



# Teesdale West

For Golden Plains Shire Council  
October 2019



# Introduction and key messages

This document has been prepared to assist the Golden Plains Shire Council (The Shire) to prepare a Structure Plan for Teesdale. It outlines the presentation that was made to Council Officers by the [REDACTED] on 22<sup>nd</sup> October 2019.

The key messages are that:

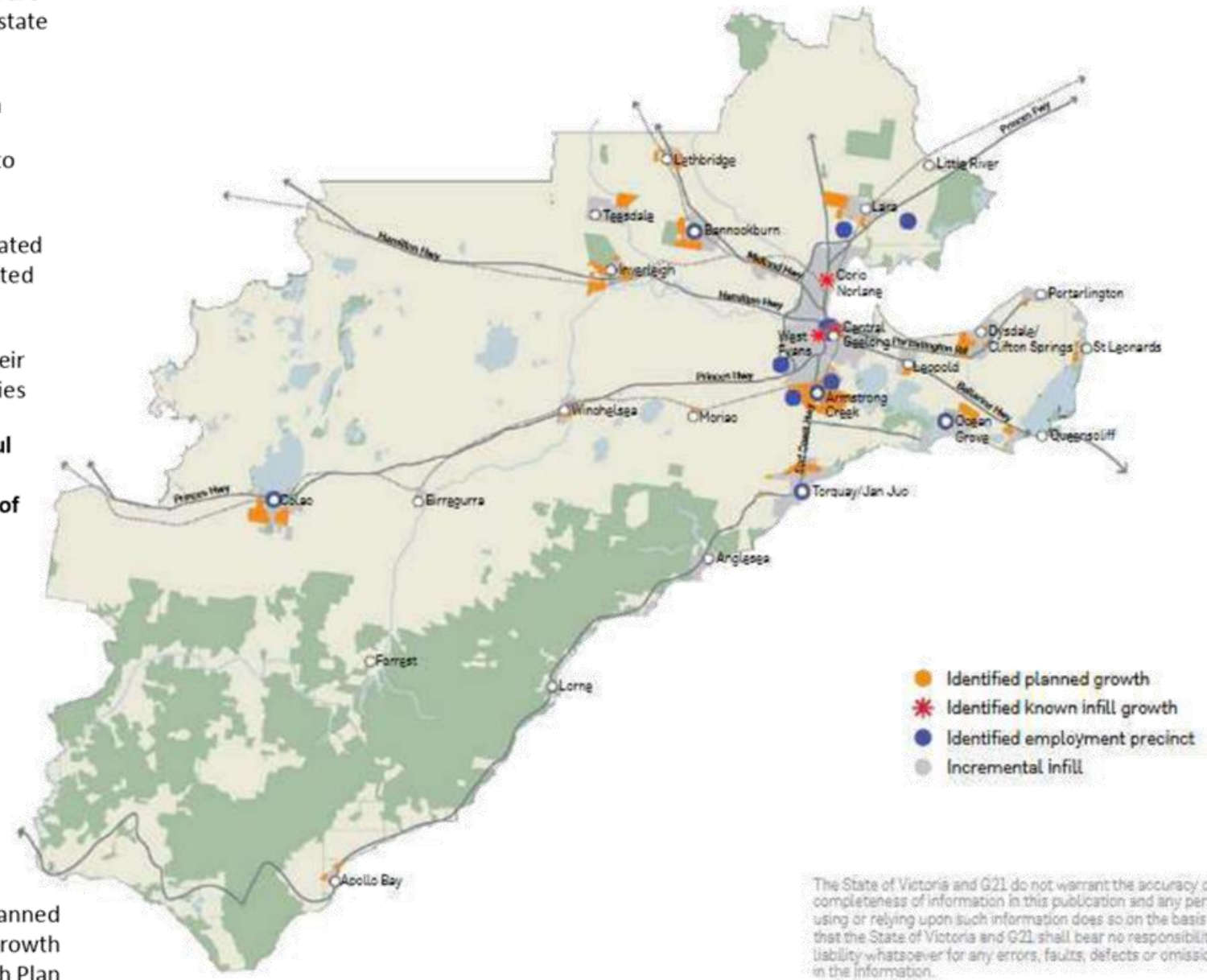
- Teesdale is growing faster than anticipated and the Shire will need to revise their plans to accommodate that growth.
- The town enjoys a country town character, natural setting and friendly community and these assets are highly valued by the existing community and those people choosing to live in Teesdale.
- These assets will need very careful planning and design responses if growth is not to 'kill the goose that laid the golden egg'.
- There are better locations and alternatives to those identified in the existing Structure Plan to provide this growth.

A more detailed exploration of the planning issues surrounding the development of this area is documented in the Submission to Teesdale Structure Plan, Golden Plains Shire by the [REDACTED], October 2019.

# Strategic Context

To understand the imperative to plan for growth in Teesdale it is necessary to understand some of the underlying issues that are informing planning across these state and those that are specific to Teesdale. These are some of the strategic, or state wide issues:

- This is a time of unprecedented growth in Victoria
- The state will grow from population of 6.5 million to 11.2 million by 2056
- Golden Plains Shire will need to respond to anticipated growth from the east and north including accelerated growth in Geelong and Ballarat
- Individual townships will need to accommodate their share of growth within existing township boundaries
- **The stakes are high: Structure Planning and careful design will be integral to protecting unique community, cultural and environmental qualities of each individual township.**



Source: Map 6 Identified Planned Growth  
G21 Regional Growth Plan

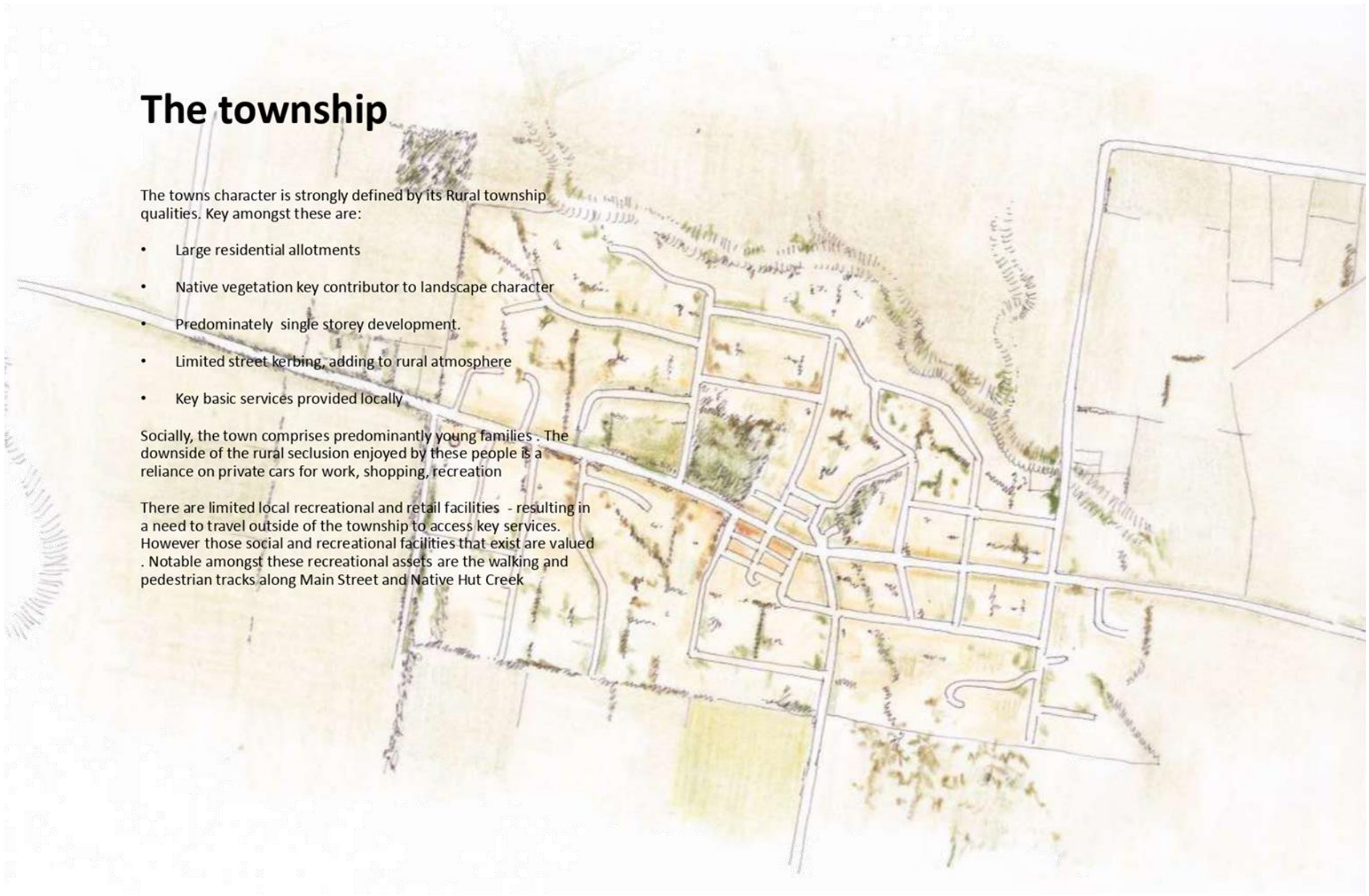
# The township

The towns character is strongly defined by its Rural township qualities. Key amongst these are:

- Large residential allotments
- Native vegetation key contributor to landscape character
- Predominately single storey development.
- Limited street kerbing, adding to rural atmosphere
- Key basic services provided locally

Socially, the town comprises predominantly young families . The downside of the rural seclusion enjoyed by these people is a reliance on private cars for work, shopping, recreation

There are limited local recreational and retail facilities - resulting in a need to travel outside of the township to access key services. However those social and recreational facilities that exist are valued . Notable amongst these recreational assets are the walking and pedestrian tracks along Main Street and Native Hut Creek



# Teesdale's Social landscape

Ensuring that any planning and design decisions will create a liveable and attractive environment that benefits the existing and incoming community will require consideration of the social landscape as well as the physical landscape.

The social landscape is the geography of meaning a place has for the people who share it. This requires talking to the members of the community and understanding what are the factors that matter to them.

Key themes in the Social landscape are that people liked:

- Ability to easily and quickly get to other places when needed
- Valued lifestyle
- Friendly and welcoming community
- Beautiful natural setting

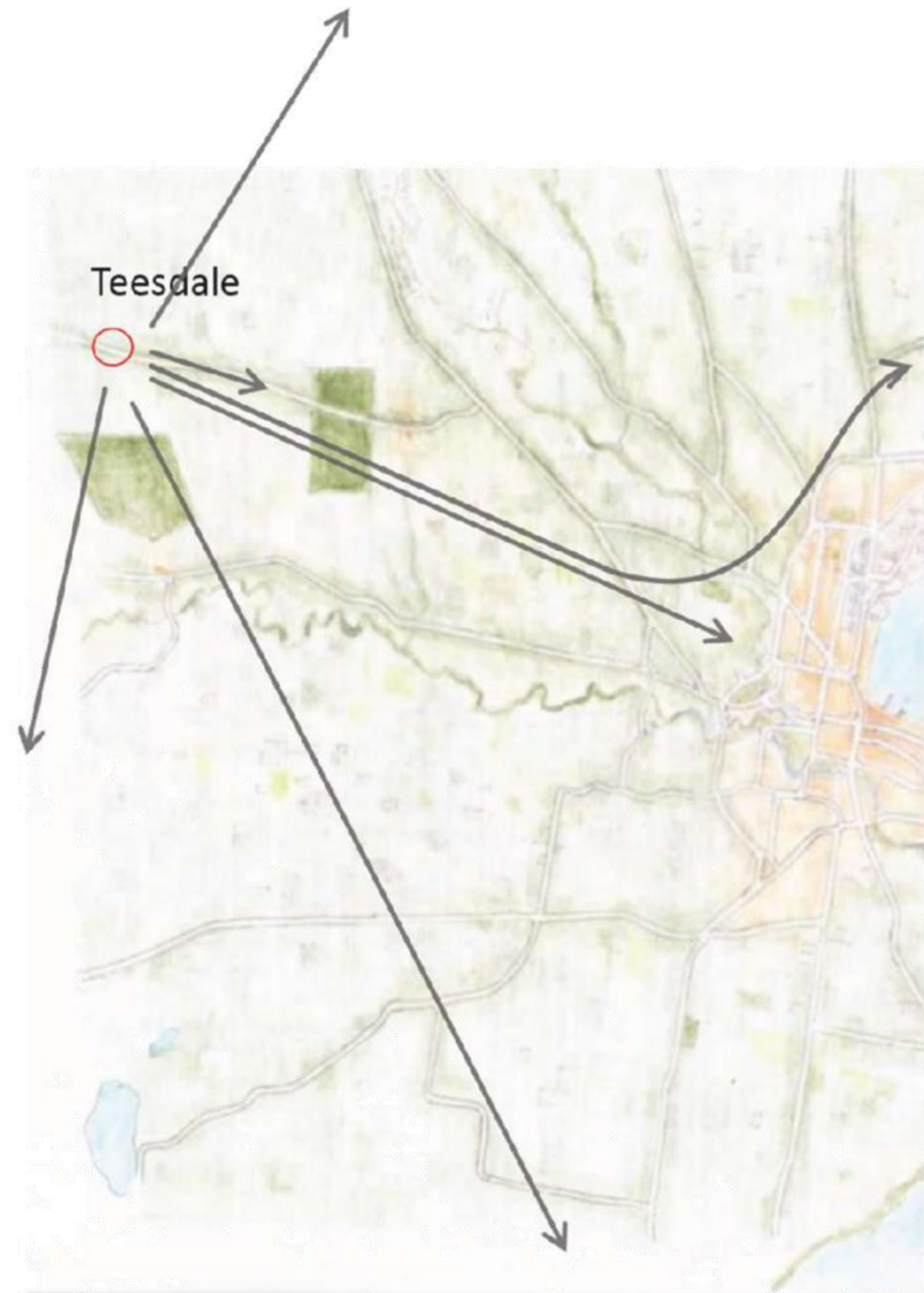


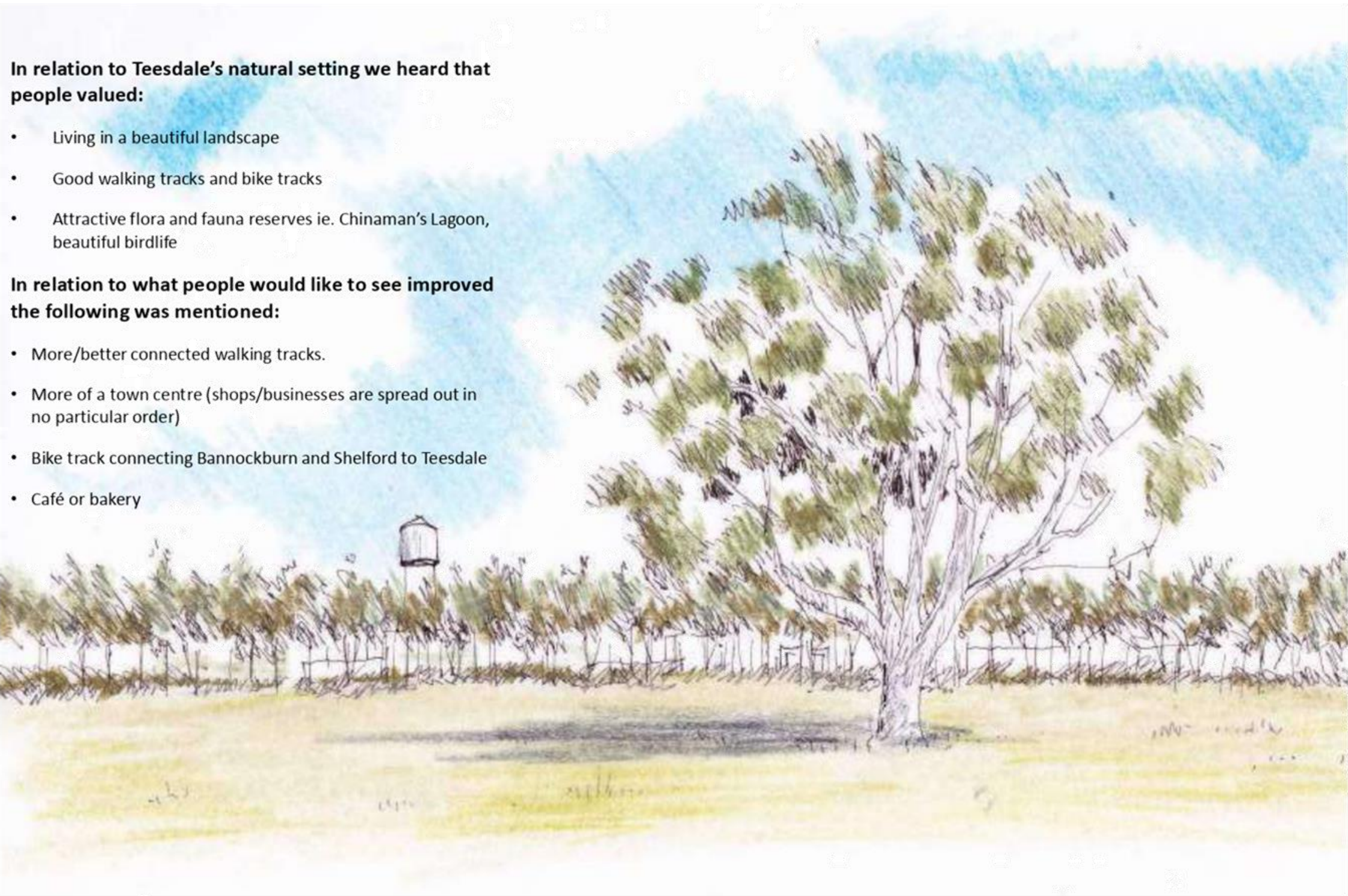
**In relation to Teesdale’s accessibility we heard that people valued:**

- 12 minute drive to Bannockburn with modern shopping precinct and good amenities and services.
- Proximity to Colac, Geelong and Ballarat as well as the ring road to Melbourne
- Regular secondary school buses to Geelong
- Close to beaches

**In relation to Teesdale’s local services we heard that people valued:**

- Primary school and Kindergarten have a great reputation
- Post Office and excellent General store with take away food
- Doctors at bulk billing medical centre and Pharmacy
- Good sporting facilities ie tennis, cricket, Equestrian centre
- Public hall available for hire and used for community activities Tai Chi classes, CWA, CFA.
- Skate /skooter park with playground and giant turtle for children



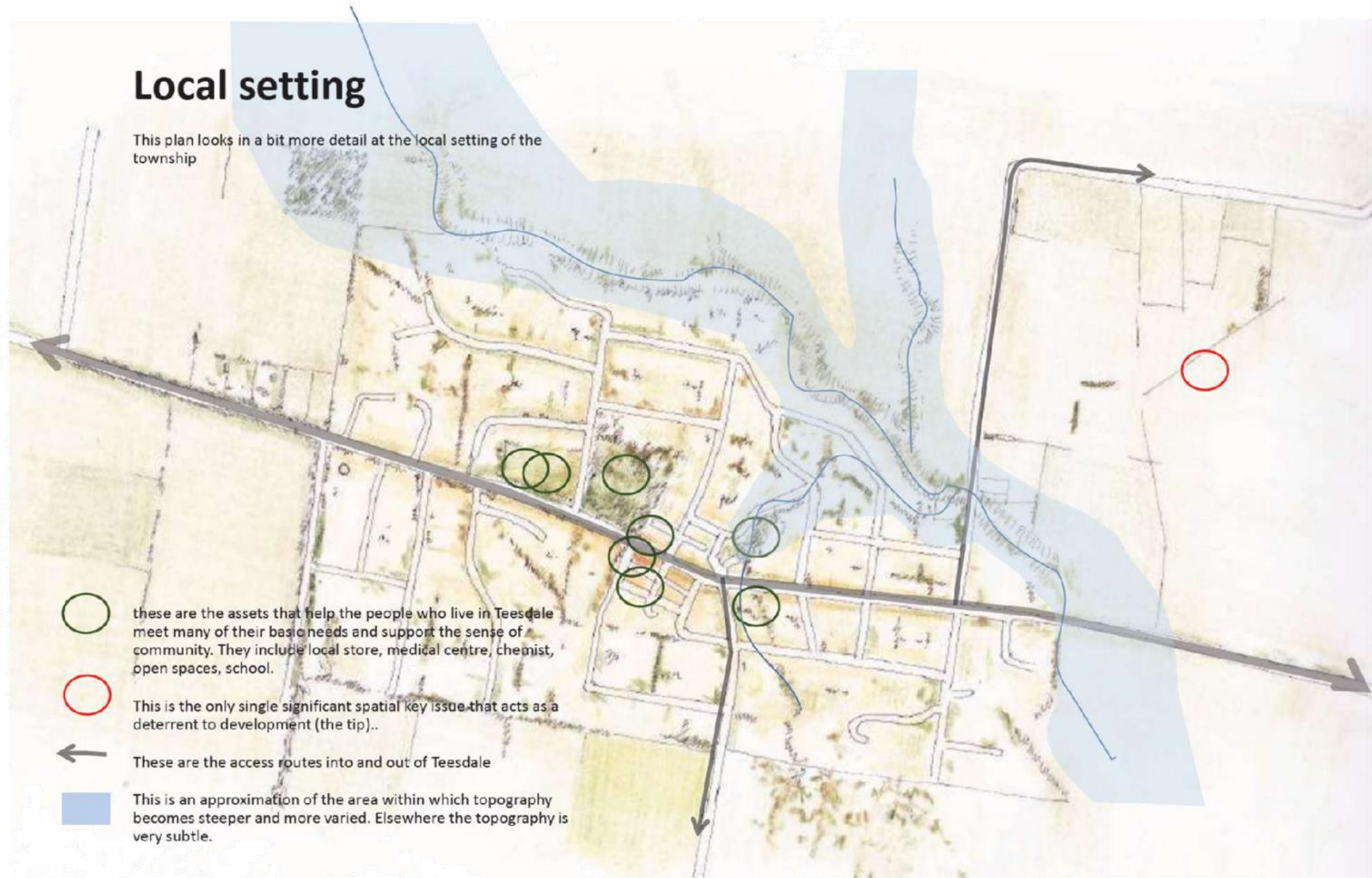


**In relation to Teesdale’s natural setting we heard that people valued:**

- Living in a beautiful landscape
- Good walking tracks and bike tracks
- Attractive flora and fauna reserves ie. Chinaman’s Lagoon, beautiful birdlife

**In relation to what people would like to see improved the following was mentioned:**

- More/better connected walking tracks.
- More of a town centre (shops/businesses are spread out in no particular order)
- Bike track connecting Bannockburn and Shelford to Teesdale
- Café or bakery



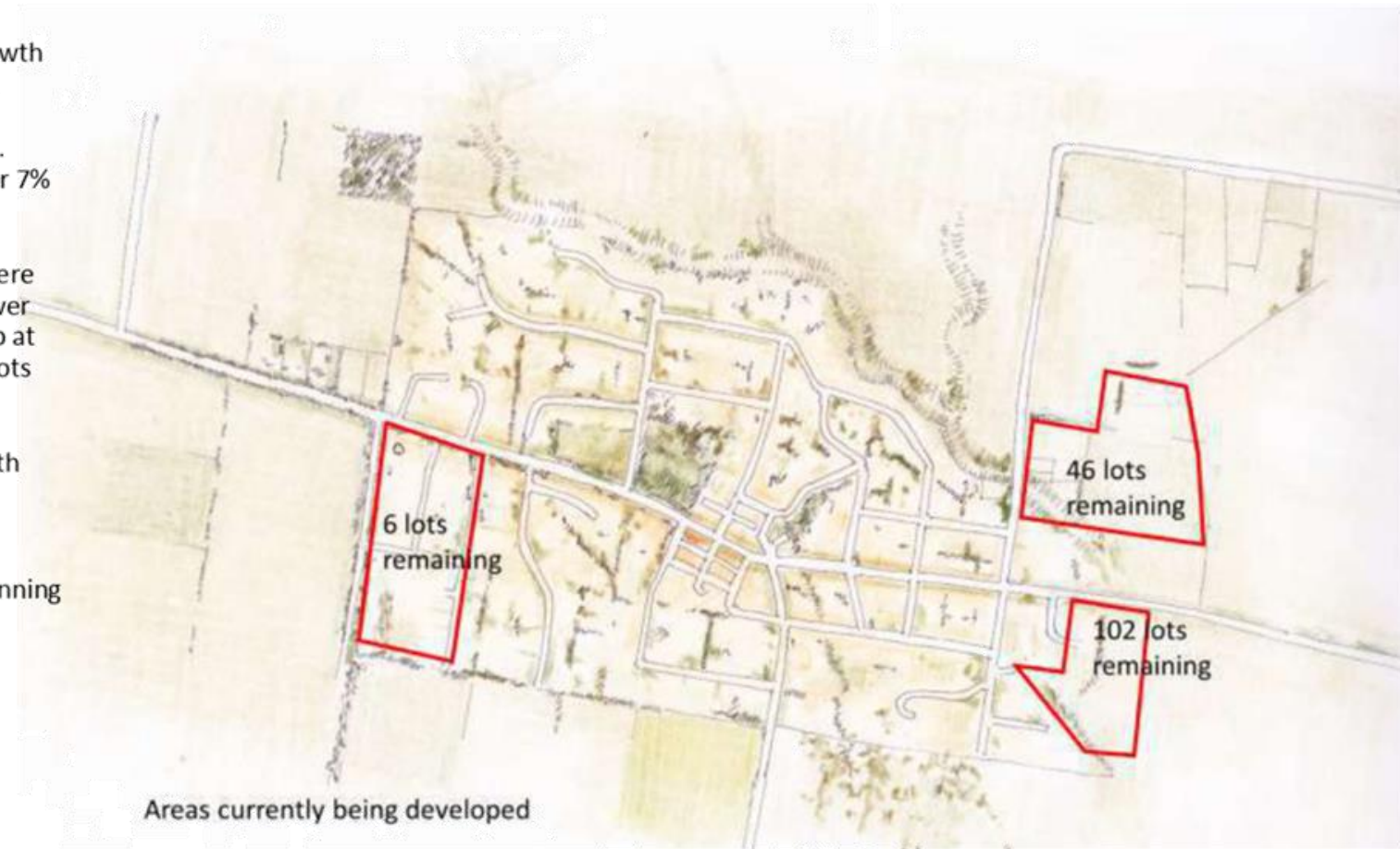


# Teesdale's growth 1

We contend that the assumptions upon which Teesdale's growth was planned have been overtaken by events. Key factors are:

- Modelling of land supply was based 2% historic growth. However in reality in recent years growth has been over 7% (based on Barwon Water connections)
- This equates to 45 lots a year. At this rate this means there are only between 3.5 and 7 years supply of lots. The lower figure is what will happen if lots continue to be taken up at the faster rate. The higher figure is what will happen if lots return to the historic 2% rate.
- To provide providence 15 years supply at 2017-19 growth rate will require approx. 1100 lots.

The figure on this page provides a snapshot of where land is available to accommodate this growth under the present planning provisions.

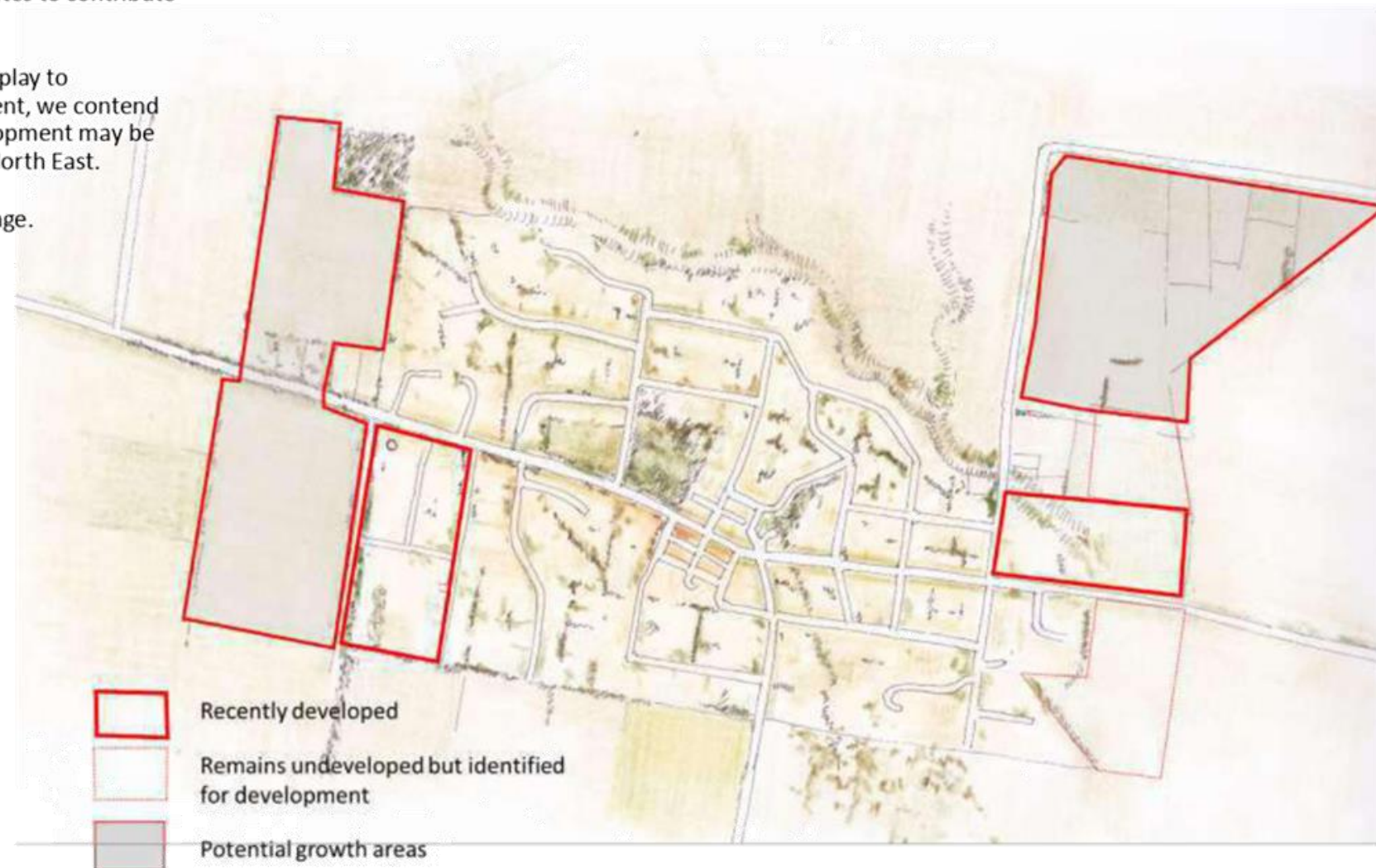


## Teesdale's growth 2

Amongst the areas currently being developed several individual sites have remained undeveloped since they were identified in the 1997 Structure Plan. The potential of these sites to contribute to meeting development cannot be relied upon.

Recognising that infill development has a role to play to accommodate some of the necessary development, we contend there are two practical areas within which development may be located. These are Teesdale West and Teesdale North East.

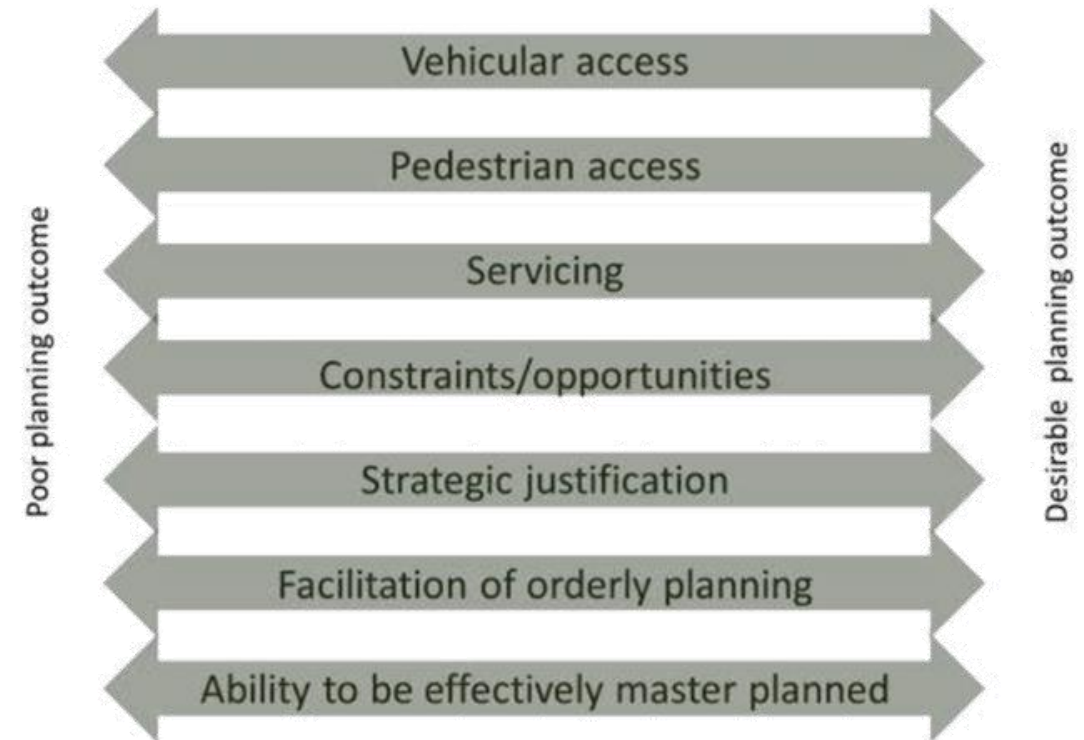
These are indicated in grey on the plan on this page.



## Comparing the two growth areas

There are many factors that can be used to compare the suitability of development in different areas. Not all of them are included in this analysis. These factors were selected based on our experience in development, urban design, masterplanning and in strategic planning. These factors are some of the key factors that determine how successful a growth area will be in delivering housing on time and to a high standard of amenity.

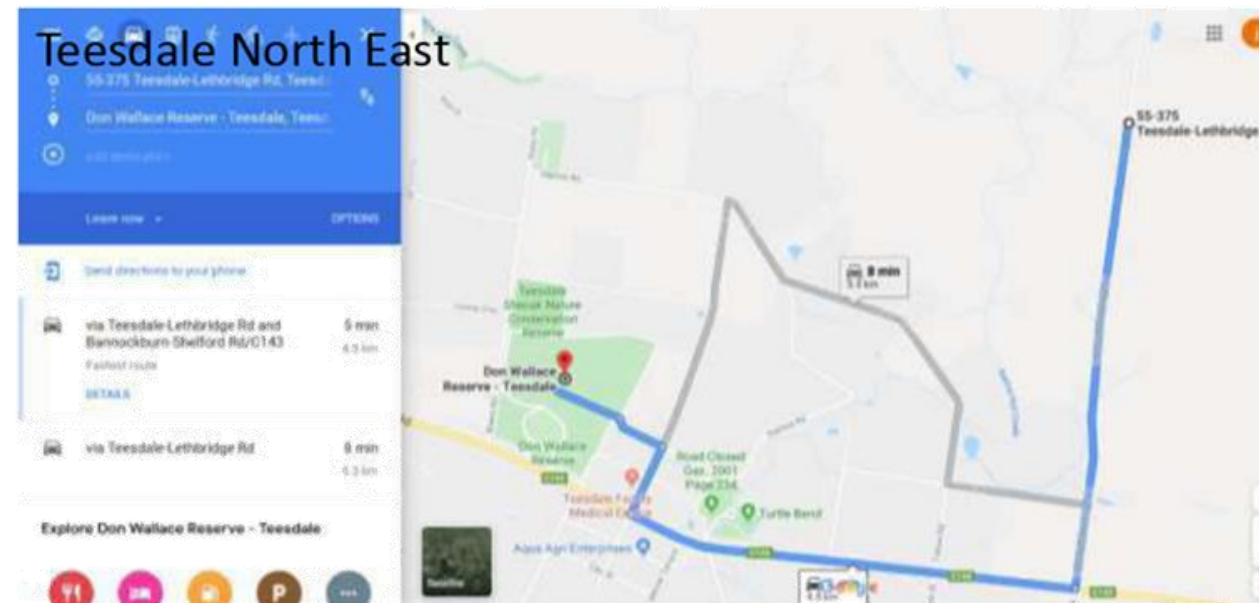
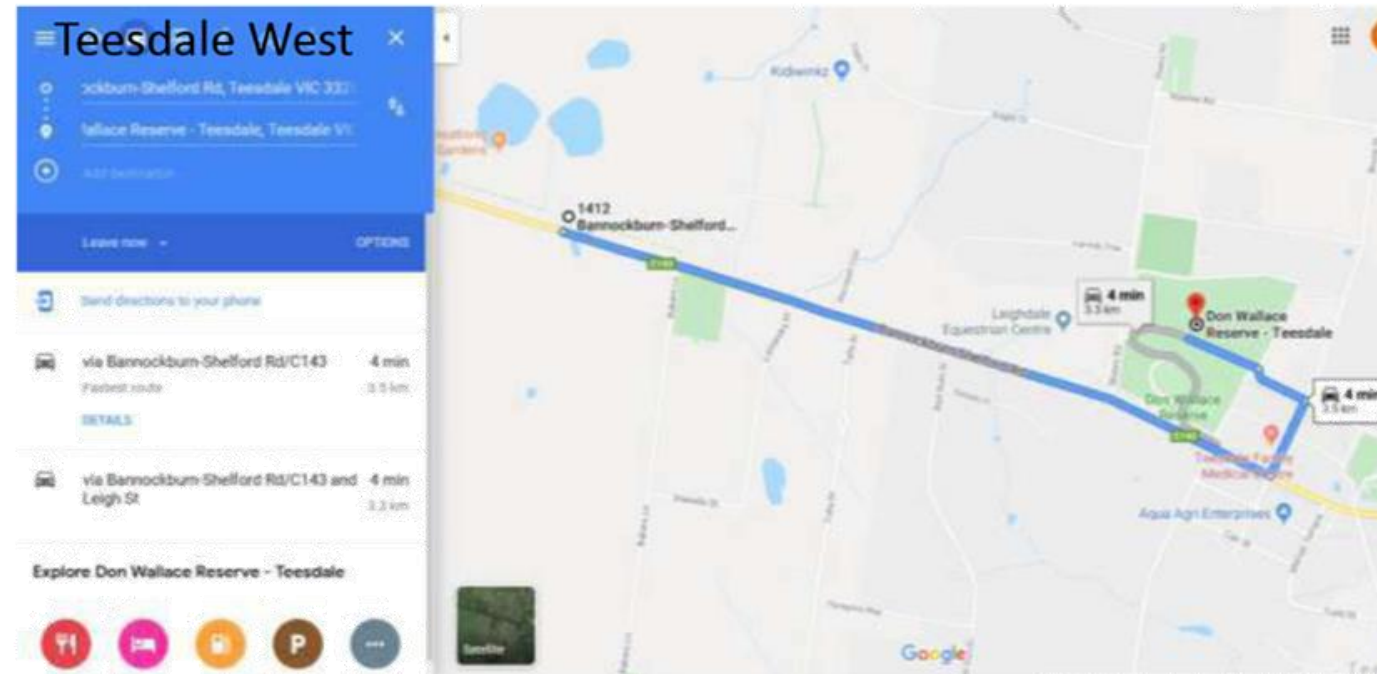
They are also informed by an understanding of social processes, the factors that are likely to support public health (in particular walkability) and increase the likelihood that Teesdale can fulfil its strategic planning requirements. Teesdale West and Teesdale North East were both considered in relation to the likelihood of delivering a poor or desirable planning outcome for each of the 7 factors listed on this page.



# Vehicular Access

In order to assess the ease of vehicular access a typical trip from the nearest point to the centre of growth area on an existing road to the Don Wallace Reserve was assessed.

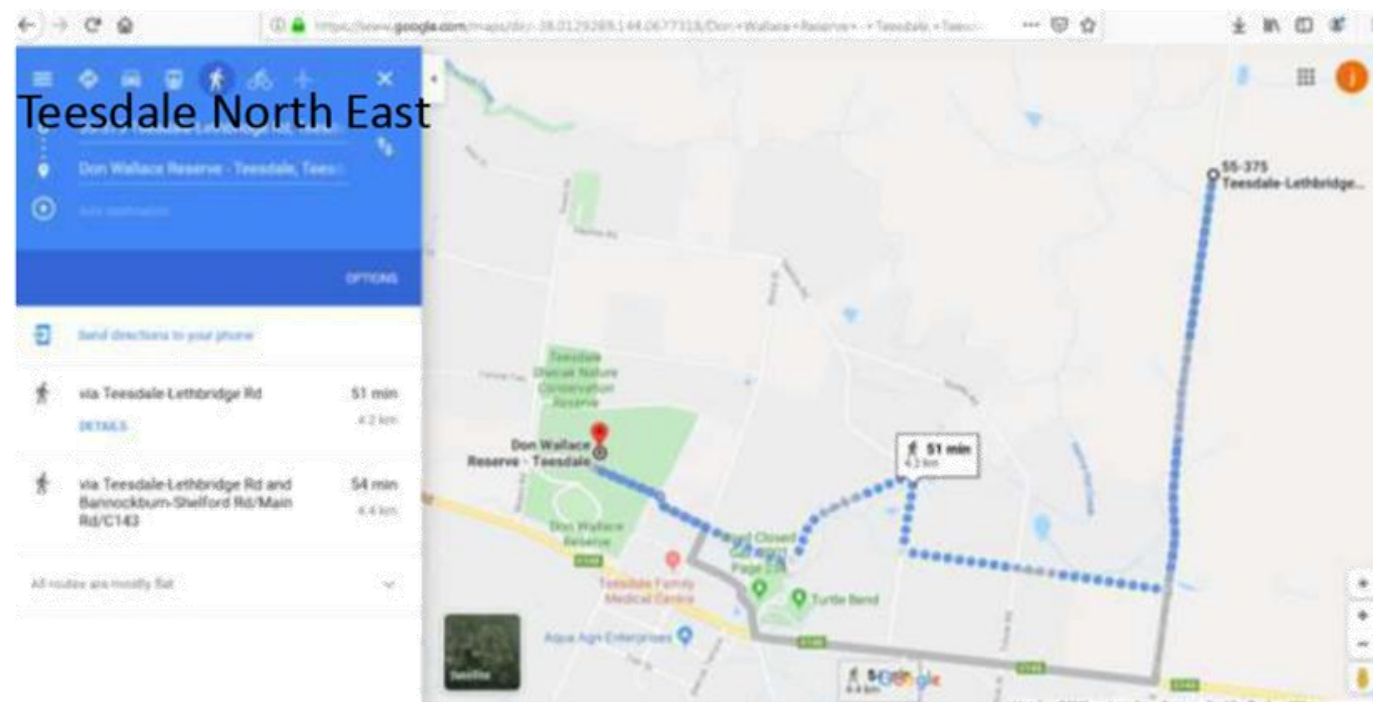
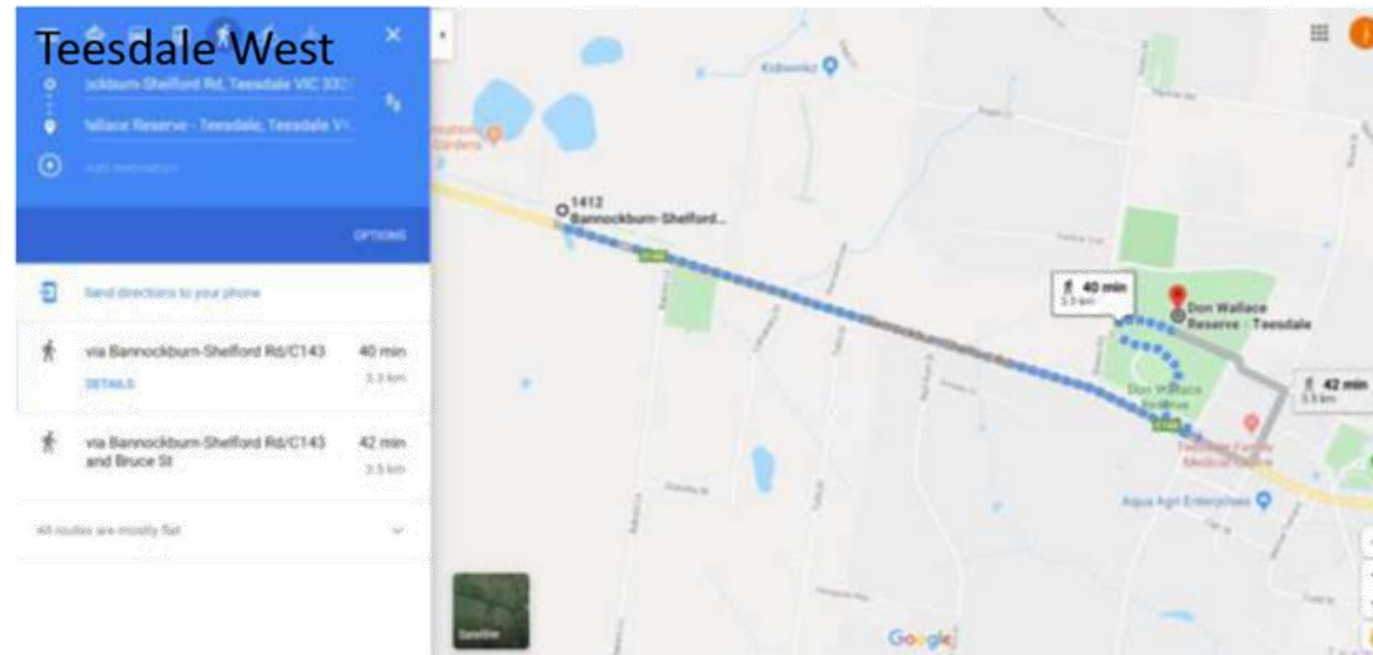
Teesdale West provided slightly faster and much more direct access by this metric.



# Pedestrian Access

In order to assess the ease of pedestrian and cycling access a typical trip from the nearest point to the centre of growth area on an existing road to the Don Wallace Reserve was assessed.

Although both trips are long, Teesdale West provided somewhat faster and much more direct access by this metric. Also much more of this journey could be made on footpaths than the equivalent trip from Teesdale North East.



# Servicing

## Teesdale West

Advice received (Cardno TGM 9<sup>th</sup> October) suggests existing infrastructure exists to supply water, electricity to the properties.

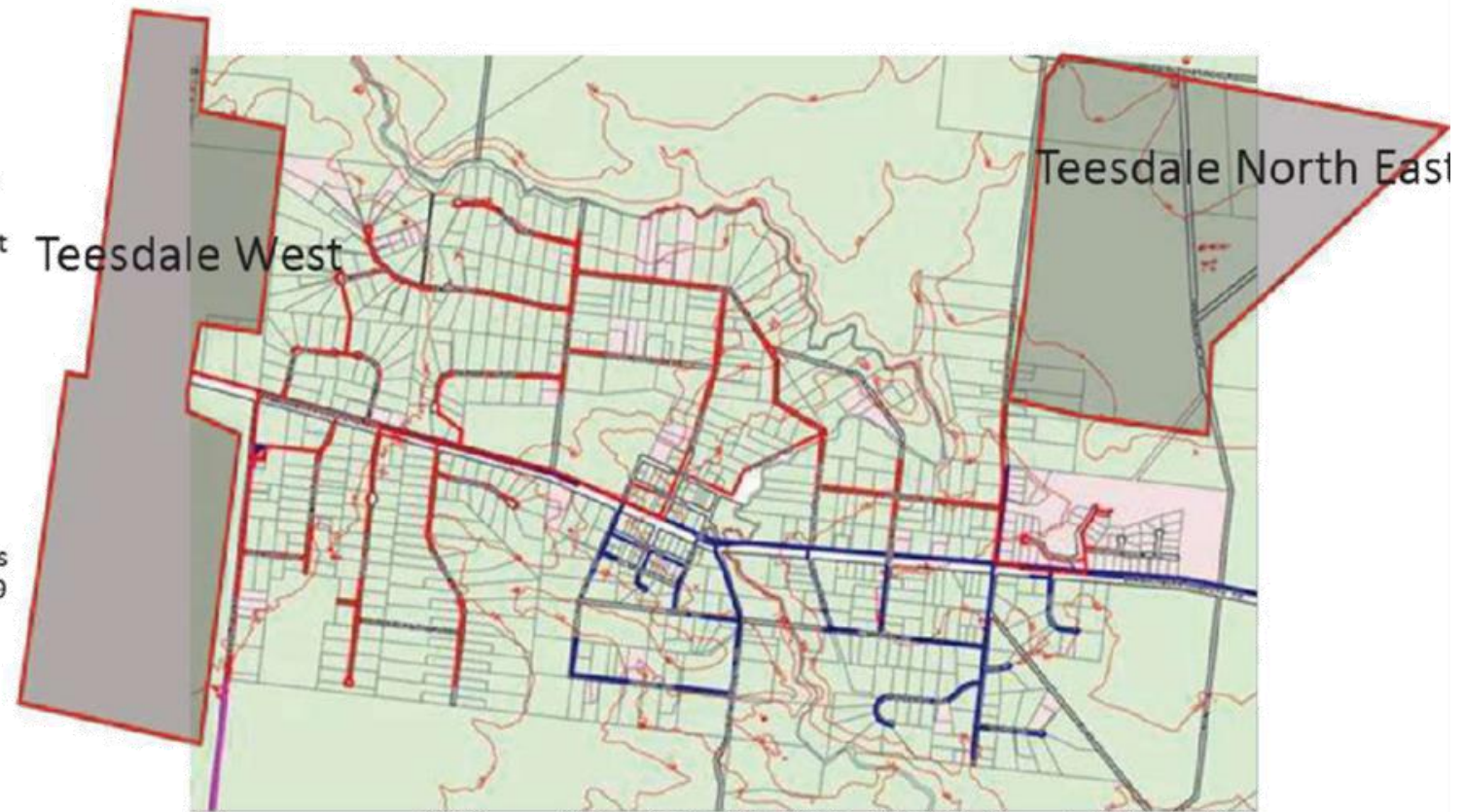
Water infrastructure has been estimated by Barwon Water to cost \$1 million.

## Teesdale North East

The availability of electricity is unknown. Barwon Water estimates providing Water infrastructure here would cost in the region of \$9 million.

Accessing northern properties contingent on development of southern properties.

We consider that Teesdale West represents a considerably better location in terms of servicing.

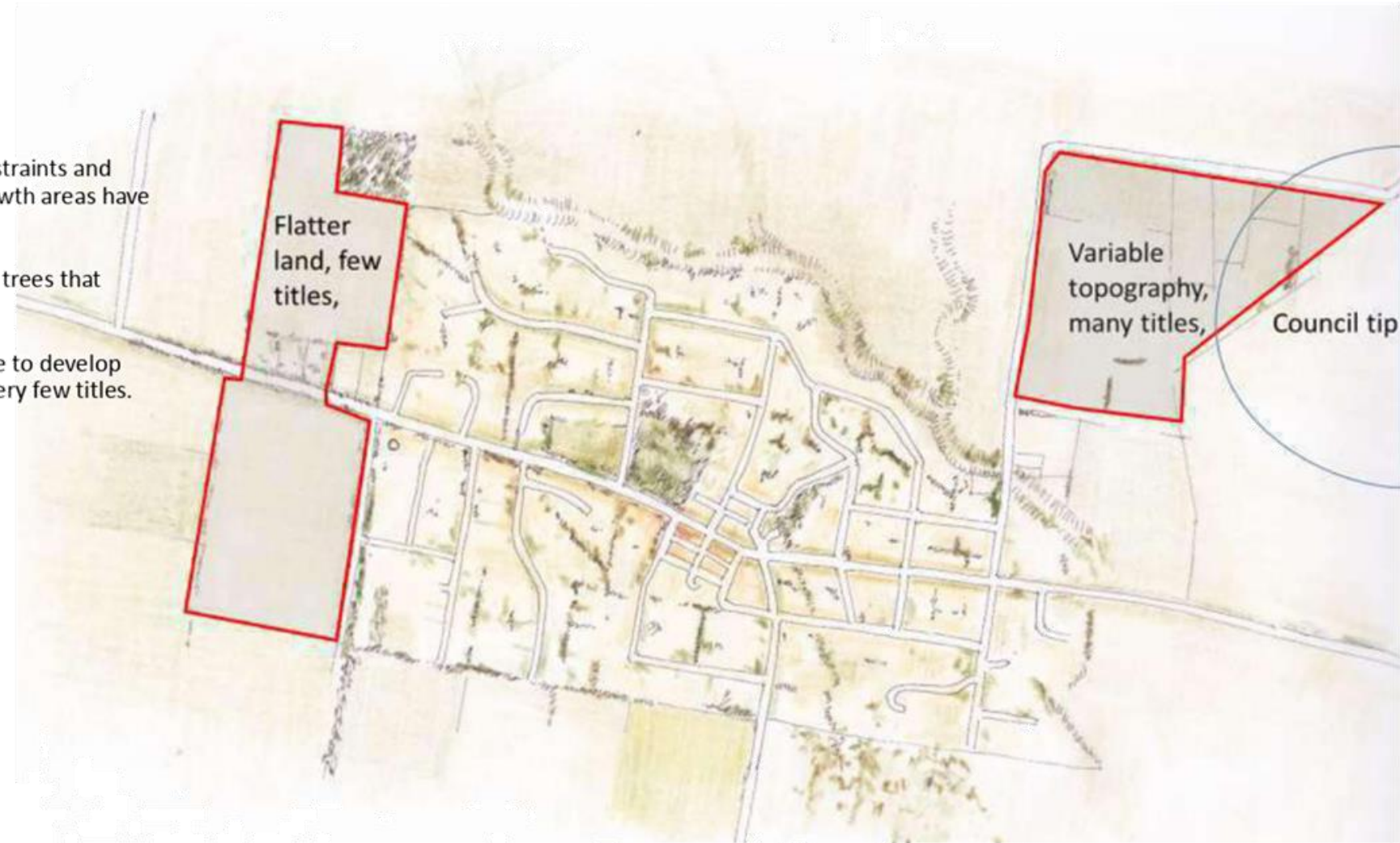


## Constraints and opportunities

This is not an exhaustive consideration of constraints and opportunities. For example both potential growth areas have areas of remnant native vegetation.

Both sites enjoy individual trees and stands of trees that contribute to the areas character.

However Teesdale West provides an easier site to develop given its topography and the fact that it is in very few titles.



## Strategic justification

### Teesdale West

The strategic case for Teesdale West is laid out in the Submission to Teesdale Structure Plan, Golden Plains Shire by the [REDACTED] October 2019. Key points are:

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

Opportunities to enhance the existing natural environment of Teesdale, through incorporating site responsive design response that would contribute to improved liveability outcomes for the wider township.

Few land owners and existing agreement will facilitate land supply and the orderly development of the neighbourhood.

### Teesdale North East

Teesdale North east continues to rely on the 1997 Teesdale Structure Plan, however, it has yet to be developed some 20 years later.

Whilst recognising that Teesdale North east has been recognised in strategic planning documents we consider that the non realisation of this plan to date, the need to align multiple parties and its less amenable intrinsic values mean that it compares unfavourably with Teesdale West as a candidate for development.



## Facilitation of orderly planning and design

### Teesdale West

- Development can be sequenced to ensure all community outcomes including footpaths, lighting and landscaping are delivered as development occurs
- Community benefits from advanced planting
- Track record of co-ordinated development

### Teesdale North east

- Different ownerships, less opportunity for co-ordinated planning

We consider that on this basis Teesdale West is intrinsically better suited to provide a higher standard of planning and design.

## Ability to be effectively masterplanned

### Teesdale West

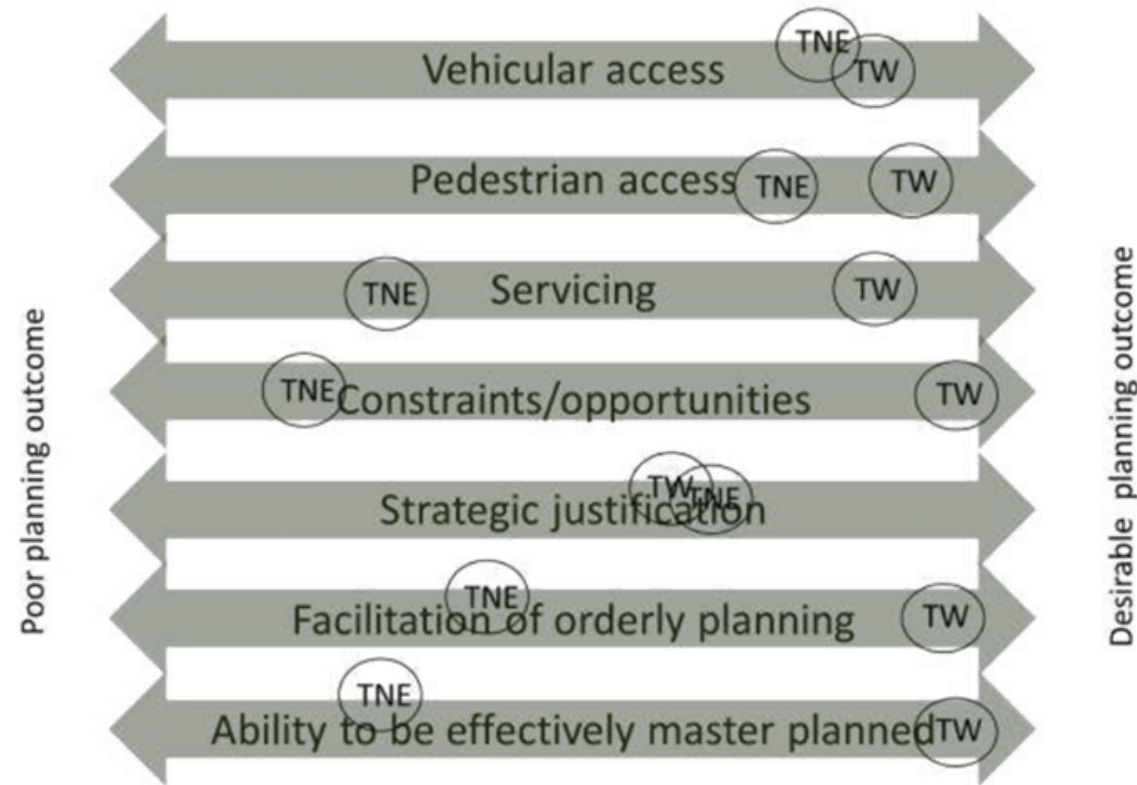
- Single owner partnership unit can provide masterplanned development outcomes
- Consistency in quality of community facilities
- Capacity to define township boundaries through co-ordinated landscape

### Teesdale North East

- Piecemeal, less reliable/more contingent development outcomes

# Comparison of the two alternatives for growth areas

The diagram below summarises the analysis of the two areas across the seven different factors discussed in this document



## Conclusion







Both sites have their merits and challenges but Teesdale West is intrinsically better suited to accommodate development, even before you consider design qualities

# Realising the sites potential



# Context and site analysis

The subject site holds several key features that should be considered and enhanced in any future development of the site.

-  interface to the existing LDRZ residential interface will require a careful response
-  Edges defined by trees that create subtle views occasionally interrupted by distant hills to the north.
-  Striking composition of wetlands on either side of the road
-  Existing gardens with significant landscape
-  Water tower on horizon visually connects the area with Teesdale
-  Drainage

## General (non site specific) observations

Subtle topography risks being overwhelmed by development without a careful design response

Responding to wildfire required



# Opportunities and constraints

Generally high capacity, low sensitivity

subtle topography

Different parts of the site has different sensitivities, given their varying contribution to the areas character.

-  Succession planting for aging road edge planting to reinforce avenue
-  Footpath connections
-  Threshold composition of landscaped wetlands
-  Views to water tower
-  Green 'frame' around edge of Teesdale
-  Landscape and buffer interface to maximise contribution of green skyline
-  Retained landscape to create established character and strong sense of arrival at somewhere special



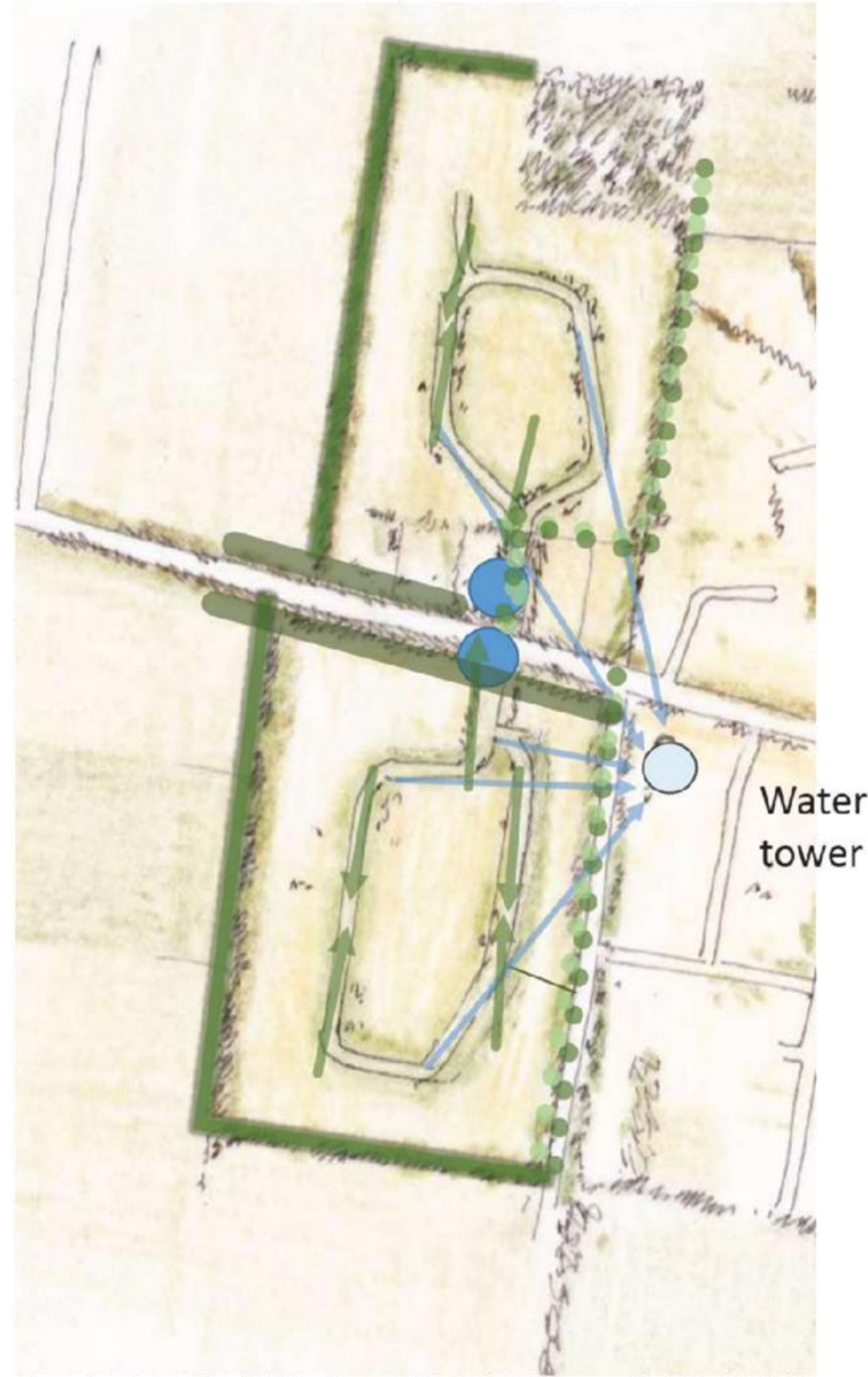
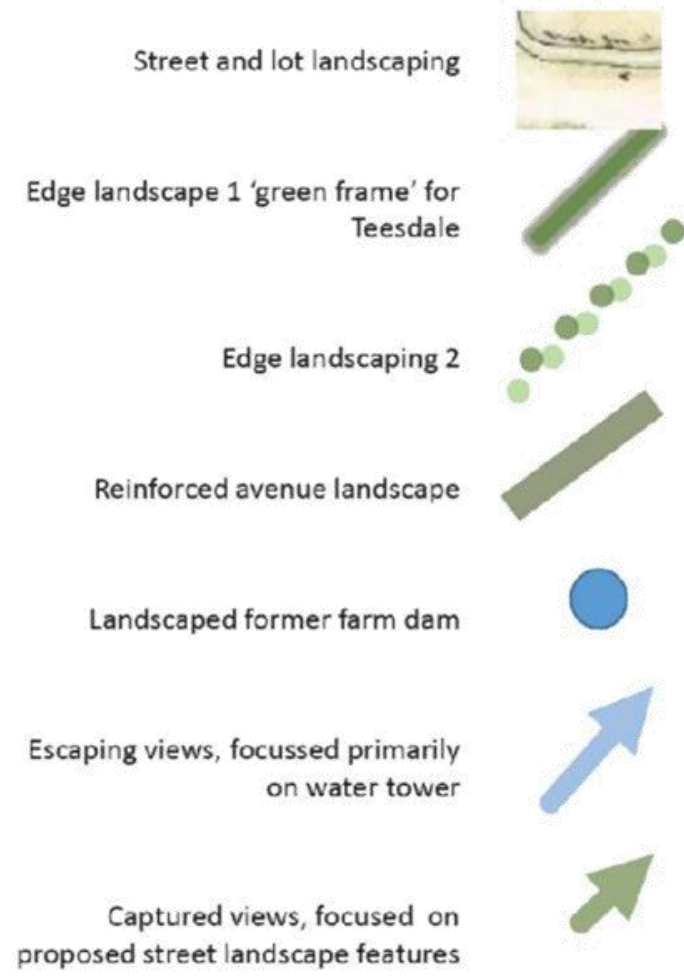
Existing condition, highly modified agricultural landscape with gardens with significant landscaping, adjacent LDRZ development.





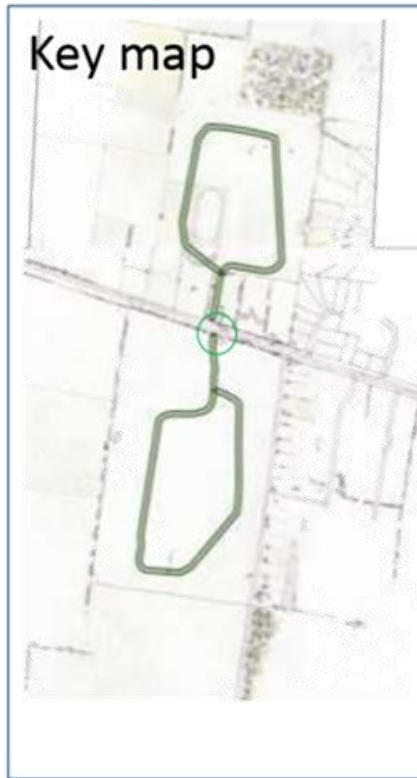
Proposed concept, existing gardens with significant landscaping retained with additional significant landscaping along 'greenways' high amenity roads that create a circuit in the north and south of the new neighbourhood.. This will facilitate access and provide a shared recreational asset.. The circular route facilitates easy and convenient recreational routes. That will assist the activation of the streets and facilitate the rapid development of a sense of community

Boundary to LDRZ land addressed through setbacks and planting



# Landscape concept





Perspective showing major pedestrian and shared way entrance at the point where dams are located on either side of the road, using existing trees to create a sense of greater establishment, a place better settled in its landscape.



## Entrance



Greenways are double avenues of canopy trees that will offer a high degree of character and identity to the roads through the area.

Planting on private property protected by covenant

Shared path

Swale and larger street tree (approx. intervals of 1 per house)

road

Swale and larger street tree (approx. intervals of 1 per house)

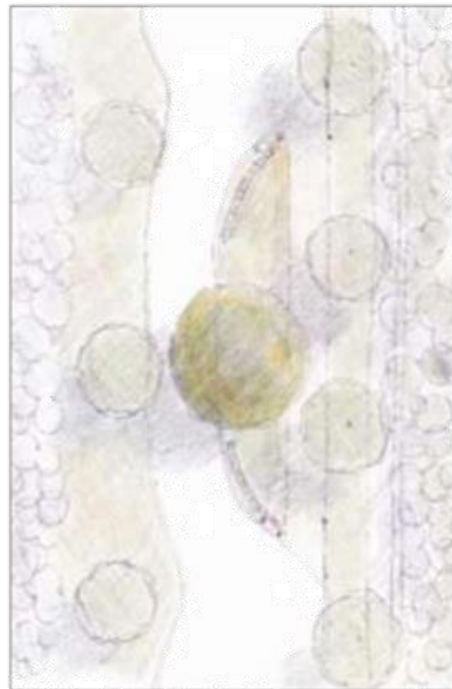
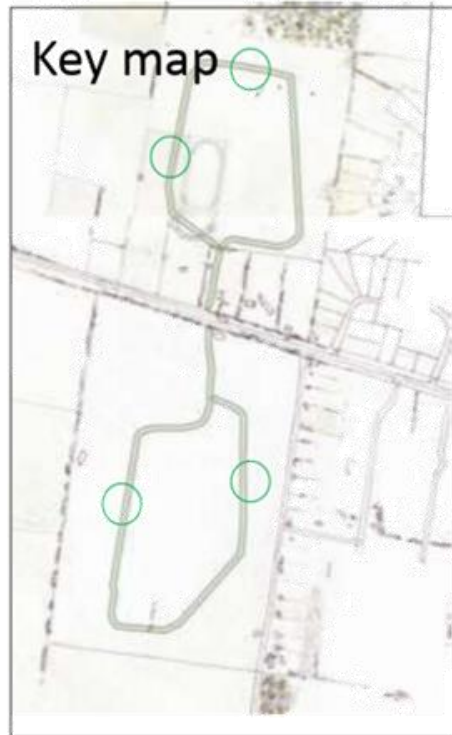
Planting on private property protected by covenant

# Greenways



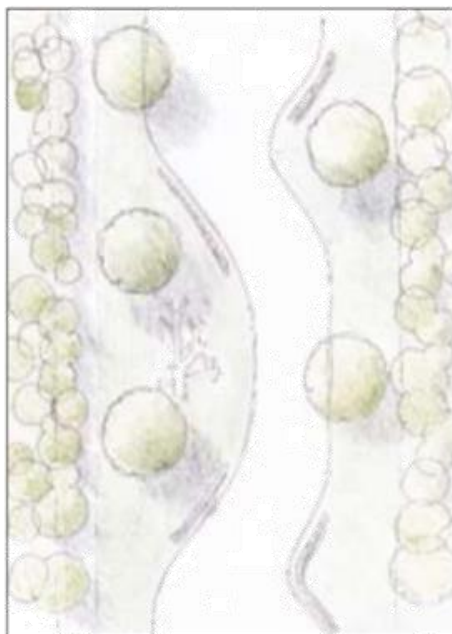
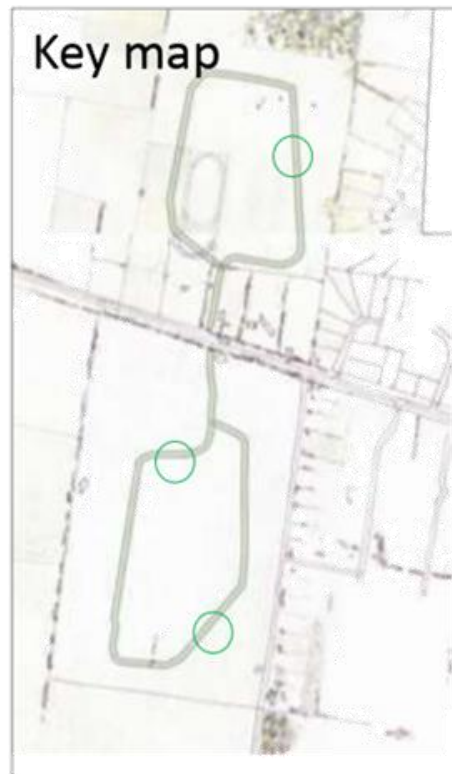
perspective

## Greenways



These are narrow points (down to 3m) in the greenway that will help slow traffic down, break up the monotony of an otherwise long straight road and create a pause place for people to gather with no extra width in the road corridor. They also create minor landmarks to terminate views where no long/escaping views are possible, reinforcing the impact of the landscaping.

## **‘Beads on a string’ (Type 1)**



These are narrow points in the greenway like the type 1 landscapes, however they differ in that they don't have canopy trees and so allow long/escaping views to the water tower and surrounding landscape.

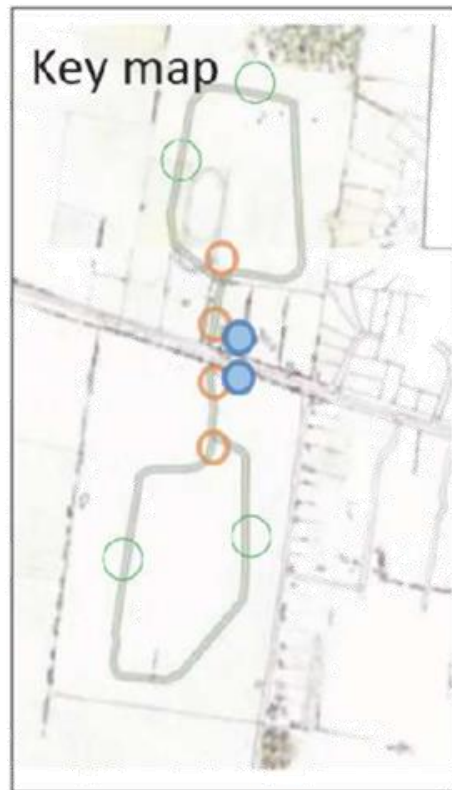


## 'Beads on a string' (Type 2)

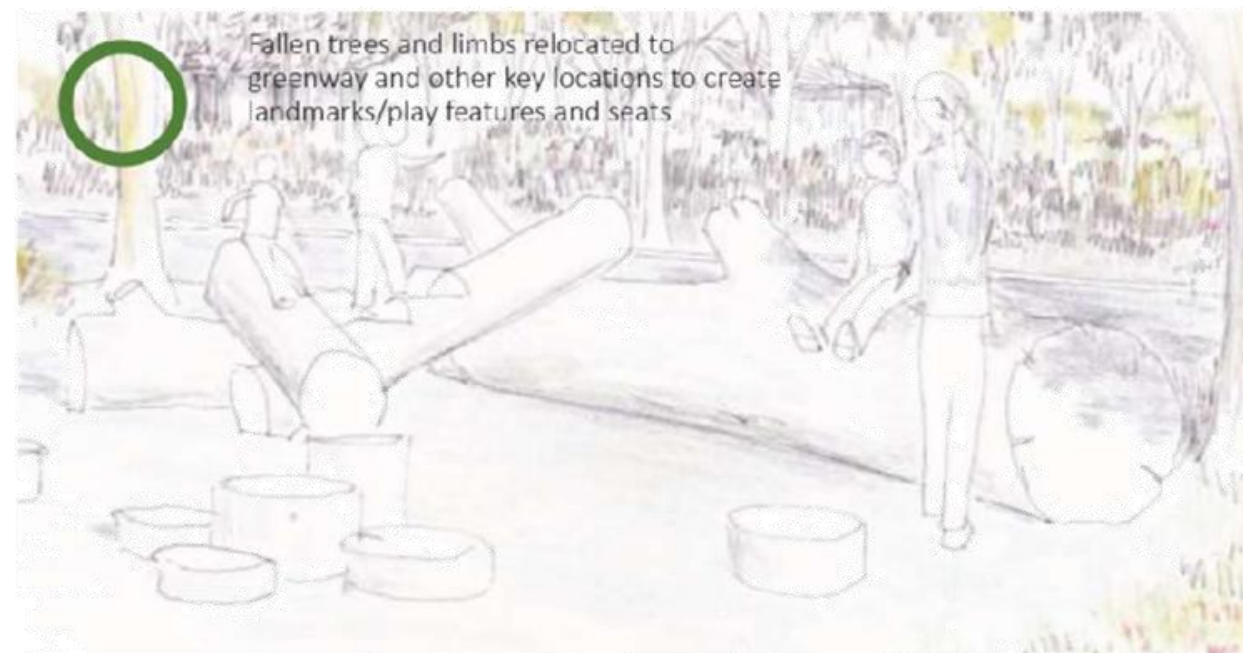


Perspective

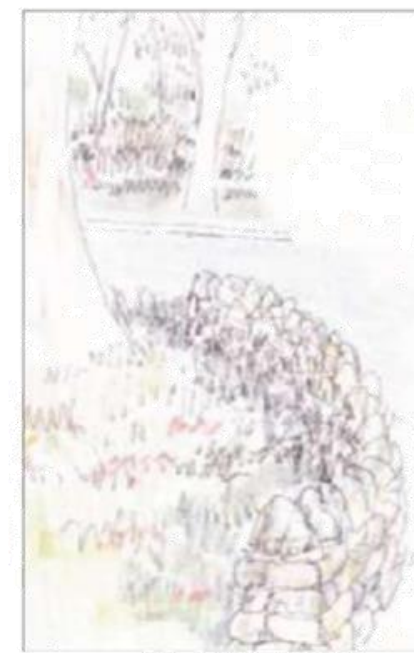
## **‘Beads on a string’ (Type 2)**



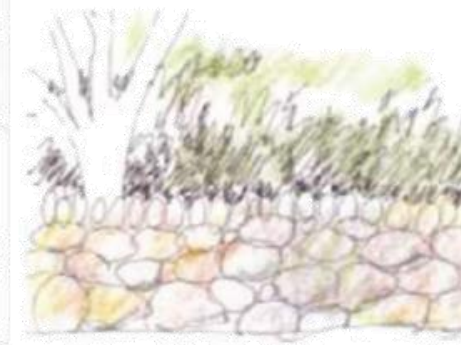
Regraded and landscaped farm dam creates an attractive landmark at the entrance that contributes to identity and enhances habitat value



Fallen trees and limbs relocated to greenway and other key locations to create landmarks/play features and seats



Access points and other key areas defined by semi dressed stone walls reflecting the local style



## Reflecting the genus animi (soul of the place)



## In conclusion

Teesdale West can reliably meet growth needs and in doing so:

- Creates a family friendly neighbourhood that complements Teesdale's established and valued character and identity
- Provides a consistent, high standard of design
- Creates a valued recreational/lifestyle asset for all the community
- Create a positive legacy for the people who have lived there
- Whilst we do not have conclusive studies to definitively claim that this development supports the viability of local businesses, the presence of approximately 300 households within the town will enlarge the customer base.
- A development on the east of Teesdale is more likely to attract people to Bannockburn, for whom a trip to the local Teesdale shop/chemist etc. may be seen as being in the wrong direction.





# Memo

To: [Redacted]  
 From: [Redacted]  
 CC: [Redacted]

Date: 9 October 2019

Re: Bannockburn Shelford Road Teesdale  
 Our Ref: 19704-01

**Servicing Advice:**

As requested, we have undertaken a preliminary investigation for the servicing of the above mentioned properties. The proposed development properties and areas are outlined on the enclosed proposed development plans.

This investigation indicates that:

There is an existing Powercor overhead line along Bannockburn-Shelford Road & Bakers Lane frontages which could be connected to, to provide electricity to this development upon the installation of the required infrastructure.

This is in an NBN area and with installation of infrastructure this is also available to this property.

Barwon water have a water main along Bannockburn-Shelford Road & Bakers Lane which will also provide the service of water to the development.

In regard to the stormwater, the land predominately falls to the east. Further investigations will be required to confirm how drainage will be provided.

We have also confirmed that all of these services also run along Meredith-Shelford Road which could potentially also service the northern property from the rear boundary, or provide augmentation/alternate connections, subject to Authorities requirements to the subject site.

Note: There is no natural gas supply or sewer available in Teesdale.

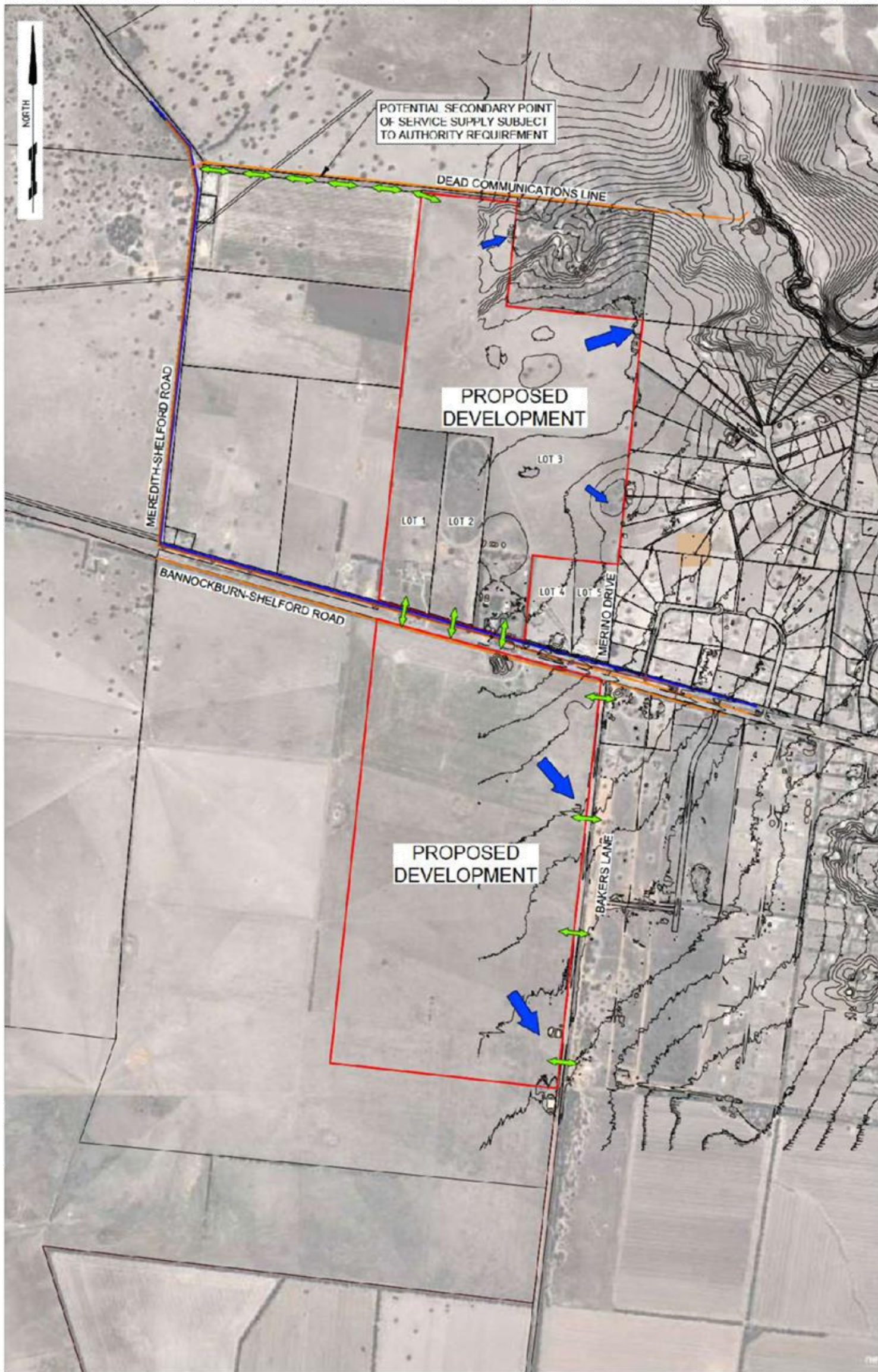
The above servicing advice is preliminary only and detailed requirements will only be available after contact with each of the servicing authorities.

If you have any questions please do not hesitate to contact our office.

Australia • Belgium • Canada • Colombia • Ecuador • Germany • Indonesia • Kenya • Myanmar • New Zealand • Nigeria • Papua New Guinea • Peru • Philippines • Singapore • Timor-Leste • United Kingdom • United States • Operations in over 100 countries












**BANNOCKBURN - SHELFORD ROAD  
TEESDALE, VIC 3328**

N.T.S.  
OCTOBER 2019  
REV02

-  EXISTING WATER
-  EXISTING TELSTRA
-  EXISTING ELECTRICAL
-  OVERLAND FLOW DIRECTION
- STORMWATER OUTFALL ALIGNMENTS  
SUBJECT TO FURTHER INVESTIGATION
-  PROPOSED POINT OF  
SERVICE SUPPLY & ACCESS





From: [Redacted]  
Subject: Fwd: Teesdale Structure Plan - Map [Redacted]  
Date: 28 October 2019 at 2:50 pm  
To: [Redacted]

[Redacted]

[Redacted]

Hi [Redacted],

Unfortunately I had missed that a component of works would be required for servicing of this parcel when the advice was issued yesterday. The indicative cost to provide water supply to this area would be >\$4M, in lieu of the >\$1M noted in the advice below. This does not change the remainder of the advice or the outcomes of our brief discussion yesterday afternoon.

Regards

[Redacted]

**Barwon Water**

[Redacted]

Enabling regional prosperity through high quality, affordable and secure water services.

[Redacted]

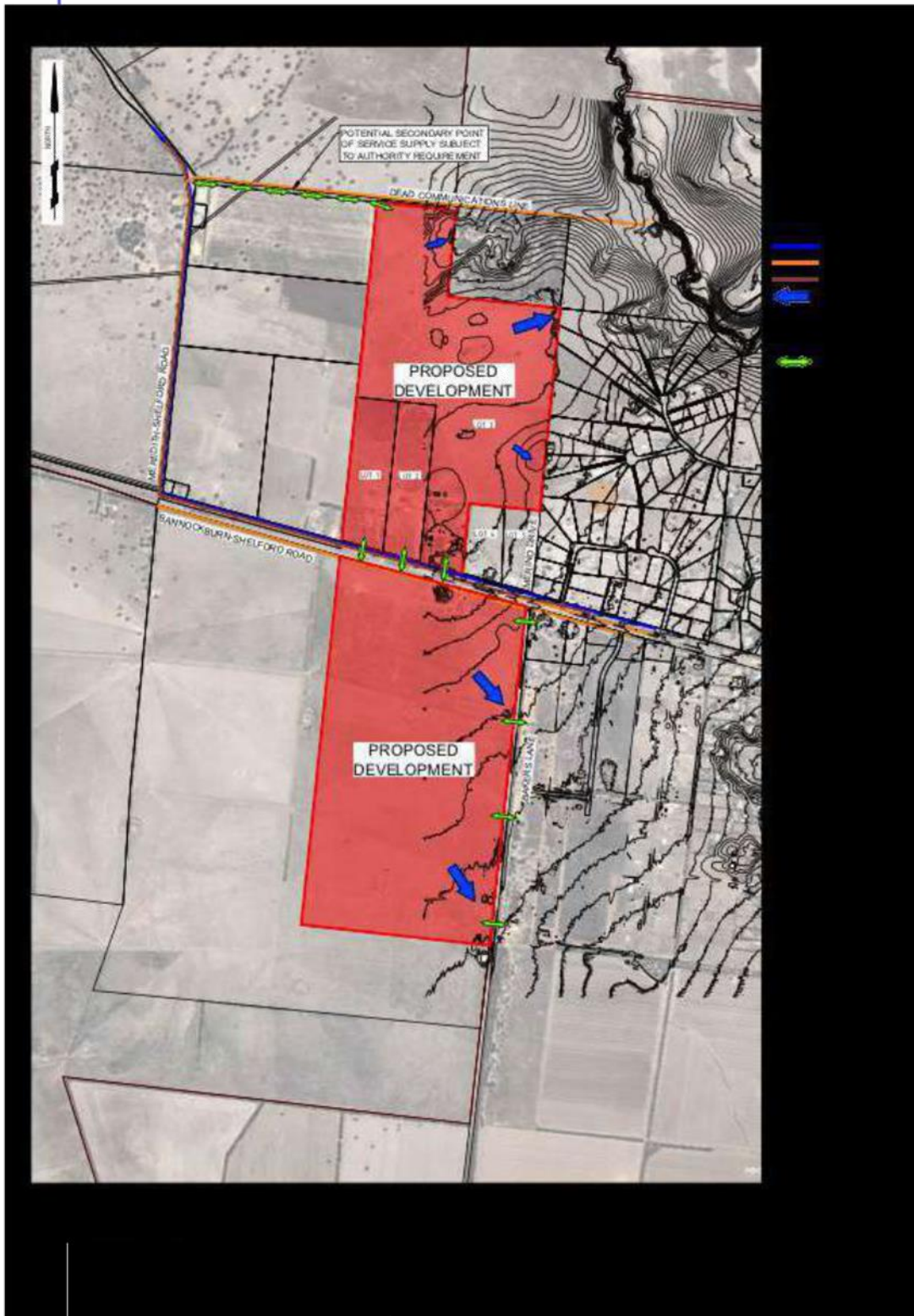
Hi [Redacted]

Thankyou for your enquiry regarding 1412 Bannockburn- Shelford Rd, Teesdale. Please find below information relating to servicing of this potential development.

**Water supply servicing**

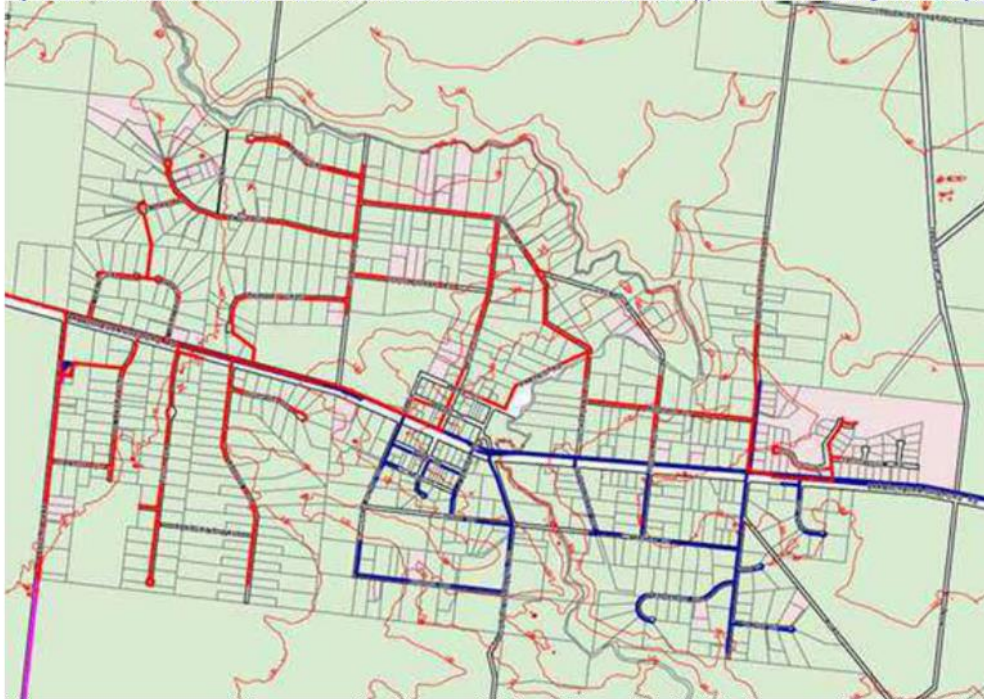
*The existing Teesdale water supply system only has capacity to service existing planned developments within the town boundary (Tawarri are completing some minor upgrades for their development) and some infill (not to the extent nominated in the background report). This advice*

relates to the potential servicing of 1412 Bannockburn-Shelford Rd, Teesdale, as shown in the figure below.





*There are two water supply zones in Teesdale, a high (red) and low level (blue) system. See figure below. The existing high level system feeds, generally supplying above 115m AHD supplies around 560 connections (22L/sec), to a maximum contour of around 150m AHD (dependent on headloss characteristics within the network). The proposed growth area is located approximately between the 135m AHD and 150m AHD contours, as such it will need to be supplied from the high level system.*



*Based on an approximate total development area of 105ha, a 4000sq.m (0.4ha) lot sizing and around 90% development yield approximately 240 lots are forecast for this development site. This would potentially add around 12L/s peak demand to the high level system. Based on preliminary assessment it is clear that the area cannot simply be serviced from existing infrastructure. Upgrades to the existing infrastructure would be required within the high level system to service this development, independent of the other areas identified within the Teesdale Structure Plan.*

*Therefore, to provide water supply to this growth area in Teesdale in conjunction with other development noted in the Teesdale structure plan, significant augmentations would be required. Should council support growth in this area, Barwon Water would need to investigate the servicing in more detail. Indicatively, the cost to provide adequate water supply to this area would be approx. >\$1M. When added, along with the existing growth identified within the Structure Report, the cost is likely to be in the vicinity of >\$9M. Some augmentation requirements are likely to be Barwon Water funded assets, while others are likely to include developer funded works.*

Happy to discuss further.

Regards

  
**Barwon Water**  


Enabling regional prosperity through high quality, affordable and secure water services.

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[Redacted]

Hi Guys,  
See servicing request for consideration when looking at the Teesdale Structure Plan. Please prepare a response for [Redacted].  
Kind Regards,

[Redacted] | Barwon Water  
[Redacted]

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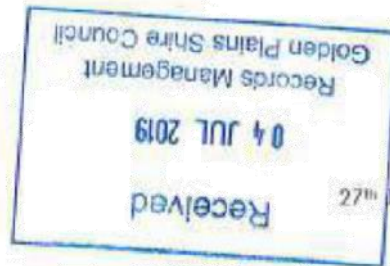
[Redacted]

Hi [Redacted],  
See attached letter from [Redacted]  
Hoping you can help.  
I'll give you a call to discuss also.  
Thankyou.  
[Redacted]





Laura Wilks  
Strategic Planning Team Leader  
Golden Plains Shire  
2 Pope Street  
Bannockburn 3331



27<sup>th</sup> June, 2019

Dear Laura,

**RE: TEESDALE STRUCTURE PLAN REVIEW**

We represent [redacted] who are the owners of [redacted] Bannockburn-Shelford Road, Teesdale.

We understand Golden Plains Shire will commence a review of the Teesdale Structure Plan in July 2019. We commend council on it's timely review of the Structure Plan.

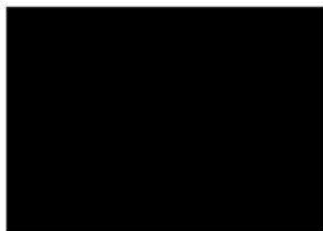
We respectfully request council considers including this land within the town boundary when the Teesdale Structure Plan commences. This land is in Farming Zone and borders the current town boundary. It is adjacent to Low Density Residential Zone land which has already been subdivided and developed.

[redacted] have undertaken a preliminary servicing review to confirm that the land can be serviced. See attached report.

We believe this is a logical extension to the town boundary and would be grateful to be kept informed as the Structure Plan Review progresses.

If you have any queries, please do not hesitate to call me on [redacted]

Kind regards,





[Redacted]

[Redacted]

[Redacted]

Dear [Redacted]

RE: [Redacted] BANNOCKBURN SHELFORD ROAD TEESDALE 3228

As requested, we have undertaken a preliminary investigation for the servicing of the above mentioned property.

This investigation indicates that:

- There is an existing Powercor main along Bannockburn-Shelford Road which could be connected to, to provide electricity to this development upon the installation of the required infrastructure.
- This is in an NBN area and with installation of infrastructure this is also available to this property.
- Barwon water have a water main along Bannockburn-Shelford Road which will also provide the service of water to the development.

In regard to the stormwater, the land predominately falls to the east. Further investigations will be required to confirm how drainage will be provided.

We have also confirmed that all of these services also run along Meredith-Shelford Road which could potentially also service the property from the rear boundary, or provide augmentation/alternate connections, subject to Authorities requirements to the subject site.

Note: There is no natural gas supply or sewer available in Teesdale.

The above servicing advice is preliminary only and detailed requirements will only be available after contact with each of the servicing authorities.

If you have any questions please do not hesitate to contact me.

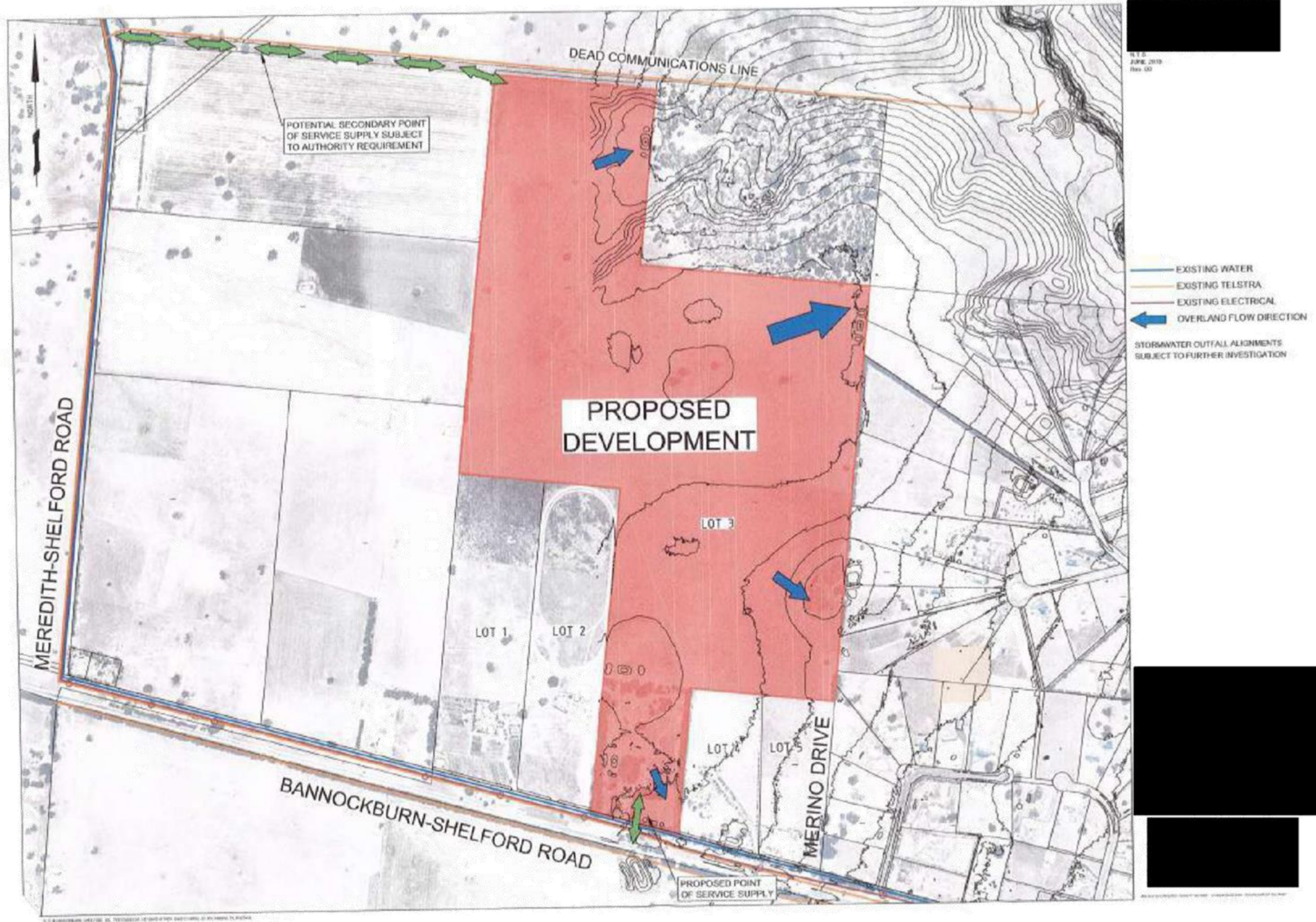
Yours sincerely,

[Redacted]

[Redacted]

[Redacted]





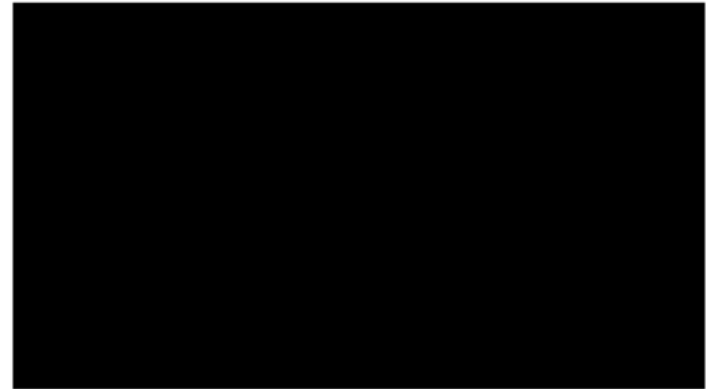






**Overview**

**Background**



**Relevant Planning Controls**

<p>Planning Policy Framework</p>	<p>Clause 11.01-1R2 – Settlement – Geelong G21                  Clause 11.02 – Managing Growth                  Clause 11.03-2S – Growth Areas                  Clause 11.03-5S – Distinctive areas and landscapes                  Clause 12.01 – Biodiversity                  Clause 12.03 – Water Bodies and Wetlands                  Clause 12.05 – Significant Landscapes and Environments                  Clause 13.02 – Bushfire                  Clause 13.03 – Floodplains                  Clause 13.04-3S – Salinity                  Clause 14.01-1S – Protection of agricultural land                  Clause 15.03 – Heritage                  Clause 16.01 – Residential Development                  Clause 21.02 – Settlement                  Clause 21.03 – Environmental and Natural Resources                  Clause 21.04 – Built Environment and Heritage                  Clause 21.08-14 – Teesdale Structure Plan                  Clause 22.09 – Low Density Residential Subdivision Policy                  Clause 22.12 – Heritage</p>
<p>Zone</p>	<p>Farming Zone</p>
<p>Overlays</p>	<p>Bushfire Management Overlay                  Design and Development Overlay (Schedule 5)                  Environmental Significance Overlay (Schedule 2)                  Floodway Overlay (Schedule)                  Heritage Overlay (Schedule 168)                  Land Subject to Inundation Overlay (Schedule)                  Salinity Management Overlay (Schedule)</p>
<p>Particular Provisions</p>	<p>Clause 52.02 – Easements, Restrictions and Reserves                  Clause 52.17 – Native Vegetation                  Clause 53.02 – Bushfire Planning</p>
<p>Strategic Planning Documents</p>	<p>G21 Regional Growth Plan                  Golden Plains Rural Land Use Strategy (2008)                  Residential Land Supply Review (2009)</p>



Planning Report

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### Quality Assurance - Report Record

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Document Number	R01
Revision (see below)	01
Prepared By	[Redacted]
Reviewed By	[Redacted]
Approved By	[Redacted]
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# 1 INTRODUCTION

## 1.1 Overview

This report has been prepared by [REDACTED] for [REDACTED] to provide a detailed planning review of the land use planning and development opportunities of the site at [REDACTED] Teesdale-Inverleigh Road, Teesdale (the Site).

It is our understanding Woolbrook is contemplating the sale of the Site and wishes to investigate the potential for either Woolbrook or a future owner to pursue the rezoning of all/part of the Site to allow for an expansion of the Teesdale Township.

This report provides a detailed description of the site and context (**Chapter 2**), 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 (**Chapter 3**). It discusses the likely key issues affecting use, development and subdivision as well as key aspects of the Site's context (**Chapter 5**), and makes general conclusions (**Chapter 6**).

This report has been prepared having regard to the existing conditions, proposed future use and development, and possible future uses of the Site. Our initial review of the Site and its surrounds indicates that there is merit in pursuing the rezoning of part of the Site to allow for the expansion of the Teesdale Township. A partial rezoning of the Site to a more appropriate zoning outcome would allow for residential uses to occur at a greater density than what is currently permitted under the Farming Zone.



## 2 SITE DETAILS



### 2.1 Subject Site

#### 2.1.1 Title Particulars

The Site is made up of the land commonly known as the [redacted] at [redacted] Teesdale-Inverleigh Road, Teesdale. The Site is made up of a number of separate titles formally recognised as:

Land Description	Lot Size (ha)
[redacted]	[redacted]

There are four easements on the Site. These include:

- Easement E-2 and E-3 affecting [redacted] (electricity)
- Easement E-1 affecting [redacted] (electricity)
- Easement E-1 affecting [redacted] (electricity)
- Easement E-2 affecting [redacted] (electricity)

It is understood that these easements are associated with the high voltage power lines that traverse the Site generally proximate to its southern boundary.

Please refer to **Appendix 1** for further details in relation to the Certificates of Title and Plans of Subdivision.

#### 2.1.2 Planning Certificate

A Planning Certificate has been obtained for the Site that confirms that it is not subject to any current Planning Scheme Amendments.

Please refer to **Appendix 2** for a copy of the Planning Certificate.



**2.1.3 Site Description**

The Site is made up of thirteen land parcels with a total area of approximately 1,875 hectares. The Site is oriented in an east-west direction and has an irregular shape. It is located to the south, south-west and south-east of the Teesdale Township.

The Site currently comprises large agricultural lots located in the western, southern and eastern portions of the Site that appear to be used for the production of wheat, barley and canola. Lots located in the central northern area of the Site comprise the existing homestead, various outbuildings, sand quarries and agricultural lots used for the grazing of sheep.

The eastern portion of the Site is gently undulating and contains a number of creek lines and gullies including Native Hut Creek and Stoney Creek which generally run in a north south direction through the Site. For the western portion of the Site the topography is generally flat. The Site has access to a number of main roads including Teesdale-Inverleigh Road, Bakers Lane and Bannockburn-Shelford Road. Primary vehicle access to the Site is from Inverleigh-Teesdale Road.

The Site contains a number of active sand quarries. Further details are discussed in Section 2.2.2 of this report below.

The Site contains a number of existing buildings including a bluestone homestead, three dwellings, machinery shed and a number of sundry structures connected by unpaved internal roads.

Refer **Figure 1 – Aerial Plan**.

**2.1.4 Services and Utilities**

High voltage transmission lines traverse the Site in an east west direction. Gravel surfaced laneways provide access to the pylons throughout the Site. An existing water main runs from the Teesdale overhead water tank located near Bannockburn-Shelford Road and through the western portion of the Site.

**2.2 Site Surrounds**

**2.2.1 Surrounding Area**

The Site has the following interfaces.

Boundary	Site Interface
<b>North</b>	The Site is bound to the north by the township of Teesdale and land demarcated Low Density Residential Zone. The Subject site extends around to the east of the Teesdale township where it meets Shelford-Bannockburn Road. The northern boundary of the Site has a length of approximately 11.4km.
<b>East</b>	To the east of the Site are large agricultural lots. The eastern boundary of the Site is approximately 3,350m in length.
<b>South</b>	The southern boundary has a length of approximately 10.4km. A portion of the southern boundary borders the Inverleigh Nature Conservation Reserve. Large agricultural lots sit to the south of the Site.
<b>West</b>	The western boundary is approximately 2,700m and follows the natural boundary of the Leigh River.

**2.2.2 Quarry Sand Extraction**

A license for operation was granted in 2013 for the sand quarries located near the northern boundary of the Site. Further information relating to any other existing Planning Permits or licenses in relation to the ongoing operation of these sand quarries has not been provided for the purposes of this report. Information relating to the future use of the quarries will be required in order to inform any future use and development of these areas of the Site.

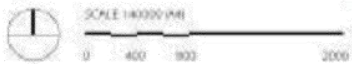
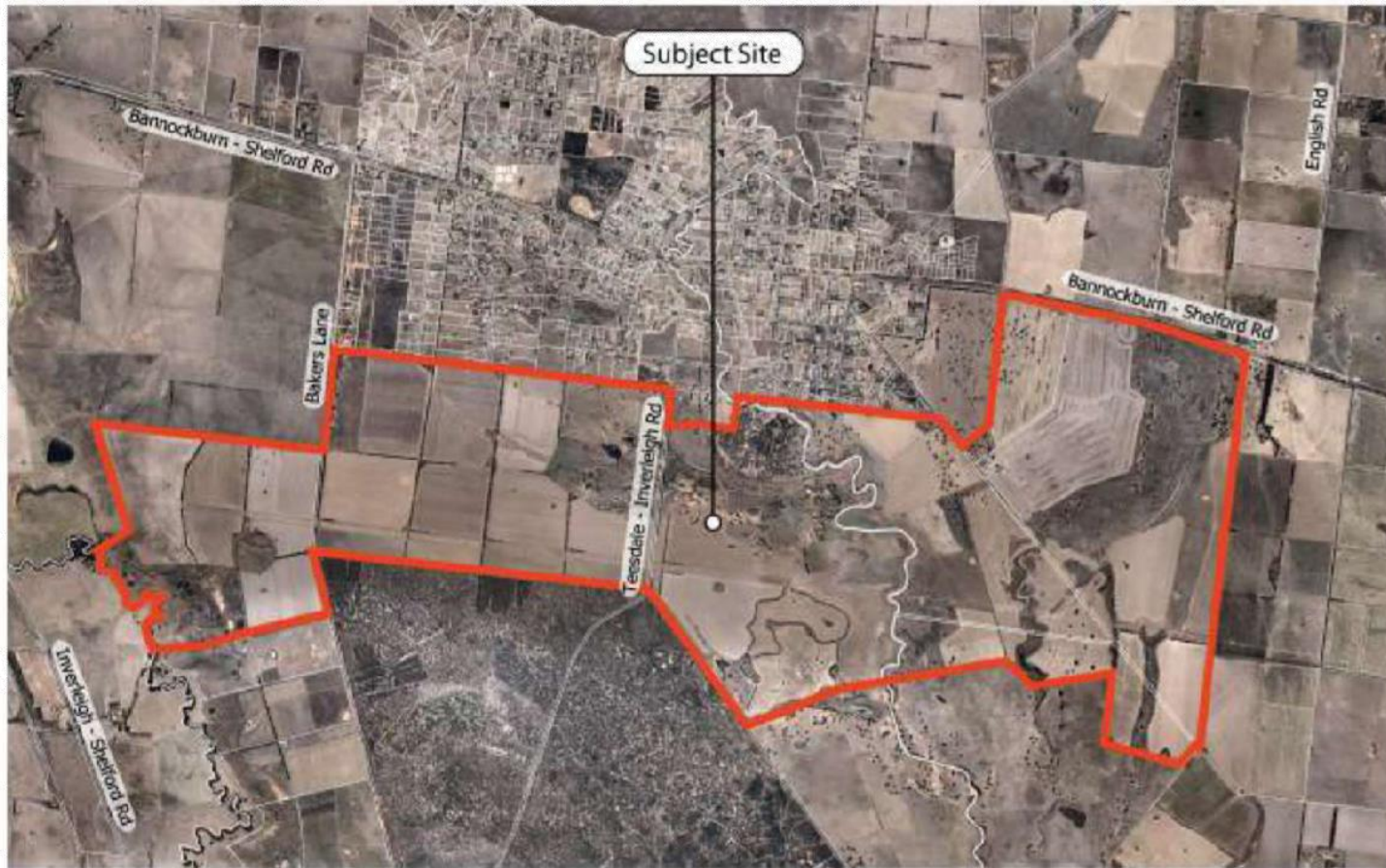
**2.2.3 Broader Site Context**

The Site is located within the Golden Plains Shire and is located approximately 25 kilometres west of Geelong and 80 kilometres south-west of Melbourne. The Site is located approximately 1.2km from the core of the Teesdale Township. Shelford is located approximately 3.9km to the west of the Teesdale Township. See **Figure 2 – Regional Context Plan** below.

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Residential uses in proximity to the Site include single dwellings on large agricultural lots and within the Teesdale Township, single dwellings on lots ranging in size from approximately 1 ha to 6ha.



**Aerial Plan**

Figure 1: Aerial Plan

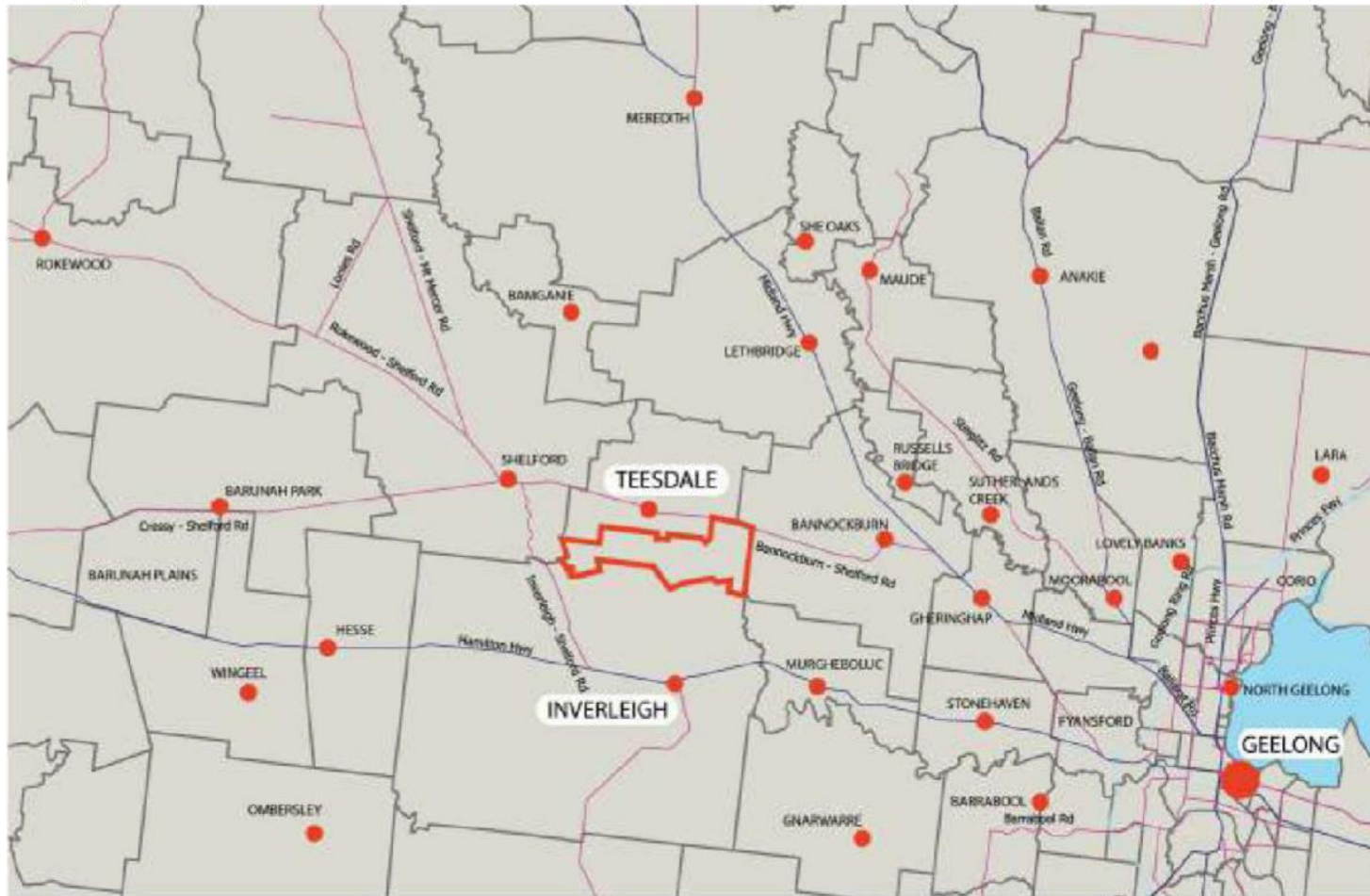


Figure 2: Regional Context Plan



## 3 PLANNING CONTROLS

### 3.1 Overview

The Site is located within the Golden Plains Shire and is subject to the provisions of the Golden Plains Planning Scheme.

The Site is located within the Farming Zone and is affected by the Bushfire Management Overlay, Design and Development Overlay (Schedule 5), Environmental Significance Overlay (Schedule 2), Floodway Overlay, Land Subject to Inundation Overlay, Salinity Management Overlay and the Heritage Overlay (Schedule 168).

Please refer to **Appendix 3** for a full copy of the above planning controls.

### 3.2 Zoning

#### 3.2.1 Farming Zone

The site is currently zoned Farming Zone. The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Under the zone, a permit is required to subdivide land and to construct more than one dwelling on a lot. Under the schedule to the zone, the minimum subdivision area for which no permit is required to use land for a dwelling is 100 hectares. Currently, seven of the ten lots contained within the wider Site are greater than 100 hectares in size and are therefore not required to obtain a planning permit for the use of the land for a dwelling.

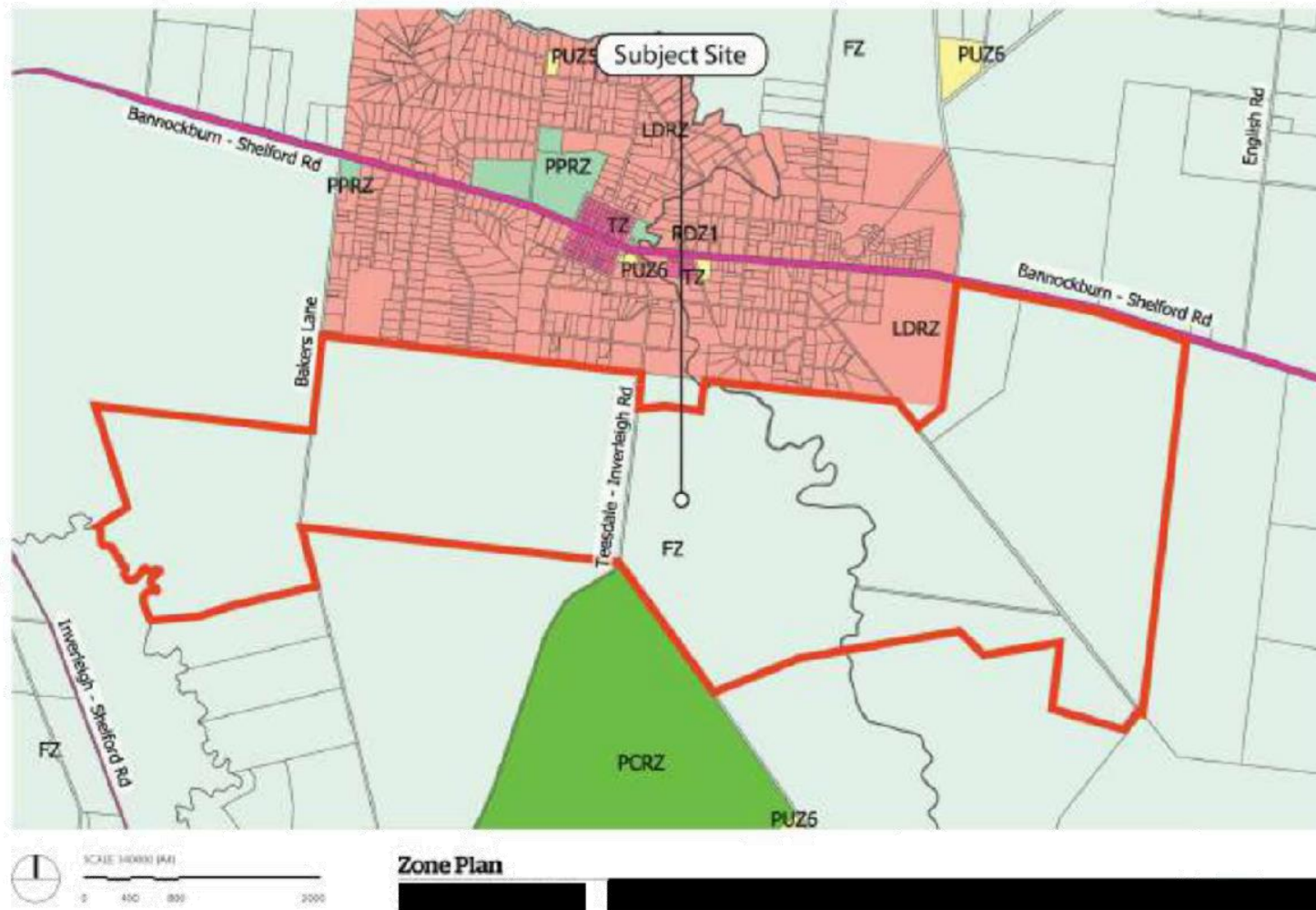


Figure 3: Zone Plan

### 3.3 Overlays

#### 3.3.1 Bushfire Management Overlay

The portion of the Site bordering the Inverleigh Nature Reserve is affected by the Bushfire Management Overlay. The purpose of the overlay is:

- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level*

A permit is required to subdivide land and to construct a building or construct or carry out works associated with Accommodation (including a Dependent person's unit), Child care centre, Education centre, Hospital, Industry, Leisure and Recreation, Office, Place of assembly, Retail premises, Service station, Timber production and Warehouse.

Applications must be accompanied by a bushfire hazard site assessment, bushfire hazard landscape assessment and bushfire management statement.

#### 3.3.2 Design and Development Overlay (Schedule 5)

The Design and Development Overlay (Schedule 5) applies to the northern boundary of the site and the entirety of the Teesdale Township. The purpose of the Design and Development Overlay is 'To identify areas which are affected by specific requirements relating to the design and built form of new development'. The design objectives under Schedule 5 include:

- *To ensure that the siting and design of buildings creates an attractive low density residential environment.*
- *To ensure that development has regard to the low density residential character of the area.*
- *To ensure that a high level of amenity is maintained in low density residential areas*

Under the schedule to the overlay, a permit is not required to construct a building if the following minimum setbacks are met:

- *20 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1*
- *10 metres from any other road*
- *5 metres from any other boundary*
- *15 metres from a dwelling not in the same ownership.*

#### 3.3.3 Environmental Significance Overlay (Schedule 2)

The Environmental Significance Overlay applies to the Native Hut Creek and surrounding land running north-south through the site. The purpose of the Environmental Significance Overlay is:

- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*

The environmental objectives under Schedule 2 to the overlay include:

- *To maintain the quality and quantity of water within the watercourse.*
- *To maintain the ability of streams and watercourses to carry natural flows.*
- *To prevent erosion of banks, streambeds and adjoining land and the siltation of watercourses, drains and other features.*
- *To protect and encourage the long term future of fauna and flora habitats along watercourses.*
- *To prevent pollution and increased turbidity of water in natural watercourses.*
- *To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses.*
- *To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats.*

- *To restrict the intensity of use and development of land and to activities which are environmentally sensitive and which are compatible with potential drainage or flooding hazards.*

Under the overlay, a permit is required to construct a building or construct or carry out works, construct a fence, bicycle pathways and trails. A permit is also required to subdivide land and remove, destroy or lop any vegetation. Under the schedule to the overlay, an application to develop land may be referred for comment to the Department of Natural Resources and Environment; and the relevant water board or water supply authority.

#### **3.3.4 Floodway Overlay (Schedule)**

The floodway overlay also applies to Native Hut Creek and the surrounding land. The purpose of the floodway overlay is:

- *To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.*
- *To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.*
- *To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.*
- *To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

A permit is required to construct a building or to construct or carry out works. A permit is required to subdivide land and a permit will only be granted if the subdivision does not create any new lots which are entirely within the overlay.

#### **3.3.5 Heritage Overlay (Schedule 168)**

The heritage overlay (schedule 168) applies to the existing Woolbrook homestead complex located approximately in the centre of the site. The purpose of the heritage overlay is:

- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Under the heritage overlay, a permit is required to subdivide land, demolish or remove a building and to construct a building or construct or carry out works. External paint, internal alteration and tree controls apply to the site.

#### **3.3.6 Land Subject to Inundation Overlay (Schedule)**

The site is affected by the Land Subject to Inundation Overlay where Native Hut Creek runs through the site. The purpose of the overlay is:

- *To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health*

A permit is required to subdivide land and to construct a building or construct or carry out works on land in the overlay.

### **3.3.7 Salinity Management Overlay (Schedule)**

The Salinity management overlay applies to small portions of land scattered through the Site. The purpose of the overlay is:

- *To identify areas subject to saline ground water discharge or high ground water recharge.*
- *To facilitate the stabilisation of areas affected by salinity.*
- *To encourage revegetation of areas which contribute to salinity.*
- *To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.*
- *To ensure development is compatible with site capability and the retention of vegetation, and complies with the objectives of any salinity management plan for the area.*
- *To prevent damage to buildings and infrastructure from saline discharge and high water table*

Under the overlay, a permit is required to subdivide land and to construct a building or construct or carry out works.

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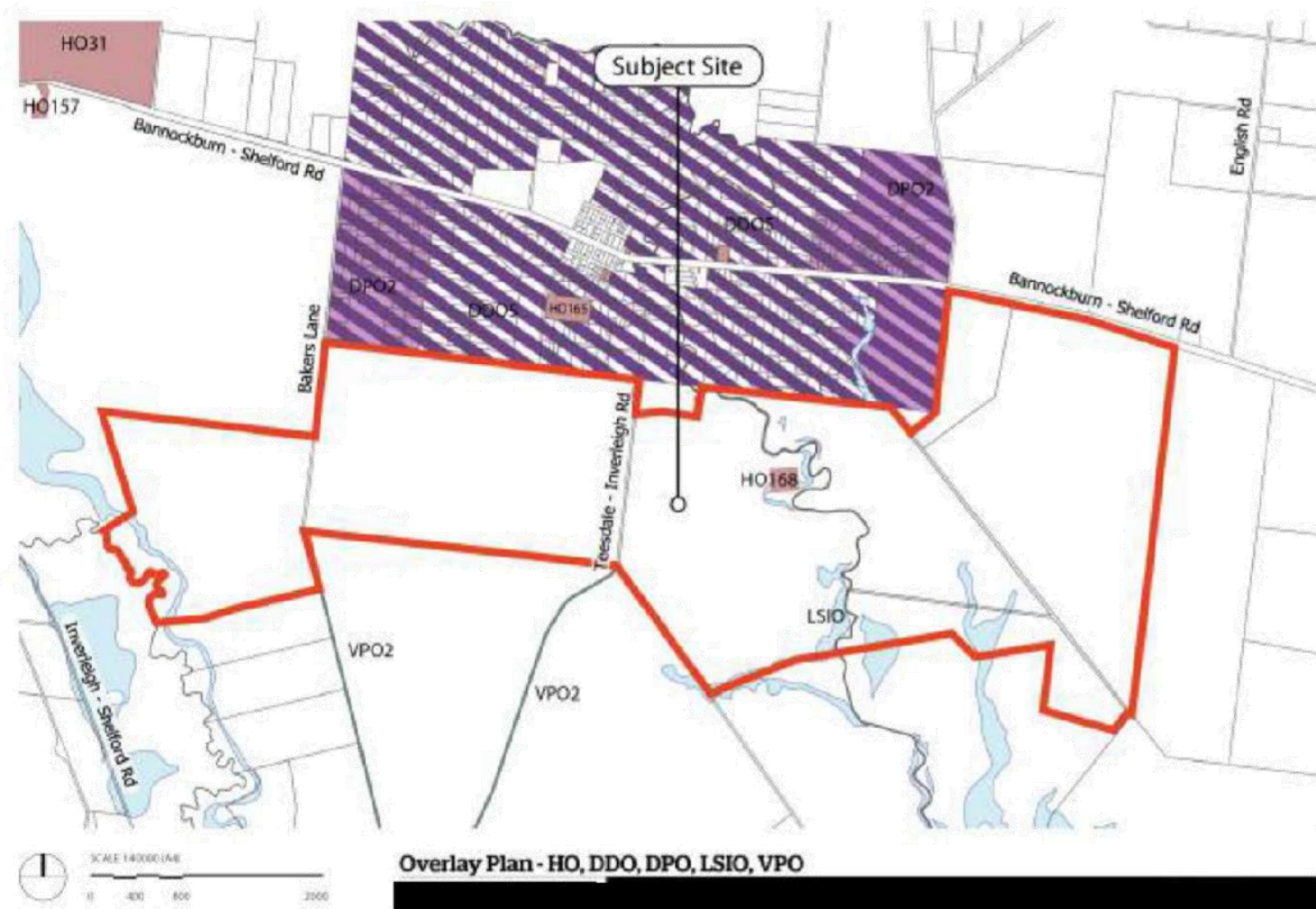


Figure 4: Overlay Plan