Incremental growth may be allowed where adequate local solutions to effluent disposal are provided, benefitting from the existing local infrastructure.

## 6.0 Current Strategic Direction

At present, the Moorabool Planning Scheme Municipal Strategic Statement (MSS) seeks to provide for orderly and controlled development in Blackwood, and to preserve the heritage and treed character of the town.

Specific strategies include:

- Develop a structure plan that controls the scope and type of development in Blackwood.
- Protect significant built heritage and streetscape assets.
- Protect remnant native vegetation and encourage planting of additional indigenous vegetation.
- Retain the visual dominance of the bush landscape, and ensure development responds to the scenic qualities and vegetated landscape character of the townships.

Protect significant built heritage assets and streetscapes especially in Bacchus Marsh, Ballan, Blackwood, Gordon, and Mount Egerton.

### 6.1 Central Highlands Regional Growth Plan

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Blackwood. However, it seeks to focus growth in existing settlements, which have a sound infrastructure base, and direct settlement growth away from areas subject to natural hazards, such as, bushfire and flooding.

### 6.2 Regional Bushfire Planning Assessment Grampians Region

The Regional Bushfire Planning Assessment for the Grampians Region identifies particular issues regarding the settlement of Blackwood.

These issues are:

- *Residential lots in the township of Blackwood are surrounded by Wombat State Forest and Lerderberg State Park (south-east) and are in the associated bushfire hazard area.*
- *Existing vegetation includes areas of high and very high conservation significance.*

### **6.3 West Moorabool Heritage Study Stage 2a (2016)**

The West Moorabool Heritage Study Stage 2A (2016) details the establishment and history of Blackwood and nominates significant heritage places and precincts. It has recommended that five areas in Blackwood should be included as heritage precincts in the Moorabool Planning Scheme.

The proposed heritage precincts are as follows:

- 13-25 Golden Point Road Heritage Precinct  
*“This small precinct comprises three places (two being representative examples of residential development in the late 1860s) and remnants of a water race.”*
- Martin Street Heritage Precinct  
*“This precinct is the 19th and early 20th century commercial hub of Red Hill, a goldfields settlement at Blackwood. It includes a small number of commercial and public infrastructure buildings and dwellings, a landmark Oak tree and garden settings.”*
- Prayer Hill Heritage Precinct  
*“This is a unique precinct on the crown of the hill in the former Red Hill settlement, Blackwood that includes three churches, Blackwood Mechanics’ institute and a number of dwellings within a picturesque bushland setting.”*
- Simmons Reef Road Heritage Precinct  
*“This precinct is an intact residential area comprising a small number of Victorian dwellings and two former stores.”*
- Whalebone Road Heritage Precinct  
*“A small precinct, it is especially identified by modestly-scaled log huts constructed in the early 20th century.”*

In addition, the Study has recommended that nine (9) individual places of potential local significance and one (1) place of potential state significance should be considered for inclusion in the Heritage Overlay in the Moorabool Planning Scheme and/or on the Victorian Heritage Register.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- The surrounding State Forest constricts the settlement within its current boundaries.
- There is an extreme bushfire risk in the area and any proposed development must be assessed against this known risk to life and property.
- Blackwood is located within a Special Water Supply Catchment.
- Environmental Significance Overlay (ESO1) limits the installation of wastewater treatment systems within 100 metres of a waterway or wetland, and discharge of storm water within 100 metres of a waterway.
- Land use practices and development, including residential subdivision and development, domestic effluent disposal, and vegetation clearance, need to be carefully managed to ensure protection of water quality.
- Lot sizes range throughout the area, with some properties observed to be extremely small, indicating that on-site containment of wastewater may be difficult.
- Retail offer is limited in the settlement due to its small population catchment. There is insufficient demand for additional retail development, without support from increased tourism.
- Only a limited range of accommodation is available within Blackwood.
- Distant from major transport routes, such as the Western Freeway. Not a large volume of passing trade.
- Public transport services are not available and residents rely almost entirely on private transport.
- Lack of existing commercial buildings to accommodate new businesses.
- Emergency Services have to access Blackwood via the Greendale – Trentham Road through a forest environment: - south to Ballan, Bacchus Marsh, Ballarat, and Melbourne, via Greendale; and north to Daylesford, Woodend, Sunbury, and Melbourne, via Trentham.
- Emergency Services – ambulance and police – travel from either Ballan or Trentham – both approximately 20 minutes away.
- Activities in the settlement may have to be curtailed on days of severe or greater fire danger.
- There are limited recreation facilities other than the Reserve. However, the Reserve provides diversity of choice for both active and passive recreation enthusiasts.

- The reserve's oval is undersized and suitable only for informal sporting events. It accommodates low level cricket competition and can accommodate junior matches. Due to the surrounding landscape, river and cliff faces, it cannot be enlarged.
- Potentially adverse impacts on the natural environment associated with increased development and activity in and around settlements.
- Potential loss of small town/village amenity and character if unsympathetic development occurs.
- There is a lack of footpaths, walking tracks, and other pedestrian infrastructure.
- An urban design framework has not been prepared to guide future improvements in the settlement.
- Increased fire risk resulting from re-vegetation works.

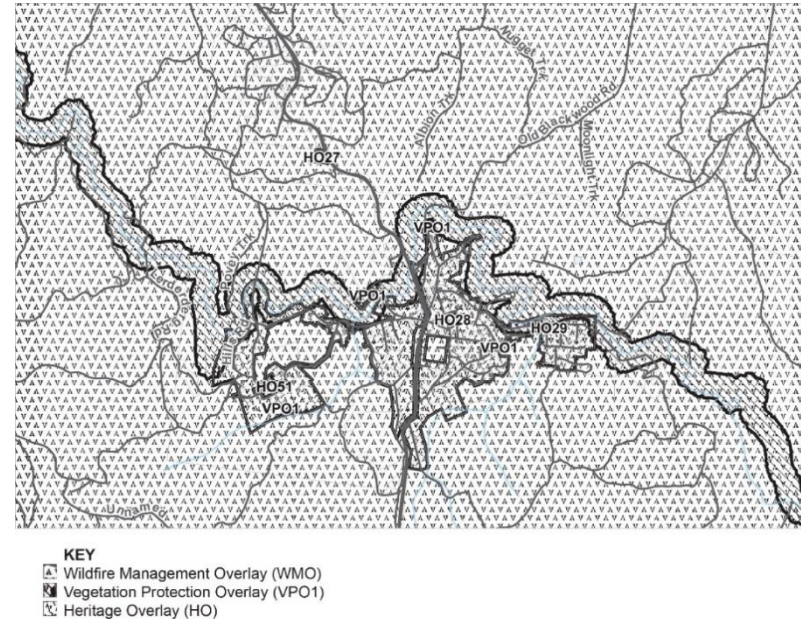
### **Opportunities**

- Blackwood offers unique appeal being located close to the Lerderderg State Park and Wombat State Forest and being surrounded by forest vegetation and adjacent to the Lerderderg River. It provides an attractive location for tourism and lifestyle living, including weekend/holiday houses. It is less than 70 minutes' drive to metropolitan Melbourne.
- Blackwood provides an inviting 'village' atmosphere and with considerate planning guidelines, the village can provide unique Victorian era experiences including, gold mining and forestry heritage, the Lerderderg River, and natural surrounds.
- There is potential to develop the overnight and extended-stay tourism markets, subject to consideration of bushfire risk issues. There is currently accommodation available at the Blackwood Hotel and a caravan park located in the Mineral Springs Reserve.
- Potential for further tourism retailing, which could support local shopping needs.
- Fine food fare is available at a number of locations, including the Blackwood Hotel, cafés and the picturesque Garden of St Erth. There are several café type food providers in the town.
- Strong links to the surrounding State Forest, which is used for nature and adventure based activities (walking, mountain biking, and 4x4 driving).
- Potential for additional regular themed events using the Recreation Reserve and other settlement locations, which attract visitors and promote the village. The Easter Festival, annual woodchop, gold panning event occur in Blackwood and Blackwood Garden of St Erth runs events across the year.
- There is an active community creating vibrancy in the town.
- A strong link to retail and wholesale nursery trade.
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless or satellite).

## Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Blackwood. These are illustrated on the maps on the following pages and include:

- The Environmental Significance Overlay (Schedule 1) affects all of the land in the Township Zone in Blackwood, and the Design and Development Overlay (Schedule 2) applies to all freehold land within Blackwood. The purpose of ESO1 is to protect the quality and quantity of water produced within catchments, and to provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- Environmental Significance Overlay (Schedule 2) - Waterway Protection affects land along waterways in Blackwood. It seeks to protect the habitat significance of vegetation, provide for appropriate development of land within 100 metres of either side of a waterway, maintain water quality in natural waterways, prevent increased surface runoff or concentration of surface water runoff, conserve existing flora and fauna habitats close to waterways, and to encourage generation and regeneration of habitats.
- The Vegetation Protection Overlay (Schedule 1) - Blackwood Township Environs applies to all of the land in the Township Zone in Blackwood. It seeks to retain native vegetation present in the township, to maintain the townscape ambience and scenic attributes for which Blackwood is renowned.
- The Heritage Overlay currently applies to four places of heritage significance with the settlement.



**Map 2** Overlays applying to Blackwood

- The Bushfire Management Overlay (BMO) – affects the entire settlement. This overlay is applied to areas identified as having high bushfire hazard. Together with the planning requirements for bushfire protection in Clause 52.47, this overlay controls development in order to mitigate risk to life, property and community infrastructure. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.
- Large contiguous areas of native vegetation are recorded within Blackwood, and surrounding the settlement.
- Habitat for several nationally significant flora species is present within the settlement and/or surrounds. There is a low likelihood that nationally significant fauna species occur within the settlement and surrounds on a frequent or permanent basis. There is habitat within the settlement and/or surrounds for several state significant flora and fauna species.
- No national or state significant ecological communities are considered likely to occur within the settlement and surrounds.
- Ten areas of known Cultural Heritage Sensitivity occur within the settlement and surrounds (several creeks, rivers and gullies and the Lerderderg State Park).
- Several listed historical heritage sites are located within the settlement and surrounds, including archaeological sites (graves and mines) and community, commercial and residential buildings and gardens.
- The Blackwood area has been assessed as having an EXTREME bushfire risk in accordance with the Victorian Fire Risk Register.
- Blackwood is located within a Special Water Supply Catchment.
- Located in the Merrimu Catchment managed by Southern Rural Water.
- Sites of cultural heritage significance may be present along waterways.
- Creeks, Rivers and water bodies may be subject to localised flooding, and low lying land or roads may be subject to water-logging (subject to further investigation).



**Map 3** Constraints for Blackwood

## 8.0 Community Expectation

### Principles

#### Social and Settlement

### Community Expectation - Blackwood

- Sewerage improvements for town to enable some development (commercial and residential) and improved water quality.
- Clarity on planning requirements for town.
- Very limited growth. – remain as it is.
- Improve public transport – connect to Ballan Station, develop community transport.
- Travel for access to facilities
- Mobile coverage
- Stronger tourism offering – improved town and interpretive signage, visitor information, cycle and walking track information, gold panning and events.
- Retention of natural landscape
- Self-sustaining town

#### Economic

#### Environment and Landscape Sustainability

## 9.0 Recommendations

This section provides recommendations for how to manage, support, and encourage sustainable development in Blackwood. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

### Vision Statement for Blackwood

*Set amongst the tall timbers and lush greenery of the Wombat State Forest, Blackwood is a haven for recreational activities and tourism. Its local economy is bolstered by its commercial nurseries and gardens and access to a range of natural experiences. Blackwood's significant gold mining heritage has shape the town and efforts to retain this point of difference and character are critical to Blackwood's future.*

### **Settlement Centre**

- Encourage any future commercial/retail development to establish in the existing central area, especially those uses which draw people in from out of area.
- Encourage a wider range of businesses, services, and activities to locate within Blackwood to widen the service offer as a weekend destination.
- Any retail and tourism stores, or community facilities should be encouraged to locate on existing vacant sites or buildings within, or adjacent to the existing town centre.
- The town centre is to retain its heritage character, when considering future development.

### **Settlement Growth & Development**

- Expansion of the settlement is to be discouraged due to its location within a water supply catchment, the environmental value of surrounding land, and the area's extreme bushfire risk.
- A settlement boundary is not required as it defined by the extent of the Township Zone and the surrounding Public Conservation and Resource Zone.
- Development focus should be on improving services for visitors and residents in a manner that is in keeping with the historical and landscape character of the settlement.

### **Community Infrastructure & Facilities**

- Continue to support and enhance existing community facilities and various community groups, clubs and associations, as key assets of community life.
- Advocate for improved frequency of accessible transport services to Ballan and Melbourne, particularly for the elderly and youth of the community.
- Advocate to PTV for the establishment of a wider network of VLine coach routes, which could service Blackwood, e.g., a Kyneton or Woodend to Geelong route, via Trentham, Blackwood, Greendale and Ballan.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.



## **Infrastructure**

- Reinforce the village character of the town centre when designing and developing new infrastructure (e.g., no kerb and channel).
- Provide for the progressive development of a designated pedestrian and cycle pathway system to link key destinations, in accordance with the Hike and Bike Strategy.
- Advocate for improved access to broadband and mobile phone services in Blackwood.
- Design access roads and driveways to follow contours and minimise cut and fill in order to avoid potential for soil erosion, sedimentation, and runoff into streams.
- Minimise the location of access roads close streams and stream crossings.
- Investigate reducing speed limits to improve pedestrian safety.

## **Recreation & Leisure**

- Continue to recognise the Recreation Reserve as the key recreational asset in Blackwood.
- Encourage bushwalking, cycling, and four wheel driving (4WD) in the Lerderderg State Park and Wombat State Forest. Support the provision of better signage, maps, tracks, designated parking, and integrated promotion of experiences.
- Provide better links between the Recreation Reserve and the settlement.
- Prepare and implement a master plan for the recreation reserve to guide its future use and development.
- Provide for the re-surfacing of the tennis courts at the Recreation Reserve.
- Improve and or formalise parking on or near the recreation reserve.
- In partnership with the community develop a Reserve Master Plan for the future passive and active recreation and leisure provision for the township in the future.

## **Streetscape & Environment**

- Protect and maintain the landscape, vistas, environment, habitat, and natural heritage and features of the settlement.
- Protect remnant native vegetation and encourage planting of additional indigenous vegetation.
- Retain the visual dominance of the bush landscape, and ensure development responds to the scenic qualities and vegetated landscape character of the settlements.
- Minimise the removal of native vegetation and require replacement planting of indigenous trees
- Support environmental programs to undertake localised weed removal and re-vegetation of waterway corridors.
- Encourage the retention and protection of large remnant trees.

- Strengthen street tree plantings to form a consistent exotic treed boulevard along the main street and provide a formalised entry into the main street from the Greendale - Trentham Forest Road.
- Utilise tree planting to delineate the entries to the settlement and create a point of difference against the wider native forest.
- Frame key views and screen those less desirable.

### **Built Form / Urban Design**

- Retain older buildings, which contribute to the local character and heritage of the settlement.
- Ensure that new buildings and structures respond positively to the existing character of the town.
- Ensure that development is located and designed to complement the scenic qualities and vegetated landscape character of the village.
- Avoid the development of visually dominant buildings and use materials and colours that blend with the natural bush setting of the area.
- Ensure that development within Blackwood responds to, and mitigates any identified bushfire risks.

### **Tourism/Economic Development**

- Encourage the development of the local tourism sector, promoting Blackwood's position as a weekend holiday destination/stopover in the Wombat State Forest.
- Develop a tourism network in the area.
- Explore the potential to develop the overnight and extended-stay tourism markets, subject to consideration of bushfire risk issues.
- Provide more information to inform visitors, e.g., directional signage /maps/brochures for ease of navigation around the area.
- Improve promotion and signposting of scenic routes, such as, the Greendale –Trentham Road.
- Improve signposting and information about local attractions for the benefit of through travellers.
- Further promote local walking and cycling trails.
- Explore soft adventure activities in forested areas, such as, the development of quality mountain biking trails, in partnership with Parks Victoria.
- Future employment opportunities should be encouraged in the retail, adventure, recreational and nature-based tourism industries, to strengthen the town's ability to service itself.
- Further promote the Blackwood festivals: Music and culture festival, Gold panning championships, Easter wood chop, etc.
- Further promote local and regional produce in the cafés and local venues, and the relationship with gardens and nurseries in the area.
- Develop and interpret key heritage features and personalities for tourism purposes.
- Develop and adopt a village theme, which attracts visitors and can be utilised in promotion.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the settlement.

## **Heritage**

- Encourage the ongoing protection, and refurbishment of heritage buildings (especially via adaptive re-use), sites and streetscapes as a key asset of Blackwood.
- Continue to protect sites of Aboriginal cultural heritage significance.
- Support the establishment of a heritage walk within Blackwood to identify, interpret, and link locations of historical interest throughout the village.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Blackwood:

- Prepare a Structure Plan to develop further a vision for the settlement, enhance its sense of place and community, identify key actions and priorities for capital works and implementation of any changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme. Prepare design guidelines for new development.
- Map flood risk as appropriate, as part of the preparation of a Structure Plan.
- Review existing heritage and marketing of Blackwood and consumer needs in terms of signage, trails networks, heritage interpretation and promoting the experience of Blackwood to the outside world.

## **11.0 Summary**

The expansion of the settlement is discouraged due to the areas extreme fire risk. Blackwood will be supported to grow its retail and tourism offering.

# BUNGAREE

## 1.0 Introduction

The settlement of Bungaree is located on Bungaree-Creswick Road and Bungaree-Wallace Road (Old Western Highway) immediately south of the Western Freeway. Bungaree is located 12 kilometres from central Ballarat, the largest regional city in Victoria. The settlement is surrounded by high quality agricultural land and is located in the Lal Lal special water supply catchment. Potatoes, cropping, and lamb fattening are some of the main agricultural activities undertaken in the district.

Although the settlement is located adjacent to the Western Freeway, it does not have a diamond interchange which restricts access to several junctions a few kilometres either side of the settlement.

Bungaree is within a short drive of Gordon, Wallace and Dunnstown and residents are able to draw on a range of local services and facilities, which are shared between those towns. Good proximity to Ballarat ensures excellent access to a range of higher order services (secondary colleges, shopping centres, medical and so forth).

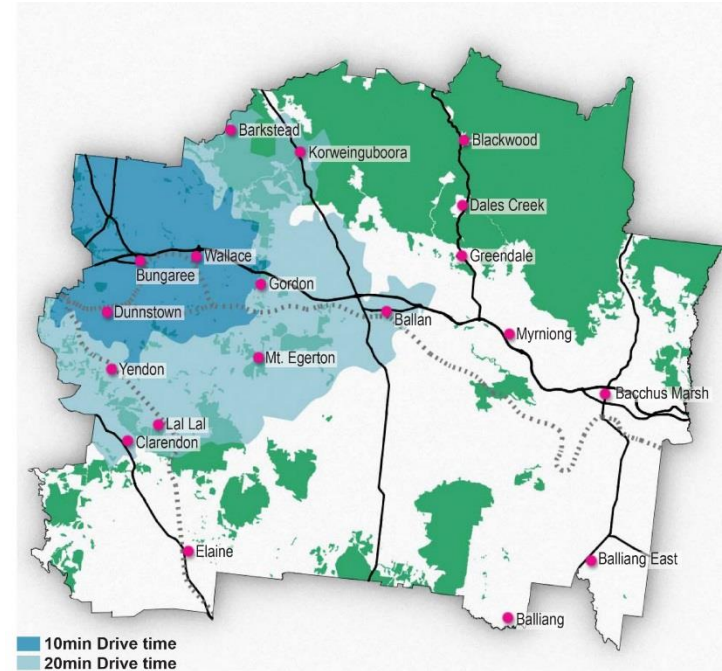
Bungaree has a population of 191 residents within 83 dwellings (2015 estimate).

The community of Bungaree is located in two areas along the Bungaree-Wallace Road and these are divided by a water body (which is likely to flood the surrounding land), as follows:

- The majority of the community is clustered around the intersection of Bungaree - Wallace Road and Bungaree - Creswick Road, and
- A smaller cluster of houses is located near the Ballarat Rail Corridor, approximately 700 metres further to the east.

Property sizes within the township vary in size, from approximately 1,000 - 1500 square metres in the centre of the settlement (along Bungaree - Wallace Road) up to 1.6 hectares on the town fringes.

**Role: Small Town – subcategory: Consolidated growth investigation Settlement**



**Map 1** Bungaree

Bungaree has a general store (including petrol, post office and convenience shopping), a Country Fire Authority and State Emergency Services station, churches, a community hall, a district level multi-purpose sports oval with surrounding parkland and public toilets, a primary school and a hotel. Council has invested significantly in the upgrade of the sports oval, with lights, change rooms and reception facilities.

The town has electricity, reticulated water and there is a high-pressure gas transmission pipeline approximately 1.7 kilometres south of Bungaree Wallace Road.

In addition, there are small local industrial uses on the eastern side of Bungaree which provide some local employment opportunities which include landscape supplies, timber and building product manufacturers, and suppliers.

Bungaree is fortunate to have some local employment opportunities and in addition, has excellent access to both Ballarat and Melbourne, making it an opportune location for dormitory housing where people reside in Bungaree and travel to a major city for work. The connection to Ballarat is via Bungaree-Wallace Road to a T-intersection with the Western Freeway. It is located 87 kilometres (marginally less than 60 minutes by car) from the industrial growth areas in Truganina (western Melbourne). The connection to Melbourne is via the Wallace interchange.

Bungaree's location adjoining the Western Freeway makes it a 'corridor town' with, if sewerred, a reasonable prospect of future growth. The Central Highlands Regional Growth Plan identifies the importance of the Western Freeway corridor as part of the National Freight Highway network and its role in moving goods and product, and as a potential growth corridor.

Bungaree is zoned as a township under the Moorabool Planning Scheme and policy statements refer to facilitating sustainable populations in towns such as Dunnstown, Wallace and Bungaree.

## **2.0 Township Character**

The surrounding land use context for Bungaree is that of a rural intensive farmland landscape where potato farming and cropping is a key land use upon the rich volcanic loams of the district.

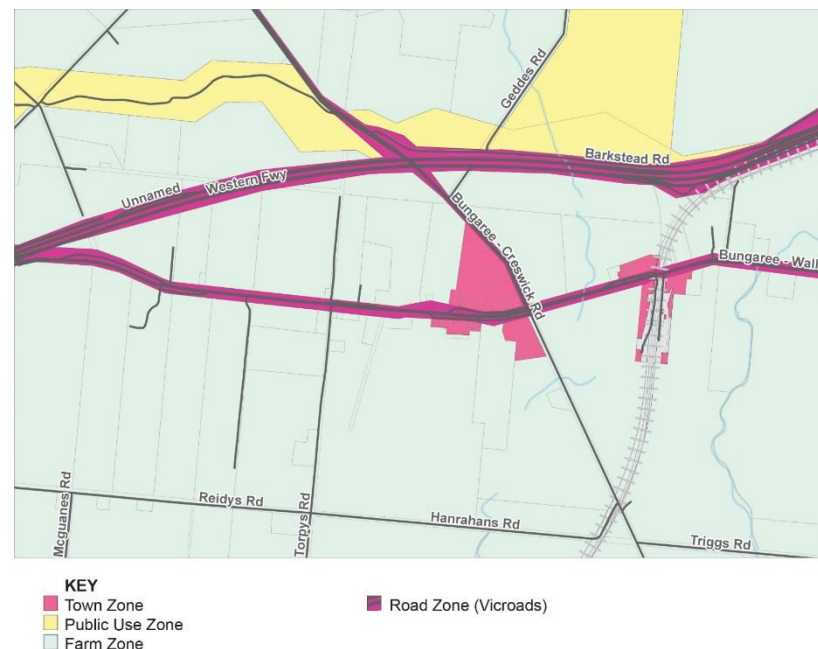
A key characteristic of the settlement is its division into three sub precincts generated by the open waterways, which drain generally north to south. This development has created a dispersed settlement comprising clusters of urban development to the east and west of the railway corridor, around the Bungaree Recreation Reserve and on the hillside to the west near Torpys Road (in the Farming Zone).

Bungaree is punctuated by infrastructure crossings. It has a railway crossing, which does not act as a divider to the town, and three drainage points, which intersect with the old Highway. Bungaree is a linear settlement based around a main road 'spine'. Along the main road, the properties range from small compact lots, large blocks to farm paddocks. There is a clustering of public facilities around the former railway station, although most of the community facilities are beyond a 10-minute walk between destinations.

The entry point to the settlement is not supported by the surrounding streetscapes nor is it marked by street tree plantings or landscaping at the entry or throughout the town.

Bungaree's character is defined by the following elements:

- Limited remnant vegetation exists in and around the settlement (Plains grassy Woodland and herb rich foothill forest)
- Three creek corridors within the settlement.
- Dispersed urban form within the settlement.
- A rich heritage, which provides the settlement with its own to a sense of place.



**Map 2** Land Use Zones for Bungaree

### 3.0 History

Bungaree was first settled as a village around 1860 and was never officially surveyed or proclaimed as a town. It developed as a service town for the surrounding farming community and because of passing trade. The township was established during Victoria's gold rush era when many migrants took up small land holdings outside of Ballarat for farming.

An influx of Irish Catholics either as goldminers turned farmers during the 1850s gold rushes or workers on the Ballarat to Geelong Railway during the late 1850s supported the further advancement of the village.

By 1890, Bungaree had a population of 450 people, supporting a savings bank, post and money order office, three hotels, State and denominational schools, two churches, insurance company steam flour mill, saw mill and railway station. However, by 1901, the population had fallen to 264.

Bungaree was once a junction station and an important crossing loop on the Ballarat Rail Corridor. The railway from Melbourne to Ballarat was progressively constructed, commencing at Ballarat, and the section from Warrenheip to Gordon opened in 1879. During peak harvesting, 100 tonnes of potatoes a day would be carried from Bungaree via rail. The station closed to passengers in 1982.

## 4.0 Infrastructure Snapshot

<b>Utilities</b>	Bungaree has reticulated water supply, electricity and telecommunications, however, it is not serviced with reticulated natural gas, or sewerage. National Broadband Network satellite is available. It receives a fortnightly garbage and recycling collection service.
<b>Open Space &amp; Recreation</b>	The Recreation Reserve has a full senior size oval, sportsground lighting, recently constructed multi-million dollar pavilion, newly constructed tennis / netball courts with court lighting, newly constructed bowling green (under construction) and passive open space with playground equipment.
<b>Places of Assembly/organised groups/venues</b>	Mobile Library service, Anglican Church, Catholic Church
<b>Emergency Services</b>	CFA.
<b>Education</b>	State Primary School.
<b>Health</b>	No services.
<b>Transport</b>	Limited bus service to Ballarat via Dunnstowen – one service each way (Monday to Saturday).
<b>Convenience Retail/food</b>	Convenience store, with post office and fuel.
<b>Other</b>	None.



**Photo 1** Bungaree Recreation Reserve

## 5.0 Settlement Role

Bungaree has been identified as a **Small Town – subcategory: Consolidated growth investigation Settlement**

**Small Town – subcategory: Consolidated growth investigation Settlements** supports an ultimate population likely of between 500-2000 residents. These settlements enjoy access to a limited range of education and health services and may contain a small retail centre. Reticulated water and appropriate provision for sewerage treatment are provided. Whilst some local employment may be provided within the settlement, most opportunities will be provided in larger towns and regional centres.

Caveat: The scope for Bungaree to develop beyond its current population will be largely determined by whether reticulated sewerage can be economically provided.

## 6.0 Current Strategic Direction

The Moorabool Planning Scheme Municipal Strategic Statement (MSS) recognises that small towns in the Municipality, such as, Bungaree, provide a limited level of services and facilities to their residents and the surrounding rural areas, and are characterised by visual dominance of the rural landscape. In addition, small towns are acknowledged as being integral to the cultural heritage of the Shire.

In relation to Bungaree, Dunnstown, and Wallace, the MSS identifies that the zones abutting small town boundaries need to be reviewed to identify where further sustainable residential development could occur and what the best zone would apply to support sustainable populations in these small communities.

Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.
- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.



### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan identifies Bungaree as a 'Small Town' in the Settlement Framework, due to its access to Ballarat and role in providing some key services to the western part of the Shire.

Although the Plan does not provide any specific directions for development or growth in Bungaree, it does not preclude the settlement from accommodating some growth, subject to the provision of services and infrastructure.

### **6.2 West Moorabool Heritage Study Stage 2a March 2016**

The West Moorabool Heritage Study Stage 2A (2016) details the establishment and history of Bungaree and nominates significant heritage places.

The Study has recommended that 15 individual places of potential local significance and two (2) places of potential state significance should be considered for inclusion in the Heritage Overlay in the Moorabool Planning Scheme, and/or inclusions on the Victorian Heritage Register.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- As the primary land use in the locality is agriculture, it is important that land be protected from ad hoc residential fragmentation, to preserve its use for farming purposes.
- The settlement is not supplied with reticulated natural gas, or sewerage though the gas pipeline is nearby and could potentially be connected to the town in future.
- Sewering the town and providing reticulated natural gas would require considerable investment in the likely form of a trunk main connecting to treatment facilities in Ballarat under the management of Central Highlands Water. It would require a significant population increase in Bungaree to justify the investment and the project to be placed on the CHW 5 year works programme.
- Limited retail and basic service offer - General store, farm supply, and hotel. The lack of services means that as residents age, they need to move to Ballarat, disrupting daily life, and limiting opportunity for residents to remain living in their local communities.
- Absence of a compact retail strip.
- Public transport services are limited and do not enable day trips to Wallace, or Gordon.

- Existing Recreation Reserve facilities are underutilised by the wider community and during the summer months. This is also true of the community hall.
- Current perception of other sporting groups in the area is that due to the management model in place, the community facility belongs to the Bungaree Football Netball Club and is not a true regional community facility accessible to all.
- Sportsground lighting requires upgrade to meet minimum standards.
- There are limited recreation facilities within the settlement other than within the reserve.
- The settlement does not have a diamond freeway interchange and must access the Freeway via Wallace or from the west of the settlement.
- Lack of direct freeway access limits tourism potential.
- An 80km/h speed limit is in place through the settlement.
- There are poor pedestrian connections between key destinations and significant safety issues with crossing high-speed traffic environments.

### Opportunities

- Bungaree is the functional gateway to Moorabool Shire from the City of Ballarat. This gives Bungaree strategic scope to leverage its position in terms of local services, tourism and business investment being close to Ballarat and central to a range of other small towns in western Moorabool. Bungaree is also on the Melbourne side of Ballarat which gives it convenient access to Gordon, Ballan and Bacchus Marsh and a drive time of 1 hr 12 minutes to the Melbourne CBD. Ballan train station provides an efficient VLine service to Melbourne and Ballarat and is 17 minutes distant.
- There is unmet residential housing demand in the Bungaree, Dunnstown, Wallace triangle. Urban Enterprise (2014) put this demand in the range of 15-25 dwellings per year. None of this can be met with un-sewered towns but with demand, as established, a business case can be further developed.
- The proximity and interdependent relationship between Bungaree, Dunnstown and Wallace could enable them to provide a range of facilities and services for each other. Bungaree already has a service hub role.
- Bungaree's community facilities and services have potential to cater for increased usage, and are sufficient to meet the requirements of a considerably larger population than exists in the district at present. The existing sunken infrastructure in Bungaree is not effectively utilised whether it be the Bungaree Primary School, community hall or the active recreational facilities.
- The settlement has some industrial businesses, which provide local employment. Expansion of employment based on consolidation and growth of existing businesses north of Bungaree Primary School. Landowner interest may include investment in storage and logistics activities convenient to Ballarat and adjoining the Western Freeway.
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).

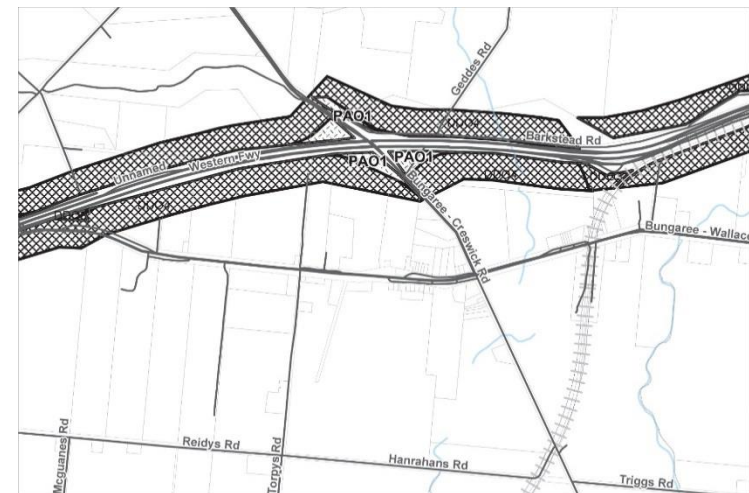
- There is a strong dairy and agriculture presence to the area. How new businesses can benefit from these activities, how existing businesses are marketed and the role of towns such as Bungaree can retain and enhance their historic roles as service hubs for agriculture should be explored further.
- Most public facilities occur within a 5-minute walk-able catchment, and improved pedestrian and cycle infrastructure could link these destinations.
- Weigh bridge facility present.
- Promotion of tourism experiences available within western Moorabool, which includes Lal Lal falls, significant farms and other sites of gold mining, heritage or environmental interest.
- Overall, limited environmental constraints exist within the settlement.
- A trunk sewer connecting Bungaree to Ballarat is feasible for a figure in the range of \$5 to 7.2 million. A business model which enables Council, CHW and key strategic landowners has considerable potential to fund a trunk connection with internal reticulation a developer obligation. Refer to Urban Enterprise study (2016).

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Bungaree.

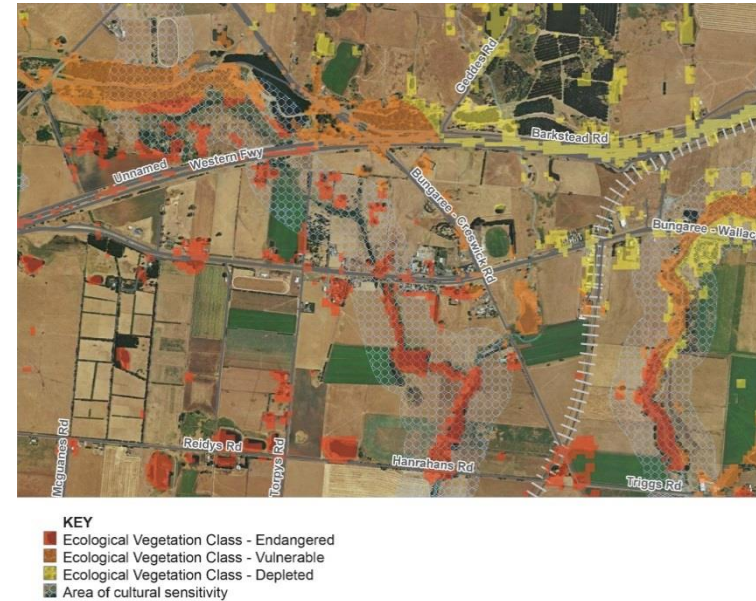
These are illustrated on the following maps and include:

- The Environmental Significance Overlay (Schedule 1) and the Design and Development Overlay (Schedule 2) apply to all land within Bungaree. The purpose of ESO1 is to protect the quality and quantity of water produced within catchments, and to provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- The Design and Development Overlay (Schedule 3) applies to land abutting the Western Freeway. This Overlay seeks to ensure that the development of land or the display of advertising signs near the alignment of the Western Freeway does not prejudice the levels of service, safety, and amenity of the Western Freeway/Highway, and to minimise any adverse effects of noise on noise sensitive uses from traffic using the Western Freeway/Highway.



**Map 2** Overlays applying to Bungaree

- The Design and Development Overlay (Schedule 4) applies to land abutting the Western Highway. This Overlay seeks to ensure the development of land near the future alignment of the Western Freeway between Leigh Creek and Woodmans Hill is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive activities.
- The Public Acquisition Overlay applies to land adjacent to the Western Highway and the Bungaree – Creswick Road Overpass to enable the acquisition of land to accommodate a future Freeway interchange.
- Native vegetation within Bungaree is limited to Lal Lal Creek, with the exception of one small occurrence along Two Mile Creek. It is considered unlikely that any vegetation meets the diagnostic characteristics and condition thresholds of nationally listed ecological communities.
- There is a low likelihood that nationally significant flora species occur within the settlement and surrounds, however, one nationally significant fauna species, Growling Grass Frog, has the potential to occur within the settlement and surrounds.
- There are two areas of known Cultural Heritage Sensitivity, as defined by the Aboriginal Heritage Regulations 2007, located within the settlement and surrounds, Lal Lal Creek and Two Mile Creek. There is one listed archaeological heritage site to the north of the Western Freeway, a former Bluestone Quarry.
- The bushfire risk for Bungaree is Low.
- Bungaree is within a special water supply catchment area, which restricts dwelling density and development potential on un-sewered land, and requires all landowners to treat and dispose of wastewater onsite.
- Physical infrastructure, including the Western Freeway to the north, the Ballarat-Melbourne Railway Corridor to the east, the high-pressure gas transmission pipeline to the south.
- Land may be subject to overland flows and areas adjacent to creeks and waterbodies may be subject to localised flooding. Low-lying land may be subject to waterlogging (subject to further investigation).



**Map 3** Constraints for Bungaree

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Community Expectation - Bungaree

- Facilities for ageing population
- Make it easier for younger people to live there
- Sewerage
- Public transport to Ballarat
- Contained growth that does not impact on the agricultural lands.
- Retain strong community feel of the town
- Better local roads and access to the Highway
- Footpaths
- Bowling Club
- More local employment opportunities perhaps through agricultural or related industries or other commercial enterprises
- Protection of farmland and rural landscape
- More trees for the towns and entryways
- Gas – dependant on population size.
- Population growth
- Community Involvement

#### Economic

#### Environment and Landscape

#### Sustainability

## 9.0 Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Bungaree. Some of these recommendations may be strategic, for example, the need for future growth investigations, others concern advocacy e.g. lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation) which may be common themes across many or most settlements.

### Vision Statement for Bungaree

*Bungaree is the western gateway to Moorabool from Ballarat and will be a thriving and sustainable town in a rural landscape that serves a range of the needs of the local community as well as those of the surrounding villages and hamlets. A town that celebrates its community at all stages of life.*

### **Settlement Centre**

- Encourage a consolidated commercial/retail development in Bungaree as part of a future Structure Plan.
- Encourage a wider range of businesses, services, and activities to locate within Bungaree consistent with an enhanced service and facilities role.

### **Settlement Growth & Development**

- Maintain a sustainable and attractive settlement and high quality living environment – a town with clear edges which preserve its setting and agricultural base by accommodating managed growth in appropriate areas.
- Future population growth in Bungaree would be feasible due to its location and could support the provision of additional services and facilities in the settlement. However, it is likely to require the provision of reticulated sewerage infrastructure to become a sustainable option.
- Ensure any future residential growth occurs in areas where it will not affect the viability of productive agricultural land, and minimises potential land use conflict.
- Any future residential growth should meet residential demand at standard urban densities, and provide the associated community economic and social outcomes.

### **Farming / Rural Industry**

- Protect land from ad hoc residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Ensure that suitable buffer distances are maintained to protect rural industry uses from encroachment by sensitive uses.

### **Community Infrastructure & Facilities**

- Planning should consider Bungaree, Dunnstown, and Wallace collectively as a focus for investment in facilities and services in the western part of the Shire.
- Continue to support and enhance existing community facilities and various community groups, clubs and associations, as key assets of community life.
- Community facilities should be provided commensurate with community needs and sustainability of service provision.
- Support the retention of the existing primary school as a major asset serving the area.
- Review the future use of the community hall and investigate its potential for alternative uses.

- Investigate opportunities for resource sharing of existing facilities, such as, the school and its use by the community.
- Advocate to PTV for a greater frequency of bus services to, and from, Bungaree.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, pedestrian paths and table drains.
- Advocate for the provision of reticulated sewerage in the settlement, and inclusion of the project in a future Central Highlands Water - Water Plan.
- Advocate for the provision of reticulated natural gas in the settlement.
- Protect the Western Freeway corridor from inappropriate development.
- Advocate to VicRoads to upgrade the Western Highway to freeway status, between Leigh Creek and Woodmans Hill, including the provision of an interchange at the Bungaree - Creswick Road overpass.
- Investigate potential treatment options for the intersection of the Bungaree – Creswick Road and the Bungaree – Wallace Road.
- Provide for the progressive development of a designated pedestrian and cycle pathway system, in accordance with the recommendations of the Hike and Bike Strategy.

### **Recreation & Leisure**

- Continue to recognise and promote the Bungaree Recreation Reserve as the key recreational asset in the settlement and encourage greater utilisation of the facilities for residents across the west of Moorabool Shire.
- Provide greater access to community spaces to the wider community.
- Support the provision of lawn bowls facilities at the Recreation Reserve.
- Extend the shared path network along the northern side of the Bungaree – Wallace Road to link key facilities, such as, the Recreation Reserve.

### **Streetscape & Environment**

- Investigate reduction of speed limits through the settlement to encourage active transport options.
- Support environmental programs to undertake localised weed removal and re-vegetation of waterway corridors.
- Encourage the retention and protection of large remnant trees.

- Strengthen the consistency of edge treatments to help frame public space and create links between the old and new areas.
- Frame and/or preserve key views and screen those less desirable.
- Strengthen street tree plantings to form a consistent green boulevard along the main access ways, and delineate the entries to the settlement.
- Encourage community involvement in the maintenance and enhancement of the settlement.

### **Built Form / Urban Design**

- Standardisation and consolidation of treatments and materials is needed. Design guidelines would be appropriate for the settlement given its heritage buildings.
- Enhance waterway corridors and use them as features within the settlement.

### **Tourism/Economic Development**

- Investigate how new businesses can benefit from local agribusiness activities, how existing businesses are marketed, and how towns, such as, Bungaree, can retain and build upon their historic roles as service hubs for agriculture.
- The settlement will remain reliant on other communities for access to employment opportunities and higher order services, unless growth occurs.
- Strengthen and support local business and encourage further development of industrial and agricultural businesses to generate activity and employment locally.
- Review the future use of the vacant Council owned site opposite the Bungaree Recreational Reserve as part of a wider strategic review of the growth potential of Bungaree (such as through a structure plan).
- Promote the heritage walk as part of a wider heritage trail in the district.
- Encourage community involvement in the enhancement of the social, environmental, and economic opportunities in the settlement.
- Investigate the establishment of a regional touring route and/or heritage trail, which includes Bungaree.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the settlement.

### **Heritage**

- Encourage the ongoing protection, and refurbishment of heritage buildings as key assets of Bungaree.
- Continue to protect sites of Aboriginal cultural heritage significance.
- Identify and protect sites of local heritage significance.



- Protect heritage places and sites of environmental significance through the incorporation and implementation of appropriate provisions in the planning scheme.
- Provide comprehensive interpretation of local heritage in Bungaree similar to that provided in Yendon (especially signage).

## 10.0 Further Investigation/Action

Consider the following further investigations or actions for Bungaree:

- Undertaking a detailed development analysis to identify areas (key land parcels) with development capacity and their likely yields in partnership with local landowners to facilitate more informed discussions with Central Highlands Water and negotiations with potential developers, regarding the provision of reticulated sewerage, prior to the commencement of a full structure plan process. From that point complete the business case funding model.
  - If a business case is then finalised and accepted by affected landowners and CHW, Council prepare a Structure Plan to provide a long-term vision and strategic framework to guide the future planning and development of the settlement, subject to confirmation on the provision of reticulated sewerage in Bungaree.
  - If a business case for the provision of reticulated sewerage is not accepted, prepare an Urban Design Framework to enhance Bungaree's sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.
- Prepare a Cultural Heritage Management Plan is likely to be required for large-scale development or listed high impact activity within areas of cultural heritage sensitivity, as defined by the Aboriginal Heritage Regulations 2007.
- Undertake a Flood Study in partnership with the Corangamite Catchment Management Authority, as funding allows.

## 11.0 Summary

Future population growth in Bungaree would be feasible due to its location adjacent to the Western Highway growth corridor and proximity to Ballarat. Growth would further justify additional services and facilities in the town, however, this is likely to require the provision of reticulated sewerage infrastructure to become a sustainable option.

In addition, the sewerage of Bungaree is critical if further development is to be facilitated in Wallace, a town separately analysed in this Strategy.

# CLARENDON

## 1.0 Introduction

Clarendon is a small settlement within a farmland setting located on the southern side of the Back Creek on the Midland Highway, 20 kilometres south east of Ballarat. There is an estimated population (2015) of 141 residents within 64 dwellings.

The surrounding topography is gently sloping open farming country with local creeks and depressions throughout the area.

The Midland Highway runs north-south through the settlement, providing a vital transport corridor. It is a major commuter route between Ballarat and Geelong and provides a major freight route from north-western Victoria to the Port of Geelong. In addition, the Highway is an important tourist route to the Bellarine Peninsula and Surf Coast. Maintenance of this road corridor is critical to regional linkages and economic development.

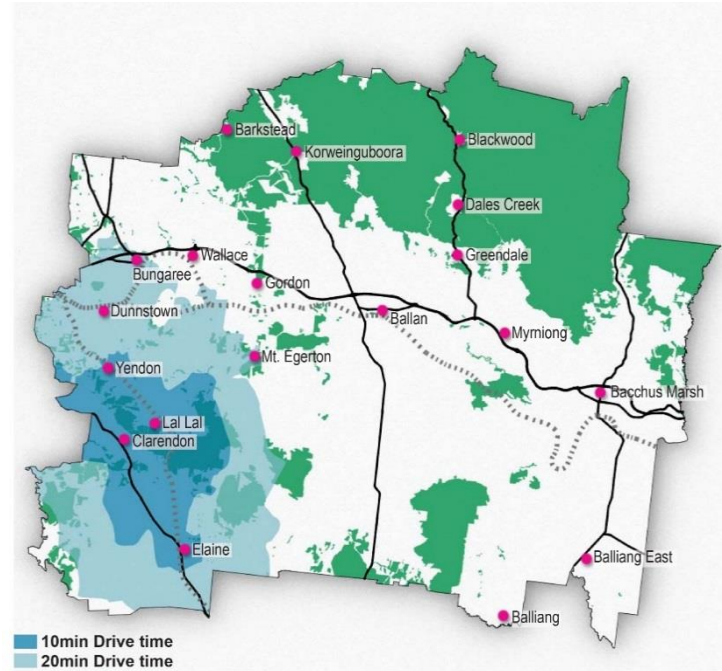
Historically, residential demand in Clarendon has been low, as evidenced by the slow take up of vacant land in the Township Zone. However, it appears that demand is increasing with the recent construction of a number of new dwellings. These may have benefitted from the Council adopted domestic wastewater policy which makes many of the vacant lots now developable.

Clarendon is zoned under the Moorabool Planning Scheme as a township but has little policy guidance as to its future.

## 2.0 Township Character

Clarendon is a small linear settlement established on both sides of the Midland Highway, surrounded by rolling pastures and grazing land. Key features of the settlement are the prominence of dry stone walls along some property boundaries, and mixed tree planting along the Highway of Ash and poplar species.

**Role: Small Town**  
– subcategory: Rural Settlement

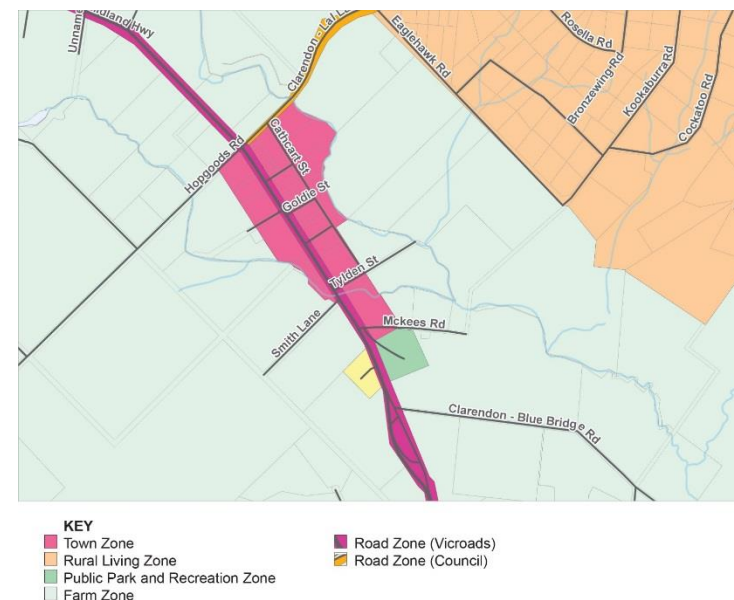


**Map 1** Clarendon

Clarendon's low-density settlement pattern is divided by the Highway, and combined with large setbacks and the wide road reserve, gives the effect that it is a cluster of farming and lifestyle residences rather than a township. There are presently no non-residential uses within the settlement, with the local church (ST Mary's Catholic Church) converted into a private home after sale in 2014. The local cemetery and recreation reserve are located south of the core residential area.

Clarendon's character is defined by the following elements:

- Gently undulating topography
- The Midland Highway as a high speed through road connecting the regional cities of Geelong and Ballarat.
- Surrounded by farmland.
- Low-density development on combined/consolidated lots.
- Wide road reserves with established mixed tree species.
- Prominent dry stone walls along some property boundaries.



**Map 2** Land Use Zones for Clarendon

### 3.0 History

Clarendon was originally known as Corduroy Bridge, named after the planked crossing over Williamsons Creek which is located immediately to the south of the village. Located around the main road between Geelong and Buninyong, Clarendon serviced the large number travellers to the goldfields.

The post office opened in 1857, joining the Carriers Arms and Corduroy Bridge Hotels, a builders' shop, the Anglican Denominational School and a small number of dwellings in the town.

Clarendon was surveyed as a township in June 1858. It was laid out in a grid form, similar to Ballan, although the layout was more elongated, with the central axial core being the Geelong to Ballarat Road, named High Street.

The township took its new name from the Earl of Clarendon, who was the British Foreign Minister during the Crimean War

By 1865, Clarendon supported a population of 700 people. It contained two hotels: the Corduroy and the Railway, a number of shops flanking High Street, and a Presbyterian Church and School. The building of Wesleyan, Anglican and Catholic churches was also planned at this time. Provision for recreation accommodated with the reservation of a cricket ground. The land surrounding Clarendon was primarily used for agriculture.

Around the time of the construction of the Geelong to Ballarat railway line a large number of Irish Catholic families moved to the township. While children of all denominations were welcomed at the Free Scots School in the Presbyterian Hall, there were disputes with Catholic families who refused to send their children. A new State School opened in 1878.

By 1890, the population of Clarendon had fallen to 163. The State School and two churches still operated at this time. Subsequently, the school was closed in 1933, reopened in 1946, and finally closed in 1993.

In 1903, Clarendon was described in the *Australian handbook* as follows:

*CLARENDON (or CORDUROY) (37° 45'S. lat., 144° E. long). is in the county of Grant, electoral district of Grenville, and police district of Buninyong, 88 (91 postal) miles WNW. of Melbourne. Nearest water, Williamson's creek. Lal-Lal, 3 miles distant, is the nearest Railway Station. Hotels: Clarendon and Corduroy. It has a State school (No. 2,081), Wesleyan, Roman Catholic, and Presbyterian churches. Agricultural district. Population, 120; of the district, 1,239*

## 4.0 Infrastructure Snapshot

### Utilities

Clarendon has limited utility services. It is not serviced with reticulated water, sewerage, recycled water and natural gas. However, it receives a fortnightly garbage and recycling collection service. National Broadband Network satellite is available.

### Open Space & Recreation

Recreation Reserve with disused tennis courts.



Photo 1 Former church at Clarendon

<b>Places of Assembly/organised groups/venues</b>	None. Church is no longer operational
<b>Emergency Services</b>	No services.
<b>Education</b>	No services.
<b>Health</b>	No services.
<b>Transport</b>	<ul style="list-style-type: none"> <li>• VLine coach service to Ballarat and Geelong:</li> <li>• three services each way – Monday to Thursday and Saturday,</li> <li>• four services each way – Fridays,</li> <li>• two services each way – Sundays.</li> </ul>
<b>Convenience Retail/food</b>	None.
<b>Other</b>	Cemetery.

## 5.0 Settlement Role

Clarendon has been identified as a **Small Town – subcategory: Rural Settlement.**

**Small Town – subcategory: Rural Settlements** generally have small population numbers (typically <200 residents), and contain a small cluster of housing usually within the Township Zone. Very few services or facilities are provided within the settlement, possibly a community space and/or CFA service. There may access to reticulated water, however, reticulated sewerage is not provided. Usually the residents are reliant on other settlements for higher order services. Expectations of growth are limited, though being outside a potable water catchment some housing may be built in Clarendon over time.

## 6.0 Current Strategic Direction

At present, the Moorabool Planning Scheme Municipal Strategic Statement (MSS) does not provide any specific strategic direction for Clarendon.

## **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Clarendon. Although it supports limited growth opportunities in settlements with good access to larger centres, it seeks to focus growth in existing settlements, which have a sound infrastructure base.

## **6.2 West Moorabool Heritage Study Stage 1 June 2010**

Stage 1 of the West Moorabool Heritage Study was completed in June 2010. It included the preparation of a thematic environmental history, and identifies places of potential heritage significance for investigation and documentation in the second stage of the Study.

Stage 1 of the West Moorabool Heritage Study identified 13 potential places of heritage significance in Clarendon and surrounds.

The settlement was not assessed as part of Stage 2A of the Heritage Study.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- The community relies on community, health, and social services provided on a region-wide basis.
- The settlement is not supplied with reticulated natural gas, sewerage, or water.
- No commercial premises to attract passing trade.
- There is a lack of gateway signage, a settlement theme, and/or sense of arrival in Clarendon.
- Public transport services are limited.
- There is a lack of footpaths, walking tracks or pedestrian infrastructure in general.
- Highway tree plantings are a little haphazard and discontinuous.
- The edges of Clarendon are not well established at present.
- It is likely that land capability and wastewater management constraints would require consolidation of existing lots to enable infill development.
- It is difficult to justify significant infrastructure investment in a settlement with a limited population catchment and limited growth potential.
- The approved Lal Lal Wind Farm is located approximately 4.5 kilometres to the north, and approximately 3.8 kilometres to the south of the settlement.

- The Recreation Reserve appears to be used for livestock grazing purposes, and the tennis courts require resurfacing and do not meet any compliance standards for run offs.

### Opportunities

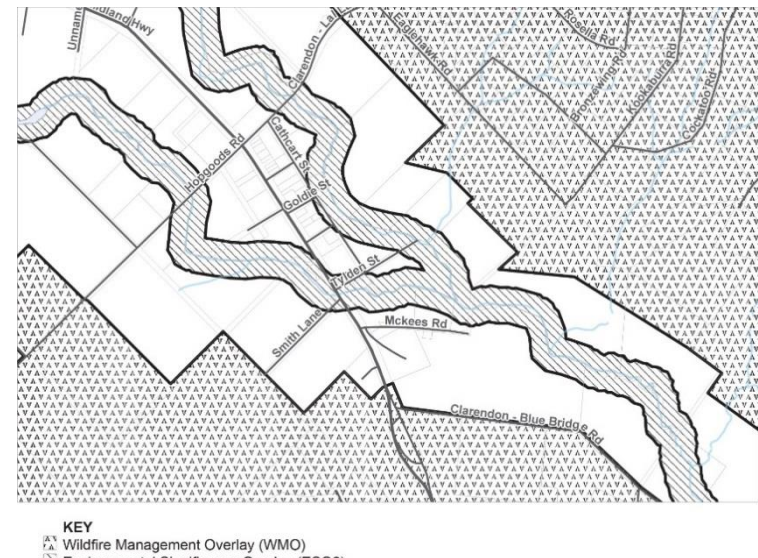
- Good access to Buninyong and Ballarat means Clarendon could act as a satellite to these larger settlements.
- Residential land supply is available in the settlement with many vacant lots available.
- Potential exists to re-vegetate creek corridors.
- Strengthening street tree plantings to form a consistent green edge along the main access ways and delineate the entries to the settlement. The edges of Clarendon are not well established presently.
- Potential to capture passing trade from travellers on the Midland Highway.
- Potential to be a stopover on a regional cycling or touring route.

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Clarendon.

These are illustrated on the map on the following page and include:

- The Design and Development Overlay (Schedule 2) applies to all land within Clarendon. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- Environmental Significance Overlay (Schedule 2) - Waterway Protection affects land adjacent to the waterways in Clarendon. It seeks to protect the habitat significance of vegetation, provide for appropriate development of land within 100 metres of either side of a waterway, maintain water quality in natural waterways, prevent increased surface runoff or concentration of surface water runoff, conserve existing flora and fauna habitats close to waterways, and to encourage generation and regeneration of habitats.
- Fragmented areas of native vegetation are recorded around and south of Clarendon, larger patches to the north-east of the settlement are contiguous with larger areas of forest beyond the settlement and surrounds.



Map 2 Overlays applying to Clarendon

- There is a low likelihood that National or State significant flora and fauna species occur within the settlement and surrounds. No national or state significant ecological communities are considered likely to occur within Clarendon.
- Two areas of known Cultural Heritage Sensitivity occur within the Clarendon (Back Creek and Williamson Creek).
- No listed historical heritage sites are located within Clarendon.
- The bushfire risk for Clarendon is classified as Moderate.
- Land may be subject to overland flows, and areas adjacent to creeks and waterbodies may be subject to localised flooding. Low-lying land may be subject to waterlogging (subject to further investigation).



**Map 3** Constraints for Clarendon

## 8.0 Community Expectation

### Principles

#### Social and Settlement

### Economic

#### Environment and Landscape

#### Sustainability

### Community Expectation - Clarendon

- Reduce the speed limit through the town.
- Install a community noticeboard.
- Community meeting space.
- Not defined.
- Protection of agricultural lands and landscapes.
- Not defined.

## 9.0 Recommendations

This section provides recommendations for how to manage, support and encourage sustainable development in Clarendon. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy e.g., lobbying for altered speed



limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

### **Vision Statement for Clarendon**

*Clarendon is a residential satellite of Ballarat that celebrates the rural landscape and surrounding local history of the area. Future efforts in Clarendon will centre on recording and interpreting local history and utilising landscape to facilitate a vision of Clarendon as a settlement with distinct edges within an agricultural district.*

### **Settlement Growth & Development**

- Expansion of the settlement is to be discouraged due to its lack of services/infrastructure, and the agricultural and environmental value of surrounding land.

### **Farming / Rural Industry**

- Protect land from residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.

### **Community Infrastructure & Facilities**

- The settlement will remain reliant on other communities for access to community facilities and services.
- Advocate to PTV for a greater frequency of VLine coach services.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, table drains, and pedestrian paths.
- Advocate to VicRoads and the Transport Accident Commission for funding to undertake safety improvements to the Midland Highway.

### **Recreation & Leisure**

- Prepare a master plan for the reserve to determine future active and passive open space requirements, having regard to the draft Moorabool Community Infrastructure Framework, and equitable access to recreation facilities across the network of towns along, and in proximity to, the Midland Highway.

### **Streetscape & Environment**

- Enhance and soften the visual appearance of Clarendon through street tree planting initiatives, in particular, to better signify the entries to the settlement.
- Encourage community involvement in the maintenance and enhancement of the settlement.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services.
- Investigate strategies to encourage the capturing of passing trade from travellers on the Midland Highway, e.g., local produce sales.
- Investigate the establishment of a regional touring route or heritage trail, which includes Clarendon.
- Review options for interpretative signage to identify heritage features and personalities for tourism purposes.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the town.

### **Heritage**

- Continue to protect sites of Aboriginal cultural heritage significance.
- Identify and protect sites of local heritage significance through the incorporation and implementation of appropriate provisions in the planning scheme.
- Protect the local dry stone walls.
- Encourage the ongoing protection and refurbishment of historic buildings, as key assets of Clarendon.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Clarendon:

- Preparing a Settlement Improvement Plan to develop a vision for the settlement, enhance its sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.
- Undertaking the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in Clarendon and surrounds.
- Preparation of a Cultural Heritage Management Plan is likely to be required for large-scale development or listed high impact activity within areas of cultural heritage sensitivity, as defined by the Aboriginal Heritage Regulations 2007.
- Undertaking a Flood Study in partnership with the Corangamite Catchment Management Authority, as funding allows.

## **11.0 Summary**

The expansion of Clarendon is to be discouraged due to the absence of local services and facilities.

# DALES CREEK

## 1.0 Introduction

Dales Creek is a small settlement situated approximately 15 kilometres to the north-east of Ballan, containing approximately 155 dwellings. It is located within the Wombat State Forest, on the banks of Dale Creek which flows to the near west.

The 2011 census recorded that the population of Dales Creek was 412 residents. Minor growth since then would be expected.

Dales Creek is situated within Southern Rural Water's Pykes Creek Catchment. Soils within Dales Creek are poor, and generally not considered appropriate for use with septic tanks, nor is there sufficient distance from waterways to ensure adequate protection of water quality.

Dales Creek is served by only one connecting road, the Greendale – Trentham Road, which provides access to Ballan and the Western Freeway via Greendale to the south, and Blackwood and Trentham to the north.

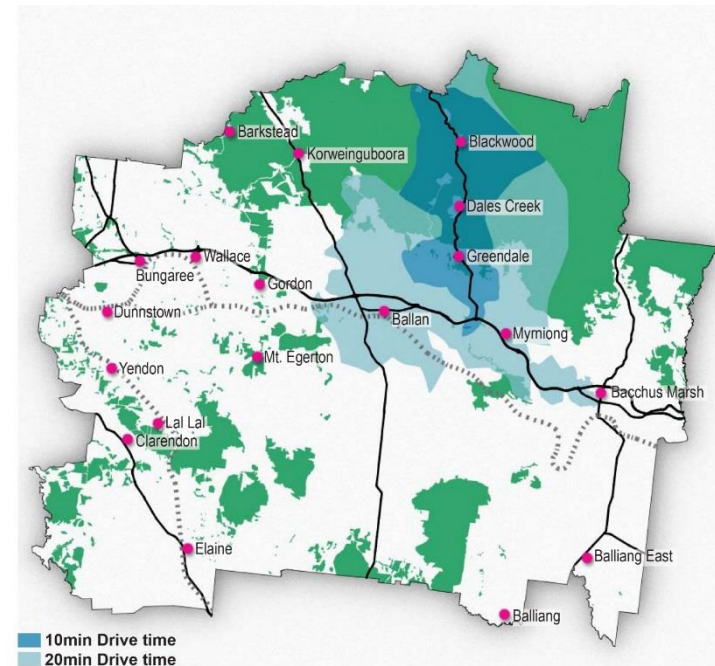
Fire Authorities have assessed Dales Creek as having an EXTREME bushfire risk.

It does not contain any commercial zoning and relies on the surrounding towns for most services.

The settlement does not contain any community, commercial or retail facilities and relies on the surrounding towns for most services. Primary school children from Dales Creek typically travel by bus to the Myrning Primary School.

Dales Creek is not zoned as a township under the Moorabool Planning Scheme and the Scheme does not presently contain any specific policy statements in relation to the settlement.

**Role: Small Town**  
– subcategory: Rural Settlement



**Map 1 Dales Creek**

## 2.0 Township Character

Dales Creek is a subdivision within the heart of the Wombat State Forest mid-way between Greendale and Blackwood on the Greendale-Trentham Forest Road

It is characterised by hilly topography and its setting in the dense mature forest.

The subdivision pattern is consistent with low-density or rural residential development having an average lot size of (1.1 hectares), substantially smaller than other Rural Conservation Zone areas. However, the area remains un-serviced, is heavily treed, and presents a high fire risk. The larger private lots surrounding the smaller lots effectively provide a buffer to the Crown Land.

Approximately half the houses within Dales Creek back onto the creek and combined with poor soil for septic tanks, the risk of stream contamination is HIGH.

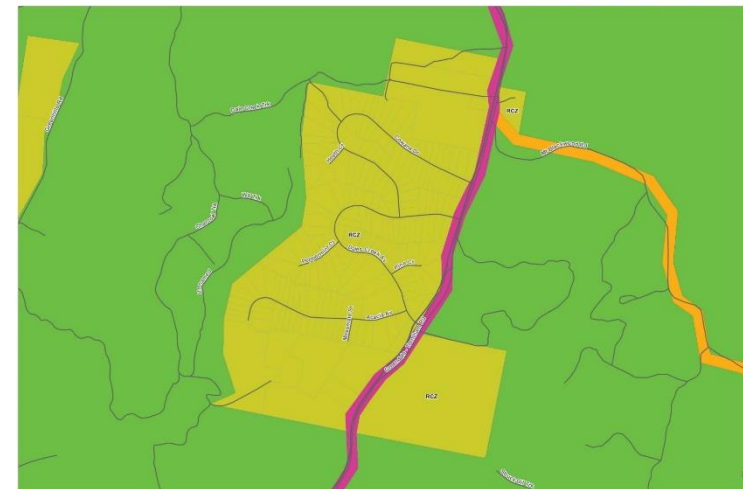
Housing comprises of a mix of materials and styles from weatherboard to modern brick structures. Most residences are located on low-density lots of 1000 square metres or larger, which feature many large canopy trees. The residences are well setback from the roads and adjoining neighbours, which accentuates the bush setting.

Many of the blocks have vehicles, machinery and materials stored that are visible from the road. The road reserves itself feature large mature native trees of the surrounding forest and the adjoining front fencing of surrounding properties is minimal and or of a post and wire farm fence style.

The nearby Wombat State Forest is criss-crossed with tracks which connect to Dales Creek suggesting that recreational walking access into the Forest actively occurs.

Dales Creek's character is defined by the following elements:

- Distinct typography
- Set within dense forest.



**KEY**  
■ Rural Conservation Zone  
■ Public Conservation and Recreation Zone  
■ Road Zone (Council)  
■ Road Zone (Vicroads)

**Map 2** Land Use Zones for Dales Creek

- Generally low density development set amidst established bush on large lots.

### 3.0 History

Dales Creek is a more recent low density residential subdivision. The history of Dales Creek is part of the broader history of forestry and mining in the Wombat State Forest.

### 4.0 Infrastructure Snapshot

<b>Utilities</b>	Dales Creek has limited utility services, it is not serviced with reticulated gas, sewerage, or water. However, Dales Creek receives a fortnightly garbage and recycling collection service.
<b>Open Space &amp; Recreation</b>	No services.
<b>Places of Assembly/organised groups/venues</b>	No services.
<b>Emergency Services</b>	No services
<b>Education</b>	No services
<b>Health</b>	No services
<b>Transport</b>	No services
<b>Convenience Retail/food</b>	None.
<b>Other</b>	None.



Photo 1 Dales Creek

### 5.0 Settlement Role

Dales Creek has been identified as a **Small Town – subcategory: Rural Settlement.**

**Small Town – subcategory: Rural Settlements** generally have small population numbers (typically <200 residents), and contain a small cluster of housing usually within the Township Zone. Very few services or facilities are provided within the settlement, possibly a community space and/or CFA service. There may access to reticulated water, however, reticulated sewerage is not provided. Usually the residents are reliant on other settlements for higher order services. Expectations of growth are limited.

## **6.0 Current Strategic Direction**

At present, the Moorabool Planning Scheme Municipal Strategic Statement (MSS) does not provide any specific strategic direction for Dales Creek.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for Dales Creek. However, it seeks to avoid directing settlement growth to areas of natural hazard risk, i.e., bushfire and flooding, and areas of possessing high value environmental assets, including special water supply catchment areas.

### **6.2 Regional Bushfire Planning Assessment Grampians Region**

The Regional Bushfire Planning Assessment for the Grampians Region identifies particular issues regarding the settlement of Dales Creek.

These issues are:

*“Dales Creek and the rural-residential lots in it are surrounded by the Wombat State Forest. Dwellings are in the bushfire hazard area associated with both the forest and remnant vegetation on the lots.*

*The northern portion of the area includes vegetation of high and very high conservation significance.”*

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- The settlement’s isolated location and a lack of existing services/infrastructure suggest that further intensification or expansion would not be appropriate.

- The settlement is not supplied with reticulated natural gas, sewerage or water.
- Public transport is not available and residents rely almost entirely on private transport.
- It is difficult to justify investment in infrastructure in a settlement with a limited population catchment and limited growth potential.
- There is a lack of footpaths, walking tracks, and pedestrian infrastructure.
- There is significant remnant and re-growth vegetation and forest existing in, and around, the settlement.
- The settlement is located within a Special Water Supply Catchment.
- There is an extreme bushfire risk in this area and any proposed development must be assessed against this known risk to life and property.

### Opportunities

- The settlement has lifestyle and environmental appeal.
- Retention and protection of large remnant trees.

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Dales Creek.

These are illustrated on the maps on the following pages and include:

- The Design and Development Overlay (Schedule 2) applies to all land within Dales Creek. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.



KEY  
 Wildfire Management Overlay (WMO)

**Map 2** Overlays applying to Dales Creek



- The Bushfire Management Overlay (BMO) – affects the whole settlement. This overlay is applied to areas identified as having high bushfire hazard. Together with the planning requirements for bushfire protection in Clause 52.47, this overlay controls development in order to mitigate risk to life, property and community infrastructure. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.
- Dales Creek is within a Special Water Supply Catchment, however, the Environmental Significance Overlay (Schedule 1) has not been applied to land within the settlement.
- There is significant remnant and re-growth vegetation and forest existing in, and around, the settlement.
- There are no sites listed on the Heritage Overlay under the Moorabool Planning Scheme within the settlement.
- The bushfire risk for Dales Creek is likely to be Extreme.
- The settlement is located within a Special Water Supply Catchment.
- The local topography includes steeped landscapes.



**Map 3** Constraints for Dales Creek

## 8.0 Recommendations

This section provides recommendations for how to manage, support and encourage sustainable development in Dales Creek. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

### Vision Statement for Dales Creek

*Dales Creek is a low-density rural residential settlement set within the forest. Preserving this characteristic involves retention of the existing larger lots with significant separation between neighbours and appropriately managing bushfire hazard risk.*

### **Settlement Growth & Development**

- Expansion of the settlement is to be discouraged due to its lack of services/infrastructure, its location within a water supply catchment, the environmental value of surrounding land and the area's extreme bushfire risk.
- Retention of the existing Rural Conservation Zone is considered appropriate as it reflects the settlement's unsuitability for further development given its location within a special water supply catchment.
- Due to the extreme bushfire risk, the subdivision minima should be increased to 20 hectares to prohibit further subdivision from occurring on the forest interface in Dales Creek.

### **Community Infrastructure & Facilities**

- Foster and support the establishment of an appropriate community transport service, which links with other services to Ballarat and Melbourne, and enables the local community to access necessary services.
- Advocate to PTV for the establishment of a wider network of VLine coach routes, which could service Dales Creek, e.g., a Kyneton or Woodend to Geelong route, via Trentham, Blackwood, Greendale and Ballan.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Advocate to VicRoads and the Transport Accident Commission for funding to undertake safety improvements to the Greendale – Trentham Road.
- Maintain basic infrastructure, such as, roads, and table drains.
- Advocate for improved access to broadband and mobile phone services in Dales Creek.

### **Streetscape & Environment**

- Retain the natural setting of the settlement by maintaining the remnant vegetation, and encouraging sensitive design and development.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and services.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the settlement.

## Heritage

- Continue to protect sites of Aboriginal cultural heritage significance.
- Identify and protect sites of local heritage significance.

## 10.0 Further Investigation/Action

Consider the following further investigations or actions for Dales Creek:

- Investigate the application of the Environmental Significance Overlay (Schedule 1) to clearly define that the settlement is within a Special Water Supply Catchment.
- Revise the RCZ Schedule to reflect the environmental attributes/context of the settlement and similar settlements within the Wombat State Forest.

## 11.0 Summary

Dales Creek is not identified for residential growth, however, investigation of opportunities to improve the amenity of the area will be supported.

# DUNNSTOWN

## 1.0 Introduction

Dunnstown a small residential village situated on the Melbourne to Ballarat railway line. The settlement is located 12 kilometres east of Ballarat and approximately 4 kilometres south of the Western Freeway, on Old Melbourne Road.

Potato production is a major agricultural activity, which occurs in Dunnstown and surrounding districts, where soils and climate are favourable. The industry is focussed on seed and processing potato production, the latter to supply the McCain factory at Ballarat.

The population of Dunnstown (2015 estimate) is comparable in size with Bungaree and Wallace (around 200-220 residents).

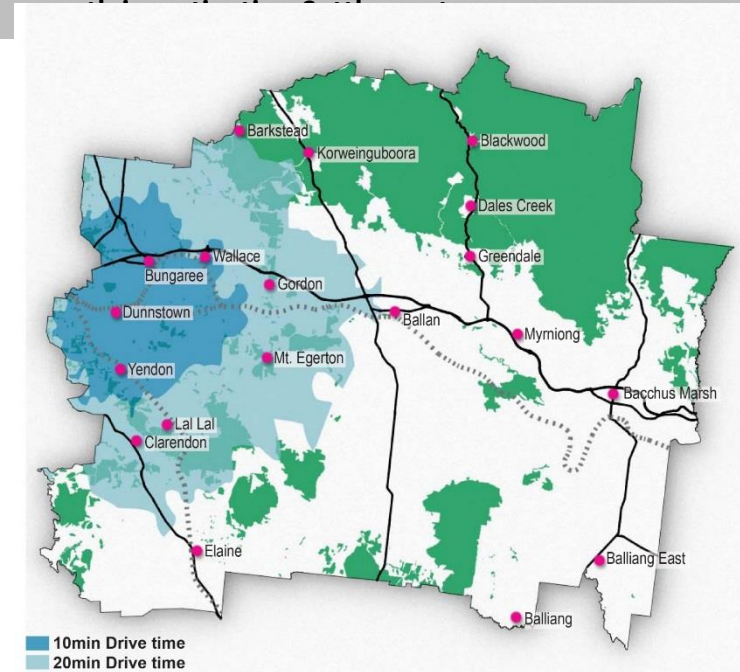
Dunnstown has good proximity to Ballarat where a wide range of services are available. In addition, Dunnstown is within a short drive of Bungaree and Wallace and residents are able to draw on a range of local services and facilities, which are shared across those towns.

A number of the dwellings in Dunnstown are located around the intersection of Old Melbourne Road (extending east-west) and Dunnstown - Yendon Road (extending north-south) on the southern side of the Ballarat Rail Corridor.

The Shamrock Hotel, Dunnstown Recreation Reserve (active cricket, netball, and football teams), the spring water factory, and medieval fortress (tourist attraction) Kryal Castle are located either within the town, or nearby.

St Brendan's Catholic Primary School which has been operational for 140 years, and the Shamrock Hotel are key buildings within the settlement. Both have a significant role in defining the character of the settlement, as do the sporting facilities. Dunnstown has an actively used recreational reserve which is home to the Dunnstown Football Netball Club, which fields teams in regional and district competitions.

Role: Small Town – subcategory: Consolidated



Map 1 Dunnstown

Due to the density of small settlements in the west of the Shire, there is good demand for facilities in this area. Any future provision though must take into account the surrounding services and facilities in the local area to avoid duplicating services, which could otherwise be shared between settlements.

To the south of Dunnstown, on the Dunnstown – Yendon Road, there are two major operating quarries, which supply material for building, road, and rail construction projects. Boral's Quarry has operated since the late 1970s, and it is the company's largest operation in regional Victoria, producing up to 650,000 tonnes of material each year. The Quarries generate heavy vehicle traffic through Dunnstown, which may affect the amenity of local residents. In addition, the quarries may limit development to the south of the settlement.

Mount Warrenheip is located 1.5 kilometres to the north of Dunnstown.

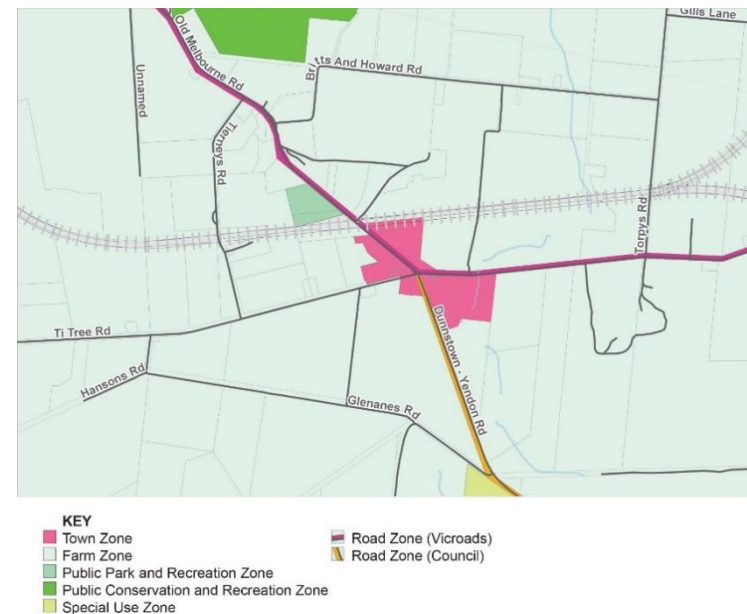
Whilst not located on the Western Freeway, Dunnstown is sufficiently close to Ballarat to warrant investigation for future growth. However, any growth is likely to depend upon the provision of reticulated water supply and sewerage in the settlement.

Dunnstown is zoned as a township under the Moorabool Planning Scheme and policy statements refer to facilitating sustainable populations in towns such as Dunnstown, Wallace and Bungaree.

## 2.0 Township Character

Dunnstown is a picturesque rural village located on flat plains and gentle gullies surrounding Granite Creek, within an agricultural/rural living environment.

Scattered remnant vegetation exists in, and around, the settlement (plains grassy woodland). The settlement is located in the water catchment and contains a creek corridor.



**Map 2** Land Use Zones for Dunnstown

There is a distinct lack of street trees and or landscaping within the town. The town's sense of arrival is not supported by the surrounding streetscapes.

The area is relatively flat and has picturesque rural views, and views to the prominent volcanic cones of Mount Buninyong (745 m), and Mount Warrenheip (741 m), from the settlement and its approaches.

Although a range of residential forms are present, larger rural living style residences are the dominant style of dwelling. Lot sizes in Dunnstown vary from approximately 400 square metres in the centre of the settlement (along Ti-Tree Road) to 2.6 hectares on the fringes.

Dunnstown's character is defined by the following elements:

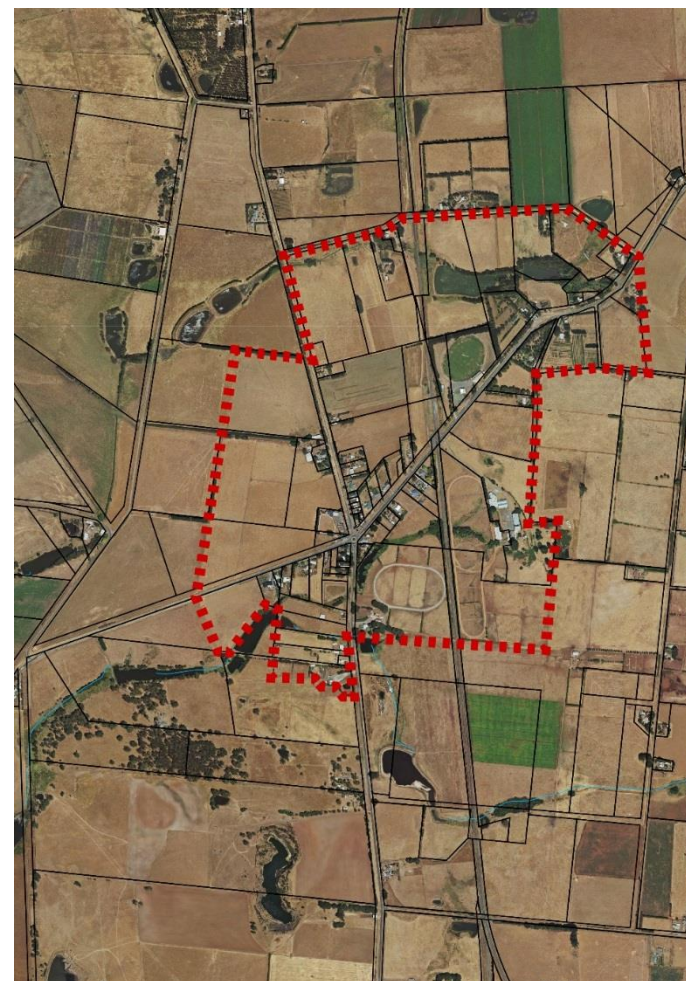
- Picturesque rural views and views to Mount Warrenheip and Mount Buninyong.
- Larger rural living style dwellings.
- The Shamrock Hotel and St Brendan's Catholic Primary School are prominent buildings in the settlement.

### 3.0 History

Dunnstown, along with Bungaree and surrounds, is sometimes referred to as 'Little Ireland' due to the strong Irish heritage of the district. The settlement was substantially settled in the 1850's during the Irish Potato Famine, and was occupied and worked by a largely itinerant Irish workforce.

Dunnstown at the time had competitive advantage due to its proximity to the Ballarat gold fields and local employment. The volcanic soil at Dunnstown was good for agriculture, and Irish-Australian potato farmers and dairy farmers made a living out of their holdings, usually of 20 acres.

At one time Dunnstown supported sawmills, a thriving township and a distillery, named after Irish distillery owner R Dunn. The distillery is of national significance as the first



**Map 3** Functional Boundary of Dunnstown

distillery for the production of pot still whisky in Australia, and a major and early producer of brandy, whisky and gin. The site is now used as a spring water bottling plant.

In 1861, two acres of land was temporarily reserved for Roman Catholic Church purposes and a shed school was relocated from Warrenheip to the Dunnstown reservation. The building was used for education purposes, as well as, a Catholic chapel. A brick Catholic Church was opened in April 1906 and it was placed under the patronage of St. Brendan.

The school was replaced with another timber building in 1905-06, and the present brick school building, was opened on 7 September 1952, as Our Lady of Fatima School. In 2007, the school was renamed as St Brendan's.

Dunnstown was described in the 1890 Victorian Municipal Directory, p. 283 as:

*A small village and railway station 106¾ miles W. of Melbourne, situated close to Mount Warrenheip and about 1½ miles from the latter township. It is named after Mr Dunn, who erected the Warrenheip distillery. It has a post office, two hotels, State school and stores. Residents either agriculturalists or employed by distillery company.*

## 4.0 Infrastructure Snapshot

### Utilities

Dunnstown has limited utility services. It is not serviced with reticulated water, sewerage, recycled water and natural gas. However, it receives a fortnightly garbage and recycling collection service. National Broadband Network satellite is available.

### Open Space & Recreation

Dunnstown Recreation Reserve – provision for cricket, tennis, football with passive open space including playground equipment.

### Places of Assembly/organised groups/venues

Public Hall.

### Emergency Services Education

No services  
Catholic Primary School



Photo 1 Dunnstown Recreation Reserve

Health	No services.
Transport	Limited bus services to Ballarat.
Convenience Retail/food	Hotel
Other	None.

## 5.0 Settlement Role

Dunnstown has been identified as a **Small Town – subcategory: Consolidated growth investigation Settlement**

**Small Town – subcategory: Consolidated growth investigation Settlements** supports an ultimate population likely of between 500-2000 residents. These settlements enjoy access to a limited range of education and health services and may contain a small retail centre. Reticulated water and appropriate provision for sewerage treatment are provided. Whilst some local employment may be provided within the settlement, most opportunities will be provided in larger towns and regional centres.

Caveat: The scope for Dunnstown to develop beyond its current population will be largely determined by whether reticulated sewerage and water can be economically provided.

## 6.0 Current Strategic Direction

The Moorabool Planning Scheme Municipal Strategic Statement (MSS) recognises that small towns in the Municipality, such as, Dunnstown, provide a limited level of services and facilities to their residents and the surrounding rural areas, and are characterised by visual dominance of the rural landscape. In addition, small towns are acknowledged as being integral to the cultural heritage of the Shire.

In relation to Dunnstown, Bungaree, and Wallace, the MSS identifies that the zones abutting small town boundaries need to be reviewed to identify where further sustainable residential development could occur and what the best zone would apply to support sustainable populations in these small communities.

Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.



- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Dunnstown. However, it does support limited growth opportunities in settlements, which enjoy good access to larger centres, subject to the provision of services and infrastructure.

### **6.2 West Moorabool Heritage Study Stage 1 June 2010**

Stage 1 of the West Moorabool Heritage Study was completed in June 2010. It included the preparation of a thematic environmental history, and identified places of potential heritage significance for investigation and documentation in the second stage of the Study.

Stage 1 of the Study identified 13 places of heritage archaeological significance in Dunnstown and surrounds.

The places of potential heritage significance in the settlement were not assessed as part of Stage 2A of the Heritage Study.

### **6.3 South West Victoria Landscape Assessment Study**

The South West Victoria Landscape Assessment Study (2013) includes the land to the north of railway line at Dunnstown in the Mount Buninyong and Mount Warrenheip area of significant landscape.

## **7.0 Issues, Opportunities and Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- As the primary land use in the locality is agriculture, it is important that land be protected from ad hoc residential fragmentation, to preserve its use for farming purposes.
- A lack of reticulated water and sewerage is a major constraint to future residential growth in Dunnstown.
- Provision of reticulated water and sewerage require a large investment and a significant increase in population to be economically viable.

- The absence of retail and other services in the settlement, may discourage 'ageing in place'.
- There is an absence of commercial buildings in the settlement, limiting economic opportunities and local employment.
- The tourist attraction, Kryal Castle, is located nearby but there is no signage to indicate other nearby places of interest.
- There is a lack of footpaths, walking tracks or pedestrian infrastructure in Dunnstown.
- The quarries to the south of the settlement require appropriate separation from sensitive uses, such as, residential development.
- The main road is utilised by large numbers of heavy vehicles travelling to the nearby quarries.
- Public transport is limited and does not enable day trips to Bungaree, Wallace, or Gordon.
- The settlement is located further from the Western Freeway than Wallace or Bungaree and this may hamper future growth in Dunnstown or economic activity resulting from passing trade.
- Significant growth and development may transform the settlement, and detrimentally affect its small town/village amenity and character.
- Sites of Aboriginal cultural heritage significance may be present along waterways.
- Increased fire risks resulting from re-vegetation works.

### **Opportunities**

- The proximity and interdependent relationship between Bungaree, Dunnstown, and Wallace could enable them to provide a range of facilities and services, for each other.
- Reducing vehicle speeds to 50km/h, particularly heavy vehicles, would improve safety and encourage use of more active transport options.
- The historic distillery currently operates as a spring water facility, there may be opportunities for expansion and further job creation.
- The settlement has strong agricultural links.
- Dunnstown has potential to be a touring route / cycling destination or stop over.
- The Recreation Reserve is a district facility that is well used through all the seasons and by a range of community groups. The reserve has a water recycling facility onsite.
- There is a large quarry on the outskirts of the settlement.

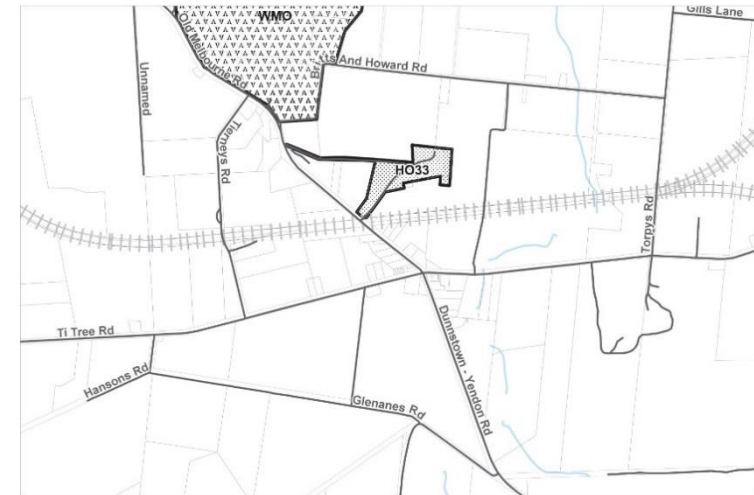
- Potential to build a pedestrian network to connect key facilities.
- A concept design for reticulated water and sewer has been developed for Dunnstown. A business case would need to be developed to confirm financial viability in servicing Dunnstown.

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Dunnstown.

These are illustrated on the maps on the followings page and include:

- The Environmental Significance Overlay (Schedule 1) and the Design and Development Overlay (Schedule 2) apply to all land within Dunnstown. The purpose of ESO1 is to protect the quality and quantity of water produced within catchments, and to provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- Native vegetation within Dunnstown is limited to small fragmented patches. It is considered unlikely that any vegetation meets the diagnostic characteristics and condition thresholds of nationally listed ecological communities.
- The likelihood of nationally significant flora species occurring within the settlement and surrounds is low, however, one nationally significant fauna species, Growling Grass Frog, has the potential to occur within the area.
- There are two areas of known Cultural Heritage Sensitivity located within settlement and surrounds, Granite Creek and Ring Creek.
- There are two listed historical heritage sites within the settlement and surrounds (Former Brinds Distillery and Dunnstown Railway Siding).
- The bushfire risk for Dunnstown is Low.



**KEY**  
 ■ Heritage Overlay (HO)  
 ■ Wildfire Management Overlay (WMO)

**Map 4** Overlays applying to Dunnstown



**KEY**  
 ■ Ecological Vegetation Class - Endangered  
 ■ Ecological Vegetation Class - Vulnerable  
 ■ Area of cultural sensitivity

**Map 5** Constraints for Dunnstown

- Dunnstown is located at the foot of Mount Warrenheip, which has been recognised as a significant landscape. The area surrounding Mount Warrenheip has been identified as a significant landscape by the South West Landscape Assessment Study (2013).
- Land may be subject to overland flows and areas adjacent to creeks and waterbodies may be subject to localised flooding. Low-lying land may be subject to waterlogging (subject to further investigation).
- Physical limitations to the growth of Dunnstown are the Ballarat Rail Corridor (to the north), and other constraints, such as, the quarries to the south, topography and potential flooding (subject to further investigation).
- The settlement is within a special water supply catchment.

## 8.0 Community Expectation

### Principles

#### Social and Settlement

### Community Expectation - Dunnstown

- Retain the strong sense of community
- Services for older residents
- Maintain what we have
- Planning for the future
- Restrict growth to the township area
- Fully utilise the existing facilities
- Encourage visitation – walking and cycling trails and signage to support visitation
- Retain the rural amenity - concerns regarding the wind farms
- Protect the rural landscape
- Add street trees and a treed boulevard
- Growth and protection of farm land

#### Economic

#### Environment and Landscape

#### Sustainability

## 9.0 Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Dunnstown. Some of these recommendations may be strategic, for example, the need for future growth investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

## **Vision Statement for Dunnstown**

*Dunnstown will be a picturesque rural village with magnificent tree lined boulevards that reflect the European history of the settlement. It is a town with appropriate and well used community infrastructure that supports population growth and economic and tourism based enterprises.*

## **Settlement Centre**

- Encourage any future commercial/retail development to establish in the central area close to the main intersection.

## **Settlement Growth & Development**

- Future population growth in Dunnstown would be feasible due to its location relative to Ballarat and would further justify investigation of additional services and facilities in the town. However, this would most probably require sewer infrastructure to become a viable option. Town water would also be required.
- Maintaining a sustainable and attractive town and high quality living environment is a priority.
- Ensure any future residential growth occurs in areas where it will not affect the viability of productive agricultural land, and minimises potential land use conflict.
- Any future residential growth should meet residential demand at standard urban densities, and provide the associated community economic and social outcomes.

## **Farming / Rural Industry**

- Protect land from residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Ensure that suitable buffer distances are maintained to protect rural industry uses, in particular, extractive industry, from encroachment by sensitive uses.

## **Community Infrastructure & Facilities**

- Planning should consider Bungaree, Dunnstown, and Wallace collectively as a focus for investment in facilities and services in the western part of the Shire.

- Continue to support and enhance existing community facilities and various community groups, clubs and associations, as key assets of community life.
- Support the retention of the existing primary school as a major asset serving the area.
- Advocate to PTV for a greater frequency of bus services to, and from, Dunnstown.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, pedestrian paths, and table drains.
- Advocate for the provision of reticulated water and sewerage in the settlement, and the inclusion of the projects in a future Central Highlands Water - Water Plan.
- Advocate for the upgrading of roads connecting the Dunnstown Quarries to the Western Freeway and Midland Highway.
- Provide for the progressive development of a designated pedestrian and cycle pathway system in accordance with the recommendations of the Hike and Bike Strategy.

### **Recreation & Leisure**

- Continue to recognise the Recreation Reserve as the key recreational asset in the settlement.
- Support the improvement of the facilities at the Recreation Reserve in accordance with an approved Master Plan which may include:
  - Updating and modernising the pavilion to support greater patronage.
  - Investigate initiatives to increase female participation in sports and recreation at the reserve including lighting the netball tennis courts.
  - The provision of cricket nets to support summer use of the Reserve.
  - Improving and formalising parking both within the Reserve and along Old Melbourne Road.
  - Assessing the future sustainability of the Recreation Reserve from a water sustainability perspective to ensure that a water source is secured to support its ongoing high usage for active recreation.
- Improve pedestrian/cycle links between the Recreation Reserve and the settlement.
- Encourage active transport for both residents and visitors to the town.

### **Streetscape & Environment**

- Protect and maintain the landscape, vistas, environment, habitat, and natural heritage and features of the settlement.
- Support environmental programs to undertake localised weed removal and re-vegetation of waterway corridors.
- Investigate the potential re-vegetation of creek corridors.
- Encourage the retention and protection of large remnant trees.
- Strengthen the consistency of edge treatments to help frame public space and create links between the old and new areas of the settlement.
- Use tree planting, to frame and/or preserve key views, and screen those less desirable.
- Strengthen street tree plantings to form a consistent green boulevard along the main access ways, and to delineate the entries into the settlement.
- Improve pedestrian infrastructure between residential areas and key destinations.
- Continue to encourage community involvement in the maintenance and enhancement of the settlement.

### **Built Form / Urban Design**

- Standardisation and consolidation of treatments and materials is needed. Design guidelines would be appropriate for the settlement given its heritage buildings.
- Enhance waterway corridors and use them as features within the settlement.
- Design guidelines should be established which direct how future development is delivered in Dunnstown consistent with the historic setting and numerous heritage buildings. Those guidelines need, however to be cognisant of pressures for growth, especially if the town is connected to reticulated water and sewer in the medium to longer term.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services, unless infrastructure and services including sewer are provided to support long-term growth and development.
- Strengthen and support local agribusiness.
- Investigate the establishment of a regional touring route and/or heritage trail, which includes Dunnstown.
- Promote the purchasing of local food and other products.
- Explore further development of the distillery site and its products
- Support the growth of events, such as, the Mount Warrenheip fun run.
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).

- Foster community participation and ‘ownership’ in enhancing the social, environmental, and economic opportunities in the town.

### **Heritage**

- Continue to protect sites of Aboriginal cultural heritage significance.
- Identify and protect sites of local heritage significance through the incorporation and implementation of appropriate provisions in the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Dunnstown:

- Prior to commencing a full structure plan process, undertaking a detailed development analysis to identify areas (key land parcels) with development capacity and their likely yields in partnership with local landowners to facilitate more informed discussions with Central Highlands Water and negotiations with potential developers, regarding the provision of reticulated sewerage. From that point complete the business case funding model.
  - If a business case is then finalised and accepted by affected landowners and CHW, Council prepare a Structure Plan to provide a long-term vision and strategic framework to guide the future planning and development of the settlement, subject to confirmation on the provision of reticulated sewerage in Dunnstown.
  - If a business case for the provision of reticulated sewerage is not accepted, prepare an Urban Design Framework to enhance Dunnstown’s sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.
- Undertake the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in Dunnstown and surrounds.
- Undertake a Flood Study in partnership with the Corangamite Catchment Management Authority, as funding allows.

## **11.0 Summary**

Future population growth in Dunnstown is plausible and this would support the provision of additional facilities. The town is relatively compact and most public facilities occur within a five minute walkable catchment. Whilst not located on the Western Freeway, Dunnstown is sufficiently close to Ballarat to warrant investigation for future growth. However, this may depend on the provision of a reticulated water supply and reticulated



sewerage and will be influenced by growth and strategic planning in the eastern areas of Ballarat. Any major utility investment would involve a significant expense and most probably require a sizable population increase to be viable.

The quarries to the south and spring water factory to the North both generate heavy vehicle traffic in, and around, the settlement and any future development would need to consider this and other associated impacts.

# ELAINE

## 1.0 Introduction

Elaine is situated on the Midland Highway 28 kilometres to the south east of Ballarat and 40 kilometres north-west of Geelong. The flat plains and gentle gullies of the Tea Tree Creek and agricultural (grazing) landscape define the character of the district.

An estimated resident population of Elaine (2015) is approximately 82 persons within 41 dwellings.

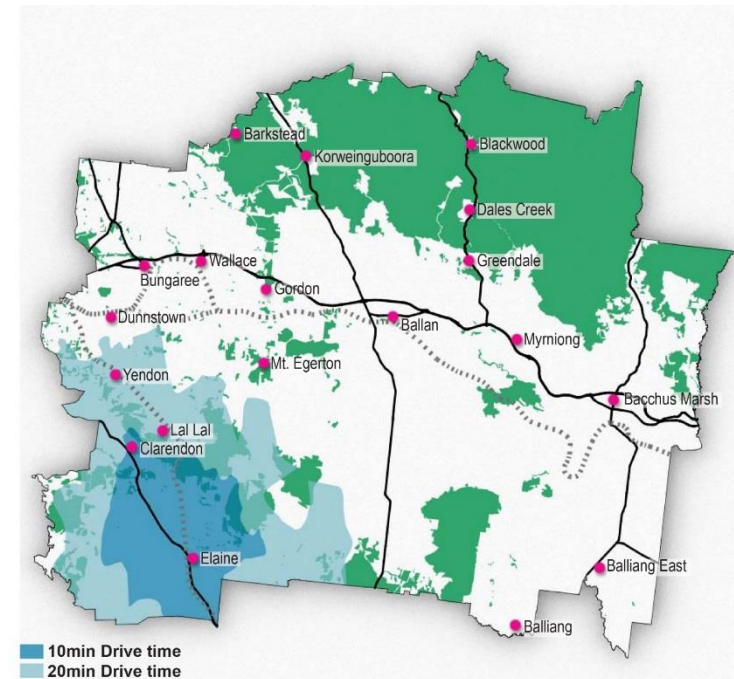
The Midland Highway runs north-south through the settlement. This corridor provides a major freight route from north-western Victoria to the Port of Geelong. In addition, Midland Highway provides an important tourist route to the Bellarine Peninsula and Surf Coast and is critical to regional linkages and economic development.

Elaine sits strategically within the south-western area of the Municipality, which is generally under-provided with services and is the only town within the Shire located on the Midland Highway which provides a range of local services and facilities to locals and passing traffic. The nearby town of Meredith in the Golden Plains Shire is a 'higher order' settlement than Elaine presently, providing some of the services lacking in Elaine (such as primary schools).

Elaine has a good standard recreation reserve for a settlement of its size and recently re-established its tennis club and cricket club with some success. The settlement supports a hotel, local general store, fuel sales, farm supplies, and a timber and glass business. A community hall is located on Pearson Street (Engineers Institute). Whilst a number of services are provided in Elaine, it has lost others including the closures of St Patrick's Catholic Church (2013) and Elaine Primary School (1998). Nonetheless, Elaine still provides a service role to its surrounding district, which is likely to continue.

Similar to other small settlements within the Municipality, Elaine provides an alternative country lifestyle within commuter distance of Geelong, Ballarat and to some extent Melbourne. Elaine is located within a special water supply catchment and development within the settlement is limited

**Role: Small Town**  
– subcategory: Consolidation Settlement



**Map 1 Elaine**

by lack of reticulated water and sewerage. Landowners are restricted as new dwellings are reliant on having on-site wastewater disposal and consequently there are a number of vacant lots within Elaine.

Due to the low population of the settlement, future population growth would be required to support the provision of additional facilities and services. However, it is likely to require the provision of reticulated water and sewerage infrastructure to become a sustainable option, which would necessitate significant investment and a relatively large population to be viable. Market demand for housing in Elaine has not been fully assessed at this time though the pattern of enquiries suggest it would be lower than for Dunnstown, Bungaree and Wallace.

Elaine is zoned as a township under the Moorabool Planning Scheme and the policy directions recognise that settlements, such as Elaine, provide a limited level of services to residents in the locality.

## 2.0 Township Character

Elaine is located on the Midland Highway between Mount Buninyong and Meredith, and is situated in a pastoral landscape of rolling hills and paddocks.

Limited scattered remnant vegetation exists in and around the settlement in the form of Plains grassy Woodland and Plains grassland and a small creek is located within the settlement. The settlement is located within a drinking water catchment.

The town is relatively compact and most of the public facilities occur within a 5 minute walk-able catchment though the sports precinct is further south.

Elaine's character is defined by the following elements:

- Pastoral landscape with rolling hills.
- Midland Highway spine through the settlement and high speed traffic.
- Significant pieces of heritage architecture.
- Railway corridor on the western edge of Elaine.
- Mature non-native trees on the western side of Midland Highway.
- Village scale of buildings including the local hotel.



Map 2 Land Use Zones for Elaine

### 3.0 History

Elaine was described in the 1890 Victorian Municipal Directory, (p. 283) as:

*A mining township with telegraph station, savings bank, post and money-order office, 80½ miles W. of Melbourne.*

*There are two churches, good hotels, stores, branch of one bank and State school. Residents mostly quartz miners, district being mining. Formation, ironstone and sandstone. On Geelong and Ballarat railway line; fares, to Ballarat, 3s. 4d. and 3s. 3d; Melbourne, 12s. 9d. and 8s. 6d.; with railway goods sheds. Mrs Munro, postmistress. Population, 427.*

Elaine had a railway station on the Geelong - Ballarat line, which opened in 1862. Passenger services on the line were withdrawn in 1978 and the line is now only used for grain and freight traffic. In addition, the railway station has been demolished. The railway siding is located to the west of the Midland Highway and is still visible behind the line of trees.

Elaine's primary school closed in 1998 and the nearest local primary school is located at Meredith to the south within the Golden Plains Shire. The local Catholic Church was sold in 2013 and has been converted to a private dwelling.

On the outskirts of the Elaine district is the 2,000-hectare historic pastoral property, Narmbool. The property was first settled in 1839 and the current homestead dates from 1889. Narmbool was donated to Sovereign Hill in 2000, and the property which includes a long tree-lined driveway, ornamental gardens and water features, remains a working farm and function centre.

The Serbian Orthodox Monastery St Sava is located on the Elaine-Mount Mercer Road.

## 4.0 Infrastructure Snapshot

### Utilities

The town has electricity but lacks mains drinking water, mains gas and sewer.

### Open Space & Recreation

Recreation Reserve with cricket and tennis / netball facilities, and public toilets.

### Places of Assembly/organised groups/venues

Mobile Library service,  
Mechanics (Community) Hall

### Emergency Services

CFA station.

### Education

No services

### Health

No services

### Transport

VLine coach service to Ballarat and Geelong

- three (3) services each way, Monday to Thursday and Saturday,
- four (4) services each way, Fridays,
- two (2) services each way, Sundays.

### Convenience Retail/food

General store with Post Office

### Other

None.



Photo 1 Tennis courts at Elaine

## 5.0 Settlement Role

Elaine has been identified as a **Small Town – subcategory: Consolidation Settlement**

**Small Town – subcategory: Consolidation Settlements** generally have small population numbers (typically 200-500 residents) and contain a small cluster of housing usually within the Township Zone. Limited services or facilities are provided within the settlement, through it is common to find a hotel, general shop, primary school reflecting a likely important local service function. There may access to reticulated water, however, reticulated sewerage is seldom available. Usually the residents are reliant on other settlements for higher order services but the service role is greater than for the category: small town – rural settlements

## 6.0 Current Strategic Direction

The Moorabool Planning Scheme Municipal Strategic Statement (MSS) recognises that small towns in the Municipality such as Elaine provide a limited level of services and facilities to their residents and the surrounding rural areas. Visual dominance of the rural landscape and the small scale footprint of the town is a key element to its character. In addition, small towns are acknowledged as being integral to the cultural heritage of the Shire.

Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.
- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.

### 6.1 Central Highlands Regional Growth Plan

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Elaine. However, it does support limited growth opportunities in settlements, which enjoy good access to larger centres, subject to the provision of services and infrastructure.

### 6.2 Regional Bushfire Planning Assessment Grampians Region

The Regional Bushfire Planning Assessment for the Grampians Region identifies particular issues regarding Elaine and its surrounds.

These issues are:

- *“Cluster of residential and rural-residential lots at Elaine are in proximity to bushfire hazard areas associated with plantations to the west and remnant vegetation to the east. Grasslands are also a bushfire hazard in the area.*
- *Existing vegetation includes areas of high and very high conservation significance.”*

### **6.3 West Moorabool Heritage Study Stage 1 June 2010**

Stage 1 of the West Moorabool Heritage Study was completed in June 2010. It included the preparation of a thematic environmental history, and identified places of potential heritage significance for investigation and documentation in the second stage of the Study.

Stage 1 of the Study identified seven (7) places of potential heritage significance in Elaine and surrounds.

The places of potential heritage significance in the settlement were not assessed as part of Stage 2A of the Heritage Study.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- The retail offering is limited.
- The settlement has poor pedestrian connections and significant safety issues with crossing the Midland Highway.
- There is a conflict between the need to have high vehicle speeds along the Midland Highway, and a pedestrian friendly environment in the main street.
- There are limited recreation facilities other than the Recreation Reserve and the Reserve is distant from the centre of the settlement and not linked by pedestrian friendly infrastructure to support access via active transport options.
- There is a lack of gateway signage, settlement theme, and sense of arrival
- Town is not large enough to support a wide range of facilities, and residents have to rely on private transport to access services not available in the town.
- Investigation of the provision of reticulated water and sewerage has not been undertaken.
- There may be increased fire risks resulting from re-vegetation works.
- Due to the low current population of the settlement, future population growth would most probably be required to support the provision of additional facilities – unless the town can grow its role as a tourism servicing town for passing trade.
- Limited scope for investment and building renewal in a non-sewered town with an undefined service role.
- Growth could be limited by Elaine's proximity to Meredith. Meredith provides more facilities and services, including a primary school, community house, general store/post office, café, police station, service station, two hotels, nursery, golf course, motocross club, other basic recreation facilities and several community facilities. Meredith has increased its profile through the popular Meredith Music Festival and the Meredith Dairy.

- Meredith is growing at seven dwellings per year and has been supported to accommodate an additional 70 dwellings in the next 10 years through the Meredith Structure Plan (Golden Plains Shire Council, 2010<sup>1</sup>).

### **Opportunities**

- The Railway Hotel services the local area and passing trade.
- There is some accommodation available (BandB) in Elaine and its surrounds.
- The area has strong agriculture links.
- Historic settlements of Larundel Estate, St. Sava Serbian Orthodox Monastery Church and Sovereign Hill's property 'Narmbool'.
- Good compact Main Street.
- Potential to develop vacant sites in the 'main street', and existing businesses.
- Potential to capture passing trade, including a formalised local produce honesty stall in the main street, and the promotion of the toilet, playground, and picnic area to visitors.
- Potential to be a base or gateway town for touring historic sites, and/or part of a wider cycling touring route around Moorabool Shire.
- Signage to highlight local and district attractions.
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).
- Re-use of the church building, subject to the owners' intentions.
- Mechanics Hall has a recently updated kitchen yet the hall is somewhat underutilised.
- Potential to improve pedestrian infrastructure between residential area and key destinations.
- The Reserve is a District facility with good quality tennis facilities, and has a vibrant community of users.
- Investigate reduction of speed limits to improve pedestrian safety in partnership with VicRoads.
- There is scope for Elaine and Meredith to function as cluster settlements, providing a hierarchy of services between the two settlements. This would be established in partnership with Golden Plains Shire.
- Possibility of a bore being sunk to provide water to service public amenities.

---

<sup>1</sup> <http://www.goldenplains.vic.gov.au/webdata/resources/files/Meredith%20Structure%20Plan.pdf>



## Values & Constraints

There are a number of environmental and heritage values and constraints, which need to be considered when planning for the future of Elaine.

These are illustrated on the maps on the following pages and include:

- The Environmental Significance Overlay (Schedule 1) and the Design and Development Overlay (Schedule 2) apply to all land within Elaine. The purpose of ESO1 is to protect the quality and quantity of water produced within catchments, and to provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- The settlement is located within a water catchment although there are very limited other environmental constraints within the town.
- Environmental Significance Overlay (ESO1) limits the installation of wastewater treatment systems within 100 metres of a waterway or wetland, and discharge of stormwater within 100 metres of a waterway.
- Land may be subject to overland flows and areas adjacent to creeks and waterbodies may be subject to localised flooding. Low-lying land may be subject to waterlogging (subject to further investigation).
- There is an approved wind farm, the proposed Lal Lal Wind Farm, in proximity to the town.



**Map 2** Overlays applying to Elaine



**KEY**  
■ Ecological Vegetation Class - Endangered  
■ Area of cultural sensitivity

**Map 3** Constraints for Elaine

## 8.0 Community Expectation

### Principles

#### Social and Settlement

### Community Expectation - Elaine

- Help for seniors living alone / aged care facility
- Improved public transport
- Simplification of local road names
- No growth but some infill to enable commercial opportunities.
- Retain quiet, friendly feel of the town.
- Reduce the speed through the town.
- Create a town hub

#### Economic

- Activities and infrastructure to draw visitors to the town – “RV friendly town”, rail trail, public toilet.
- Elaine town signs
- Encourage more businesses to capitalise on the Highway traffic.
- Street trees to identify the town area – perhaps an Avenue of Honour

#### Environment and Landscape

#### Sustainability

- Improved mobile coverage
- Protect the agricultural lands
- Provision of a reticulated water supply is a priority for this community.

## 9.0 Recommendations

This section provides recommendations for how to manage, support and encourage sustainable growth in Elaine. Some of these recommendations may be strategic, for example, the need for future growth investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

### Vision Statement for Elaine

*Elaine will be the community infrastructure hub for the South west of the Shire. Elaine will be the gateway to natural and heritage attractions of the Moorabool Shire from Geelong and the Southern and western areas of VIC.*

### Settlement Centre

- Encourage the use of the vacant site for commercial uses.
- Encourage the provision of facilities, which attract passing trade and visitors. For example, playground, public toilets, etc.
- Investigate the reduction of speed limits both approaching and within the settlement.

- Encourage any future commercial/retail development to establish in the central area, in proximity to existing commercial uses.

### **Settlement Growth & Development**

- Maintain a sustainable and attractive town, and high quality living environment.
- Significant future population growth in Elaine may be feasible due to its location. However, this would require the provision of reticulated water and sewerage infrastructure to become a sustainable option and is not a promoted vision for the town at this time. A service hub role with a modest but stable population is a likely more sustainable scenario for Elaine.
- Ensure any future residential growth occurs in areas where it will not affect the viability of productive agricultural land, and minimises potential land use conflict.
- Any future residential growth should meet residential demand at standard urban densities, and provide the associated community economic and social outcomes.

### **Farming / Rural Industry**

- Protect land from residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Ensure that suitable buffer distances are maintained to protect rural industry activities from encroachment by sensitive uses.

### **Community Infrastructure & Facilities**

- Continue to support and enhance existing community facilities as key assets of Elaine.
- Investigate the potential for increased utilisation of the Mechanics Hall and/or investigate provision of more visible and central facilities along Midland Highway – for a growers market, public toilets and social meeting place within the heart of the settlement.
- Support the modernisation of community spaces and facilities at the Recreation Reserve.
- Advocate to PTV for a greater frequency of VLine coach services to, and from, Elaine.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure such as, roads, table drains, and pedestrian paths.

- Advocate to VicRoads and the Transport Accident Commission for funding to undertake safety improvements to the Midland Highway.
- Work with VicRoads, DELWP, and landowners to provide a pedestrian/cycle path from the centre of the settlement to the Recreation Reserve.
- Provide for the progressive development of a designated pedestrian and cycle pathway system to improve linkages to key destinations, e.g., the Mechanics Hall and Recreation Reserve, in accordance with recommendations of the Hike and Bike Strategy.
- Review directional signage to key tourism attractions.
- Investigate the potential to provide a water bore and standpipe in Elaine.
- Undertake a preliminary investigation of the cost of provision of reticulated water to the settlement, potentially extending from Meredith, and local sewer solutions, and whether there is scope for a business case to be prepared.

### **Recreation & Leisure**

- Continue to recognise the Recreation Reserve as the key recreational asset in the settlement and for south west Moorabool Shire.
- Investigate the upgrading of sporting facilities and infrastructure at the Recreation Reserve to support growth in netball and other use. May include works to public toilets to improve DDA compliance, pavilion, provision of shade and improvements to parking.
- Investigate future water sources to ensure the sustainability of sport and recreation facilities, and surfaces, at the Recreation Reserve.

### **Streetscape & Environment**

- Enhance and soften the visual appearance of Elaine through street tree planting initiatives, in particular, to build upon the town's sense of identity, better signify the centre of the settlement, and delineate the entries to the settlement.
- Advocate to VicRoads to investigate speed limit reductions to improve pedestrian safety, and for the provision of a pedestrian crossing/refuge to enable safer crossing of the Midland Highway.
- Support environmental programs to undertake localised weed removal and re-vegetation of waterway corridors.
- Encourage the retention and protection of large remnant trees.
- Investigate strategies to improve pedestrian infrastructure and better connect the Recreation Reserve and the settlement.
- Continue to encourage community involvement in the maintenance and enhancement of the settlement.

### **Built Form / Urban Design**

- Standardisation and consolidation of treatments and materials is needed. Design guidelines would be appropriate for the settlement given its heritage buildings.
- Enhance waterway corridors and use them as features within the settlement.
- Develop an urban design framework to direct future improvements in Elaine.

### **Tourism/Economic Development**

- Investigate strategies to encourage the capturing of passing trade from travellers on the Midland Highway, e.g., local produce sales. Consider a review of parking arrangements along the edges of Midland Highway to allow for freight vehicle stop overs.
- Investigate strategies to attract and support 'grey nomads', e.g., Camping site, public toilets, tourism signage, and trail brochures for regional heritage and natural attractions.
- Encourage a wider range of businesses, services, and activities to locate within Elaine.
- Investigate the establishment of a regional touring route and/or heritage trail, which includes Elaine.
- Strengthen and support local agribusiness.
- Encourage the creation of home based and creative industries employment, subject to performance-based measures.
- Investigate the potential for investment attraction in Elaine.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the settlement.

### **Heritage**

- Encourage the ongoing protection and refurbishment of historic buildings, as key assets of Elaine and surrounds.
- Continue to protect sites of Aboriginal cultural heritage significance.
- Identify and protect sites of local heritage significance through the incorporation and implementation of appropriate provisions in the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Elaine:

- Prepare an Urban Design Framework to develop a vision for Elaine to enhance its sense of place and community and identify key actions and priorities for capital works which may include signage, landscaping treatment, pedestrian connectivity, parking and local enhancements.

- Undertake the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in Elaine and surrounds.
- Undertake a Flood Study in partnership with the Corangamite Catchment Management Authority, as funding allows.

## **11.0 Summary**

Elaine is ideally placed, and contains sufficient existing infrastructure, to provide an improved range of services for the south-western corner of the Shire. In conjunction with Meredith located nine kilometres to the south in the Golden Plains Shire, Elaine's role for the local and surrounding communities can be further enhanced over time.

Identifying suitable and unique infrastructure for this community will aid in differentiating the offering of Elaine from similar sized small towns and encouraging suitable economic development and job creation. Marketing local produce and tapping more effectively into local tourism are both potential strategies for Elaine noting its location as the south-west entry into Moorabool Shire from Golden Plains, its surrounding agricultural landscape and nearby tourism assets.

Any structure plan to facilitate urban growth would first need to be supported by a viable business case for the provision of reticulated sewerage and water supply. At present no such case exists, resulting in Elaine likely not being a priority for reticulated sewer and water at this time.

# GREENDALE

## 1.0 Introduction

Greendale is a small settlement situated approximately nine kilometres to the north-east of Ballan, at the intersection of the Greendale – Trentham Road/Greendale – Myrning Road and Ballan – Greendale Road. It is within an area of farmland to the south and the Wombat State Forest to the north.

Greendale is located within the foothills to the south of the Wombat State Forest. The topography is undulating in an open farming setting. Parts of Greendale in forested settings tend to have steeper terrain.

It is estimated that the present population of Greendale (at 2015 est.) is 554 residents within 213 dwellings. Within the core of the settlement the figure is likely to be one quarter of this figure.

Access roads to the south are:

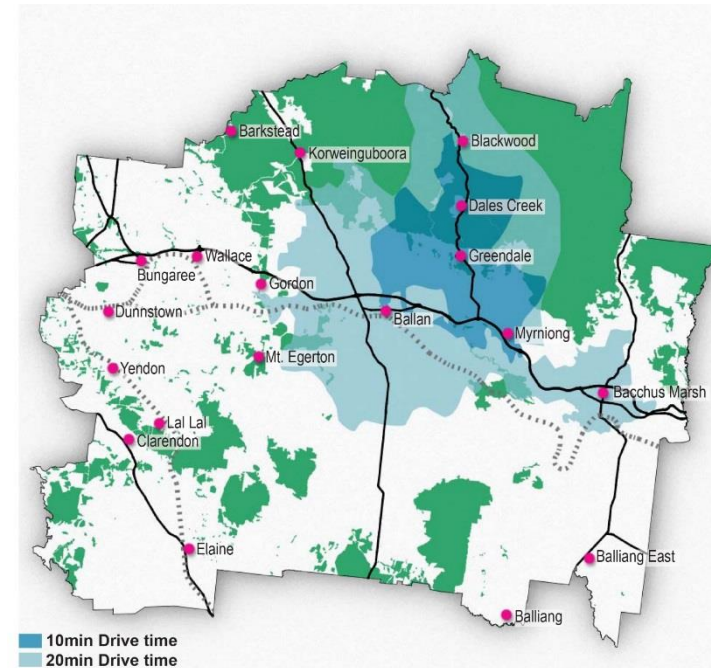
- The Ballan – Greendale Road, which provides access to the Western Freeway at Ballan.
- The Greendale – Myrning Road, which provides access to the Western Freeway at Myrning.

The only access through the Wombat State Forest to the north is the Greendale – Trentham Road. Approximately 4 kilometres to the north is an adjacent settlement of Dales Creek.

Blue Gully Creek and Dale Creek together with tributaries form the major drainage paths and flow southwards through the settlement into the Pykes Creek Reservoir, which has a protected catchment.

Residents have access to a limited, nonetheless vital range of community facilities, including; a CFA shed, hotel/general store, and recreation reserve.

**Role: Small Town**  
**– subcategory: Consolidation Settlement**



**Map 1** Greendale

Fire Authorities have assessed Greendale as having an extreme bushfire risk. It is listed as one of the 52 towns most vulnerable to bushfires in the State.

In January 1983, a fire started to the north-west of Greendale and burnt to Bradys Lane. With a wind change, the fire swept through the Wombat State Forest towards Bacchus Marsh. Two Forest Commission employees lost their lives fighting this fire.

There is a Bushfire Neighbourhood Safer Place – Place of Last Resort (NSP) located at Egans Reserve Oval, Greendale.

Greendale is not zoned as a township under the Moorabool Planning Scheme.

## 2.0 Township Character

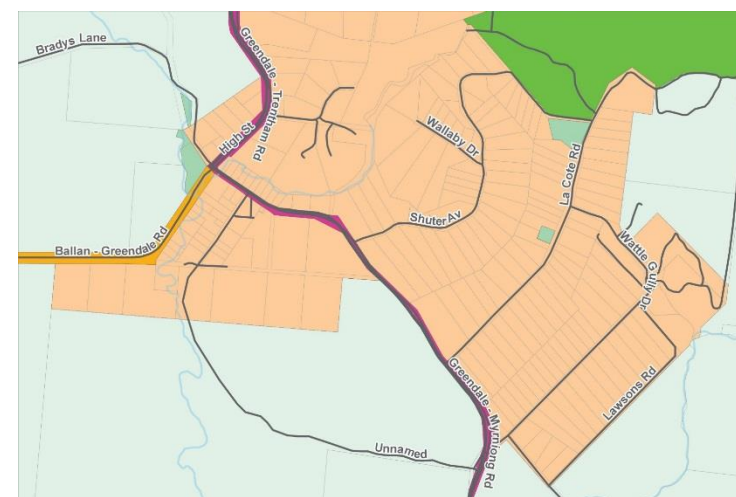
Greendale is located in a picturesque valley at the confluences of Back and Dale Creeks. The settlement sits within the rolling foothills of the Wombat State Forest and has strong views to the forest in the north and the surrounding farmland.

Greendale marks the transition between open farmland extending from Ballan and Myrning in the south and the nearby State Forest. This variation in landscape is punctuated by a distinct change in landform consistent with the change in vegetation.

The settlement of Greendale is located on both heavily treed bush blocks with a strong dominance of native vegetation, and open land with blocks featuring more introduced species as the dominant theme. Most residences are not visible from the main roads, which hides the true scale of the settlement.

Housing comprises of a mix of materials and styles from early weatherboard to modern brick structures. Most residences are located on low-density lots of 1000 square metres or larger, which often feature many large canopy trees.

Key focal points on arrival into the town are the historic hotel and the recreation reserve, which are located adjacent to the roundabout and junction of the Ballan-Greendale, Myrning-Greendale and Trentham Forest Roads.



**Map 2 Land Use Zones for Greendale**



Greendale's character is defined by the following elements:

- Distinct typography
- Waterways flowing through the centre of the settlement.
- A settlement nestled at the foot of the Wombat State Forest, situated in a lush valley.
- Surrounded by farmland, Greendale acts as a gateway settlement into the State Forest.
- Low-density development set amidst established bushland on large lots.
- The picturesque weatherboard hotel, situated on a prominent intersection, is a key focal point and strong identifier of the town and its unique identity.
- The half-built church adds a point of interest to the town and adds to the town's history.
- Dominant public realm of wide road reserves with established avenue plantings of mixed tree species.

### **3.0 History**

European settlers arrived in the district in the late 1830's. Greendale was established as a stopping point on the Blackwood goldfields route during the mid-1850's. It was surveyed in a grid-like fashion and proclaimed a town in 1861 (Rowe, 2010).

The town's busiest period was during the 1890's when mining at Blackwood was at its peak. At that time, Greendale supported a state school, general store, hotel, and a portion of an operating Anglican church. Only the Greendale Hotel remains as a significant non-residential use in the settlement.

The Holy Trinity Anglican Church operated from 1877 to 1924, but closed due to a declining congregation. A state school was opened in 1869 and closed on 5 July 1954.

### **4.0 Infrastructure Snapshot**

#### **Utilities**

Greendale has limited utility services and does not have access to reticulated gas, sewerage, or water. However, it receives a fortnightly garbage and recycling collection service.

### Open Space & Recreation

Recreation Reserve which contains an oval (non-competition standard), playground, tennis courts, and public toilets.

### Places of Assembly/organised groups/venues

None.

### Emergency Services

CFA station.

### Education

No services.

### Health

No services.

### Transport

No services.

### Convenience Retail/food

Hotel.

### Other

Cemetery, Bushfire Neighbourhood Safer Place.



Photo 1 Greendale Recreation Reserve

## 5.0 Settlement Role

Greendale has been identified as a **Small Town – subcategory: Consolidation Settlement**

**Small Town – subcategory: Consolidation Settlements** generally have small population numbers (typically 200-500 residents) and contain a small cluster of housing usually within the Township Zone. Limited services or facilities are provided within the settlement, through it is common to find a hotel, general shop, primary school reflecting a likely important local service function. There may access to reticulated water, however, reticulated sewerage is seldom available. Usually the residents are reliant on other settlements for higher order services but the service role is greater than for the category: small town – rural settlements.

## 6.0 Current Strategic Direction

The Moorabool Planning Scheme Municipal Strategic Statement (MSS) recognises that small towns in the Municipality, such as, Greendale, provide a limited level of services and facilities to their residents and the surrounding rural areas, and are characterised by visual dominance of the rural landscape. In addition, small towns are acknowledged as being integral to the cultural heritage of the Shire.

Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.
- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Greendale. However, it seeks to avoid directing settlement growth to areas of natural hazard risk, i.e., bushfire and flooding, and areas of possessing high value environmental assets, including special water supply catchment areas.

### **6.2 Regional Bushfire Planning Assessment Grampians Region**

The Regional Bushfire Planning Assessment for the Grampians Region identifies particular issues regarding the settlement of Greendale.

These issues are:

- *“Cluster of rural-residential lots at Greendale are in the bushfire hazard area associated with the Wombat State Forest to the north.*
- *The northern portion of the area includes vegetation of high and very high conservation significance.*
- *A number of settlements rely on Greendale-Trentham Forest Road for access and egress from bushfire hazard area.”*

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities, and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis, and site visits.

### **Issues**

- Competition from surrounding towns for passing trade, noting Ballan is nearby and Blackwood provides a genuine mining town within a forest experience to the near north.
- Lack of signage or town theme to create a sense of destination for the settlement.

- Public transport is not available and residents rely almost entirely on private transport.
- The Rural Living Zone limits retail and industrial development in the town.
- The town is not supplied with reticulated natural gas, sewerage, or water.
- Greendale is located within a Special Water Supply Catchment, and the lack of reticulated sewerage increases the potential for catchment runoff for Pykes Creek Reservoir, and groundwater quality to be affected.
- The lack of reticulated sewerage restricts development and subdivision potential, and requires all landowners to treat and dispose of wastewater onsite.
- There is a lack of footpaths, walking tracks or pedestrian infrastructure, other than the main road trail.
- Any development within the settlement needs to demonstrate that the bushfire risk can be appropriately managed.
- Activities held in Greendale are subject to fire season conditions.
- It is difficult to justify significant infrastructure investment in a settlement with a limited population catchment and limited growth potential.

### **Opportunities**

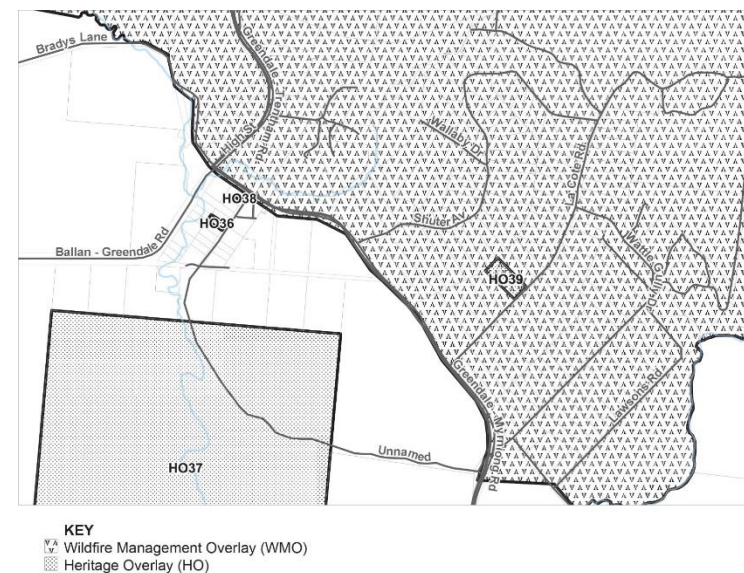
- Proximity to Ballan and Bacchus Marsh.
- The Recreation Reserve may be a suitable site for local events and or festivals promoting the town and area at large.
- Encourage the capturing of passing trade, including promotion of the public toilets, playground, picnic area, hotel, etc.
- Potential to be a base for touring surrounding historic sites and/or a stop as part of a wider touring route, especially a cycling.
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).
- Improvement of pedestrian infrastructure between residential areas and key destinations.
- Potential re-vegetation of creek corridors.
- Retention and protection of large remnant trees.
- Strengthening street tree plantings to form a consistent green edge along the main access ways and announce the arrival into the town.
- Tree planting could be utilised to frame key views and screen those less desirable.
- The centre of the main roundabout could be utilised for an entry marker, e.g., sculpture, planting, etc.

### **Values & Constraints**

There are a number of environmental and heritage values and constraints, which need to be considered when planning for the future of Greendale.

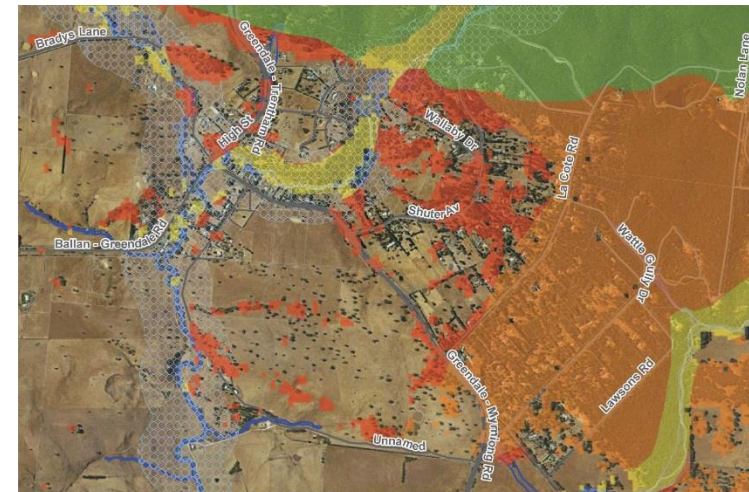
These are illustrated on the maps on the following pages and include:

- The Environmental Significance Overlay (Schedule 1) and the Design and Development Overlay (Schedule 2) apply to all land within Greendale. The purpose of ESO1 is to protect the quality and quantity of water produced within catchments, and to provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- The Bushfire Management Overlay (BMO) – applies to land to the north of the Greendale-Myrniong Road. This overlay is applied to areas identified as having high bushfire hazard. Together with the planning requirements for bushfire protection in Clause 52.47, this overlay controls development in order to mitigate risk to life, property and community infrastructure. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.
- The bushfire risk for Greendale is **Extreme**.
- Areas adjacent to watercourses in Greendale are subject to flooding and have been identified by Melbourne Water as having a 1% Annual Exceedance Probability (AEP). Refer to the map on the following page for details.
- Native Vegetation within Greendale is fragmented into moderate to large patches along creek lines and ridges. In addition, a large number of scattered trees are present. It is unlikely any vegetation patches will form a national or state significant ecological community.
- There is a low-moderate likelihood that nationally significant flora species occur within Greendale, however, nationally significant fauna are considered unlikely. There is potential habitat within Greendale for several state significant flora and fauna species.
- Two areas of known Cultural Heritage Sensitivity occur within Greendale, Blue Gully and Dale Creek.



**Map 2** Overlays applying to Greendale

- Four listed heritage places are located within Greendale (Former State School no. 918, “Glen Pedder” Homestead, Anglican Church and Shutters Cottage).



**Map 3 Constraints for Greendale**

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Economic

#### Environment and Landscape

#### Sustainability

### Community Expectation - Greendale

- No growth
- Retain local character
- NIL
- Retain rural landscape
- Water supply for growing region

## 9.0 Recommendations

This section provides recommendations for how to manage, support, and encourage sustainable development in Greendale. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy for example lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

## **Vision Statement for Greendale**

*Greendale supports rural living outcomes and is an area where rural amenity is enhanced. It is a base for residents and visitors to explore the Wombat State Forest and the significant history and environment of the Woodlands area of Moorabool.*

## **Settlement Centre**

- Encourage any future commercial/retail development to establish in the central area, in proximity to the existing Hotel.

## **Settlement Growth & Development**

- Expansion of the settlement is to be discouraged due to a lack of services / infrastructure, its location within a water supply catchment, the agricultural and environmental value of surrounding land, and the area's extreme bushfire risk.

## **Farming / Rural Industry**

- Protect land from residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.

## **Community Infrastructure & Facilities**

- Continue to support and enhance existing community facilities as key assets of Greendale.
- Existing services in Ballan are accessible to the Greendale community, negating any requirement for additional provision within the town.
- Foster and support the establishment of an appropriate community transport service, which links with other services to Ballarat and Melbourne, and enables the local community to access necessary services.
- Advocate to PTV for the establishment of a wider network of VLine coach routes, which could service Greendale, e.g., a Kyneton or Woodend to Geelong route, via Trentham, Blackwood, Greendale and Ballan.

## **Infrastructure**

- Maintain basic infrastructure, such as, roads, table drains, and pedestrian paths.
- Advocate to VicRoads and the Transport Accident Commission for funding to undertake safety improvements to the Greendale – Trentham Road.

- Provide for the progressive development of a designated pedestrian and cycle pathway system in accordance with the recommendations of the Hike and Bike Strategy.
- Review directional signage to key tourism attractions.
- Provision of sewerage to Greendale is not a cost effective allocation of resources considering its proximity to Ballan, where better dwelling yields can be achieved through more efficient infrastructure provision.

### **Recreation & Leisure**

- Continue to recognise the Recreation Reserve as the key recreational asset in the settlement.
- Investigate opportunities to increase the size of the sportsground to meet the minimum standards required for competition purposes.
- Update the Master Plan for the Recreation Reserve.

### **Streetscape & Environment**

- Retain the natural setting of Greendale by maintaining the remnant vegetation, and encouraging sensitive design and development.
- Enhance and soften the visual appearance of Greendale through street tree planting initiatives, in particular, to better signify the centre of the settlement.
- Encourage community involvement in the maintenance and enhancement of the settlement.

### **Built Form / Urban Design**

- No distinct pattern is identified with housing reflecting different eras of settlement.
- Prepare an Urban Design Framework for Greendale.

### **Tourism/Economic Development**

- The town is likely to remain reliant on other communities for access to employment opportunities and retail services.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the settlement.
- Encourage the development of the local nature-based tourism sector, promoting Greendale's position as an important gateway to the Wombat State Forest.
- Investigate the establishment of a regional touring route, and/or heritage trail, which includes Greendale.
- Investigate strategies to encourage the capturing of passing trade.
- Develop and adopt a settlement theme, which can be utilised in promotion.



- Encourage the creation of home based and creative industries employment, subject to performance-based measures.
- Investigate the potential for investment attraction in Greendale.

### **Heritage**

- Encourage the ongoing protection and refurbishment of heritage buildings, as key assets of Greendale.
- Continue to protect sites of Aboriginal cultural heritage significance.
- Preparation of a Cultural Heritage Management Plan is likely to be required for large-scale development or listed high impact activity within areas of cultural heritage sensitivity, as defined by the Aboriginal Heritage Regulations 2007.
- Identify and protect sites of local heritage significance through the incorporation and implementation of appropriate provisions in the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Greendale:

- Prepare an Urban Design Framework to enhance the settlement's sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.
- Undertake the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in Greendale and surrounds.
- Analysis of further tourism routes (including cycle routes) and marketing opportunities linked to Greendale as a foothills settlement and a key entry point to the Wombat State Forest and Lerderderg State Park. Greendale has latent potential to emulate the highly popular nature based tourism areas of Marysville and Halls Gap.

## **11.0 Summary**

Greendale's proximity to Ballan, environmental assets, and lack of essential services limits the opportunities for supported growth in this area. Current and forecast population levels are not sufficient to make the provision of additional services, such as, sewerage or reticulated water economically viable. The settlement has latent potential to act as a base for passive and active visitors to the Wombat State Forest.

# KORWEINGUBOORA / SPARGO CREEK

## 1.0 Introduction

Korweinguboora and Spargo Creek are two small forest settlements, which extend for approximately five kilometres along the Ballan - Daylesford Road, approximately 17 kilometres to the north-west of Ballan. Daylesford is 12 kilometres to the north and is the centre of the Hepburn Shire.

The estimated current population (2015) for Korweinguboora and Spargo Creek is in the order of 271 persons within 113 dwellings.

Korweinguboora and Spargo Creek are surrounded by the Wombat State Forest and private plantation forest. The characteristic of the area is of a rural locale with linear housing well setback and often entirely obscured from the main road. The settlements are located within a relatively flat valley surrounded by the hills and steeper slopes within the Wombat State Forest. A number of moderate to large artificial water bodies along streams, and several smaller artificial waterbodies within open paddocks (farm dams) are contained within the area.

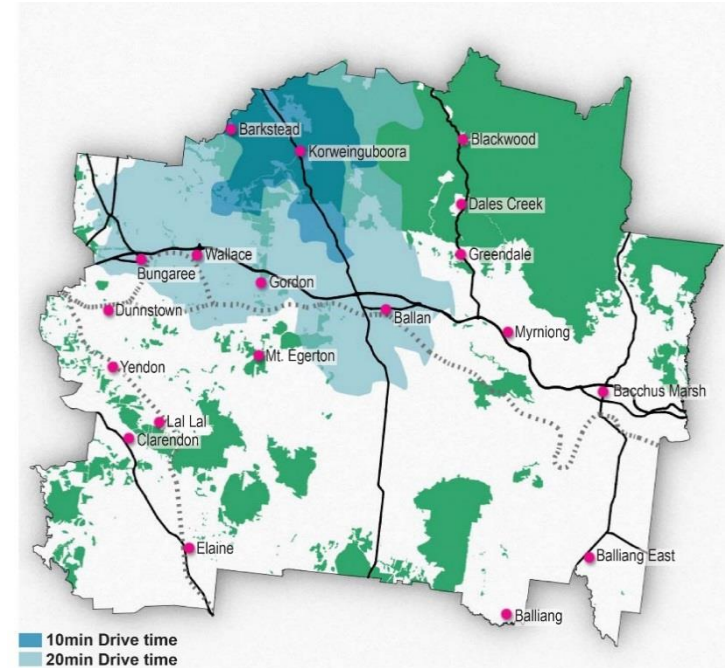
Access and escape routes are limited to two roads through forest vegetation, Ballan-Daylesford Road (escapes routes via north or south), with remnant forest likely to be close to the road on all routes.

The Ballan-Daylesford Road runs north-south through the settlement, providing a vital transport corridor. This road provides a freight route from north-central Victoria to the Port of Geelong. In addition, it provides an important tourist route to Daylesford. Maintenance of this road corridor is critical to regional linkages and economic development.

Mineral Springs are found in this area and public reserves allow access to these resources for recreational day trips. The local Organic Sunrise Farm grows a large variety of organic produce, from vegetables to fruit and herbs.

The Korweinguboora General Store and the Mineral Springs Hotel in Spargo Creek, the only hotel in the area, have closed during the last 20 years.

Role: Small Town  
– subcategory: Rural Settlement



Map 1 Korweinguboora / Spargo Creek

## 2.0 Township Character

Located on the Ballan-Daylesford Road, Korweinguboora/ Spargo Creek is a small settlement located 15 minutes from Daylesford. It is surrounded by a mix of gently rolling pastures, native forest and coniferous forestry plantations.

Korweinguboora's low-density settlement pattern following either sides of the road corridor make for a long linear group of residences each on its own large often heavily treed lots. For the most part residences are well set back of the front boundary and are not a dominant feature along the streetscape.

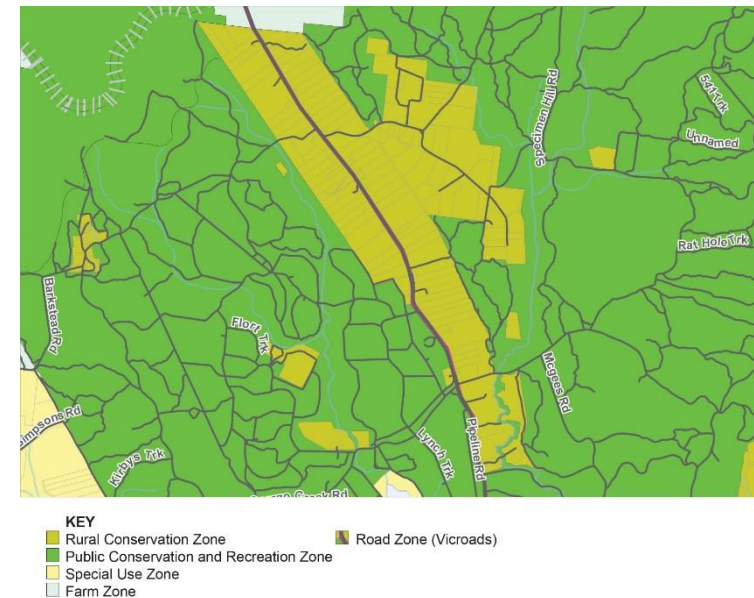
The road easement also features some very large and mature eucalypt and native trees occasionally punctuated with a deciduous or coniferous species. Roadside economy is one of the unique features along the settlement corridor with several roadside stalls selling various items, such as, preserves, firewood, manure, eggs, honey, etc.

Korweinguboora/ Spargo Creek's character is defined by the following elements:

- A settlement nestled at the edge of the Wombat State Forest, situated in amongst lush forest and farmland.
- Low-density development set amid established bush and semi cleared land on large lots.
- The Spargo Creek Mineral Springs Hotel, currently a residence, is situated on a prominent corner and is a strong identifier of the settlement's edge.
- Wide road reserves with established native informal tree planting.

## 3.0 History

The area was settled in the 1860s by timber cutters, due to the supply of timber available in the Wombat Forest. The Wombat State Forest was a major source of timber for building, mines, and fuel for Ballarat and the goldfields area, in particular, the Blackwood field and the Creswick gold mines.



**Map 2** Land Use Zones for Korweinguboora / Spargo Creek

Both have been timber towns, with mills at Korweinguboorra operating until 1988. In addition, the cleared land was used for pastoral purposes. Korweinguboorra is renowned for its rich red soil and rainfall and when European settlers arrived in the region, they found it perfect for mixed farming and potato growing.

The gold boom brought with it an insatiable appetite for timber as this material was vital for lining mineshafts and constructing water races, building shelters; for heating, warmth, cooking; and for erecting infrastructure.

A large number of sawmills were established to meet the much-needed demand for timber.

Korweinguboorra had a school which closed in 1993 and a store. Korweinguboorra had a Catholic church (1871), and two schools, a Wesleyan and Presbyterian non-vested school No 964, however, it closed in 1869. The State School no 2016 was opened prior to 1870. In 1906, a severe bushfire almost burnt the school down and declining numbers forced its closure in 1993.

Spargo Creek was a place for excursionists visiting the Mineral Springs hotel and a reserve, during motorbike mud scrambles in the 1930s-50s.

The 1914 Victorian Municipal Directory, p. 368 described Korweinguboorra as follows:

- *Pastoral district with hotel. Rail to Daylesford, 75½ miles; fares, 11s. 6d. and 7s. 8d, coach 8 miles; fare, 1s. T. Stewart, pm.*

## 4.0 Infrastructure Snapshot

<b>Utilities</b>	Korweinguboorra and Spargo Creek have limited utility services, without reticulated natural gas, sewerage, or water. However, it receives a fortnightly garbage and recycling collection service.
<b>Open Space &amp; Recreation</b>	Recreation reserve with a Sporting Oval, Pavilion, Playground, Public Toilets, and Tennis Court (disused).
<b>Places of Assembly/organised groups/venues</b>	None
<b>Emergency Services</b>	No services
<b>Education</b>	No services
<b>Health</b>	No services
<b>Transport</b>	VLine Bus Service to Ballan and Daylesford, one service each way Monday to Friday.
<b>Convenience Retail/food</b>	None.
<b>Other</b>	None.



Photo 1 Korweinguboorra Recreation Reserve

## 5.0 Settlement Role

Korweinguboorra has been identified as a **Small Town – subcategory: Rural Settlement**.

**Small Town – subcategory: Rural Settlements** generally have small population numbers (typically <200 residents), and contain a small cluster of housing usually within the Township Zone. Very few services or facilities are provided within the settlement, possibly a community space and/or CFA service. There may access to reticulated water, however, reticulated sewerage is not provided. Usually the residents are reliant on other settlements for higher order services. Expectations of growth are limited.

## 6.0 Current Strategic Direction

At present, the Moorabool Municipal Strategic Statement (MSS) does not provide any specific strategic direction for Korweinguboorra and Spargo Creek.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Korweinguboorra and Spargo Creek. However, it seeks to focus growth in existing settlements, which have a sound infrastructure base, and direct settlement growth away from areas subject to natural hazards, such as, bushfire and flooding

### **6.2 Regional Bushfire Planning Assessment Grampians Region**

The Regional Bushfire Planning Assessment for the Grampians Region identifies particular issues regarding the settlement of Korweinguboorra and Spargo Creek.

These issues are:

- *Korweinguboorra is surrounded by Wombat State Forest and contains rural-residential lots in bushfire hazard area. Northern portion of the area includes vegetation of high, and very high, conservation significance.*

### **6.3 West Moorabool Heritage Study Stage 1 June 2010**

Stage 1 of the West Moorabool Heritage Study was completed in June 2010. It included the preparation of a thematic environmental history, and identified places of potential heritage significance for investigation and documentation in the second stage of the Study.

Stage 1 of the Study identified nine places of potential heritage significance and five places of potential archaeological significance were identified in Korweinguboorra and Spargo Creek, and surrounds.

The places of potential heritage significance in the settlement were not assessed as part of Stage 2A of the Heritage Study.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- Lack of gateway signage, settlement theme and or sense of arrival.
- While the settlement has a recreation reserve, the lack of footpaths/walking tracks or pedestrian infrastructure limits active transport and vehicle only access.
- Residents are reliant on private vehicles as public transport services are limited.

- The settlement does not have reticulated natural gas, sewerage, or water.
- It is difficult to justify significant infrastructure investment in a settlement with a limited population catchment and limited growth potential.
- There is well-established remnant vegetation existing in, and around, the settlement.
- Any development within the settlement needs to demonstrate that the bushfire risk can be appropriately managed.
- Activities in the settlement may have to be curtailed on days of severe or greater fire danger.

### Opportunities

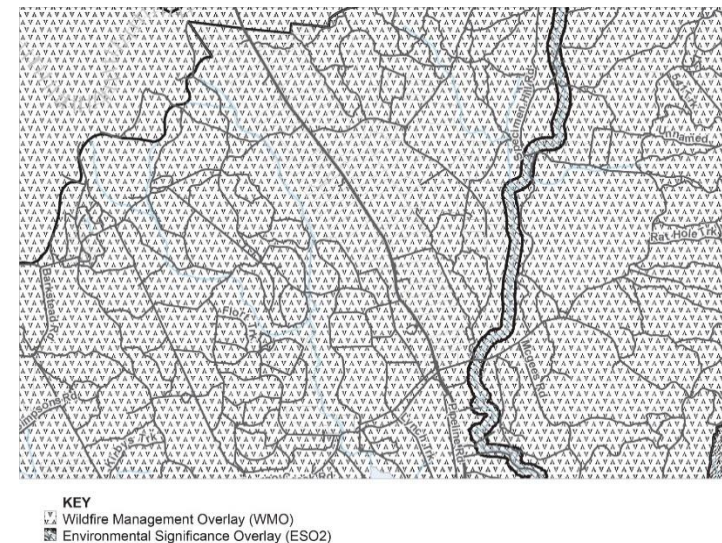
- Potential to promote the settlement as a roadside trading stop for tourists travelling to, and from, Daylesford and the Macedon Ranges Tourism region.
- Potential to be a base for nature based tourism and touring the surrounding Wombat State Forest, mineral springs, and related sites, and/or a stopover as part of a wider touring route.
- The Recreation Reserve may be a suitable site for local events and or festivals promoting the settlement and area at large.
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).
- Potential re-vegetation in creek corridors.
- Retention and protection of large remnant trees.

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Korweinguboora and Spargo Creek.

These are illustrated on the maps on this and the following page and include:

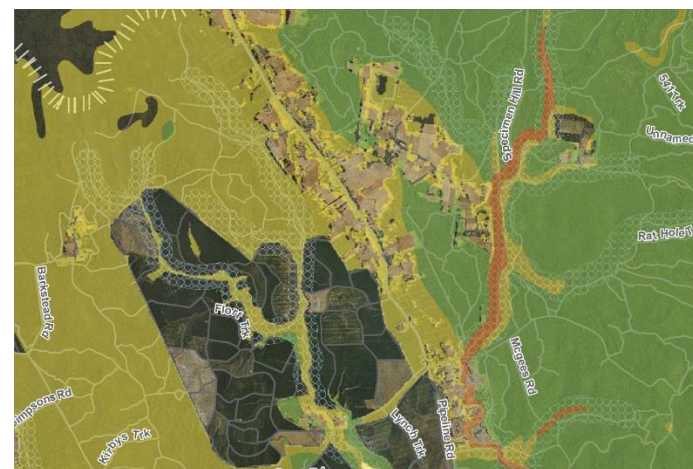
- The Design and Development Overlay (Schedule 2) applies to all land within Korweinguboora and Spargo Creek. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- The Bushfire Management Overlay (BMO) – affects the entire settlement area. This overlay is applied to areas identified as having high bushfire hazard. Together with the planning requirements for bushfire protection in Clause 52.47, this overlay controls development in order to mitigate risk to life, property and



**Map 2** *Overlays applying to Korweinguboora/Spargo Creek*

community infrastructure. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.

- Environmental Significance Overlay (Schedule 2) - Waterway Protection affects land along the course of the Werribee River. It seeks to protect the habitat significance of vegetation, provide for appropriate development of land within 100 metres of either side of a waterway, maintain water quality in natural waterways, prevent increased surface runoff or concentration of surface water runoff, conserve existing flora and fauna habitats close to waterways, and to encourage generation and regeneration of habitats.
- Korweinguboora and Spargo Creek are within a Special Water Supply Catchment, however, the Environmental Significance Overlay (Schedule 1) has not been applied to land within the settlement.
- Based on habitat predicted to occur within Korweinguboora and Spargo Creek, landscape context, and the proximity of previous records, several state significant flora species may occur within the settlement and surrounds.
- Based on previous records, extant EVC mapping and associated habitat predicted to occur within Korweinguboora and Spargo Creek:
  - there is potential for one (albeit low likelihood) nationally significant fauna species to occur within the settlement and surrounds, Swift Parrot, as suitable habitat is present.
  - three State significant fauna species may use habitat within the settlement and surrounds for foraging or potential breeding purposes including, Black Falcon *Falco subniger*, Brush-tailed Phascogale *Phascogale tapoatafa tapoatafa* and Greater Glider *Petauroides volans*.
  - there is a low likelihood that other EPBC Act or State listed species inhabit the settlement and surrounds on a permanent basis.
- There are no registered Aboriginal archaeological places within the settlement or the surrounding two kilometres.
- There are two areas of Cultural Heritage Sensitivity, as defined by the *Aboriginal Heritage Regulations 2007*, within Korweinguboora and Spargo Creek. Under Regulation 23(1) land within 200 metres of a named waterway is classified as being of Cultural Heritage Sensitivity. The following areas of sensitivity were identified within the settlement and surrounds:
  - Werribee River; and
  - Moorabool River East Branch.



**KEY**  
 Ecological Vegetation Class - Vulnerable  
 Ecological Vegetation Class - Depleted  
 Ecological Vegetation Class - Least Concern  
 Area of cultural sensitivity

**Map 2** Constraints for Korweinguboora / Spargo Creek



- There are no sites listed on the Victorian Heritage Register or Victorian Heritage Inventory within Korweinguboorra and Spargo Creek. Within the surrounding two kilometres, there are two sites listed on the Victorian Heritage Inventory, and four sites in the Hepburn Shire included in the Heritage Overlay.
- There is one wind farm located within the Korweinguboorra and Spargo Creek area. The operational Leonards Hill Wind Farm is located on the northern edge of the area and consists of two turbines (DSDBI 2014).
- The bushfire risk for Korweinguboorra and Spargo Creek is likely to be EXTREME.

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Economic

#### Environment and Landscape

#### Sustainability

### Community Expectation – Korweinguboorra / Spargo Creek

- Small amount of growth in keeping with the character of the area
- Some sympathetic subdivision and new residential
- Reduce the speed limit through the settlements.
- Encouragement of a local tourism industry – B&B opportunities, a food business and agri-tourism opportunities
- Protection of native vegetation
- Protection of the rural lands
- Provision of reticulated gas
- Consideration of the impacts of climate change

## 9.0 Recommendations

This section provides recommendations for how to manage, support, and encourage sustainable development in Korweinguboorra / Spargo Creek. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation) which may be common themes across many or most settlements.

### Vision Statement for Korweinguboorra and Spargo Creek

*Korweinguboorra and Spargo Creek are set within the Wombat State Forest and provide opportunities for promoting passive recreation and tourism based on the natural environment, including forest access, mineral springs and landscapes. It's an area that values and promotes its rural produce to the region.*

### **Settlement Growth & Development**

- Expansion of Korweinguboorra / Spargo Creek is to be discouraged due to a lack of services/infrastructure, the environmental value of surrounding land and the area's extreme bushfire risk.
- Retention of the existing Rural Conservation Zone provisions is considered appropriate as it reflects the current use of the land for rural purposes, and unsuitability for development given its location within a special water supply catchment.
- Retain the existing minimum lot size of 6 hectares.

### **Farming and Rural Industry**

- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Support farm gate sales in appropriate locations.

### **Community Infrastructure & Facilities**

- Advocate to PTV for the establishment of a wider network of VLine coach routes, which could service Korweinguboorra / Spargo Creek, e.g., a Castlemaine to Geelong route, via Daylesford, Korweinguboorra / Spargo Creek and Ballan.
- Advocate for improved frequency of accessible transport services to Ballan and Melbourne, particularly for the elderly and youth of the community.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, and table drains.
- Advocate to VicRoads for an ongoing program of safety improvements to the Ballan – Daylesford Road.
- Advocate for improved access to broadband and mobile phone services in the settlement.
- Review directional signage to key tourism attractions.

### **Recreation & Leisure**

- Continue to recognise the Recreation Reserve as the key recreational asset in the settlement.

- Continue to advocate to community sports clubs to consider strategies to increase the utilisation of the Recreation Reserve for a range of active and passive uses and events.

### **Streetscape & Environment**

- Protect and maintain the landscape, vistas, environment, habitat, and natural heritage and features of the settlement.
- Retain the visual dominance of the bush landscape, and ensure development responds to the scenic qualities and vegetated landscape character of the settlement.
- Encourage community involvement in the maintenance and enhancement of the settlement.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services.
- Investigate strategies to encourage the capturing of the passing tourist trade, in particular, locally produced food and farm gate experiences.
- Encourage the creation of home based micro business and creative industries employment, subject to performance-based measures.
- Foster community participation and 'ownership' in enhancing the social, environmental and economic opportunities in the settlement.
- Develop and adopt a settlement theme, which can be utilised in promotion.
- Promote the area as a nature based and recreational tourism destination. Consider mapping existing tracks and trails and the opportunity for tourism interpretation signage which signals the offer within the Shire. As the first settlement south of Daylesford within Moorabool Shire, Korweinguboorra has an important role to play in promoting the experiences and opportunities available within the Shire.

### **Heritage**

- Continue to protect sites of Aboriginal cultural heritage significance.
- Identify and protect sites of local heritage significance through the incorporation and implementation of appropriate provisions in the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Korweinguboorra and Spargo Creek:

- Prepare a Settlement Improvement Plan to enhance its place and community, and identify key actions and priorities for capital works.

- Investigate the application of the Environmental Significance Overlay (Schedule 1) to clearly define that the settlement is within a Special Water Supply Catchment.
- Revise the RCZ Schedule to reflect the environmental attributes/context of the settlement and similar settlements within the Wombat State Forest.
- Undertake the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in Korweinguboorra/Spargo Creek and surrounds.
- Undertake a Flood Study in partnership with Melbourne Water, as funding allows.

## **11.0 Summary**

Korweinguboorra and Spargo Creek have latent potential to form part of a touring route or act as a base for active and passive exploration of the Wombat State Forest. The settlement has excellent visitor infrastructure at the recreation reserve.

Due to the remoteness of Korweinguboorra and Spargo Creek, lack of utilities and the bushfire risk, expansion of this area is not recommended.

# LAL LAL

## 1.0 Introduction

Lal Lal is a village in the western part of the Moorabool Shire, approximately 85 kilometres to the north-west of Melbourne and 20 kilometres to the south-east of Ballarat. It is situated on the Geelong-Ballarat railway line, inland from the Midland Highway.

The settlement is served by the Clarendon - Lal Lal Road connecting westwards to the Midland Highway, the Yendon - Lal Lal Road extending to the north-west parallel to the railway line, and Lal Lal Falls Road to the north-east.

Lal Lal Falls which has been a popular recreation destination since the early 1970's is situated approximately three kilometres to the east of the settlement.

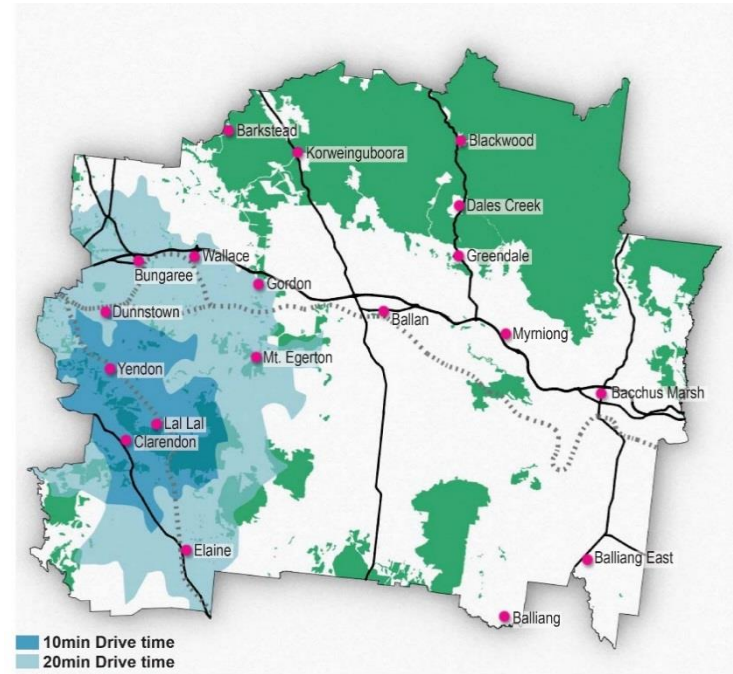
There are less than ten 10 dwellings within the original Crown Township of Lal Lal, and the resident population within this area is likely to be less than 30 inhabitants. A wider functional settlement boundary suggests a population of closer to 444 persons (2015 estimate) within 202 dwellings.

Lal Lal is situated within a fragmented landscape of mainly pastoral grasslands and patches of remnant forest, with the Lal Lal Reservoir to the east and State Forest to the south-east. A quarry is located north east of the village, north of the Lal Lal Falls Road. Much of the settlement retains a considerable coverage of forest vegetation.

There are two distinct parts to the settlement. The eastern section incorporates the Township Zone (TZ) and contains the main community facilities, such as, the memorial hall, hotel, primary school, and former railway station. The western section is zoned Rural Living (RLZ), and generally comprises larger 'lifestyle' lots. Much of this section is developed, although some infill development may be possible.

The settlement is clustered in a forested area, which gives it a particular character and setting. Lal Lal, like some other rural settlements including Yendon, has more houses surrounding the settlement than within its core. The layout of the settlement is irregularly shaped, influenced by the water race reserve, railway corridor, and local road network, giving the settlement an unusual form. Given the dispersed nature of development, Lal Lal could be described as a district, rather than a settlement.

**Role: Small Town**  
**– subcategory: Consolidation Settlement**



**Map 1 Lal Lal**

Lal Lal is located within a Special Water Supply Catchment, the immediate catchment of the Lal Lal Reservoir. Lal Lal Reservoir is the largest storage in the Ballarat and District water supply system. Water from the reservoir is shared between Ballarat, Geelong, and the environment.

Residents have access to a limited, nonetheless vital range of community facilities, including; a community hall, CFA shed, hotel, motor repair workshop (Lal Lal Automotive) and a State primary school.

Accommodation is limited and presently comprises a local bed and breakfast establishment.

## 2.0 Township Character

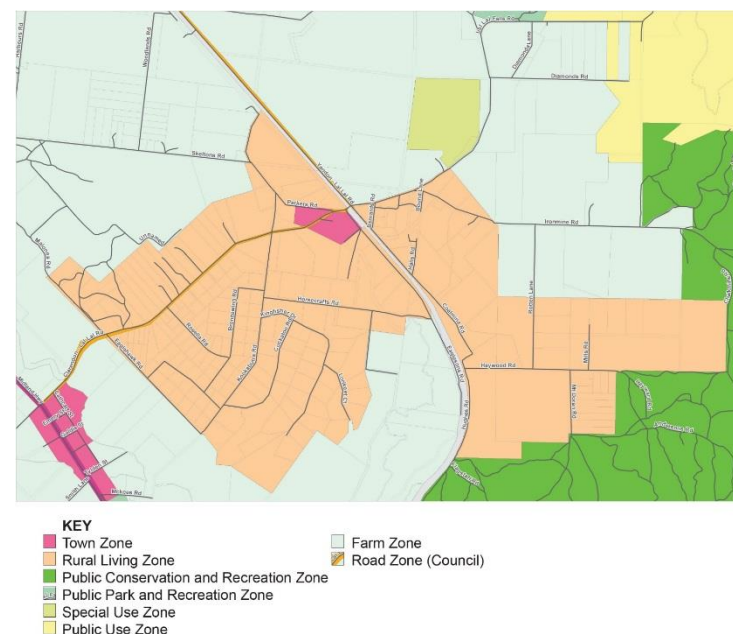
Lal Lal is located at the intersection of the Geelong-Ballarat railway line and the Clarendon-Lal Lal Road. From this vantage point prominent buildings include the Lal Lal Falls Hotel and the historic bluestone train station and water tower. Each gives some indication of the settlement's historic past.

Lal Lal is situated within a landscape consisting of many mature trees, which hide the true scale of the settlement from the centre, with only a handful of weatherboard buildings visible from the Station and Hotel. Most of the surrounding residential settlement is located on large blocks with many mature trees.

Further to the west, more recently constructed residential housing is located on large, densely forested lifestyle blocks with housing comprising of a mix of materials and styles. Most of these residences are well hidden from the adjoining access roads. As a result, the roadside character is more akin to a native forest than a suburb or township.

To the eastern side of the railway line, the treed landscape opens up into cleared grazing land, which reveals some of remnants of the varied mining history the area has experienced. On this side of the settlement some historic structures in various states of ruin, old quarries and their associated mullock heaps, and remnants of the railway line to the blast furnaces can be made out against the grassed pastures.

Lal Lal's character is defined by the following elements:



**Map 2** Land Use Zones for Lal Lal

- Relatively flat topography.
- The settlement is centred on the railway and road crossing.
- There is evidence of the areas varied histories visible in the surrounding landscape.
- Low-density development set amidst established bush on large lots.
- The hotel holds a prominent position in the centre of the settlement.
- Centrally located historic structures, such as, the railway station and water tower add to the settlement's identity and story.
- Wide road reserves containing predominantly native tree species, lead in and out of the settlement.

### 3.0 History

Lal Lal was originally part of an extensive sheep run established in 1845 and the township later formed around the discovery and mining of iron ore, lignite, kaolin (clay) and to a lesser degree, gold.

Lal Lal is the location of the famous Lal Lal Falls – a significant recreational area, and spiritual place for the Aboriginal community.

In 1862, the opening of the Geelong - Ballarat railway line, which was built to service the gold fields, heightened the importance of Lal Lal as a mining area and centre for transportation of minerals. A town survey was undertaken in 1863, a year after the substantial bluestone railway station had been completed. (Rowe, 2010).

Industry has played a key role within the settlement. The Lal Lal Blast Furnace, which is adjacent to the Lal Lal Reservoir, was Victoria's only venture into the mining of iron ore and production of pig iron.

At the peak of iron ore mining in 1881, Lal Lal had a population of 281 people, and by 1890, the *Victorian Municipal Directory* listed 'a post office, State school; also several hotels and stores' as existing in the township.

Lal Lal became a popular tourist destination because of the Falls, and its country racing program. The Lal Lal Turf Club was established in 1873 and race meetings were held regularly until 1939. During that time, the Lal Lal Races drew locals and visitors from far afield, and the estimated 32,000 people at the Lal Lal races in 1937, was then the record for the highest attendance at a country race meeting.

Some of the most significant infrastructure near Lal Lal, including the Lal Lal Reservoir and the Lal Lal blast furnace remains. The Lal Lal railway station is the only early station on the Geelong to Ballarat line remaining in the Shire, although the line is no longer in use for passenger services.

## 4.0 Infrastructure Snapshot

### Utilities

Lal Lal has limited utility services with reticulated water supply only available in the area around the Primary School. No sewerage, recycled water or natural gas is available. Lal Lal receives a fortnightly garbage and recycling collection service. National Broadband Network satellite is now available.

### Open Space & Recreation

Lal Lal Falls Reserve - picnic shelter and public toilets.

### Places of Assembly/organised groups/venues

Soldiers Memorial Hall, Lal Lal Falls Hotel, Lal Lal Moorabool Photography Club.

### Emergency Services

No services

### Education

State Primary School

### Health

No services

### Transport

VLine coach service to Ballarat and Geelong – one service each way – seven days a week.

### Convenience Retail/food

Hotel.

### Other

Disused train station (photo 1)



**Photo 1** Former Train Station building at Lal Lal

## 5.0 Settlement Role

Lal Lal has been identified as a **Small Town – subcategory: Consolidation Settlement**

**Small Town – subcategory: Consolidation Settlements** generally have small population numbers (typically 200-500 residents) and contain a small cluster of housing usually within the Township Zone. Limited services or facilities are provided within the settlement, through it is common to find a hotel, general shop, primary school reflecting a likely important local service function. There may access to reticulated water, however, reticulated sewerage is seldom available. Usually the residents are reliant on other settlements for higher order services but the service role is greater than for the category: small town – rural settlements.



## 6.0 Current Strategic Direction

The Moorabool Planning Scheme Municipal Strategic Statement (MSS) recognises that small towns in the Municipality, such as, Lal Lal, provide a limited level of services and facilities to their residents and the surrounding rural areas, and are characterised by visual dominance of the rural landscape. In addition, small towns are acknowledged as being integral to the cultural heritage of the Shire.

Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.
- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.

### 6.1 Central Highlands Regional Growth Plan

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Lal Lal. However, it seeks to avoid directing settlement growth to areas of natural hazard risk, i.e., bushfire and flooding, and areas of possessing high value environmental assets, including special water supply catchment areas.

### 6.2 Regional Bushfire Planning Assessment Grampians Region

The Regional Bushfire Planning Assessment for the Grampians Region identifies a number of issues regarding the settlement of Lal Lal.

These issues are:

- *“Residential and rural-residential lots at Lal Lal and in clusters to the south-west and south-east are in bushfire hazard areas associated with patches of remnant vegetation, including in the properties.*
- *Existing vegetation includes areas of high and very high conservation significance”.*

### 6.3 West Moorabool Heritage Study Stage 2a

The West Moorabool Heritage Study Stage 2A has recommended that the central area of Lal Lal should be included as a heritage precinct in the Moorabool Planning Scheme. It states:

*“The original centre of the small 19th century rural settlement of Lal Lal forms a precinct identified by the railway station, hotel, dwellings, hall, ruins, avenue of honour and settings.”*

Seven places of local heritage significance have been identified within the proposed heritage precinct.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities, and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis, and site visits.

### **Issues**

- The settlement is not supplied with reticulated natural gas, sewerage, or water (except for the area immediately adjacent to the school).
- Lack of gateway signage, settlement theme, and/or sense of arrival. There is not a clear sense from within the settlement of the local attractions.
- While most public facilities occur within a five minute walk-able catchment of each other, the western settlement area is well beyond this catchment. Lal Lal, like Yendon and Greendale occupies an expansive area making it difficult to efficiently service.
- Public transport is limited and does not enable day trips to Geelong.
- There is a lack of footpaths, walking tracks or pedestrian infrastructure, other than the trail along the Clarendon - Lal Lal Road.
- There has been a strong community interest in the Lal Lal Falls Reserve.
- It is difficult to justify significant infrastructure investment in a settlement with a limited population catchment and limited growth potential.
- There is strong remnant vegetation existing in and around the settlement.
- Lal Lal is distant from the major road network.

### **Opportunities**

- A rich and interesting history with several remnant structures remaining in good condition including Water tower and railway station along with popular local attractions of Lal Lal Falls and the historic iron furnaces.
- The historic water tank could be adapted for use as a contemporary un-manned tourist information centre for the town and area at large.
- Possible re-use of the railway station building as a business premises, e.g., gallery, local produce store, etc.
- Potential to establish a history walk in the township, highlighting places of local heritage significance.
- Potential to provide ‘Gateway’ signage.
- There may be some opportunity to use planting to signify the centre of the settlement better and connect it better to the Falls.
- Utilise tree planting to frame key views and screen those less desirable.

- Retention and protection of large remnant trees.
- Potential to capture passing trade from the surrounding main routes (Midland Highway, etc.), and travellers using the 'back route' to Ballarat and/or the Western Freeway.
- Potential to be a stop on vehicle, cycling, and/or rail-cycling touring routes.
- Improvement of pedestrian infrastructure between residential areas and key destinations.
- Encourage active transport of both residents and visitors to the settlement.
- Due to the proximity of local attractions, a local cycling route could be established in Lal Lal potential return of passenger rail services on the Geelong – Ballarat line in the longer term.

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Lal Lal.

These are illustrated on the maps on the following pages and include:

- The settlement is located within a special water supply catchment. (ESO1)
- The Environmental Significance Overlay (Schedule 1) affects the majority of Lal Lal and the surrounding areas to the north, and the Design and Development Overlay (Schedule 2) applies to all land within Lal Lal. The purpose of ESO1 is to protect the quality and quantity of



**KEY**  
 Wildfire Management Overlay (WMO)  
 Environmental Significance Overlay (ESO2)  
 Heritage Overlay (HO)

**Map 2** Overlays applying to Lal Lal

water produced within catchments, provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.

- The Bushfire Management Overlay (BMO) – affects most of the western portion of the settlement. This overlay is applied to areas identified as having high bushfire hazard. Together with the planning requirements for bushfire protection in Clause 52.47, this overlay controls development in order to mitigate risk to life, property and community infrastructure. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.
- The kaolin mines lie on the edge of a circular low-lying area to the north of the settlement. This area is subject to flooding, and together with other tributaries outfalls into the Lal Lal Creek, which discharges into the Lal Lal Reservoir.
- Moderately large fragmented patches of native vegetation were recorded within Lal Lal and surrounds. One patch meets the condition thresholds of the nationally significant ecological community, *Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains*.
- There is potential habitat within the settlement and surrounds for several nationally significant flora, and state significant flora and fauna.
- Two areas of Cultural Heritage Sensitivity are located within two kilometres of Lal Lal: a wetland located 500 metres north-east of the settlement and surrounds, and a south draining tributary of Williamson Creek located 700 metres south-east of the settlement and surrounds.
- There is one listed heritage site located within the settlement and surrounds ( Lal Lal Railway Station and Water Tank) and one site listed on the Victorian Heritage Inventory (Knights Brickworks).
- There is one approved wind farm, the proposed Lal Lal Wind Farm, less than two kilometres to the north.
- The bushfire risk for Lal Lal is Extreme.
- Land may be subject to overland flows and areas adjacent to creeks and waterbodies may be subject to localised flooding. Low-lying land may be subject to waterlogging (subject to further investigation).
- Low capacity in the electricity supply system to service any major development.



**KEY**

■	Ecological Vegetation Class - Endangered
■	Ecological Vegetation Class - Vulnerable
■	Ecological Vegetation Class - Depleted
■	Ecological Vegetation Class - Least Concern
■	Area of Flooding Inundation

**Map 3 Constraints for Lal Lal**

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Community Expectation – Lal Lal

- Walking and cycling trails
  - Keep the school as it is a community hub
  - Improved public transport
  - Management of trucks in the area – dangerous and destructive to the roads.
  - A post box
  - Support for the ageing population
  - To share facilities and infrastructure with nearby towns.
  - For the area to be characterised by rural living rather than suburban style residential outcomes.
  - For Lal Lal to remain a destination for Ballarat residents and other visitors.
  - For tourism to be encouraged through commercial use of the former station building and promotion of heritage sites including the blast furnace.
- #### Economic
- Protection of the areas significant birdlife
  - Protection from wind farms, pine plantations and fracking
- #### Environment and Landscape
- Better roads with increased population
- #### Sustainability

## 9.0 Recommendations

This section provides recommendations for how to manage, support, and encourage sustainable development in Lal Lal. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy, for example lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

## **Vision Statement for Lal Lal**

*Lal Lal is rich with Aboriginal and pioneer heritage and featuring the Lal Lal Falls, will remain one of western Victoria's "must-do" tourism and recreation destinations within the Shire.*

## **Settlement Centre**

- Encourage any future commercial/retail development to establish in the central area, in proximity to the existing Hotel.

## **Settlement Growth & Development**

- Expansion of Lal Lal is to be discouraged due to a lack of services/infrastructure, its location within a water supply catchment, the agricultural and environmental value of surrounding land and the area's extreme bushfire risk.

## **Farming & Rural Industry**

- Protect land from residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Ensure that suitable buffer distances are maintained to protect rural activities from encroachment by sensitive uses.

## **Community Infrastructure & Facilities**

- Continue to support and enhance the existing community facilities, and various community associations and groups, as key assets of Lal Lal.
- Advocate to PTV for additional VLine coach services, to and from Lal Lal. Particularly for improved frequency of accessible transport services to Ballarat for the elderly and youth of the community.
- Advocate to Australia Post for the provision of a post box in the settlement.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

## **Infrastructure**

- Maintain basic infrastructure, such as, roads, table drains, and pedestrian paths.

- Maintain access roads to the Lal Lal Falls Reserve for visitor use and management purposes.
- Provide for the progressive development of a designated pedestrian and cycle pathway system, in accordance with the recommendations of the Hike and Bike Strategy.
- Review directional signage to key tourism attractions.

### **Recreation & Leisure**

- Provide facilities to enhance visitor enjoyment of the Lal Lal Falls Reserve while minimising the impact of activities on its values.

### **Streetscape & Environment**

- Retain the natural setting of the settlement by maintaining the remnant vegetation, and encouraging sensitive design and development.
- Continue to promote and improve the Lal Lal Falls Reserve as a key environmental and cultural heritage asset for the settlement and wider region.
- Consider the preparation and implementation of a re-vegetation plan for the Lal Lal Falls Reserve.
- Enhance and soften the visual appearance of Lal Lal through street tree planting initiatives, in particular, to better signify the centre of the settlement and connect it to the Falls.
- Encourage community involvement in the maintenance and enhancement of the settlement.

### **Built Form / Urban Design**

- Retain older buildings, which contribute to the local character and heritage of the settlement.
- Ensure that new buildings and structures respond positively to the existing character of the settlement and avoid the development of visually dominant buildings.
- Ensure that development is located and designed to complement the scenic qualities and vegetated landscape character of the settlement.
- Minimise the removal of native vegetation and require replacement planting of indigenous trees.
- Ensure that development within Lal Lal responds to and mitigates any identified bushfire risks.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services.
- Encourage the development of the local tourism sector, promoting Lal Lal's mining heritage and environmental assets.

- Liaise with VicRoads to ensure provision of adequate directional signs to the Lal Lal Falls Reserve from Ballarat and appropriate main roads.
- Investigate strategies to encourage the capturing of passing trade from the surrounding main routes.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the settlement.
- Investigate the establishment of a regional touring route and/or heritage trail, which will include Lal Lal as a key destination.
- Encourage the creation of home based micro business and creative industries employment, subject to performance-based measures.
- Investigate the potential for investment attraction in Lal Lal.
- Encourage the distribution of tourism information by existing businesses in Lal Lal.

### **Heritage**

- The historic water tank could be adapted for use as a contemporary un-manned tourist information centre for the settlement and area at large.
- Possible re-use of railway station building as a business premises, gallery, local produce store, etc.
- Support the establishment of a heritage walk within Lal Lal to identify, interpret, and link locations of historical interest throughout the settlement.
- Encourage the ongoing protection and refurbishment of heritage buildings, as key assets of Lal Lal.
- A preliminary cultural heritage investigation or a voluntary Cultural Heritage Management Plan should be undertaken prior to any large-scale development or listed high-impact activity within the settlement and surrounds.
- Continue to protect sites of Aboriginal cultural heritage significance.
- Recognise and protect sites of local heritage significance by implementing recommendations of the West Moorabool Heritage Study Stage 2A via the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Lal Lal:

- Prepare an Urban Design Framework to develop a vision for the settlement, enhance its sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.
- Undertake a Flood Study in partnership with the Corangamite Catchment Management Authority, as funding allows.



- Complete a tourism/branding strategy for Lal Lal which includes consideration of potential events, promotion of Lal Lal as a getaway day trip or overnight stay. Lal Lal should be developed into a “must visit” experience for travellers to Moorabool Shire.

## **11.0 Summary**

Lal Lal is a picturesque heritage settlement that may be best managed by preserving what is within the settlement and enabling orderly development where it is feasible and in keeping with the surrounding area.

The settlement has potential for active and passive tourism by vehicle and cycling. Engagement with the local community is suggested, in relation to tourism marketing, signage and fostering annual community activities. Community engagement will enable better prioritising of key projects in Lal Lal.

The Lal Lal Falls provide a regionally significant recreational focus and has scope to attract more visitors to the settlement. Lal Lal Reservoir and the industrial mining heritage are assets, which attract visitors, and could be further interpreted for visitors and marketed accordingly.

# MOUNT EGERTON

## 1.0 Introduction

Mount Egerton is located within a forest setting on the Gordon – Egerton Road and Yendon – Egerton Road, approximately five kilometres to the south of Gordon and approximately 10 kilometres south-west of Ballan. Other roads servicing the settlement are the Ballan – Egerton and Egerton – Ballark Roads.

The settlement has a population (215 est.) of 316 within 158 dwellings.

Mount Egerton is located within the valleys and slopes to the north-east of the hill known as Mount Egerton, and within the Moorabool (Sheoaks) Special Water Supply Catchment. An attractive townscape is provided by the hilly terrain, extensive areas of vegetation, and surrounding rural landscape.

The predominant land uses within the settlement and environs are rural living and agricultural (grazing).

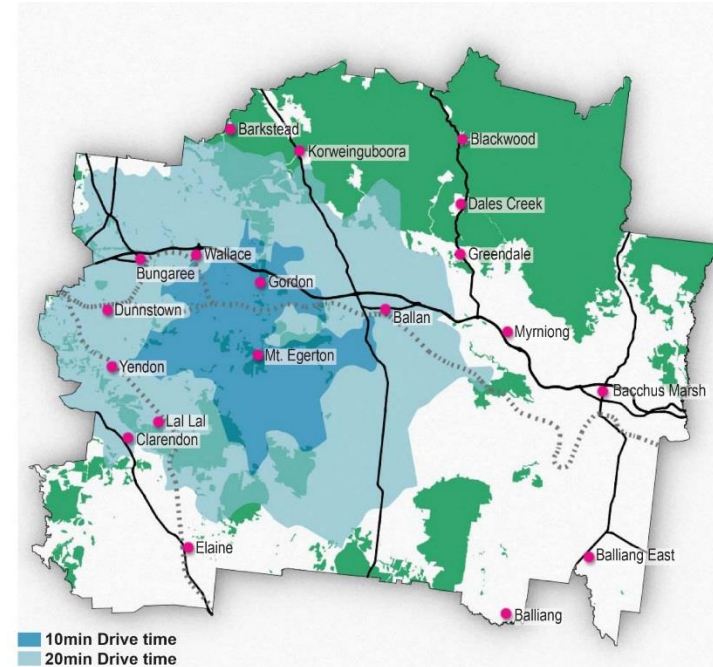
Access and escape routes are available to the north, south and east along moderately maintained roads, however, routes to the south and east contain high threat vegetation (forest) close to the roadsides.

Mount Egerton is closely connected to Gordon, due to the rural living development, which exists between the two settlements. Similar to Gordon, the settlement developed in an ad hoc manner due to the mine sites having preceded any organised road and subdivision plan.

Residents have access to a limited, nonetheless vital range of community facilities, including; a CFA shed, primary school, public hall, recreation reserve and waste transfer station. The general store in Mount Egerton has closed. Gordon provides a wider range of services and facilities, and Mount Egerton forms part of its service catchment.

A key attraction in the area is the Yuulong Lavender Farm situated on the edge of Mount Egerton.

**Role: Small Town**  
**– subcategory: Consolidation Settlement**



**Map 1** Mount Egerton

Mount Egerton is zoned under the Moorabool Planning Scheme as a township and policy statements refer to the cultural heritage of the settlement as well as its locally important service role to the community.

## 2.0 Township Character

Mount Egerton is located to the south of the township of Gordon at the confluence of the Yendon, Gordon and Ballan-Egerton Roads.

Approaches to the settlement are via rolling topography and dense forest, plantations and farm land. The settlement features large tracts of re-growth forest and plantations are key features of the settlement.

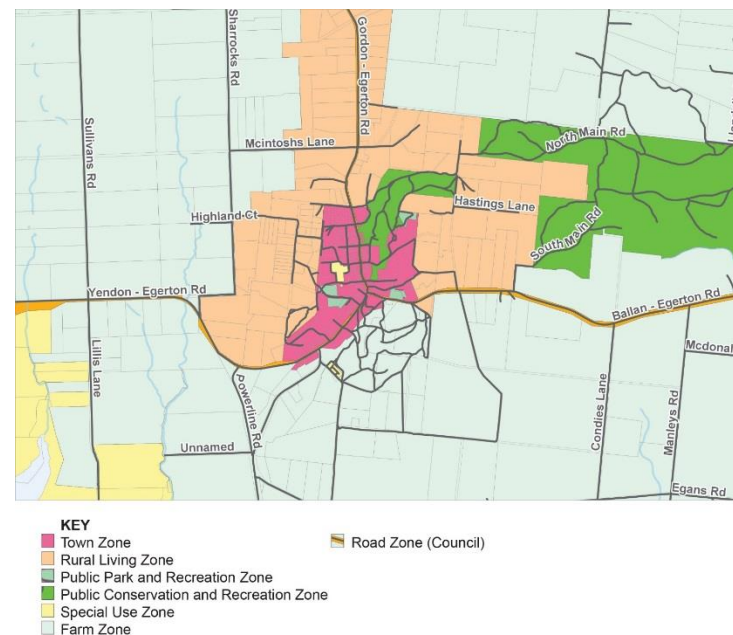
Mount Egerton is situated half in heavily treed bush blocks with a strong dominance of native vegetation, and half on open land with blocks featuring more introduced species as the dominant theme. Many residences are not visible from the main access roads due to thick vegetation and the topography, which hides the true scale of the settlement.

Mount Egerton has strong links to early gold rushes and associated mining activity, which is reflected in the architecture of the older parts of the settlement. While the main street of the settlement features many structures from this era, there are many examples of more modern structures scattered throughout the old settlement, and particularly towards the southern end of the settlement.

Housing comprises of a mix of materials and styles from early weatherboard to modern brick structures. Most residences are located on low-density lots of 1000 square metres or larger, which often feature many large canopy trees.

Mount Egerton's character is defined by the following elements:

- Distinct typography
- Surrounded by farmland, forest and plantations.
- Generally low-density development often set amidst established bush on large lots.



**Map 2** Land Use Zones for Mount Egerton

- Picturesque weatherboard buildings are a key feature of the main street.
- Wide road reserves containing established trees of mixed species.

### 3.0 History

Mount Egerton became established as township following the discovery of gold at All Nations Gully in 1853. It was named after Charles Egerton, the owner of a pastoral property in the area. The small town reached its peak in 1856 when several mining companies were operating in the area.

Mount Egerton was described in the 1890 Victorian Municipal Directory as follows:

*“A postal town with telegraph station, savings bank, and money-order office, in the neighbourhood of the mountain whence it takes its name ... There are nine hotels, branch of one bank, and agencies of two insurance companies, State school and five churches. The district is principally gold mining and some portions being well suited for grazing and cultivation ... Population of Egerton and adjacent gold workings, 1400.”*

Mining activity and output at Mount Egerton began to decrease during the 1890s depression, and it ceased in 1910. The town gradually declined as the mining slump occurred. From then onwards, like Gordon, Mount Egerton became more widely known as an agricultural centre.

### 4.0 Infrastructure Snapshot

<b>Utilities</b>	Mount Egerton has a reticulated water supply. Fixed wireless will be available to Mount Egerton as part of the National Broadband Network project. A Waste Transfer Station is located in the settlement, and residents receive a fortnightly garbage and recycling collection.
<b>Open Space &amp; Recreation</b>	Recreation Reserve with a Pavilion, Electric BBQ, Public Toilets Tennis Court, and Sporting Oval. Gold Battery
<b>Places of Assembly/organised groups/venues</b>	None

**Emergency Services**  
**Education**  
**Health**  
**Transport**

CFA station  
State Primary School  
No services  
Limited bus service to Ballarat and Ballan,  
both connecting via Gordon, one service  
each way (Monday to Saturday) to  
Ballarat, and one service each way  
(Monday to Friday) to Ballan  
None.  
None.

**Convenience Retail/food**  
**Other**



**Photo 1** Mount Egerton Primary School

## 5.0 Settlement Role

Mount Egerton has been identified as a **Small Town – subcategory: Consolidation Settlement**

**Small Town – subcategory: Consolidation Settlements** generally have small population numbers (typically 200-500 residents) and contain a small cluster of housing usually within the Township Zone. Limited services or facilities are provided within the settlement, through it is common to find a hotel, general shop, primary school reflecting a likely important local service function. There may access to reticulated water, however, reticulated sewerage is seldom available. Usually the residents are reliant on other settlements for higher order services but the service role is greater than for the category: small town – rural settlements.

## 6.0 Current Strategic Direction

The Moorabool Planning Scheme Municipal Strategic Statement (MSS) recognises that small towns in the Municipality, such as, Mount Egerton, provide a limited level of services and facilities to their residents and the surrounding rural areas, and are characterised by visual dominance of the rural landscape. In addition, small towns are acknowledged as being integral to the cultural heritage of the Shire.

Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.
- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.
- Protect significant built heritage assets and streetscapes especially in Bacchus Marsh, Ballan, Blackwood, Gordon, and Mount Egerton.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Mount Egerton. However, it seeks to focus growth in existing settlements, which have a sound infrastructure base, and avoid directing settlement growth to areas of natural hazard risk, i.e., bushfire and flooding, and areas possessing high value environmental assets, including special water supply catchment areas.

### **6.2 Regional Bushfire Planning Assessment Grampians Region**

The Regional Bushfire Planning Assessment for the Grampians Region identifies particular issues regarding the settlement of Mount Egerton.

These issues are:

*“Residential and surrounding rural-residential lots at Mount Egerton are in the bushfire hazard area associated with patches of remnant vegetation in the township and Bungal State Forest to the east.*

*Eastern (Bungal State Forest) and southern (Mount Egerton) portions of the area include vegetation of high and very high conservation significance.”*

### **6.3 West Moorabool Heritage Study Stage 1 June 2010**

Stage 1 of the West Moorabool Heritage Study identified thirteen potential places of heritage significance and five places of potential archaeological significance in Mount Egerton and surrounds.

One place of heritage significance has been identified in Stage 2A of the Heritage Study.

The remaining potential places of heritage significance in the settlement were not assessed as part of Stage 2A of the Heritage Study.

## 7.0 Issues, Opportunities & Constraints

The following issues, opportunities, and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis, and site visits.

### Issues

- Mount Egerton is located away from the main travel routes and has limited scope for attracting passing trade.
- There is a lack of gateway signage, settlement theme and or sense of arrival.
- The centre of the settlement is compact and most public facilities are within a 5 to 10 minute walkable catchment.
- Public transport services are limited.
- Mount Egerton is not provided with reticulated sewerage, recycled water, or natural gas.
- There is a lack of footpaths, walking tracks or pedestrian infrastructure in general, other than small sections of the main road trail.
- It is difficult to justify significant infrastructure investment in a settlement with a limited population catchment and limited growth potential.
- The settlement is located within a special water supply catchment.
- There is remnant and re-growth vegetation and forest existing in, and around, the settlement.

### Opportunities

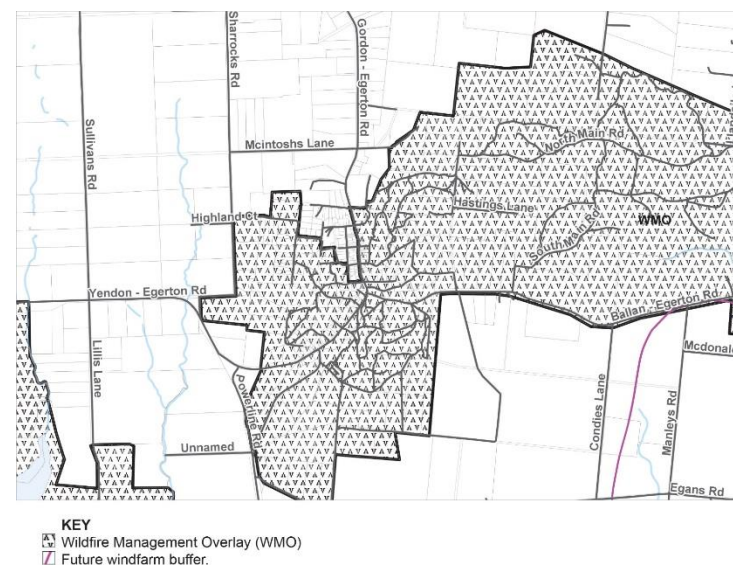
- The reserve may be a suitable site for local events and or festivals promoting the settlement and area at large.
- Potential to be a base for touring surrounding historic sites and/or a stop as part of a wider touring route (vehicle or cycle routes or both).
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).
- Improvement of pedestrian infrastructure between residential areas and key destinations.
- Retention and protection of large remnant trees.
- Strengthening street tree plantings to form a consistent green edge along the main access ways and delineate the entries to the town.
- Utilising tree planting to frame key views and screen those less desirable.
- Encourage active transport for both residents and visitors to the settlement.
- Former commercial buildings on the main street could accommodate local retail services, etc., subject to market demand.
- Mount Egerton is a small village with potential to appeal to the tourist market, however, its development will be based on the quality of the experiences on offer.

## Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Mount Egerton.

These are illustrated on the maps on the following pages and include:

- The Environmental Significance Overlay (Schedule 1) and the Design and Development Overlay (Schedule 2) affect all land within Mount Egerton, except land in the Public Conservation and Resource Zone. The purpose of ESO1 is to protect the quality and quantity of water produced within catchments, and to provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- The Bushfire Management Overlay (BMO) – affects a large proportion of the settlement. This overlay is applied to areas identified as having high bushfire hazard. Together with the planning requirements for bushfire protection in Clause 52.47, this overlay controls development in order to mitigate risk to life, property and community infrastructure. The suitability of new development in these areas must be fully considered before it proceeds, and appropriate bushfire protection measures will be required.
- Large, relatively contiguous areas of native vegetation were recorded surrounding the settlement. No national or state significant ecological communities are likely to occur within Mount Egerton and surrounds.
- There is potential habitat within Mount Egerton and surrounds for several nationally significant flora, and state significant flora and fauna.
- It is likely that sites of Aboriginal cultural heritage significance may be present within Mount Egerton and/or surrounds.
- Three listed historical cultural heritage sites are located within Mount Egerton and surrounds (Victorian Tile Company, New Black Horse Mine and Mount Egerton Government Battery).
- The bushfire risk for Mount Egerton is HIGH.



**Map 2** Overlays applying to Mount Egerton





- KEY**
- Ecological Vegetation Class - Endangered
  - Ecological Vegetation Class - Vulnerable
  - Ecological Vegetation Class - Depleted
  - Area of cultural sensitivity

**Map 3** Constraints for Mount Egerton

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Economic

#### Environment and Landscape Sustainability

### Community Expectation – Mount Egerton

- Ensure Mount Egerton retains its unique identity that is distinct from Gordon
- Develop a pedestrian / cycle loop connecting Ballan, Gordon and Mount Egerton.
- Improved public transport
- Reduce the speed limit in the settlement
- Clean up the park
- Grow visitation through promotion of Mount Egerton's gold mining heritage.
- Signage and information to support visitor experience of gold mining heritage and history.
- Protection of the landscape and environment.
- Sufficient growth to support student enrolment at Mount Egerton Primary School.

## 9.0 Recommendations

This section provides recommendations for how to manage, support and encourage sustainable development in Mount Egerton. Some of these recommendations may be strategic, for example, the need for future investigations, others concern advocacy e.g. lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

### Vision Statement for Mount Egerton

*Mount Egerton is a picturesque township that is rich with accessible history and heritage.*

### Settlement Centre

- Encourage any future commercial/retail development to establish in the central area, in proximity to the hall and former general store.

### Settlement Growth & Development

- Expansion of the settlement is to be discouraged due to a lack of services/infrastructure, its location within a water supply catchment, the agricultural and environmental value of surrounding land, and the area's extreme bushfire risk.

### Farming & Rural Industry

- Protect land from residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.

### Community Infrastructure & Facilities

- Continue to support and enhance existing community facilities as key assets of the settlement.
- Existing services in Gordon are accessible to the Mount Egerton community, negating any requirement for the provision of additional services within the settlement. Gordon will remain the higher order centre for this settlement cluster.
- Support the retention of the existing State primary school as a major asset serving the area.
- Investigate opportunities for resource sharing of existing facilities, such as, schools and their use by the community.
- Advocate to PTV for improved frequency of bus services to Mount Egerton, connecting to Gordon, Ballan and Ballarat.
- Advocate for improved frequency of accessible transport services to Ballan and Melbourne, particularly for the elderly and youth of the community.

- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, table drains, and pedestrian paths.
- Provide for the progressive development of a designated pedestrian and cycle pathway system, in accordance with the Hike and Bike Strategy.
- Review directional signage to key tourism attractions.

### **Recreation & Leisure**

- Continue to recognise the Recreation Reserve as the key recreational asset in the settlement.

### **Streetscape & Environment**

- Retain the natural setting of the settlement by maintaining the remnant vegetation, and encouraging sensitive design and development.
- Enhance and soften the visual appearance of Mount Egerton through street tree planting initiatives, in particular, to better signify the centre of the settlement.
- Encourage community involvement in the maintenance and enhancement of the settlement.

### **Built Form / Urban Design**

- Standardisation and consolidation of treatments and materials in the public realm is needed. Prepare and implement design guidelines for the settlement to ensure that new development is sympathetic to its character and heritage buildings.
- Enhance waterway corridors and use them as features within the settlement.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services.
- Encourage the development of the local tourism sector, promoting Mount Egerton's 'small village appeal', nature based and recreation opportunities and existing attractions, e.g., the Gold Battery and Yuulong lavender farm, to the tourist market.
- Investigate the establishment of a regional touring route and/or heritage trail, which includes Mount Egerton.

- Encourage the creation of home based micro business and creative industries employment, subject to performance-based measures.
- Investigate the potential for investment attraction in Mount Egerton.
- Foster community participation and ‘ownership’ in enhancing the social, environmental, and economic opportunities in the settlement.

### **Heritage**

- Encourage the ongoing protection and refurbishment of heritage buildings, as key assets of Mount Egerton.
- Continue to protect sites of Aboriginal cultural heritage significance.
- Support the establishment of a heritage walk within Mount Egerton to identify, interpret, and link locations of historical interest throughout the settlement.
- Identify and protect sites of local heritage significance through the incorporation and implementation of appropriate provisions in the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Mount Egerton:

- Prepare an Urban Design Framework to develop a vision for the settlement, enhance its sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.
- Undertake the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in Mount Egerton and surrounds.

## **11.0 Summary**

Expansion of Mount Egerton is to be discouraged due to a lack of services/infrastructure, its location within a water supply catchment, the agricultural and environmental value of surrounding land, and the area's extreme bushfire risk.

The heritage quality and accessibility to the Egerton State Forest are key assets for the settlement and support the latent tourism potential of the area. This tourism potential is complemented by the Yuulong Lavender Farm. Encouraging investment into tourism and the enjoyment of Mount Egerton largely in its present form, should be the strategic direction for this settlement.

# MYRNIONG

## 1.0 Introduction

Myrning is located north of the Western Freeway and 15 kilometres west of Bacchus Marsh and almost at the mid-point between Ballan and Bacchus Marsh. Residents are well served by the facilities in both of these towns.

The settlement lies in undulating open farming country to the west of Bacchus Marsh and the Pentland Hills.

Myrning's main street is the old Western Highway and there are two entries to the Freeway – western entry at Pykes Creek Reservoir (the Greendale – Myrning Road) and eastern entry at the Old Melbourne Road.

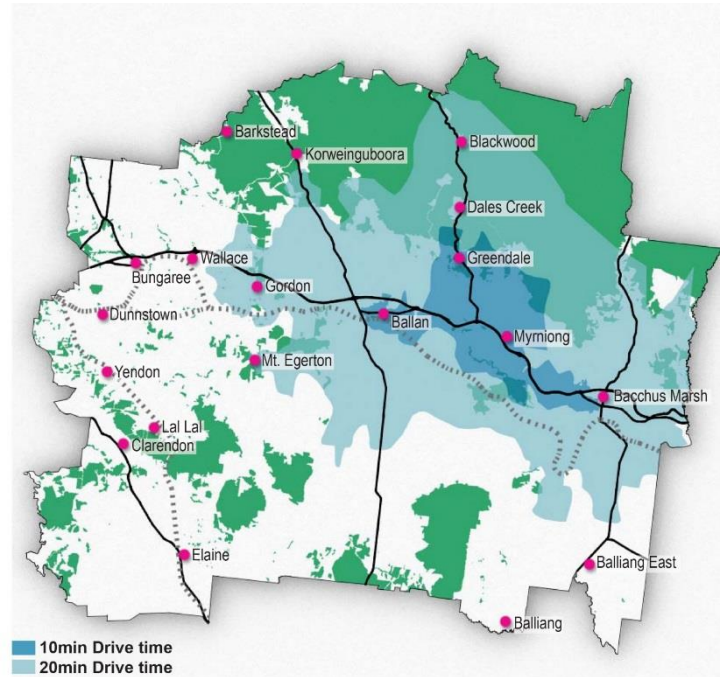
The population of Myrning (2015 est.) is 203 persons living in 78 dwellings, equally divided between residents in the older village and residents within the expanded area centred on the Rural Living Zone to the immediate east.

Myrning is best known for its many bluestone buildings and its historical significance. Street tree planting, quiet streets and building setbacks, give Myrning a distinct character. The main street contains an Avenue of Honour, which commemorates the fallen soldiers from the First World War.

A number of festivals and organised activities occur within the settlement including the Myrning Car Sprint and the Myrning Music Festival (last held in 2014).

Local industry consists of mixed activities from dryland grazing to wineries, organic pork, olives and tourism (accommodation). 'The Plough' is a well-known local bistro/restaurant and bed and breakfast, in Main Street and is a popular destination.

**Role: Small Town**  
– subcategory: Incremental Change Settlement



**Map 1 Myrning**

Residents have access to a limited, nonetheless vital range of community facilities, including; a CFA station, community hall, hotel/bistro, primary school, and recreation reserve.

Myrniong's primary school and related facilities is one of the major services provided in the settlement. It serves the local community, as well as, drawing a number of students from the Greendale, Dales Creek, and Blackwood catchment. In relation to intake, it is the largest primary school in the Shire, outside of Bacchus Marsh.

There is some potential for growth to occur in Myrniong if a local waste water solution is provided, however, it is unlikely that the level of growth would support a significant increase in the provision of services in the settlement.

## 2.0 Township Character

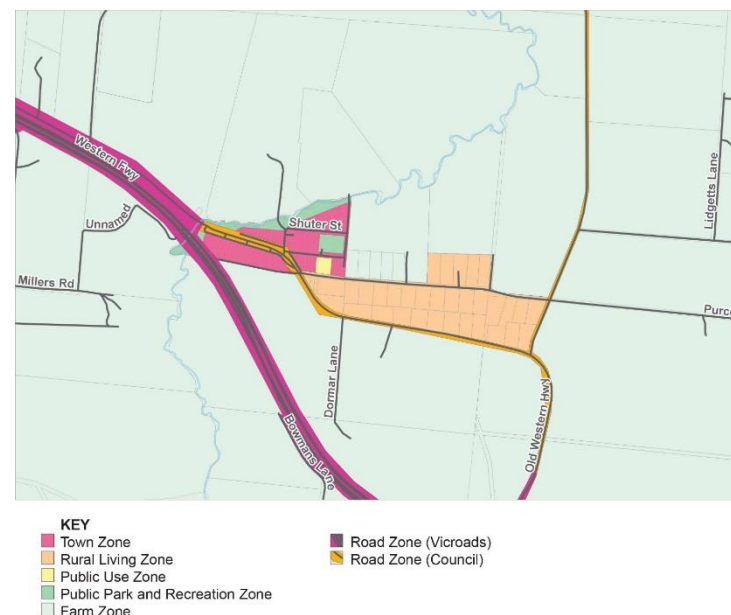
Myrniong is described as follows:

*'...Myrniong township nestles into the fold of hills rising above Myrniong Creek. It is largely hidden from view from the Western Freeway by the land form and by large established trees within the township. It is a small, contained and pretty settlement. Its only facilities essentially comprise a hotel and a popular primary school.'* (Panels Victoria Hearing C34, 2008).

Located along the spine of the Old Western Highway, Myrniong is a picturesque hamlet visible to the east-bound freeway traffic. It has its 'back of house' or back fence area visible from the Freeway.

The area is undulating in form and there are strong rural views from the settlement and its approaches including Melbourne's skyline, which is visible from the eastern end of the settlement.

Myrniong has developed in two parts – the older township along Main Street, at more residential densities and the newer section to the east, which is at rural living densities typically. Each part is distinctly different, although it is the older section, which gives Myrniong its greatest character and charm.



Map 2 Land Use Zones for Myrniong

There is a large discrepancy in lot size and public - private interface treatment between the new and old settlement areas. In addition, varying boundary treatments between private residence and the streetscapes, lend an air of inconsistency to the settlement.

The settlement is relatively compact and most public facilities occur within a five-minute walk-able catchment. However, there is a disjointed approach to infrastructure within the settlement boundaries. There is a lack of footpaths, walking tracks or pedestrian infrastructure in general. The road surface treatments, formal drainage treatments and small sections of footpath and surfaces are all haphazardly applied within the settlement.

Limited scattered remnant vegetation exists in and around the settlement (Plains Grassy Woodland). While the Myrniong Creek corridor is the northern boundary of the settlement, the settlement is not located within a water catchment.

Myrniong's character is defined by the following elements:

- Undulating typography.
- Strong views across the region and to Melbourne's skyline.
- Excellent access to Ballan, Bacchus Marsh, and the Western Freeway.
- Compact township centre.
- Rich heritage, and strong food and wine culture.

### **3.0 History**

Myrniong was originally known as Blows Flat's until it was renamed in 1863. The surrounding area was settled as a grazing district with Myrniong an important transit point.

Myrniong developed as an agricultural township, supplying foodstuffs, principally flour, to the goldfields population at Mount Blackwood. The township was also a stopover en route to the goldfields. A flourmill was built in the 1850s, followed by several business establishments, including a general store, the Plough Inn Hotel and Tyson's blacksmith shop.

The Myrniong Primary School was constructed in the 1850's, opened in 1859, and it now caters for approximately 170 students.

In 1865, the (former) Myrniong Hotel was opened, and in 1870, the police station and gaol were erected. The police station closed in 1877, and the former Hotel was delicensed in 1911.



During the 1870s, dairy farming and horse breeding became the predominant agricultural activities around Myrniong. A cheese factory was established in Main Street in 1877, which later produced condensed milk, however, it closed in 1938.

In August 1918, the Myrniong Avenue of Honour was planted on both sides of Main Street. In addition, a monument was built in 1918 to honour the WW1 war dead; which was later changed to honour the dead from all wars.

Additional trees were planted to the west of the Myrniong Creek following World War 2 to commemorate those whom enlisted from the district in both World Wars.

Post the Second World War, increases in traffic on the Western Highway passing through Myrniong supported two service stations, a general store, and hotel. By the mid-late 1970's, after the opening of the town bypass (Western Freeway), many of these businesses closed.

There are four intact bluestone buildings dating from the 1860s and early 1870s on the southern side of Main Street, Myrniong. As a collection, they all demonstrate the early (1870s) appearance of the town and are all rare surviving examples of mid 19<sup>th</sup> century stone buildings (in a Victorian context).

## 4.0 Infrastructure Snapshot

### Utilities

Myrniong has a reticulated water supply, however reticulated sewerage, recycled water and natural gas are not presently available. Fixed wireless or satellite coverage will be available to Myrniong as part of the National Broadband Network project. Myrniong receives a fortnightly garbage and recycling collection service.

### Open Space & Recreation

Recreation Reserve which contains a small oval, playground, two tennis courts, public toilets, and BBQ pavilion.

### Places of Assembly/organised groups/venues

Community Hall, Pentland Hills Uniting Church

### Emergency Services

CFA station



Photo 1 Myrniong Community Hall

<b>Education</b>	State Primary School
<b>Health</b>	No services
<b>Transport</b>	No services
<b>Convenience Retail/food</b>	Hotel.
<b>Other</b>	None.

## 5.0 Settlement Role

Myrniong is identified as a **Small Town – subcategory: Incremental Change Settlement**

**Small Town – subcategory: Incremental Change settlements** of typically less than 500 residents support small populations of and provide a focal point for the surrounding rural community. Access to a key service, such as, a small primary school and/or a general store with postal facilities, may be available. Reticulated water supply may be available. Incremental growth may be allowed where adequate local solutions to effluent disposal are provided.

Caveat: settlements outside potable water catchments likely have more scope for incremental growth than those within potable water catchments or restricted due to other constraints e.g. bushfire risk.

## 6.0 Current Strategic Direction

The Moorabool Planning Scheme Municipal Strategic Statement (MSS) recognises that small towns in the Municipality, such as, Myrniong, provide a limited level of services and facilities to their residents and the surrounding rural areas, and are characterised by visual dominance of the rural landscape. In addition, small towns are acknowledged as being integral to the cultural heritage of the Shire.

Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.
- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.

The planning scheme directly contemplates assessing growth potential in Myrniong (cl. 21.09-4 subpoint 3).

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Myrniong. However, it does support limited growth opportunities in settlements, which enjoy good access to larger centres, subject to the provision of services and infrastructure.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- There are large gaps and species inconsistencies in the existing street tree boulevard.
- There is a distinct lack of street trees in the newer areas of the settlement.
- The settlement's sense of arrival is not supported by the surrounding streetscapes.
- The settlement is not supplied with reticulated natural gas or sewerage.
- Some drainage and overland flow issues are likely from septic effluent leakage (combination of soil type and small lots).
- The recreation reserve is used mainly by the local school and community for passive recreation activities.
- The oval currently does not meet required standards for competition and currently is only suitable for informal use.
- The school lacks grounds of a sufficient size and relies on the recreation reserve as part of its play area, and students have to cross a road to access the reserve.
- Public transport is not available, and the settlement is distant from the Melbourne to Ballarat Railway line.
- There are limited existing commercial spaces and retail business within the settlement.
- Limited availability of land zoned for development.
- Limited local employment opportunities.
- Improvement of pedestrian infrastructure between residential areas and key destinations, such as, the recreation reserve.
- There are limited formal recreation facilities other than the reserve.
- The speed limits within the settlement are not consistent within a safe pedestrian environment.

- Providing replacement or additional facilities and services to the settlement is difficult to justify due to the town's proximity to the municipality's two largest centres (Ballan and Bacchus Marsh).
- Significant growth and development may transform the settlement, and detrimentally affect its small town/village amenity and character.

### Opportunities

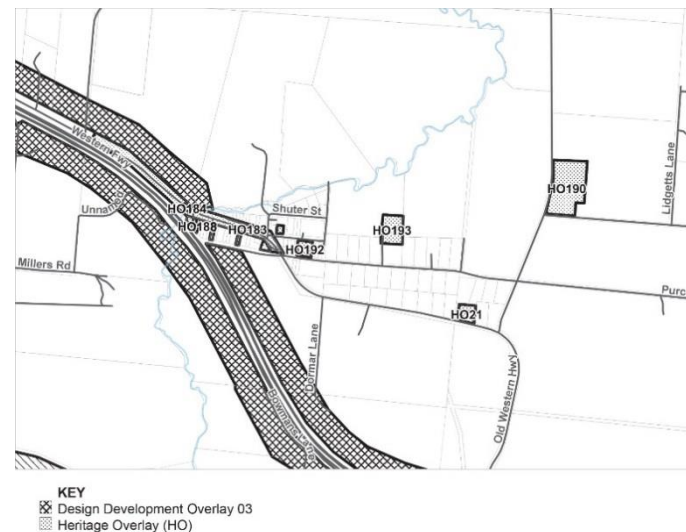
- The newer Avenue of Honour could connect more consistently into the Older Avenue of Honour.
- 'The Plough' Hotel is a strong attractor and draws visitors from the surrounding and wider region. Businesses that build on Myrning as a food and entertainment destination appear to have merit. Hotels for instance often sell convenience goods (Greendale, Blackwood). There may be scope for the sale of gourmet, high value produce sales in Myrning.
- As the local area has a strong food and wine base, this could be further developed in a marketing and branding context.
- Myrning hosts successful events, such as, the Car Sprint, which highlights the attractiveness of Myrning and Moorabool Shire. The Myrning Music Festival was held successfully over a number of years.
- The settlement has proximity to Bacchus Marsh, Ballan, and Melbourne and is readily accessible by car.
- Myrning is the first settlement reached from Melbourne along the Western Freeway, which feels like a country hamlet.
- The settlement has access to freeway on/off ramps in both directions and is visible from the road corridors.
- Improvement of pedestrian infrastructure between residential area and key destinations, in particular formalising the connections, which link the Recreation Reserve and the settlement.
- There is public interest in a small-scale skate facility.
- Potential to formalise the oval to meet junior standards.
- Potential to provide safer access between the Primary School and the Recreation Reserve, across Hardy Street.
- The settlement is not within a water catchment.
- Overall, limited environmental constraints exist within the settlement.
- Given Myrning's strategic location, it could likely accommodate managed residential growth support by adequate infrastructure. The key issue would be to identify where, at what densities, and how this would assist in delivering benefits to Myrning (such as funding for recreation reserve upgrades, critical population for some additional retail offer etc).
- A funding model would need to be finalised to address local waste water limitations within the town.

## Values & Constraints

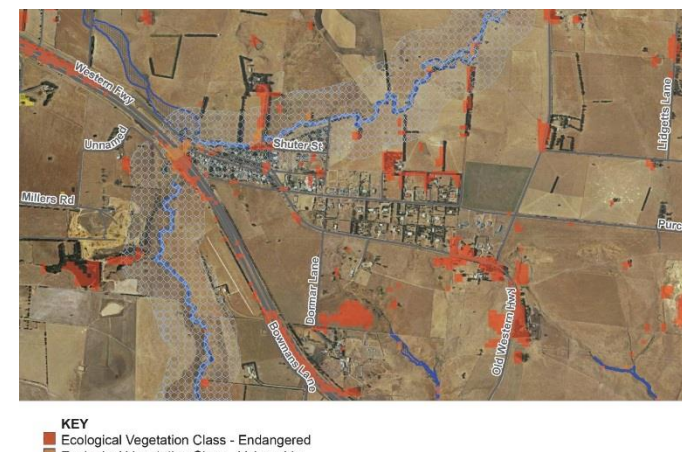
There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Myrning.

These are illustrated on the maps and include:

- The Design and Development Overlay (Schedule 2) apply to all land within Myrning. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.
- The Design and Development Overlay (Schedule 3) applies to land abutting the Western Freeway. This Overlay seeks to ensure that the development of land or the display of advertising signs near the alignment of the Western Freeway does not prejudice the levels of service, safety, and amenity of the Western Freeway/Highway, and to minimise any adverse effects of noise on noise sensitive uses from traffic using the Western Freeway/Highway.
- The Heritage Overlay applies to a number of significant heritage places in the settlement and surrounds.
- Native vegetation within Myrning is restricted to a small number of scattered trees.
- It is unlikely that nationally significant flora species occur within the settlement and surrounds. There is a low likelihood of the nationally significant Growling Frog occurring along creek lines and waterbodies (including farm dams). There is a low likelihood of several state significant flora and fauna species occurring within the settlement and surrounds.
- Sites of Aboriginal cultural heritage significance may be present within 200 metres of the Myrning Creek.
- Ten listed historical heritage sites are located within the settlement and surrounds, including an Avenue of Honour and built residential and community buildings.
- The bushfire risk for Myrning is Low.



**Map 2** Overlays applying to Myrning



**Map 3** Constraints for Myrning

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Economic

#### Environment and Landscape

#### Sustainability

### Community Expectation - Myrniong

- Managed growth
- Improved public transport
- Integrate the old with new development
- A general store
- Improved telecommunications – NBN
- Pykes Creek Reservoir as a tourism and recreation attraction – needs lights, walking track, trees
- Retain the rural landscapes and views
- Gas if population growth occurs
- An additional Secondary School for the region in the next few decades

## 9.0 Recommendations

This section provides recommendations for how to manage, support, and encourage sustainable growth and development in Myrniong. Some of these recommendations may be strategic, for example, the need for future growth investigations, others concern advocacy e.g., lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

### Vision Statement for Myrniong

*Myrniong will be a township that celebrates its agrarian heritage and strong food and wine links. Located on the doorstep of Bacchus Marsh and Melbourne it is a town with appropriate services and infrastructure to support moderate growth in local population and facilities which benefit surrounding settlements. Myrniong will retain its picturesque rural landscape and views to the rural surrounds.*

### Settlement Centre

- Encourage any future commercial/retail development to establish in the central area in proximity to ‘The Plough’.

### Settlement Growth & Development

- Maintain a sustainable and attractive town, and high quality living environment.
- Future population growth in Myrniong would be feasible due to its location and would further justify additional services and facilities in the town. However, this would most probably require sewer infrastructure to become a sustainable option.

- Ensure any future residential growth occurs in areas where it will not affect the viability of productive agricultural land, and minimises potential land use conflict.
- Any future residential growth should meet residential demand at standard urban densities and provide the associated community economic and social outcomes. Landscape treatment to blend such development with the strong landscape aesthetic of the town is essential with clear guidelines required.

### **Farming / Rural Industry**

- Protect land from ad hoc residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Ensure that suitable buffer distances are maintained to protect rural activities from encroachment by sensitive uses.

### **Community Infrastructure & Facilities**

- Continue to support and enhance existing community facilities as key assets of the settlement.
- Community facilities should be provided commensurate with community needs and sustainability of service provision.
- Support the retention of the existing school as a major asset serving the area.
- Investigate opportunities for resource sharing of existing facilities, such as, the community hall and school, and their use by the community.
- Advocate for improved frequency of accessible transport services to Bacchus Marsh and Melbourne, particularly for the elderly and youth of the community.
- Advocate to PTV for the establishment of a wider network of VLine coach routes, which could service Myrniong, e.g., a Kyneton or Woodend to Geelong route, via Trentham, Blackwood, Greendale, and Bacchus Marsh.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, table drains, and pedestrian paths.
- Advocate for the provision of a local waste water solution for Myrniong, and the inclusion of the project in a future Western Water – Water Plan as appropriate.
- Advocate for improved access to broadband and mobile phone services Myrniong and its surrounds.

- Review directional signage to key tourism attractions.
- Protect the Western Freeway corridor from inappropriate development.
- Provide for the progressive development of a designated pedestrian and cycle pathway system, in accordance with the recommendations of the Hike and Bike Strategy.
- Investigate the improvement of pedestrian access between the Primary School and the Recreation Reserve, to enable students to safely access the Reserve.

### **Recreation & Leisure**

- Continue to recognise the Recreation Reserve as the key recreational asset in the settlement.
- Improve pedestrian and cycling connections within the settlement, particularly linking to key points of interest, such as, the Recreation Reserve, noting the Hike and Bike Strategy.
- Consider the opportunity for a skatepark and activities for children and teens within the settlement, likely near the Reserve.
- Investigate the provision of improved facilities at the Pykes Creek Reservoir, in partnership with Southern Rural Water.
- Investigate the upgrading of facilities at the Recreation Reserve to support greater patronage which may include initiatives to increase summer usage and female participation and improvements to parking.

### **Streetscape & Environment**

- Protect and maintain the landscape, vistas, environment, habitat, and natural heritage and features of the settlement.
- Encourage community involvement in the maintenance and enhancement of the settlement.
- Strengthen street tree plantings to form a consistent green boulevard along the main access ways, create links between old and new areas and identify the entry points for the village.
- Additional tree planting must be sympathetic to the historical nature of the existing Avenues of Honour.
- Support programs to undertake localised weed removal and revegetation of waterway corridors.
- Encourage the retention and protection of large remnant trees and utilise new trees to emphasize key views.

### **Built Form / Urban Design**

- Prepare and implement design guidelines for the settlement to ensure that new development is sympathetic to its character and heritage buildings.



- Enhance drainage paths and use them as a feature within the settlement.
- Standardisation and consolidation of treatments, materials, and public furniture in the public realm.
- Advocate to VicRoads for a reduction of speed limits in the settlement to encourage active transport options.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services, unless infrastructure is provided to support long-term growth and development.
- Encourage visitation and the capturing of passing trade through a clear events programme and branding of the town and surrounding areas of interest, such as near-by National and State Parks.
- Further promote local produce through local business, events and festivals, etc.
- Support agri-business within the local area and wider region, in particular, niche, and organic produce enterprises.
- Strengthen partnerships between Myrning and surrounding settlements.
- Encourage the creation of home based micro business and creative industries employment, subject to performance-based measures.
- Investigate the potential for investment attraction in Myrning.
- Investigate utilisation of the vacant site opposite 'The Plough' for commercial or public uses.
- Investigate the establishment of a regional touring route and/or heritage trail, which includes Myrning.
- Encourage community involvement in the enhancement of the social, environmental and economic opportunities in the settlement.
- Foster community participation and 'ownership' in enhancing the social, environmental, and economic opportunities in the settlement.
- Promote Myrning as a Food and wine day trip destination for visitors from Melbourne, Ballarat, and Geelong.

### **Heritage**

- Continue to protect sites of Aboriginal cultural heritage significance.
- Identify and protect sites of heritage significance.
- Support the establishment of a heritage walk within Myrning to identify, interpret, and link locations of historical interest throughout the settlement.
- Preparation of a Cultural Heritage Management Plan is likely to be required for large-scale development or listed high impact activity within areas of cultural heritage sensitivity, as defined by the Aboriginal Heritage Regulations 2007.

## 10.0 Further Investigation/Action

Consider the following further investigations or actions for Myrniong:

- Undertake full seasonal testing of the septic systems in Myrniong to identify and any assess water quality issues including the source of any contamination.
- If the data confirms water contamination is occurring and the need to intervene on environmental and public health grounds is confirmed by Western Water, complete a detailed business case for a local waste water solution in Myrniong in consultation and collaboration with Western Water. This work would confirm sewer design, likely parcel/s of land to be developed, expected lot yields and allocation of funding to provide a viable and acceptable sewerage solution to stakeholders.
- Subject to Western Water agreeing to the local waste water solution of Myrniong, prepare a Structure Plan to provide a long-term vision and strategic framework to guide the future planning and development of Myrniong.
- Prepare an Urban Design Framework to develop a vision for the settlement, enhance its sense of place and community, identify key actions and priorities for capital works, and implementation of any changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme, and recommended design guidelines.
- Prepare a Cultural Heritage Management Plan for future development within 200 metres of the Myrniong Creek.
- Undertake a Heritage Gaps Study to identify any additional places heritage significance in the settlement and surrounds.

## 11.0 Summary

Myrniong is the first 'small town' on the Western Freeway corridor from Melbourne. It has excellent highway access and is proximate to both Bacchus Marsh and Ballan. Some population growth in Myrniong would likely be feasible due to its location, however, this would most probably require a local waste water solution infrastructure to become a viable option.

Myrniong has an established food and wine culture and events calendar that attracts visitors to the settlement. There are opportunities for further expansion of the tourism offering in Myrniong, resulting in increased opportunities for local employment.

Provision of updated or additional facilities and services to the settlement may be difficult to justify due to the town's proximity to the municipality's two largest centres (Ballan and Bacchus Marsh). It is likely that the settlement would need population growth for additional community services or additional facilities to be sustainable, other than improving those currently provided.

# WALLACE

## 1.0 Introduction

Wallace is located on the Old Western Freeway immediately south of the Western Freeway and directly east of Bungaree. Wallace is 19 kilometres east of Ballarat and is within a short drive of Gordon, Bungaree and Dunnstown. Residents are able to draw on a range of services and facilities that are shared across those towns.

The population of Wallace (2015 est.) is 212 persons within 85 dwellings.

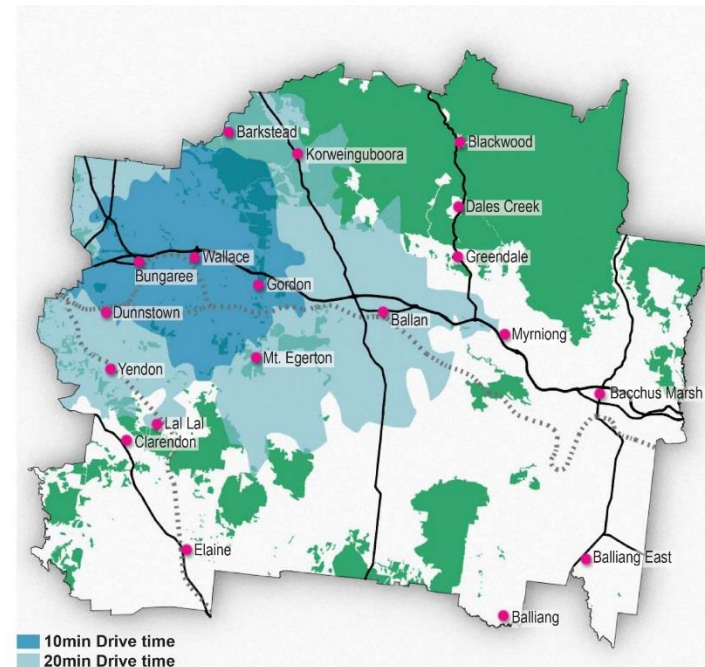
The Melbourne to Ballarat railway line passes through Wallace in an east-west direction, although the section through Wallace and Bungaree is a loop, which is no longer in regular use for passenger services.

Since its beginnings, Wallace has retained a strong transit hub role due to its strategic accessibility to road and rail networks. The diamond interchange with the Western Freeway makes Wallace the most 'connected' of all the settlements to the Freeway corridor.

Wallace is a well-defined settlement bounded by the railway corridor and Western Freeway to the north. It has a more compact structure and is marginally larger than Bungaree, and is less affected by drainage corridors.

Wallace supported a substantial dairy operation for many years on Butter Factory Road, which closed in 1994. While the complex still stands, it is presently underutilised, and is capable of accommodating alternative uses.

**Role: Small Town – subcategory: Consolidated growth investigation Settlement**



**Map 1 Wallace**

Today the settlement retains its local hotel and sporting facilities however it is substantially a residential village. St Micheal's Primary School is the local school and is located approximately 2.5 kilometres away, to the north of the Freeway.

Wallace has a Maternal and Child Care Centre, kindergarten, church, community hall, neighbourhood house, and a multi-purpose sports oval with surrounding parkland and public toilets.

Due to the density of small settlements in the west of the Shire, there is strong demand for facilities in this area. Future population growth in Wallace appears feasible due to its location and would further justify additional services and facilities in the settlement. However, it is likely to require the provision of reticulated sewerage infrastructure to become a sustainable option.

Any future service provision must take into account the services and facilities in the surrounding local area to avoid duplicating services, which could be shared across settlements.

Wallace is zoned as a township under the Moorabool Planning Scheme and policy statements refer to facilitating sustainable populations in towns such as Dunnstown, Wallace and Bungaree.

## 2.0 Township Character

Wallace has a surrounding land use context of a rural intensive farmland landscape, where potato farming and cropping is a key land use upon the rich volcanic loams of the district (Phillips Agribusiness, 2014). Limited scattered remnant vegetation exists in, and around, the settlement.

Land surrounding Wallace is fairly flat, although there are picturesque views from the town and its approaches.

The settlement's sense of arrival is not supported by the surrounding streetscapes. There are large gaps and species inconsistencies in the existing street tree plantings in settlement however the minor roads are enhanced by hedgerows lead into the settlement.



Map 2 Land Use Zones for Wallace

Wallace is relatively compact and most of the settlements public facilities are within a five-minute walk-able catchment.

The built environment is basic and lacks footpaths, walking tracks, or pedestrian infrastructure, in general. Speed limits within the settlement are not consistent with a safe pedestrian environment.

There are various boundary treatments between private residence and the streetscapes, which detract from the overall consistency within the settlement.

Wallace's character is defined by the following elements:

- Diamond exchange providing excellent highway access.
- Rich loam soil for cropping and potato farming.
- Picturesque views from the settlement and approaches.
- Scattered trees throughout the settlement and surrounds.

### 3.0 History

Like much of the district, the township of Wallace was settled in the 1880's by predominantly Irish Catholic arrivals to Australia. It was surveyed in 1858 with streets named after iconic historical figures.

A railway siding abutting the Melbourne to Ballarat Road was constructed in Wallace as part of the Warrenheip to Gordon section of the Ballarat to Melbourne railway line, which opened in 1879. The opening of the railway line led to Wallace becoming one of the major timber loading centres in Victoria and rapid growth of the town.

By 1890, the population of Wallace reached 232 persons, and it peaked at 300 in 1914, though it has subsequently declined. Aside from hotels and stores, other buildings included a post office, Masonic Lodge, State School, and a public hall.

Dairy farming has played a significant role in the local economy and the soils of the Bungaree/Wallace area remain the most productive in Moorabool.



**Map 3** Settlement boundary for Wallace

## 4.0 Infrastructure Snapshot

### Utilities

Wallace has a reticulated water supply and gas supply, however reticulated sewerage is not available presently. National Broadband Network satellite is available to Wallace. The settlement receives a fortnightly garbage and recycling collection service.

### Open Space & Recreation

District level Recreation Reserve, which contains an oval and sportsground lighting, pavilion, netball and tennis courts with court lighting and cricket practice nets.

### Places of Assembly/organised groups/venues

Church, Community Hall.

### Emergency Services

No services

### Education

Catholic Primary School at Springbank (Closing end of 2016), Kindergarten.

### Health

Maternal and Child Care Centre.

### Transport

Limited bus service to Ballarat via Dunnstown and Mount Egerton, via Gordon - one service each way (Monday to Saturday).

### Convenience Retail/food

Hotel.

### Other

Disused butter factory (photo 1)



Photo 1 Former Butter Factory at Wallace

## 5.0 Settlement Role

Wallace has been identified as a **Small Town – subcategory: Consolidated growth investigation Settlement.**

**Small Town – subcategory: Consolidated growth investigation Settlements** supports an ultimate population likely of between 500-2000 residents. These settlements enjoy access to a limited range of education and health services and may contain a small retail centre. Reticulated

water and appropriate provision for sewerage treatment are provided. Whilst some local employment may be provided within the settlement, most opportunities will be provided in larger towns and regional centres.

Caveat: The scope for Wallace to develop beyond its current population will be largely determined by whether reticulated sewerage can be economically provided.

## **6.0 Current Strategic Direction**

The Moorabool Planning Scheme Municipal Strategic Statement (MSS) recognises that small towns in the Municipality, such as, Wallace, provide a limited level of services and facilities to their residents and the surrounding rural areas, and are characterised by visual dominance of the rural landscape. In addition, small towns are acknowledged as being integral to the cultural heritage of the Shire.

In relation to Wallace, Bungaree, and Dunnstown, the MSS identifies that the zones abutting small town boundaries need to be reviewed to identify where further sustainable residential development could occur and what the best zone would apply to support sustainable populations in these small communities.

Wallace is recognised as having a considerable infrastructure advantage, including reticulated natural gas, the old butter factory, and a full interchange providing access to the Western Freeway.

Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.
- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Wallace. However, it does support limited growth opportunities in settlements, which enjoy good access to larger centres, subject to the provision of services and infrastructure.



## **6.2 West Moorabool Heritage Study Stage 2a May 2016**

The West Moorabool Heritage Study Stage 2A (2016) details the establishment and history of Wallace and nominates locally significant heritage places.

The Study has recommended that seven individual places of potential local significance should be considered for inclusion in the Heritage Overlay in the Moorabool Planning Scheme.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- A high-speed zone (80km/h) is carried through the centre of the settlement.
- Lack of local employment opportunities.
- There is limited commercial and retail offer within the settlement.
- There is limited accommodation available to meet the needs of tourists.
- Public transport services are limited.
- Lack of quality pedestrian connections between key destinations in the settlement. At present these are the recreation reserve and the local hotel.
- Strategic development sites may be not be made available for alternative uses – such as the former butter factory.
- There are no formal recreation facilities other than at the Recreation Reserve.
- Increased fire risks resulting from re-vegetation works.
- The settlement is within a special water supply catchment
- Overall, limited environmental constraints exist within the settlement.
- Significant growth and development may transform the settlement, and detrimentally affect its small town/village amenity and character.

### **Opportunities**

- The former Wallace Butter Factory provides a possible strategic development site. Further discussions with the landowner is a priority to identify these uses and encourage new investment.
- The Wallace Hotel provides strong draw from the surrounding and wider regions, in particular, Ballarat due to its high quality food experience. The Hotel has also achieved success with the 'Wallace Wants a Wife' event.

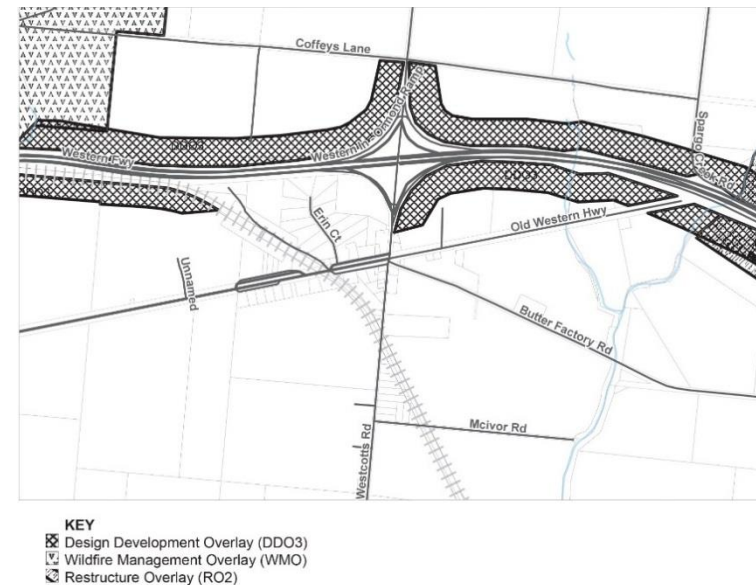
- The former Masonic Temple may suit commercial / tourism uses.
- The settlement has access to the Western Freeway, via a full diamond interchange direct. This has potential to be attractive to investors seeking to develop freight/logistics facilities near Ballarat and adjoining the Freeway.
- The settlement has strong agricultural / food links with dairy, potatoes, livestock, and walnut-producing enterprises established in the area.
- Expansion of the accommodation base with BandB and farm stay options.
- Potential to develop day trip cycling routes to, and from, Wallace as part of a wider network.
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).
- Improvement of pedestrian infrastructure between residential areas and key destinations.
- Service roads could be utilised as shared spaces to minimise new pedestrian infrastructure.

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Wallace.

These are illustrated on the maps on the following pages and include:

- The Environmental Significance Overlay (Schedule 1) and the Design and Development Overlay (Schedule 2) apply to all land within Wallace. The purpose of ESO1 is to protect the quality and quantity of water produced within catchments, and to provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.



**Map 2** Overlays applying to Wallace

- The Design and Development Overlay (Schedule 3) applies to land abutting the Western Freeway. This Overlay seeks to ensure that the development of land or the display of advertising signs near the alignment of the Western Freeway does not prejudice the levels of service, safety, and amenity of the Western Freeway/Highway, and to minimise any adverse effects of noise on noise sensitive uses from traffic using the Western Freeway/Highway.
- Native vegetation within Wallace is restricted to the floodplain of the Moorabool River and the Old Western Highway road reserve, in addition to scattered trees throughout the settlement and surrounds.
- Areas of Plains Grassy Wetland did not meet the condition thresholds for the nationally listed Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains ecological community at the time of assessment. However, it may meet the condition thresholds if reassessed during different conditions. The State significant Western Basalt Plains (River Red Gum) Grassy Woodland ecological community was recorded within the settlement and surrounds along the Old Western Highway.
- Several nationally significant flora and fauna may occur within the settlement and surrounds, including Adamson's Blown Grass, Basalt Peppercross, Swamp Fireweed, Swamp Everlasting, Grey-headed Flying Fox, and Growling Grass Frog. Habitat is present for several state significant flora and fauna species.
- It is considered likely that sites of Aboriginal cultural heritage significance are present in the settlement and/or surrounds.
- No listed historical heritage sites are located within the settlement or surrounds at present.
- The bushfire risk for Wallace is Low.
- Physical limitations to the growth of Wallace are the Western Freeway (to the north), the Ballarat Rail Corridor which already bisects the town twice (to the west and to the south), and other constraints such as topography and flooding (subject to further investigation).



**Map 3 Constraints for Wallace**

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Economic

#### Environment and Landscape

#### Sustainability

### Community Expectation - Wallace

- Improvements to public transport
- Better use of the community hall
- Re-zoned land to support some growth
- Walking and cycling trail between Wallace and Bungaree
- A local general store and a café
- Adaptive re-use of the Butter Factory.
- Tourism opportunities from the pub, walnut producer and development of visitor accommodation.
- Availability of local produce.
- Better signage for the town
- Transition to renewable energy sources
- Sewer system and gas to support growth
- Population growth

## 9.0 Recommendations

This section provides recommendations for how to manage, support, and encourage sustainable growth and development in Wallace. Some of these recommendations may be strategic, for example, the need for future growth investigations, others concern advocacy, for example lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation), which may be common themes across many or most settlements.

### Vision Statement for Wallace

*Wallace is a thriving rural town with heritage, food and wine and sporting facilities that are supported by appropriate levels of growth. It is a town that through its facilities and services supports surrounding settlements, and values its quiet, relaxed country lifestyle.*

### Settlement Centre

- Encourage any future commercial/retail development to establish in the central area, in proximity to existing commercial or public buildings.
- Encourage a wider range of businesses, services, and activities to locate within Wallace.
- Investigate the reduction of speed limits through the centre of the settlement.

### **Settlement Growth & Development**

- Maintain a sustainable and attractive town, and high quality living environment.
- Future population growth in Wallace would be feasible due to its location and would further justify additional services and facilities in the settlement. However, it is likely to require the provision of reticulated sewerage infrastructure to become a sustainable option.
- Ensure any future residential growth occurs in areas where it will not affect the viability of productive agricultural land, and minimises potential land use conflict.
- Any future residential growth should meet residential demand at standard urban densities, and provide the associated community economic and social outcomes.

### **Farming / Rural Industry**

- Protect land from ad hoc residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Ensure that suitable buffer distances are maintained to protect rural activities from encroachment by sensitive uses.

### **Community Infrastructure & Facilities**

- Planning should consider Bungaree, Dunnstown, and Wallace collectively as a focus for investment in facilities and services in the western part of the Shire.
- Continue to support and enhance the existing community facilities, and various community associations and groups, as key assets of Wallace.
- Community facilities should be provided commensurate with community needs and sustainability of service provision.
- Support the retention of the existing Catholic Primary School at Springbank.
- Investigate opportunities for resource sharing of existing facilities, such as, the Maternal and Child Health Centre and community hall, and their use by the community.
- Advocate to PTV for improved frequency of bus services to, and from, Wallace.
- Advocate for improved frequency of accessible transport services to Ballarat and Melbourne, particularly for the elderly and youth of the community.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, table drains, and pedestrian paths.
- Advocate for the provision of reticulated sewerage in the settlement, and the inclusion of the project in a future Central Highlands Water – Water Plan.
- Investigate potential treatment options for the intersection of Ormond Road and the Bungaree – Wallace Road.
- Review directional signage to key tourism attractions.
- Protect the Western Freeway corridor from inappropriate development.
- Provide for the progressive development of a designated pedestrian and cycle pathway system, in accordance with the recommendations of the Hike and Bike Strategy.

### **Recreation & Leisure**

- Continue to recognise the Recreation Reserve as the key community and recreational asset in the settlement.
- Support the improvement of facilities at the Recreation Reserve in accordance with an approved Master Plan.
- Improve pedestrian and cycling connections within the settlement, particularly linking to key points of interest, such as, the Recreation Reserve.
- Investigate opportunities for a secure water source to support the ongoing development of the Recreation Reserve, including the sportsground.
- Investigate provision of facilities, which would encourage and support walking/ general fitness groups.
- Encourage use of active transport by both residents, and visitors to the settlement.

### **Streetscape & Environment**

- Support programs to undertake localised weed removal and revegetation of creek corridors.
- Encourage the retention and protection of large remnant trees.
- Strengthen street tree plantings to form a consistent green boulevard along the main access ways, to delineate the entries to the settlement and frame key rural views.
- Additional tree planting must be sympathetic to the history of the existing avenues.
- Strengthen the consistency of edge treatments to help frame public space.
- Improve pedestrian infrastructure between residential areas and key destinations.

- Encourage community involvement in the maintenance and enhancement of the settlement.

### **Built Form / Urban Design**

- Investigate techniques to provide a visual connection between the sections of the settlement on either side of the railway line.
- Seek the standardisation and consolidation of street furniture, treatments, and materials in the public realm.
- Improve the public hall's street amenity.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services, unless infrastructure is provided to support long-term growth and development.
- Investigate the establishment of a regional touring route and/or heritage trail, which includes Wallace.
- Strengthen, and expand events and festivals, which promote the settlement.
- Strengthen and support local agribusiness enterprises.
- Foster community participation and 'ownership' in enhancing social, environmental, and economic opportunities in the settlement.
- Encourage a wider range of businesses, services, and activities to locate within Wallace.
- Investigate the potential for, and encourage alternative uses of, the dairy complex, community hall, and Masonic Temple.

### **Heritage**

- Protect and support the former Butter Factory and Masonic Temple.
- Continue to protect sites of Aboriginal cultural heritage significance.
- Recognise and protect sites of local heritage significance.
- Protect heritage places through the incorporation and implementation of appropriate provisions in the planning scheme.

## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Wallace:

- Prior to commencing a full structure plan process, undertake a detailed development analysis to identify areas (key land parcels) with development capacity and their likely yields, in partnership with local landowners. This will enable more informed discussions with Central Highlands Water and negotiations with potential developers, regarding the provision of reticulated sewerage. From that point complete the business case funding model.

- If a business case is then finalised and accepted by identified landowners and CHW, Council should prepare a Structure Plan to provide a long-term vision and strategic framework to guide the future planning and development of the settlement, subject to confirmation on the provision of reticulated sewerage in Bungaree.
- If a business case for the provision of reticulated sewerage is not accepted, prepare an Urban Design Framework to enhance Dunnstown's sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.
- A Cultural Heritage Management Plan is likely to be required for large-scale development or listed high impact activity within areas of cultural heritage sensitivity, as defined by the Aboriginal Heritage Regulations 2007.
- Undertake a Flood Study in partnership with the Corangamite Catchment Management Authority, as funding allows.

## 11.0 Summary

Wallace has numerous strategic advantages to accommodate future growth, namely excellent Western Freeway access, proximity to Ballarat and commercial enterprises seeking access and space for business. The diamond interchange provides the connection for the community of Maryborough to the Western Freeway and Melbourne. It is the most accessible town on the national freight corridor within the Shire.

Wallace is one of the best-serviced small towns in the rural areas of the Shire, with mains water supply, power, natural gas and scope to be seweraged after Bungaree which is closer to Ballarat. A sewerage system for Bungaree should consider the future requirements of Wallace and accommodate expansion as required, and subject to funding in the future.

The Wallace Hotel is a significant tourism attraction, which could be a catalyst for complementary agri-tourism based enterprises, and create opportunities for additional local employment.

These advantages identify Wallace as an area future residential and possibly commercial growth. The STS aims to ensure that any future planning for Wallace provides a framework and protections to ensure that any future growth is accommodated in a manner, which protects the current amenity and charm of this village.



# YENDON

## 1.0 Introduction

Yendon is located approximately 18 kilometres to the south-east of Ballarat and is on the Geelong - Ballarat freight railway line and is accessed from the Midland Highway via the Yendon No.1 or Yendon No.2 Roads to the west. The western approaches to Yendon from Buninyong, via either the Yendon No. 1 Road or Yendon No.2 Road, are through gently sloping open farming country, typical of the area around the settlement.

The population (2015 est.) of Yendon is 262 persons residing 105 dwellings. Within the surveyed town grid there are less than 15 dwellings. In that respect, the settlement is similar to Greendale and Lal Lal, being of limited population within the centre but expansive in terms of 'the settlement', potentially characterised as a district.

There are two major operating quarries for roadmaking materials, which are located between two and three kilometres to the north of Yendon, to the west of the Yendon – Dunnstown Road.

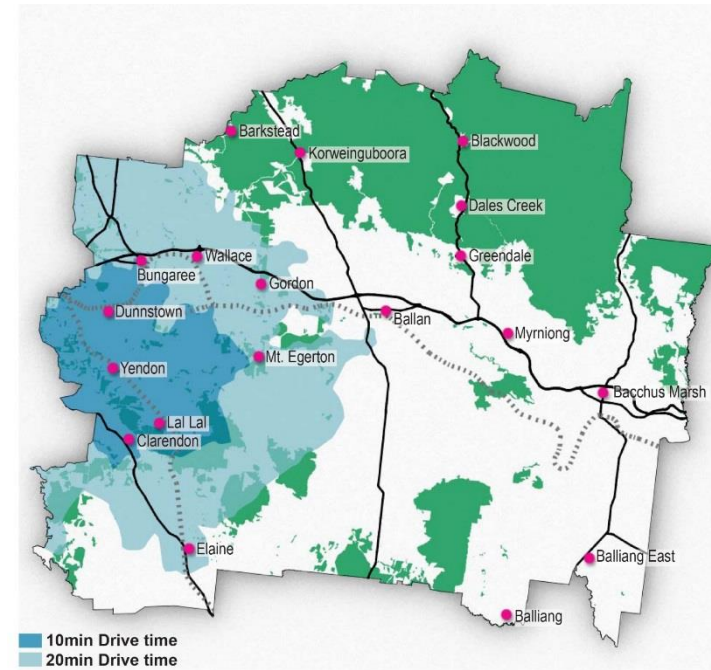
Yendon, similar to Lal Lal, is formed in a grid with an inner core area centred on the Avenue of Honour which was established on the Yendon-Egerton Road. An outer area within the same grid extends south to Ballantyne Road and north to Ryans Road. Within this area, there are more houses on larger lots (some zoned Rural Living, others within the Farming Zone). Much of the road grid is unconstructed.

Yendon's Township Zone and Rural Living Zones are separated by the Geelong – Ballarat railway line.

In terms of existing development:

- Most development has been in the Rural Living Zone.
- Very little development has occurred in the Township Zone, except for a cluster of houses just west of Navigators Road.
- Bruce Wiseman's Machinery is located in the Farming Zone.

**Role: Small Town**  
– subcategory: Rural Settlement



**Map 1** Yendon

The area is within the catchment for the Lal Lal Reservoir. A local drainage course runs roughly parallel with the rail line on its eastern side and cuts through the Township Zone with a crossing of the Yendon – Egerton Road approximately 0.4 kilometres to the east. This tributary flows into Granite Creek, which in turn flows into the Lal Lal Reservoir.

Residents have access to a limited, nonetheless vital range of community facilities, including; a Recreation Reserve which contains a community meeting room and tennis courts.

The inner core of Yendon is zoned as a township under the Moorabool Planning Scheme and policy statements refer to Yendon having a limited service role. Cultural heritage is to be preserved.

## 2.0 Township Character

Surrounded by farmland below the Eastern slope of Mount Buninyong, Yendon is a small settlement located near the intersection of the Geelong – Ballarat railway line and the Yendon – Egerton Road. The main street features a small, nonetheless, mature Avenue of Honour, which is a key feature within the settlement’s streetscape, made possible by generous road verges.

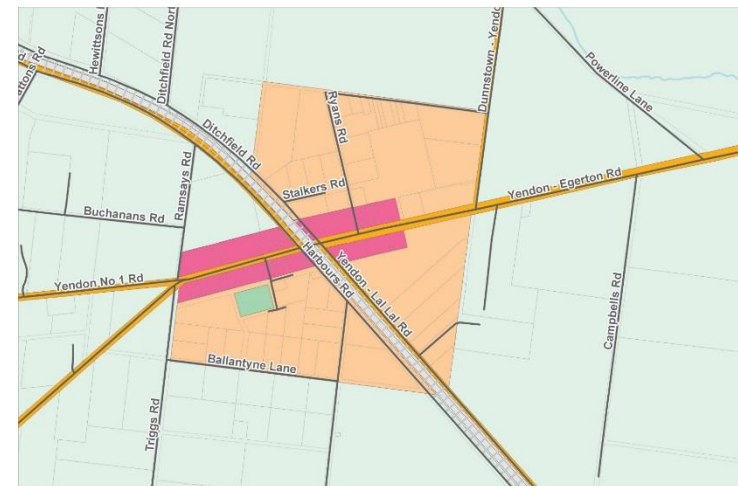
Adjoining the railway line is a generous easement, which adds to a feeling of spaciousness in the settlement.

Housing located either side of the main road consist of a mix of materials and styles although all contribute to a small country hamlet feel.

The approaches to the settlement are lined on one side with large pine and cypress trees punctuating the town’s presence in the surrounding rural landscape. From certain areas of the settlement, there are views to both Mount Warrenheip in the north, and Mount Buninyong in the west.

Yendon’s character is defined by the following elements:

- Relatively flat landscape



**Map 2** Land Use Zones for Yendon

- A small linear settlement.
- Surrounded by farmland.
- Low density development.
- Wide road reserves with established non-native tree species.

### **3.0 History**

It is not known whether there was any development at Yendon before the settlement was established with the arrival of the Geelong to Ballarat railway in 1862. It was earlier known as Buninyong East because it contained the railway station for Buninyong proper – a solid bluestone structure similar to that found in Lal Lal.

In 1877, the name of the town was changed to Yendon, which caused public protest.

At its peak, Yendon had a population of 210 people supporting three hotels, two churches, a post office, police station, and public hall. In addition, a bakery, drapery, butcher, blacksmith and bootmaker were established in the town. Yendon once contained a local public school, Buninyong East No 719, however, it is now a private residence.

An Avenue of Honour was planted in Yendon to commemorate fallen soldiers in the Great War.

The Yendon History Group has been active documenting the past of Yendon. In a number of locations interpretative plaques have been erected telling a story of how the settlement functioned, the role of the railway (and station), the local school and other services.

### **4.0 Infrastructure Snapshot**

#### **Utilities**

Yendon has limited utility services and is without reticulated water, sewerage, recycled water or natural gas. However, it receives a fortnightly garbage and recycling collection service. National Broadband Network satellite is available.

### Open Space & Recreation

Recreation Reserve, which contains a Pavilion, Playground, Public Toilets, and Tennis Courts.

### Places of Assembly/organised groups/venues

- Community Meeting room (at the Recreation Reserve).
- Heritage walk.
- Community groups including, recreation reserve committee, fire brigade auxiliary, Red Cross, Yendon History Group, and Landcare group.

### Emergency Services

CFA Station (Mount Buninyong).

### Education

No services.

### Health

No services.

### Transport

No services.

### Convenience Retail/food

None.

### Other

None.



Photo 1 Yendon

## 5.0 Settlement Role

Yendon has been identified as a **Small Town – subcategory: Rural Settlement.**

**Small Town – subcategory: Rural Settlements** generally have small population numbers (typically <200 residents), and contain a small cluster of housing usually within the Township Zone. Very few services or facilities are provided within the settlement, possibly a community space and/or CFA service. There may access to reticulated water, however, reticulated sewerage is not provided. Usually the residents are reliant on other settlements for higher order services. Expectations of growth are limited.

## 6.0 Current Strategic Direction

At present, the Moorabool Planning Scheme Municipal Strategic Statement (MSS) does not provide any specific strategic direction for Yendon.

However, Clause 21.09-4 - Other Small Towns seeks to provide for the sustainable development of small towns.

Relevant strategies include:

- Support limited development in small towns as an additional residential choice.
- Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.
- Protect prominent view-lines in small towns particularly to and from the Western Freeway.
- Advocate for sewerage in the small towns.

### **6.1 Central Highlands Regional Growth Plan**

Moorabool is one of six municipalities included in the Central Highlands Regional Growth Plan, which provides a regional framework to accommodate growth and manage change in the region over the next 30 years. The Growth Plan does not provide any specific directions for development or growth in Yendon. Although it supports limited growth opportunities in settlements with good access to larger centres, it seeks to avoid directing growth to settlements with limited infrastructure

### **6.2 Regional Bushfire Planning Assessment Grampians Region**

The Regional Bushfire Planning Assessment for the Grampians Region identifies particular issues regarding the settlement of Yendon.

These issues are:

*“Cluster of rural-residential lots at Yendon are in the bushfire hazard area primarily associated with patches of remnant vegetation to the south-west.”*

### **6.3 South West Victoria Landscape Assessment Study**

The South West Victoria Landscape Assessment Study (2013) includes land in proximity to Yendon in the Mount Buninyong and Mount Warrenheip area of significant landscape.

## **7.0 Issues, Opportunities & Constraints**

The following issues, opportunities and constraints have been identified through consultation with the community and key stakeholders, and supplemented by additional research, analysis and site visits.

### **Issues**

- As the primary land use in the locality is agriculture, it is important that land be protected from further residential fragmentation, to preserve its use for farming purposes.
- The town is not supplied with reticulated natural gas, sewerage, or water.

- The lack of reticulated sewerage restricts development and subdivision potential, and requires all landowners to treat and dispose of wastewater onsite.
- It is difficult to justify significant infrastructure investment in a settlement with a limited population catchment and limited growth potential.
- A wind farm has been approved in proximity to Yendon.
- Major quarrying operations are located in the area between Dunnstown and Yendon.
- The settlement is located within a Special Water Supply Catchment.

### Opportunities

- Good access via road to Buninyong and Ballarat.
- Scope exists to capture some passing trade through promotion of public toilets, playground, picnic area, etc.
- Potential to be a stop on a wider touring route, and/or as part of a rail cycling route.
- The creation of home based and creative industries employment may be made possible by high-speed internet (NBN fixed wireless).
- Retention and protection of large remnant trees.
- Strengthening street tree plantings to form a consistent green edge along the main access ways and delineate the entries to the town.
- Utilising tree planting to frame key views and screen those less desirable.
- Encourage active transport of both residents and visitors to the town.
- The major water pipeline from Lal Lal Reservoir to Ballarat traverses the settlement parallel to the railway line.
- Fresh and direct produce is available from Yendon Gourmet Tomatoes in Harbours Road. Primarily a hydroponic tomato farm, other produce grown are cucumbers, capsicums, eggplants, basil, and strawberries outdoors.

### Values & Constraints

There are a number of environmental and heritage values and constraints which need to be considered when planning for the future of Yendon.

These are illustrated on the maps on the following pages and include:

- The Environmental Significance Overlay (Schedule 1) and the Design and Development Overlay (Schedule 2) apply to all land within Yendon. The



**Map 2** Overlays applying to Yendon

purpose of ESO1 is to protect the quality and quantity of water produced within catchments, and to provide for appropriate development of land, and it includes restrictions on vegetation removal. DDO2 seeks to ensure that the visual amenity of rural areas and townships is maintained by the use of appropriate building materials.

- Narrow, fragmented strips of native vegetation are present within the settlement and/or surrounds. No national or state significant ecological communities are likely to occur.
- There is potential habitat within the settlement and/or surrounds for several national and state significant flora and fauna.
- It is considered likely that sites of Aboriginal cultural heritage significance may be present in Yendon.
- No listed historical cultural heritage sites are located within the settlement and surrounds.
- There is one approved wind farm, the proposed Lal Lal Wind Farm, less than two kilometres to the west of Yendon (DSDBI 2014).
- The bushfire risk for Yendon is low.
- Land may be subject to overland flows and areas adjacent to creeks and waterbodies may be subject to localised flooding. Low-lying land may be subject to waterlogging (subject to further investigation).



**Map 3 Constraints on Yendon**

## 8.0 Community Expectation

### Principles

#### Social and Settlement

#### Community Expectation - Yendon

- Some modest growth.
- Explore new septic technology to support the growth
- Some rural living style lots on the south side of Ballantynes Road
- Separate rural living from productive agricultural lands
- Retain the local character
- A range of lot sizes
- Would like a community space
- Common sense approach to land use and protection of farms
- Would like a shop

#### Economic

#### **Environment and Landscape**

- Wind farm will affect the rural amenity
- Street trees to beautify the roads and entryways

#### **Sustainability**

- Ensure the ongoing viability of productive farming land by limiting re-zoning to small contained areas

## **9.0 Recommendations**

This section provides recommendations for how to manage, support and encourage sustainable growth in Yendon. Some of these recommendations may be strategic, for example, the need for future growth investigations, others concern advocacy e.g. lobbying for altered speed limits on State Roads, and others concern local actions (landscape, signage, tourism interpretation) which may be common themes across many or most settlements.

### **Vision Statement for Yendon**

*Yendon is a productive agricultural area that values its strong sense of community, heritage and rural landscapes. Yendon will continue to play a key role in the production of primary resources and providing opportunities for recreation for residents and visitors to the Moorabool Shire.*

### **Settlement Centre**

- Encourage any future commercial/retail development to establish on the main road in the centre of the settlement.

### **Settlement Growth & Development**

- Maintain a sustainable and attractive settlement, and high quality living environment.
- Expansion of the settlement is to be discouraged due to a lack of services/infrastructure, and the agricultural and environmental value of surrounding land.

### **Farming & Rural Industry**

- Protect land from residential fragmentation, to preserve its use for farming purposes.
- Encourage sustainable agricultural enterprises, which maintain the viability of productive land in the area.
- Support diverse and sustainable farming enterprises.
- Ensure that suitable buffer distances are maintained to protect rural activities from encroachment by sensitive uses.



### **Community Infrastructure & Facilities**

- Continue to support and enhance the existing community facilities, and various community associations and groups, as key assets of Yendon.
- Advocate to PTV for additional VLine coach services to, and from Yendon.
- Advocate for improved frequency of accessible transport services to Ballarat and Melbourne, particularly for the elderly and youth of the community.
- Work closely with Government and other service providers to promote and develop opportunities for improvement, e.g., provision of a community transport service, shared partnership development around home and community care (HACC) services, and nursing infrastructure.

### **Infrastructure**

- Maintain basic infrastructure, such as, roads, table drains, and pedestrian paths.

### **Recreation & Leisure**

- Continue to recognise the Yendon Recreation Reserve as the key recreational asset in the settlement.
- Recognise and promote the proximity of Mount Buninyong as a key environmental and recreational asset of the settlement.

### **Streetscape & Environment**

- Recognise and promote the significance of Mount Buninyong and Mount Warrenheip, as identified in the South West Victoria Landscape Assessment Study (2013).
- Strengthen street tree plantings to form a consistent avenue along the main access ways, to delineate the entries to the settlement, and frame key rural views.
- Encourage community involvement in the maintenance and enhancement of the settlement.

### **Built Form / Urban Design**

- Ensure that development is located and designed to complement the scenic qualities of the vegetated landscape of the settlement.

### **Tourism/Economic Development**

- The settlement will remain reliant on other communities for access to employment opportunities and retail services.
- Investigate the establishment of a regional touring route and/or heritage trail, which includes Yendon.
- Promote the heritage walk as part of a wider heritage trail in the district.
- Investigate strategies to encourage the development of the local tourism sector, including through cycling events, and touring.
- Investigate strategies to encourage the capturing of passing trade.
- Develop and adopt a settlement theme, which can be utilised in promotion.
- Encourage the creation of home based and creative industries employment, subject to performance-based measures.
- Strengthen and support local agribusiness, in particular, niche and organic food enterprises.
- Foster community participation and 'ownership' in enhancing social, environmental, and economic opportunities in the settlement.

### **Heritage**

- Continue to protect sites of Aboriginal cultural heritage significance.
- Identify and protect sites of local heritage significance.
- Protect heritage places and sites of environmental significance through the incorporation and implementation of appropriate provisions in the planning scheme.

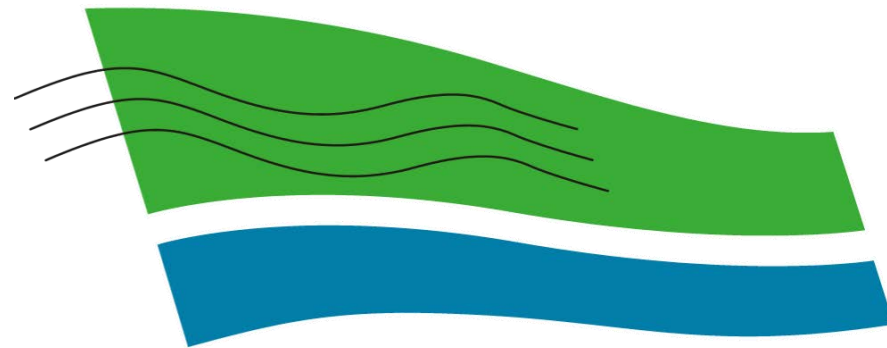
## **10.0 Further Investigation/Action**

Consider the following further investigations or actions for Yendon:

- Prepare an Urban Design Framework to develop a vision for the settlement, enhance its sense of place and community, identify key actions and priorities for capital works, and implementation of any recommended design guidelines, and changes to the Municipal Strategic Statement and Local Planning Policies of the Moorabool Planning Scheme.
- Undertake the West Moorabool Heritage Study Stage 2B to assess the identified places of potential heritage significance in Yendon and surrounds.
- Undertake a Flood Study in partnership with the Corangamite Catchment Management Authority, as funding allows.

## **11.0 Summary**

Yendon is a picturesque settlement that will be supported to retain its current character. Growth is not supported at Yendon due to the agricultural production in its surrounds and lack of availability of services in the settlement. Local amenity improvements should be investigated as appropriate.



**MOORABOOL**  
SHIRE COUNCIL



**SMALL TOWNS AND SETTLEMENTS  
STRATEGY – PART C  
Policy Context**

September 2016



MOORABOOL  
SHIRE COUNCIL

## Contents

1.0	Policy and Strategy Context	3
2.0	State Planning Framework	3
2.1	Plan Melbourne	3
2.2	Plan Melbourne Refresh	4
2.3	State Planning Policy Framework	4
3.0	Regional Framework and Strategies	9
3.1	Central Highlands Regional Growth Plan	10
3.2	Central Highlands Infrastructure Study	13
3.3	Regional Bushfire Planning Assessment for Grampians Region	14
3.4	South West Victorian Landscape Assessment Study	14
4.0	Municipal Framework and Strategies	17
4.1	Local Planning Policy Framework and Municipal Strategic Statement	17
4.2	Moorabool Shire Council Plan 2013-2017	20
4.3	Moorabool Shire Council Domestic Wastewater Management Plan	20
4.4	Moorabool West Small Towns Residential Assessment, 2014	21
4.5	Small Towns Servicing Study, 2014	23
4.6	Moorabool 2041 Environmental Assessment Project	26
4.7	West Moorabool Heritage Study Stages 1 and 2a	26
4.8	Moorabool Shire Economic Development Strategy	28
4.9	Moorabool Shire Retail Strategy, 2041	28

## 1.0 Policy and Strategy Context

The Small Towns and Settlements Strategy is informed by a broad set of plans, strategies and documents, which apply to the Shire. It reflects State Government directions for managing small towns and contemporary management practices for social and community infrastructure, and the development of hierarchies and town clusters for servicing.

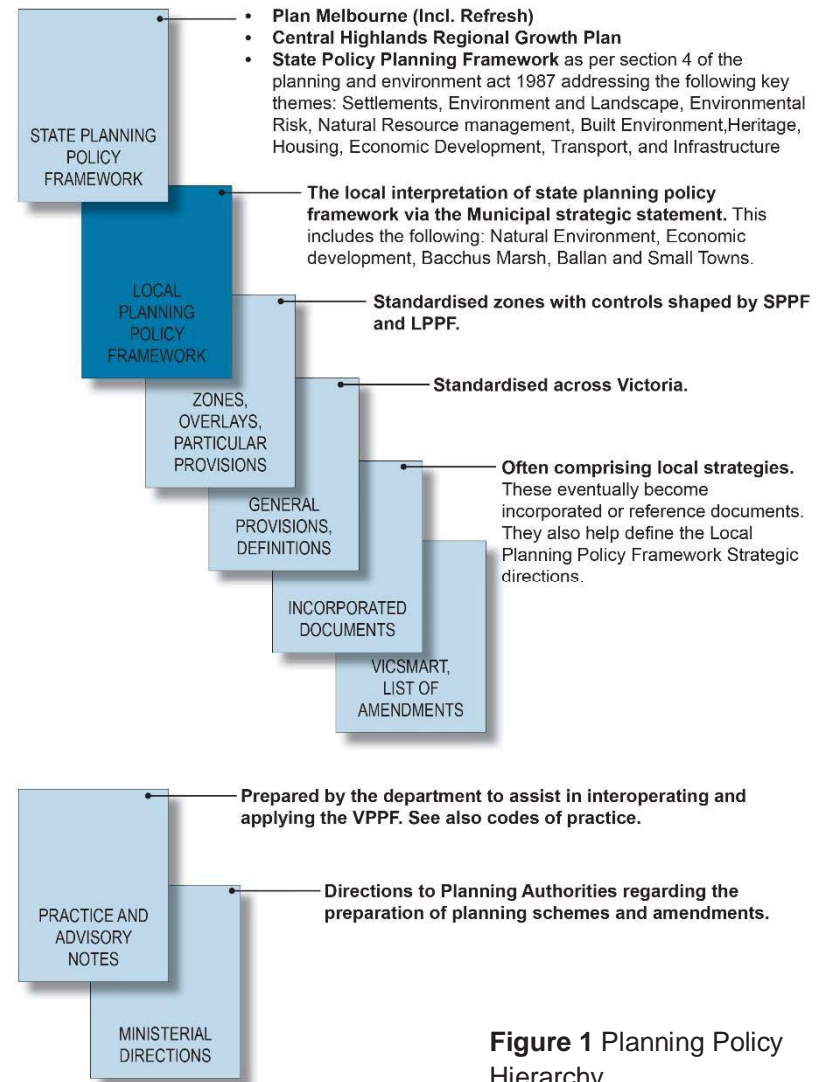
The objectives, strategies and actions contained within the STS will be given effect and implemented through the Moorabool Planning Scheme.

It is important that the STS is consistent with State and regional plans and policies and, therefore, the STS has incorporated a number of key themes and directions from Plan Melbourne and the Central Highlands Regional Growth Plan.

## 2.0 State Planning Framework

### 2.1 Plan Melbourne

Plan Melbourne (2014) is the State Government's current planning strategy for Melbourne's growth to 2050, and integrated planning for Victoria's regional and peri-urban areas. Importantly, Plan Melbourne recognises that a number of fast growing peri urban towns, such as, Bacchus Marsh and Ballan are suitable to accommodate increased development and offer an alternative housing destination within reach of Melbourne.



**Figure 1** Planning Policy Hierarchy

**PLANNING POLICY HIERARCHY**  
The Victorian Planning Policy Framework

Plan Melbourne prioritises environmental protection and agricultural productivity in green wedges and the peri-urban area and growth in regional Victoria.

The Plan Melbourne directions relevant to the STS are as follows:

- -urban and regional planning implementation.
- 6.4 Improve connections between cities.

- 6.1. Deliver a permanent boundary around Melbourne.
- 6.2. Rebalance Victoria's population growth from Melbourne to rural and regional Victoria over the life of the strategy.
- 6.3. Integrate metropolitan, peri

## **2.2 Plan Melbourne Refresh Discussion Paper (October 2015)**

In 2015 the Victorian Government announced a 'refresh' process for Plan Melbourne with the objective of having a revised version of Plan Melbourne by mid-2016. The updated Plan Melbourne is anticipated to retain the existing key priorities, as well as, strengthening the focus on housing affordability, climate change and energy efficiency.

### **Protecting key values in green wedges and peri-urban areas**

Under Plan Melbourne there is general recognition of the important values and features of Melbourne's green wedge and peri-urban areas and the need to plan for them in a more coordinated way. It outlines their important environmental and agricultural values and their role as tourism destinations close to Melbourne. In addition, it identifies the opportunity for towns in these locations to provide affordable options for living and working locally – especially along the regional transport corridors.

The Ministerial Advisory

Committee undertaking the refresh of Plan Melbourne suggested in their 2015 Report that the refreshed Plan Melbourne needed to better reflect the significance of these areas so their intrinsic values are not diminished. It suggested these areas need to be identified as a valuable resource due to their aesthetic appeal, their ability to provide jobs and their agricultural and horticultural industries, as well as, important extractive industries required for building our community – and not simply as 'vacant land awaiting urban development' or 'dormitory suburbs'.

A number of other government initiatives underway will provide additional policy and guidance for Melbourne's peri-urban areas. These include a review of significant agricultural land and earth resources, and the Animal Industries Advisory Committee, appointed to review intensive animal farming practices and regulations and examine ways for the planning system to better support agriculture and surrounding land uses.



### **2.3 State Planning Policy Framework**

The State Planning Policy Framework (SPPF) comprises general principles for appropriate land use and development in Victoria and details the State's policies for key land use and development activities, including settlement, environment, housing, economic development, infrastructure, particular uses and development. It seeks to ensure the objectives of planning in Victoria, as set out in Section 4 of the Planning and Environment Act 1987, are in the interests of net community benefit and sustainable development.

#### **Guiding principles of the SPPF**

The State Planning Policy Framework (SPPF) has provided critical guidance in the development of the Small Towns and Settlements Strategy and a number of key guiding themes are summarised below.

- Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.
- Support development and investment in small towns, which are facing economic and population challenges.
- Foster the sustainability of small rural settlements.
- Maintain and enhance the distinctive and valued characteristics of settlements in the region, including townships associated with early settlement and the gold rush.
- To strengthen communities especially in small towns.
- Support the ongoing role and contribution of the Shire's small towns and settlements through investment and diversification of their economies.

#### **SPPF provisions for Moorabool 2041**

The objectives and strategies in the SPPF that are relevant to this study are outlined in the following table:

CLAUSE	KEY OBJECTIVES	RELATIONSHIP TO THE SMALL TOWNS AND SETTLEMENTS STRATEGY
<p><b>11: Settlement</b></p> <p><u>Key terms</u></p> <ul style="list-style-type: none"> <li>▪ Regional development</li> <li>▪ Melbourne’s hinterland areas; and</li> <li>▪ Rural productivity</li> </ul>	<ul style="list-style-type: none"> <li>• Seeks to promote sustainable growth through a network of settlements and to manage land use change and development in rural areas to promote agriculture and production.</li> <li>• Planning aims to prevent environmental problems created by siting incompatible land uses together.</li> <li>• To manage growth in Melbourne’s hinterland, the area immediately beyond Metropolitan Melbourne and within 100 kilometres of Melbourne.</li> <li>• To develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable.</li> </ul>	<ul style="list-style-type: none"> <li>• Support resilient communities and the ability to adapt and change.</li> <li>• Prevent dispersed settlement.</li> <li>• Concentration of development to urban areas to maximise accessibility to facilities and services.</li> <li>• Limit new housing in rural areas.</li> <li>• Protect new development from environmental hazards.</li> <li>• Avoid development impacts on environmentally significant land.</li> <li>• Ensure regions and their settlements are planned in accordance with any relevant regional growth plan.</li> </ul>
<p><b>12: Environment and Landscape Values</b></p> <p><u>Key terms</u></p> <ul style="list-style-type: none"> <li>▪ Biodiversity</li> <li>▪ Significant environments &amp; landscapes</li> </ul>	<ul style="list-style-type: none"> <li>• Protect native habitat and areas of important biodiversity through appropriate land use planning, this includes achieving a net gain in the extent and quality of native vegetation.</li> <li>• Environmentally sensitive areas, landscapes and significant open spaces should be protected in supporting sustainable environments.</li> </ul>	<ul style="list-style-type: none"> <li>• Protect significant flora &amp; fauna habitats.</li> <li>• Assist re-establishment of links between isolated habitat remnants.</li> <li>• Improve landscape qualities, open space linkages &amp; environmental performance in conservation &amp; non-urban areas.</li> <li>• New development should not detract the natural quality of sensitive landscape areas.</li> </ul>
<p><b>13: Environmental Risks</b></p> <p><u>Key terms</u></p> <ul style="list-style-type: none"> <li>▪ Climate change impacts</li> <li>▪ Floodplains</li> <li>▪ Soil degradation</li> <li>▪ Noise &amp; air</li> </ul>	<ul style="list-style-type: none"> <li>• Adopt a best practice environmental management and risk management approach to assist in avoiding or minimising environmental degradation and hazards.</li> <li>• Identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.</li> </ul>	<ul style="list-style-type: none"> <li>• Avoid intensifying the impacts of flooding through inappropriately located uses and developments.</li> <li>• Promote vegetation retention, planting and rehabilitation in areas prone to erosion.</li> <li>• Apply the precautionary principle to planning and decision-making in areas at risk from bushfire.</li> </ul>

CLAUSE	KEY OBJECTIVES	RELATIONSHIP TO THE SMALL TOWNS AND SETTLEMENTS STRATEGY
<ul style="list-style-type: none"> <li>▪ Bushfire</li> </ul>		<ul style="list-style-type: none"> <li>• Prioritise the protection of human life over other policy considerations in planning and decision-making in bushfire risk areas.</li> </ul>
<p><b>14: Natural Resource Management</b></p> <p><u>Key terms</u></p> <ul style="list-style-type: none"> <li>▪ Agriculture</li> <li>▪ Water</li> <li>▪ Resource exploration &amp; extraction</li> </ul>	<p>To assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development. Requires the significance of productive farmland to be considered on a local or regional basis.</p>	<ul style="list-style-type: none"> <li>• Protect productive agricultural land from unplanned loss due to permanent changes of land use.</li> <li>• Support effective agricultural production &amp; assist genuine farming enterprises.</li> <li>• Protect water catchments &amp; water supply facilities to ensure the continued availability of clean, high quality drinking water.</li> <li>• Provide for the long term protection of natural resources.</li> </ul>
<p><b>15: Built Environment and Heritage</b></p>	<p>Ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.</p>	<ul style="list-style-type: none"> <li>• Ensure any new development responds to its context and reinforces special characteristics of local environment and place.</li> <li>• Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.</li> </ul>
<p><b>16: Housing</b></p> <p><u>Key terms</u></p> <ul style="list-style-type: none"> <li>▪ Rural residential development; and</li> <li>▪ Location of residential development</li> </ul>	<ul style="list-style-type: none"> <li>• Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure, access to services and affordability.</li> <li>• Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop rural areas to protect agriculture &amp; avoid inappropriate rural residential development.</li> <li>• Reduce the proportion of new housing development in rural areas.</li> <li>• Minimise or avoid property servicing costs carried by local &amp; State governments.</li> <li>• Discourage development of isolated small lots in rural zones from incompatible uses, such as rural living.</li> <li>• Encourage consolidation of existing isolated small lots in rural zones.</li> </ul>

<p><b>17: Economic Development</b>  <u>Key term</u>          ▪ Tourism</p>	<p>To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.</p>	<ul style="list-style-type: none"> <li>• Ensure that tourism facilities have access to suitable transport and be compatible with &amp; build upon the assets &amp; qualities of surrounding rural activities, along with cultural/natural attractions.</li> </ul>
<p><b>19: Infrastructure</b>  <u>Key terms</u>          ▪ Renewable energy; and          ▪ Development infrastructure</p>	<ul style="list-style-type: none"> <li>• The growth and redevelopment of settlements should be planned in a manner, which facilitates the efficient provision and maintenance of infrastructure. Planning should facilitate efficient use of existing infrastructure and human services.</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure provision must be efficient, sustainable, and relate to key needs.</li> <li>• Protect energy infrastructure against competing and incompatible uses.</li> <li>• Ensure water quality in water supply catchments is protected from possible contamination from agricultural land uses.</li> <li>• Ensure lots created through subdivision are capable of adequately treating &amp; retaining all domestic wastewater within the boundaries of each lot.</li> </ul>

**Table 1** SPPF Relevant Clauses

## 3.0 Regional Frameworks and Strategies

### 3.1 Central Highlands Regional Growth Plan

The Central Highlands Regional Growth Plan (CHRGP) includes eight municipalities across the Central Highlands region and provides broad direction to guide regional land use and development over the next 30 years.

The Plan reinforces the principles set out in the State Planning Policy Framework and reiterates the need for orderly and structured strategic initiatives that balance growth with the maintenance and enhancement of amenity and economic well-being.

The Regional Settlement Strategy (Section 13.3 of the Plan) provides direction for the preferred locations for growth and the role of settlements within the Central Highlands settlement framework. Ballarat is expected to experience significant growth and will remain the primary urban centre of the region. Within proximity to Ballarat there are three towns, which are expected to accommodate medium level growth: Creswick, Smythesdale, and Ballan.

Other than Bungaree, the subject towns of the Small Towns Strategy are not specifically referred to in the CHRGP. The subject towns fall within the CHRGP categories of either 'Small Towns' or 'Rural Settlements'.

According to the CHRGP, the future role of small towns, like Bungaree is summarised as follows:

- Lower population levels than towns.
- Access to services such as a small primary school and limited convenience shopping
- Connection to reticulated water is generally available but access to sewer connection varies.

The future role of rural settlements is summarised as follows:

- Characterised by small rural dispersed population with some small concentrations of housing and minimal services, for example sole general store and primary school;
- Reliant on other settlements for wider range of services;
- Connection to reticulated water may be available,
- Unlikely to have reticulated sewerage connection.

While the CHRGP does not include any specific actions for the subject towns, it states that:

*“the ongoing incremental development of small towns and rural settlements should not be precluded and local councils should plan to support sustainable growth and incremental change in these communities as required.”*

Future directions for small towns and rural settlements are as follows:

- Plan for the sustainable growth of small towns by building on local opportunities.
- Consider the role of small towns within a regional context.
- Plan to further strengthen small settlements to be adaptable and resilient to local challenges.
- Encourage small settlements to be planned as part of a cluster of settlements to improve access to key services.
- Land use policies, strategies and actions.
- Encourage planning and service delivery that takes account of settlement clusters, including those across municipal and regional boundaries, shares facilities and supports improved transport access between closely linked settlements.
- Encourage the development of integrated planning and economic development policy to identify tailored strategies for individual small settlements, including protecting strategic land for growth.
- Undertake planning for settlements affected by major infrastructure to ensure they take advantage of opportunities.
- Support ongoing upgrades to infrastructure and new integrated, networked models to deliver community services.
- Monitor the role of growing small towns to identify whether they should be elevated in the regional settlement framework.

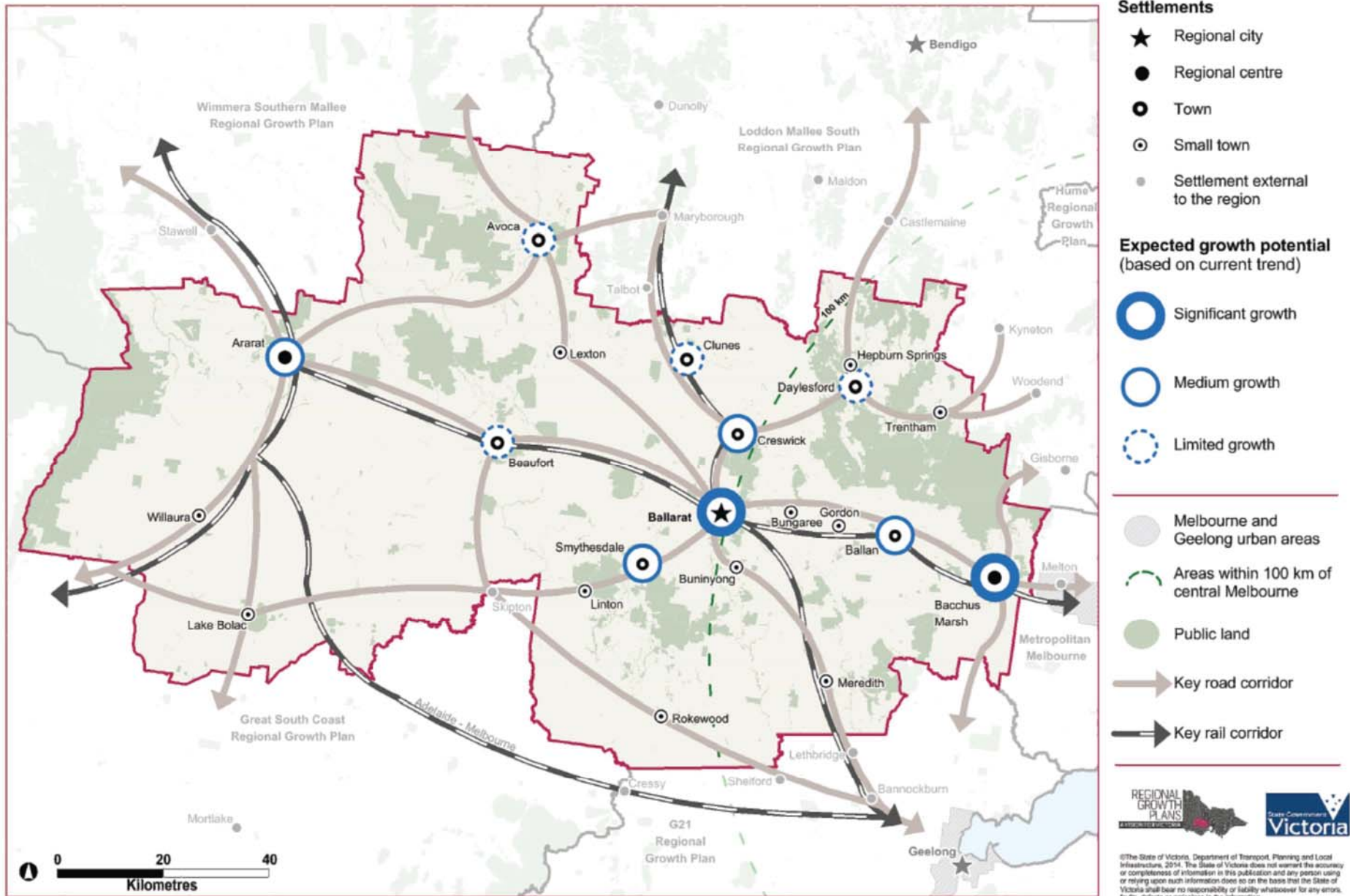
Although the CHRGP does not include any specific actions for the subject towns, it refers to areas which are considered attractive for residential development, including land within and in proximity to the Western Freeway corridor between Bacchus Marsh and Ballarat.

In regard to the provision of sewerage infrastructure, the Plan recognises that smaller settlements which rely on septic tanks may have impacts on declared water supply catchments. Furthermore, any decision to provide a reticulated sewage system needs to be carefully considered, with business cases measured against environmental factors, anticipated growth and supported by planning policies concerning that settlement.

Other key directions include:

- Plan for development and facilities shared around clusters of linked settlements, particularly for groups of small settlements, or settlements without easy access to a close major settlement.
- Plan for rural residential development on a regional basis to ensure it is directed to locations where it will most benefit the region.
- Support commercial development and activity in each settlement that is consistent with the role and function of that settlement that will encourage economic self-sufficiency and reduce trade leakage to Melbourne, and reinforce the primacy of existing town centres.
- Maintain access to productive earth resources.

- Promote and protect the significant goldfields and Aboriginal cultural heritage as key regional economic and social assets.
- Support tourism opportunities that contribute to positive cultural heritage and natural environment outcomes.
- Direct settlement growth and development to areas where it will avoid impacting on high value environmental assets, including designated water supply catchment areas, strategically important terrestrial habitat, soil health, waterways and wetlands.
- Provide social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and educational opportunities.
- Manage growth in towns subject to natural hazards, such as, bushfire and flood.



Map 1 Regional Framework. Source Central Highlands Regional Growth Plan (source: DTPLI, 2014)



### 3.2 Central Highlands Infrastructure Study

The Central Highlands Infrastructure Study investigated the utilities infrastructure of forty-five urban centres in the Central Highlands Region.

The centres studied in the Moorabool Shire were:

- District town of Bacchus Marsh.
- Town of Ballan.
- Rural centres of Blackwood, and Gordon.
- Rural settlements of Bungaree, Clarendon, Dunnstown, Elaine, Greendale, Lal Lal, Mount Egerton, Myrniong, Wallace, and Yendon.

Areas of interest within the study were:

- The availability of water, sewerage, gas, electricity, telecommunications, solid waste disposal, and renewable energy infrastructure;
- The capacity of the utilities infrastructure now and if future growth was to occur;
- Opportunities associated with the utilities infrastructure, which may provide the Region with a business advantage and which could assist in growing the urban centres.

The findings of the Study included:

#### **Sewerage:**

- Towns with sewerage have advantages for future development in facilitating higher density development and re-development within the existing urban centre.
- Corridor growth (Melbourne – Ballarat and Geelong – Ballarat) will place pressure on some urban centres and drive the strategy and priorities for servicing upgrade.
- Some centres without sewerage may become designated for growth, providing impetus for development of sewerage, e.g., Wallace.
- Some centres without sewerage may have implications for catchment management – surface or ground water quality. This applies to:
  - Wallace, Elaine, Dunnstown, Bungaree, Mount Egerton - Moorabool River catchment.
  - Greendale for the Pykes Creek Catchment - Werribee River catchment.
  - Myrniong - Werribee River catchment.

#### **Natural gas:**

- It is unlikely that high-pressure transmission pipelines will be extended to urban centres in addition to the centres currently supplied.
- Telecommunications:

- The national broadband rollout has defined those centres receiving fibre-optic cable, fixed wireless and those relying on satellite technology for internet access.

Other types of infrastructure groups, such as, transport (road, rail, air), drainage, bridges or flood mitigation were not specifically considered in the Study. However, comments were made on these if relevant to the servicing of particular urban sectors.

### **3.3 Regional Bushfire Planning Assessment For Grampians Region (DPCD, 2012)**

The 2009 Victorian Bushfires Royal Commission (VBRC) emphasised the importance of considering bushfire matters at all stages of the planning process, including through regional settlement planning and in the Local Planning Policy Framework. The Regional Bushfire Planning Assessment (RBPA) supports this approach and is part of the Government's response to Recommendation 38 of the VBRC relating to the development of regional settlement policy in Victoria.

This Assessment provides additional information about areas where a range of land use planning matters intersect with a bushfire hazard to influence the level of risk to life and property from bushfire. This information is to be addressed as part of strategic land use and settlement planning at the regional, municipal, and local levels.

In relation to the Moorabool Shire, the RBPA commented:

- The Great Dividing Range extends across the north-east corner of the municipality. This region contains the steep and hilly landscape of the Lerderderg State Park, Wombat and Pyrite State Forests and smaller conservation reserves. Scattered settlements populate the vegetated foothills of these parks and reserves and contain small residential or rural-residential lots, which directly interface with bushfire hazard areas. Other settlements that are surrounded by these parks contain small lots among a vegetated landscape. Some settlements in bushfire hazard areas are accessed by unsealed single access roads.
- The western region of the municipality contains multiple pockets of state forest, natural lakes, watercourses and a moderate number of rural settlements across a largely agricultural landscape. Settlements are located in the foothills or valleys surrounding Mount Doran, Mount Egerton and other vegetated hillsides and lakes. They contain rural-residential lots which directly interface with bushfire hazards.
- In the south-eastern part of the municipality, "*settlements are generally limited to grassland environments and are separated from more significant bushfire hazard areas.*"

### **3.4 South West Victoria Landscape Assessment Study**

The South West Victoria Landscape Assessment Study (SWVLAS) is a study conducted on behalf of the former Department of Transport, Planning, Local Government and Infrastructure (DTPLI) to better understand and assess the visual character and significance of the landscapes

of south-west Victoria. It is intended to be used to inform new planning scheme policy, to assist planning decision making and to ensure landscapes of importance are adequately protected and managed into the future.

All non-coastal, non-urbanised areas in the south-west of Victoria, from Port Phillip Bay in the east, to the Great Dividing Range in the north were included in the study area. This area included Moorabool Shire and 17 other municipalities, or parts of municipalities. The SWVLAS complemented landscape assessment studies, undertaken separately in coastal areas.

The SWVLAS does the following:

- Defines and describes the landscape character of south-west Victoria.
- Determines which places, features and views are most significant and why.
- Includes the community's values on the character and significance of the landscape.
- Assesses and evaluates various forms of development that have occurred in the landscape, both positive and negative.
- Recommends use of policies and guidance in local planning schemes, such as, the Significant Landscape Overlay to protect and manage landscapes into the future.



**Map 2** SWVLAS Area

### SWVLAS Findings for Moorabool Shire

Eight areas of landscape significance were identified within Moorabool Shire. Several are already protected through their State or National Park designation. Others are recommended for inclusion within the Significant Landscape Overlay (SLO).

The eight significant landscapes identified within the Moorabool Shire have characteristics and values, which are considered to warrant protection. Of these, only areas included within National or State Parks, or publicly reserved land, are afforded statutory protection. These areas include the Lal Lal Gorge, parts of the Werribee Gorge, Brisbane Ranges, Wombat State Forest and Mineral Springs, and Lerderderg Gorge.

In addition, the SWVLAS recommends that additional information should be included in the Moorabool Municipal Strategic Statement

(MSS), to provide strategic and over-arching policy direction relating to the landscapes of all non-urbanised areas, which have been mapped and described in detail in the Study.

SIGNIFICANT LANDSCAPES – STATE SIGNIFICANCE	SIGNIFICANT LANDSCAPES – REGIONAL SIGNIFICANCE	SIGNIFICANT VIEWS	RECOMMENDED SIGNIFICANT LANDSCAPE OVERLAY AREAS
<ul style="list-style-type: none"> <li>Lal Lal Gorge</li> <li>Werribee Gorge</li> <li>Brisbane Ranges &amp; Rowsley Scarp</li> <li>Parwan Valley</li> </ul>	<ul style="list-style-type: none"> <li>Bacchus Marsh Agricultural Valley</li> <li>Mount Buninyong &amp; Mount Warrenheip</li> <li>Wombat State Forest &amp; Mineral Springs</li> <li>Lerderderg Gorge &amp; Park</li> </ul>	<ul style="list-style-type: none"> <li>Mount Blackwood (State-Significant View)</li> <li>Lal Lal Falls (State-Significant View)</li> <li>Mount Warrenheip &amp; Mount Buninyong (Significant View)</li> </ul>	<ul style="list-style-type: none"> <li>Parts of Werribee Gorge outside of the State Park</li> <li>Brisbane Ranges and Rowsley Scarp, adjacent to the Brisbane Ranges National Park</li> <li>Parwan Valley</li> <li>Bacchus Marsh Agricultural Valley</li> <li>Mount Buninyong (the part of the foreground setting within the Shire) &amp; Mount Warrenheip.</li> </ul>

**Table 2** Summary

## 4.0 Municipal Frameworks and Strategies

### 4.1 Local Planning Policy Framework (LPPF) and Municipal Strategic Statement

The Local Planning Policy Framework (LPPF) sets the local and regional strategic policy context for the municipality. It comprises the Municipal Strategic Statement and specific local planning policies and operates consistently with the State Planning Policy Framework. The relevant clauses of the Municipal Strategic Statement are outlined below:

Clause And Key Objectives	Relationship To The Small Towns And Settlements Strategy
<p><b>21.01.2</b>  <b>Key Issues</b>  <u>Protection</u> - Balance residential growth objectives with the protection of environmental, landscape and lifestyle values.  <u>Special Water Supply Catchment</u>  <u>Housing diversity</u> - required to attract residents and meet the needs of an ageing population.  <u>Transport</u> – Improved connections and services.  <u>Environment</u> - Preservation and management of key environmental assets.  <u>Economic Development</u> - continued use of farming land for productive and sustainable agricultural and horticultural purposes.</p>	<ul style="list-style-type: none"> <li>• Special Water Supply Catchment covers two thirds of the Shire. Development which may affect the domestic water supply storages, such as, housing reliant on septic tanks needs to be carefully managed.</li> <li>• Need to improve vehicle and freight links between communities within the municipality and links to destinations outside the Shire. Improved public transport and integration throughout the municipality are needed to support sustainable growth.</li> <li>• Preservation and management of key environmental assets such as Wombat State Forest, Moorabool, Werribee and Lerderderg Rivers, Werribee Gorge State Park and Long Forest Nature Conservation Reserve as well as, significant waterways, historic buildings, rural townscapes, and landscapes, which contribute to the Shire's numerous places of natural and cultural heritage significance. These features inter-twine to form the character and lifestyle opportunities, which attract people to Moorabool Shire.</li> </ul>
<p><b>21.02</b>  <b>Natural Environment</b>  <u>Non-Urban Landscapes</u> – to maintain and enhance the natural environment and the Shire's rural identity &amp; character.  <u>Water &amp; Catchment Management</u> – to protect the quality and quantity of water within the Moorabool Shire.</p>	<ul style="list-style-type: none"> <li>• Protect the landscape and scenic qualities of forested hill slopes, rural landscapes, and bushland setting of the Shire's rural areas.</li> <li>• Promote land use and development compatible with the Shire's natural environment, native vegetation, and places of environmental significance.</li> </ul>

Clause And Key Objectives	Relationship To The Small Towns And Settlements Strategy
<p><u>Biodiversity</u> – to positively enhance biodiversity in the Shire.</p> <p><u>Wildfire</u> – to minimise risk of wildfire damage.</p> <p><u>Environmentally Sustainable Development</u> – to manage and use in an environmentally sustainable manner.</p>	<ul style="list-style-type: none"> <li>• Require an increase in sustainable rural land management practices (in particular weed and pest management) when supporting land use change or development within rural areas.</li> <li>• Require land use change and development to retain native vegetation and to minimise soil disturbance.</li> <li>• Strongly discourage the subdivision of land within special water supply catchments, and land use and development, which has the potential to reduce the quantity and/or quality of water produced.</li> </ul>
<p><b>21.03</b> <b>Settlement &amp; Housing</b></p> <p><u>Landscape &amp; Rural Character</u> – to ensure new development in all zones respects the existing character, landscape setting &amp; amenity of the local area.</p> <p><u>Rural Lifestyle Opportunities</u> – to support development in small towns &amp; rural lifestyle opportunities as an additional residential choice.</p>	<ul style="list-style-type: none"> <li>• Avoid urban development where it is likely to impacts on highly productive agricultural land, environmental values and the long-term sustainability of natural resources.</li> <li>• Towns are to be assessed as to capability for growth and planning is to take account of existing and proposed infrastructure.</li> <li>• Avoid residential development within farming areas unless it is required for the agricultural use of the land.</li> <li>• Limit residential development in areas without reticulated services where the development would compromise water quality (particularly in Special Water Supply Catchments), adversely affect agricultural production, or affect native vegetation and habitat values.</li> </ul>
<p><b>21.04</b> <b>Economic Development &amp; Employment</b></p> <p><u>Agriculture &amp; horticulture</u> – to protect good quality agricultural land &amp; support the productivity &amp; sustainability of existing &amp; future agricultural &amp; horticultural activities.</p> <p><u>Industry</u> - to provide for a range of industrial development and activities in proximity to transport networks &amp; existing infrastructure &amp; avoid off-site impacts on nearby rural residential amenity, environmental quality, or agricultural values.</p>	<ul style="list-style-type: none"> <li>• Maintain productive farm sizes by discouraging fragmentation of land for non-rural use and development.</li> <li>• Direct rural residential &amp; rural living developments to strategic growth areas where they will not affect agricultural and horticultural production.</li> <li>• Manage off-site impacts and avoid conflict with sensitive uses to realise economic development opportunities.</li> <li>• Recognise &amp; protect the long-term potential of stone &amp; mineral resources.</li> </ul>

Clause And Key Objectives	Relationship To The Small Towns And Settlements Strategy
<p><u>Local employment</u> - Support the development and facilitation of increased local employment opportunities in order to strengthen the local economy.</p>	<ul style="list-style-type: none"> <li>• Facilitate development of the tourism sector by protecting the natural environment, heritage and town character.</li> <li>• Economic development benefitting from the full diamond interchange at Wallace, natural gas, and surrounding agricultural use, should be explored via further strategic planning.</li> </ul>
<p><b>21.06 Heritage</b> To preserve, promote, and enhance places of heritage significance including those of historical, aesthetic, architectural, scientific, and/or social value.</p>	<ul style="list-style-type: none"> <li>• Protect important landscape features, views and built heritage including conservation of natural environment that have significant geological, botanical, zoological or other scientific importance.</li> <li>• Protect significant built heritage assets and streetscapes especially in ..., Blackwood, Gordon, and Mount Egerton.</li> </ul>
<p><b>21.09 Small towns</b> The small towns provide a limited level of services and facilities to their residents and the surrounding rural areas and are characterised by visual dominance of the rural landscape. These towns are integral to the cultural heritage of the Shire. The demand for alternate lifestyle choices has provided limited growth to the townships, particularly within the main Ballarat corridor.</p>	<ul style="list-style-type: none"> <li>• Provide for the sustainable development of small towns.</li> <li>• Support limited development in small towns as an additional residential choice.</li> <li>• Provide a clearly defined and compact urban form and character for the small towns with rearrangement of lot boundaries that demonstrate beneficial and sustainable use.</li> <li>• Protect prominent view-lines in small towns particularly to and from the Western Freeway.</li> <li>• Advocate for sewerage in the small towns.</li> </ul>

**Table 3** LPPF Relevant Clauses

#### **4.2 Moorabool Shire Council Plan 2013 – 2017**

The Moorabool Shire Council Plan 2013-2017 is an adopted plan of Moorabool Shire Council and represents the key directions and identifies the critical projects required to respond to a constantly changing and challenging environment. It is a framework from which Council strives to achieve the vision of facilitating “vibrant and resilient communities with unique identities” and to satisfy the mission to “work together with our people to deliver valued outcomes that improve community well-being and are economically responsible”.

The Council Plan is built on three key pillars of:

1. Responsible Leadership of our Community.
2. Community Wellbeing.
3. Enhanced Infrastructure and Natural and Built Environment.

These three pillars contain eighteen strategic directions which inform the delivery of services and projects for the residents of Moorabool Shire and Council's strategic planning for the future. The STS is strongly aligned with the three pillars of the Council Plan and aims to meet the complex needs of the community as outlined in the Council Plan's Strategic Directions.

#### **4.3 Moorabool Shire Council Domestic Wastewater Management Plan 2014**

The Domestic Wastewater Management Plan (DWMP) was developed by Moorabool Shire Council to identify domestic wastewater management issues within the Shire and recommend actions to manage potential risks. The management of domestic wastewater is a key issue for un-sewered areas of the Shire, and the Plan considered the potential risks and measures to protect public health and the environment. Key issues for Domestic Wastewater Management (DWM), which have been identified within the Shire, include:

- There are a number of sensitive catchments within the Shire and the protection of these areas is important for the supply of potable drinking water to residents within Moorabool, Ballarat, and Geelong;
- Failing DWM systems have the potential to pollute these sensitive environments; and
- Physical environments may limit the effectiveness of DWM systems within the Shire and, therefore, many systems may require a high level of design and management to ensure each DWM system is sustainable.
- The Plan enables Council to take a greater strategic approach to managing domestic wastewater by:
  - Assessing and considering the potential risks posed by existing septic systems, and methods to reduce and manage these risks;
  - Allowing for future development in unsewered areas using a broad scale risk assessment to ensure wastewater is contained onsite;



- Developing a flexible monitoring and improvement protocol to ensure the protection of public health and the environment.

#### **4.4 Moorabool West Small Towns Residential Assessment 2014**

The Moorabool West Small Towns Residential Assessment 2014 was initiated as part of the Moorabool 2041 Rural Growth Strategy, to assess residential market demand in the small towns of Bungaree, Wallace, and Dunnstown.

Objectives of the study were to determine the:

- Attractiveness of towns for residential growth;
- Demand drivers for residential land;
- Competing supply of residential land;
- Market segments and household types which would be attracted to the towns; and
- Impact of the construction of a sewerage scheme on population projections.

The key findings from the analysis included:

- The CHRGP provides clear policy support for the location of future population growth. Its settlement framework shows that residential demand in the subject towns will be affected by their proximity to:
- Ballarat, the largest centre in the region and where significant growth should be supported; and
- Ballan, Smythesdale and Creswick, which are designated as medium growth towns and are expected to accommodate a significant proportion of population growth outside of Ballarat.
- Although the subject towns are not specifically identified for growth, the Plan refers to areas within, and in proximity to, the Western Freeway corridor between Bacchus Marsh and Ballarat as being attractive for residential development.
- The majority of population growth in the region is expected to be accommodated within the major centres of Ballarat and Bacchus Marsh. The primary residential market for the major centres will continue to be first homebuyers. It is considered that the subject towns appeal to different market segments, primarily tree changers, commuters, and retirees. Therefore, these towns operate within a different competitive framework than the major centres.
- Population growth in the subject towns will be limited by strong competition in the region with other small towns, including Gordon, Ballan, Smythesdale, Snake Valley, and Creswick. Existing community facilities, strategic location, and high amenity (especially Wallace) will mean demand for residential properties in these towns could result in moderate dwelling growth if utility infrastructure, particularly sewer, is established.

- Analysis of towns, which have been sewered in recent years, including Gordon and Smythesdale, shows that the provision of reticulated sewerage has corresponded to a small increase in development activity. However, it has not resulted in any significant stimulus for development, which suggests that there is not a major level of latent demand in the region for residential development in the small towns.
- The experience of Gordon is particularly relevant to the subject towns given its proximity and similar rural and landscape qualities. The slow rate of uptake in Gordon suggests that the installation of enhanced utilities in the subject towns will not necessarily lead to a 'rush' of new development, rather it would be a long-term growth prospect. It is important to note that the monitoring period since the sewerage scheme is very short (approximately 18 months) and a full understanding of the impact of the sewerage scheme would require another two or three years of monitoring.

Key factors, which make the subject towns attractive for residential development, include:

- Location on the Western Freeway as well as on the eastern side of Ballarat (i.e., Melbourne side);
- Proximity to employment and services in Ballarat, and to a lesser extent proximity to employment in western Melbourne;
- Existing community facilities and services with capacity to support further growth; and
- The landscape values and rural amenity of the small towns, particularly Wallace.

Housing market segments, which may be attracted to the towns, include retirees, tree changers, and commuters. Commuters to Ballarat are considered a key market given the accessibility to central Ballarat (fifteen minutes' drive time) and the future Western Employment Zone.

### **Township Assessment**

Wallace and Bungaree are considered to be well positioned to attract residential growth should reticulated sewerage be available in the future, with Wallace likely to be slightly preferred due to the high amenity, community facilities (especially for families and commuters), and excellent access to the Western Freeway.

Dunnstown may experience minor levels of infill growth, however, the lack of opportunity for future sewer connectivity will severely limit growth rates in the future. In addition, Dunnstown is not as well positioned in relation to the Western Freeway as the other towns.

### **Conclusions**

- Analysis of regional population growth projections and location trends confirms that there is likely to be significant demand for dwellings outside of the major towns of Bacchus Marsh and Ballarat.
- Due to their amenity and access, Wallace and Bungaree are considered to be well suited to attract a proportion of the demand for dwellings outside of Bacchus Marsh and Ballarat.

- Wallace is considered to be the best positioned to attract residential growth, due to the relatively high local amenity, direct access to the Western Freeway, and existing local community services.
- Bungaree is well placed to accommodate population growth, due to excellent access to Ballarat via the Western Freeway, and availability of community facilities.
- Dunnstown may experience minor levels of infill growth, however, the lack of opportunity for future sewer connectivity will severely limit growth rates in the future.
- If enhanced infrastructure were provided (sewerage for Wallace and Bungaree, reticulated water for Dunnstown), it is estimated that future growth could be in the order of 12-25 dwellings per annum across the three towns. This equates to dwelling growth of between 240 and 500, or population growth of between 600 and 1,250 over a 20-year period across the three towns.

#### **4.5 Small Towns Services Study 2014 (Aecom)**

Moorabool Shire Council engaged AECOM to prepare a planning and engineering study to assess the opportunities, challenges, and viability of providing reticulated sewer and gas at Bungaree, town water at Dunnstown, and sewer at Wallace, as part of the Moorabool 2041 project.

As part of the Study, a land use planning and community facility analysis was prepared to identify the potential population capacity of Bungaree and Wallace based on the provision of existing community facilities. The land use and community facility analysis considered:

- Community facilities and their capacity to support population growth.
- Current demographics and future population projections.
- State, regional and local planning policy and controls.
- Land use constraints that influence opportunities for urban growth.
- Land use opportunities where urban growth could be located.

An urban development scenario was then developed to inform and assess the feasibility for providing reticulated sewerage infrastructure in Bungaree and Wallace. The combined development yields projected for Bungaree and Wallace were a total of 5,146 dwellings and 13,895 people.

A detailed assessment of community facilities and services available in each town was provided in the report. The services, which are considered most likely to influence the opportunity for urban growth, include:

- Childcare and kindergarten facilities.
- Maternal child health facilities.

- Recreational facilities.
- Halls and community facilities.

According to the assessment, the existing community facilities in Bungaree and Wallace could support a combined population of 8,000 people across the Moorabool West SLA, before facilities would need to be upgraded. The analysis of existing facilities was based on commonly use benchmarks and trigger points for population levels, rather than a detailed analysis of their suitability and catchment areas. A more detailed analysis would be required to determine their full capacity and suitability to cater for population growth.

In considering population growth rates, realistic populations for Wallace and Bungaree short/medium term are 1,000 people per town, with capacity for further growth if demand becomes apparent. A two-stage development process was envisaged, Stage 1 was based on accommodating a total population of 1,000, either totally in Bungaree, or divided equally between Bungaree and Wallace, and then, subject to development uptake, population would be encouraged to increase to 2,000, with a limit of 1,000 people per town (Stage 2).

Although the report's findings provide an indication of potential township capacity and growth projections, a number of additional studies would be required to assess environmental constraints and market demand.

The project explored multiple servicing options through a number of stages, which were then refined into preferred options. A summary of each of the preferred servicing options is included below:

<b>Sewer Option A (Stage 1 – Bungaree 1,000 population)</b>		
<b>Item</b>	<b>Description</b>	<b>Approximate Cost</b>
Collection and Transfer	<ul style="list-style-type: none"> <li>• 200 mm diameter rising main from Bungaree to the Ballarat pump station.</li> <li>• Main pump station and storage tank in Bungaree.</li> <li>• Gravity collection systems in Bungaree with local rising mains where required.</li> </ul>	CAPEX \$6,773,302
Disposal/Reuse	<ul style="list-style-type: none"> <li>• It is proposed that the sewage will be conveyed to the Ballarat Waste Water Treatment Plant (WWTP) where it will be treated and disposed of or reused.</li> </ul>	
<b>Sewer Option B (Stage 1 – Bungaree 500 population &amp; Wallace 500 population)</b>		
Collection and Transfer	<ul style="list-style-type: none"> <li>• 200 mm diameter rising main from Bungaree to the Ballarat pump station.</li> <li>• Main pump station and storage tank in Bungaree.</li> <li>• Gravity collection systems in Bungaree.</li> <li>• Gravity collection systems in Wallace.</li> <li>• Main pump station and storage tank in Wallace.</li> <li>• Wallace to Bungaree transfer rising main.</li> </ul>	CAPEX \$9,212,452
Disposal/Reuse	<ul style="list-style-type: none"> <li>• It is proposed that the sewage will be conveyed to the Ballarat WWTP where it will be treated and disposed of or reused.</li> </ul>	
<b>Water (Dunnstown)</b>		
Gravity Transfer Main	<ul style="list-style-type: none"> <li>• Connect to the existing Central Highlands Water supply tank, located on Mahers Road, approximately 4 km north of Dunnstown.</li> </ul>	CAPEX \$1,739,000
<b>Gas (Bungaree)</b>		
SP AusNet Gas Network	<ul style="list-style-type: none"> <li>• Extension of existing SP AusNet gas infrastructure located to the east of Bungaree.</li> </ul>	\$4.1 – 4.5 million

**Table 4** Summary of preferred servicing options

#### **4.6 Moorabool 2041 Environmental Assessment Project**

The Environmental Assessment Project was initiated as part of the Moorabool 2041 Rural Growth Strategy, to assess and review the physical and legislative environmental constraints on sixteen towns and settlements within the Shire. The aim was to identify environmental factors, which may limit the future development of these settlements within the Municipality.

##### **Key Findings**

Native vegetation:

- Due to the history of inhabitation and agriculture, the five larger towns of Wallace, Dunnstown, Elaine, Bungaree and Myrniong do not contain large patches of native vegetation. Where there are patches of native vegetation remaining, they are generally constrained to the waterways and the fringes of the 500-metre investigation buffer.
- Wallace contains several large scattered eucalypts, which should be considered as part of future development plans for their ecological and township character values.
- Due to the development history of the other 11 smaller towns and settlements investigated as part of this project, native vegetation has been retained within the townships or settlements and is present in large quantities, which in several cases resulted in the bushfire risk assessments being identified as extreme. Future development of many of these towns and settlements will need to be sympathetic to the native vegetation for environmental, bushfire management and town character (social) and some instances will be a critical factor as to whether future development is achievable.

Cultural Heritage:

- The assessments did not identify new elements of European or Aboriginal cultural significant values. However, this report is only indicative and further studies will be required if any future development of any of the towns or settlements is to occur.

#### **4.7 West Moorabool Heritage Study Stages 1 and 2a**

Stage One of the Moorabool Shire Heritage Study was completed in June 2010. It included the preparation of a thematic environmental history and a draft list of indicative places, which demonstrate themes relating to the development of the Shire for further investigation and documentation in 'Stage Two' of the Study. The study identified 720 potential heritage places in the western region of the Moorabool Shire, including 641 potential heritage places not included as heritage overlays.

Stage Two of the Western Region Heritage Study comprised:

- Revision of the thematic environmental history;

- Detailed assessment of the places on the draft indicative list; and
- Preparation of a statement of significance for each place deemed to meet the threshold of local significance required to include the site in the Heritage Overlay, and recommendations for planning scheme implementation.

Priorities for assessment in Stage 2A of the Study were determined to be:

- Heritage precincts in Ballan, Blackwood and Lal Lal;
- Individual heritage places in Blackwood; and
- Individual heritage places between Ballan and Ballarat, along the Western Freeway corridor.

The Study Area is parts of the western portion of the Moorabool Shire. The Project Brief outlined the following priorities:

- Heritage Precincts.
- Ballan to Leigh Creek Corridor. The Ballan to Leigh Creek Corridor encapsulates the 19th century service town of Ballan, the smaller centres of Gordon, Wallace, Bungaree, Leigh Creek and Warrenheip following the original rail and roads transport routes between Melbourne and Ballarat.
- Blackwood.

The Study recommended applying the Heritage Overlay to:

- Eight precincts - Five in Blackwood, two in Ballan and one in Lal Lal, including:
  - The 13-25 Golden Point Road Heritage Precinct, Martin Street Heritage Precinct, Prayer Hill Heritage Precinct, Simmons Reef Road Heritage Precinct, and Whalebone Road Heritage Precinct in Blackwood.
  - The Lal Lal Heritage Precinct, which contains the original centre of the small 19th century rural settlement.
- One hundred and ten individual places, including:
  - Ten places in Blackwood
  - Seventeen places in Bungaree
  - One place in Mount Egerton
  - Seven places in Wallace

#### **4.8 Moorabool Shire Economic Development Strategy**

The Economic Development Strategy was developed to identify the vision, objectives and targets for the future of the economy in Moorabool Shire. It details the strategies and actions, which Council and the business community can take to support local growth while enhancing lifestyle in the Shire.

The Economic Development Strategy has three main objectives:

1. New local jobs, for local people.
2. A diverse and entrepreneurial local industry base.
3. Facilitate the capacity and diversity of our workforce.

It identifies the development of service clusters as a way of supporting economic growth in some of the smaller towns across the Shire, in particular Gordon, Wallace/Bungaree, and Blackwood. There is an imperative to ensure the timely provision of services and diverse retail offerings.

#### **4.9 Moorabool Shire Retail Strategy, 2041**

The Moorabool Shire Retail Strategy was developed to support the premise that retailing in Moorabool Shire will be the catalyst for thriving activity centres that meet the growing community's retail, services and recreation needs, providing employment opportunities for residents and engaging places for people to interact. The Retail Strategy identifies possible scenarios for retail floor space which support this objective and enable Council to better plan the appropriate scale of development in the small towns over the next 20-25 years.

The Strategy identifies that there may be potential for increased residential demand/growth in Gordon, Bungaree and Wallace, subject to the provision of additional services, such as, sewerage, gas, and water infrastructure. In the case of Gordon, any new retail facilities would serve residents of Mount Egerton given the proximity of the two towns.

If the towns reach certain population thresholds, there may be potential for additional retail facilities in the towns. However, it is important to note that as the provision of retail facilities in the Ballan Town Centre increases, residents of the smaller towns will be likely to shop more regularly in Ballan.



To provide an indication of the amount of retail floor space, which may be able to be supported within each town and town cluster, consideration has been given to the amount of floor space that is sustainable when the towns reach the following population thresholds:

1,000 people:

- A food store of 300 – 500 square metres.
- A small number of specialty shops, potentially around 10 stores, of around 100 square metres each.
- A limited range of non-retail stores, such as, a bank and a real estate agent, of around 150 square metres each.

2,000 people:

- A small supermarket of 500 – 1,000 square metres.
- A small number of specialty shops, potentially around 15 - 20 stores.
- A limited range of non-retail facilities.

3,000 people:

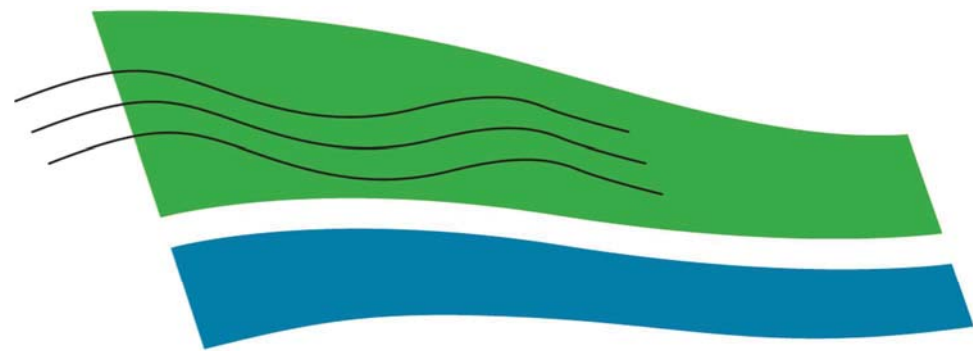
- A medium supermarket of 1,000 – 1,500 square metres.
- A number of specialty shops, potentially around 20 - 30 stores.
- A range of non-retail facilities and services.

Gordon/Mount Egerton is expected to experience the most population growth with an existing population of 1,680, growing to 1,890 by 2021 and up to 2,690 by 2041. As this occurs, there will be potential opportunities for Gordon include a small supermarket, additional cafes/restaurants, fresh food stores, retail services, and some non-food specialty stores.

The Bungaree/Wallace sub-region has an existing population of approximately 1,170 people and is forecast to grow to 1,620 by 2041. Over the medium to longer term, this presents opportunities for a small food store to be developed in the area, as well as, additional specialty stores.

Blackwood and Myrning are unlikely to experience significant population growth in the future, however, the towns have tourism potential due to their proximity to the Wombat State Forest, Lerderberg State Park, the Garden of St Erth, and a number of popular wineries and restaurants.

The remaining small towns in Moorabool are expected to experience very modest growth and no major retail opportunities have been identified in this Strategy. There may however, be opportunities for these towns to increase their provision of retail and other uses which cater to the tourism market.



**MOORABOOL**  
SHIRE COUNCIL