



GOLDEN PLAINS SHIRE

# **ATTACHMENTS**

**Under Separate Cover  
Ordinary Council Meeting**

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**6.00pm Tuesday 28 April 2020**



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## TEESDALE STRUCTURE PLAN DETAILED REPORT

### BACKGROUND

The 1997 Teesdale Structure Plan has provided a roadmap for the development of Teesdale over the past two decades. During this time Teesdale has experienced substantial growth within the growth areas designated as such by the 1997 plan. The growth areas are now either fully developed, approaching full development or in one case undeveloped and not zoned to support residential development.

A new Structure Plan for Teesdale has been developed with the following key factors in mind.

- There is a sizeable area already identified for growth within the 1997 Structure Plan which could potentially accommodate the towns growth for a number years, however future direction for this area is ambiguous. The 1997 Structure Plan designates it for “Low Density Environmental Living”, which does not correlate to a town planning zone. Furthermore the document does not elaborate on what future development in this area might look like or establish any requirements for rezoning or subdivision. The current situation leaves open significant uncertainty, not susceptible to investment in the area.
- The 1997 Structure Plan is only five pages long and does not meet contemporary standards for a structure plan in terms of establishing an evidence base to support proposals, or community or agency input to inform recommendations.
- The circumstances of Teesdale have changed significantly since 1997 and warrant detailed consideration as the town is now growing strongly, there is a lot of infill subdivision happening and commercial facilities are lacking for a town of this size.

In mid-2019 Council initiated the development of a new Structure Plan for Teesdale, which began with the preparation of a background report. The background report analysed the circumstances and constraints applicable to the town. It was initially used during consultation activities to stimulate discussion, and has also been used as an evidence based to inform the proposals of the Structure Plan.

Following community consultation officers commenced preparation of the Teesdale Structure Plan, which has now been completed.

### POLICY CONTEXT

The objectives, strategies and a Structure Plan map from the Teesdale Structure Plan (2020) will be implemented through the Golden Plains Planning Scheme in place of redundant content from the Teesdale Structure Plan (1997) comprised of the 1997 Teesdale Structure Plan map within Clause 21.08-014 of the Golden Plains Planning Scheme.

### DISCUSSION

The Structure Plan provides a planning framework for Teesdale in order to manage the long term future residential and commercial growth of the town. The key components of the Structure Plan are listed below.

- The Teesdale Structure Plan reaffirms and provides clarification of direction for a growth area to the north east of the town as shown within **Figure 1**.

**Figure 1 – North East Growth Area**



The area outlined in yellow above is the last area identified for growth within the 1997 Structure Plan that has mostly not been rezoned for residential purposes (remaining in the farming zone). The 1997 Structure Plan did not establish future zoning or development requirements for this area, providing it with an ambiguous status and unclear path to development.

The North East Growth area, as it is depicted in the 1997 Teesdale Structure Plan, is shown in **Figure 2** below. The terminology used for this growth area is “Low Density Environmental Living” which does not translate to a land use zone. Area 2 was not labelled as anything, however dotted lines shared by other growth areas in the plan indicate that the area is deemed for growth.

**Figure 2 – Zoom from the 1997 Teesdale Structure Plan**



The area is described in the 2020 Teesdale Structure Plan as a future Low Density Residential Zone area. There are a number of requirements described for a developer or consortium to meet before a rezoning proposal can be considered. This includes constraints analysis, a traffic and drainage plan and an agreement to provide development contributions. There is also a requirement for a masterplan for the whole area (ensuring the appropriate integration of infrastructure and open space).

The use of the LDRZ matches the predominant zoning of the town and provides for the smallest lots possible that are also able to meet the requirements of Council's Domestic Waste Water Management Plan. Larger lots were not considered as a 2016 urban economics study by Hill PDA prepared for the Northern Settlement Strategy established a correlation between lot sizes and recurrent maintenance costs, with the infrastructure associated with larger lots being more expensive for Council to maintain on a per lot basis in terms of roads, drains, garbage collection and other items.

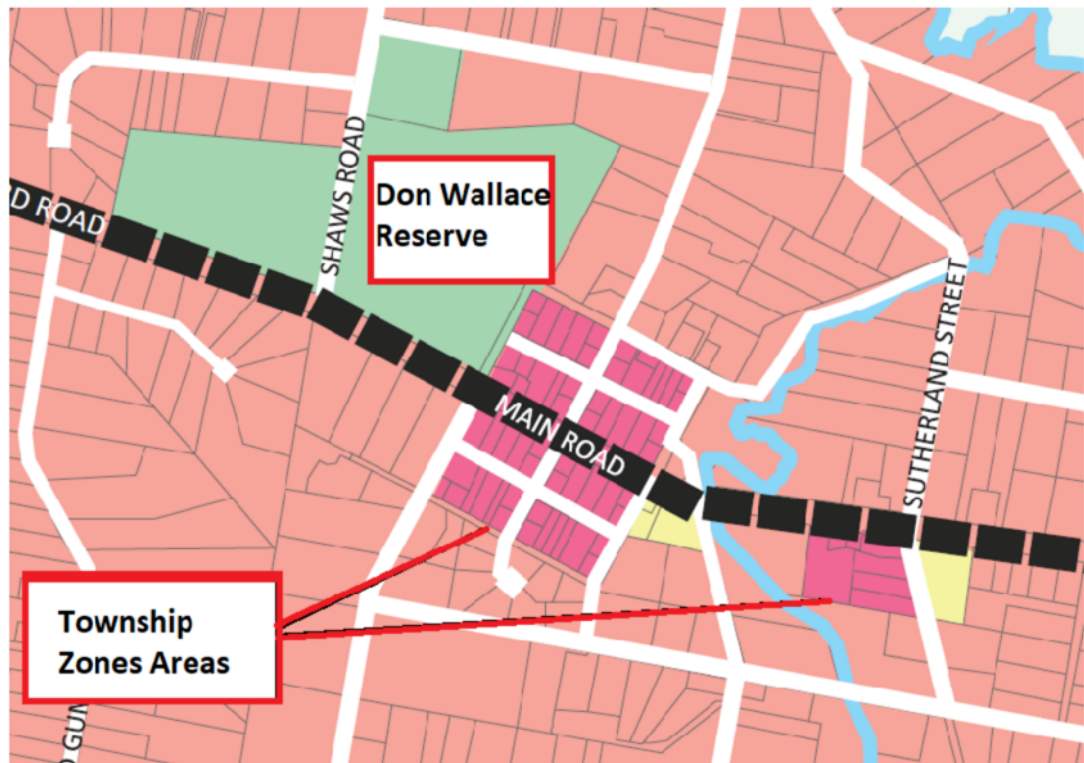
The key reason for retaining the remaining growth area from the 1997 plan is that it is a well-established long term position of Council and continuing to support this area demonstrates a commitment to fairness reasonable certainty for investors. The option of removing or swapping the growth area for other land would have significant fairness implications and has not been recommended. Notably the objectives of Planning in Victoria as prescribed under the *Planning and Environment Act 1987* include reference to providing fairness. Objective 1a states:

*"to provide for the fair, orderly, economic and sustainable use, and [development of land](#);"*

A key challenge in the growth area is the fragmented nature of land ownership. The EPA also requires an audit in relation to land within 500 metres of the former Teesdale landfill. Some of this land (depicted by a dotted orange line in figure 1) may be undevelopable, depending on the outcomes of the audit.

- The Teesdale Structure Plan encourages the development of commercial facilities within the existing Township Zoned (TZ) area. This zone allows for both residential and commercial development. The background report for the Teesdale Structure Plan identified that there were relatively few commercial facilities relative to population size. Facilities that are absent from Teesdale include a service station, pub and restaurant. The Township Zoned area is central to the town (as depicted in **Figure 3** below) which is ideal for commercial facilities.

**Figure 3**



The key challenges to providing commercial development in the Township Zoned areas are:

- The small size of lots in this area, with most being around 2000 square metres in size. This means that many types of commercial facilities will not be able to provide an on-site domestic waste water management system large enough for the use.
- The fact that the vast majority of the area is already in use for residential development, making it difficult for a commercial developer to find a site available for sale.
- The risk associated with buying a site in this area with commercial development in mind, as most commercial uses in the Township Zoned area require a planning permit and public exhibition of the application. These applications are more likely to attract objections than if they were in an established commercial area.

The Teesdale Structure Plan encourages commercial development in the Township Zoned areas of the town, however this will only help to overcome the third of the above mentioned

obstacles and is unlikely to encourage substantially more commercial investment in town. The main reason that further efforts were not made to facilitate commercial development within the Structure plan was due to a lack of good options for doing so.

Other options considered but recognised as problematic include:

- Changing the zoning of the TZ area to one of the Commercial Zones – where many types of commercial uses do not require a planning permit. This would limit uncertainty for investors, however it would also raise fairness issues for existing residents in what is an established residential area. Residents would lose some rights to object to planning permit applications or to appeal decisions.
- Provide a new commercial zoned area on the edge of the town (most likely on the eastern side because most traffic already goes east) where the land is available. This is not considered a good option because key facilities in Teesdale are currently centralized including commercial facilities, a primary school, a day care facility and Turtle Bend Park. It would split the key areas of the town into two and require a significant drive in order to get there, furthermore if one is going to drive that far it does not require greatly more effort to get to Bannockburn for most residents.

It is anticipated that Teesdale will remain primarily reliant on Bannockburn and Geelong for commercial facilities. It is worth noting that in response to a survey answered by over 160 residents as part of a consultation process, views on whether the town needed additional commercial facilities were mixed. 50% of respondents wanted to see more commercial facilities in Teesdale, and 44% did not. The remainder did not provide a view.

#### Supply

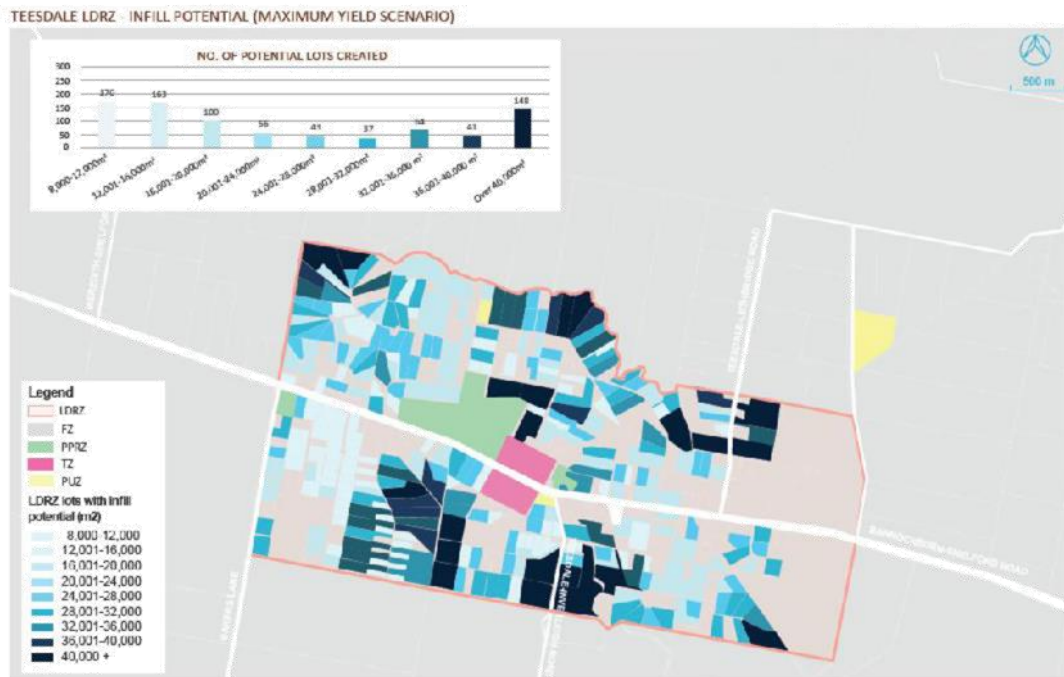
The north east growth area is conservatively estimated to accommodate at least 375 new lots, and potentially more if land within 500 metres of the former landfill is developable (subject to the outcomes of an environmental audit required by the EPA).

In addition Teesdale has the capacity for approximately 237 lots from greenfield areas that are already zoned for residential purposes. This is based on potential lots within existing greenfield areas for which individual titles do not yet exist.

Teesdale also has the potential for around 822 new residential allotments from infill development (resubdivision of existing lots), however it is known that much of this land will be developed because not every resident who is able to subdivide has an aspiration to do so. **Figure 4** below shows the potential extent of Infill in Teesdale.



**Figure 4 – Infill Potential**



Demand

Between the 2011 and 2016 census Teesdale grew at an average rate of 2.5% per annum. The background report originally based its long term growth assumptions on this. However based on the number of new water supply connections recorded by Barwon Water, Teesdale grew by over 7.25% per annum over the past two years when counting both greenfield + infill development. As this is a short term trend there is uncertainty over whether the trend will continue. The below two factors are likely to influence the trend.

- The City of Greater Geelong is has minimal remaining Low Density residential zoned land available and the remaining supply in Bannockburn is negligible, leaving the small towns within Golden Plains Shire as the major low density allotment suppliers to the region.
- Increased supply in nearby Inverleigh (as a result of C87 and the recent Berthon Park subdivision) may split the demand for low density allotments between Inverleigh and Teesdale.

How long will the growth area land last?

This depends on the long term growth rate of Teesdale, which is presently unclear when considering the variable rate of recent growth.

It also depends on the extent to which existing residents are willing to undertake infill subdivisions. Perhaps a quarter, a third or a half will eventually subdivide – it is ultimately unpredictable.

Assuming there was no infill subdivision (because the future extent of it is unknown), and assuming all growth of the growth within the town happened in greenfield areas, then if Teesdale grew at a rate of 2.5% per annum (the census rate between 2011 to 2016) it is anticipated that existing and proposed greenfield growth area land would last approximately 28 years. If the growth rate is 7.25% (as in the past 2 years) it would last less than 10 years.

#### Why more growth area land was not identified

In the long run the option is available for Council to consider opening up another growth front if the available land supply for the town is close to expiring, or if efforts aren't undertaken to rezone the North Eastern Growth Area (given the fragmented nature of ownership this is possible). The below factors suggest that it will not be advantageous for Council to provide additional greenfield land beyond the 2020 Teesdale Structure Plan until/if such time that Teesdale is sewerred.

- Many people within the Teesdale community have expressed a preference for little to no growth (as discussed under consultation).
- There are challenges to establishing any significant commercial centre within the town, with the options for resolving this issue problematic.
- A study prepared in 2016 for the Northern Settlement Strategy on the cost of settlement patterns identified a strong correlation between higher recurrent maintenance costs for Council and larger lot sizes - with greenfield lots also being more expensive than infill, as depicted in a **Figure 5** below from page 15 of *Northern Settlement Strategy Economic Modelling 2016*.

#### **Figure 5 Cost of maintenance based on different settlement patterns**

Maintenance costs have been ranked according their relativity to the lowest cost scenario (i.e. the Infill development scenario involving 1,000sqm lots):

|    |                          |                      |
|----|--------------------------|----------------------|
| 1. | Infill 1,000sqm lots     | Lowest cost scenario |
| 2. | Infill 2,000sqm lots     | +45% more expensive  |
| 3. | Greenfield 1,000sqm lots | +50% more expensive  |
| 4. | Infill 4,000sqm lots     | +86% more expensive  |
| 5. | Greenfield 2,000sqm lots | +111% more expensive |
| 6. | Greenfield 4,000sqm lots | +173% more expensive |
| 7. | 2ha RLZ lots             | +176% more expensive |
| 8. | 8ha RLZ lots             | +444% more expensive |

- The Bannockburn Growth Plan is likely to satisfy Council’s obligation to provide at least a 15 year land supply of residential land across the Shire for decades (as required by Clause 11.02-1S of the Golden Plains Planning Scheme), meaning Teesdale’s ongoing growth is a matter of choice for Council, rather than being essential to satisfy State Policy in relation to land supply. Further work is also on the horizon to investigate a potential growth area that will adjoin the Ballarat West Precinct Structure Plan areas (in accordance with the Northern Settlement Strategy). Both of these projects are targeted at providing additional conventional density lots.

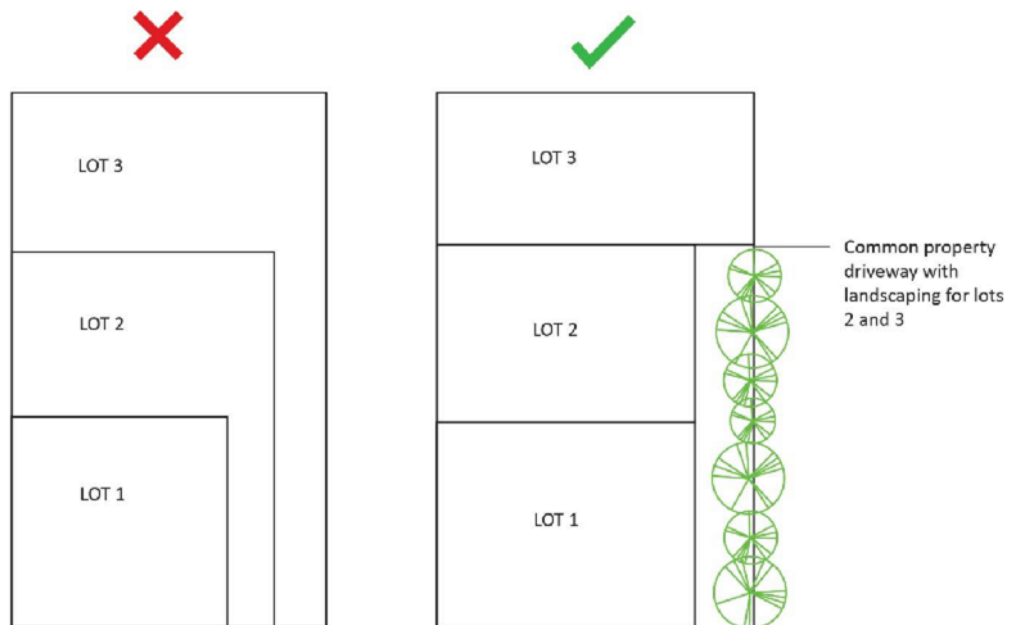
Infill

The Teesdale Structure Plan encourages well designed infill subdivision. Water supply connection data from Barwon Water suggests that a significant amount of infill subdivision is already happening. There were 22 connections for infill in 2018/19 indicating 22 new infill dwellings.

Infill development has some advantages over greenfield, such as promoting walkability relative to the town centre. An aforementioned Hill PDA urban economics study indicates that recurrent maintenance costs to Council associated with low density infill are approximately 1/3 less compared to recurrent maintenance costs from low density greenfield development.

The Structure Plan process has recognised that many infill subdivisions (especially “battle axe” subdivisions) are designed poorly in Teesdale. **Figure 6** below is indicative of potentially poor designs and better designs which minimize the number of new driveways and enhance the character of the area through landscaping. With such extensive potential for infill subdivision it is considered beneficial to neighborhood character to ensure better subdivision outcomes for Teesdale into the long term.

**Figure 6 – Infill Subdivision Design**



The Teesdale Structure Plan initially included design guidelines for battle axe and infill subdivisions, however it was recognised that all other small towns could similarly benefit from better design from infill subdivision. This element has been split out of the project and moved into another project on the near horizon, which will be proposed to apply to Teesdale and other towns with the potential for low density residential infill.

#### Future Actions Section

The Teesdale Structure Plan includes a number of future actions for Council that were identified through the consultation process, including through community and agency consultation and from internal knowledge of Council staff. Key actions include:

- Collaborating with VicRoads and Transport for Victoria to provide measures to promote better traffic safety over the stretch of the town that extends from the general store to the preschool, potentially including a pedestrian refuge. During consultation a number of residents expressed a desire for a crossing and better safety in this area.
- Undertake an analysis of the locations where a minimal number of street lights could provide best value from a traffic safety perspective. The Structure Plan identified that there is a lack of street lights in town, including at key intersections and along the main street. Respondents to the survey had mixed views on whether additional street lighting would be beneficial, however a minimum of street lights at key intersections would provide for safety improvements.
- Preparation of a flood study for a specific tributary flowing into Native Hut Creek (crossing Jolly's road). Certain areas of Teesdale are understood to be experiencing urban flooding when there is heavy rainfall in relation to this tributary.
- Providing for a modest entrance feature at the eastern entrance to the town, based on a preference expressed by 61% of respondents to the survey.

#### **CONSULTATION**

In late 2019 Council officers undertook community consultation activities including surveys, drop in sessions, social media posts and the development of a webpage. A total of 166 surveys were completed. A background report was also published in order to stimulate discussion during the community consultation phases. Consultation occurred before the Structure Plan was completed and was primarily focused on attaining community/interested party views on matters that the structure plan should address.

As a result of consultation activities Council received 166 surveys from residents, business owners and developers. 28 people also attended two drop in sessions in the town.

Key themes from community consultation included:

- 76% of respondents opposed reticulated sewer, which would allow for smaller lot sizes.
- 61% of respondents wanted an entrance feature.
- There were generally mixed views about the need for more commercial facilities, street lights or street trees.
- Though there was no specific question about this, many residents expressed a preference for a safer crossing between the general store and the car park.
- Many residents expressed a preference for a minimum of growth in Teesdale.

Within an open ended survey question "what type of community do you wish to live", many responded with answers that could be interpreted as preferring little to no change. 67

respondents expressed a desire for Teesdale to remain “rural/country”, 16 indicated that Teesdale should remain “as is”, 18 said “small” while 26 said “quiet”. Similar sentiments were expressed by some residents at the drop in sessions.

Council also received three submissions (or in one case a set of submissions from the same party) from land developers which argue for future growth on the eastern, western and southern edges of the town. The submissions primarily claim that the land supply in Teesdale will not last for a long as indicated by the background report (based on more recent growth figures) and argue for the merits of rezoning particular land to support the further growth of Teesdale on the eastern, southern and western edges of the town. It is not believed that new low density growth area land is desirable for Teesdale for the reasons discussed in this report, irrespective of the merits of the land to support growth.

The Structure Plan process also included two rounds of agency consultation. The first round was to understand agency views/preferences for the structure plan before it had been developed. A second round was to understand agency views in relation to the draft structure plan. The Structure Plan has been informed by agency views, and no agency has objected to the Structure Plan. A table summarizing agency responses, and an officer response is provided below. Agencies that were provided with the opportunity to respond were: DELWP, The Wadawurrung, Barwon Water, CCMA, CFA, Department of Education and Training, Department of Health, EPA, Department of Transport, Telstra and Powercor. Some authorities did not provide a response.

Agency Responses to Background Report

| Agency  | Officer Response  |
|---|---|
| <p><b>CFA:</b></p> <ul style="list-style-type: none"> <li>• Indicated that the bushfire risk to Teesdale was well described in the background report.</li> <li>• Indicated there is unlikely to be changes to Bushfire mapping in Teesdale.</li> <li>• Identified minor typographical errors.</li> </ul>  | <p>Noted.</p> <p>Errors were corrected.</p>   |
| <p><b>Barwon Water:</b></p> <ul style="list-style-type: none"> <li>• Indicates that Barwon Water has no plans to sewer Teesdale, they can investigate possible sewerage only when the risks have been identified through a DWMP and there is identified community support.</li> <li>• Indicates that servicing the North East Growth Area (for water) would cost in the vicinity of \$8 million.</li> </ul> | <p>Noted, survey results suggest significant opposition to sewer.</p> <p>Noted.</p> |

|  |  |
|--|--|
| <p><b>EPA</b></p> <ul style="list-style-type: none"> <li>• Council should investigate whether there are any existing industries that may have general offsite impacts that have the potential to impact on the environment.</li> <li>• Council would need to consider amenity impacts with a farming zone interface.</li> <br/> <li>• Should the north east growth area be developed there would need to be a 500 metre buffer to the former Teesdale landfill, or reduced buffers if agreed with EPA. EPA has a relevant publication, which generally require an environmental audit before reduced buffers are considered.</li> <li>• Potentially contaminated land needs to be considered before any rezoning.</li> <li>• A proposed compost facility located approximately 2.3km from the Structure Plan area should be considered.</li> <br/> <li>• The rock crushing facility should be considered.</li> </ul> | <p>This has been investigated and recognised in the Structure Plan.</p><br><p>This would be recognised at the detailed planning stage. A high level bushfire risk assessment prepared for the Structure Plan indicates a perimeter road would be required, which would provide some buffer to animal industries.</p><br><p>This has been recognised in the Structure Plan.</p><br><p>This has been recognised in the Structure Plan.</p><br><p>This is a very large distance considering the normal buffer to a landfill is only 500 metres. Advice was sought from EPA on the appropriate separation distance in relation to the proposed growth area, EPA expressed no concerns in relation to this growth area.</p><br><p>This facility is finite and will not impact on the proposed North East Growth area.</p> |
|--|--|

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Council should consider any nearby animal industries and the need for the establishment and maintenance of maintenance distances.</li> </ul>   | <p>There are no hazardous animal industries nearby the proposed growth area. Nonetheless this matter would be revisited should an application to rezone the north east growth area be received. There are options such as placing parkland as a buffer to extensive agriculture should this be necessary.</p>   |
| <p><b>Department of Transport</b></p> <p>Any commercial development abutting Bannockburn-Shelford Road should consider the use of a service road with car parking that separates it from the arterial road.</p> <p>Significant development of land along Bannockburn-Shelford road will require street lighting and pedestrian and cycling facilities.</p> <p>The operational impact of pedestrian refuges to be discussed with DoT.</p> <p>Indicates they are supportive of a gateway identifier. Notes there is an approval process for this.</p> <p>The layout of the township presents opportunities for cycling through a shared path network.</p> | <p>The structure plan does not propose a new commercial area. In terms of existing Township Zones areas adjoining this road, then given the number of land owners who have land in the township zone adjoining this road it would likely be unachievable for the existing areas.</p> <p>The future actions for Council part of the structure plan recognises the need for limited street lighting. Some pedestrian/cycling facilities are available. Council has a separate strategy for this infrastructure.</p> <p>Noted, this is listed in the future actions for Council section.</p> <p>Noted.</p> <p>Noted.</p> |
| <p><b>Victorian School Building Authority</b></p>   |   |

|   |  |
|---|--|
| <p>Requested a demographic breakdown of the projected population in terms of age groups and school aged residents in educational cohorts.</p> <p>Analysis of the potential implications of other plans or known changes that may impact on school provision for Teesdale, including plans for nearby towns.</p> | <p>The structure plan forecasts future population but not age demographics. There is no particular reason that the age demographics in the census from 2016 would change. Council officers are not in a better position to forecast changes in age demographics than the School building authority, who presumably have a need to do this for all of Victoria.</p> <p>Barwon Water statistics on growth of small towns and explanation of projects in nearby towns was provided.</p> |
| <p><b>Telstra</b></p> <p>Indicated no obvious obstacles to servicing the north east growth area.</p>  | <p>Noted</p>   |
| <p><b>Powercor</b></p> <p>Indicated no obvious obstacles to servicing the north east growth area.</p>   | <p>Noted</p>   |

Agency Responses to Draft Structure Plan

| <b>Agency</b>  | <b>Officer Response</b>     |
|--|-----------------------------|
| <p><b>EPA</b></p> <p>EPA has reviewed the Draft Teesdale Structure Plan 2020 and acknowledges Council's adoption of EPA's previous comments relating to potential environmental, amenity and human health issues.</p> <p>EPA has no further comments to make at this time and welcomes further engagement as the Amendment progresses.</p> | <p>Noted.</p> <p>Noted.</p> |



|  |   |
|--|---|
| <p><b>CCMA</b></p> <p>Notes that there is only limited flood mapping existing for Teesdale and new mapping is required.</p> <p>Supports future actions in the structure plan related to flood mapping.</p> <p>Proposes management actions from the Corangamite Waterway Strategy 2014-2022 be recognised in the Structure Plan such as removing fish barriers, installation of riparian fencing etc..</p>  | <p>Noted, this is recognised in the future actions section.</p> <p>Noted.</p> <p>As these actions are responsibility of the CCMA and are already in a strategy it is not believed that the Structure Plan is an appropriate place for these actions.</p>  |
| <p><b>Victorian School Building Authority</b></p> <p>The structure plan does not include projected population or dwelling numbers for the structure plan area.</p> <p>The structure plan notes locations to explore for additional land supply but does not include data or analysis regarding how much additional land is needed, and whether it can be achieved. This work will presumably be undertaken as part of a subsequent stage.</p> <p>Notes that based on the above the VSBA was not identified any specific implications to school demand.</p> | <p>The authority was notified that the background report (which they reviewed earlier) included these figures.</p> <p>The authority was notified that this was also in the background report.</p> <p>The VSBA was provided with the latest Barwon Water supply figures which show population growth in Teesdale at around 7.25% for the past 2 years. The Structure Plan and Background report clearly show there is significant growth potential in Teesdale and that the town is growing rapidly, experiencing an uptick in the past two years.</p> |



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## 1. INTRODUCTION

The Teesdale Structure Plan has been designed to guide the growth of Teesdale into the future. The Structure Plan seeks to build on the towns strengths and support population growth, whilst identifying a number of improvements for the town.

### Specifically the Teesdale Structure Plan:

- Sets a vision for the future of Teesdale.
- Identifies the key strategic planning issues and opportunities facing the town, including community needs and aspirations.
- Establishes principles, directions and recommendations for infill and greenfield development.
- Provides clarification of development requirements and future zoning for the growth precinct to the North West of the town identified within the 1997 Structure Plan.
- Describes the general future direction of growth beyond the current structure plan.
- Provides future actions and implementation measures.

This document is primarily focused on providing direction and should be read in conjunction with the Teesdale Structure Plan background report, which analyses the constraints and circumstances of the town.



Teesdale - 1956



Teesdale - 1978



Teesdale - 2018

## 1.1 CONTEXT

### **Flora & Fauna**

Large pockets of Plains Grassland and Plains Grassy Woodland exist in Teesdale (See figure 1).

Victoria's grassy woodlands originally extended across huge areas of the State, today being exceedingly rare. Temperate grasslands and grassy woodlands are now highly fragmented within the Victorian Volcanic Plain, of which Teesdale is a part of, with less than five percent of the original extent remaining. Teesdale contains many examples of notable native vegetation, with a strong presence of Plains Grassy Woodlands. Plains Grassy Woodlands can be described as an open, grassy eucalypt woodland which occur in low rainfall areas and can be found on fertile soils on flats and gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer.

The Plains Grassy Woodlands EVC are characterized by flora species such as Eucalyptus Camaldulensis (River Red Gums) and Themeda triandra (Kangaroo Grass). Over 90 indigenous flora species have been identified in Teesdale. Native fauna species such as the critically endangered Golden Sun Moth and the Sulphur-crested Cockatoo have been sighted in Teesdale, as recorded in the Victorian Biodiversity Atlas data.

Remnant Grassy Woodlands continue to face pressure from weed infestation, feral animals and human activities, causing a decline in biodiversity along with the ability to maintain ecosystem

function. The continued protection of Teesdale's unique and valuable environs is a priority of the Structure Plan.

### **Watercourses - Native Hut Creek**

Native Hut Creek was an integral part of Teesdale's identity for tens of thousands of years before the arrival of European Settlers to Golden Plains Shire. The Tolloora People of the Wathaurung Tribe used the watercourse for fishing, plant gathering, social ceremonies and camping. After European Settlement, it became the town's water supply, until an increase in usage caused the water to become saline and alternative sources were acquired, including Chinaman's Lagoon.

Today, Native Hut Creek remains a highly valued environmental feature of Teesdale, not only attributes to the amenity and character of Teesdale, but serves as a corridor for Creepline Grassy Woodland vegetation and native fauna species. Native Hut Creek traverses through the Teesdale Bridge Reserve, with the nearby Teesdale Turtle and shared pathways offering an opportunity for passive and active recreation adjacent to the watercourse.

### **Agricultural land**

Teesdale is mostly surrounded by agricultural land. The State Government is undertaking a project to identify, recognise and protect agricultural land within 100km of the Melbourne CBD, an area that includes Teesdale. An area to the south east of Teesdale has been recognised as strategic

agricultural land in the first iteration of the mapping – however the mapping has not been finalised. The State Government has indicated that in future strategic agricultural land will be protected.

### **Aboriginal Cultural Heritage**

The Wathaurung people inhabited the Teesdale area for tens of thousands of years. There are many locations throughout Teesdale which are recognised as areas of Aboriginal Cultural Sensitivity. Native Hut Creek, as all watercourses do, holds great cultural significance to Aboriginal people, and it's important that future development considers this and preserves both the highly significant tangible and intangible values.

The *Aboriginal Heritage Act 2006* defines Aboriginal Cultural Heritage as "Aboriginal places, Aboriginal objects and Aboriginal human remains." An Aboriginal place can be an area of land or water, a natural feature, formation or landscape, an archaeological site, as well as a building or structure. Aboriginal Cultural Heritage also includes intangible places where there may be no physical evidence of past cultural activities.

Any high impact activities in areas of Cultural Heritage Sensitivity as defined by the Aboriginal Heritage Regulations 2018 will be required to supply a Cultural Heritage Management Plan with any application.

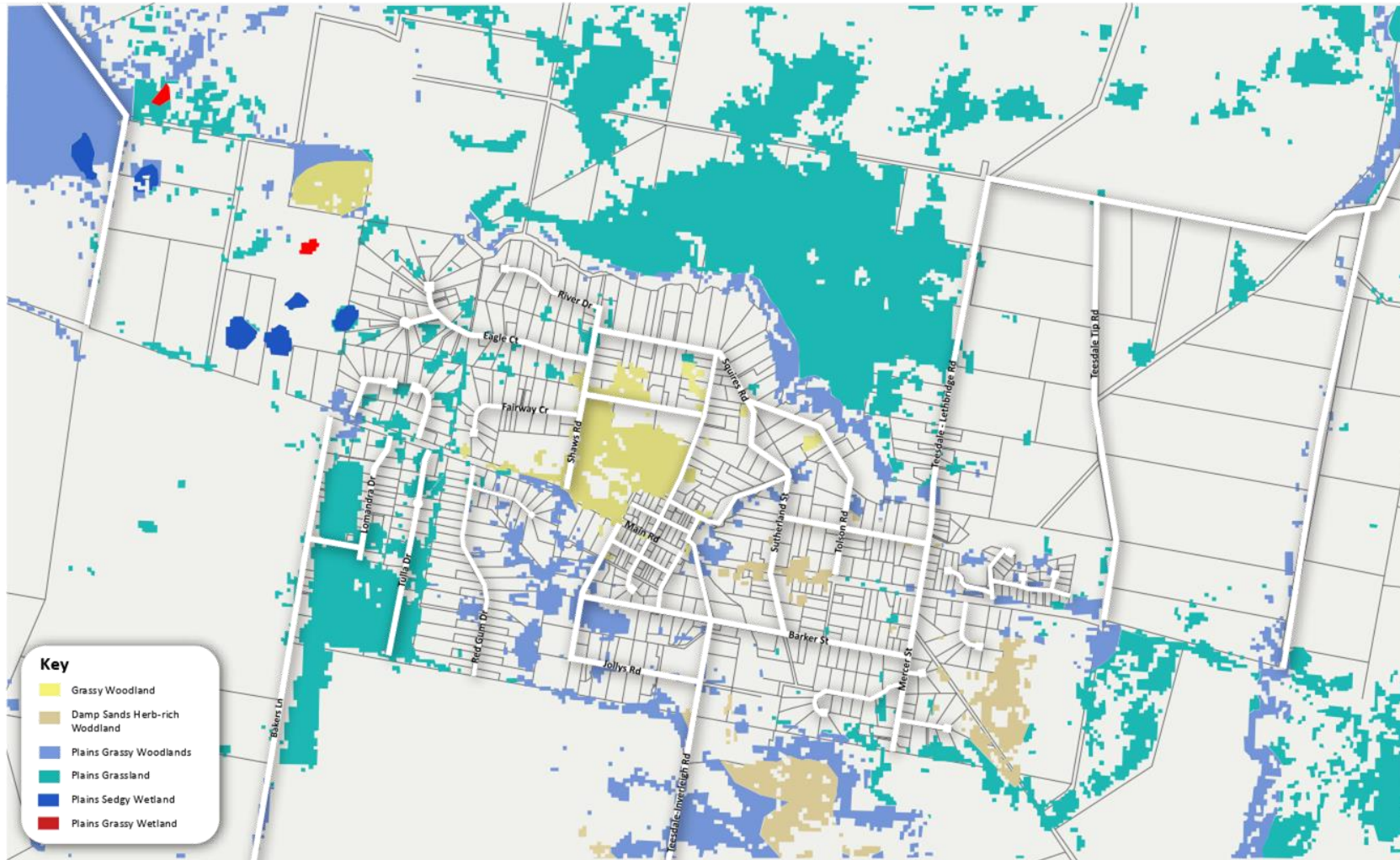


Figure 1 Ecological Vegetation Classes

September 2019  
**TEESDALE STRUCTURE PLAN**  
Ecological Vegetation Classes



TEESDALE STRUCTURE PLAN APRIL 2020



Figure 2 Aboriginal Cultural Heritage

November 2019  
**TEESDALE STRUCTURE PLAN**  
Aboriginal Cultural Heritage



TEESDALE STRUCTURE PLAN APRIL 2020

**Regional context**

Golden Plains Shire is located within the G21 Region. The G21 Alliance, or Geelong Region Alliance, is the formal alliance of government, businesses and community organisations within the Geelong region across five municipalities - Colac Otway, Golden Plains, Greater Geelong, Queenscliffe and Surf Coast.

The G21 Regional Growth Plan is a framework for strategic land use and settlement planning that sustainably responds to and accommodates growth at projected and potentially higher growth rates.

Teesdale, along with other localities in Golden Plains Shire such as Inverleigh, Bannockburn and Lethbridge, has been recognised on a regional level for planned growth. This growth is recognised to occur within the identified North East Growth Area, and the opportunity for incremental infill has also been identified within existing LDRZ land.

**Growth in surrounding localities**

The population of the G21 region, in accordance with the G21 Regional Growth Plan (2013) is increasing at a yearly rate of 1.6%. Figure 4 displays major growth areas within the regional context of Teesdale, notably being the Northern and Western Geelong Growth Areas, and the Bannockburn Growth Plan Future Investigation Area.

City of Greater Geelong has limited supply of LDRZ land remaining, with a 34ha area of land in

the township of Lara being the only additional supply strategically identified. Beyond this there is a general lack of planning for low density development in Geelong’s growth area planning, with the City focused on more conventional densities of 15 dwellings per hectare. Due to this lack of supply in Geelong, Golden Plains Shire plays an important role in providing larger lifestyle-type allotments within close proximity to amenities and services in the surrounding regional centres of Geelong and Ballarat.

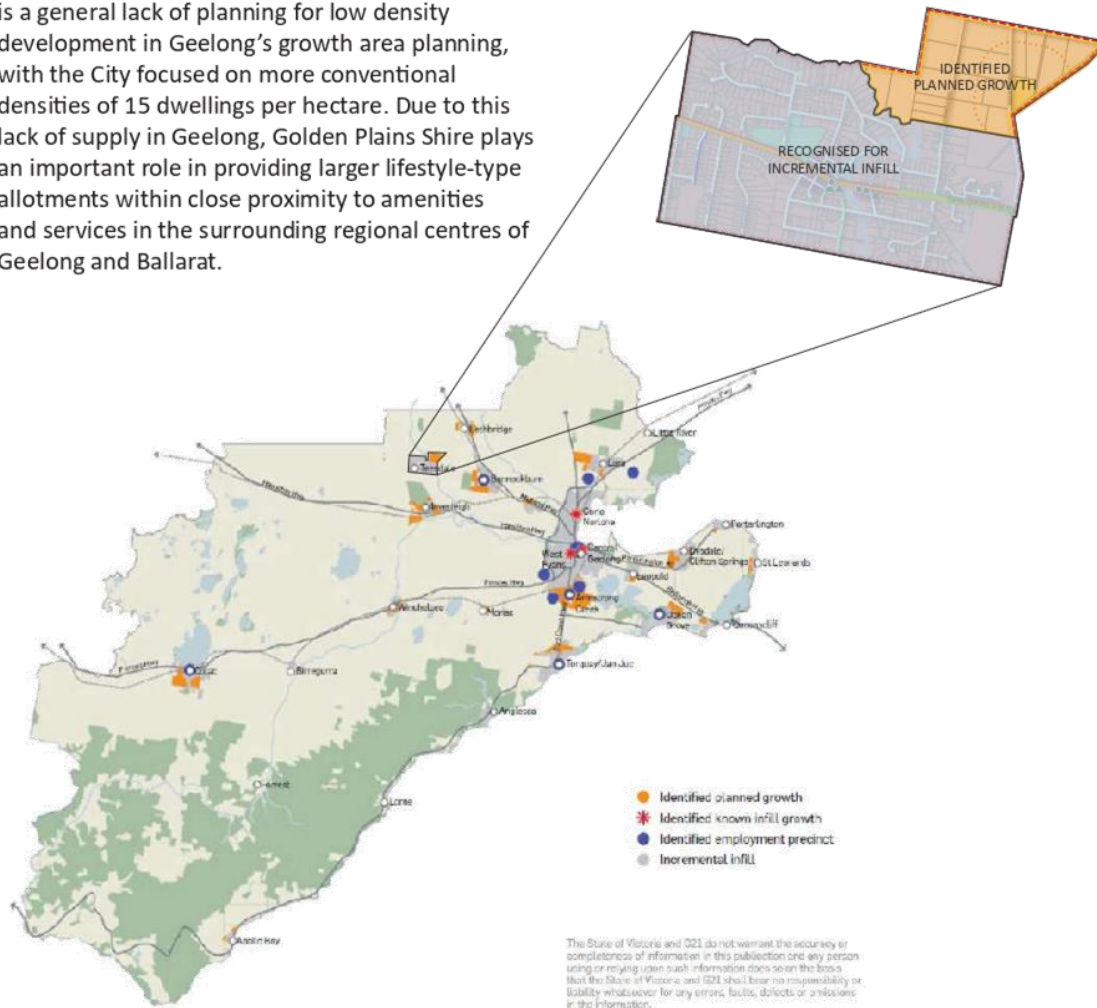


Figure 3 G21 Regional Growth Plan



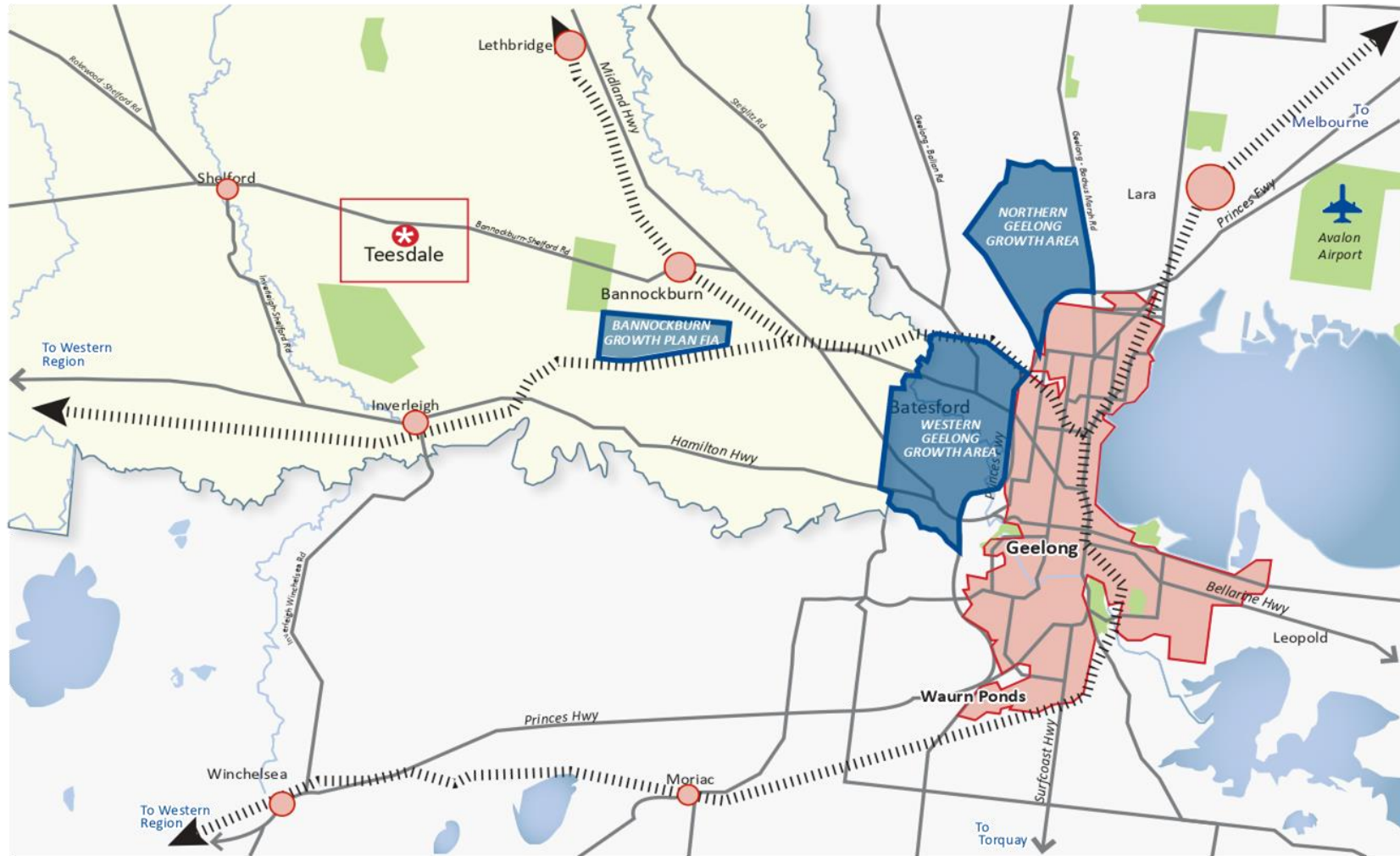


Figure 4 Regional Context

January 2020  
**TEESDALE STRUCTURE PLAN**  
Regional Context



**GOLDEN PLAINS SHIRE**

## 2. STAKEHOLDER ENGAGEMENT & CONTRIBUTION

### Community Consultation

Community Engagement for the Background Report was conducted over a six week period, from 29 August to 20 October 2019. Engagement consisted of a series of activities to provide multiple opportunities and platforms for the community to participate. A summary of the key activities is provided in the following table.

| Engagement Activity                    | Overview  |
|--|---|
| Direct mail                            | An information package was sent to all residents and landowners of Teesdale on 29 August 2019. The package contained a copy of the survey form, a reply paid envelope, and an explanatory brochure outlining the consultation dates and project scope. A total of 86 survey responses were received via mail. |
| Council Website                        | A total of 80 online surveys were received. Information relating to the Structure Plan and related engagement opportunities was made available via Council’s Strategic Planning and ‘Have Your Say’ webpages.   |
| Conversation posts                     | Two conversation posts were held, one at the Teesdale Primary School on 12 September 2019, and one at the Teesdale Turtle Bend Park on 14 September 2019. There were 28 attendees in total.   |
| Engagement with key stakeholder groups | Engagement has been undertaken with a number of service providers, such as Powercor, Telstra and Barwon Water, in addition to conversations with VicRoads, CCMA, CFA and EPA. Key agencies were also offered the opportunity to comment on the draft structure plan.  |

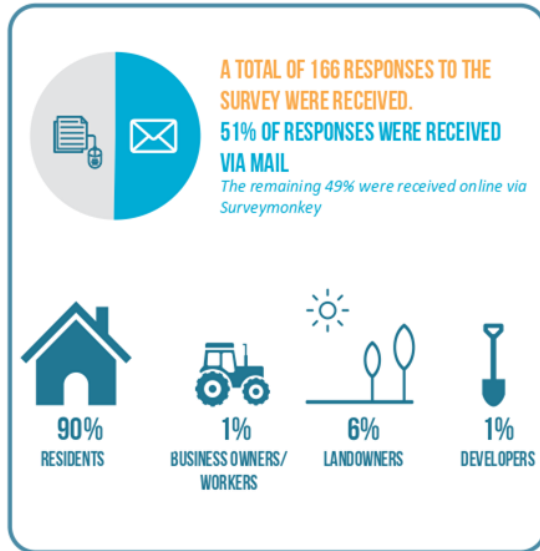
Table 1 Stakeholder Engagement Methods

### Community Survey 2019

A number of submissions rejected the notion of further residential development, however Teesdale is anticipated to grow due to a number of factors including:

- Land in Teesdale has been strategically identified for growth in both the G21 Regional Growth Plan (2013) and the Teesdale Structure Plan (1997). Council seeks to provide reasonable certainty to investors and continues to support this area for growth (with additional clarification.)
- Extensive infill opportunities exist under current zoning
- Council is obligated by Clause 11.02-1S of the Victorian Planning Provisions to provide a 15 year land supply within the municipality.
- Teesdale is a favourable location for supporting growth due to its proximity to jobs and services in neighbouring localities, as well as a modest level of bushfire risk.
- Teesdale has been shaped by significant growth over the past two decades, however the lack of reticulated sewerage and resultantly a minimum lot size of 4000m2 will continue to maintain this rural character.

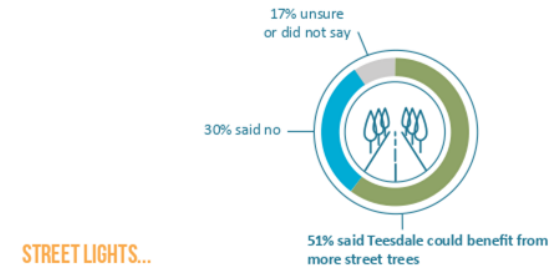
# TEESDALE STRUCTURE PLAN COMMUNITY SURVEY 2019



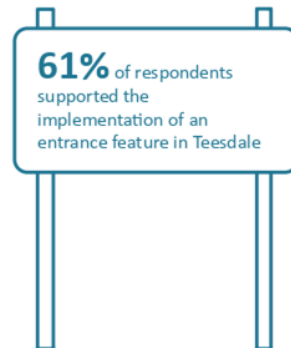
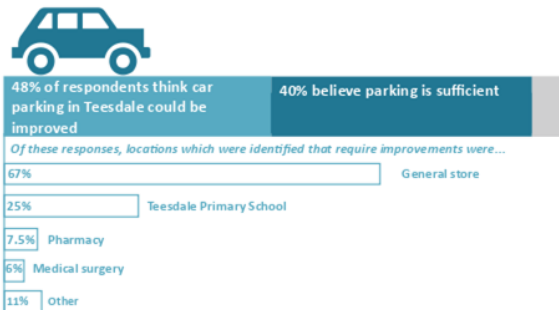
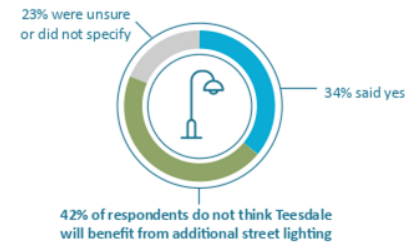
## RESPONDENTS MOST WANT TEESDALE TO BE...



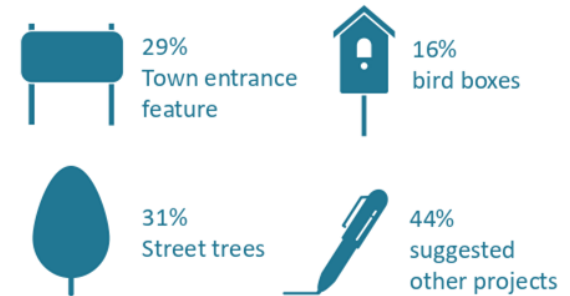
## IN RESPONSE TO WHETHER TEESDALE SHOULD HAVE MORE TREES...



## STREET LIGHTS...



## WHEN ASKED WHICH SMALL COMMUNITY PROJECT WOULD BE MOST BENEFICIAL TO TEESDALE...



The complete results of the survey are available in the Teesdale Structure Plan *Community Engagement Report 2019*

### 3. ISSUES & OPPORTUNITIES



Figure 5 Issues & Opportunities

#### 4. VISION & PRINCIPLES

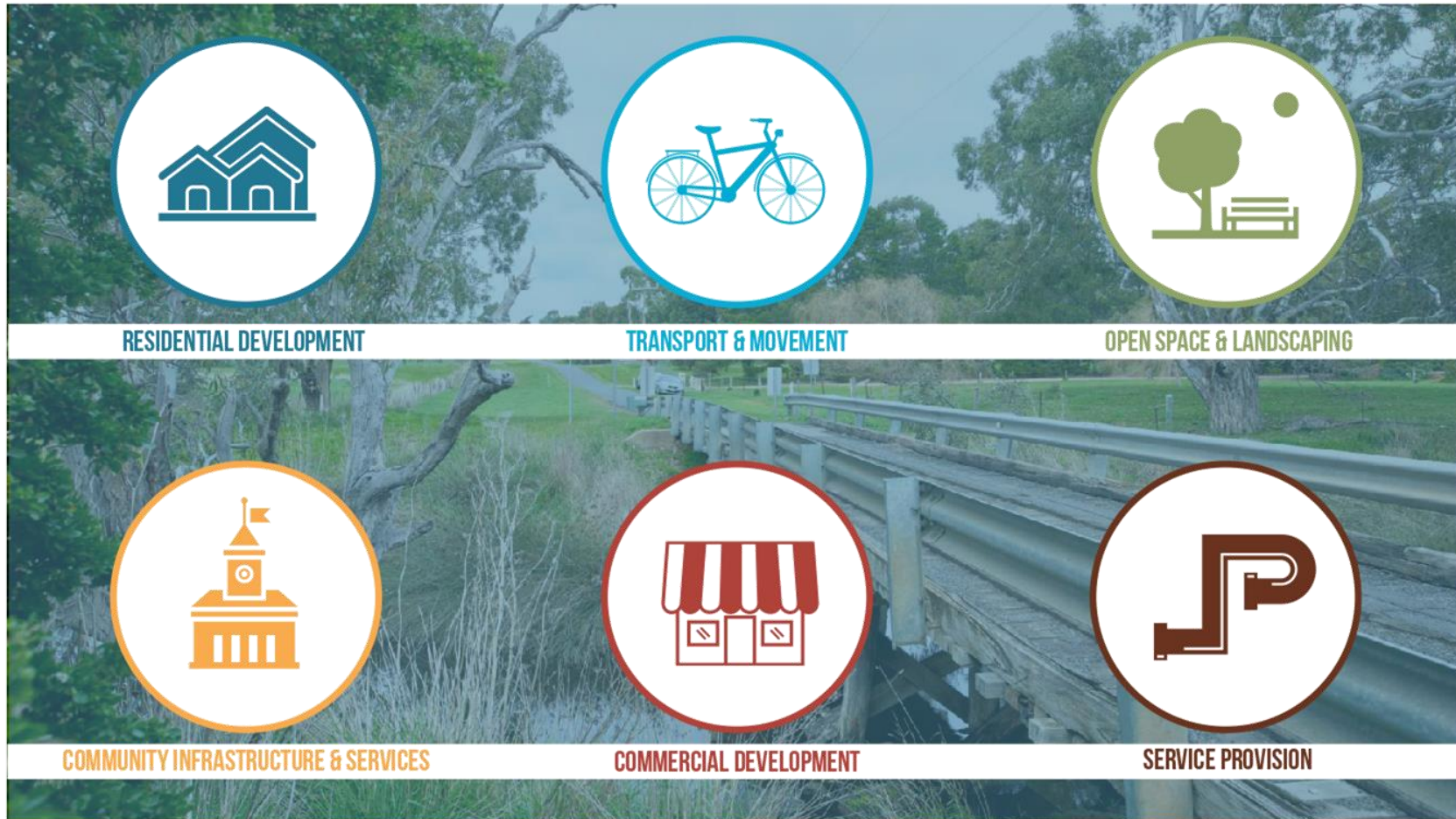
Question 7 of the Teesdale Structure Plan Community Survey asked respondents to state what kind of community they wished Teesdale to be. From these responses, a vision for Teesdale was able to be developed:



***“Teesdale will be a peaceful, family-friendly community supports those seeking a rural lifestyle. It will have strong connection to the natural environment and surrounding localities, while ensuring land, buildings and services are used and developed sustainably. Future development will respect, value and enhance the elements that make Teesdale special.”***

**Principles**

The guiding principles, grouped into the following themes, will help to implement the vision for Teesdale and ensure good planning outcomes for the town:



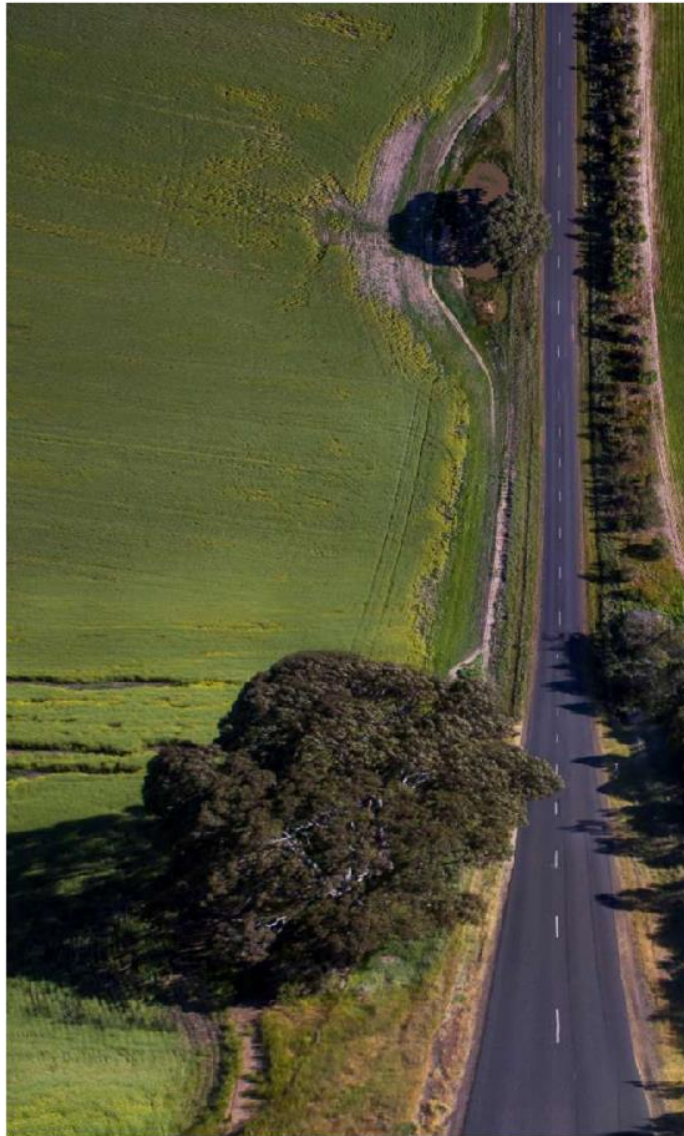
## RESIDENTIAL DEVELOPMENT



The supply of remaining greenfield land identified in the 1997 Structure Plan is sufficient to cater for 13 years of population growth at the current growth rate of 2.5% per annum. The township of Teesdale also provides for extensive potential for infill development. In order to support sustainable development, the following principles apply:

- *Ensure future growth continues to be low density, and will draw upon the landscape, character and history of the town.*
- *Avoid unplanned rezoning and ad-hoc subdivision.*
- *Avoid residential development which encroachment into the buffers of any existing noxious or hazardous uses*
- *Avoid environmental hazards where known, including steep land.*
- *Ensure development is responsive to and seeks to minimise bushfire risk.*
- *Avoid highly productive agricultural land where known.*
- *Ensure future planning anticipates impacts on existing infrastructure.*
- *Encourage infill subdivision and development.*





**TRANSPORT & MOVEMENT**



Teesdale currently has a high dependency on car travel, with 79.7% using a car to travel to work. Paths within Teesdale are currently fragmented in areas. In order to ensure safe & strong connection between key services and open spaces, the following principles apply:

- *Ensure new growth maximises opportunities to connect on to existing road and path networks*
- *Ensure new growth includes modest amounts of street lighting for driver safety purposes*

**OPEN SPACE & LANDSCAPING**



Wide, tree-lined streets are an important part of Teesdale’s town character. Open spaces such as Teesdale and Don Wallace Reserves provide important opportunities for socialising as well as passive & active recreation. The following principles seek to enhance and preserve Teesdale’s open space and landscaping:

- *Establish low maintenance native street tree planting along roads/paths/open space in future developments.*
- *Utilise encumbered land (such as flood prone land) within greenfield sites for open space purposes where practicable.*



**COMMUNITY INFRASTRUCTURE & SERVICES**



Teesdale currently contains limited community infrastructure, meaning the population is reliant on nearby Bannockburn and Geelong for access to a number of higher-order services. The following principles will guide the improvement of community infrastructure:

- *Provide community infrastructure and services to meet the needs of the growing population.*
- *Leverage enhanced community facilities through developer contributions.*

**COMMERCIAL DEVELOPMENT**



Teesdale currently contains limited commercial facilities. Residents presently rely on Bannockburn and Geelong for access to additional commercial facilities. In order to provide a wide array of local services, and ensure that commercial development is respectful to the character of Teesdale, the following principles apply:

- *Encourage low order services in Teesdale to provide convenience to residents, such as a restaurant, café, pub and service station. Higher order services will continue to be provided in Bannockburn and Geelong.*
- *Encourage commercial development in the Township Zoned areas.*

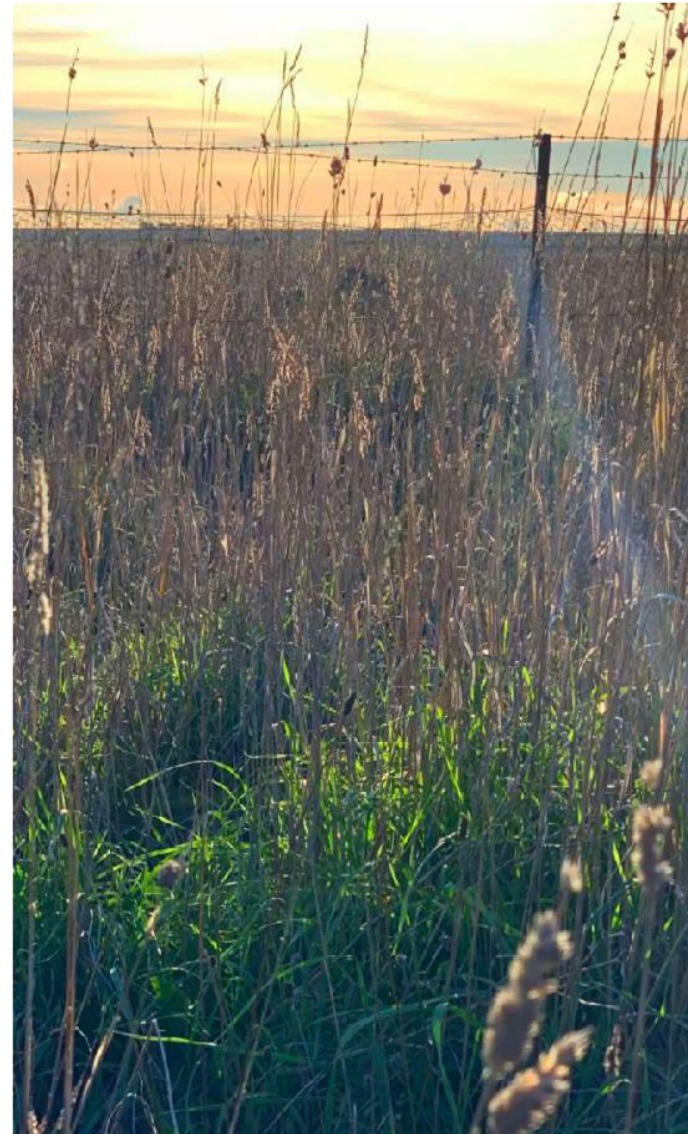


**SERVICE PROVISION**



As Teesdale continues to experience growth, consideration of service provision in both the short and long term is an important part of future planning for the township. The following principles will guide the delivery of services to Teesdale:

- *Provide essential services and utilities in a timely manner to support the growing population*
- *Encourage the ‘user pays’ principles in the provision of services and public infrastructure which is to be impacted upon as a result of development.*
- *Encourage government agencies and authorities which provide critical infrastructure and services to participate in growth area planning.*
- *Lobby for public transport in Teesdale as the population continues to grow.*



## 5. DIRECTIONS FOR EXISTING AREAS

### Low Density Residential Zoned Areas

The LDRZ areas of Teesdale make up the vast majority of the town. There is extensive potential for infill subdivision under the current zoning, where the minimum lot size is 4000 square metres.

Infill subdivision provides benefits including:

- Accommodating some population growth, thus reducing the need to convert agricultural land to residential development land.
- Ensuring more residents are located closer to existing services and community infrastructure.
- Lower infrastructure maintenance costs for Council.

Subdivision with good design outcomes is encouraged in the LDRZ areas. The number of driveways is encouraged to be minimized and limited to one where practicable, whilst landscaping is encouraged within driveway shafts.

In many cases it will not be possible to avoid a battle axe allotment to facilitate a subdivision, however it is possible for some lots depending on the size, shape and location of the lot.

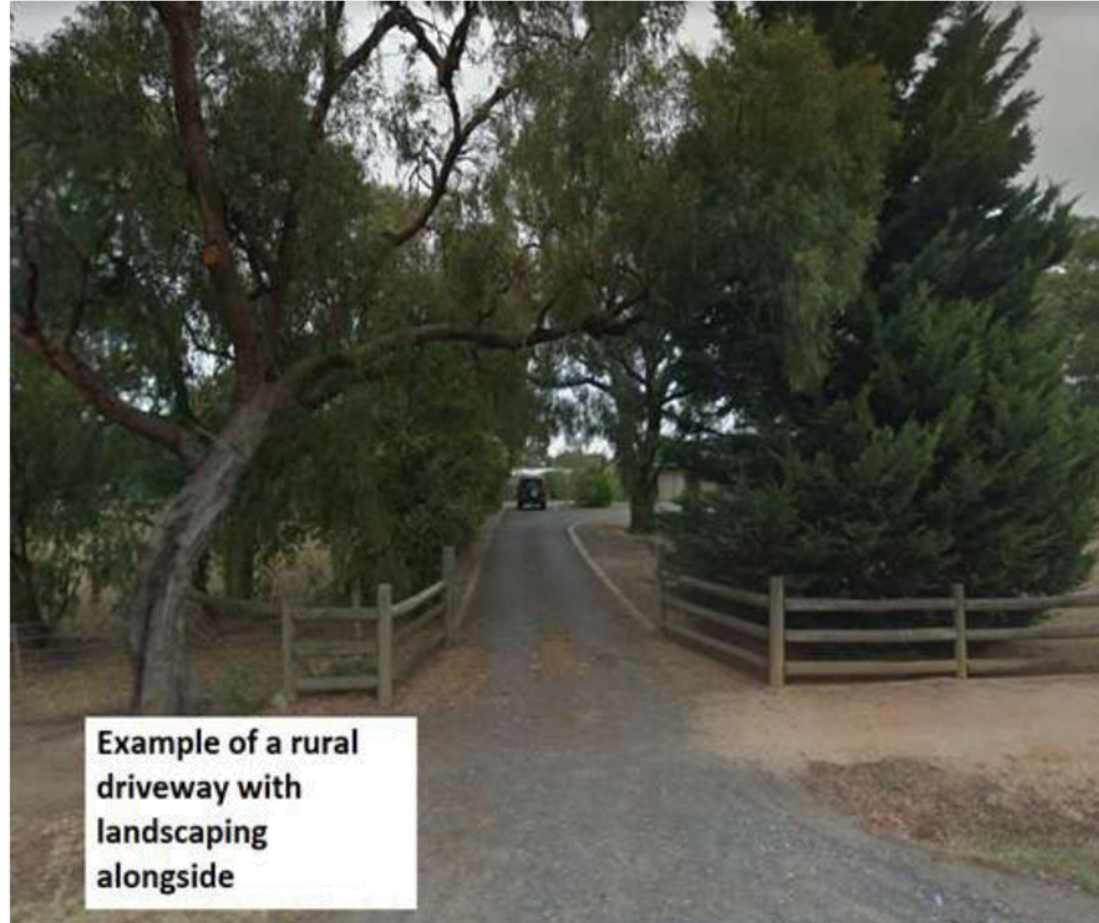


Figure 6 existing TZ & LDRZ areas

**Township Zoned Areas**

The Township Zoned areas of Teesdale provide the opportunity for some forms of commercial development. Additional commercial uses are desirable for:

- More walkable/cyclable neighborhoods.
- Reduced distances between housing, workplaces, retail businesses.
- Reduced need to drive to other towns for services.
- Contribution to sense of place and community identity.

Opportunities for commercial development in the Teesdale context are somewhat constrained by:

- Majority of TZ being occupied by existing dwellings which would require conversion
- Consideration given for amenity of surrounding residential properties
- Smaller lot sizes within the town centre
- Need to accommodate an on site waste water treatment system with sufficient capacity

*Strategies*

- Support commercial uses in the Township Zoned areas of Teesdale that fill a local provisioning gap and provide convenience to local residents such as a pub, restaurant, café and service station.
- Support commercial uses in the largest Township Zoned allotments where domestic waste water management systems can be more easily accommodated over a larger area.
- Support commercial uses where the intensity, scale and landscaping of the development respects the existing streetscape character and primarily residential context of the area.
- Support commercial uses that have made reasonable efforts to minimize land use conflicts with residential neighbors (as appropriate) in terms of siting, setbacks, noise attenuation, and hours of operation, signage and any other relevant considerations.



## 6. DIRECTIONS FOR FUTURE GROWTH AREA

The area titled as the “North East Growth Precinct” in figure 5, has been strategically identified for residential development. A rezoning proposal would need to be supported by specific requirements for rezoning, outlined below, being satisfactorily addressed.

### Context

This land is in the north eastern part of the township and is fragmented in terms of land ownership. Teesdale-Lethbridge road is the key access point for the land. Access is also available via Teesdale Tip road.

The land is generally used for rural living and farming purposes. A part of the land is also owned by Council and is a former landfill. In accordance with EPA publication 1642 “Assessing planning proposals within the buffer of a landfill” land within 500 metres of a closed landfill is likely to require an environmental audit in order to be considered for rezoning, with an associated concern being the potential for underground gas migration.

Requirements before Council will consider a rezoning proposal

Unless otherwise agreed with Council, the following requirements will apply:

1. Land owners are responsible for any rezoning proposal including the financing, preparation of and submission of Planning Scheme Amendment

documents with Council, payment of advertising and planning panel costs.

2. A DPO Schedule will be required alongside the rezoning proposal to manage development outcomes.

3. The rezoning and DPO schedule amendment should be for the entire North East Growth Precinct.

The DPO Schedule should provide (but not be limited to) the following.

- A high level masterplan for the entire precinct included as a map at the end of the Schedule, in order to demonstrate a logical future road layout and any common drainage infrastructure (if necessary/relevant). The masterplan should include a perimeter road as a bushfire mitigation measure to ensure the site can meet the requirements of Clause 13.02-1S.

- Analysis of relevant constraints for the entire precinct in support of the masterplan including flora and fauna, a buffers needs assessment, a bushfire risk assessment (to satisfy Clause 13.02-1S), a utilities provision assessment, a land contamination assessment (To satisfy ministerial direction 1) and an assessment against the EPA publication “Assessing planning proposals within the buffer to a landfill” (for land within 500 metres of the former landfill).

- A traffic impact assessment and roads network plan (identifying key roads) in order to support the road network within the masterplan.

- A high level storm water management plan for the entire precinct to confirm that drainage is possible for all sites regardless of land ownership. If necessary this should include the identification of common drainage elements and an implementation plan.

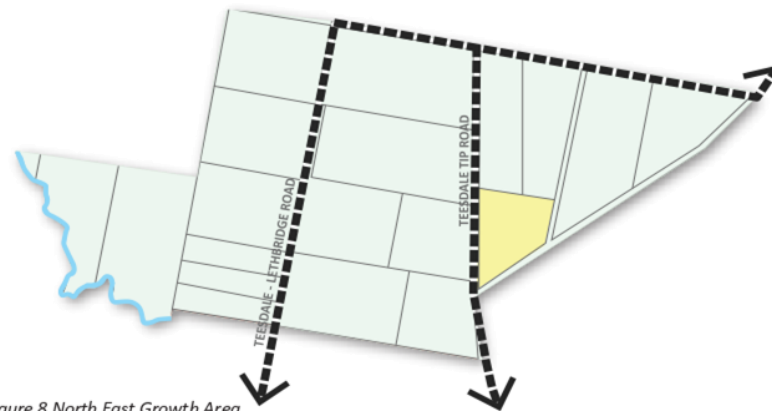


Figure 8 North East Growth Area

The proponent should consult with Council for further detail prior to preparing the application.

**Note:** *The area within 500 metres of the former landfill will require support from the EPA for any rezoning which will likely require an environmental audit to ascertain development potential. This area may be excluded from the rezoning proposal if support for the rezoning of this land by the EPA has not been provided at the time of the preparation of the rezoning proposal.*

Requirements for development contributions

- An S173 agreement for the collection of development contributions and the delivery of infrastructure items must be in place prior to rezoning, for all land being rezoned.
- The level of contributions will be influenced by State standard rates for Infrastructure Contributions Plans, taking into account the density restrictions in the LDRZ.
- The proponent will need to finance a traffic study to help and determine the highest priority development infrastructure items for inclusion in the agreement. Council will commission the study and the consultants preparing the study will represent Council.
- The proponent will need to finance the drafting of an S173 agreement for development contributions. Council will commission the agreement from a suitable consultancy or lawyer and the consultant or lawyer will represent Council.

- The above two costs may be deducted from the levies payable under the agreement.

**Expectations - cooperation among land owners in the precinct**

Land owners may wish to cooperate among themselves to facilitate a single rezoning proposal however this is a matter for land owners to determine. Council will consider a rezoning and DPO schedule amendment proposal across multiple land ownerships regardless of whether all/some or one land owner(s) prepares and lodge it.

The proponent is expected to include all land ownerships within the “North East Growth Precinct” within the rezoning proposal and DPO schedule amendment. Land may be excluded from any rezoning proposal for the following reasons:

- The land owner does not want to be included or is unresponsive after genuine and reasonable efforts by the proponent to include them.

And,

- The exclusion of the land will not compromise the overall functioning of the precinct in terms of key infrastructure or any other matters.

## 7. PLANNING SCHEME IMPLEMENTATION

**Form of Amendment**

The following implementation process has been identified for the Teesdale Structure Plan.

**Planning Policy Framework updates**

- The Settlement Framework Map (2020) will be inserted into the Golden Plains Planning Scheme.
- Key direction from the Teesdale Structure Plan (2020) will be inserted into the Planning Scheme for existing and future areas.
- The Teesdale Structure Plan (2020) will be included as a reference document.
- Redundant direction for Teesdale from the 1997 Structure Plan to be deleted.

**Rezoning and the application of Overlay controls**

Refer section 6 “Directions for Future Growth Areas”

## 8. FRAMEWORK PLAN

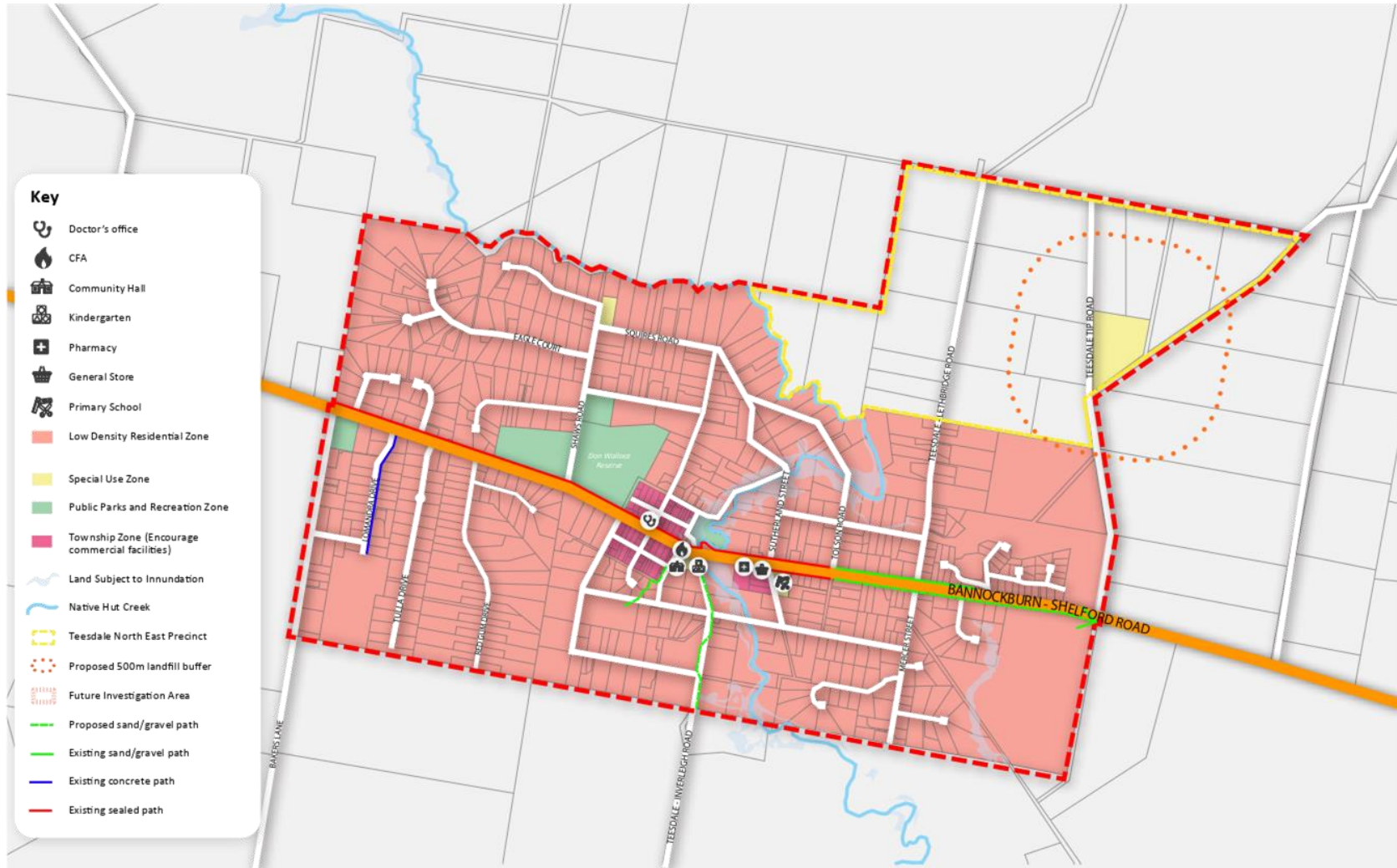


Figure 9 Framework Plan

## 9. FUTURE ACTIONS

Short term: 0-3 years

Medium term: 3-10 years

Long term: 10+ years

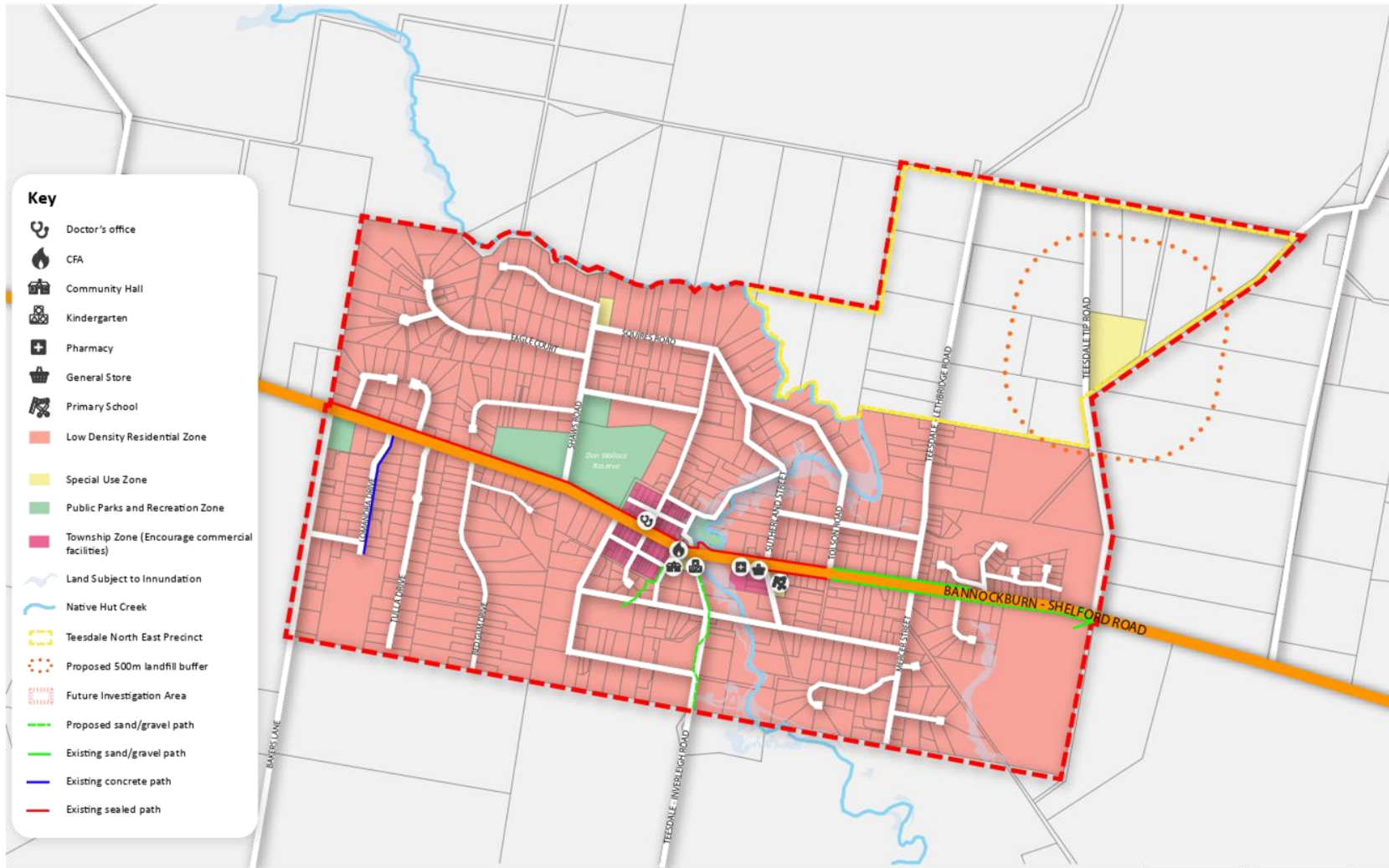
Ongoing: Continued action

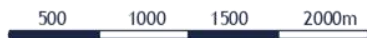
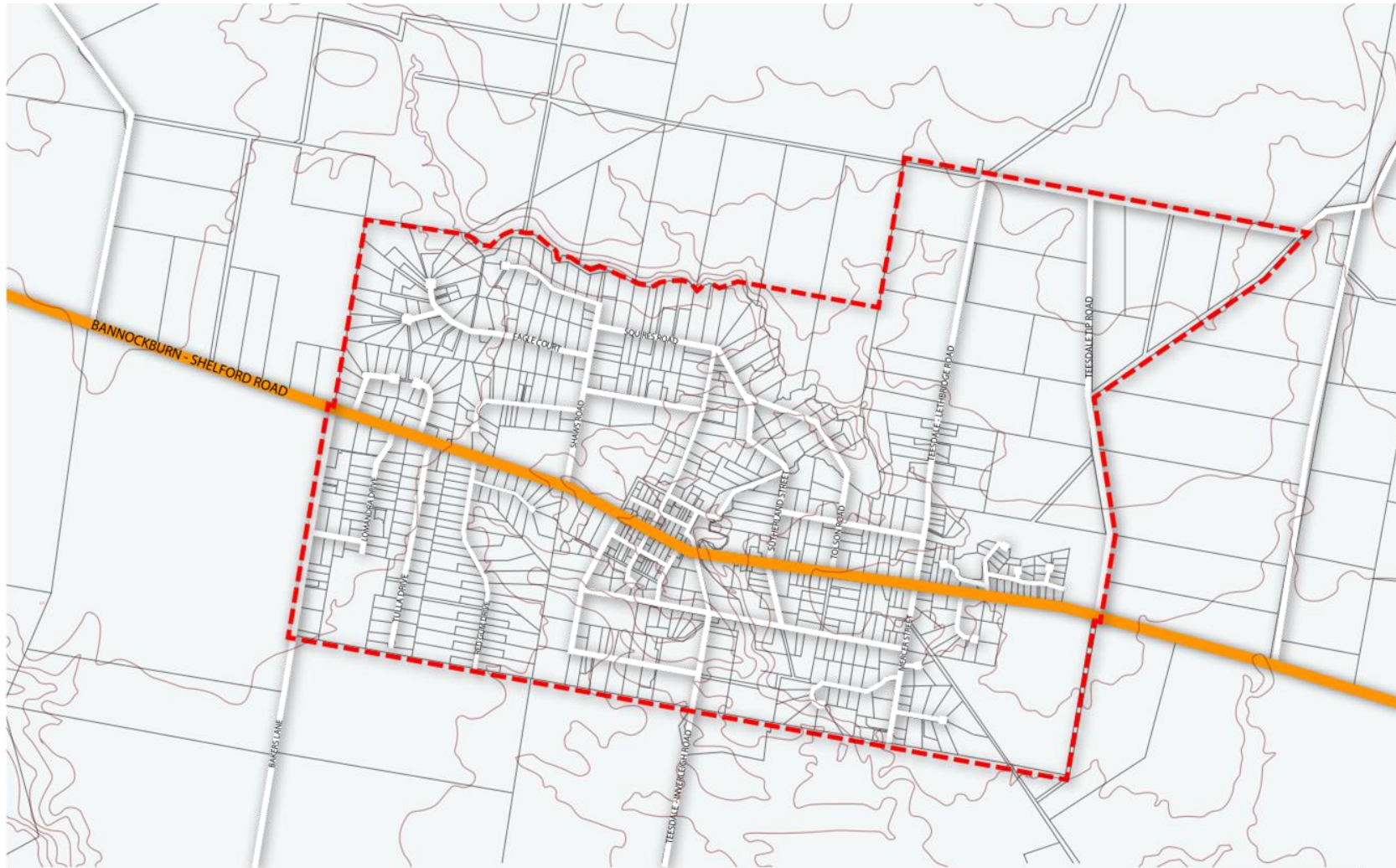
| TASK  | RESPONSIBILITY  | INDICATIVE TIME FRAME                            | RESOURCES  | PRINCIPLE ADDRESSED                                       |
|---|---|--|--|---|
| Preparation of a Planning Scheme Amendment to implement mapping from a native hut creek flood study commissioned by the CCMA.   | CCMA, Council   | Subject to completion of flood study by CCMA     | Officer time, financial                          | Residential Development                                   |
| Preparation of a flood study for the tributary that flows into Native Hut Creek from the West (crossing Jolly's Road).  | TBD - Potentially CCMA, DELWP, Council or a combination thereof | Short term                                       | Financial  | Residential Development                                   |
| Collaborate with VicRoads and Transport for Victoria to provide measures to promote better traffic safety in the stretch of the town that extends from the general store to the preschool, potentially including: <ul style="list-style-type: none"> <li>• Pedestrian refuges.</li> <li>• Walk safe treatments.</li> <li>• Lower speed limits.</li> </ul> | Council, VicRoads   | Short term                                       | Officer time                                     | Transport & Movement                                      |
| Advocate to the Department of Education to consider the need for additional car parking for the primary school at appropriate locations.  | Council   | Short term                                       | Officer time                                     | Community Infrastructure & Services, Transport & Movement |
| Investigate the need for a better/modified car parking layout at the car park opposite the general store.   | Council   | Short term                                       | Officer time                                     | Transport & Movement                                      |
| Advocate to the State Government for a regular bus service to Geelong Station for the combined populations of Inverleigh, Teesdale and Bannockburn. The bus service should include provision for people who need to get to/ from Geelong for work/study in normal business hours.   | Council   | Short term                                       | Officer time                                     | Transport & Movement, Community Infrastructure & Services |
| Advocate to Transport for Victoria to remove gravel mounds from the strip of land on Bannockburn-Shelford road near intersection with Teesdale-Lethbridge road and convert the area to a site for school buses to stop.   | Council   | Immediate  | Officer time                                     | Transport & Movement, Community Infrastructure & Services |
| Provide a modest entrance feature at the eastern entrance to the town.  | Council   | Short term                                       | Officer time, financial                          | Open Space & Landscaping                                  |
| Undertake an analysis of the locations where a minimal number of street lights could provide best value from a traffic safety perspective   | Council   | Short term                                       | Proponent time, financial, Council officer time. | Transport & Movement                                      |
| Install additional street trees following preparation of a street tree planting strategy for Golden Plains Shire.   | Council   | Subject to preparation of a street tree strategy | Officer time, financial                          | Open Space & Landscaping                                  |
| Acquire land adjacent to Native Hut Creek at the rezoning stage of the North Eastern Growth Area.   | Council   | Subject to rezoning of land                      | Officer time, financial                          | Open Space & Landscaping                                  |
| Protect and enhance areas of high biodiversity in Teesdale.   | Council   | Ongoing  | Officer time, financial                          | Open Space & Landscaping                                  |
| Ensure the continued delivery of weed management programs throughout Teesdale, particularly along the Native Hut Creek corridor.  | Council   | Ongoing  | Officer time, financial                          | Open Space & Landscaping                                  |
| Ensure future development recognises Aboriginal Cultural Heritage.  | Council   | Ongoing  | Officer time, financial                          | Residential Development                                   |

Table 2 Future Actions



## 10. APPENDICES

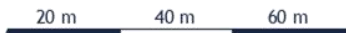
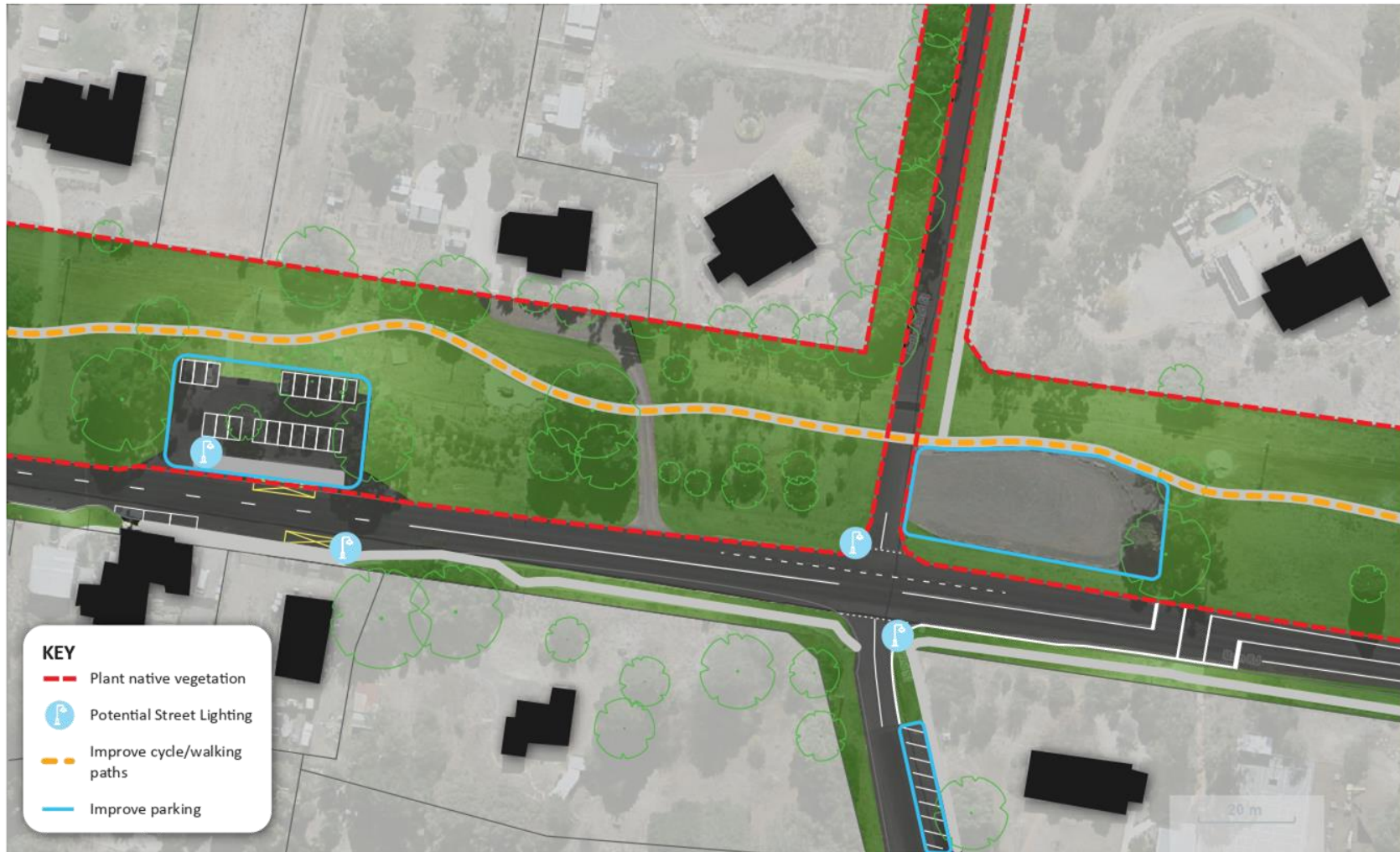




April 2020  
**TEESDALE STRUCTURE PLAN**  
Contours - 10m



TEESDALE STRUCTURE PLAN APRIL 2020



April 2020  
**TEESDALE STRUCTURE PLAN**  
Potential Streetscape Improvements







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# 1

## INTRODUCTION

### 1.1. Introduction & Purpose

The Teesdale Structure Plan will help to guide the future growth and development of Teesdale.

The plan will consider how to best manage the growth of Teesdale whilst continuing to make the town a great place to live.

The purpose of the Teesdale Structure Plan background report (this report) is to ensure that the Teesdale Structure Plan is well informed, and stimulate discussion during community consultation that will occur before the Structure Plan is prepared.

The Teesdale Structure Plan will:

- Identify whether Teesdale requires additional land to support future residential or commercial development, and if so to identify the appropriate planning controls to support growth.
- Identify whether the existing planning controls in Teesdale are appropriate and to identify relevant changes if necessary.

- Take into account the objectives, principles and requirements of the Golden Plains Planning Scheme, the key influences affecting Teesdale and the communities vision for the town.
- Identify opportunities to improve the town not considered in existing Council Strategies, with regard to community and development infrastructure, open space and other matters with a relationship to land use planning.



Figure 1 Teesdale Main Street



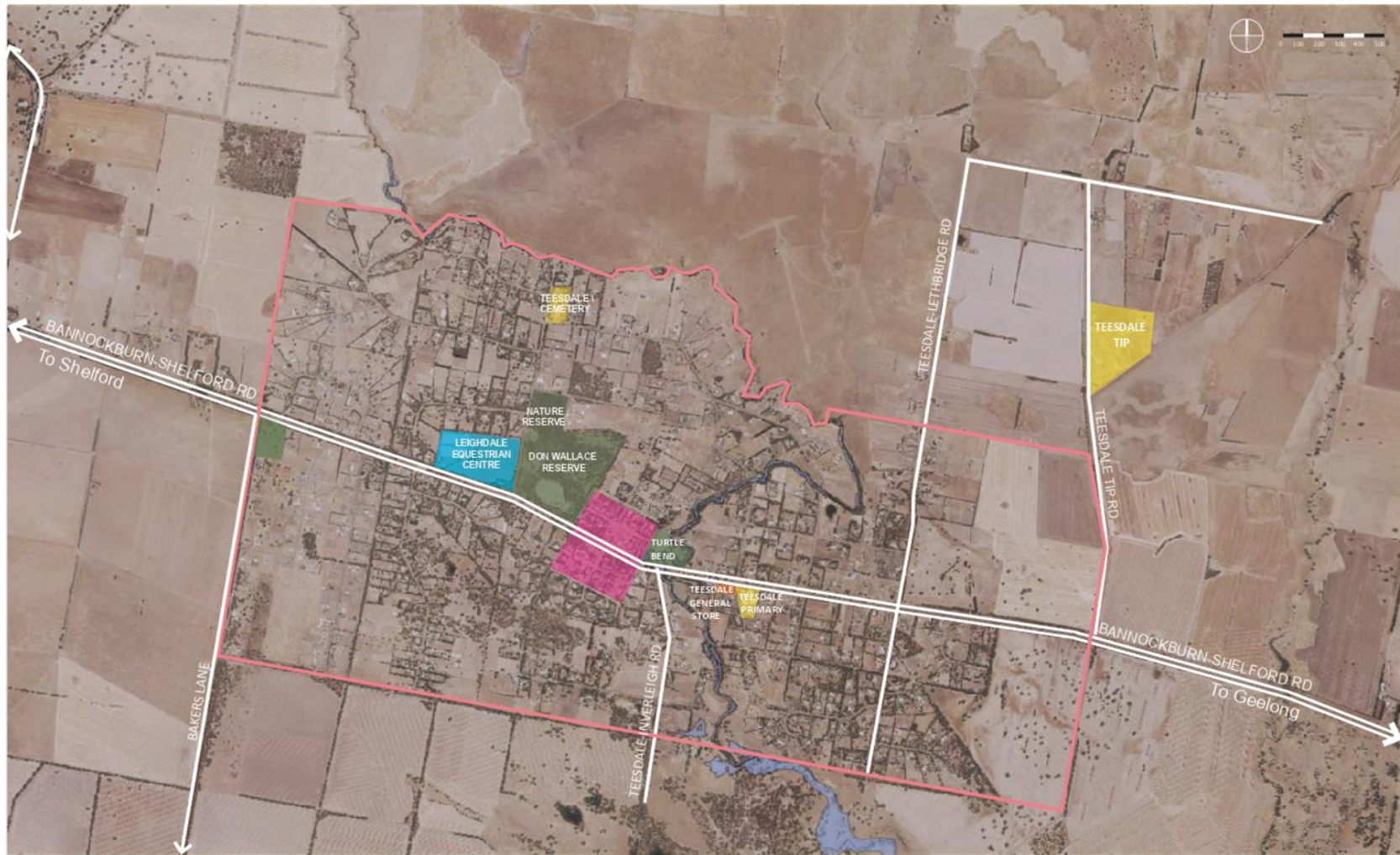


Figure 2 Teesdale Context

# 2

## NATURAL ENVIRONMENT

### 2.1 Bushfire

The Teesdale Sheoak Nature Conservation Reserve and the Don Wallace Reserve (contiguous) within the town are the areas with the highest fuel load. This is predominantly where the Bushfire Management Overlay (BMO) applies in addition to land in the north west corner. Typically the BMO applies to the areas at the greatest level of bushfire risk, though it does not capture all levels of risk.

Many private properties have a significant number of trees, as backyards in the town are typically large. There is also a significant number of treed areas along Native Hut Creek. A Department of Environment Land Water and Planning (DELWP) managed site known as "Chinaman's Lagoon" on the southern side of township is also densely treed.

Teesdale generally borders farmland. Grassfire remains a risk from farming areas on the edge of the town, however grassfire would not likely result in the same level of damage as a bushfire from areas of dense trees/shrubs.

In terms of the wider area, approximately 1.6km to the south of town is the Inverleigh Flora and Fauna Conservation Reserve, which is a large



Figure 3 Teesdale, 1956

area of dense trees and shrubs. Within approximately 5km of the eastern edge of town is the Bannockburn Recreation and Flora and Fauna Reserves.

In 1969 there was a bushfire that reached into the north of Teesdale and Bannockburn, however there is limited known information about its impact on Teesdale. Stage 2 of the Golden Plains Heritage Study records that "A 1969 fire destroyed its hall" (in relation to Teesdale).

Historic aerial photography from a Department of Lands Survey in 1956 indicates that fuel loads close to Teesdale were not likely to be substantially different compared with today, however fuel loads within the town are far greater today. The population at that time was a fraction of today and there is now far more vegetation in backyards, along Native Hut creek and in what is now the Don Wallace Reserve.

Whilst the fuel loads from trees and shrubs inside or within the vicinity of the town are significant, they are by no means unusual for regional Victoria. Along with the vast majority of regional Victoria, Teesdale is classified as a designated “Bushfire Prone Area”. Development in a designated Bushfire Prone Area must comply with construction standards under AS3959 Construction of Buildings in Bushfire Prone Areas.

**2.2 Rivers and Waterways**

The main waterway that runs through Teesdale is the Native Hut Creek. A number of smaller waterways run through the town and across property boundaries.

Some of the land in the vicinity of native hut creek is flood prone as recognised in current Land Subject to Inundation Overlay and Floodway Overlay mapping.

The Corangamite Catchment Management Authority (CCMA) have indicated that the current flood mapping for Native Hut Creek is out of date. A study on the flood susceptibility of the Native Hut Creek has been developed and the CCMA are currently organising a peer review. Upon finalisation, a Planning Scheme Amendment is likely to be required to implement the new mapping.

In addition a tributary that crosses Jolly’s road and leads into native hut creek has

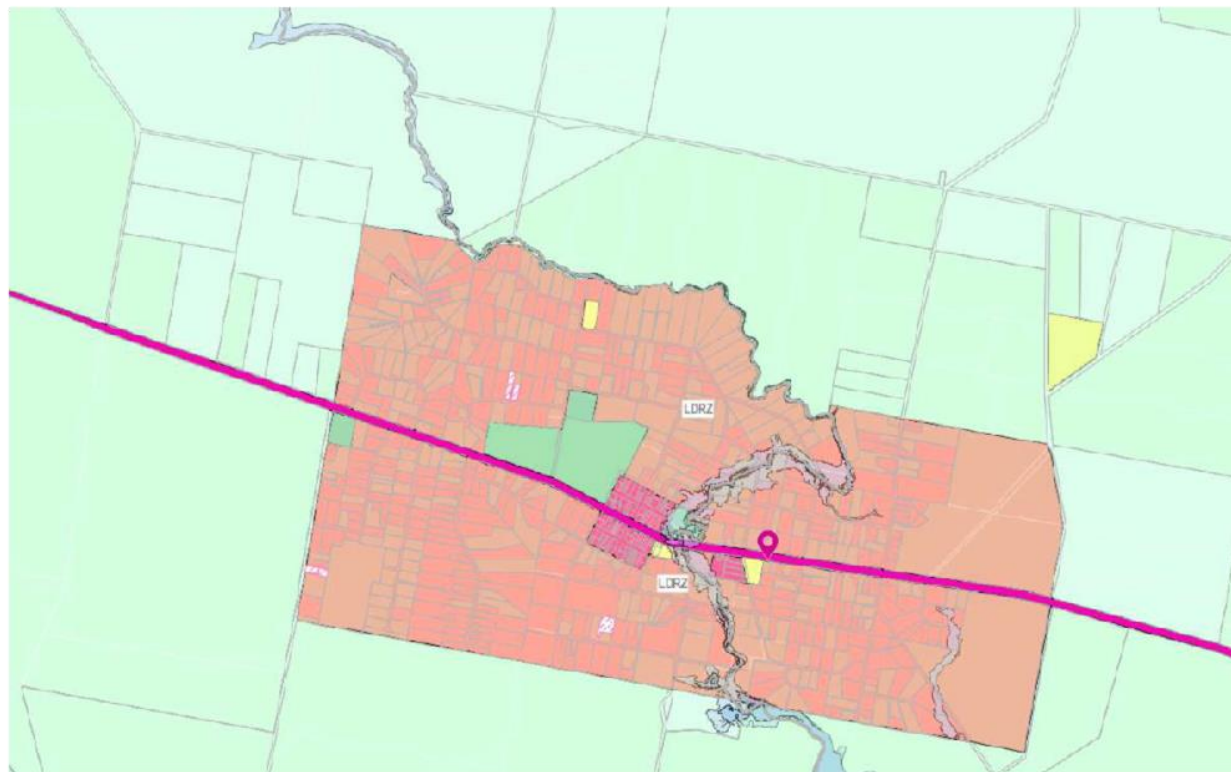


Figure 4 Teesdale with 1m contours

not been flood mapped but is understood to warrant consideration for possible flood impacts.

**2.3 Topography**

The majority of Teesdale is quite flat however there are significant undulating areas that run through the centre of the town in a north-south direction, including along native hut creek.

Teesdale with 1 metre contour (height) lines is depicted in figure 4 above.

**2.4 Agricultural Land Qualities**

Teesdale is mostly surrounded by agricultural land. The State Government is undertaking a project to identify, recognise and protect agricultural land within 100km of the Melbourne CBD, an area that includes Teesdale.

An area to the south east of Teesdale has been recognised as strategic agricultural land in the first iteration of the mapping – however the mapping has not been finalised. The State Government has indicated that in future strategic agricultural land will be protected.

**2.5 Flora and Fauna**

A majority of the vegetation in Teesdale is classified as Plains Grassy Woodland, with large pockets of Plains Grassland and Grassy Woodland.

Figure 2 shows ecological vegetation classes in Teesdale.

Notably 90 indigenous flora species have been identified in Teesdale.

A number of endangered fauna species have been identified within Teesdale and vicinity including Golden Sun Moth, Sulphur-crested Cockatoo and spotted March Frog.

**2.6 Street Trees**

The main road that runs through the middle of Teesdale, also known as “Bannockburn-Shelford road”, contains sporadic native and exotic trees and patches of trees, but do not follow a consistent theme.

Residential streets also tend to contain sporadic native trees and patches of trees, dense in places and sparse in others.

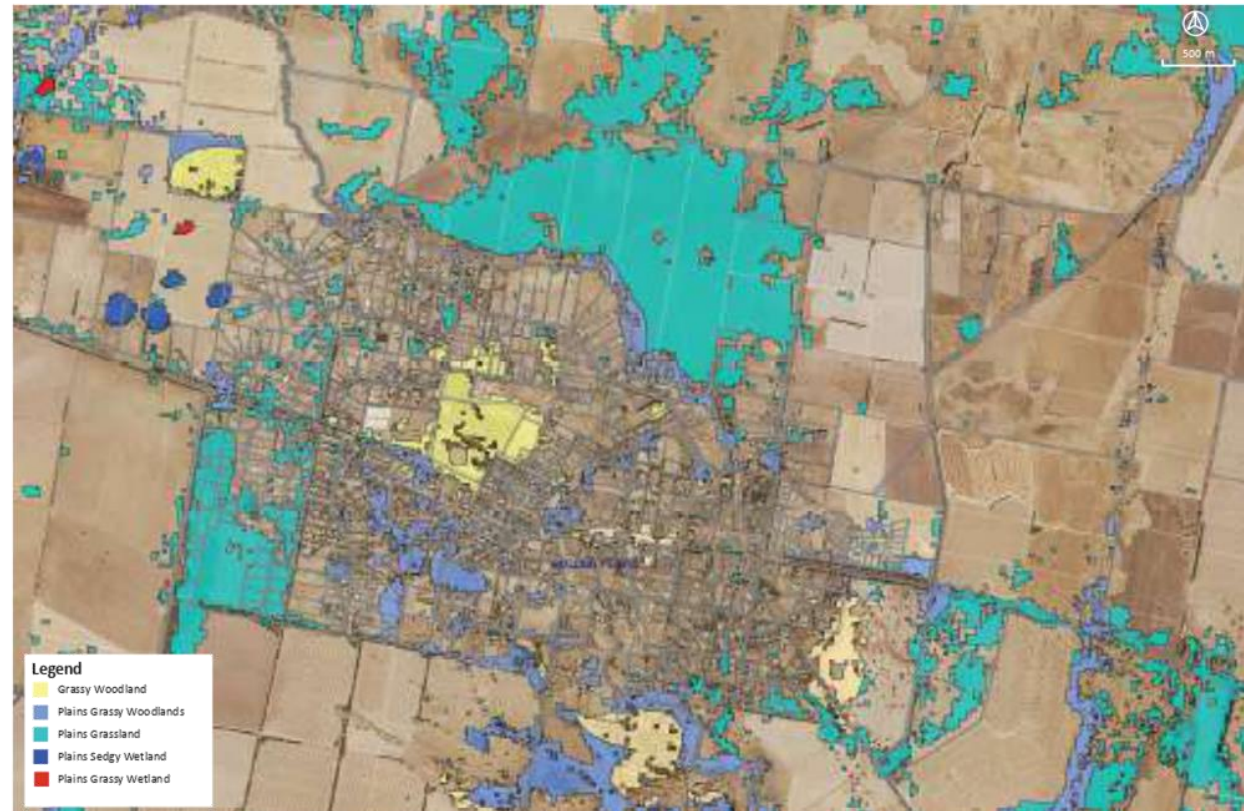


Figure 5 Teesdale EVC

TEESDALE ECOLOGICAL VEGETATION CLASSES



# 3

## URBAN ENVIRONMENT

### 3.1 Entrances to the Town

The entrance to Teesdale along Bannockburn-Shelford Road from Bannockburn contains large amounts of native vegetation on arrival, including in private properties on the southern side. There is a 150m stretch of gravel on the northern side of the road upon approach just before Teesdale-Lethbridge road, which is of unknown purpose/history. There are gravel mounds in this area. There is no entrance feature or sign. It becomes more evident that one is entering a town at the intersection of Bannockburn-Shelford road and Mercer St, where there is a bus stop and it is possible to see a number dwellings.

The entrance to Teesdale from Shelford includes wide road reserves with fairly dense vegetation in parts. There is minimal evidence of entering a town.

### 3.2 Street Lighting

Currently there is no street lighting in the older parts of Teesdale, including along the main road. In newer low density developments street lighting is generally required at key intersections, where there are sharp bends in roads and at the end of court bowls.

### 3.3 Crossings

There are no zebra crossings in Teesdale, however there is a crossing area on the main road in front of the primary school.

#### Buffers

This section reviews land uses and natural features in and around Teesdale with possible buffer implications if land was ever developed in the vicinity of these uses.

#### Former Landfill

Teesdale contains a former landfill within the identified “Low Density Environmental Living” area, identified for potential growth in the 1997 structure plan.

The default EPA buffer requirement for a closed landfill is for a 500 metre buffer to the landfill cells (if known) or otherwise to the site boundary.

EPA guidelines provide the potential for reduced buffers subject to environmental audits.

#### Native Hut Creek

Subdivision in the vicinity of a waterway generally requires a buffer of 10-50

metres. The buffer distance will vary depending on the circumstances. The Corangamite Catchment Management Authority is the key advice giver that assists Council with determining the appropriate buffer distance.

#### Poultry Farms

There are poultry farms north of Teesdale. Clause 53.09 (Poultry Farm) of the Golden Plains Planning Scheme indicates that farms with over 1000 chickens require a distance of at least 400 metres to land in a residential zone, while smaller farms require at least a 200 metre distance.

#### Sand Quarry

There is a small sand quarry operating on rural land approximately 1.6km south east of the south eastern edge of the town. A specific buffer distance for this type of facility is not explicit in the planning scheme, nonetheless it would be a relevant consideration.

**Composting Facility**

A planning application for a composting facility at 607 Bannockburn-Shelford Road, Bannockburn has been submitted to Council but had not been approved as of 18/07/2019. The land is approximately 2.1km east of the eastern edge of Teesdale. The buffer for this type of facility is variable, depending on the details of the facility.

**3.5 Sewer**

Teesdale is not sewer and the provision of reticulated sewerage is not in the Barwon Water five year plan. There are currently no known plans to sewer the town. Nonetheless due to the size and growth of the town, as well as its proximity to sewer infrastructure in Bannockburn, the extension of sewer to Teesdale would not be unprecedented. There are examples of smaller towns that have been sewer in recent times such as Gordon and Smythesdale, albeit by a different water authority. Water authorities typically require strong community support before considering a town for the provision of reticulated sewer.

If reticulated sewer was provided to Teesdale it would likely affect urban development opportunities and potentially town character. Lot sizes of 4000 square metres + would no longer be necessary for domestic waste water management reasons. The vast majority of Teesdale is situated within the Low Density Residential Zone, which has a

4000 square metre minimum lot size for unsewered properties and 2000 square metres for sewer properties.

The installation of reticulated sewer is costly. In the case of the Smythesdale sewer scheme, land owners faced a cost in the vicinity of \$3000 - \$6000 per property in addition to the cost of decommissioning existing septic system. There is an ongoing charge for sewer, currently \$141.33 per quarter.

**Update following consultation**

Following community consultation activities in which 76% of survey respondents opposed reticulated sewer (representing approximately one quarter of Teesdale households) it became clear that community sentiment was not in favour of sewer. As Barwon Water will not consider sewer unless a strong majority expresses a preference for it (and before any other considerations, such as financial viability) reticulated sewer remains unlikely over the horizon of the Teesdale Structure Plan.

**3.6 Housing**

Housing Stock in Teesdale generally consists of large single storey dwellings surrounded by significant amounts of native vegetation. Although dwelling ages vary substantially, it is notable that around half of dwellings were built from the year 2000 onwards. Many properties have sheds that are larger in nature, reflecting the extremely low density nature of Teesdale. Out of a selection of

80 sheds within the Teesdale township, the average size of outbuildings was 136.03m<sup>2</sup>, which is larger than the maximum outbuilding size not requiring a permit (120m<sup>2</sup>) in the provisions of the Low Density Residential Zone (Clause 32.03).



# 4

## EXISTING STRATEGIES

### 4.1 Existing Strategies

#### 1997 Teesdale Structure Plan

The 1997 Teesdale Structure Plan outlines the role of Teesdale as “a residential community with associated commercial and community services, with a limited servicing role for the surrounding rural area.”

The Structure Plan (Figure 6) outlines Teesdale as an area which is landscape dominated, with a limited range of facilities and a quiet rural retreat atmosphere.

The original structure plan outlines 3 stages of development.

1. Infill rural residential
2. Limited expansion east of Mercer Street
3. East of Bell, Miller and Kings Court

#### The Low Density Environmental Zone

Opportunity for small quantities of tourist accommodation and facilities and productive use of many of the large lots for small scale agriculture has also been outlined as potential factors for encouragement.

#### Domestic Wastewater Management Plan

The DWMP July 2015 was developed to provide an understanding of the best approach to manage effluent disposal throughout Golden Plains.

The DWMP recommends a minimum lot size of 4,000sqm for subdivision where lots are unsewered. This is to allow for safe effluent disposal.

| No | Action   | Est. cost | Priority |
|----|--|-----------|----------|
| 1  | Advocate for the provision of a pedestrian crossing on the Shelford Bannockburn Road at the preschool near Panticks Rd.                                    | 500       | 1        |
| 2  | Regularly mow the path beside Native Hut Creek from Turtle Bend Reserve along Panticks Road  | -         | 1        |
| 3  | Provide a foot/bicycle crossing at the north end of Sutherland St connecting the existing path in Sutherland St to the proposed mown trail in Panticks Rd. | 10000     | Ongoing  |
| 4  | Give consideration to developing a trail between Bannockburn and Teesdale.   | 450000    | 6        |
| 5  | Give consideration to developing a trail connecting Teesdale town centre to the Inverleigh Flora and Fauna Reserve.  | 125000    | 6        |
| 6  | Give consideration to developing a path linking Turtle Bend Park to the hall and on to Chinaman's Lagoon   | 30500     | 6        |
| 7  | Give consideration to developing a trail along Lethbridge Rd from Main Rd to Russell St.   | 15500     | 6        |

Figure 6 Paths and Trails Strategy 2013-2017

#### Golden Plains Paths and Trails Strategy (2013 – 2017)

The Paths and Trails Strategy provides a number of future actions for Teesdale as summarised above.

#### Golden Plains Shire Recreation Strategy Plan (2015 – 2019)

This plan identified a number of aspirational improvements to Council owned land, including:

- Significant improvements to Turtle Bend Reserve (underway).
- Significant improvements to Don Wallace Recreation Reserve, including an upgrade to the surface of the playing field and car park upgrade.
- Sealing the driveway of the Teesdale mechanics institute and making improvements to the Teesdale Hall and Equestrian Centre.
- A shared path to Bannockburn and a trail to the Inverleigh Flora and Fauna Reserve.

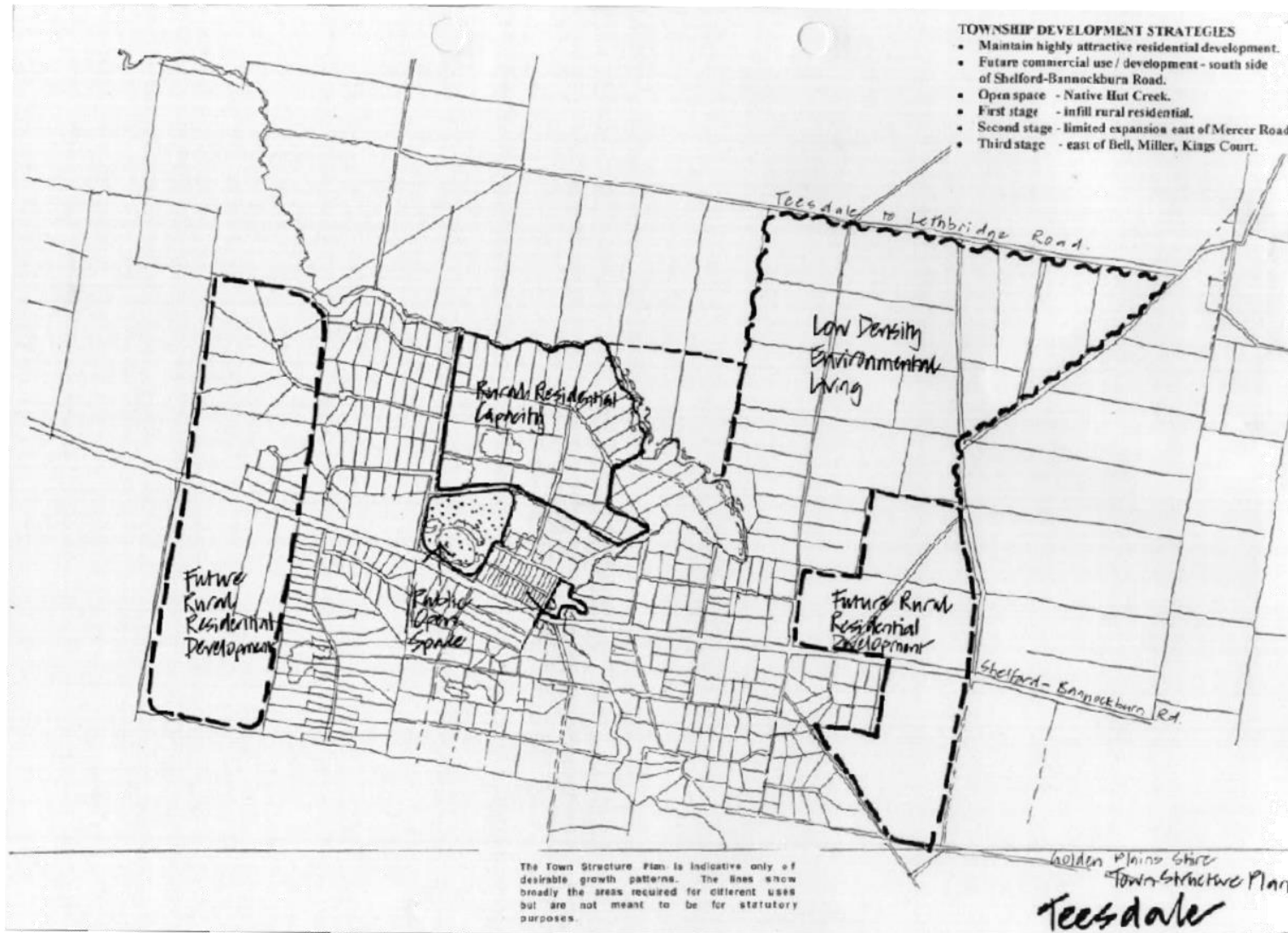


Figure 6 Teesdale Structure Plan 1997



**Teesdale Community Plan (2016-2019)**

This is a plan prepared by members of the community of Teesdale, known as “community coordinators”.

The Plan identifies a number of key local projects and aspirations regarding community infrastructure, traffic safety, events and activities.

Key projects/aspirations listed include:

- Development of a multipurpose track between Teesdale and Bannockburn.
- Development of a pedestrian crossing between the car park and the shop.
- Sealing of the hall car park and CFA entry.
- Establishment of a half size basketball court at turtle bend park.
- An earlier version of the plan from 2014 also included a large number of potential improvements to the town that differ slightly from the most recent plan, for instance promoting the need for a crossing opposite the kindergarten and the possibility of traffic calming measures in the town centre. Survey responses in the 2014 version express many additional aspirations, for instance for more shops/services, for a barter board, a Men’s Shed and opposing the installation of street lighting.

**G21 Regional Growth Plan**

The G21 Regional Growth Plan seeks to

guide the growth of the Greater Geelong region (including Teesdale) through to the year 2050. It is a plan seeking to facilitate an eventual population of 500,000 people in the region.

Page 25 of the plan shows the locations for identified planned growth within the G21 region. The existing area of Teesdale is depicted as supporting incremental infill. There is an area north east of the town depicted as “Identified planned growth”, which correlates to the area currently shown as Low Density

Environmental Living in the Teesdale Structure Plan, as shown in Clause 21.08-14 of the Golden Plains Planning Scheme.

The G21 plan notes that towns such as Teesdale provide low density residential lifestyle options.

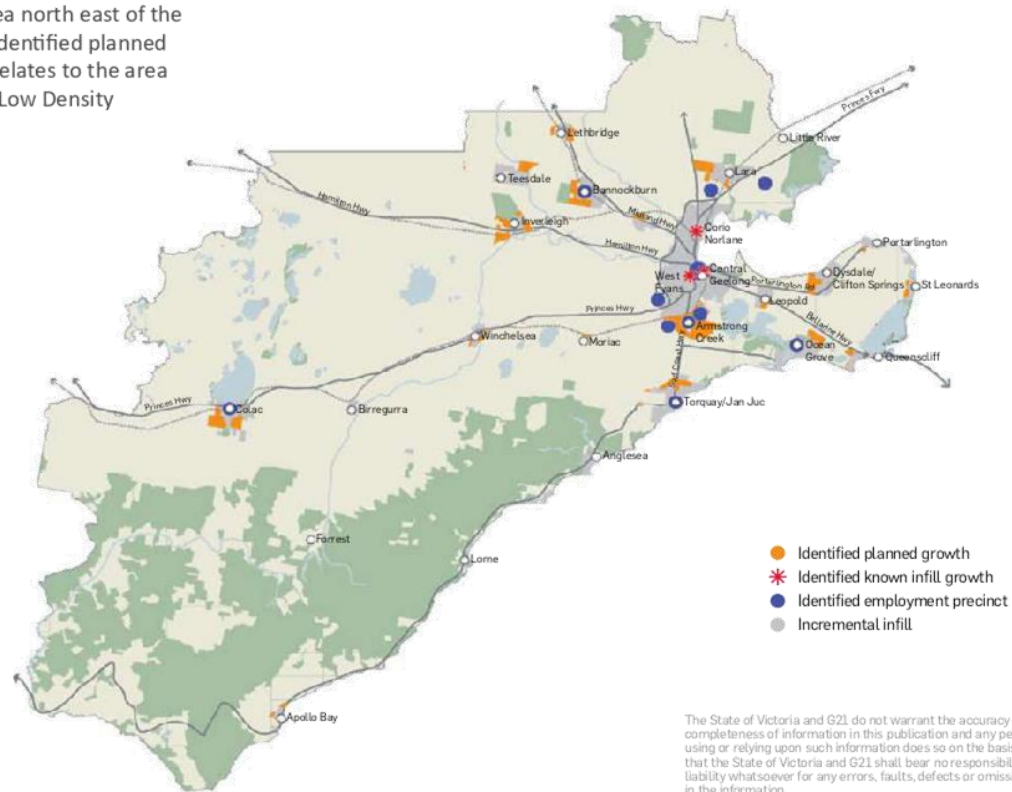


Figure 7 G21 Identified growth areas

# 5

## PLANNING SCHEME ANALYSIS

### 5.1 Planning Scheme Analysis

The vast majority of Teesdale is situated within the Low Density Residential Zone (LDRZ). Under this zone all lots are required to be at least 4000 square metres in area, the minimum requirement under the zone in unsewered areas. This requirement is consistent with Council’s minimum lot size requirements under the Domestic Wastewater Management Plan (DWMP).

Central Teesdale is situated within the Township Zone (TZ), a flexible zone that allows for a combination of residential and commercial uses and does not have a minimum lot size. Nonetheless land in this zone is still subject to the 4000 square metre minimum lot size requirement of the DWMP.

Reserves and public parks are situated in the Public Parks and Recreation Zone (PPRZ).

The zoning of Teesdale is shown at figure 8.

#### Zones Analysis:

- Within the Low Density Residential Zone lots tend to be large to very large in size, with some being over 5 hectares. In terms of the

planning controls applicable, there is a notable level of potential for infill subdivision in the Low Density Residential Zone where the minimum lot size is 4000sqm.

- If all infill subdivision in the Low Density Residential Zone was realised it would potentially result in changes that may not be appreciated by all residents, for instance more battle axe subdivisions.

- Properties in the central area of the town are located within the Township Zone and tend to be smaller, generally around 2000 to 4000 square metres in size.
- Although the Township Zone promotes both commercial and residential uses, it is recognised that residential is most common. A potential consequence being that aspiring businesses are more likely

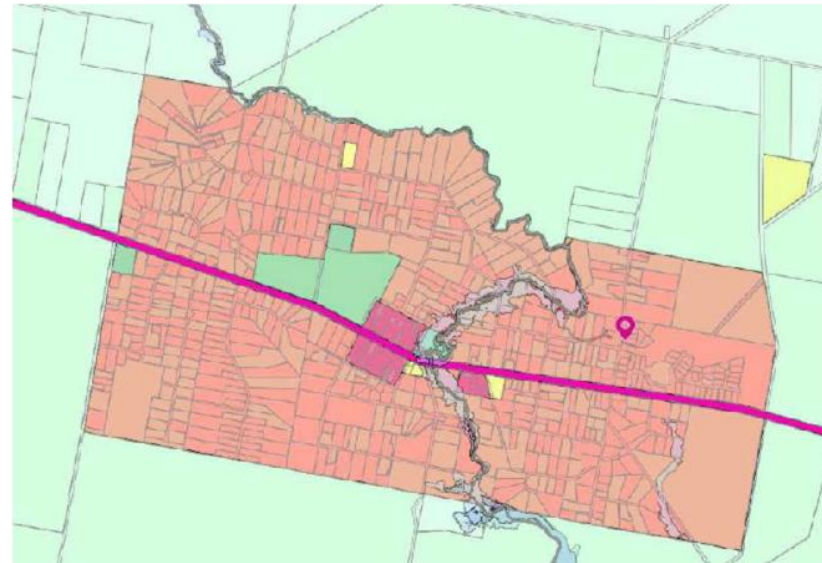


Figure 8 Teesdale Zones

to face objections on an amenity basis when/if they lodge a planning permit application, depending on the nature of the business.

- The size of the Township Zoned area exceeds Teesdale’s potential commercial requirements, however little of the land is being used for commercial purposes.

**5.2 Overlays**

**Design and Development Overlay Schedule 5 (DDO5)**

This Overlay which is titled “Low Density Residential Zone Setbacks” applies to the LDRZ areas of Teesdale. This Overlay seeks to ensure that buildings are setback appropriately from boundaries, roads and dwellings not in the same ownership.

**Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO)**

These Overlays apply in the vicinity of the creek that runs through Teesdale known as Native Hut Creek. They generally seek to ensure that development considers flood management issues prior to any development beginning.

**Environmental Significance Overlay Schedule 2 (ESO2)**

This Overlay applies in the vicinity of Native Hut Creek. It generally seeks to ensure that the quality and quantity of stormwater flowing into the creek will not have significant environmental consequences.

**Bushfire Management Overlay (BMO)**

The BMO applies to and in the vicinity of the Don Wallace Reserve and Teesdale Sheoak Nature Conservation Reserve. It also applies to a heavily vegetated patch north west of the existing township.

The area surrounding Teesdale is mostly used for farming and is largely clear of vegetation.

**Heritage Overlay**

The Heritage Overlay applies to a limited number of significant sites in Teesdale (refer to Section 3.12 – Heritage).

**Development Plan Overlay Schedule 2 (DPO2)**

The DPO2 applies to two areas along the eastern edge of the town and to an area along the south western edge. Two of these areas are partially developed and one is undeveloped.

The DPO2 sets the requirements for future growth areas in Teesdale and requires a masterplan to be created for a wider development area. This ensures consideration for a number of specific matters at a holistic level. These matters include staging, roads, drainage, landscaping and linkages to nearby areas.

**Salinity Management Overlay (SMO)**

The SMO applies to a small area of land near the southern border of the town. It also applies sporadically to patches of land south of the existing

area of Teesdale. The SMO seeks to ensure that development is responsive to the limitations of building on salinity affected land.

**5.3 Local & State Policy**

**Clause 21.08 Local Areas – Small Towns**

The 1997 Teesdale Structure Plan is shown at Clause 21.08-14 of the Golden Plains Planning Scheme.

Notably the areas recognised as “Future Rural Residential Development” have been partially developed and have been zoned to support development. The area shown as “Low Density Environmental Living” has not been developed, is in use for farming (primarily) and is still zoned as the Farming Zone. This is an older structure plan and the closest modern translation to “Low Density Environmental Living” may be the Low Density Residential Zone.

**Low Density Residential Subdivision Policy**

This policy is based on the concept that there are varying soil qualities in Golden Plains and the particular soil capacity of different areas will sometimes mean that lot sizes need to be larger than

the 0.4 hectare minimum subdivision size described in the Golden Plains Low Density Residential Subdivision Policy.

**5.4 State**

**Clause 11.01-1R Settlement – Geelong**

This Clause carries over key direction from the G21 regional growth plan. The map within the Clause recognises the “Environmental Living” area from the 1997 Teesdale Structure Plan as a “Planned growth area”. This map designates the settlement boundary for Teesdale to be the existing built up area + the “Planned growth area”.

**Clause 13.02 Bushfire**

This Clause gives recognition to the protection of human life as the highest priority over all other policy considerations. It requires a number of specific matters be taken into account when planning for new areas, in particular to ensure that any location selected represents a low risk from bushfire.

# 6

## SUPPLY & DEMAND

### 6.1 Demand

Between the 2011 to 2016 census Teesdale grew from 1479 to 1664 residents. This represents average annual population growth of 37 people or 2.5%. The average Teesdale household contains 2.9 residents. This means that in 2018 there would have been demand for approximately 13 dwellings (37 new residents/average household size = 12.7). If the 2.5% growth rate continues then over time the number of dwellings needed in a year will gradually increase.

### 6.2 Supply

Teesdale currently contains some capacity for future residential growth within the Development Plan Overlay Schedule 2 (DPO2) affected areas on the eastern and western edges of the town. These areas are already zoned for residential purposes and in some locations construction is underway. These areas are depicted in Figure 9.

#### Supply – Undeveloped Areas Already Residentially Zoned

It is estimated that the supply of undeveloped land within the DPO2 areas is equal to approximately 158 hectares, this includes some land that may have been subdivided but not yet developed

for dwellings. This would provide for 237 future lots (approximately) based on an assumption that 60% of the vacant land could be developed for residential lots (accounting for roads, open space and drainage infrastructure for example) and that the lots would be 4000 square metres in size.

The number of potential lots is calculated as 158 (hectares) divided by 0.4 (size of lots in hectares) X 0.6 (assuming 60% of land is developable for lots) = 237 lots

Based on a supply calculation of 237 potential additional lots in these areas, Teesdale would have sufficient land supply to accommodate 687 additional residents (calculated as 237 lots X 2.9 people per household). This would allow the current estimated population of 1791 to grow to around 2478, providing just over 13 years of growth at the current annualised growth rate of 2.5%.

This calculation is based on 1791 (estimated population in 2019) X 1.025 (annual rate of growth) ^ 13 (years) = 2468 (residents).

#### Supply – Infill Potential

The physical potential for infill subdivision has been analysed and from this it has been identified that up to 822 additional lots could be yielded, if all existing residential allotments were resubdivided to the maximum extent possible. This is based on a high level (approximate) analysis taking into account known obvious physical constraints and the 4000 square minimum lot size of the Zone. There are potentially other constraints not known to the authors. Furthermore the intentions of land owners will vary, with some unlikely to consider subdivision. Therefore the maximum potential supply from infill subdivision is likely to be significantly more than what would actually be provided into the future.

Based on a supply calculation of 822 potential additional lots, Teesdale would have sufficient infill capacity to accommodate 2383 additional residents from infill alone (calculated as 822 lots X 2.9 people per household) enough for a more than a doubling of the population. As the land is owned by residents not developers it is not known how many

residents aspire to subdivide, thus the number of years of development potential from infill has not been provided.

**Supply – Potential Growth Area (not currently residentially zoned)**

The existing 1997 Teesdale Structure Plan includes a Farming Zoned area listed as “Low Density Environmental Living” deemed to be a future growth area. The same area is shown as a future growth area of Teesdale in the G21 regional growth plan. The area is depicted in the 1997 Teesdale Structure Plan below.

A supply calculation is made for this area based on the hypothetical scenario that the land was rezoned to the Low Density Residential Zone. This is hypothetical and does not reflect Council’s current work program.

The total land area (excluding a former landfill and 500 metre buffer around it) is approximately 200 hectares. Based on an assumption that 60% of the land could be developed for lots and that the lots would be 4000sqm in size, the potential yield is 300 lots. This is calculated as 200 (hectares) divided by 0.4 (size of lots in hectares) X 0.6 (assuming 60% of land is developable for dwellings) = 300 lots.

Based on a supply calculation of 300 potential new lots, Teesdale would have the capacity to accommodate 870

potential new residents (at 2.9 people per household) if all of the future growth area land was rezoned for residential purposes then subdivided (at the minimum size allowed by the zone). This is based on 300 (potential lots) X 2.9 (people per household) = 870. Adding together undeveloped areas already zoned + the potential growth area (not currently residentially zoned).

The 300 lots from the potential growth area + the 237 lots from the undeveloped areas already zoned are equal to 537 lots. Multiplying 537 lots by the average number of people per household (2.9) is equal to 1557 (potential additional residents). Meaning that these areas together would allow the town to grow to around 3348. This is just over 25 years of land supply at a 2.5% growth rate. This calculation is based on 1791 (estimated population in 2019) X 1.025 (annual rate of growth) ^ 25 (years) = 3320 (residents).

**Other matters to consider**

Teesdale forms part of an area that is integrated with the economy of the Geelong region. If other areas around Geelong become more or less restrictive in terms of the supply of additional Low Density residential opportunities, this is likely to have an impact on the

population growth rate of Teesdale. Theoretical lot yields stated in this report are estimates only and may differ in reality due to constraints or other reasons not known at the time of preparing this report.

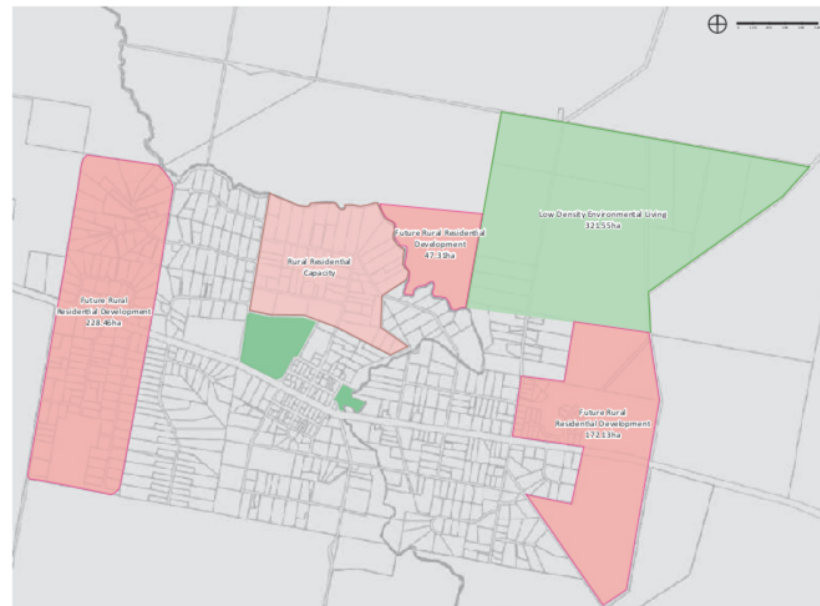


Figure 9 Identified growth areas from Teesdale Structure Plan 1997

**Other matters to consider**

Teesdale forms part of an area that is integrated with the economy of the Geelong region. If other areas around Geelong become more or less restrictive in terms of the supply of additional Low Density residential opportunities, this is likely to have an impact on the population growth rate of Teesdale.

Theoretical lot yields stated in this report are estimates only and may differ in reality due to constraints or other reasons not known at the time of preparing this report.

**Update: Recent Demand Figures and Finalisation of the Teesdale Structure Plan**

During consultation for the background report it was brought to Council’s attention that the last two years of data from Barwon Water indicates that the growth rate of Teesdale has increased significantly compared to the census data utilised (2011 to 2016). The number of new water supply connections within Teesdale indicates that the growth rate of the town has been increasing by more than 2.5% per annum. In fact, over the past two years there has been 45 water supply connections on average (a pre-requisite for a dwelling) suggesting an average growth rate in that time of around 7.25% and considerably more in the latest year of data (2018-2019).

Recent figures may or may not be reflective of a fundamental shift in long term demand, as they only represent two years of data. As Teesdale has a small population size, it is susceptible to more variation in population growth than larger areas.

| 2016-17    |        | 2017-18    |        | 2018-19    |        |
|------------|--------|------------|--------|------------|--------|
| Greenfield | Infill | Greenfield | Infill | Greenfield | Infill |
| 0          | 13     | 12         | 17     | 39         | 22     |

It is also worth appreciating that there has been negligible land supply available in Inverleigh (either infill or Greenfield) over the past three years. As Inverleigh is nearby and has a similar style of low density housing to Teesdale this may have funnelled demand towards Teesdale. As additional supply comes online in Inverleigh following the approval of the Berthon Park subdivision in 2020 (providing 110 lots), and the approval of Amendment C87 (which will provide the potential for more supply) it may split the demand for lower density allotments between the two towns.

Given the recent uptick in town growth in Teesdale as well as factors that may affect future growth, there is considerable uncertainty around the long term level of demand in Teesdale.

Nonetheless this section provides a supply-demand analysis based on both the 2.5% growth rate that applied during 2011 to 2016 (as indicated through the census) and the accelerated growth rate of 7.25% per annum (which matches the past two years based on Barwon Water connections), as well as identifying

supply from the North West Growth area identified in the Structure Plan.

This final growth investigation area selected for the structure plan is shown below and comprises approximately 360 hectares in area. If an area with a radius of 500 metres around the former Teesdale Landfill is excluded then the area it is approximately 250 hectares. The area excluded from the assessment

may/may not be developable depending on further assessments. It is fairly likely that some of it will be developable so removing this area from the calculation is considered conservative.

Assuming that 60% of the area is developable for lots, the yield from 250 hectares would be approximately 375 lots. This is calculated as 250 (hectares) divided by 0.4 (size of lots in hectares) X 0.6 (assuming that 60% of land is developable for dwellings).

