

# Bungaree & Wallace Structure Plan

Emerging Directions Paper

Moorabool Shire Council  
[moorabool.vic.gov.au](http://moorabool.vic.gov.au)

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mesh

Level 2, 299 Clarendon Street, South Melbourne, VIC 3205  
phone. +61 3 9070 1166 [meshplanning.com.au](http://meshplanning.com.au)



Mesh acknowledges the Traditional Owners of the lands on which we work, and pay our respects to Elders past, present and emerging.



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# Introduction

Bungaree and Wallace occupy a strategic location adjacent the Western Freeway between Ballan and Ballarat.

The two towns have been subject of various servicing and other investigations in the past but to date reticulated services (sewer and water) have not been provided and the population of each town has remained fairly static for an extended period of time.

The Moorabool Shire Council has commissioned preparation of a Structure Plan for Bungaree and Wallace. The purpose of the Structure Plan will be to resolve the on-going uncertainty and define the appropriate role for Bungaree and Wallace into the future. Integral to the process of preparing the Structure Plan will be resolution of whether each of the towns have the capacity to support growth and if so, what type of growth is appropriate.

This paper, the Emerging Direction Paper, presents the findings of a review of a range of background investigations and a layered analysis of the landform and other conditions within each of the towns. The layered analysis of the landform and other conditions within each of the towns has been used to build a detailed understanding of the suitability of the land for potential growth and other purposes.

This layered analysis has concluded an emerging growth direction for each town. This growth direction is considered to best align with the four guiding principles for the project.

**The four guiding principles are:**

① **Small Town Character and Landscape Features**

② **Economic Prosperity**

③ **Enhanced Sense of Community**

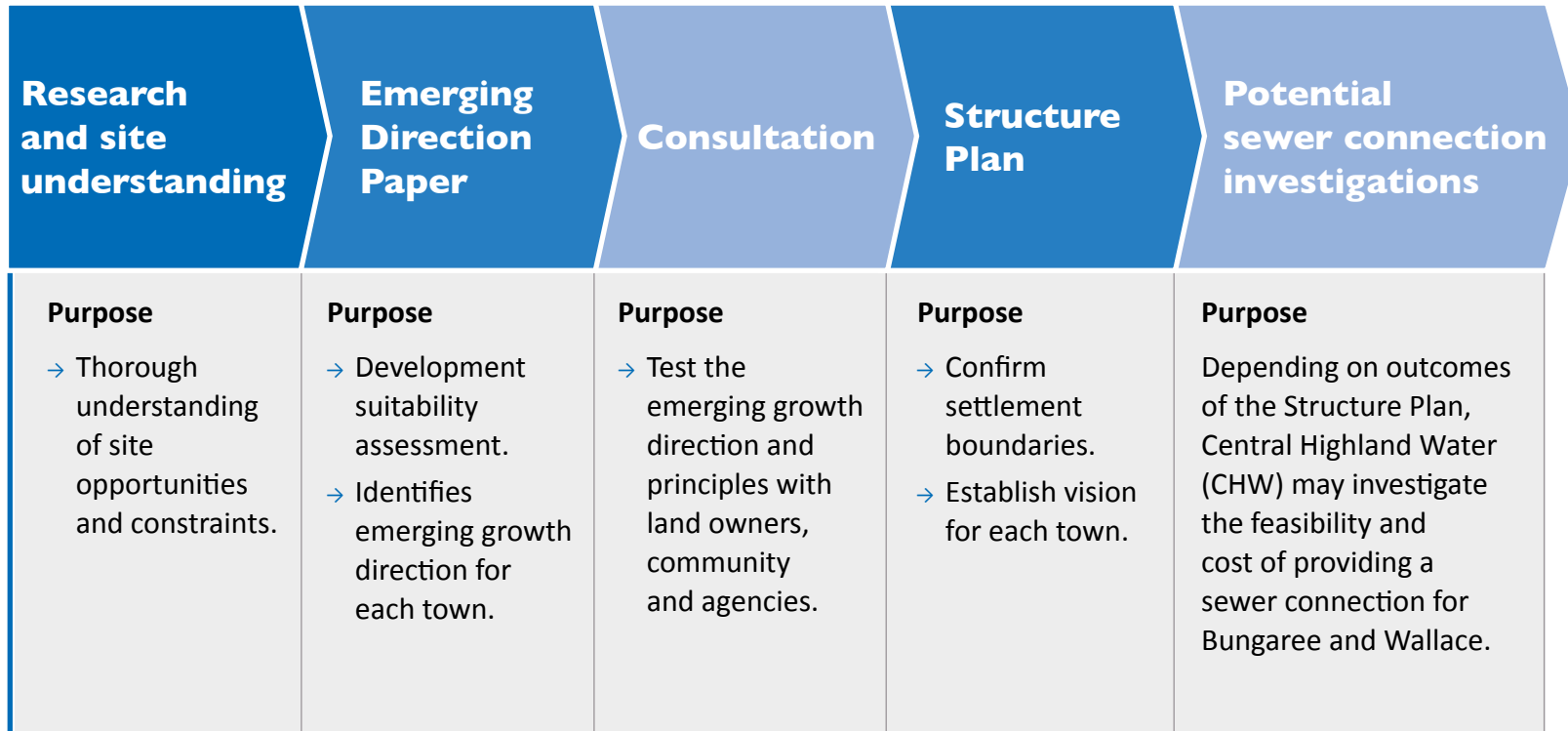
④ **Enhanced Amenity and Movement Network**

The four guiding principles have been defined in response to existing policy direction for the town and consultation with Council. The emerging growth direction for each town will be the subject of consultation with land owners, the broader community and a range of service providers. The outcomes from the consultation process and further analysis regarding the implications associated with the growth scenario will be used to inform preparation of the Structure Plan. Following the preparation of the Structure Plan, once there is an understanding of sewerage demand, Central Highland Water (CHW) may investigate the feasibility and cost of providing a sewer connection for Bungaree and Wallace.

The diagram below (see Figure 1) depicts the process that has been used to prepare this paper and its role in informing preparation of the Structure Plan.



FIGURE 1: PROJECT PROCESS



A study area boundary has been defined for each of the towns. An important assumption that has been used in identifying the study area boundaries is that a physical separation will be maintained between Bungaree and Wallace.

The study area boundaries include sufficient land to enable the development suitability assessment to be undertaken and identification of the emerging growth direction for each town.

Once the growth direction has been confirmed and identified in the Structure Plan, its boundary will be formalised via definition of an enduring Settlement Boundary.

## Study Boundary

A study boundary has been defined for each of the towns and is shown on Figure 2. The study boundary is used to understand the development suitability of the towns and subsequently determine the emerging growth direction.

### The study boundaries shown in Figure 2 are informed by the following:

- A draft boundary provided by Council;
- Ensuring sufficient land to undertake the development suitability assessment;
- Ensuring a break between each town so they are considered separately;
- Alignment with technical background report scopes; and
- Aligning the boundary with logical barriers such as the Western Freeway, Creek lines and existing roads.

↓ Tree lined streets in Wallace





FIGURE 2: STUDY BOUNDARIES





## The Towns

Bungaree and Wallace are situated within Moorabool Shire, located in the Central Highlands subregion of Victoria. The towns are part of the network of small settlements within the Shire with small populations and limited services. The Central Highlands Regional Growth Plan classifies the towns as “small towns and rural settlements” and talks about these settlements as providing lifestyle opportunities, housing choice and supporting nearby agricultural activities.

The Central Highlands Regional Growth Plan does not encourage further growth of Bungaree and Wallace nor does it preclude it. It highlights the importance of localised strategic plans being completed to guide change in small towns and rural settlements.

Bungaree and Wallace are small towns strategically located between Ballarat and Ballan adjacent to the Western Freeway. They benefit from good road access and amenity values as well as a relatively high standard of community infrastructure for towns of their size. Bungaree and Wallace provide a peri-urban lifestyle within one hours drive of Melbourne and 20 minutes to the regional city Ballarat. Bungaree and Wallace are also in proximity of regional towns Ballan (approximately 25km away) and Baccus Marsh (45km away).

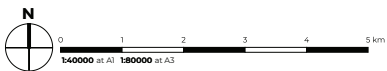
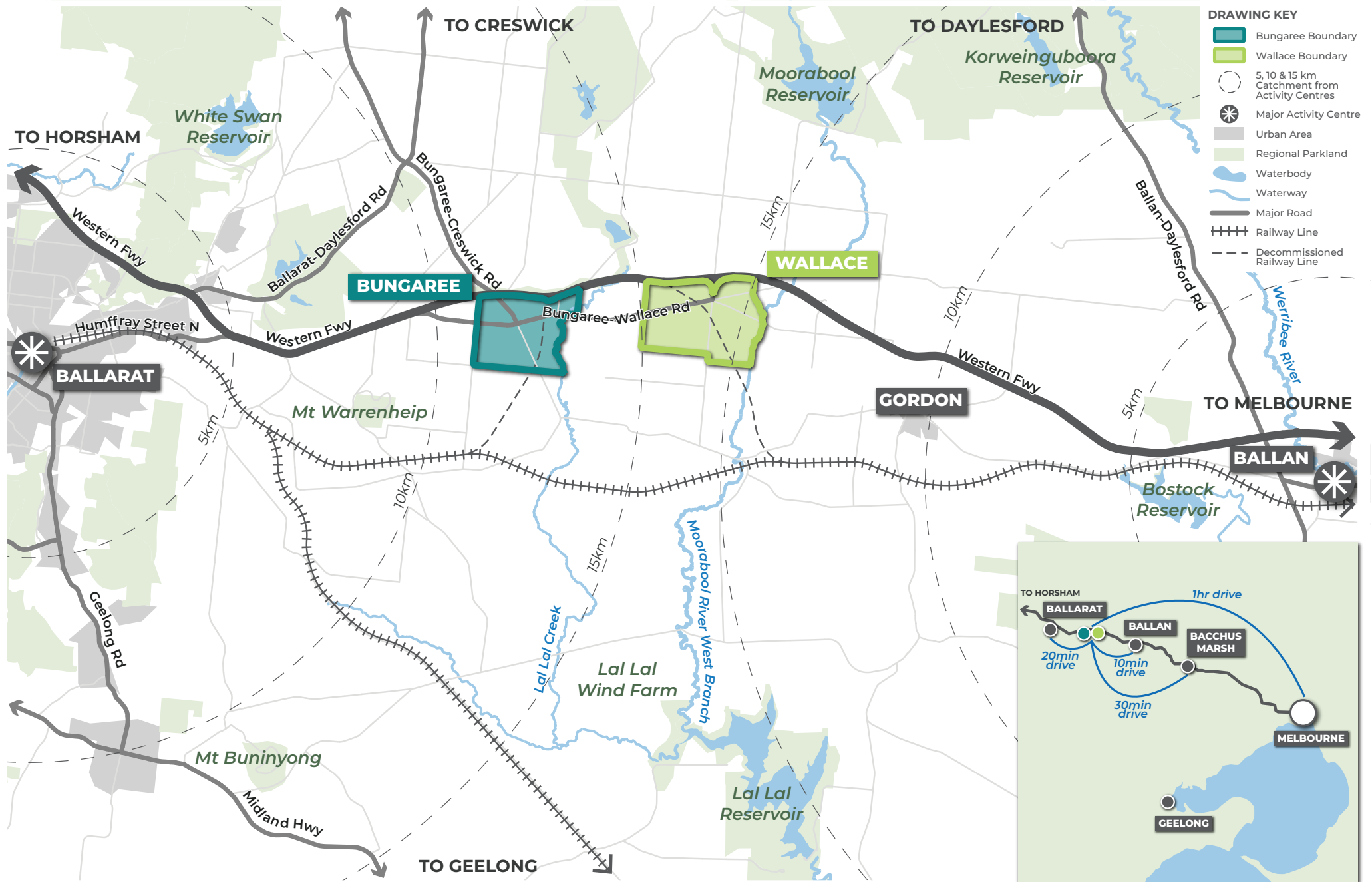
Residents of Bungaree and Wallace can enjoy the lifestyle amenities of a small town while still having good access to services and employment from nearby service centres. The strategic context of the towns are shown in Figure 3.

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

As part of the development of the STSS it was clear that residents and landowners within the towns are interested in the provision of sewer infrastructure to facilitate the provision of growth and subsequent services.

In response to the direction established in the STSS, this Emerging Directions Paper seeks to investigate the development suitability of the towns and present an emerging growth direction for testing with landowners, community and authorities.

FIGURE 3: CONTEXT PLAN



## BUNGAREE

Bungaree is located approximately 14 kilometres east of central Ballarat on Bungaree-Creswick Road and Bungaree-Wallace Road, immediately south of the Western Freeway. The town was first settled as a village in around 1860 and was subsequently established as a township during Victoria's gold rush era. Today, Bungaree has a population of 302 residents (2021<sup>1</sup>). Most of the population resides around the intersection of Bungaree - Wallace Road and Bungaree - Creswick Road, and Lesters Road. There is a small cluster of dwellings approximately 700 metres east of the main town cluster.

Agricultural land surrounds the settlement with some of the main farming activities being cropping, livestock farming, and growing potatoes.

Bungaree does not have immediate access to a diamond interchange to access the Western Freeway. If travelling from the east, Bungaree residents are required to exit the freeway at Wallace. If travelling from the west, there is a turn off from the freeway to access the town via Bungaree-Wallace Road.

### In terms of services, Bungaree is home to:

- A small service station and post office;
- A primary school – small school with limited growth capacity, it had 10 students in 2020 and 19 students enrolled in 2021;
- A church;
- A multi-purpose sports oval and recreation reserve – large facility that can cater for increased population growth<sup>2</sup>; and
- Old Mechanics Hall (currently used as a community facility).

There are some agricultural related employment uses operating in Bungaree north of the primary school site on the opposite side of Bungaree-Wallace Road. Residents would typically travel by car to Ballarat or Ballan to access higher order services and facilities.



**14** KM  
EAST OF  
BALLARAT CBD



**23** KM  
WEST OF  
BALLAN



**302**  
CURRENT  
POPULATION

2021 CENSUS



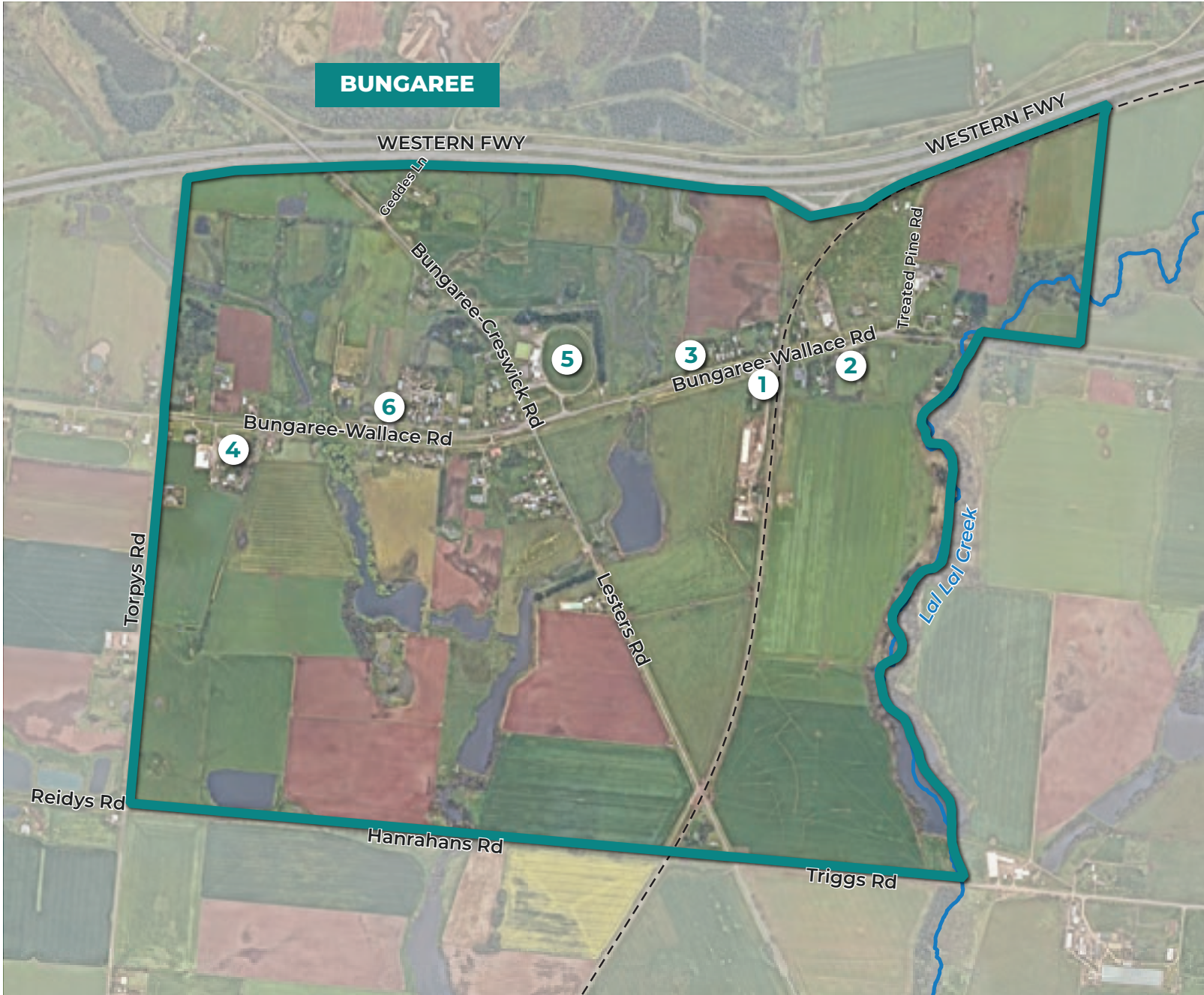
**117**  
OCCUPIED PRIVATE  
DWELLINGS

2021 CENSUS






FIGURE 4: BUNGAREE KEY FEATURES






# BUNGAREE



**DRAWING KEY**

-  BUNGAREE BOUNDARY
-  WATERWAY
-  REMOVED RAIL LINE

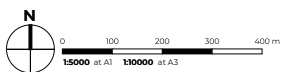
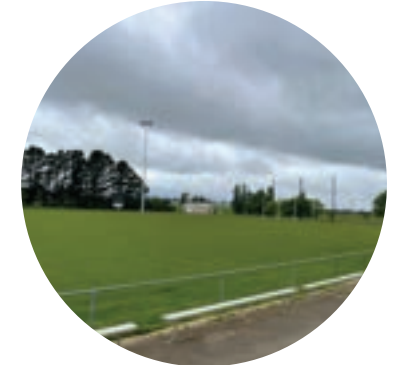
**KEY SITES**

-  BUNGAREE STORE, POST OFFICE AN SERVICE STATION
-  BUNGAREE PRIMARY SCHOOL
-  ST JOHNS ANGLICAN CHURCH
-  ST MICHAELS CATHOLIC CHURCH
-  BUNGAREE RECREATION RESERVE
-  OLD MECHANICS INSTITUTE

↓ London Bank of Australia



↓ Bungaree Recreation Reserve



## WALLACE

Wallace is located approximately 5 kilometres east of Bungaree and 19 kilometres east of Ballarat. Historically, the town became one of the major timber loading centres in Victoria when a railway siding was constructed as part of the Ballarat to Melbourne railway line. This portion of the railway line has since been decommissioned, presenting an opportunity for an alternative use to be explored as part of the Structure Plan. Wallace also supported considerable dairy operations at the Wallace Butter Factory until 1990.

The population reached 300 residents in 1914 and has declined since. According to the 2021 census<sup>3</sup>, the population is now 227 persons. Residents of Wallace would generally access the higher order services in Ballan and Ballarat.

Wallace is relatively well serviced for a town of its size with a full diamond interchange to the freeway and the following services:

- Wallace & District Family Services Hub which includes Kindergarten, Preschool, 3 year old group and Maternal & Child Health Centre – has capacity to support additional growth<sup>4</sup>;
- Community hall;
- Multi-purpose sports oval and recreation reserve that can cater for increased population growth<sup>5</sup>; and
- The Wallace Hotel.



**20** KM  
EAST OF  
BALLARAT CBD



**18** KM  
WEST OF  
BALLAN



**227**  
CURRENT  
POPULATION  
2021 CENSUS



**89**  
OCCUPIED PRIVATE  
DWELLINGS  
2021 CENSUS






FIGURE 5: WALLACE KEY FEATURES

**WALLACE**



**DRAWING KEY**

-  WALLACE BOUNDARY
-  WATERWAY
-  REMOVED RAIL LINE

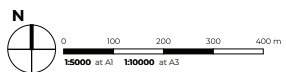
**KEY SITES**

-  WALLACE & DISTRICT FAMILY SERVICES HUB
-  COMMUNITY HALL
-  WALLACE RECREATION RESERVE
-  WALLACE HOTEL

↓ Existing dwelling in Wallace



↓ Wallace Hotel





# Emerging Directions Paper

This Emerging Directions Paper outlines the development suitability of each of the towns and presents an emerging growth direction for consultation with community, landowners and agencies.

## Purpose

**The development suitability is informed by a thorough understanding of the towns completed via a:**

- Review of background documents and technical work completed on each town;
- Understanding of the opportunities and constraints associated with existing planning controls;
- Site visit observations; and
- Layered analysis of the landform and other conditions within each of the towns.

**The development suitability assessment has resulted in an emerging growth direction for each town. The emerging growth direction is considered to best align with the four guiding principles for the project.**

**The four guiding principles are:**

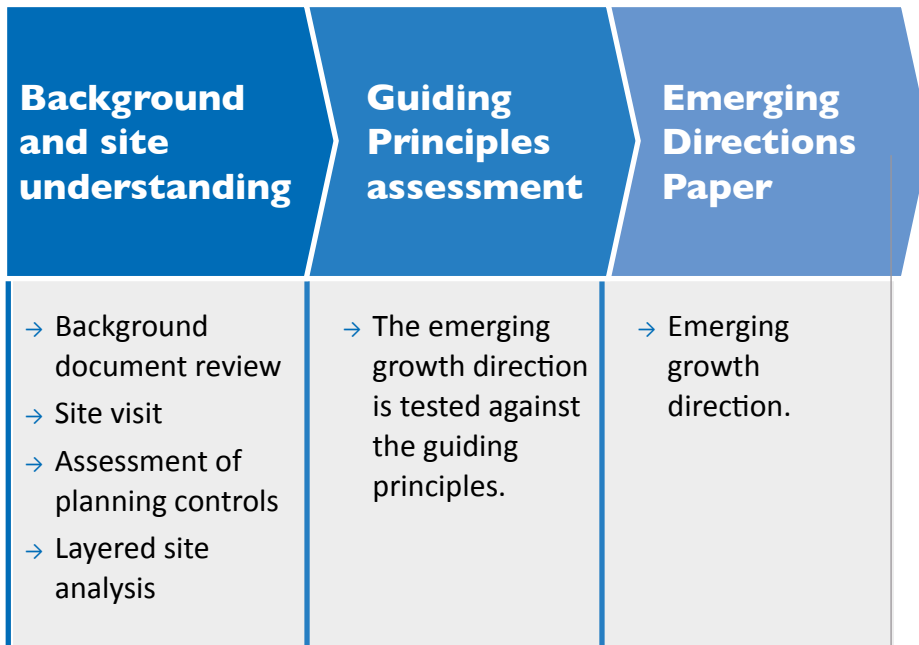
- 1 Small Town Character and Landscape Features**
- 2 Economic Prosperity**
- 3 Enhanced Sense of Community**
- 4 Enhanced Amenity and Movement Network**

This paper, including the emerging growth direction will be presented to community, land owners and relevant agencies for feedback and input.

The process for preparing this Emerging Directions Paper is identified on the following page.

# Methodology

This Emerging Directions Paper has been informed by the following steps:



↓ Bungaree War Memorial



# Background Review & Planning Controls

## Background Document Review

Relevant background technical documents and policy has been reviewed to provide an understanding of the opportunities and constraints of the towns from a development suitability perspective.

The key documents are identified in Table 1.

↓ Bungaree Football and Netball Club grounds





TABLE 1. BACKGROUND DOCUMENTS

Document	Completion Date	Summary	What does this mean for development suitability?
<b>Strategic Work</b>			
Small Towns and Settlements Strategy	2016	<p>The Moorabool Shire Small Towns and Settlements Strategy (the STSS) sets a growth framework for the Shire’s small towns and settlements. The STSS states that growth scenarios and opportunities in small towns and settlements need to be broadly consistent with the hierarchy in the Central Highlands Regional Growth Plan .</p> <p>The STSS considers the town or settlements ability to meet the needs of residents and visitors and how the small towns and settlements across the Shire work together. The strategy seeks to accommodate future growth, while maintaining the unique amenity of each town in the Shire.</p> <p>Within the STSS, Bungaree and Wallace are identified as “Small Towns, subcategory – Consolidated growth investigation Settlements” which support a population of 50-2000 residents with access to a limited range of education and health services and a small retail centre.</p>	<p>The issues, opportunities and constraints of each town outlined in this report indicate the towns will remain small towns. This strategy supports the investigation of the provision of servicing infrastructure (sewer). The STSS references state policy that talks to protecting agricultural land and avoiding inappropriate rural residential development.</p>
Moorabool Shire Rural Land Use Strategy	Ongoing	<p>Council is currently developing a Rural Land Use Strategy (RLUS) to provide a strategic vision and direction for the rural areas throughout the Shire. A diverse range of rural landscapes and areas of agricultural and horticultural significance exist in the Shire, which present a range of issues and opportunities. The strategy will include input from an agricultural land use specialist to assist in undertaking an agricultural land capability assessment for the shire. This work will identify important agricultural land which will underpin the development of a draft RLUS</p>	<p>The RLUS project is still ongoing and will be considered in subsequent stage of this project</p>
Community Infrastructure Needs Analysis – Key Findings and Recommendations Report	2019	<p>The purpose of this report was to identify the Shire’s most critical gaps in quantity, capacity, travel accessibility or physical suitability of community infrastructure.</p>	<p>Recommendations relevant to Bungaree and Wallace included:</p> <ul style="list-style-type: none"> <li>→ Investigate options for refurbishment and retention of the Wallace Public Hall or reinvest funds to create a community venue.</li> <li>→ Work with sports clubs to fund and deliver required upgrades to the pavilion at Wallace.</li> <li>→ Engage with the community to determine whether to upgrade the Wallace and District Preschool (and MCH) or relocate it to Ballan.</li> </ul>

<sup>6</sup> The Central highlands Regional Growth Plan establishes a framework for strategic land use and settlement planning that can sustainably accommodate growth. It provides broad direction for land use and development including residential, employment, industrial, commercial, agricultural and other rural activities.

Document	Completion Date	Summary	What does this mean for development suitability?
<b>Technical Reports</b>			
AECOM – Land Use Planning and Community Facility Analysis	2014	This report identifies the potential population capacity of each town based on existing community facilities.	The existing community facilities are sufficient for the towns size and can accommodate population growth.
Urban Enterprise – Moorabool West Small Towns Residential Assessment	2014	<p>This report was prepared to understand residential market demand in Bungaree and Wallace and determine the attractiveness of the towns for residential growth. The report considered demand drivers for residential land, market segments and household types which would be attracted to the towns and the impact of construction of a sewage scheme on population projections.</p> <p>The finding was that both Wallace and Bungaree would be well suited to attract residential growth in the future, with Wallace being slightly preferred due to high amenity, community facilities and access to the Western Freeway. However, Wallace is slightly more expensive than Bungaree to install reticulated sewerage.</p>	The towns are strategically located for population growth. Growth will need to be balanced with the costs associated with the provision of servicing infrastructure.
Ecology & Heritage Partners - Moorabool 2041 Environmental Assessment Project	2015	This environmental assessment was conducted to identify environmental factors which may limit the future development of the towns. The settlements were assessed based on a 500m radius of the existing Township Zone. The assessment identified native vegetation in both towns. Bushfire risk was found to be low.	There are scattered clusters of native vegetation within both towns, it's considered this can likely be accommodated within future development through identification of open space networks.
Urban Enterprise - Moorabool Small Towns Servicing Analysis	2016	<p>The servicing analysis provides engineering advice and costing services for the provision of sewerage services to Bungaree and Wallace. The two alternatives for staging infrastructure are:</p> <p><b>Alternative 1</b> Construct the infrastructure in 2 stages: → Stage 1A: extend trunk sewer from Ballarat to Bungaree, and construct a collection system in Bungaree to accommodate a population of 1,000 people; and then at a later date: → Stage 2: extend the trunk sewer from Bungaree to Wallace, and construct a collection system to accommodate a population of 1,000 in Wallace;</p> <p><b>Alternative 2</b> Construct the infrastructure in a single stage which includes extension of the trunk sewer to both Bungaree and Wallace and construction of collection systems in both towns to accommodate a population of 500 persons in each town (total 1,000 population).</p>	The report concluded that a trunk sewer extension from Ballarat is required, it recommended that Bungaree would be the first stage of the infrastructure investment.

Document	Completion Date	Summary	What does this mean for development suitability?
Engeny Water Management - Bungaree Flood Study Report Wallace Flood Study Report	2018 2022	The objective of these studies was to assist Council in understanding the regional flood patterns. In Bungaree, major overland flow paths coincide with the two tributaries of Two Mile Creek. In Wallace, key overland flow paths were found along the West Moorabool River branch and other minor watercourses.	Flood patterns identified in this study are identified in the layered site analysis later on in this document. Tributaries of the Two Mile Creek and the West Moorabool River provide opportunities to allow for vistas into the natural landscape. Upgrades to existing drainage infrastructure would be required to support future growth.
RMCG - Bungaree and Wallace Agricultural Land Capability	2017	This study was undertaken to understand the potential for land use conflict between agriculture and township uses, the need for buffers to agricultural land and the productivity of agricultural land. <b>In the study, productive agricultural land is defined as having one or more of the following characteristics:</b> → Suitable soil type → Suitable soil conditions → Suitable agricultural infrastructure (irrigation and drainage) → A present pattern of subdivision favourable for sustainable agricultural production Based on this criteria land was identified to be of high, medium or low agricultural capability. All land to the east and south of the township zone in Bungaree was identified to have high agricultural capability. Similarly in Wallace all land surrounding the township and rural living zone was identified to be of high agricultural capability.	The presence of expansive areas of land with medium and high agricultural capability within Bungaree and Wallace will be a key consideration in determining the most suitable location for future growth. The protection of this land will allow the towns to maintain their rural character while also allowing continued economic prosperity.
MWH/Stantec - Small Towns Sewerage Assessment	2017	MWH was engaged by Central Highlands Water (CHW) to develop options and updated cost estimates for the provision of sewerage services for Bungaree and Wallace. The following servicing solutions were assessed: <b>Sewerage Collection system</b> → Modified gravity reticulation → Low Pressure Sewerage System (LPSS) <b>Wastewater treatment and effluent disposal</b> → Transfer to Ballarat system → Transfer to Gordon Waste Water Treatment Plant (WWTP)	This assessment concluded that the current maximum capacity within the Ballarat network for flows from Bungaree and Wallace is associated with 1,000 people in total. Any additional transfer to the Gordon WWTP is reserved for growth in Gordon, therefore further growth in Bungaree and Wallace may trigger an upgrade to the Gordon WWTP.

## CONSIDERATIONS FOR DEVELOPMENT SUITABILITY

The existing strategies for Bungaree and Wallace provide the following conclusions relevant to the capacity of the towns to accommodate further growth:

- Policy direction indicates agricultural land should be protected and the towns will remain small rural settlements. This will likely be reinforced by the RLUS.
- Community infrastructure capacity is not a constraint on further growth.
- The cost of servicing infrastructure is a key constraint.
- Upgrades to existing drainage infrastructure would be required, in addition to new infrastructure to support any future growth.

## Existing Planning Controls

### Both Bungaree and Wallace are subject to the Township Zone (TZ).

The purpose of the TZ is to provide for residential development and other uses to serve local community needs in small towns and to encourage development that respects the neighbourhood character of the area. In terms of the development outcomes occurring under the TZ the lot sizes across both towns are generally larger rural lots in excess of 1000 square metres, with features such as large front setbacks.

In Bungaree, there are two clusters of the TZ with the Farming Zone (FZ) separating each cluster. This has resulted in two disconnected town clusters.

In Wallace, land south of Bungaree-Wallace Road and west of Westcotts Road is affected by the Rural Living Zone (RLZ). The purpose of the RLZ is to provide for residential uses in a rural environment and provide agricultural land uses which do not adversely affect the amenity of the surrounding land uses. There is some RLZ in Wallace which is not fully developed, the provision of sewer to the town may present opportunities for this land to be unlocked for further development.

All land surrounding the TZ and RLZ in both towns is zoned Farming Zone (FZ).

**Two small areas of Public Use Zone are located in Wallace and the Transport Zone affects the following areas:**

- Bungaree Creswick Road north of Bungaree Wallace Road in Bungaree;
- Ormond Road in Wallace;
- Bungaree Wallace Road across Bungaree and Wallace (TRZ2); and
- VicTrack rail corridor (TRZ3)

There are very limited commercial, or retail opportunities present in the towns. There are some employment uses in Bungaree that have been permitted under the FZ.

See Figures 6 and 7 for the zoning plans for both Bungaree and Wallace.

## CONSIDERATIONS FOR DEVELOPMENT SUITABILITY

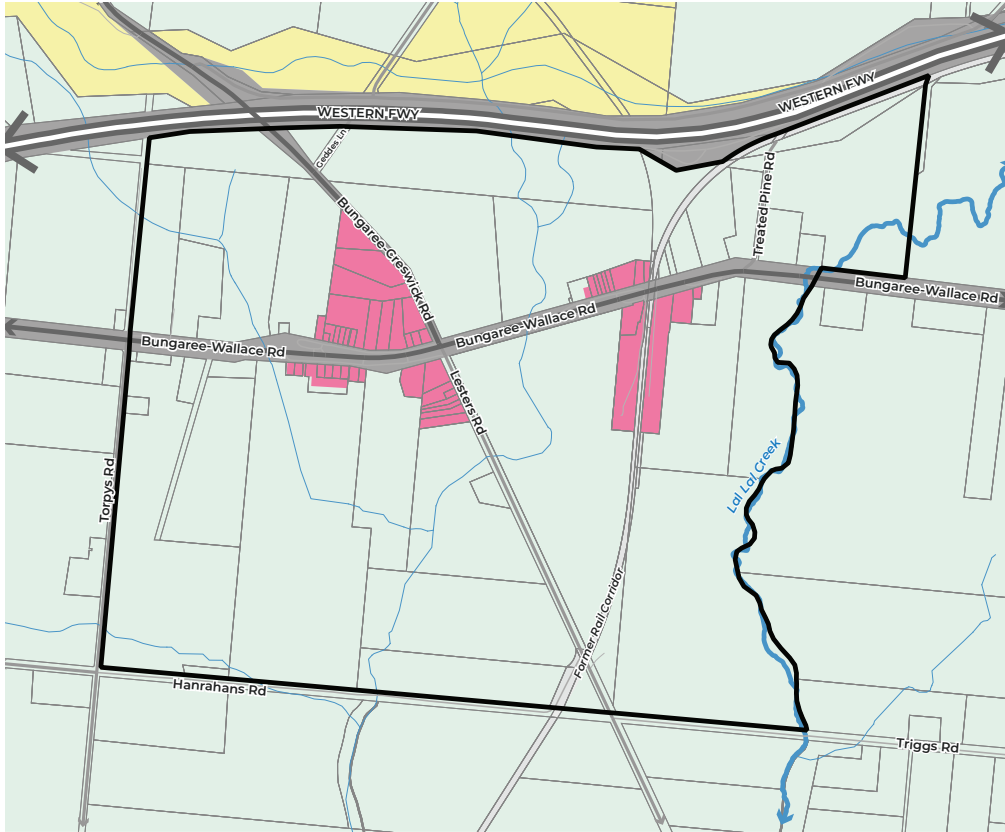
### ZONES

- The current zoning pattern of Bungaree has resulted in two disconnected town clusters, there is an opportunity to consider applying zoning controls that better connect the two clusters.
- The current densities in the towns are generally larger lots in excess of 1000 sqm, the provision of sewer infrastructure may facilitate smaller lot sizes, particularly in the RLZ.
- The towns are surrounded by FZ, continuing to protect ongoing farming activities will be an important consideration.



FIGURE 6: BUNGAREE ZONING PLAN

**BUNGAREE**



**DRAWING KEY**

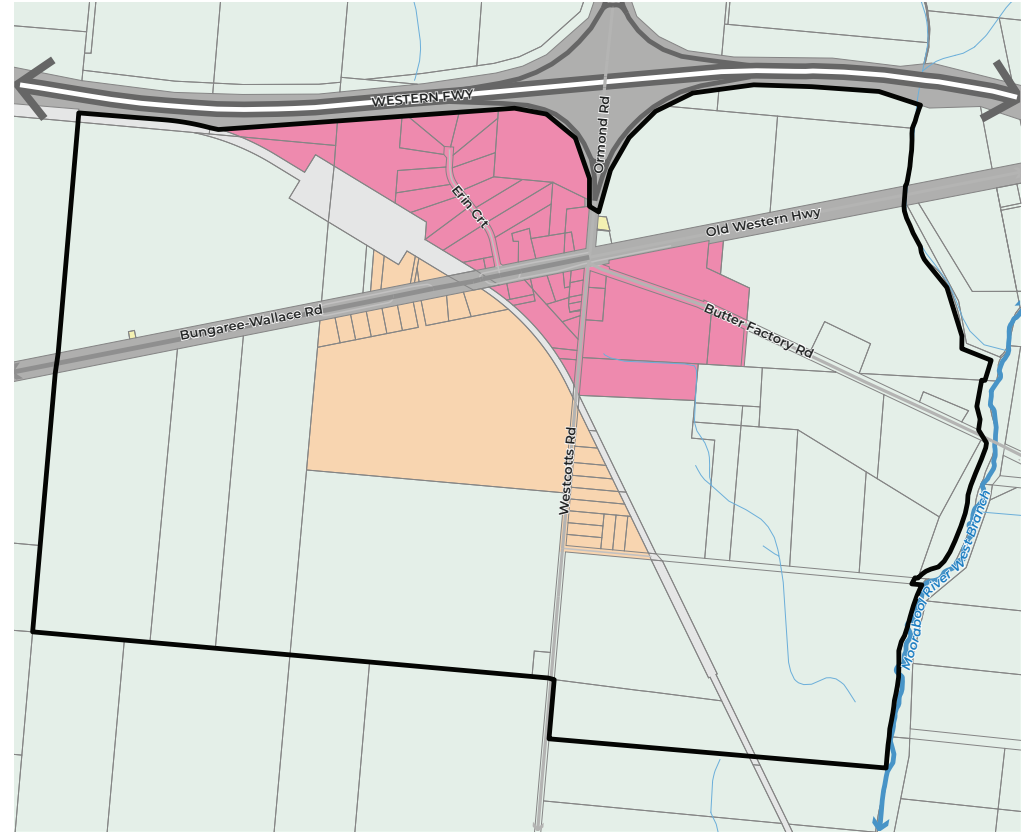
- STUDY BOUNDARY
- CADASTRE
- WATERCOURSE

**PLANNING ZONES**

- FARMING ZONE (FZ)
- TOWNSHIP ZONE (TZ)
- PUBLIC USE ZONE 1 (PUZ1)
- TRANSPORT ZONE 1 (TRZ1)
- TRANSPORT ZONE 2 (TRZ2)

FIGURE 7: WALLACE ZONING PLAN

**WALLACE**



**DRAWING KEY**

- STUDY BOUNDARY
- CADASTRE
- WATERCOURSE

**PLANNING ZONES**

- FARMING ZONE (FZ)
- TOWNSHIP ZONE (TZ)
- RURAL LIVING ZONE (RLZ)
- PUBLIC USE ZONE (PUZ)
- TRANSPORT ZONE 1 (TRZ1)
- TRANSPORT ZONE 2 (TRZ2)

## OVERLAYS

# Both Bungaree and Wallace are subject to a number of planning overlays.

Bungaree is subject to various overlays including the Environmental Significance Overlay (ESO), Design and Development Overlay (DDO) Schedules 2,3, and 4 and Bushfire Management Overlay (BMO).

These overlays recognise the importance of protecting water produced within the proclaimed water catchment and also aim to ensure the design and built form of new development is responsive to existing conditions, such as the Western Freeway.

Similar to Bungaree, portions of Wallace are subject to various overlays, including the Environmental Significance Overlay (ESO) and Design and Development Overlay (DDO) Schedules 2 and 3.

## CONSIDERATIONS FOR DEVELOPMENT SUITABILITY

### OVERLAYS

- The interface with the Western Freeway needs to be considered from a noise and amenity perspective.
- Drainage solutions need to consider the quality of proclaimed water catchments.

### **The purpose of the overlays affecting Bungaree and Wallace are as follows:**

#### **Design and Development Schedule 2**

- To enhance the visual amenity in rural townships and vegetated areas of the Moorabool Shire by discouraging the use of reflective materials.

#### **Design and Development Schedule 3**

- To ensure that the development of land near the alignment of the Western Freeway does not affect the levels of service, safety or amenity of the Freeway and to minimize adverse effects of noise on sensitive uses such as residential development.

#### **Design and Development Schedule 4**

- To ensure that development near the future alignment of the Western Freeway between Leigh Creek and Woodmans Hill is undertaken with appropriate noise attenuation measures to minimize the impact of traffic noise on sensitive land uses.

#### **Environmental Significance Overlay**

- To protect the quality and quantity of water produced within the proclaimed water catchments.

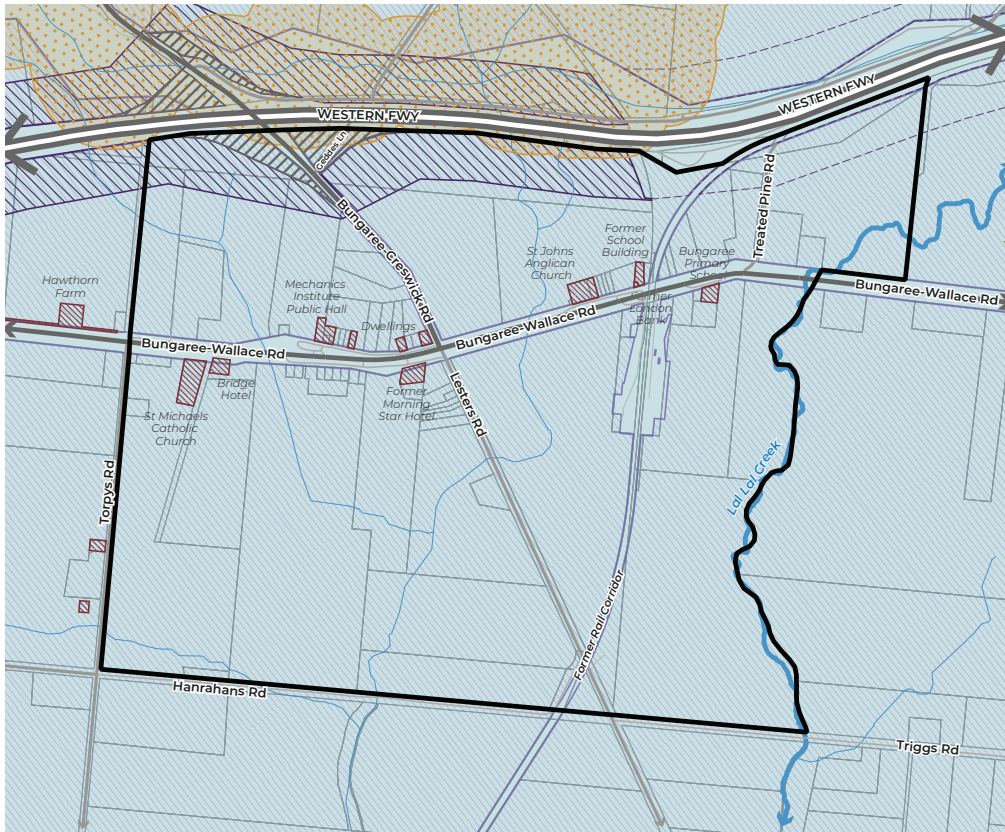
#### **Bushfire Management Overlay**

- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented and ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.








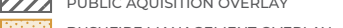


See Figures 8 and 9 for the overlay plans for Both Bungaree and Wallace.

# BUNGAREE

FIGURE 8: BUNGAREE OVERLAY PLAN

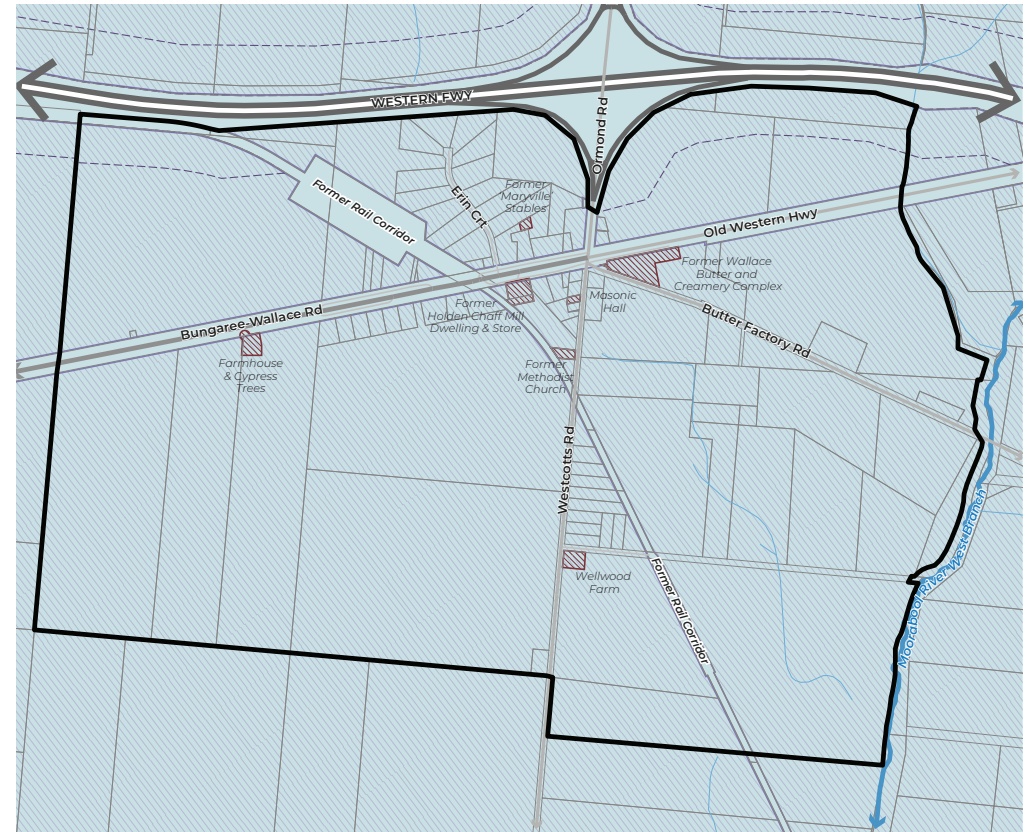


## DRAWING KEY








- |  |  |
|--|--|
|  STUDY BOUNDARY | <b>PLANNING OVERLAYS</b>   |
|  CADASTRE       |  ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) - ENTIRE STUDY AREA |
|  WATERCOURSE    |  DESIGN & DEVELOPMENT OVERLAY 2 (DDO2)                        |
|  |  DESIGN & DEVELOPMENT OVERLAY 3 (DDO3)                        |
|  |  DESIGN & DEVELOPMENT OVERLAY 4 (DDO4)                        |
|  |  PUBLIC ACQUISITION OVERLAY                                   |
|  |  BUSHFIRE MANAGEMENT OVERLAY                                  |
|  |  POTENTIAL FUTURE HERITAGE OVERLAY                            |

# WALLACE

FIGURE 9: WALLACE OVERLAY PLAN



## DRAWING KEY

- |  |  |
|--|--|
|  STUDY BOUNDARY | <b>PLANNING OVERLAYS</b>   |
|  CADASTRE       |  ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) - ENTIRE STUDY AREA |
|  WATERCOURSE    |  DESIGN & DEVELOPMENT OVERLAY 2 (DDO2) - ENTIRE STUDY AREA    |
|  |  DESIGN & DEVELOPMENT OVERLAY 3 (DDO3)                        |
|  |  POTENTIAL FUTURE HERITAGE OVERLAY                            |



# Development Suitability Considerations

This section provides an overview of the development suitability of the towns.

The development suitability considerations are informed by the review of background reports, understanding of existing planning controls and the layering of site analysis information (see figures 10 and 11).

**Development suitability considerations are generally centered around the following topics:**

- Biodiversity values
- Topography + Flooding
- Buffers + interfaces
- Cultural Heritage Sensitivity + Post Contact Heritage values
- Access + Connectivity
- Agricultural land

The following section discusses the development suitability under each of the topics.

↓ Active farmland in Bungaree





# Existing Conditions

The development suitability considerations are identified below:

## → Biodiversity values

- › Creeks, tributaries and overland flow paths run through and around the town providing potential habitat for species and forming a natural barrier for growth. These water courses are more apparent in Bungaree.
- › There are pockets of vegetation in both Bungaree and Wallace. These pockets are relatively dispersed and small and it's considered they could be readily integrated into future development.

## → Topography + Flooding

- › Bungaree has undulating topography falling towards the Lal Lal creek meaning some locations will be challenging to develop.
- › There are a number of overland flow paths running through Bungaree which creates small valleys that are at risk of inundation and have the potentiality to prevent delivery of a connected urban form.
- › Wallace has more of a gentle topography falling towards the Moorabool River West Branch with several low hills.
- › Wallace has less constraints from a topography and flooding perspective.

## → Buffers + Interfaces

- › There are minimal uses in the two townships that are likely to require buffers to sensitive uses.
- › In areas adjacent to the freeway, development must include appropriate noise attenuation measures to protect sensitive uses from the noise generated by the Western Freeway.
- › Any development within the freeway buffer may require the implementation of larger lots to enable sufficient setbacks from the Freeway.

## → Cultural Heritage Sensitivity + Post Contact Heritage values

- › High level Victorian Government mapping of potential aboriginal sensitive sites identifies locations along the creeks and tributaries as significant. Consultation with the Wadawurrung Traditional Owners Aboriginal Corporation is required to confirm significance and cultural values for the towns.
- › There are currently no Heritage Overlays in both towns. The West Moorabool Heritage Study, 2016 identified a number of places within the two towns that are of local heritage significance.

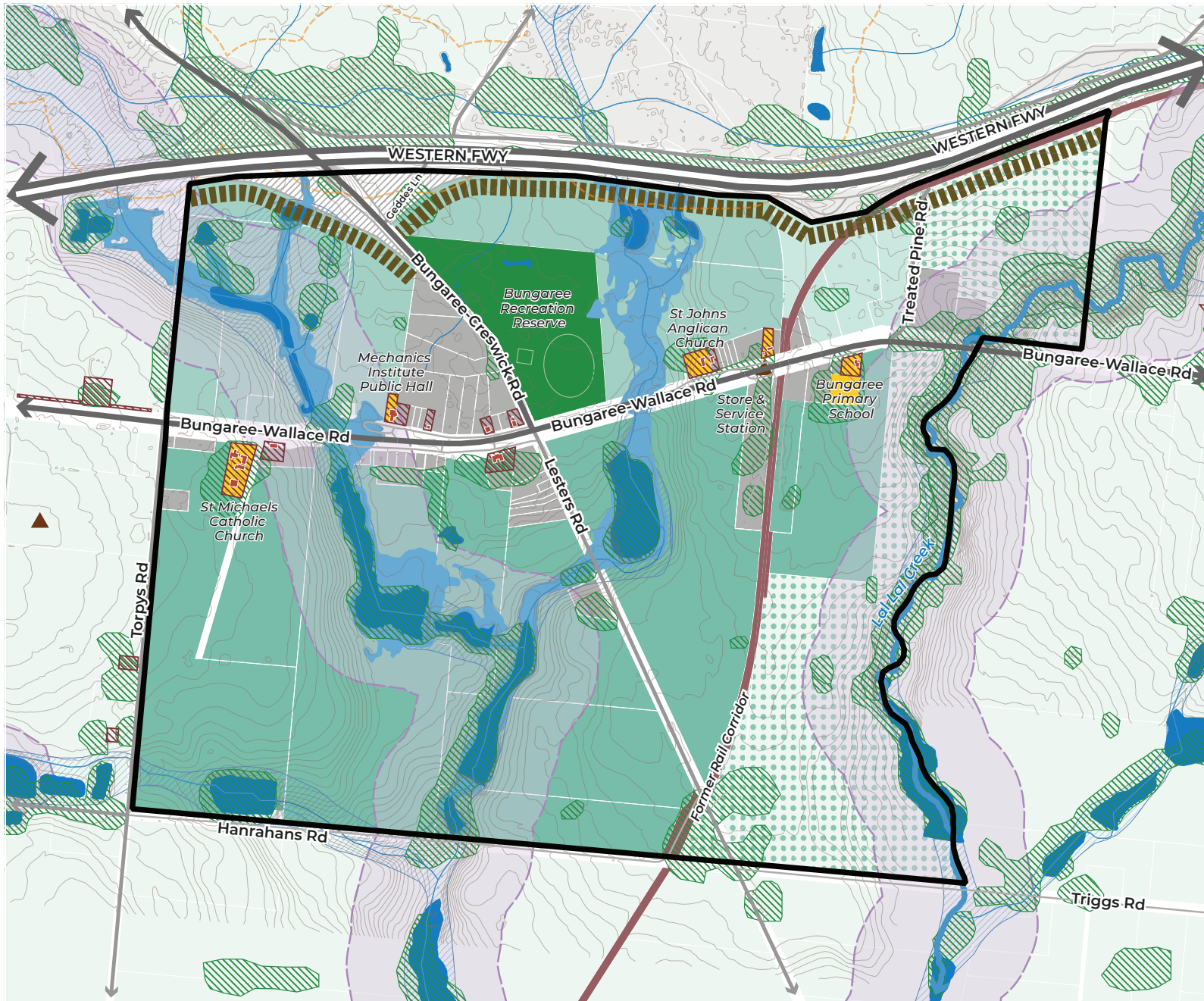
## → Access + Connectivity

- › Wallace benefits from a diamond interchange to the Western Freeway.
- › Access to Bungaree from the east is not as efficient, with residents travelling through Wallace to access the town.
- › There is a relatively good network of existing roads within each town, however these are of rural standard.
- › There are minimal safe pedestrian and cycle connections within each town.
- › A former rail corridor runs through the two towns and continues further each and west.

## → Agricultural land

- › According to the Bungaree and Wallace Agricultural Land Capability assessment, low, medium and high quality agricultural land surrounds the existing urban areas of both towns.
- › In Bungaree, land to the south of Bungaree-Wallace Road is generally considered high quality, land to the north of Bungaree-Wallace Road is generally medium and low quality.
- › The majority of agricultural land in Wallace is considered “high quality”.

FIGURE 10: BUNGAREE SITE ANALYSIS AND EXISTING CONDITIONS



# BUNGAREE

## DRAWING KEY

- STUDY BOUNDARY
- LAND USE**
- EXISTING DEVELOPMENT
- FORMER RAIL CORRIDOR
- PUBLIC/UTILITY LAND
- RECREATION RESERVE
- AGRICULTURAL LAND**
- HIGH QUALITY FARMING LAND
- MEDIUM QUALITY FARMING LAND
- LOW QUALITY FARMING LAND
- FARMING LAND NOT INCLUDED IN AGRICULTURAL LAND STUDY
- SURROUNDING FARMING LAND
- HERITAGE**
- AREAS OF CULTURAL HERITAGE SENSITIVITY
- POTENTIAL FUTURE HERITAGE OVERLAY
- HERITAGE BUILDINGS
- MOVEMENT**
- FREEWAY
- CONNECTOR
- LOCAL ROAD
- SERVICE ROAD
- DEVELOPMENT BUFFERS**
- FREEWAY BUFFER
- BUSHFIRE MANAGEMENT OVERLAY
- PUBLIC ACQUISITION OVERLAY
- TOPOGRAPHY**
- 1M CONTOURS
- HIGH POINT
- FLOODING**
- WATERCOURSE
- DRAINAGE LINES
- WATERBODY
- OVERLAND FLOW PATH
- LAND SUBJECT TO INUNDATION
- BIODIVERSITY**
- BIODIVERSITY AREA

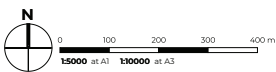
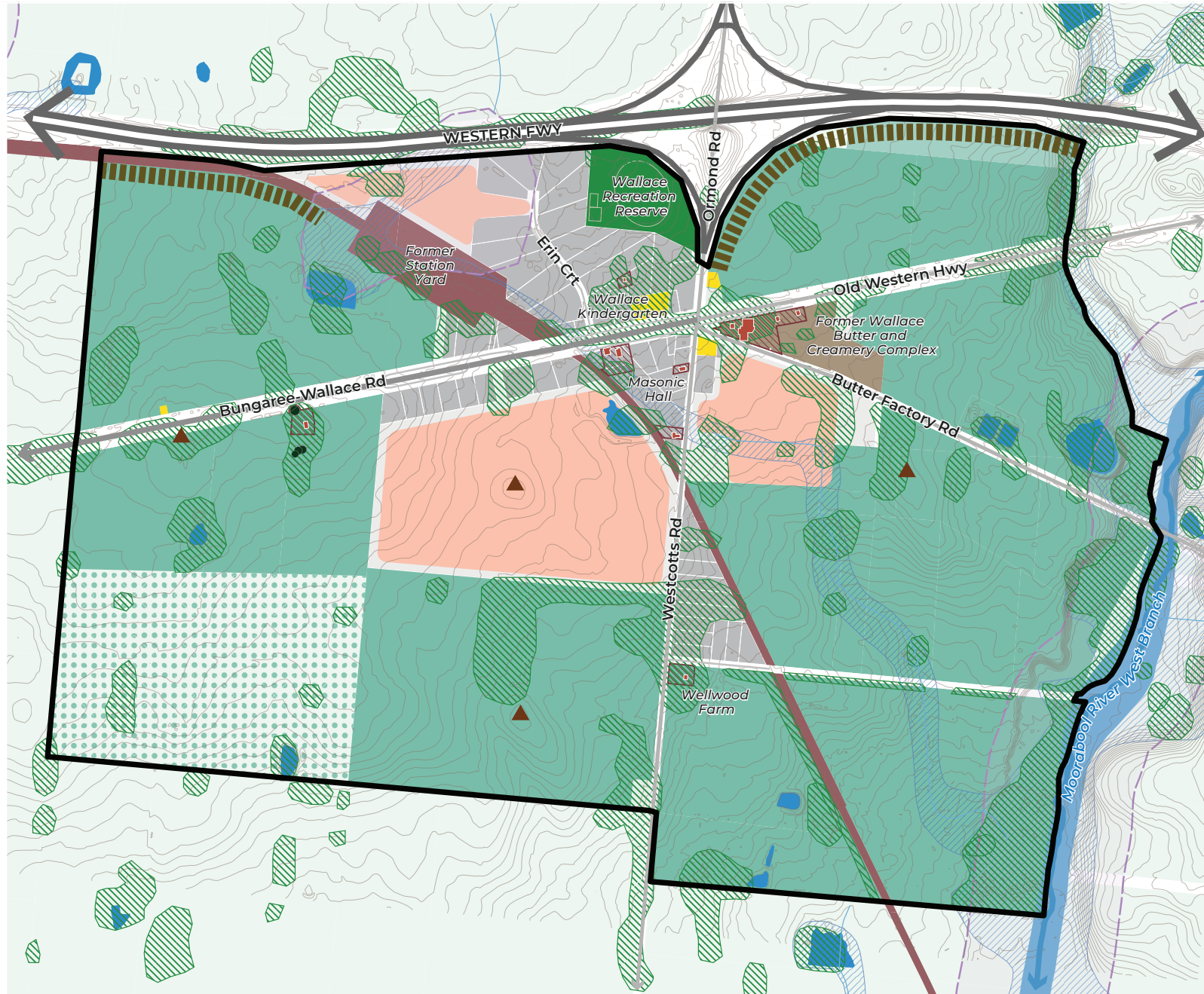




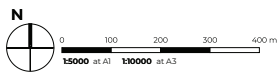
FIGURE 11: WALLACE SITE ANALYSIS AND EXISTING CONDITIONS

# WALLACE



**DRAWING KEY**

- STUDY BOUNDARY
- LAND USE**
- EXISTING DEVELOPMENT
- FORMER RAIL CORRIDOR
- PUBLIC/UTILITY LAND
- RECREATION RESERVE
- ZONED RESIDENTIAL LAND
- AGRICULTURAL LAND**
- HIGH QUALITY FARMING LAND
- MEDIUM QUALITY FARMING LAND
- SURROUNDING FARMING LAND
- FARMING LAND NOT INCLUDED IN AGRICULTURAL LAND STUDY
- HERITAGE**
- AREAS OF CULTURAL HERITAGE SENSITIVITY
- POTENTIAL FUTURE HERITAGE OVERLAY
- HERITAGE BUILDINGS
- SIGNIFICANT TREES
- MOVEMENT**
- FREEWAY
- CONNECTOR
- LOCAL ROAD
- SERVICE ROAD
- DEVELOPMENT BUFFERS**
- FREEWAY BUFFER
- TOPOGRAPHY**
- 1M CONTOURS
- HIGH POINT
- FLOODING**
- WATERCOURSE
- DRAINAGE LINES
- WATERBODY
- OVERLAND FLOW PATH
- LAND SUBJECT TO INUNDATION
- BIODIVERSITY**
- BIODIVERSITY AREA





# Opportunities

**This section outlines the opportunities associated with the development suitability considerations:**

## → Biodiversity values

- › High value vegetation patches can be incorporated in future open space networks or conservation areas that would provide added amenity to the residents of Bungaree and Wallace.

## → Topography + Flooding

- › The creeks and tributaries running along the two townships could provide the basic structure for a connected open space network, allowing for shared paths and amenity.
- › Flood mitigation assets such as retarding basins can form part of the open space network to provide added amenity while performing a flood mitigation function.
- › High points of Bungaree and Wallace can provide opportunities for place making and view lines.

## → Buffers + Interfaces

- › The buffer to Western Highway could facilitate opportunities for larger lots with mechanisms such as building envelopes put in place to respond to planning controls.
- › Interface to high value agricultural land should be considered, providing opportunities for open space or larger lots along the periphery of the urban area, allowing an appropriate transition from urban to farming areas.

## → Cultural Heritage Sensitivity + Post Contact Heritage values

- › The proposed heritage overlays are a significant first step to protect the important history of Bungaree and Wallace. These places can be utilised in placemaking and be part of a heritage trail to celebrate the rich history of the two towns.

- › An opportunity exists to re-purpose proposed heritage sites for community uses. For example, the former Butter Factory site has the potential to be re-purposed for hospitality or related uses.
- › Consultation with the Wadawurrung Traditional Owners Corporation should occur to understand culturally sensitive sites to be protected and cultural values to be embedded in future planning directions.

## → Access + Connectivity

- › Tributaries and creek can form part of the active transport / shared path network.
- › Consultation with VicTrack should explore the opportunity to reinstate the former rail corridor into a rail trail for pedestrian and cycle movements. This can provide improved connections between Bungaree and Wallace and the wider region.
- › The former station yard presents an opportunity for placemaking or other supporting uses associated with the proposed rail trail.
- › Improved pedestrian and cycle opportunities should be explored to encourage community to move around the town using active travel.
- › The main intersection in the centre of town adjacent to the Wallace Hotel will require upgrades to ensure it can operate safely if increased traffic movements are introduced.
- › Improved public transport connections, there is currently only one bus stop in each town with one bus running on a Saturday.

## → Agricultural land

- › The protection of highly valued agricultural land is important and should be a priority of the structure plan.
- › The settlement boundary should minimise impact on high quality agricultural land.
- › Appropriate interfaces should be applied to farming land so these activities can continue concurrently with growth.





# Emerging Growth Option

In response to the development suitability analysis, an emerging growth option has been identified for both Bungaree and Wallace.

The emerging growth direction for each town is the recommended scale and direction of growth based on the development suitability analysis. Following feedback from the community, landowners and government agencies the emerging growth direction will be further explored through the development of the Structure Plan to ensure the towns are holistically planned.

There are a number of technical considerations that will need to be further considered in conjunction with each emerging growth direction.

**The following technical considerations will be considered further as part of the Structure Plan process and include:**

- Access
- Drainage infrastructure
- Consideration of environmental values
- Flooding
- Provision of appropriate servicing infrastructure
- Land capability
- Cultural heritage considerations

**The emerging growth direction has been assessed for its impact or performance on each of the four guiding principles.**

**① Small Town Character and Landscape Features**

**② Economic Prosperity**

**③ Enhanced Sense of Community**

**④ Enhanced Amenity and Movement Network**





OVERVIEW OF EMERGING GROWTH DIRECTION

In response to the development suitability considerations, the emerging growth direction for Bungaree is shown in Figure 12. The emerging growth direction is proposed via 4 pockets of development A, B, C and D.

- A constraint on growth in Bungaree is the fragmentation of the existing built form, and topographical and flooding constraints. As a result, there is an opportunity to focus future growth around the existing recreation reserve and location of existing town services.
- This approach to growth presents an opportunity to connect the two town clusters and focus development around existing services and bound by inundation corridors which have the potential to be enhanced for amenity and connection.
- **Area A** to the south of Bungaree-Wallace Rd provides the opportunity for lots with strong amenity and access.
- **Areas C and D** provide an opportunity for residential lots that back onto the drainage corridor and provide vistas towards the natural landscape. Noting that built form adjacent to the freeway must include noise attenuation measures.
- **Areas B, C and D** also benefit from interfaces to drainage lines for enhanced development amenity. These areas have the potential to facilitate larger lot sizes to comply with the freeway buffer planning control requirements.
- **Areas A and B** overlay with potentially culturally sensitive areas. Consultation with the Wadawurrung Traditional Owners Aboriginal Corporation is required to confirm suitability for development in these locations.

- There is an opportunity to investigate growth to the south of Bungaree-Wallace Road. This may require investigation of mitigation measures for the interface with the existing service station. This has the potential to better connect the two disconnected town clusters.
- A potential future long term growth direction has been identified towards Treated Pine Road. This area is relatively connected to the existing town cluster and is directing growth towards low quality agricultural land. There are some existing agricultural related businesses in this location.
- The emerging growth direction contains the growth of Bungaree to be more spatially connected, this will enhance the sense of community for existing and future residents and encourage opportunities for a walkable town form.
- The emerging growth direction identified have also considered access possibilities with all areas having existing access or the possibility of providing access from Bungaree-Wallace Road or Bungaree-Creswick Road.
- The potential drainage lines present the opportunity for improved walking and cycling connections.
- The proposed emerging growth direction focuses development on medium quality agricultural land, rather than high quality.
- The proposed areas for growth are bound by natural and enduring boundaries which ensures growth will be contained and not encroach further into high quality agricultural land.

EMERGING GROWTH DIRECTION  
Guiding Principles Assessment

1 SMALL TOWN CHARACTER & LANDSCAPE FEATURES

Response to Principle

Enables compact urban form and connected town. Growth pockets are relatively small meaning impact on small town character feel will be minimal.

Development fronts inundation areas presenting opportunities for amenity outcomes. Development pockets focused on flat accessible land.

2 ECONOMIC PROSPERITY

Mainly encroaches on medium quality agricultural land. A small amount of high quality agricultural land south of Bungaree-Wallace Road is affected.

Inundation areas create an enduring boundary to protect agricultural land from further encroachment.

Inundation areas provide a buffer between development pockets and existing farm land to ensure agricultural activities can continue.

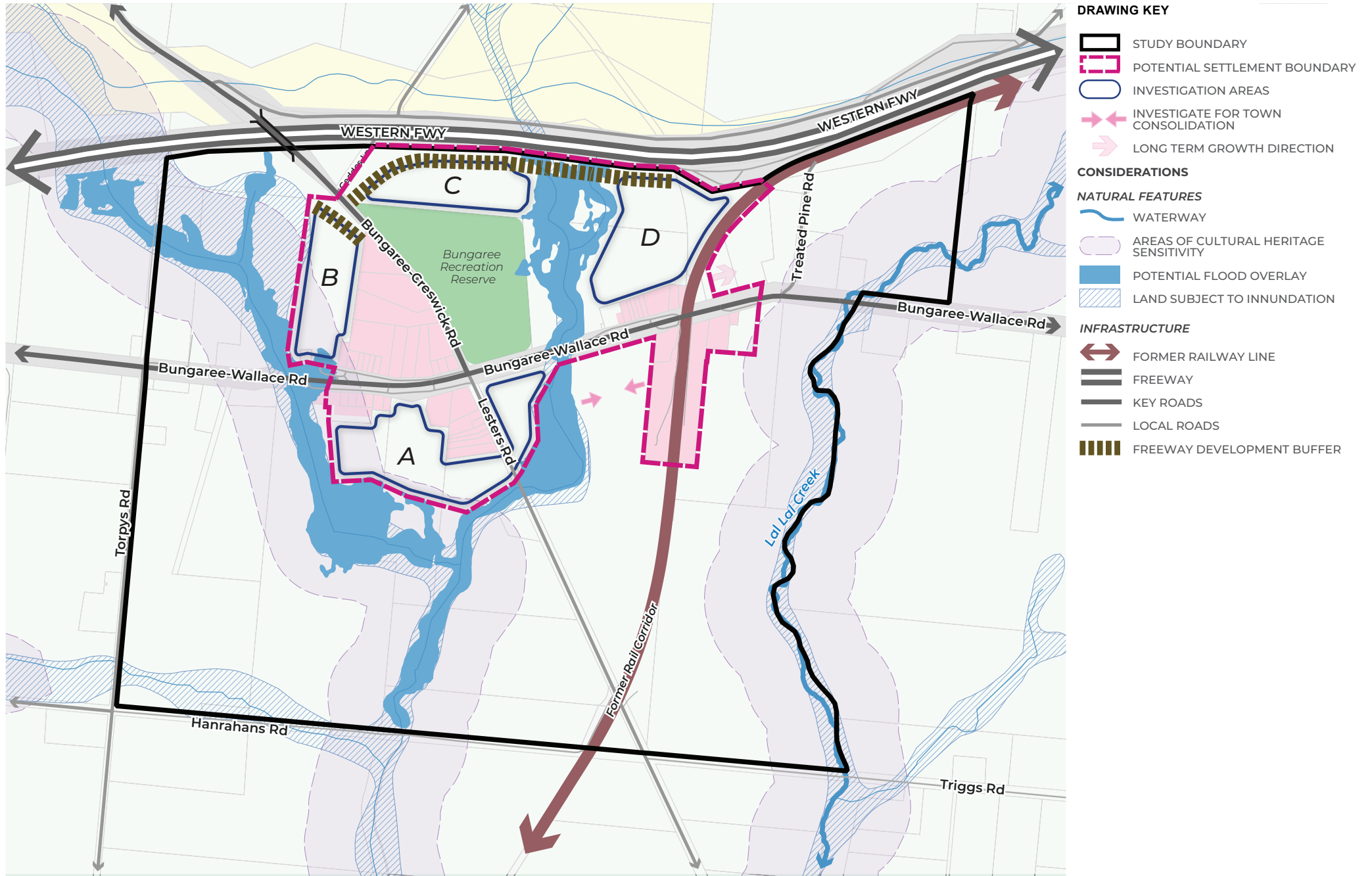
3 ENHANCED SENSE OF COMMUNITY

Development is focused around existing recreation reserve. Present the opportunity for a compact urban form and walkable neighbourhoods.

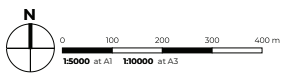
4 ENHANCED AMENITY & MOVEMENT NETWORK

Access available from existing road connections. Opportunity for improved pedestrian and cycle connections via upgrades to existing roads.

FIGURE 12: BUNGAREE EMERGING GROWTH DIRECTION



- DRAWING KEY**
- STUDY BOUNDARY
  - POTENTIAL SETTLEMENT BOUNDARY
  - INVESTIGATION AREAS
  - INVESTIGATE FOR TOWN CONSOLIDATION
  - LONG TERM GROWTH DIRECTION
- CONSIDERATIONS**
- NATURAL FEATURES**
- WATERWAY
  - AREAS OF CULTURAL HERITAGE SENSITIVITY
  - POTENTIAL FLOOD OVERLAY
  - LAND SUBJECT TO INUNDATION
- INFRASTRUCTURE**
- FORMER RAILWAY LINE
  - FREEWAY
  - KEY ROADS
  - LOCAL ROADS
  - FREEWAY DEVELOPMENT BUFFER





## OVERVIEW OF EMERGING GROWTH DIRECTION

In response to the development suitability considerations, the emerging growth direction for Wallace is shown on Figure 13. The proposed locations for growth are identified as A, B, C, D and E.

- Taking into consideration the topography of the land and existing development, Wallace is identified to be more viable for increased urban growth in the future, including opportunities for employment land.
- **Area A and B and part of Areas C and D** are already zoned for residential purposes. Area A and part of Area C and D are zoned Township Zone. Area B is zoned Rural Living Zone.
- **Area A** will need to be further investigated in terms of potential constraints in terms of flooding and cultural sensitivity.
- **Area E** is identified as an investigation area for employment growth. This land has convenient access off the Western Freeway and Bungaree-Wallace Road to the south. This will be further explored from an industrial land supply perspective.
- The priority growth areas for residential development would be B, and C which have existing access off of Westcotts Road and Butter Factory Road.

- There are opportunities to embed buffer provisions into any future development of Area B and C to protect ongoing farming opportunities of land to the south (including the functioning orchard on the south side of McIvor Road).
- The majority of farming land in Wallace is considered high quality agricultural land. Therefore any growth will be encroaching on this. Area C, D and E are considered the most favorable locations as they are immediately adjacent to existing urban areas and present the opportunity for an enduring settlement boundary to limit any further expansion into high quality agricultural land.
- The proposed areas for growth are bound by natural and enduring boundaries which ensures growth will be contained and not encroach further into high quality agricultural land.

EMERGING GROWTH DIRECTION  
Guiding Principles Assessment

## 1 SMALL TOWN CHARACTER &amp; LANDSCAPE FEATURES

**Response to Principle**

Development proposed in areas already zoned residential or adjacent to existing residential.

Development is focused around existing urban uses. Limited impact on small town feel.

Opportunity for development to front Moorabool Creek West Branch corridor for amenity values.

## 2 ECONOMIC PROSPERITY

Encroachment on high quality agricultural land, however in location adjacent to existing residential development.

Presents an opportunity for an enduring settlement boundary to prevent further encroachment.

Presents opportunity for development adjacent to a connected main street precinct.

## 3 ENHANCED SENSE OF COMMUNITY

Development focused around existing urban uses, reinforcing the town core.

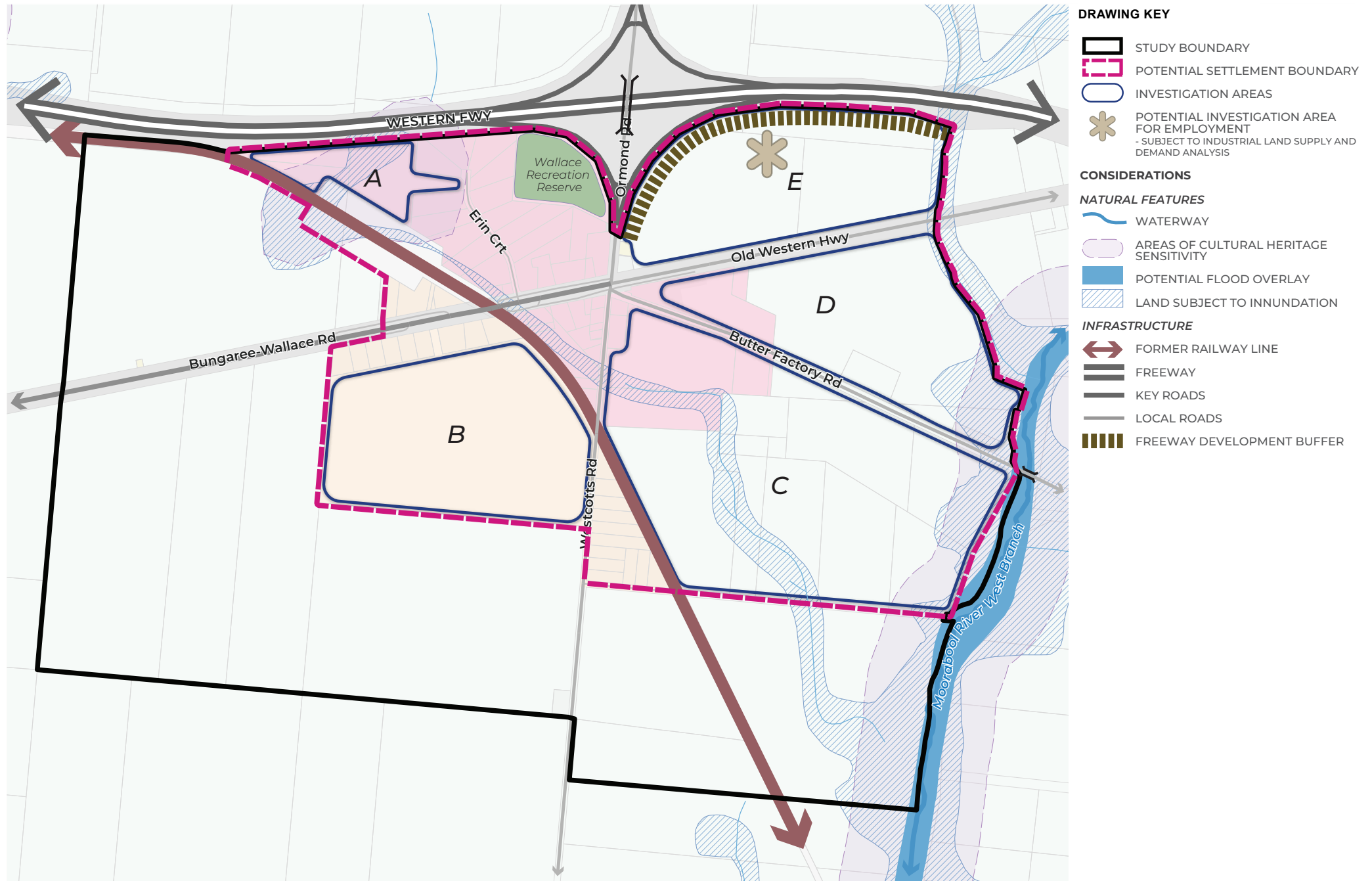
Some justification for upgrades to existing community uses such as MCH.

## 4 ENHANCED AMENITY &amp; MOVEMENT NETWORK

Access available from existing road connections. Opportunity for improved pedestrian and cycle connections via upgrades to existing roads.

Opportunity to utilise inundation corridor and creek corridor for shared paths.

FIGURE 13: WALLACE EMERGING GROWTH DIRECTION.



**DRAWING KEY**

- STUDY BOUNDARY
- POTENTIAL SETTLEMENT BOUNDARY
- INVESTIGATION AREAS
- POTENTIAL INVESTIGATION AREA FOR EMPLOYMENT  
- SUBJECT TO INDUSTRIAL LAND SUPPLY AND DEMAND ANALYSIS

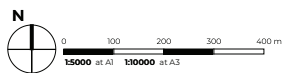
**CONSIDERATIONS**

**NATURAL FEATURES**

- WATERWAY
- AREAS OF CULTURAL HERITAGE SENSITIVITY
- POTENTIAL FLOOD OVERLAY
- LAND SUBJECT TO INUNDATION

**INFRASTRUCTURE**

- FORMER RAILWAY LINE
- FREEWAY
- KEY ROADS
- LOCAL ROADS
- FREEWAY DEVELOPMENT BUFFER



# Guiding Principles for the Structure Plan

The guiding principles have informed the emerging growth directions and will underpin the strategic directions of the Structure Plan for Bungaree and Wallace.

Opportunities for the Structure Plan associated with each of the guiding principles are outlined in the subsequent sections.

The four guiding principles are:

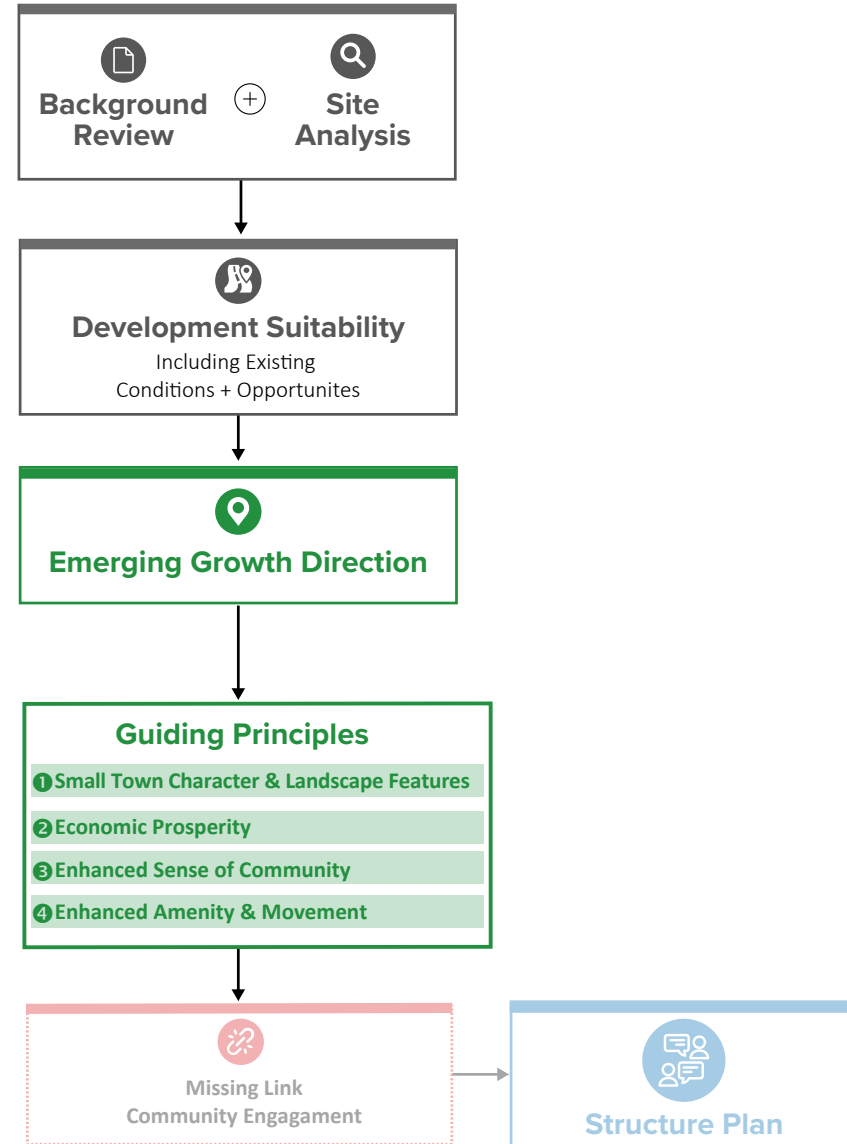
① Small Town Character and Landscape Features

② Economic Prosperity

③ Enhanced Sense of Community

④ Enhanced Amenity and Movement Network

Process flowchart:







**Moorabool**  
Shire Council



# 1 Small Town Character and Landscape Features

## PRINCIPLE

The Structure Plan will ensure potential future growth is managed and appropriate housing densities are encouraged to maintain and enhance the intrinsic landscape, heritage and rural character of Bungaree and Wallace.

## INTENT

Community consultation will better assist our understanding of the valued characteristics of the towns and key factors that not only attract residents to the town but also encourage them to stay. New housing in Bungaree and Wallace presents an opportunity to provide larger lot sizes to fill a market gap from nearby growth areas such as Ballan and Ballarat. Decisions about preferred lot sizes must balance the direction to maintain small town character with economic costs associated with provision of servicing infrastructure.

### The Structure Plan will:

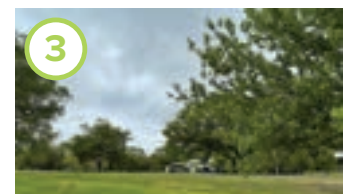
- Seek to protect and enhance the rural character of the towns and provide guidance on the preferred density and outcomes of future development.
- Consider historic heritage and cultural heritage values and embed these in development outcomes.
- Enhance natural features and encourage development that respects the rural siting of the towns.

## BUNGAREE

- 1 Former London Bank of Australia was built in 1911 and became a E.S and A. Bank in 1921. The Bank closed in 1971.
- 2 Natural Vistas looking south.
- 3 Character of existing development includes large lots with substantial front setbacks and predominantly single storey dwellings.

## WALLACE

- 1 Wallace Hotel.
- 2 Former Wallace Millbrook & District Butter Factory and Creamery Complex was built in 1893 and closed in 1994.
- 3 Tree lined Bungaree-Wallace Road with drainage swale in the centre.
- 4 Character of existing development includes large lots, with substantial front setbacks and predominantly single storey dwellings.



# BUNGAREE

FIGURE 14: BUNGAREE SMALL TOWN CHARACTER AND LANDSCAPE FEATURES

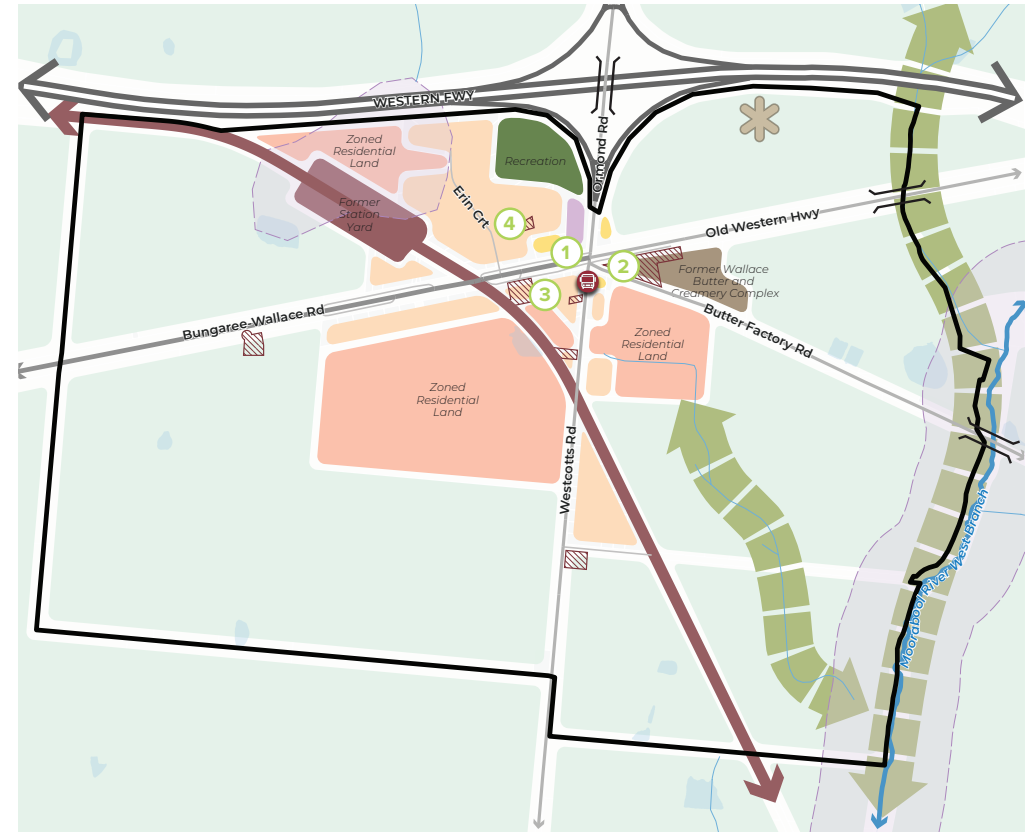


## DRAWING KEY

	STUDY BOUNDARY		RESIDENTIAL USE		FREEWAY
	WATERCOURSE		SERVICE/UTILITY LAND		CONNECTOR
	WATERBODY		FARMING LAND		LOCAL ROAD
	POTENTIAL CREEK/WETLAND CORRIDOR		SPORTS AND RECREATION		SERVICE ROAD
	AREAS OF CULTURAL HERITAGE SENSITIVITY		PUBLIC/UTILITY LAND		ROAD BRIDGE
			COMMERCIAL USES		BUS STOP
			EMPLOYMENT		
			FORMER RAIL CORRIDOR		
			POTENTIAL FUTURE HERITAGE OVERLAY		

# WALLACE

FIGURE 15: WALLACE SMALL TOWN CHARACTER AND LANDSCAPE FEATURES



## DRAWING KEY

	STUDY BOUNDARY		RESIDENTIAL USE		FREEWAY
	POTENTIAL INVESTIGATION AREA FOR EMPLOYMENT - SUBJECT TO INDUSTRIAL LAND SUPPLY AND DEMAND ANALYSIS		ZONED RESIDENTIAL LAND		CONNECTOR
	WATERCOURSE		SERVICE/UTILITY LAND		LOCAL ROAD
	WATERBODY		FARMING LAND		SERVICE ROAD
	POTENTIAL CREEK/WETLAND CORRIDOR		SPORTS AND RECREATION		ROAD BRIDGE
	AREAS OF CULTURAL HERITAGE SENSITIVITY		PUBLIC/UTILITY LAND		BUS STOP
			COMMERCIAL USES		
			EMPLOYMENT		
			FORMER RAIL CORRIDOR		
			POTENTIAL FUTURE HERITAGE OVERLAY		



## ② Economic Prosperity

### PRINCIPLE

The Structure Plan will seek to respond to the presence of productive farmland while also developing local economic opportunities within a range of service and business sectors which will provide employment opportunities for the growing population.

### INTENT

Opportunities to enhance and grow the local economy will be encouraged in a manner that responds to the towns location in a farming area.

Decisions around the most appropriate growth scenarios for the towns will need to weigh up the loss of agricultural land, particularly in Wallace where the majority of non-urban land is considered high quality agricultural land.

Where urban land is proposed to interface with agricultural land, the Structure Plan will implement mechanisms to protect and preserve active farmland such as development of larger lots and the provision of adequate buffers to sensitive uses. An enhanced local economy will also result in increased employment opportunities to allow residents the opportunity to live and work within Bungaree and Wallace.

### BUNGAREE

- ① Currently active farmland
- ② Encourage growth towards lower value agricultural land.
- ③ Concentrate commercial activity within the “main street”

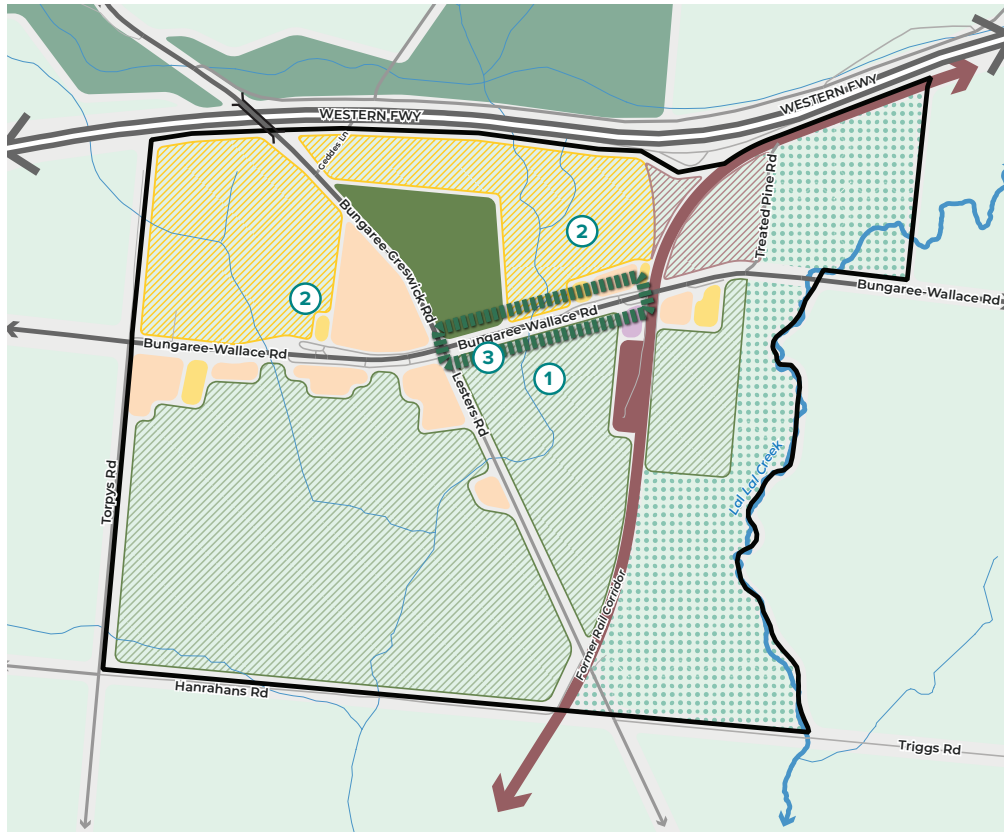


### WALLACE

- ① Concentrate commercial activity within the “main street”
- ② Encourage employment uses in close proximity to the Western Freeway

# BUNGAREE

FIGURE 16: BUNGAREE ECONOMIC PROSPERITY

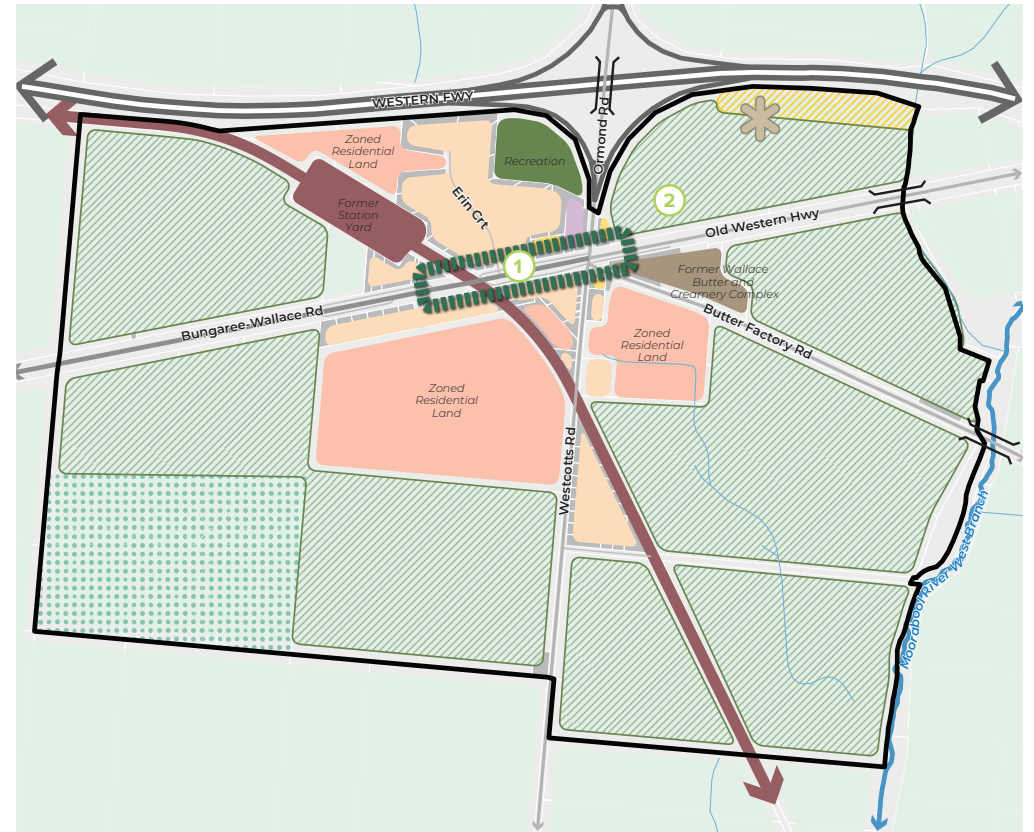


**DRAWING KEY**

- STUDY BOUNDARY
- WATERCOURSE
- EXISTING RESIDENTIAL USE
- FARMING LAND
- SPORTS AND RECREATION
- PUBLIC/UTILITY LAND
- COMMERCIAL USES
- FORMER RAIL CORRIDOR
- HIGH QUALITY FARMING LAND
- MEDIUM QUALITY FARMING LAND
- LOW QUALITY FARMING LAND
- FARMING LAND NOT INCLUDED IN AGRICULTURAL LAND STUDY
- MAIN STREET PRECINCT

# WALLACE

FIGURE 17: WALLACE ECONOMIC PROSPERITY



**DRAWING KEY**

- STUDY BOUNDARY
- WATERCOURSE
- EXISTING RESIDENTIAL USE
- ZONED RESIDENTIAL LAND
- FARMING LAND
- SPORTS AND RECREATION
- PUBLIC/UTILITY LAND
- COMMERCIAL USES
- EMPLOYMENT
- FORMER RAIL CORRIDOR
- HIGH QUALITY FARMING LAND
- MEDIUM QUALITY FARMING LAND
- FARMING LAND NOT INCLUDED IN AGRICULTURAL LAND STUDY
- MAIN STREET PRECINCT
- POTENTIAL INVESTIGATION AREA FOR EMPLOYMENT - SUBJECT TO INDUSTRIAL LAND SUPPLY AND DEMAND ANALYSIS

## 3 Enhanced Sense of Community

### PRINCIPLE

The Structure Plan will ensure residents of Bungaree and Wallace are provided with adequate community facilities and places of gathering that allow for and encourage community connection.

### INTENT

The Structure Plan will focus on making a positive contribution to place and the community and ensuring new growth is holistically considered between the two towns, rather than in isolation of each other. While there are considerable development constraints, both towns have opportunities to accommodate growth, Wallace is likely to be the “service hub.” Wallace is affected by less landscape and environmental constraints which results in greater opportunities for increased development and the provision of community infrastructure and facilities.

There is an opportunity to embellish gateways to the towns with entry signage or landscape features to provide a sense of entry and arrival.

### BUNGAREE

- 1 Bungaree sporting reserve and sporting facility.
- 2 Explore opportunities to concentrate service offerings within the town centre.



### WALLACE

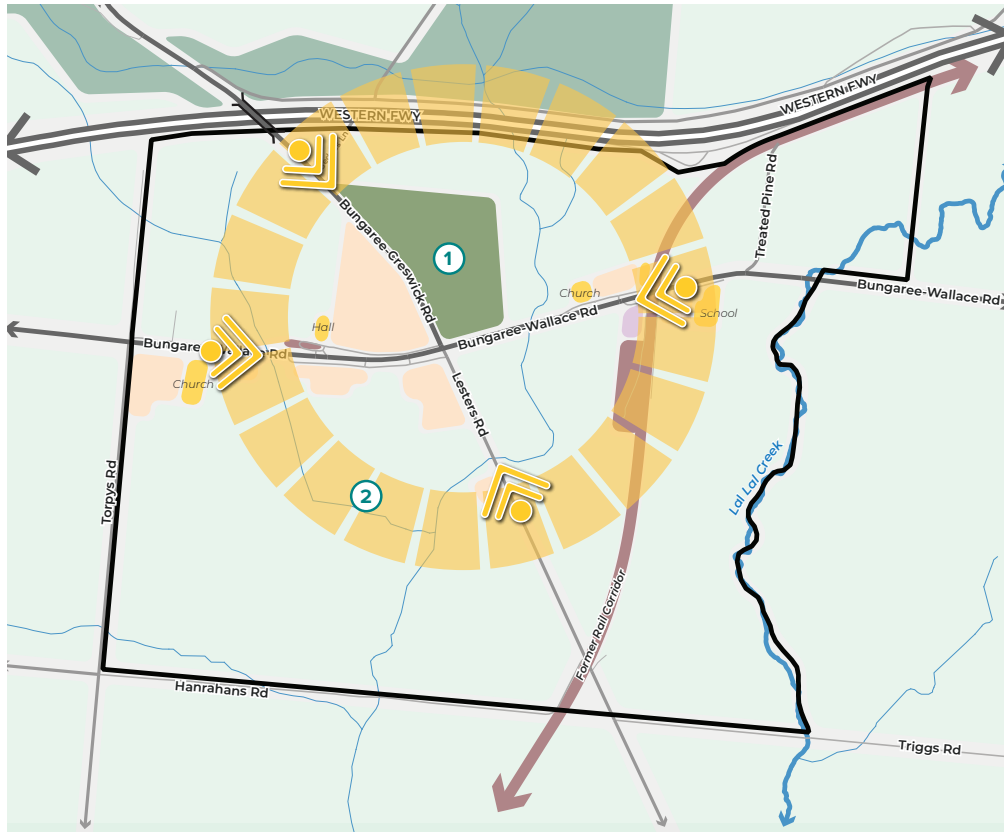
- 1 Opportunity to improve service offering of the existing community hall and create a focal point for the community.
- 2 Explore opportunities to concentrate service offerings within the town centre.
- 3 Wallace Recreation Reserve.





# BUNGAREE

FIGURE 18: BUNGAREE SENSE OF COMMUNITY

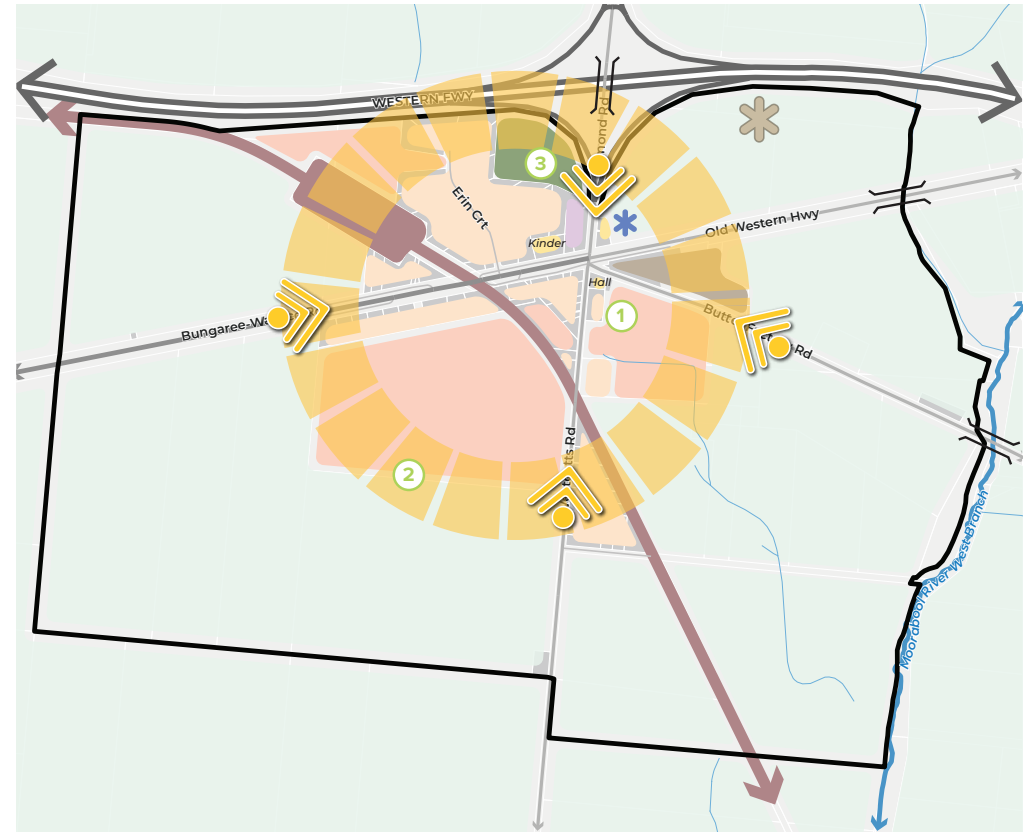


**DRAWING KEY**

- STUDY BOUNDARY
- WATERCOURSE
- ENHANCED TOWN CORE
- GATEWAYS

# WALLACE

FIGURE 19: WALLACE SENSE OF COMMUNITY



**DRAWING KEY**

- STUDY BOUNDARY
- POTENTIAL INVESTIGATION AREA FOR EMPLOYMENT - SUBJECT TO INDUSTRIAL LAND SUPPLY AND DEMAND ANALYSIS
- WATERCOURSE
- ENHANCED TOWN CORE - WALLACE AS SERVICE HUB
- GATEWAYS
- POTENTIAL LOCATION FOR FUTURE RETAIL & SERVICES

## ④ Enhanced Amenity and Movement Network

### PRINCIPLE

The Structure Plan will encourage the provision of enhanced open spaces, infrastructure that supports growth and a movement network that balances the needs of pedestrians, cyclist and motorists. Future growth should be supported with increased walkability and accessibility within the two towns.

### INTENT

The enhancement of existing open spaces and provision of additional infrastructure that supports growth will be a key consideration in the Structure Plan process to ensure amenity is enhanced for all.

Additionally, it is essential that future growth is supported by the provision of an adequate movement network that enhances the amenity of the towns. Pedestrian accessibility will be a key focus of the Structure Plan as currently Bungaree and Wallace do not provide safe and accessible pedestrian connections. The connection of the two towns via a shared path or cycle path will also be further explored.

### BUNGAREE

- ① Opportunity for a shared path along the drainage corridor as well as the decommissioned rail line.
- ② Existing pedestrian path, opportunities for improvements and enhancements.

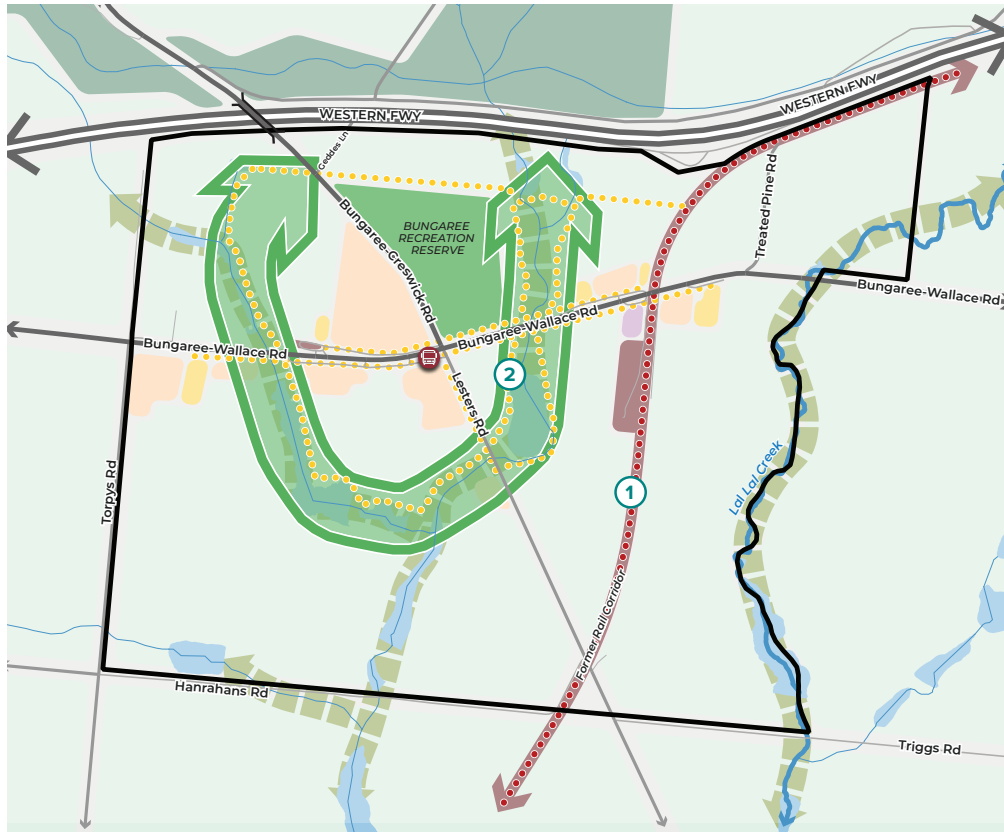


### WALLACE

- ① Opportunity for a shared path along the creek line as well as the decommissioned rail line.
- ② Improvements and enhancements to existing pedestrian path.

# BUNGAREE

FIGURE 20: BUNGAREE AMENITY AND MOVEMENT NETWORK

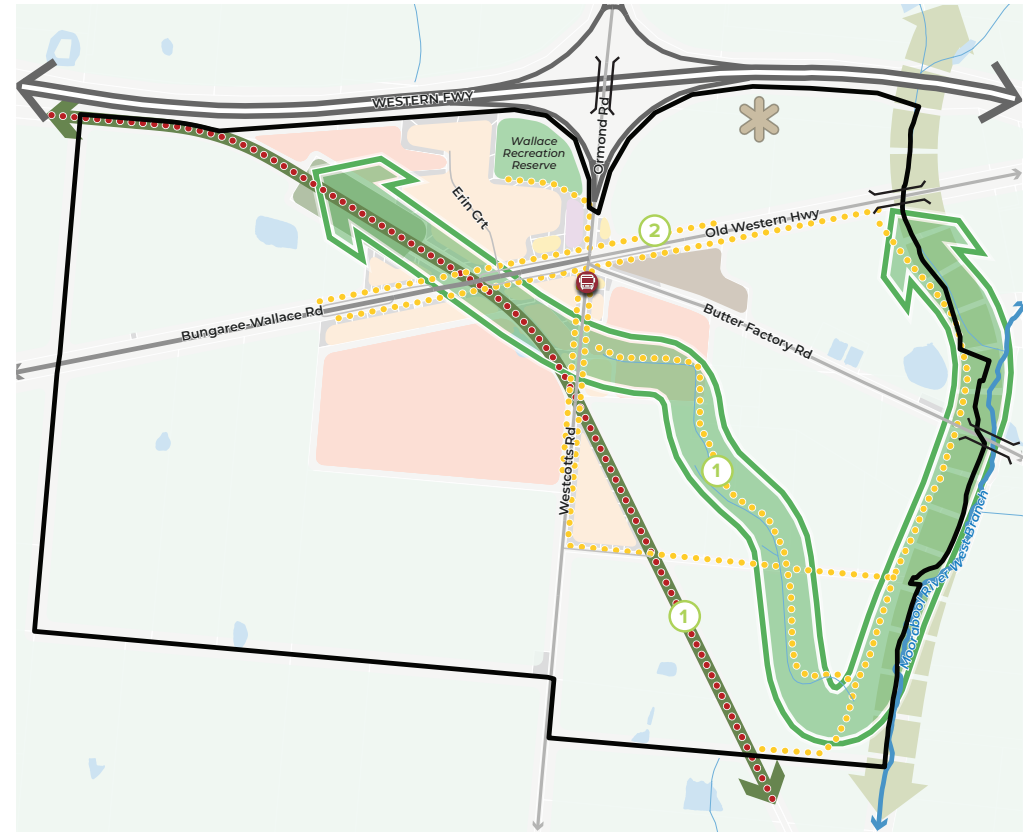


**DRAWING KEY**

- STUDY BOUNDARY
- WATERCOURSE
- AMENITY CORRIDOR
- POTENTIAL CREEK/WETLAND CORRIDOR
- POTENTIAL RAIL TRAIL CORRIDOR
- POTENTIAL FOOTPATH/SHARED PATH NETWORK
- EXISTING BUS ROUTE
- BUS STOP

# WALLACE

FIGURE 21: WALLACE AMENITY AND MOVEMENT NETWORK



**DRAWING KEY**

- STUDY BOUNDARY
- POTENTIAL INVESTIGATION AREA FOR EMPLOYMENT - SUBJECT TO INDUSTRIAL LAND SUPPLY AND DEMAND ANALYSIS
- WATERCOURSE
- AMENITY CORRIDOR
- POTENTIAL CREEK CORRIDOR
- POTENTIAL RAIL TRAIL CORRIDOR
- POTENTIAL FOOTPATH/SHARED PATH NETWORK
- BUS ROUTE
- BUS STOP



## Conclusion

This Emerging Directions Paper for Bungaree and Wallace presents the findings of background research, site analysis and an assessment of the development suitability of the two towns.

The document presents an emerging growth direction for each town and introduces four guiding principles that have underpinned these growth directions and will guide the development of the Structure Plan.

This Paper will be the subject of consultation with landowners, community and agencies the feedback received will inform the preparation of a Structure Plan for the towns.

↓ Bungaree Petrol station and General Store





# Bungaree & Wallace Structure Plan

Emerging Directions Paper