

In addition (as calculated prior to this update) it has already been assessed previously that there are approximately 237 lots able to be developed in areas already zoned for residential purposes, providing a total yield of approximately 612 lots.

612 lots equates to 1,775 people (at the rate of 2.9 people per household which applies in Teesdale as per census data).

How long will the growth areas last at a rate of 2.5% growth? (2011 to 2016 census)

Multiplying 617 lots by the average number of people per household in Teesdale (2.9) is equal to around 1789 (potential additional residents). Meaning that the growth areas could allow the town to grow to 3,580 people, enough for 28 years of growth.

This is calculated as:

1791 (estimated population in 2019)
 $\times 1.025$ (annual rate of growth) $^{\wedge} 28$
 (years) = 3,575 (population in 28 years).
 *

How long will the growth areas last at a rate of 7.25% of growth? (Barwon Water data for last 2 years)

At a 7.25% rate of growth, the growth areas would only last for approximately 10 years.

This is calculated as:

1791 (estimated population in 1791)
 $\times 1.0725$ (annual rate of growth) $^{\wedge} 10$
 (years) = 3,606 (population in 10 years).
 *

*Note: The above calculations do not account for infill subdivision, even though infill will accommodate some demand (and probably a significant amount of it). Because infill subdivision will accommodate some demand the growth areas will in reality fill up more slowly. The amount of infill that will be supplied is unpredictable and so has been excluded from the calculation.

TEESDALE LDRZ - INFILL POTENTIAL (MAXIMUM YIELD SCENARIO)

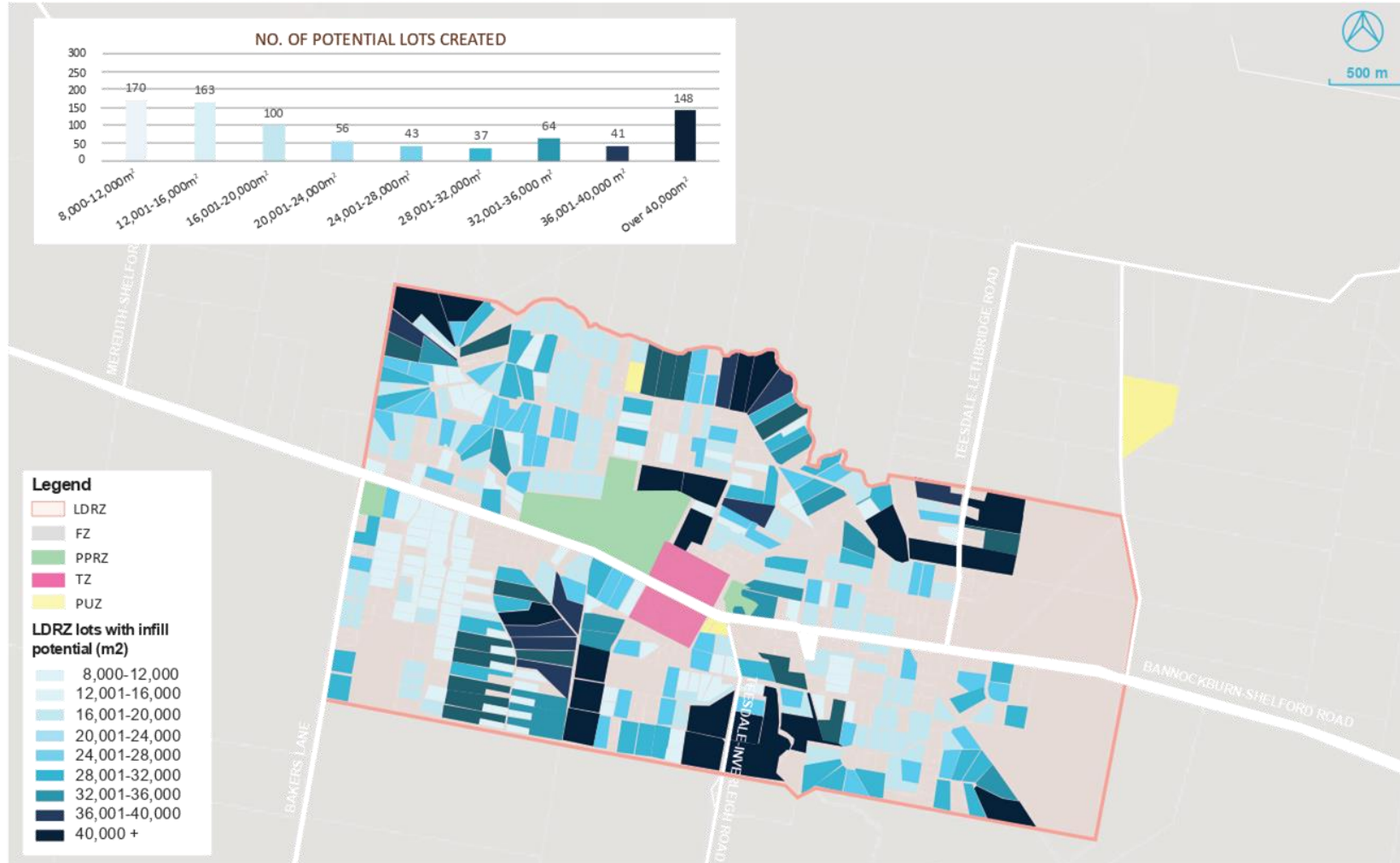


Figure 10 Infill potential in Teesdale

TEESDALE - NEW DWELLINGS CONSTRUCTED 2014-2018

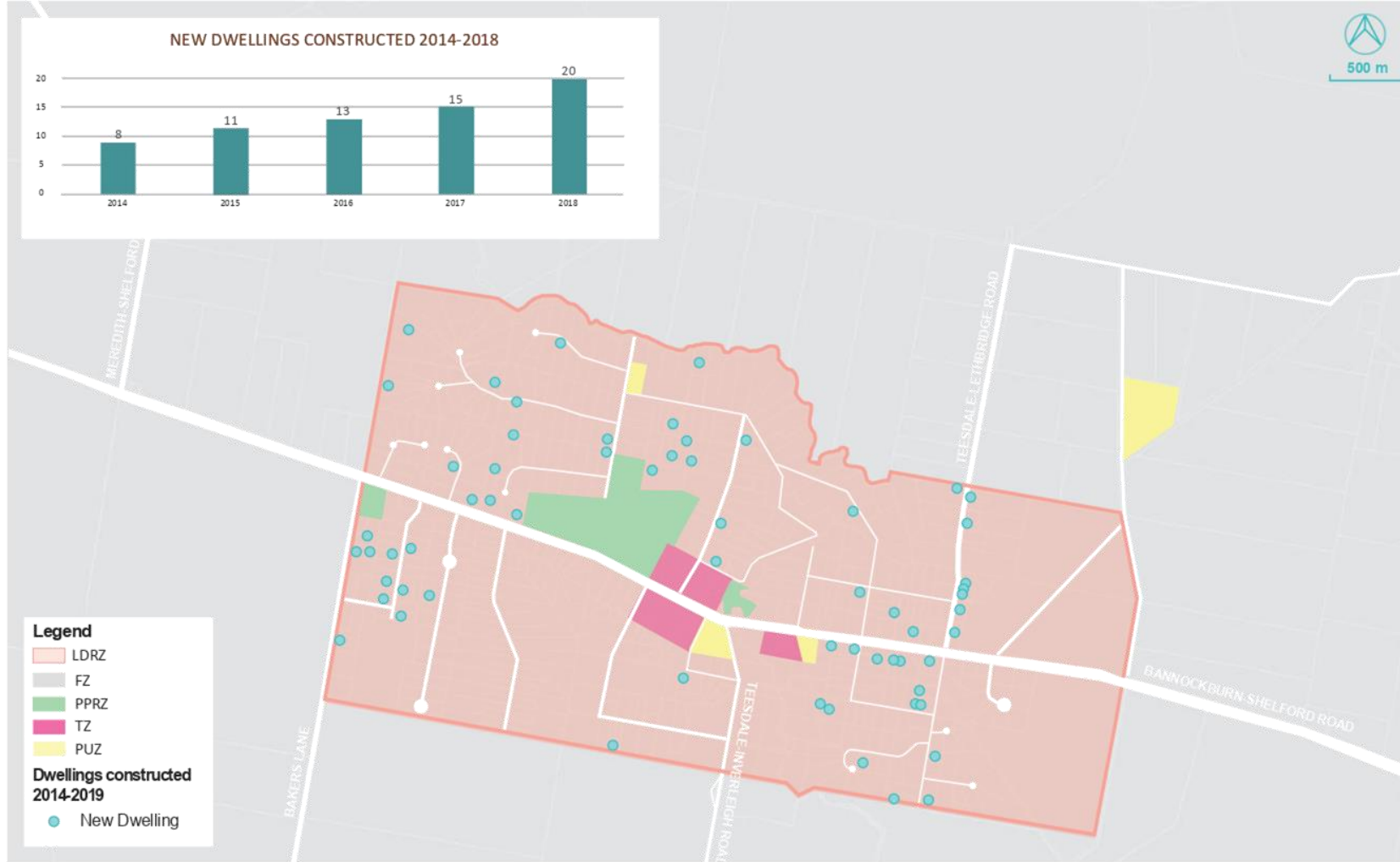


Figure 11 new dwellings constructed 2014-2018

7







DEMOGRAPHICS & HOUSING

7.1 Demographics & Housing

Teesdale is primarily a young family town and contains 494 families. 22.5% of residents are aged 14 or under, compared with 18.3% in Victoria.

According to ID profile, Teesdale & district have a SEIFA disadvantage index of 1,059, compared to 1,010 for all of Victoria, meaning that on average

Teesdale is somewhat less disadvantaged than the State average. The SEIFA index is comprised of factors such as incomes and employment.

 <p>AVERAGE HOUSEHOLD SIZE 2.9</p>	 <p>MEDIAN WEEKLY HOUSEHOLD INCOME \$1,621</p>
 <p>MEDIAN AGE 39</p>	 <p>MODES OF TRANSPORT 79.7% travel to work by car as a driver or passenger</p>
 <p>% OF TEESDALE <14 22.5%</p>	 <p>FAMILY COMPOSITION 51.6% of families are a couple with children</p>

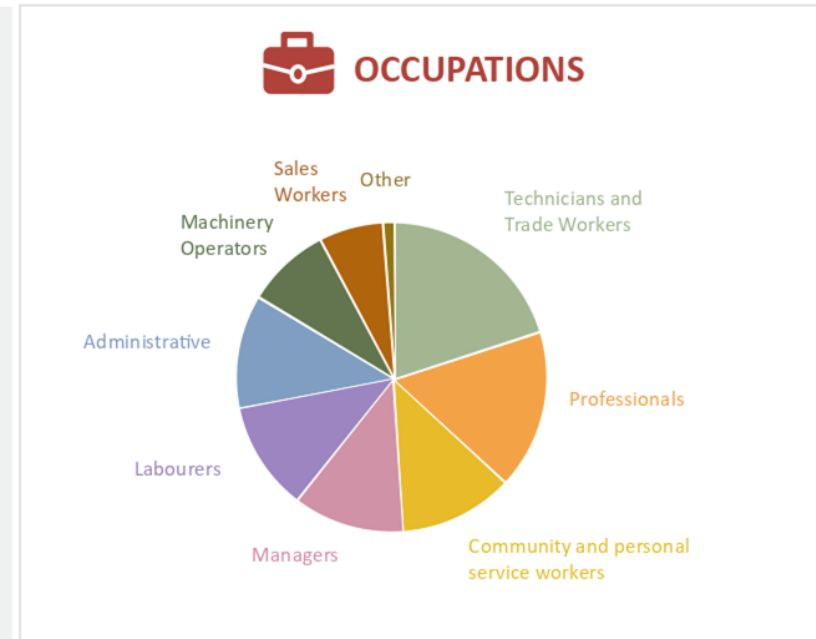


Figure 13 Most common occupations in Teesdale, ABS 2016

7.2 Method of Travel to Work

According to Profile I.D, Teesdale has an above-average dependency on commuting to work by car, when compared with the Victorian average.

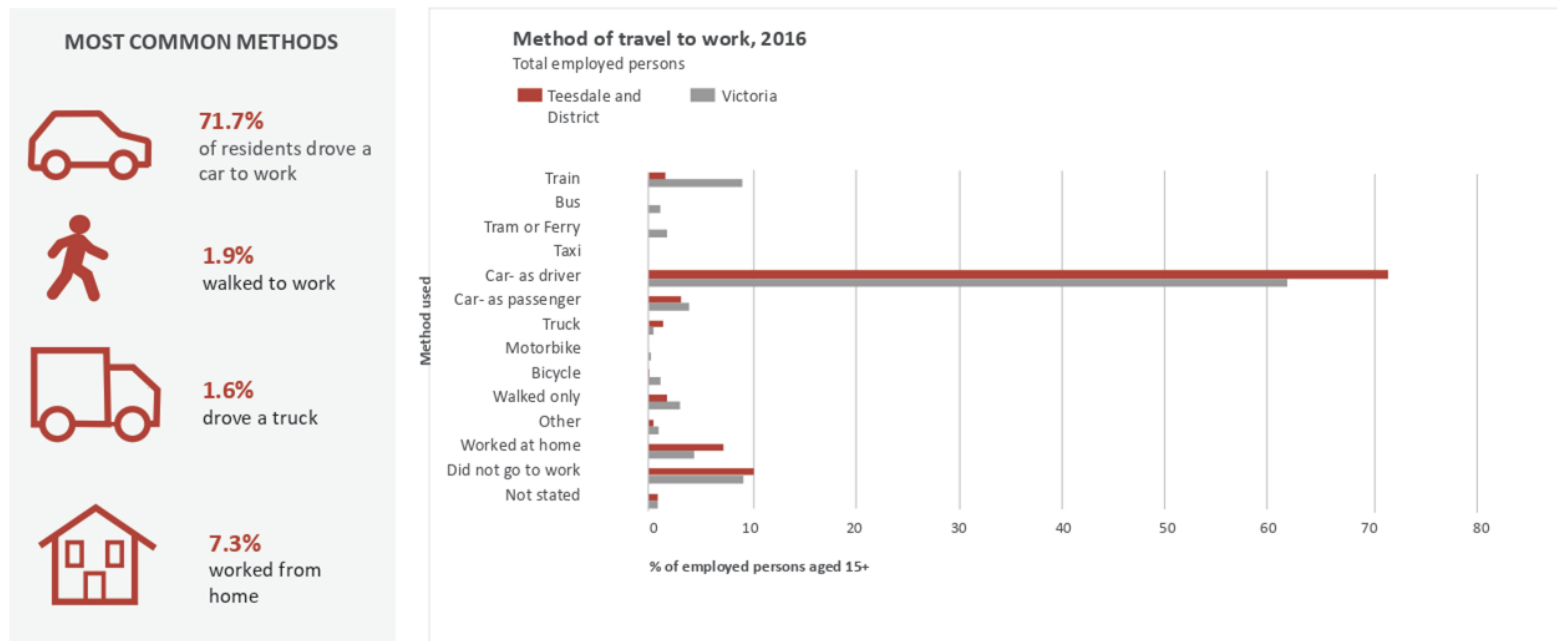


Figure 14 Method of travel to work 2016

8

COMMERCIAL LAND

8.1 Commercial Land

Teesdale currently contains a medical centre, a general store, pharmacy, plant nursery, equestrian centre, a café and other miscellaneous commercial operators.

There is a significant amount of existing Township Zoned land in Teesdale (4.077ha to the east, 23.03ha to the west) that is centrally located. Most of the smaller lots in the town reside within this Zone. This is a flexible zone that supports residential and commercial uses and is akin to a mixed use zone, however most commercial uses require a planning permit.

In theory the supply of potential commercial land exceeds the potential needs of the population. In reality Teesdale is notable for having relatively few commercial uses compared to other towns of this size. It does not have a pub, service station, small supermarket or restaurant. At the other end of the spectrum Corryong (population 1,348) in north eastern Victoria has three service stations, an IGA supermarket, a bakery, a bank and a number of cafes and restaurants. The key difference being that Corryong is not close to any major urban centre and is therefore relatively self-reliant economically.

The vast majority of employed Teesdale residents work elsewhere and students above primary school age need to study elsewhere (no secondary school). Those who go elsewhere for work or study can shop elsewhere with relative ease.

The small number of commercial uses in town may also be influenced by the low density nature of the town. In most small towns a high percentage of the population live within a walkable distance to the commercial centre. In Teesdale, the low density nature means that the town has a large physical footprint – walking distances can be

relatively high for a town with this level of the population.

A potential barrier to commercial development is the existing nature of land use in the Township Zone. The vast majority of lots are used for residential purposes. The only commercial operators appear to be a medical centre and a home based business dealing in fish food products. A commercial operator would need to firstly acquire land and then obtain planning permission in the context of a neighbourhood that is almost entirely residential.

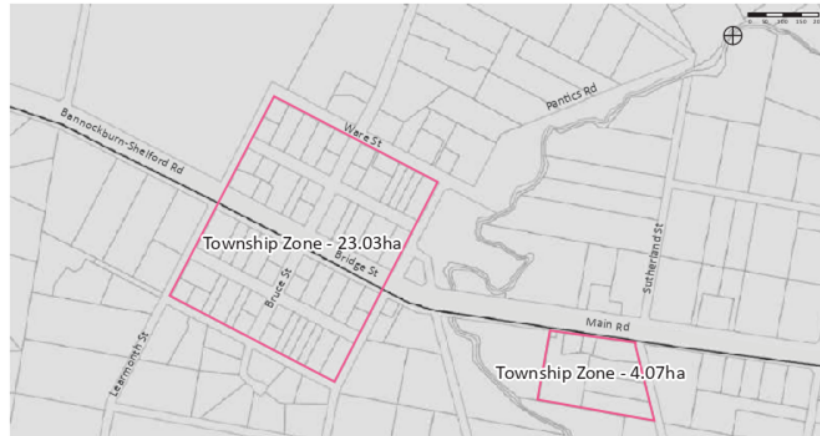


Figure 15 Township Zone areas in Teesdale

9

COMMUNITY INFRASTRUCTURE & OPEN SPACE

9.1 Community Infrastructure & Open Space

Teesdale currently contains:

- A primary school.
- A Pre-school.
- Community hall.
- Presbyterian Church.
- Public Park (Turtle Bend Park) including play equipment.
- A football oval with pavilion (at Don Wallace Reserve).
- Don Wallace Reserve and Sheoak Nature Conservation Reserve.
- Several tennis courts.
- Several walking tracks, including along the main street and along a part of Native Hut Creek close to the centre of town.
- A BMX track.
- Chinaman’s Lagoon (a lagoon, walking area and bushland reserve).

Turtle Bend Park is currently planned for a substantial upgrade, following a successful \$222,000 Federal Government grant application.

The park already contains a toilet, BBQ, shelter and play equipment.

Teesdale is a short drive to Bannockburn which contains higher order community infrastructure such as a library.

Pedestrian and Cycle Network

Teesdale contains several walking tracks including along the entire main road and along a part of Native Hut Creek close to the centre of the town. There are additional walking opportunities at Don Wallace Reserve and around Chinaman’s Lagoon.

Other than the main road, Teesdale does not contain footpaths in residential streets. However newer subdivision standards require a footpath along at least one side of every road, even in low density areas.

The Golden Plains Paths and Trails Strategy identifies a number of future actions for Teesdale related to tracks and trails, including a shared path to Bannockburn.



10

INTERACTIONS WITH OTHER TOWNS & CITIES

10.1 Interactions With Other Towns & Cities

Teesdale itself provides little by way of local employment opportunities, though it is notable for having easy access to a number of significant regional economies providing good job opportunities for residents. The town is most integrated with Geelong, being a 34 minute drive to the Geelong CBD. It is a driveable distance to the Western suburbs of Melbourne being only 51 minutes to Werribee. It is 50 minutes to Ballarat and 52 minutes to Colac. The town also has a strong relationship with Bannockburn (11 minutes away) which provides limited local employment opportunities, the nearest major supermarket and key community infrastructure for the region such as the library and nearest secondary school. The high level of integration with larger urban areas is reflected in the high numbers of residents driving to work and the number of households with more than one car (as discussed under demographics).

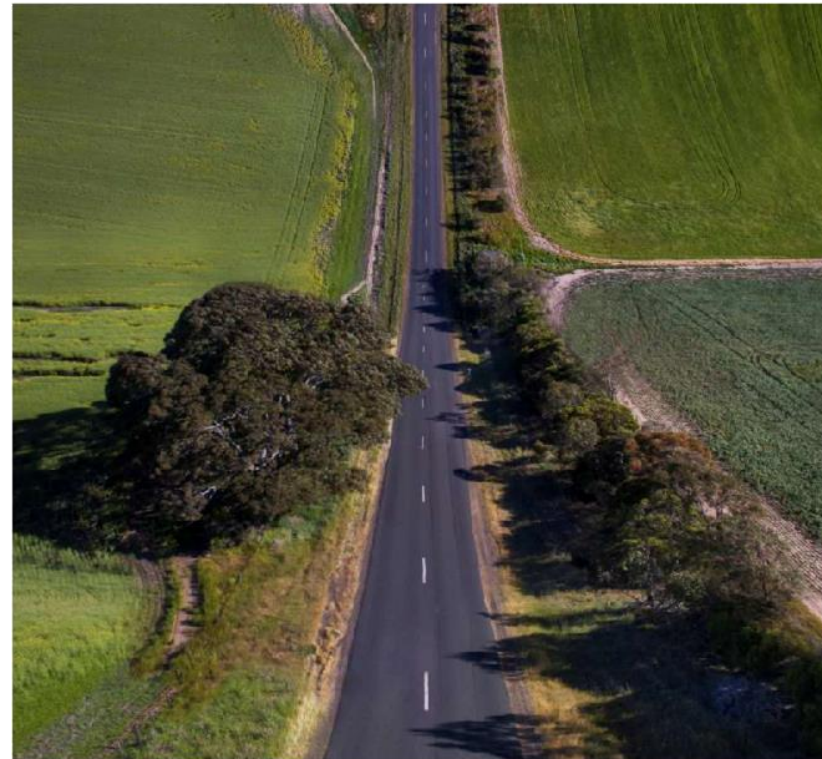
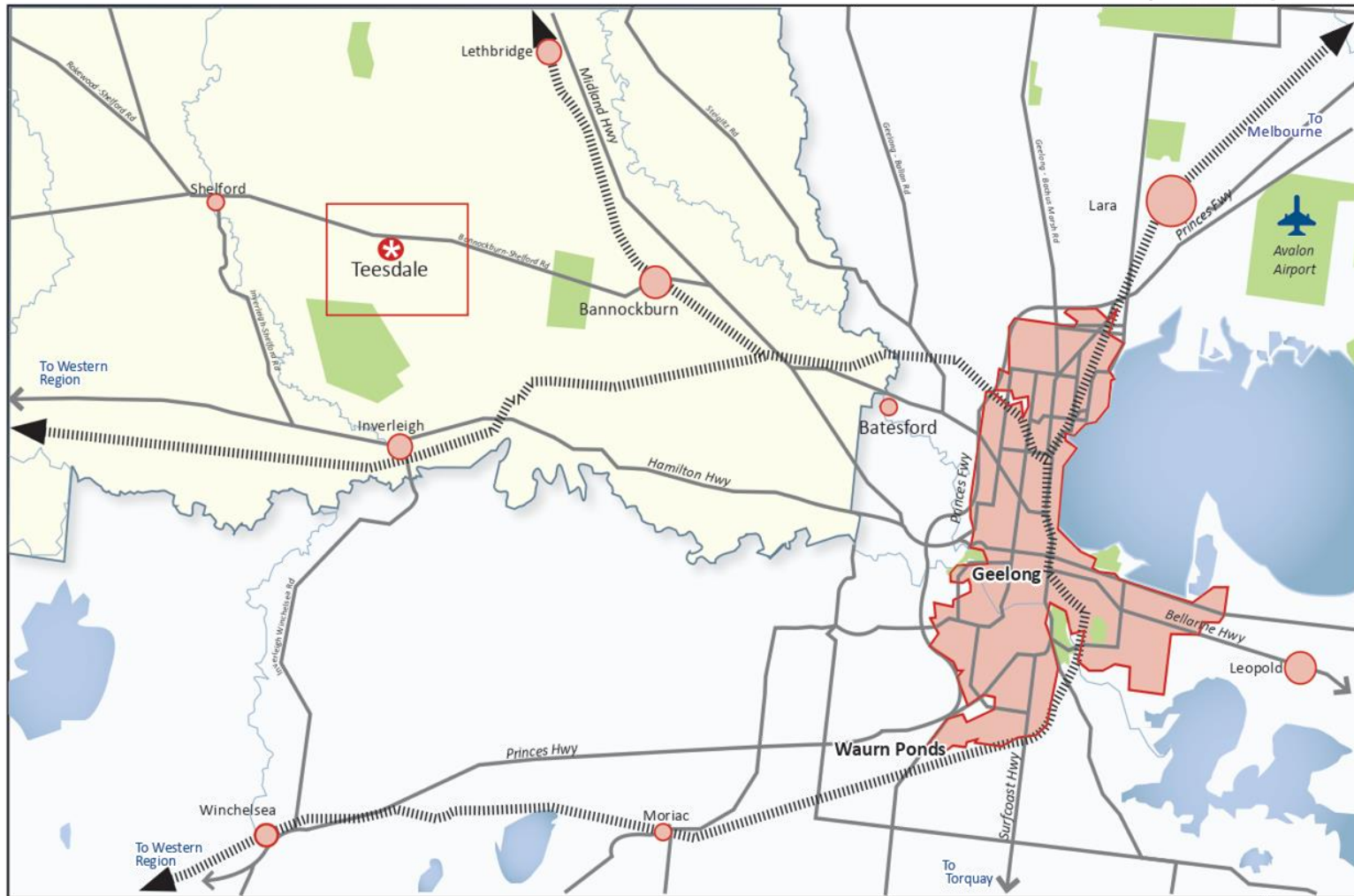


Figure 16 Teesdale Regional Context



TEESDALE REGIONAL CONTEXT



11

HERITAGE

10.1 Heritage

Teesdale was part of the parish of Carrah and Burtwarrah, the county of Grant and the Shire of Leigh. The township of Teesdale on Native Creek was proclaimed in 1852 on a major travelling route to Buninyong via Mount Mercer. Like that settlement Teesdale was also connected to the pastoral concerns.

Teesdale’s first house in 1851 became the site of the post office. Aboriginal people used to camp in a paddock called Bullivant’s. It’s Farmer’s Common proclaimed in 1861, with a Mechanics’ Institute in 1874, which in 1888 became a free public library. A 1969 fire destroyed its hall, a new one built in 1973, at which time a water main was also constructed to connect the town to the Meredith basin. Teesdale was the site of the Leigh Community Centre in 1979.

There are six sites in Teesdale recognised and protected under the Heritage Overlay including the Presbyterian Church, the Teesdale primary school, a bluestone cottage “Gowan Brae”, the War Memorial, the Woolbrook Homestead Complex and Chinaman’s Lagoon.

A row of Maclura pomifera (Ossage Orange) and Pinus pinea (Stone Pine) on Bannockburn-Shelford Road, Teesdale are recognised by the Significant Landscape Overlay in the Golden Plains Planning Scheme. Both sets of trees date from the late 19th century, which is significantly longer than the typical life expectancy for these species.

Chinaman’s Lagoon

Teesdale’s original water supply was extracted from Native Hut Creek, but by the 1870s the water was considered too salty for human consumption and provisions were made to establish a permanent and more reliable water source for the emerging township. Earth works were undertaken to construct the reservoir at the site now known as “Chinaman’s Lagoon” and by 1883 tenders were called for the fabrication and laying of pipes and the construction of a tunnel. The Lagoon was named after the Chinese contractor who undertook works associated with the reservoir. In 1973 the town was connected to reticulated water from a basin at Meredith.

The site comprises an earthen dam and aboveground infrastructure, dating from the period when the water catchment supplied the township, including a bluestone lined well approximately .75 metres in diameter and a basalt paved offlet. The site includes significant amounts of bushland and native vegetation.

Teesdale 40 years ago

Aerial photography from the Department of Crown Lands Survey in 1978, as shown below, depicts Teesdale as a lightly populated area. Since this time the number of residential allotments has significantly increased.



Figure 17 Teesdale 1978 vs Teesdale 2017

12

KEY FINDINGS

12.1 Key Findings

Commercial Land

- Teesdale lacks many business types generally found in towns of this size such as a service station, pub or restaurant.
- While the centre of the town is zoned as the Township Zone and can support both residential and commercial development (generally requiring a planning permit), the vast majority of this land is used for residential purposes at the current time.

Residential Land

- The supply of remaining greenfield land available is sufficient to cater to around 13 years of population growth at a current growth rate of 2.5% per annum.
- Teesdale contains extensive potential for infill subdivision.
- If no further greenfield subdividable land is recommended by this iteration of the Teesdale Structure Plan, infill subdivisions are likely to occur to a greater extent than otherwise might be experienced in order to cater to demand.

Street Lights

- Teesdale contains no street lights in the older parts of town, including along the entire main road.

Street Trees

Teesdale contains a mix of native and exotic street trees with no clear theme, however the street trees are generally aesthetically pleasing.

Crossings

- There is one crossing in the town on the main road in front of the school, suitable for crossing in School times with a supervisor. Teesdale does not have any other pedestrian crossings, including on the main road (a VicRoads road).
- There are no pedestrian refuge islands on the main road

Sewer

- Teesdale is unsewered.
- Teesdale is growing and is close to the reticulated sewer network in Bannockburn.
- There are no current plans to sewer Teesdale in Barwon Water’s 5 year capital works program, however the circumstances of the town appear to warrant consideration for sewerage over the long term.

- Whilst Council is unable to provide sewer, a community preference for sewer is likely to be of potential interest to Barwon Water if it exists.
- If reticulated sewer was ever installed it would bring opportunities, but would also change the character of the town. Most notably the Low Density Residential Zone applicable to most of the town has a minimum subdivision size of 2000 square metres for sewer lots and 4000 square metres for unsewered lots.
- Reticulated sewer would be at a cost to individual land owners, for instance the Smythesdale sewer scheme involved a cost of around \$3000 - \$6000 per lot. Land owners were also responsible for organising the decommissioning of their existing septic system.

Entrances to town

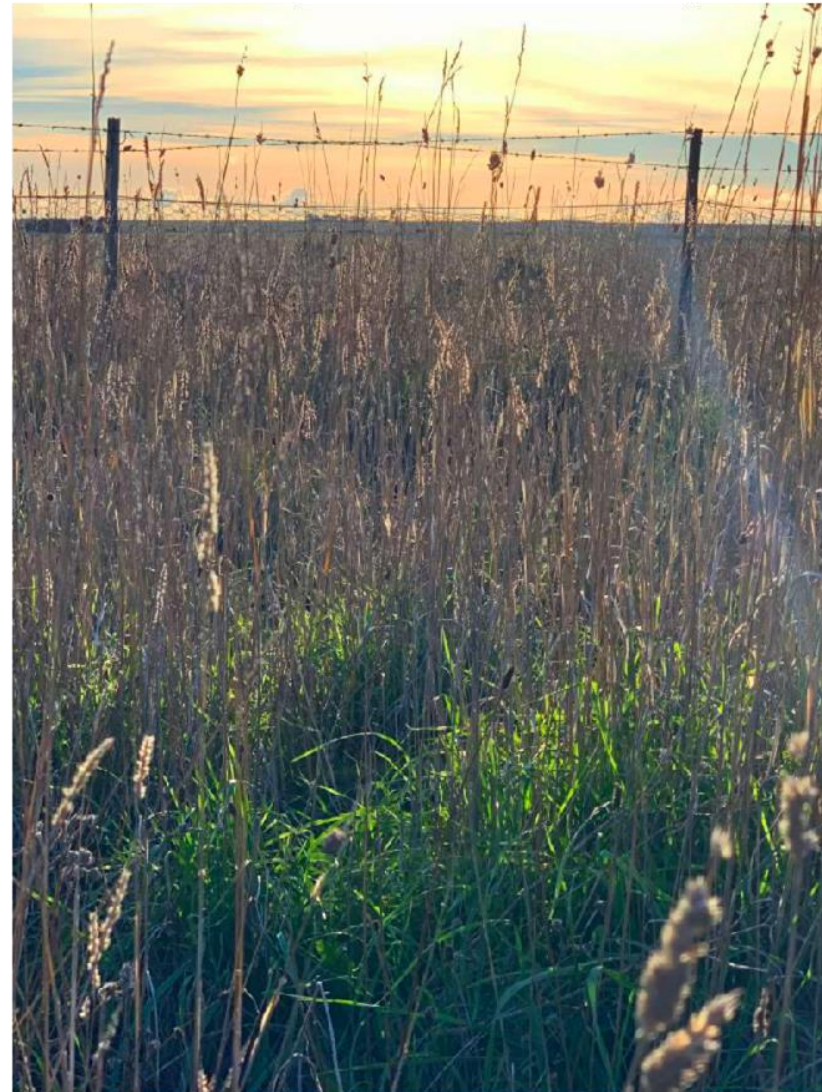
- On approach from Bannockburn, Teesdale does not contain an entrance feature or sign and could possibly be enhanced by a more consistent vegetation theme.

- On approach from Bannockburn, just before Teesdale-Lethbridge road on the right hand side of the road reserve there is a 150m long gravel area of unknown origin with some mounds of gravel. This is out of keeping with other parts of the road reserve, which are generally vegetated.
- On approach from the west side there is little to identify that one has entered a town, other than glimpses of houses – generally behind trees.

Note: Existing Council Strategies include plans for the upgrades to the path network, as well as upgrades at the Don Wallace Recreation Reserve, Turtle Bend Park, improvements to the Teesdale Hall and an upgrade to the Leighdale Equestrian Centre. These have not been listed as key issues, as they will not be relevant to the Structure Plan – which will seek to avoid duplication with existing plans and strategies.

Flood Mapping

- A flood mapping study is being finalised by the CCMA, which when completed will result in modifications to the flood levels and the extent of existing mapping in the vicinity of native hut creek. A planning scheme amendment will be required to implement the mapping.
- A tributary of Native Hut Creek which goes through Chinaman’s Lagoon and across Jolly’s road has not been flood mapped, but is understood to warrant consideration for future flood mapping.





COMMUNITY ENGAGEMENT REPORT

2019

TEESDALE STRUCTURE PLAN

Community Engagement Summary Report

Executive Summary

Golden Plains Shire Council began preparation of the Teesdale Structure Plan in early 2019. The Strategic Planning Team commenced the project with the creation of a Background Report, which was then used to inform an initial Community Engagement program.

The opportunities provided for engagement prior to the preparation of the Structure Plan allowed the Teesdale community to express views that will be considered by Council as it develops the Structure Plan. Overall participation rates by the Teesdale community in the engagement activities were high.

Purpose

This report provides an analysis of consultation responses received through community engagement on the Teesdale Structure Plan Background Report. Its purpose is to help inform preparation of the Draft Teesdale Structure Plan, which will invite further consultation and a formal exhibition process at a later stage.

Introduction

During the community engagement from 29 August – 20 October 2019, a total of 166 survey forms (86 hardcopy 80 online) were received. Council officers have reviewed all consultation responses received and identified key feedback themes, which are outlined in this report (see Section 5 – Key themes).

There were 28 attendees at the two conversation posts held on Thursday 12 September 2019 and Saturday 14 September 2019, providing an opportunity for the Teesdale community to learn about the structure plan process and provide feedback to Council and ask any questions that they may have.

1. Engagement methodology

Community Engagement for the Background Report was conducted over a six week period, from 29 August to 20 October 2019, and 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.
Engage with key stakeholder groups	Initial 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. Further consultation and collaboration with additional stakeholder groups such the Wathaurung Aboriginal Corporation will be undertaken as an important part of the Structure Planning process.

Survey

The Community Survey was used as the primary engagement tool. The survey was designed to provide participants with an opportunity to communicate their priorities for the Teesdale Structure Plan. Respondents were asked to comment on areas such as commercial facilities, reticulated sewerage, and provision of infrastructure such as street lighting and parking.

The survey also sought community opinion on a preferred small scale capital works project which could result from the Teesdale Structure Plan, seeking preference on the following options:

- Street trees
- Town entrance feature
- Bird Boxes
- Other (Comment)

Key themes emerging from the survey responses can be found at *Section 5 – Key themes*. A copy of the survey is also provided at the end of this report as Appendix A.

Have your say/Strategic Planning webpages

Council’s Have Your Say platform, as well as the Strategic Planning page, was used by visitors to view and download key information about the Teesdale Structure Plan and upcoming consultation opportunities, including linking to an online survey. This provision of information is an important factor in building the capacity of the community to participate in the engagement and make informed contributions.

Youth engagement

A youth activity was developed and offered at both conversation posts, as a locality with a disproportionately large amount of young families, it was important to Council that young people were involved in the engagement process. Two youth engagement worksheets can be viewed at Appendix B to this report.

Data limitations

In total, 166 survey forms were received during the engagement period. Whilst Council appreciate that statistically this number may not be representative of the entire Teesdale community, we will continue to create new ways to engage the community in future projects.

The themes drawn from these responses provide Council with an emerging picture of community sentiment around the key challenges facing the growth of Teesdale. It also provides the opportunity to consider the emerging themes in the development of the Teesdale Structure Plan, which will be released for community comment in 2020.

2. Demographic snapshot of respondents

Of the 166 responses received to the survey, 90% of respondents were residents of Teesdale



With a total of 166 surveys received, the survey was responded to by approximately 26.6% of households, or 9.5% of the total population.

ABS QuickStats (2016) determine that the population of Teesdale in 2016 was 1,721 people, and at this time, had 615 private dwellings, however information from Council’s rates database suggests that it is more likely 620 private dwellings. Teesdale has a median age of 39, which is slightly older

than the Victorian average (37 years). The most prominent age group in Teesdale is children aged 10-14 years, representing 9.2% of the population. Teesdale also has a larger proportion of couple families with children (51.6%), which is higher than the Victorian average of 46.3%.

3. Key themes

Community aspirations

In response to Question 7 of the survey (*What type of community do you wish to live in?*) 67 respondents cited that a country/rural community was what they hoped Teesdale would remain as. The importance of the preservation of Teesdale’s rural character as an element which was emphasized in many responses to the survey. Additional responses are shown in *figure 1* below.

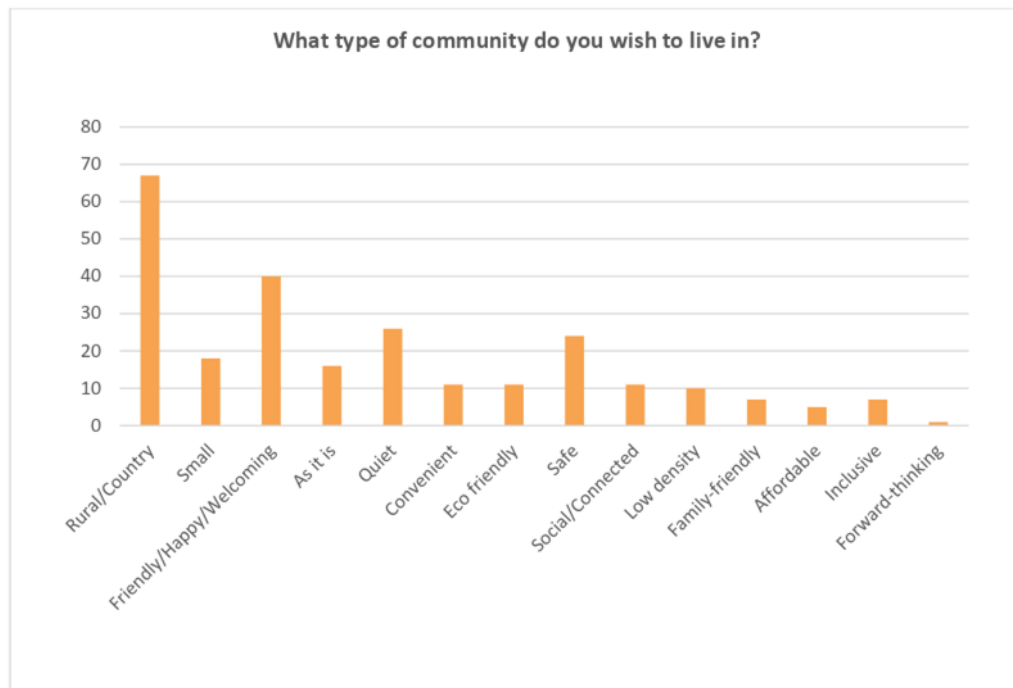


Figure 1 - Question 7 responses

Road safety & maintenance

From the 166 respondents, 80 cited the car parking facilities in Teesdale to be insufficient. 54 of these respondents noted the General Store to be the worst location for parking in the locality, outlining safety concerns and convenience issues as the main reasons for this. 20 respondents also highlighted the parking around Teesdale Primary School as inadequate, citing insufficient availability as the main concern.

Limitation of further residential development

A majority of respondents, totaling 126, stated that they do not wish to see reticulated sewerage in Teesdale, some respondents were opposed because of the smaller sized allotments and increase of residential development this would allow. 32 respondents said that they would support investigations into reticulated sewerage in Teesdale.

Commercial facilities

In response to Question 2, 'Do you want to see more commercial uses in Teesdale', 50% of respondents wished to see more commercial facilities in Teesdale, whilst 44% believe the current commercial facilities are adequate. The remaining 5% were unsure or did not specify. Residents made the following statements in response to Question 2:

'I personally don't mind the idea of more commercial uses in Teesdale. However I would rather they not be food chains or petrol stations or another fish and chip place that will take business from the post office.'

'Small supermarket & café would be nice, especially near the corner shop/post office.'

'Yes, most definitely. It is a growing population and there are not many amenities. The general store is wonderful, but we need more. Currently travelling 15km to Bannockburn isn't feasible with a growing population.'

'No. People live here because they don't want those services in their faces. Bannockburn has all that you need.'

'No – if I wanted to live in a commercial area I wouldn't have moved to Teesdale.'

'Absolutely not. We came to the country to enjoy a peaceful country life, the General Store and Pharmacy are all we need.'

Entrance feature

When asked whether Teesdale would benefit from an entrance feature to the township, 60% of residents were in support of this suggestion. The most popular option suggested the form of which the entrance feature should take was trees or landscaping (20 respondents), with 12 respondents wanted to see a stone wall feature constructed similar to that of Inverleigh and Lethbridge.

Street Lighting & Street Trees

Question 4 and 5 requested community sentiments on whether or not Teesdale would benefit from additional street lighting or street trees. Of the 147 responses to Question 4, 42% said they would not see benefit from the provision of additional street lighting, 34% believed street lighting would be of benefit, and 23% were unsure or did not specify. Of those who responded yes, the most popular locations for additional street lighting were along Main Road, at key intersections, and near the general store.

Of the responses to Question 5, 51% of respondents wished to see more street trees planted in Teesdale, with 30% saying additional trees would not be of benefit, and 17% of respondents were

unsure or did not specify. The most popular varieties of trees suggested in the responses to this Question were natives (31 respondents), gum trees (11 respondents) and flowering trees (6 respondents).

Considerations for the Structure Plan

Question 9 asked residents if there was any suggestions or comments which they wished to suggest Council to consider in its investigations. Whilst many of the responses provided in this section were related to issues which are not considerations of the Structure Planning process, it is still important to gather this information.

- 25 respondents wanted Council to address road improvements/safety/maintenance issues.
- 35 respondents wanted Council to prevent further growth and preserve Teesdale's rural character.
- 18 respondents wanted to see improvements to Teesdale's recreational facilities, including open space and paths & trails.
- 11 respondents wanted Council review the potential for infrastructure and facility upgrades.
- 6 respondents wanted to see commercial expansion addressed.
- 4 respondents wanted Council to investigate the potential for better transportation connections from Teesdale to surrounding localities
- 3 respondents wanted to see ongoing community engagement which has a meaningful impact on the project.

A number of responses were also in relation to waste collection (2 responses), and rates (4 responses). Where possible, feedback from the surveys was forwarded on to the relevant Council department.

The 23 respondents who wished Council to prevent further growth in Teesdale expressed opposition to actions which would facilitate this, such as encouragement of infill subdivision, rezoning, shifting the town boundary, and approval of large-scale subdivisions.



Capital works project

Question 10 of the Teesdale Structure Plan Survey asked for feedback regarding a small project which Council could undertake in Teesdale as a result of the Structure Plan process. Some specific options were provided whilst respondents were also able to provide another suggestions. The following data was collected, as shown in figure 2 below:

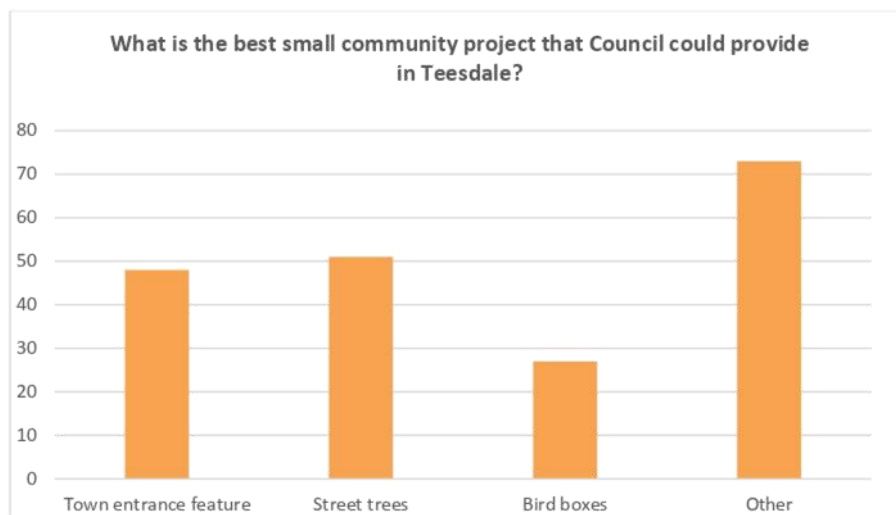


Figure 2 – Question 10 responses

The responses which listed other suggestions to this question saw the emergence of the following themes, as displayed in figure 3 below:

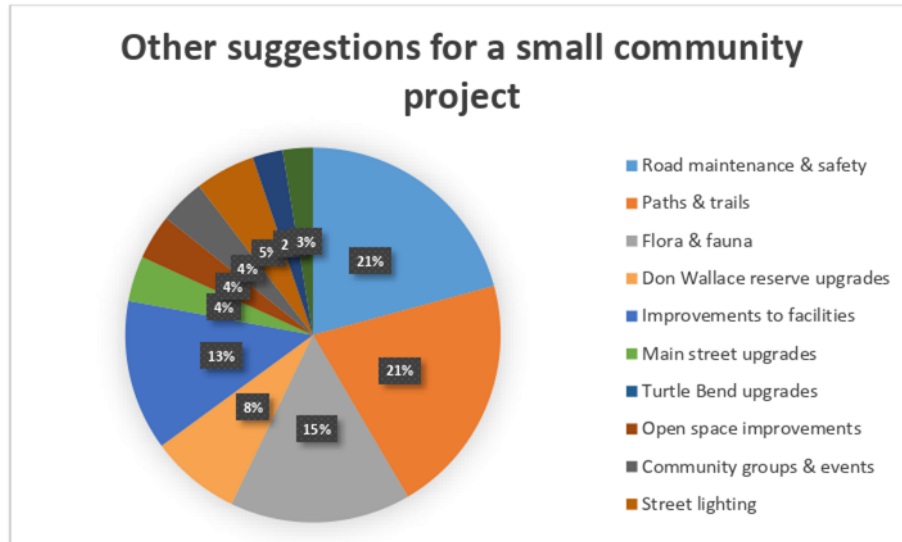


Figure 3 – Other suggestions to Question 10

Other potential improvements mentioned were in reference to art features, postal service implementation, continued Community Engagement opportunities and interpretive signage.

Whilst a number of the suggestions raised in the responses to this question are too costly to undertake as part of the Structure Plan process, it does offer insight into future projects which could be advocated for, with many having potential to be considered in the Structure Plan in some way.

4. Next steps

Following the completion of the initial consultation phase for the Teesdale Structure Plan, the Strategic Planning Team will begin to commence investigations as a result of the information gathered through both the background report and consultation findings. Council will provide updates regarding the project via its social media accounts and the Strategic Planning webpage.

Once the Teesdale Structure Plan has been prepared, the community will have opportunity to review the contents of the Structure Plan when it is formally exhibited as part of a planning scheme amendment process, where they will be invited to make submissions in support or objection to the contents of the proposal. Any unresolved submissions will then progress to a Panel Hearing, which will be chaired by an independent panel member appointed by the Minister for Planning.

If you would like to register your interest to receive a copy of the Draft Teesdale Structure Plan for further review, please register your interest by emailing enquiries@gplains.vic.gov.au (subject line 'Future Engagement: Teesdale Structure Plan').

5. Appendices

Teesdale Structure Plan Community Survey – Appendix A

Notes:

- An electronic copy of this survey can be obtained at:
<https://www.goldenplains.vic.gov.au/residents/my-home/planning/strategic-planning>
- The Teesdale Structure Plan background report is recommended reading prior to completing this survey.
- If not enough space is provided, you may wish to use a separate piece of paper.

Name:

Address:

1. Which sentence best describes your relationship with Teesdale (circle whatever is applicable).
 - a) I am resident of Teesdale
 - b) I own land in Teesdale but do not live there
 - c) I work/own a business in Teesdale
 - d) I am a land developer
 - e) None of the above
2. Do you want to see more commercial uses in Teesdale (e.g. shops, restaurants, a service station or other)?
Do you have a view of where these services should be located?
3. Would Teesdale benefit from an entrance feature, sign or additional trees to help mark the town entrance?
4. Would Teesdale benefit from the provision of any street lights? If so, where?

Note:

Street lights in newer low density subdivisions are often provided at key intersections, at sharp bends in the road and the end of court bowls.

5. Do you think that Teesdale would benefit from more street trees? If so, what type of street trees and where?

6. Is the current car parking situation in Teesdale sufficient? If not, where could it be improved?

7. What type of community do you want to live in?

8. Do you think that Teesdale (existing and new areas) should be serviced with reticulated sewer?

Note:

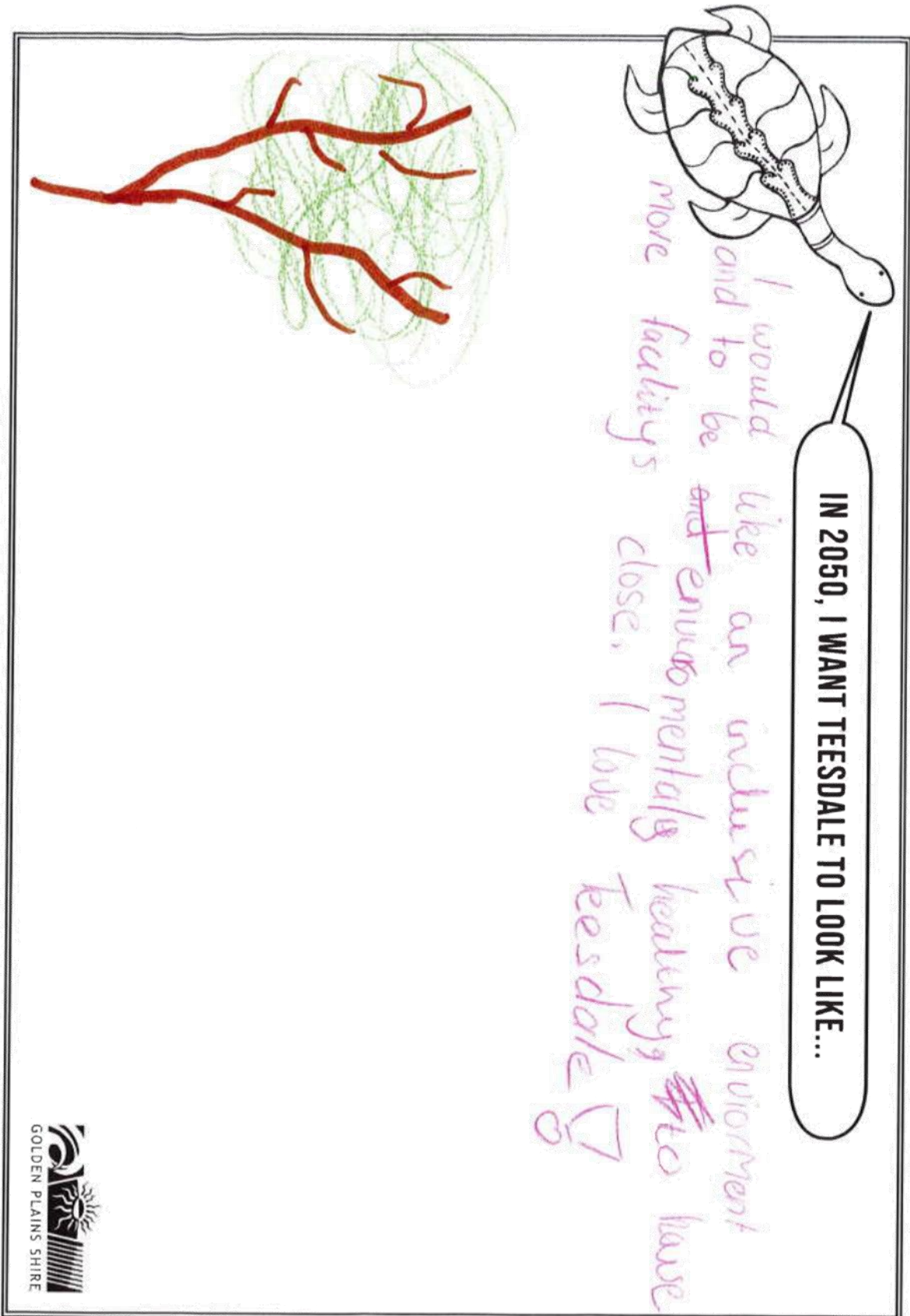
- Barwon Water currently have no plans to sewer Teesdale. Expression of community preferences through the Structure Plan development process may be used as a starting point for discussions with Barwon Water.
- Reticulated sewer is not free for land owners. A connection cost and ongoing charge for sewer would be required.
- Reticulated sewer has the potential to change the development potential of the town, allowing for a higher density.

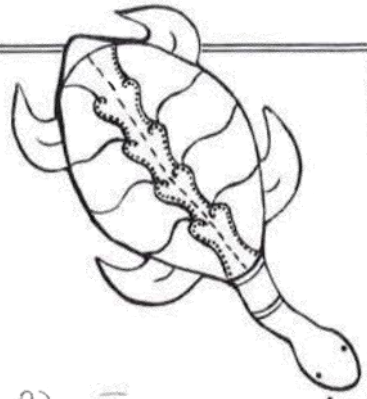
9. Is there any suggestions or comments you would like to provide for Council to consider for the Teesdale Structure Plan?

10. What is the best small community project that Council could provide in Teesdale? (A physical project may be undertaken as a result of the Structure Plan). Circle whatever is applicable.

- a.) Street trees
- b.) Town entrance feature
- c.) Bird boxes
- d.) Other (please describe)

Appendix B – Youth engagement activity





IN 2050, I WANT TEESDALE TO LOOK LIKE...

Teesdale

In 2050 I would like to be a vibrant, multicultural area. Encompassing all walks of life through art and the lay of the landscape, Teesdale, I would hope to be a welcoming, attractive environment. This multiculturalism would also be expressed through open areas of meeting, with an area of fun-playground - and an area inclusive of wildlife. I would like to see this because of the growing population and rate of subdividing.



Note:

There are three groups of submissions from developers, and in some cases developers provided multiple documents. Each group has been colour under “received from” to help differentiate. All submissions are included in this document following the summary table.

Colour codings relate to developers as follows:

Blue: Submission on behalf of a developer advocating for the future development of land shown in attachment image 1.

Green: Submission on behalf of a developer advocating for the future development of land shown in attachment image 2.

Black: Submission on behalf of a developer advocating for the future development of land shown in attachment image 3, 4 and 5. **Please note an additional submission was made by Mesh Consultants for the aforementioned land on 15.04/20. This submission is attached below.**

Received from	Key points (summarised)	Officer response
<p>██████████ on behalf of ██████████ – representing the owner of land outlined in red in attachment image 1</p>	<p>The submission contends that specific land should be included in the settlement boundary for Teesdale to the north and east of Tawarri Estate. An image from the submission depicting the land is provided as attached image 1.</p> <p>The submission contends that the identified growth rate of 2.5% within the draft structure plan does not account for recent growth levels. The submission contends there were 140 sales recorded within the Tawarri estate in 2018/19.</p>	<p>There are two areas of land proposed for inclusion within the settlement boundary. The first area (to the north) is already in the settlement boundary albeit with the ambiguous status of “low density environmental living”. The other land is east of Tawarri estate and is situated outside the settlement boundary.</p> <p>Council’s GIS system indicates fewer lots than this have residential titles at the time of writing. It is possible the submitter is referring to lots with commitments (such as options) but that have not yet fully sold, which requires transfer of a title. Irrespective, the growth rate in the background report is based on the census. An update has been prepared based on water supply connection data that is more recent and is likely the most accurate indicator. It is noted/appreciated that there has been a spike in</p>

	<p>The submission contends that the settlement boundary should be extended to accommodate high demand in Teesdale. It notes that there might be covenants on lots with infill subdivision potential, and that greenfield development can result in landscaping and local investment that would not be achieved with infill.</p> <p>Notes that development of zoned, undeveloped land is not a given, as this depends on land owner commitment.</p> <p>Notes that infill development can be problematic – sometimes there are covenants that prevent it. Neighbours can object to applications for infill subdivision. Not all of the 822 potential infill lots will happen.</p> <p>Contends that the draft structure plan proposed to rescind the low density</p>	<p>development activity in the past two years, equating to around a 7.25% growth rate based on water supply connection data.</p> <p>Council is not seeking to identify land for growth over and above the “North East Growth Area” for reasons that are expressed within the Council report.</p> <p>Agree that Council cannot compel land owners to develop.</p> <p>It is appreciated that not all of the infill subdivision is going to happen, nonetheless even if only 50% of the potential amount ever comes online that is still 411 lots. The actual amount of infill that is going to happen is unpredictable, however infill subdivision is happening to a fairly significant degree. In 2018/19 there were 22 water supply connections from infill development.</p> <p>This appears to be a misunderstanding as at the</p>
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	<p>environmental living area from the 1997 structure plan.</p> <p>Contends that land to the east of the structure plan area is well suited to development because it is relatively unconstrained, would be well suited in future to connect to sewer, and is close to Bannockburn.</p> <p>Notes that the City of Greater Geelong Planning Scheme does not strongly support low density living which is a key driver for low density living in Teesdale and that most residents of Teesdale commute to Geelong.</p>	<p>time this submission was received the structure plan had not been prepared. The draft structure plan (now available) does not propose to rescind this area, and instead provides clarifications and a future zoning for the area.</p> <p>The constraints have not been considered in detail as the Structure Plan process has not involved a search for new land for development following a decision not to identify new land based on a range of factors mentioned in the Council report. It is noted that the land is close to Bannockburn which could be considered an advantage if there were such efforts to identify new development land.</p> <p>At the current time Barwon Water have no plans to sewer Teesdale. Setting aside financial considerations, Barwon Water requires a majority of community support before they will consider sewerage. The structure plan consultation process suggests the majority of the town oppose sewer at this time.</p> <p>Noted, however this is not necessarily an opportunity for Council due to higher maintenance costs for this type of land.</p>
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	<p>Contends that the Golden Plains Planning Scheme supports the inclusion of additional land to the east of Teesdale.</p>	<p>There is nothing in the planning scheme specifically to say that the land should be supported for growth.</p>
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Attachment Image 1 – Land Requested for Future Development by Novo Planning




<p>██████████ ██████ in relation to land west of the town (shown in attached image 2)</p>	<p>Proposes the land shown in image two to be included in the Teesdale Structure Plan growth boundary.</p> <p>The land could accommodate 300 lots at 0.4 ha a lot.</p> <p>Indicates there are better outcomes for delivering the Teesdale West development area than the “Low Density Environmental Living area”</p>	<p>Noted</p> <p>Noted</p> <p>The Low Density Environmental Living area is proposed to be retained for reasons of fairness.</p>
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	<p>Contends that 2.5% growth rate does not reflect the reality of growth in Teesdale and around 7.3% would more accurately reflect growth expectations.</p> <p>There are only 154 zoned residential lots left in town representing a 3.5 – 7 years supply of land.</p> <p>Notes that State and Local Policy requires Council to plan for future growth for at least 15 years.</p> <p>Argues that it is supported by State and Local Policy.</p>	<p>The 2.5% growth rate has been calculated using ABS census data between 2011 – 2016. Although this data is likely the most reliable it is now a bit out of date based on the census only occurring every five years.</p> <p>Barwon water data noted. On the basis of this data it is agreed the growth rate has been around 7.3% for the last 2 years, which is a spike over previous rates.</p> <p>The actual number for potential lots appears to be over 200 based on Council GIS data which shows the number of titles created in future development areas, and comparing this data to the plans of subdivision and development plans which show what the total number of lots will be.</p> <p>It is highly probable that the land proposed for future development in the TSP 2020 will last 15 years, even at an accelerated growth rate, depending on the level of infill development. Regardless Council is not obligated to provide a 15 year supply for each individual town.</p> <p>Whilst there are some broad objectives/strategies that could lend themselves to supporting potential growth areas, the land is not specifically referred to for future development or investigation in the planning scheme. It is not proposed to add a new growth area to</p>
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	<p>The future capacity to service the precinct is the most cost effective option for future development.</p> <p>Preliminary servicing analysis indicates the area can be effectively serviced.</p> <p>Notes that there are a number of reasons to believe that Teesdale West would deliver superior development outcomes. These reasons are along the themes of:</p> <ul style="list-style-type: none"> • Movement & Access (Vehicular, pedestrian and bike riding). • Most efficient location for access to key services. • Located on Bannockburn – Shelford Road ~ direct access to Bannockburn, Shelford, Teesdale. • Servicing capacity. • Opportunity to enhance the liveability of Teesdale through site responsive landscape and layout design. 	<p>Teesdale for the reasons in the Council report.</p> <p>There is potentially a lower cost of bringing reticulated water to this area, however utilities servicing is a developer cost and is not necessarily of concern to Council.</p> <p>Noted.</p> <p>There is some validity in regard to land qualities, however a new growth precinct is not being considered for a number of reasons – refer Council report.</p> <p>The vast majority of the north east growth area is</p>
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	<p>Constraints/Opportunities - Teesdale West has a flatter topography than the North East Growth Area</p> <p>- Teesdale West's land ownership is a single partnership unit, whereas the North East Growth Area is fragmented in ownership.</p> <p>Teesdale West could be developed as a master planned community, allowing for orderly, site responsive, quality development with consistent community facilities and logical connectivity.</p> <p>Notes that although the North East Growth area has been identified since 1997, it has not resulted in development even though demand for land has been demonstrated.</p> <p>Notes that the southern area of the north east growth precinct has reasonable access to services the other parts of it don't and would likely have to wait for development in the southern</p>	<p>reasonably flat. It is not necessarily a concern if small parts of it are not developable due to steepness.</p> <p>Agree that it may be relatively difficult for the North East Growth area to happen because of fragmentation. In this situation land owners can either come together/cooperate to meet the requirements for an amendment, or a developer sometimes buys all/most of the land to make development easier. It is possible that land owners won't cooperate but the Structure Plan seeks to provide a clear opportunity.</p> <p>Noted.</p> <p>This is potentially due in part to lack of clarity around the potential for it to be rezoned.</p> <p>Noted.</p>
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	<p>area before development of other areas is practicable.</p>	
<p>Attached Image 2 - Land Requested for Future Development by Ramsey Property Group</p> 		
<p>██████ in relation to the land depicted in attachment image 3</p> <p>Note: This report is from 2018 (as opposed to being a submission during the exhibition phase), but has been referenced as it makes a number of points in relation to potential land development.</p>	<p>Provides a detailed description of the site and context (including current uses on the site), and an assessment of the statutory provisions of the Golden Plains Planning Scheme, including zone and overlay controls, general and particular provisions and relevant planning policies. It discusses the likely key issues affecting use, development and subdivision as well as key aspects of the Site's context, and makes general conclusions.</p> <p>Notes that the site is 1,875 hectares (making it the largest of the three).</p> <p>The report demonstrates that large parts of the site are relatively unconstrained in terms of the planning controls applicable.</p> <p>Notes that Teesdale grew by 171 dwellings between 2011 and 2016 and provides a view that Teesdale could</p>	<p>Noted</p> <p>Noted</p>

	<p>potentially support around 8,000 people.</p> <p>Notes that the potential expansion of the township could provide the opportunity to construct a stand alone sewerage treatment plan.</p> <p>Proposes that should Council support the expansion of Teesdale, growth to the east and south are the most logical areas for expansion due to the geographical constraints of the township to the north and the need for physical separation with Shelford to the west.</p> <p>Proposes that there is an opportunity to provide more diverse lot sizes of 800-2000sqm depending on the constraints.</p> <p>An indicative masterplan with potential growth areas is provided, generally being the areas south and south east of the town that are closest to the existing township. Suggests other areas of the site could be left as farming areas. Suggests that the potential growth areas could either be in the low density residential zone or the Rural Living Zone (with a schedule that allows for smaller lot sizes from 800 to 2000sqm).</p> <p>Provides a potential growth plan which ensures that new housing lots are located to take advantage of the existing natural features of the site including native hut creek.</p>	<p>A large population may make it economically feasible, however before a sewerage system can be considered Barwon Water require community support. A survey during the structure plan process suggests there is a lack of support for reticulated sewerage in Teesdale.</p> <p>There may be some physical advantages, however it is not proposed to expand Teesdale beyond the existing settlement boundary for the reasons provided in the main Council report.</p> <p>Council’s domestic waste water management plan requires a minimum of 4000 sqm in unsewered areas.</p> <p>Noted</p> <p>Noted</p>
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	<p>> Provides security for investment in the town not only for developers and homebuyers but also for any future commercial investors;</p> <p>> Speeds up approval process once the strategic direction is identified;</p> <p>> Provides sufficient time to allow consideration and management of cultural and environmental features, and</p> <p>> Provides viable alternatives should short term growth land not be developed.</p> <p>Notes that the background report recognises infill to accommodate some growth, however infill cannot be relied upon to meet demand as it is often more difficult to develop and involves multiple landowners that may not be motivated to subdivide.</p> <p>There are many features of the land that make up an inspiring rural landscape of gently undulating paddocks.</p> <p>Notes the rising popularity of Teesdale as people seek to reside on larger lots not available in Geelong and Melbourne.</p> <p>Notes that most of the growth areas in the 1997 Structure Plan are already developed.</p> <p>The land has good connections to the commercial areas and primary school.</p> <p>Indicates there is an opportunity to incorporate Woolbrook station as a place of historic interest and to run festivals, markets and events that will encourage visitation and economic investment in the town.</p> <p>Provides a concept plan (attachment image 5) showing two potential development areas in two stages (short and medium term) to the south east and south of the town, with Woolbrook</p>	<p>Infill is happening to a substantial degree, agree that it will not happen to its full potential.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Agree.</p> <p>Noted, this may be a potential community asset if the land was ever developed.</p> <p>Noted.</p>
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	<p>Station and the historic homestead shown as a potential cultural precinct. Further details of the concept plan show details including open space and walking paths.</p>	
<p>██████████ on behalf of ██████████</p>	<p>Provides a land supply and demand assessment for Teesdale.</p> <p>Notes that Greater Geelong is experiencing a surge in population growth, and that the Geelong Settlement Strategy supports a 2.5% growth rate.</p> <p>Notes that the background report assumes new lots will be 4000sqm on average but that for a variety of reasons that is improbable and average lot sizes will generally be larger than 4,000m2.</p> <p>It would be difficult to achieve re-subdivision at or even close to 4,000m2.</p> <p>Suggests that infill subdivision will be unreliable without a compelling profit motive, and that many people have moved to Teesdale specifically for larger lot sizes.</p> <p>Indicates that between 2006 to 2016 the population growth rate was 2.6% per year.</p>	<p>Noted</p> <p>They may be larger on average, however Council’s recent experience in small towns has been that lots are being subdivided close to the minimum lot size (4000sqm).</p> <p>This has been taken account of in the constraints analysis for infill subdivision.</p> <p>Agree that it won’t happen to it’s maximum potential.</p> <p>This is roughly the same as the background report forecast.</p>

	<p>Provides a forecast of future growth in Teesdale study area based on Victoria in Future projects. Anticipates that growth in the Teesdale Study Area will be 2% per annum between 2019-2036.</p> <p>Estimates that there are 1,800 dwellings in the study area in 2019.</p> <p>Estimates there will need to be 660 dwellings by 2036 to accommodate demand, at an estimated 39 dwellings per year.</p> <p>Notes that recent lot sizes in Tawarri have been strong and refers to Barwon Water data from 2018.</p> <p>Estimates that there is demand for dwellings in Teesdale itself of between 15-20 lots having regard to VIF2019 projects, recent levels of dwelling construction, the supply opportunities and other factors.</p> <p>Notes recent strong sales in Tawarri Estate quoting a real estate agent claiming 137 lots sold side mid-2015.</p> <p>Estimates there is demand for 20-30 lots per annum in Teesdale.</p> <p>Notes that the availability of rural-residential lots in Geelong is limited due to Geelong’s negative approach to rural</p>	<p>Noted.</p> <p>The “study area” referred to is a much larger area that includes Inverleigh and Lethbridge. Teesdale itself has approximately 1,800 people rather than dwellings.</p> <p>This is for a much larger area than Teesdale.</p> <p>It is appreciated that the demand appears to have picked up in the past two years.</p> <p>Recent data from Barwon Water suggests demand could be even higher.</p> <p>Water supply connection data is considered the most reliable.</p> <p>Noted, plausible based on recent growth figures.</p> <p>Agree that there are few opportunities for low density living in Geelong and that this</p>
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	<p>residential with areas once identified for rural residential being rezoned to accommodate conventional density residential. This will put increasing demand pressures on towns around City of Great Geelong for this type of land. This could actually mean that the demand for land in Teesdale increases even more. Suggests that the existing supply of land in Teesdale may last 5.7 to 12 years. Notes that property prices in Teesdale have been rising strongly (itself an indicator of demand).</p>	<p>may increase demand in Teesdale, even well beyond 20-30 lots per annum, however it is not necessarily in Council's interest to cater to the demand beyond the existing settlement boundary for the reasons mentioned in the Council report.</p>
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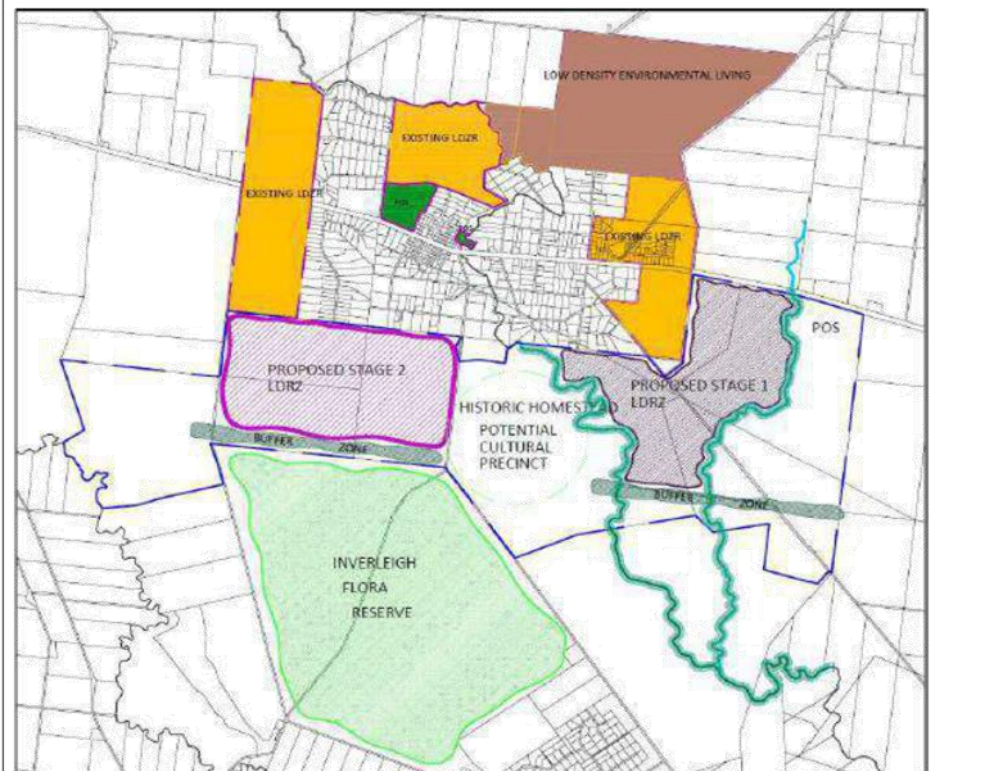
Attachment Image 3 – Subject site for submission group 3



Attachment image 4 – depiction of potential growth areas (Tract 2018)



Attachment image 5 – Depiction of potential growth areas (TGM Cardno 2019)





30 October 2019

Geoff Alexander
Golden Plains Shire Council



Dear Geoff

RE: DRAFT TEESDALE STRUCTURE PLAN - SUBMISSION

Overview

This submission has been prepared on behalf of [REDACTED] and requests the inclusion of the land to the east of Teesdale in the future town boundary for future low- density residential development.

The Draft Teesdale Structure Plan is being prepared Golden Plains Shire Council to 'guide future growth and development of Teesdale'. The Background Report has identified the key issues including land supply, planning mechanisms, key influences and the community's vision; and identification of strategic opportunities.

Teesdale is a small rural community located approximately 10km west of Bannockburn. Its proximity to large cities, including Geelong and Melbourne, are attracting new residents seek affordable housing on larger lots. The land to the east of Teesdale is ideally located for future low density residential development.

The local community is passionate about shaping its future and identified a range of new initiatives including recreation, education and amenities. It is therefore important that premium housing options are provided to meet the continued demand for larger lots in the community.

The 1997 Teesdale Structure Plan identified land to the east for Future Rural Residential Development and land to the north-east as Low Density Environmental Living. The current review of the Structure Plan excludes the land to the north from the 'Teesdale Context' analysis. Land to the west of Teesdale Tip Road and north of Tawarri Estate should be included in the analysis of Teesdale for future low-density or rural residential development; and also land to the east. Refer to Figure 1.



Figure 1 – Land to be included in Settlement Boundary (Red is potential future areas and green is potential landscaped gateway)

Why Extend the Settlement Boundary

Teesdale is a small, but growing community and housing options are limited within the existing settlement boundary. The larger, low-density residential development attracts new residents that are looking for a rural lifestyle close to employment, education and key infrastructure. The recent success of Tawarri Estate demonstrates that people are looking to relocate for a rural lifestyle.

The population is growing, but the projections are based on a 2.5% growth trajectory rather than a supply-led demand scenario. The 2.5% growth rate assumption does not account for recent actual growth.

The land supply analysis in the Draft Structure Plan has failed to account to the recent sales in Tawarri Estate. Of the 178-lot development, 140 lots have been sold and new houses already occupied. Tawarri Estate, located to the west of Teesdale Tip Road, are approximately 4000m² to 5000m² and demand continued to strong as more lots are released to market. The Structure Plan projected 13 dwellings per year which is well below the reported sales on 140 lots in 2018/19.

Furthermore, the Draft Structure Plan clearly indicates in Figure 11 'New Dwellings Constructed 2014-2018' that all of the new dwellings are constructed in the Low Density Residential Zone (LDRZ). Increasing the supply of the LDRZ is crucial to maintaining growth in Teesdale.

The analysis of the zoned, undeveloped land suggests there is ample supply in Teesdale, but this conclusion fails to account for the landowners commitment to develop the land. If there is no desire (or financial means) to release the land, this would significantly constrain future options in the town and potential stifle population growth. Identifying strategic sites which can be swiftly brought to market (subject to planning approval) will cater for the future demands.

Infill development in Teesdale will need to be balanced with diverse housing options. Affordability and lifestyle heavily influence purchasing decisions, but the quality of the development is also important factor. The opportunity to release new land, with greater yields, can result in landscaping and local investments that otherwise would not have been achieved. The infill development scenario heavily relies on re-subdivision of existing lots which is problematic. The Draft Structure has not revealed if there are covenants or s.173 Agreements on the lots which may restrict density and/ or create legal challenges. Furthermore, residents may exercise there planning rights to appeal an such proposals. It is unrealistic to suggest that at least infill 822 lots could be created in Teesdale.

The Draft Structure Plan also proposed to rescind part of the 1997 Structure Plan, in particular, the land identified as 'low density environmental living'. We support in the inclusion of part of the land, to the east of Teesdale Tip Road between Teesdale- Lethbridge Road, in the future settlement boundary for low density residential or rural residential development. This land is to the north of Tawarri Estate and would also suitable for low density residential development. This could support a contiguous development from Tarwarri Estate to the north.

The inclusion of additional land within the settlement boundary will ultimately assist the community in achieve its vision. More investment in landscaping, streetscape and community infrastructure will not exclusively come from the Council or Government, new developments make contributions for the whole community.

Extending the settlement boundary is supported by planning policies and strategies, although there are many environmental and land use considerations.

Why Extend to the East of Teesdale

Structure planning needs to consider the planning framework and policies, environmental conditions and strategic benefits for identifying land for future development. The Draft Structure Plan suggests that there is 'extensive potential' for infill subdivision within the town and is the key rationale for not extending the boundary. The provision of additional land to the east will not preclude infill development, but deliver a premium housing option and could deliver a new prominent gateway entrance.

The land to the east is well-suited for future low-density and/or rural residential development. As reported in the Draft Structure Plan, it is largely unaffected by biodiversity, flooding or bushfire risks. Nevertheless, a future planning scheme amendment (should the land be included within the settlement boundary) address the matters in more detail.

The 500m landfill gas buffer around the Teesdale Tip is a matter which can also be addressed in a detailed planning stage (but strategically identified in the Structure Plan). The land should be included as subject to detailed investigations and discussions with the EPA. Any future planning scheme amendment would need to address the specific requirements under the policy.

The east should be the preferred location for an extension to the settlement boundary. The new area could enhance the eastern entrance to the town with gateway treatments and landscaping.

The land to the east is farmed but does not have high agricultural qualities. It is noted in the Draft Structure Plan that the land to the south of Teesdale has 'high agricultural qualities. Protection of productive agricultural land is important, however changing environments through rainfall decline and soil quality; and competitive market conditions often make it increasingly difficult for smaller holdings to remain viable for continue to operate as a 'productive' farm. Exploring alternative options, such as sustainable development, is reasonable future use of the land.

A key driver of low-density residential growth in Teesdale is that the Greater Geelong Planning Scheme does not provide strong strategic support for opening 'rural lifestyle' lots within the municipality. By contrast, Golden Plains has embraced the concept which has heavily influenced the settlement patterns in its towns, particularly those closer to Melbourne and Geelong.

Most of Teesdale workers travel outside the town for employment. Teesdale is located in the Golden Plains South ABS Statistical Area and according to the 2016 Journey to Work data most of Teesdale working residents commute, by car, to Geelong. Given that Teesdale is approximately 34km or 28 minutes from Central Geelong is a reasonable commute for people seeking to enjoy a rural lifestyle.

Extending the settlement boundary to the east will provide an opportunity for further low density residential development which could integrate with the existing settlement pattern and also deliver increased supply to help deliver the aspirations for more community infrastructure and services in the town. The constraints, including the existing landfill, can be assessed in more detail and integrated into a future concept.

Further development to the east also increases the potential to connect Teesdale to sewer infrastructure. There is currently no commitment from Barwon Water for sewer connections. Bannockburn is now connected to sewer and if further development is supported on the eastern side of Teesdale it may make it feasible for the town to be connected in the future.

Planning Justification

The Golden Plains Planning Scheme does support the inclusion of additional land to the east.

The Principal Planning Policies for Settlement (for both G21 and Central Highlands) recognise the importance of Geelong and Ballarat as key regional centres. Teesdale, located between the two cities, is therefore well positioned to accommodate marginal growth. Bannockburn is still identified as the main growth area in Golden Plains, but clearly Teesdale has potential.

It is acknowledged that 'critical agricultural' is protected. It is argued that the land to the east of Teesdale is not 'critical agricultural' which warrant protection. The Draft Structure Plan has indicated that the land to the south holds more value, although the strategic direction for the project is still be assessed.

Clause 14.01-S of the Golden Plains Planning Scheme specifically seeks to protect 'productive agricultural land'. Again, the land to the north of Tawarri Estate and west of Teesdale Tip Road is not viable land could be been used for housing and landscape improvements to be benefited by the entire town which could be supported by a land capability assessment. In some instances, the settlement boundary of a town should be extended and future proposal would be managed to ensure that there are 'no small isolated lots' and the future development is integrated with the existing settlement pattern.

Clause 16.01-5S is particularly relevant as its objective is to 'identify land for rural residential development'. The eastern shift in the settlement boundary could identify land for rural residential development. This policy direction seeks to ensure land is zoned where it close to existing towns and urban centres and can be serviced. Teesdale does not have access to sewer, but other services are available.

Clause 21.02 acknowledges that 'the majority of growth has occurred in small towns and communities at the south -east [which includes Teesdale]... as more people come from Melbourne and regional cities looking for affordable housing and country lifestyle'.

The current policy framework in the Golden Plains Planning Scheme relies on the 1997 Structure Plan for Teesdale. The inclusion of land to the east of the settlement boundary does not conflict with the core objectives in the Municipal Strategic Statement of sustainable management of towns and development will be 'predominantly contained within townships'.

There strategic opportunities of considering land to the east of Teesdale for future LDRZ however there are still some key land constraints that need to be addressed in more detail. The key matters are the landfill buffers and the perceived loss of productive agricultural land. As stated above, both of these matters can be addressed in more detail in a future planning scheme amendment process.

The land to east is easily accessible from Bannockburn, and future development will not materially impact on the key environmental assets in the area include the river environs, biodiversity or cultural heritage. Future development of the east could create a new gateway to Teesdale.

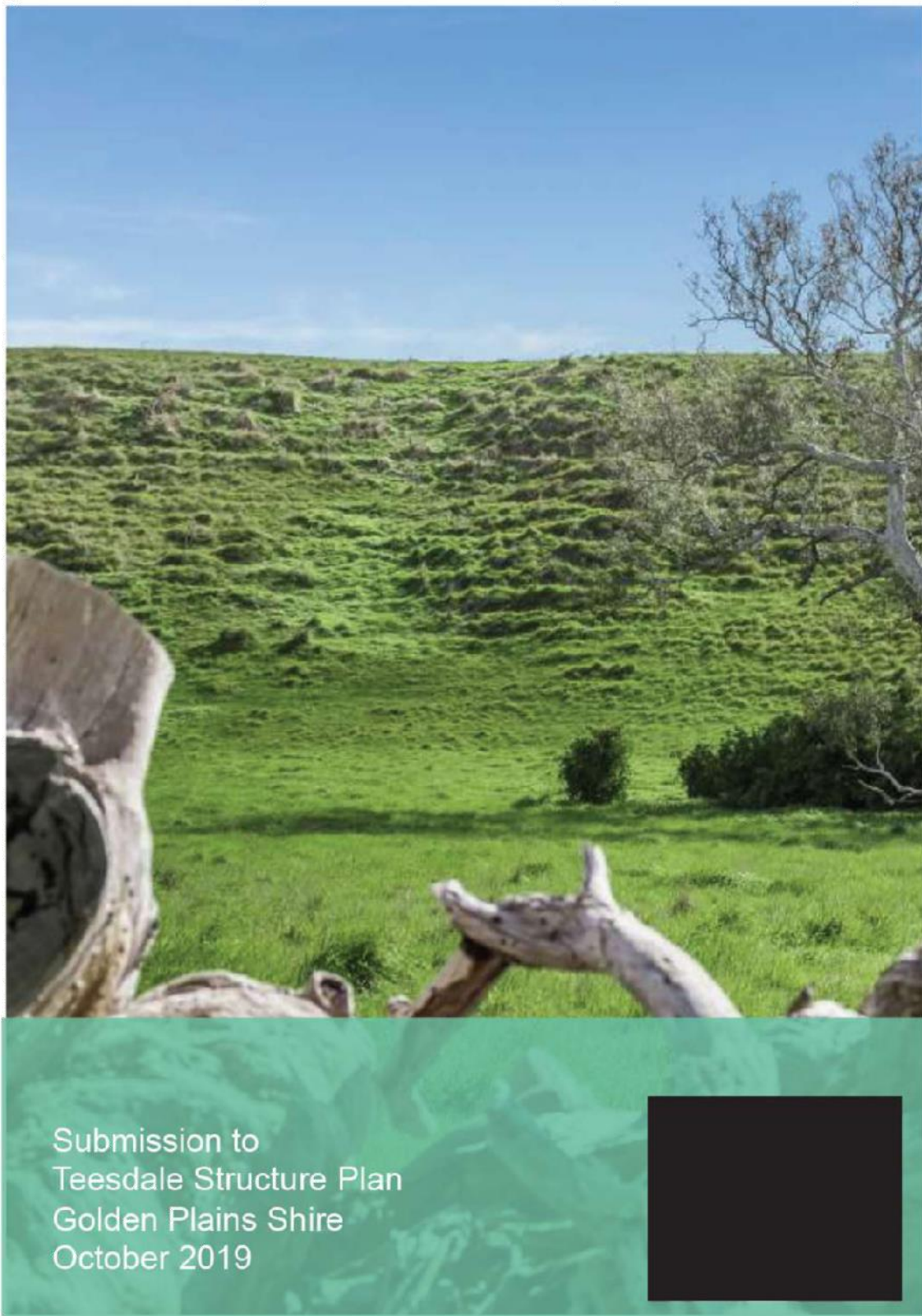
Conclusion

Teesdale is well-suited to accommodate further low density residential growth to the east without compromising the rural character, productive agricultural land or environmental values. Access to sewer infrastructure is increasing density in Bannockburn therefore Teesdale should be identified as a strategic location to meet the future demands for low density residential development in Golden Plains Shire. The land to the east of Teesdale is ideally located to meet these requirements.

Thank you for consideration of this response and if you have any further queries, please contact me on [REDACTED]

Yours sincerely

[REDACTED]



Submission to
Teesdale Structure Plan
Golden Plains Shire
October 2019





**Submission to the Draft Teesdale Structure Plan
Background and issues report (2019)**

on behalf of land owners, together with the , warmly welcome this opportunity to provide input into early development of the 2019 Teesdale Structure Plan review.

Both have significant experience and knowledge of the local community. are a Bellarine based, family owned company that specialises in rezoning and subdividing farmland into residential land and have been developing land since 1983. are involved in all aspects of planning from the ground up: rezoning to residential, commercial, industrial and change of use; we take projects from subdivision to sales of individual lots.

The are local and experienced Geelong based farmers and residential land developers.

Together, represent a land unit of approximately 228.46ha located on the western end of the Teesdale Structure Plan [Teesdale West].



Map 1 – Teesdale West in context to the 1997 Teesdale Structure Plan

In response to the Council’s community consultation of the 2019 Teesdale Structure Background Report, has taken the opportunity to review the Structure Plan Background Report and respectfully submits its support for the Teesdale Structure Plan Review and its request for



Teesdale West to be included in the 2019 Teesdale Structure Plan growth boundary. Central to this submission, is the request to include the 'Teesdale West Growth Area' [Map 1] as "Low Density Residential Zone (LDRZ)" within the 2019 Teesdale Structure Plan boundary.

Initial masterplanning of this parcel has identified that up to 300 land allotments at 0.4 ha can be accommodated within Teesdale West, meeting in part, projected population demand, as well as providing a high quality landscaped and design precinct that would benefit future and existing residents.

Our studies have demonstrated that there is:

- Strategic justification for the inclusions of the Teesdale West growth area to be included within the settlement boundary as part of the updated 2019 Teesdale Structure Plan.
- Clear demand for the 300 additional allotments that could be accommodated within Teesdale West.
- Better outcomes in delivering Teesdale West as the short term growth area precinct in comparison to the Low Density Environmental Living Area in the north east of Teesdale; which was first identified as a growth area in the 1997 Teesdale Structure Plan, however, has yet to be developed some 20 years later.
- Opportunities to enhance the existing natural environment of Teesdale, through incorporating site responsive design response to the Teesdale West growth area, that would contribute to improved liveability outcomes for the wider township.

The following submission provides our justification analysis and design response in in regard to these matters.

1. Strategic justification for short term rezoning of this land from Farming Zone (FZ) to "proposed LDRZ".

Strategic Context

Teesdale is located within the Shire of Golden Plains – located within western region of Victoria, west of the City of Geelong and south of the City of Ballarat. Teesdale is one of a number of small regional townships within the Shire which are separated by rural areas, farmland, creek and waterway corridors and flora and fauna reservations.



Map 2 – Strategic Context

Regional Victoria is experiencing unprecedented growth pressure. The Victorian Planning Authority (VPA) has recently released updated population projections (Victoria in Future 2019) that shows Victoria will grow from 6.5 million people to 11.2 million people by 2056.

Golden Plains Shire Council is in a unique position, with significant growth occurring to both the east in Greater Geelong and to the north in City of Ballarat. The anticipated urbanization of both of these regional cities, will reduce opportunities for low density residential development within these centers, increasing demand for low density residential development in nearby towns located within close commuting distance. Teesdale, as one of the closet rural townships to the Geelong CBD, is likely to experience significant pressure.

To respond to this increasing development pressure, as well as cater for its own population growth, individual townships within Golden Plains will need to be carefully and sensitively planned. **Structure Planning, including the preparation of the Teesdale Structure Plan will be integral to protecting this unique, community, cultural and environmental qualities of each individual township.**

Policy Context

Both State and Local planning policy requires Councils to consider and plan for its future growth, including requirements for the planning of land supply for 15 years.



Plan Melbourne is Victoria's overarching framework for planning for growth in Victoria. It identifies that peri-urban areas beyond Metropolitan Melbourne (including Golden Plains Shire) are expected to attract about 32% of regional Victoria's population between 2011 and 2031. It also supports planning for growing towns in peri-urban areas, to protect rural and farming districts and areas of natural and historical significance.

State Planning Policy (clause 11.01-1R) – Settlement Geelong, includes the key directions taken from the *G21 Regional Growth Plan (2013)*. The G21 Growth Plan includes objectives and strategies to provide for an anticipated growth of 500,000 people within the Greater Geelong region. The G21 Growth Plan identifies Teesdale as a location where "supporting planned growth and reinforcing the role of district towns" will occur. This policy also includes statements to "Encourage growth of district towns or centers consistent with existing Structure Plans/Growth Plans" and "Development of underutilised sites and urban infill is actively recommended within these settlements to ensure a range of housing choice."

Clause 11.01-R – Settlement Strategy also carries over the "Environmental Living Area" in the north-eastern part of the 1997 Structure Plan, identifying this as the "identified future growth area" for Teesdale. This land is currently zoned Farming Zone and is referred to in this submission as Teesdale North east. While this land has been identified for over 20 years, there had not been a rezoning application for this land due to several reasons outlined in the body of this report.

Neither the *G21 Regional Growth Plan (2013)* or the State Planning Policy include the Teesdale West parcel as a "planned growth area". **We would suggest, that based on overarching policies for growth containment in, and demonstrated demand for additional land supply, that the G21 Regional Growth Plan and the State Planning Policy would support the inclusion of the Teesdale West land in the future adopted 2019/2020 Teesdale Structure Plan.**

State Planning Policy Clause 16.012S (location of residential development) also provides objectives and strategies to encourage new housing to be developed in locations that offer access to jobs, services, and transport and specifically encourages:

- New housing to be located within established urban areas – to reduce undesirable sprawl
- An adequate supply of redevelopment opportunities in existing urban areas
- Residential development that is cost-effective in infrastructure provision and use

In response to this policy, we note:

- The Teesdale West proposal provides a natural and logical extension of the existing Teesdale town centre, to accommodate the need for population growth thereby avoiding pressure in out of town residential settlement.
- The future capacity to service this precinct is also the most cost-effective option for future residential development (refer section 3.ii)



Local policy includes Clause 21.08 Local Areas – Small Towns includes the 1997 Teesdale Structure Plan (Clause 21.08-14). It is understood that this Clause will be updated with a new map as part of a future Planning Scheme Amendment informed by the 2019 Teesdale Structure Plan. As outlined in this submission we seek the Teesdale West land to be identified as “low density residential development zone” and included within the Teesdale Structure Plan boundary.

Overall, there is policy and strategic direction at the local and regional levels for Teesdale to perform a role in meeting residential growth to accommodate projected state population growth.

2. Clear demand for the 300 additional allotments that could be accommodated within Teesdale West

Projected population growth for the Golden Plains Shire is consistently set at 2% - 2.5% in local and state policy documents. For the Shire, this amounts to a projected demand of around 10,000 + new residents by 2056. (Victoria In Future 2019).

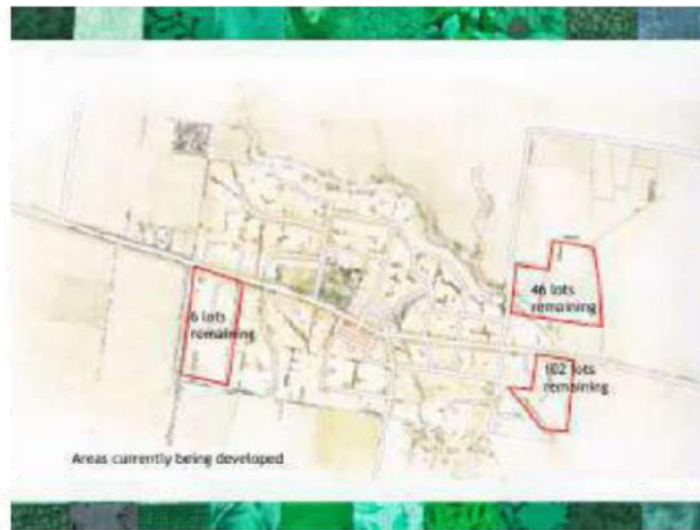
The specific population growth in Teesdale, however, will be influenced by:

- Local policies that require a large portion of growth in the rural and farming zones to remain flat. This will have the effect of requiring townships such as Teesdale to adopt a much higher growth rate to achieve the Shire’s total population demand.
- The accelerated growth anticipated in the nearby Cities of Greater Geelong and Ballarat. This will likely result in higher demand for low density residential living options for areas such as Teesdale that are in close commuting distance from the employment districts of Geelong.

The practical reality, as demonstrated in our analysis below, is that the growth rate of around 7% represents a more likely and realistic growth expectation within Teesdale.

The background *Teesdale Structure Plan 2019* report concludes that currently, and including land located in the Teesdale North East precinct, there is a 25-year lot supply available in Teesdale.

The Teesdale background report calculates a supply of 537 zoned residential lots available in Teesdale. A closer and more recent investigation (October 2019) reveals a supply of only 154 zoned residential lots available, representing a supply for only the next 3.5 - 7 years



Map 3 – Remaining zoned lot supply in Teesdale

Growth Rate and Years of Supply

The report also estimates that the town’s growth is set at 2.5%, or 537 lots in the next 25 years = 21.5 lots per year. At the report’s given growth rate, Teesdale has 154 / 21.5 = a **7-year supply of land**.

However, the lot demand calculation used in the report is based on several years when **no greenfield lots were available to purchase (2013-2015)**, see figure 1 below.

	2013-14		2014-15		2015-16		2016-17		2017-18		2018-19	
	Greenfield	Infill	Greenfield	Infill	Greenfield	Infill	Greenfield	Infill	Greenfield	Infill	Greenfield	Infill
TEESDALE	0	12	0	13	0	17	0	13	12	17	30	22

Figure 1 – Greenfield & infill Barwon Water connections in Teesdale

A more accurate demand assessment would only include figures from years when greenfield lots were available to purchase in Teesdale, such as the last two (financial) years 2017-2019. These year’s show a total of 90 new water connections, representing **45 lot sales per year**.

Therefore, at the current level of demand Teesdale has less than a 3.5-year lot supply available (154 lots available / 45 lots per annum).

Level of Supply Needed

The sales rate (45 lots per year) shown above indicates a population growth of 7.3% per annum rather than the 2.5% per annum estimated in the report (45 lots x 2.9 residents per lot = 130.5 residents per year / 1791 current residents = 7.3%).

To provide a 15-year supply of land at the 2017-2019 growth rate of 7.3%, requires Teesdale to cater for an additional (including current zoned land) 3362 residents or **1159 lots** (at 2.9 residents per lot).



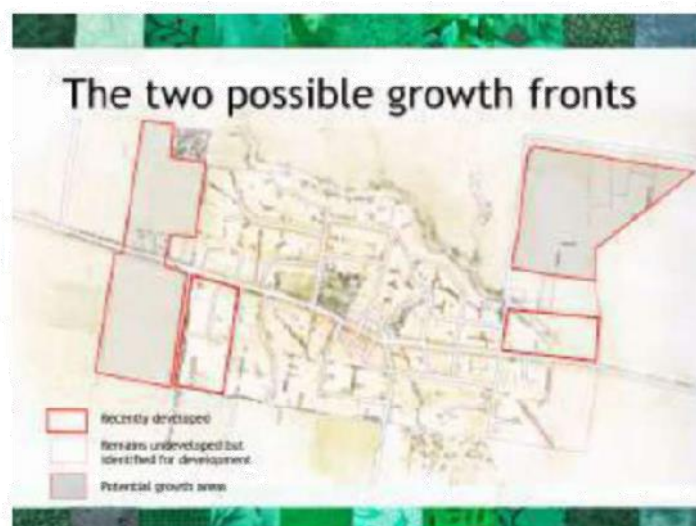
This calculation is based on 1791 (current population 2019) x 1.073 (annual rate of growth) Δ 15 (year's supply) = 5153 total residents.

In summary, Teesdale has, at best, a 7-year supply of lots available (based on the report's rate of growth – excluding the environmental living zone land – Teesdale North East) or more realistically, at more recent rates of growth, a 3.5 year supply of lots available.

On this basis, we would submit that both the Teesdale West and the Teesdale North East growth areas, would both be required to be fully developed in the longer term in order to meet the current demand of population growth.

3. Better outcomes in delivering West Teesdale as the short term land release precinct in comparison to other identified growth areas.

Only the Environmental Living growth area to the north east identified in the 1997 Teesdale Structure Plan remain unconverted from Farming Zone into a residential zone.



Map 4 – Teesdale identified growth areas

In comparing the proposed Teesdale West with the existing future growth area to the east we have adopted 5 criteria as an assessment tool to consider which of these possible growth areas are better suited to being included in a future Planning Scheme Amendment as a priority development precinct, as part of an adopted 2019 Teesdale Structure Plan.

These criteria are:

- I. Movement and accessibility
- II. Servicing capacity
- III. Constraints / Opportunities
- IV. Strategic Justification
- V. Facilitation of Orderly Planning and ability of the growth area to be effectively master planned



Our detailed analysis indicates that in all 5 criteria, Teesdale West provides the better opportunity for short term delivery of population growth in a manner that would achieve all of the relevant criteria. A summary of this analysis is provided below.

i. Movement Access (Vehicular, Pedestrian and Bike riding)

As a natural extension to the existing residential part of Teesdale and located off the main road of Shelford- Bannockburn Road. Teesdale West provides the most efficient location for future residential growth in terms of time taken to access key services by car, bike and walking. Leading directly onto Shelford- Bannockburn Road, this site also provides direct access to services and facilities in Teesdale, Shelford and Bannockburn.

ii. Servicing

Servicing to the township for reticulated water is identified as a key consideration by the Shire of Golden Plains in the Background Report to the Teesdale Structure Plan.

█ has sought advice from Barwon Water on this issue, which revealed the high level costs of serving reticulated water to the Teesdale West growth precinct is substantially lower than the servicing of the more remote parts of Teesdale North-East. In summary, costs to provide adequate water supply to the Teesdale West precinct would be approximately >\$1m. This is considerably lower compared with total costs of servicing the combined growth areas already identified (eg: Teesdale North East), which has been estimated in the order of >\$9m.

While this component of the future development of Teesdale is still in the early stages of investigation, it would be reasonable to assume that in consideration of future servicing of the Teesdale Township, Teesdale West would be more convenient and accessible than Teesdale North East – due to its location directly accessible from the main source of water pipping infrastructure that is located adjacent to Shelford-Bannockburn Road.

iii. Constraints / Opportunities

In regard to some of the key constraints and opportunities of the two growth areas, we note:

Teesdale West adopts a flatter land profile, with ownership in a single partnership unit. This allows for the effective and efficient delivery of a “master planned” community that can ensure quality and co-ordinated design and development.

Teesdale North-East:

- has variable topography, is subject to multiple land titles;
- is partially encumbered by the buffer of the local land-fill and
- is partially encumbered by environmental overlays.



iv. Strategic Justification

Local and State Planning Policy as detailed in section 1 of this submission supports:

- contained growth close to within established urban areas of townships,
- residential development to occur in areas where the costs of servicing are affordable,
- structure plans that respond to the unique characteristics of the townships,
- Teesdale West creates a smaller growth boundary than the Teesdale North East land,
- development that can cater for additional population growth.

In each of these items, we make the following comments:

- Teesdale West is located immediately adjacent to an existing LDRZ on the main Shelford-Bannockburn Road, and is a logical extension of the township, as opposed to the more remote growth area of Teesdale North East which is a predominantly “out of town” settlement precinct.
 - Early investigation has revealed that Teesdale West can be serviced at a significant lower cost (\$1m) as opposed to the remote Teesdale North east land (\$9m).
 - The Teesdale West land can be carefully designed as a “master planned” community, in conjunction with Council and local communities in a manner that allows for effective community input. This can help ensure potential conflicts are addressed and the potential of the site as a new neighbourhood can be realised.
 - Teesdale West as a single land unit can be designed and released in a logical and sequential manner that will ensure consistent quality of community infrastructure such as lighting, footpaths and planting.
- v. Facilitation of orderly planning and development and capacity to deliver the land in a “master planned” community outcome

The ability of the Teesdale West growth precinct to deliver a “master planned” community is a clear advantage to the future and existing residents of Teesdale and provides an opportunity for Council to work with experienced landowners and developers to clearly identify a Vision for the future growth of the township.

Specifically, it provides a unique opportunity that will allow for the entire growth precinct to be designed and delivered in a “master planned” context.



The single partnership unit for the approximately 228.46 ha growth area will enable:

- Design of the growth area to be site responsive and considered in a holistic manner.
- Delivery of land release and development to occur in an orderly and sequential manner.
- All identified community outcomes, such as footpaths, lighting and landscaping to be delivered as development occurs.
- Consistency in the quality of the community facilities, such as footpaths, lighting and landscaping.
- Ability to define the township boundaries through reinforced planting along the entirety of the western boundary of the growth area.
- Provides logical connectivity to the existing township and to the surrounding townships of Shelford and Bannockburn.


In respect to the Teesdale North East precinct, we make the following comments:

- This land is subject to fractured ownership patterns and the complexities of this type of ownership structure, can significantly impact on the capacity for the land to be successfully developed, or, developed in a manner than can effectively lead to achieving an agreed community vision.
- Despite this land being identified in the 1997 Teesdale Structure Plan as Low Density Environmental Living Zone, this land has not been developed even though demand for land in Teesdale has been demonstrated.
- Whilst the southern section of this area that adjoins the existing township and current developments have reasonable access to services, the more northern and north eastern sections are relatively remote from all services. It is anticipated that these more remote sections would be unlikely to be able to be developed until the closer in areas are developed.

4. Opportunities to enhance the liveability of Teesdale, through incorporating site responsive landscape and layout design.

As detailed in the background report, Teesdale is characterized by its rural township qualities, with large residential allotments and predominantly single storey development. Native vegetation is a key feature and landscape dominates the experience of the streets.

Teesdale itself is described by its local community as a wonderful, friendly and welcoming place to live. People who live in Teesdale value the lifestyle that the low-density layout provides and its beautiful natural setting. Community members also highly value the walkability of the town and would like to see this enhanced.

The community members  canvassed as part of this study, also note the limited local social and recreational facilities, but value those that do exist. They also value that such community facilities are located within the neighboring townships of Bannockburn and Shelford.



Teesdale West has a generally high capacity and low sensitivity, featuring subtle topography with skylines defined by trees and occasional distant views to low hills. Opportunities and outcomes that could easily be incorporated into the master planned design are clearly detailed in the attached Teesdale West presentation [Addendum 1 – Teesdale West Presentation] and include:

- Capacity to provide a clear township entrance point through reinforced and consistent planting; a “Green Frame”.
- Reinforced avenue planting within the key internal road links.
- Improved and enhanced pedestrian connections within and beyond the subject land.
- Unique subdivision pattern that will promote “community connection”
- Traffic calming and landscape features that will enhance safety and reinforce the identity of the new neighbourhood





Conclusion

The review of the 1997 Teesdale Structure Plan provides a wonderful opportunity to respond to the growth population demands of the Region and to consider the best way to achieve a Vision for the community that benefits the local community and provides for outstanding liveability for future residents.

We believe that the natural extension of the existing LDRZ to the west of the existing Teesdale Township should be nominated as the short term delivery precinct in the 2019/2020 Teesdale Structure Plan Review due to the issues outlined in this submission and the outstanding opportunities that a master planned community can provide.



Addendum 1 – TEESDALE WEST PRESENTATION