

Tract

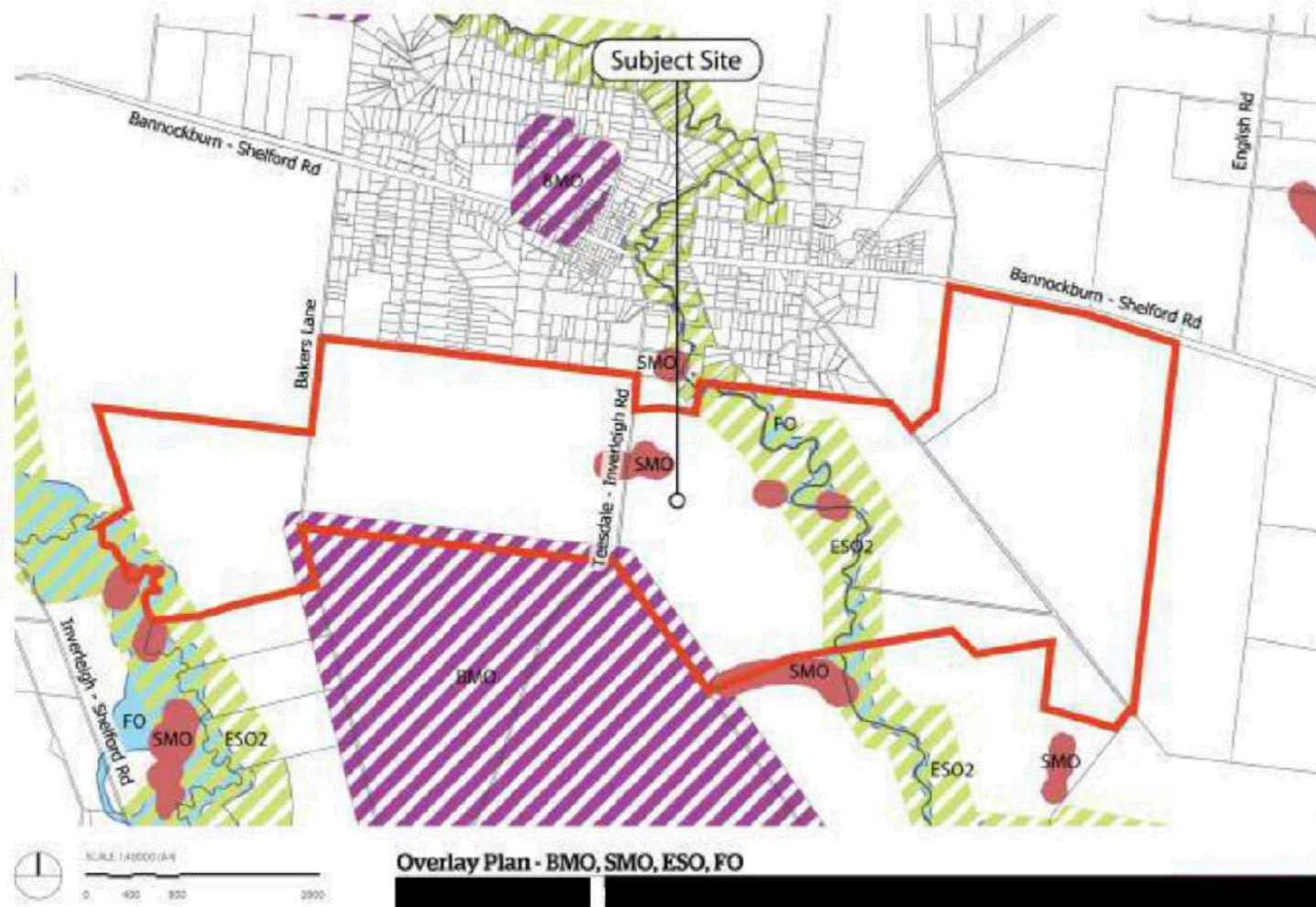


Figure 5: Overlay Plan

3.4 Particular Provisions

3.4.1 Clause 52.12 – Bushfire Protection: Exemptions

Clause 52.12 allows that under certain conditions, the requirements of a planning permit prohibiting the removal, destruction or lopping of vegetation does not apply. For example, this would apply to the removal of vegetation within 10 metres of an existing building built before the 2009 bushfires.

3.4.2 Clause 52.17 – Native Vegetation

As the site is located within the Environmental Significance Overlay, Clause 52.17 is relevant to the site. The purpose of Clause 52.17 is 'to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation' and 'to manage the removal, destruction or lopping of native vegetation to minimise land and water degradation'. This is to be achieved by following the three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation*:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

A permit is required to remove, destroy or lop native vegetation, include dead native vegetation on the site.

3.4.3 Clause 53.02 – Bushfire Planning

As the site is located within the Bushfire Overlay, Clause 53.02 is relevant to this site. The purpose of Clause 53.02 is:

- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Under Clause 53.02-4.1 the following landscape, siting and design objectives apply:

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

The following additional objectives apply to the site:

- Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings
- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.
- To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes

3.5 Cultural Heritage Sensitivity

Areas of Aboriginal Cultural Heritage Sensitivity are present on the site including those areas comprising Native Hut Creek and Stony Creek. A Cultural Heritage Management Plan will be required for the development of one or two dwellings or subdivision on lots greater than 1100sqm in size.

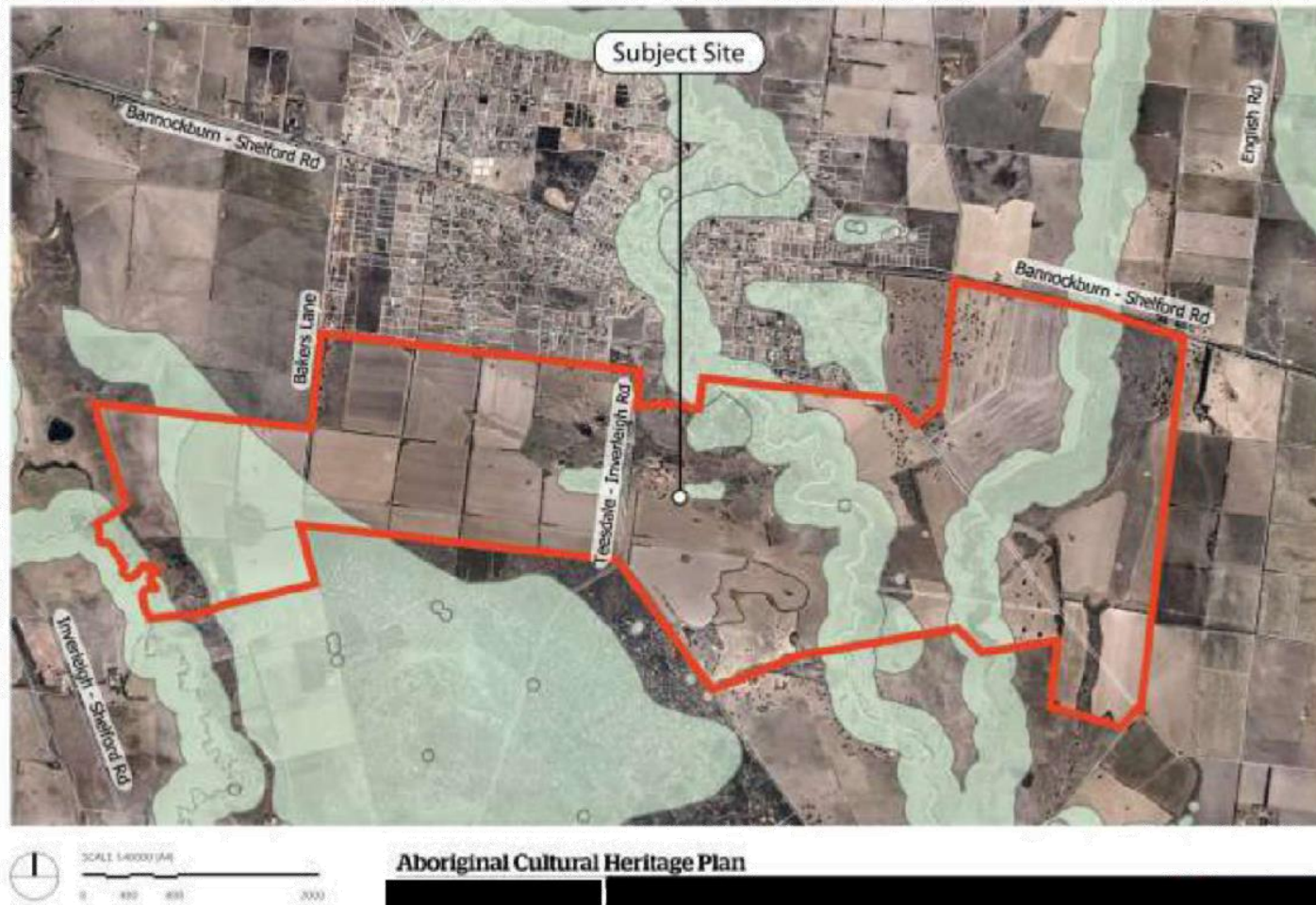


Figure 6: Aboriginal Cultural Heritage Plan

3.6 Planning Policy Framework

Any future use and development must have regard to the following Planning Policy provisions of the *Golden Plains Shire Planning Scheme*.

3.6.1 Clause 11.02-1S – Supply of urban land

The objective of Clause 11.02 is *'to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses'*. The strategies to achieve these objectives are listed below;

- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
- *Ensure that sufficient land is available to meet forecast demand.*
- *Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*
- *Planning for urban growth should consider:*
 - *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
 - *Neighbourhood character and landscape considerations.*
 - *The limits of land capability and natural hazards and environmental quality.*
 - *Service limitations and the costs of providing infrastructure.*
- *Monitor development trends and land supply and demand for housing and industry.*
- *Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.*
- *Restrict rural residential development that would compromise future development at higher densities*

3.6.2 Clause 11.03-5S – Distinctive areas and landscapes

The objective of Clause 11.03-5S is *'To protect and enhance the valued attributes of identified distinctive areas and landscapes'*. The relevant strategies under this clause include:

- *Recognise the significant geographic and physical features of these areas.*
- *Protect the identified key values and activities of these areas.*
- *Support use and development where it enhances the valued characteristics of these areas.*
- *Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.*
- *Protect areas that are important for food production*

3.6.3 Clause 12.03-1S – River corridors, waterways, lakes and wetlands

The objective of Clause 12.03-1S is *'To protect and enhance river corridors, waterways, lakes and wetlands'*. The relevant strategies under this clause include:

- *Protect the environmental, cultural and landscape values of all water bodies and wetlands.*
- *Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.*
- *Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.*
- *Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.*
- *Facilitate growth in established settlements where water and wastewater can be managed*

3.6.4 Clause 13.02-11S – Bushfire planning

The objective of Clause 13.02-11S is *'To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life'*.

Strategies under this clause relate to prioritising the protection of human life, identifying bushfire hazards and undertaking risk assessments, planning to strengthen the resilience of settlements and communities

and ensuring that settlement growth and development can implement bushfire protection measures without unacceptable biodiversity impacts.

3.6.5 Clause 13.03-1S – Floodplain management

The objective of Clause 13.03-1S is to assist the protection of:

- *Life, property and community infrastructure from flood hazard.*
- *The natural flood carrying capacity of rivers, streams and floodways.*
- *The flood storage function of floodplains and waterways.*
- *Floodplain areas of environmental significance or of importance to river health*

Relevant strategies include avoid intensifying the impact of flooding through inappropriately located use and development.

3.6.6 Clause 13.04-3S – Salinity

The objective of Clause 13.04-3S is 'to minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers'. Strategies include:

- *Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.*
- *Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.*
- *Prevent inappropriate development in areas affected by groundwater salinity*

3.6.7 Clause 14.01-1S – Protection of agricultural land

The objective of Clause 14.01-1S is 'To protect the state's agricultural base by preserving productive farmland'. In considering a proposal to use, subdivide or develop agricultural land the compatibility between the proposed or likely development and the existing use of the surrounding land should be considered.

3.6.8 Clause 14.02-2S – Water Quality

The objective of Clause 14.02-2S is 'to protect water quality'. Relevant strategies include:

- *Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments*
- *Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes*

3.6.9 Clause 15.03-1S – Heritage conservation

The objective of Clause 15.03-1S is 'To ensure the conservation of places of heritage significance'. Strategies include:

- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings where their use has become redundant.*

3.6.10 Clause 15.03-2S – Aboriginal Cultural Heritage

The objective of Clause 15.03-2S is 'To ensure the protection and conservation of places of Aboriginal cultural heritage significance'. Strategies include:

- *Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.*
- *Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.*
- *Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.*

3.6.11 Clause 16.01-5S – Rural residential development

The objective of Clause 16.01-5S is 'To identify land suitable for rural residential development'. Relevant strategies include:

- *Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development*
- *Demonstrate need and identify locations for rural residential development through a housing and settlement strategy*
- *Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:*
 - *Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.*
 - *Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.*
 - *Minimising or avoiding property servicing costs carried by local and state governments.*
 - *Maintaining an adequate buffer distance between rural residential development and intensive animal husbandry.*
- *Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.*
- *Discourage development of small lots in rural zones for residential use or other incompatible uses.*
- *Ensure land is only zoned for rural residential development where it:*
 - *Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.*
 - *Can be supplied with electricity, water and good quality road access.*

3.6.12 Clause 21.02 – Settlement

The population in the south east Golden Plains Shire increased 40% between 2005 and 2015. The majority of this growth occurred in small towns.

It is stated that the Shire has continued to experience demand for rural residential development. However, subdivision and residential development outside of township boundaries is not supported. Applications to rezone land for urban purposes needs to demonstrate that alternative suitable locations are not available.

The overarching policy direction is for the consolidation and intensification of development in existing towns. It is also identified that within the Shire there are changing housing needs and a necessity to promote a wider range of housing types. An objective under Clause 21.02-2 is 'To provide for a variety of lot sizes to meet the requirements of all age groups, household types, different lifestyles and to provide housing choice'. Strategies include to 'Provide a density, number and variety of lots within residential areas relevant to the needs of the community' and to 'Require housing lots to be connected to reticulated water and sewerage systems (when available) and underground stormwater drainage'.

Another objective under this clause is 'To accommodate medium density development adjacent to community services and facilities and within proximity to commercial and retail centre' with a strategy to 'discourage medium density housing that is not within walking distance of commercial and retail centres and community facilities'.

There is concern that house lot excisions can be detrimental to the efficient operation of farming activities and result in isolated development without access to social and physical services. It is therefore important that any house lot excision takes into account the infrastructure and environmental constraints that generally exist in the area and the existing supply of available rural residential land.

Inappropriate subdivision is discouraged where the future capacity of agricultural production or the remnant vegetation, reserves and waterways are compromised. Any new subdivision is required to provide appropriate infrastructure and to ensure that water quantity and quality is protected, that impacts on agricultural activity are limited and to maintain the general use and character of rural areas.

It is recommended that the Rural Living Zone be applied to existing rural residential areas on larger allotments. It is identified that further strategic work to guide dwellings and subdivision in the Farming Zone needs to occur.

3.6.13 Clause 21.03 – Environmental and Natural Resources

Key challenges facing the Shire include:

- *Managing threatening processes acting on the natural environment*
- *Balancing native vegetation conservation with development pressures, land use change and protecting people from wildfire*
- *Supporting the sustainable management of land and water resources*
- *Minimising and managing the effects of flooding*

It is identified that there is a need to protect and enhance the natural environment whilst providing for continued land use change.

Under Clause 21.03-2, future use and development of land prone to flooding must minimise the consequences of inundation. Similarly, an objective under Clause 21.03-3 is to 'protect the quality of naturally saline waterways including wetlands from the impacts of development and subdivision' and under Clause 21.03-5 'to protect, maintain and enhance waterways, rivers, wetlands and groundwater'.

3.6.14 Clause 21.04 – Built Environment and Heritage

An objective of Clause 21.04-2 (heritage) is 'to protect, maintain and enhance heritage areas and features in private and public ownership' and to 'support new development in precincts that responds to the historic character, form and context of the precinct and makes a positive contribution through innovative design'.

3.6.15 Clause 21.08 – Local Areas – Small Towns

Under the Teesdale Structure Plan, land to the immediately adjacent to the site at the eastern most extent of the township is designated as an area for 'Future Residential Development'.

It should be noted that the Teesdale Structure as shown under Clause 21.08 appears to be dated and should be revised and updated to reflect current conditions and growth patterns in the town and region.

A note on the plan also states 'The Town Structure Plan is indicative only of desirable growth patterns. The lines show broadly the area required for different uses but are not meant to be for statutory purposes'. This indicates that there is a level of flexibility to the structure plan and its interpretation.

The Golden Plains Shire has prepared a Northern Settlement Strategy, guiding high level land use planning for the northern half of the Shire. This strategy includes an updated Residential Land Supply review and a planning framework for the location of new development. A South-Eastern Settlement Strategy, which would include the Teesdale Township, has yet to be prepared. The preparation of a South-Eastern Settlement Strategy would likely include, or occur in parallel, a revision to the existing Teesdale Structure Plan and would designate any changes to the Township boundary.

See **Figure 7 - Teesdale Structure Plan** below.

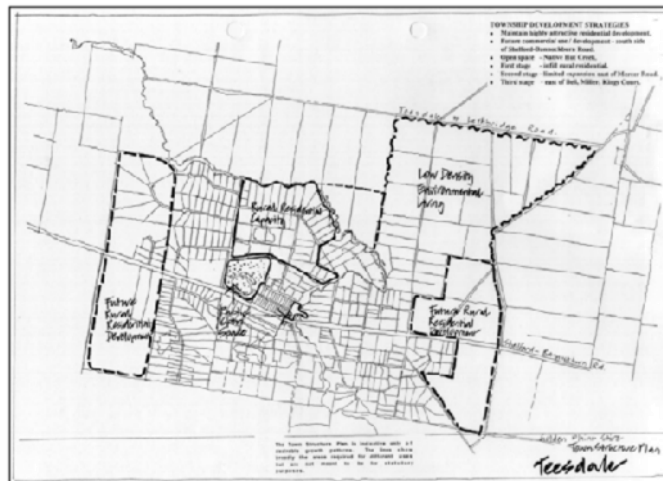


Figure 7: Teesdale Structure Plan

3.6.16 Clause 22.11 – Floodplain Management

An objective under Clause 22.11 is 'to ensure land use and development on the floodplain is compatible with flood risk' and to 'discourage any new subdivision on land affected by the Floodway Overlay and the Land Subject to Inundation Overlay'.

3.6.17 Clause 22.12 – Heritage

Under Clause 22.12, it is stated that recognition and protection of heritage places and areas is a crucial component of planning in Golden Plains Shire. Further, the development of good conservation practices will ensure the retention and viable re-use of Golden Plains Shire's significant and contributory heritage places and areas. Objectives under this clause include:

- *To ensure that new development makes a positive contribution to the built form and amenity of heritage places.*
- *To ensure that contributory elements within heritage precincts are not compromised because of development.*

4 OTHER PLANNING DOCUMENTS

4.1 Victorian Heritage Register

The Woolbrook Homestead complex is of historical, social and architectural significance to the Golden Plains Shire. It is significant for its early date of establishment and as a classical model of homestead life, for its relationship with the surrounding district and the town of Teesdale. It is of architectural significance as an example of the work of local architects.

A statement of significance is included at **Appendix 4** to this report.

4.2 G21 Regional Growth Plan

The Geelong region is planned to grow by 450,000 people. Townships such as Teesdale provide rural living/lifestyle options. Growth of these towns is to be limited to existing settlement boundaries with potential uptake of rural living land within seweraged towns. Teesdale is identified as providing low density residential lifestyle options. Golden Plains Shire is predicted to experience a growth in population of 33,228 people.

An area to the north of the Teesdale Township is earmarked as an area for identified planned growth.

See **Figure 8 – G21 Regional Growth Plan** below.

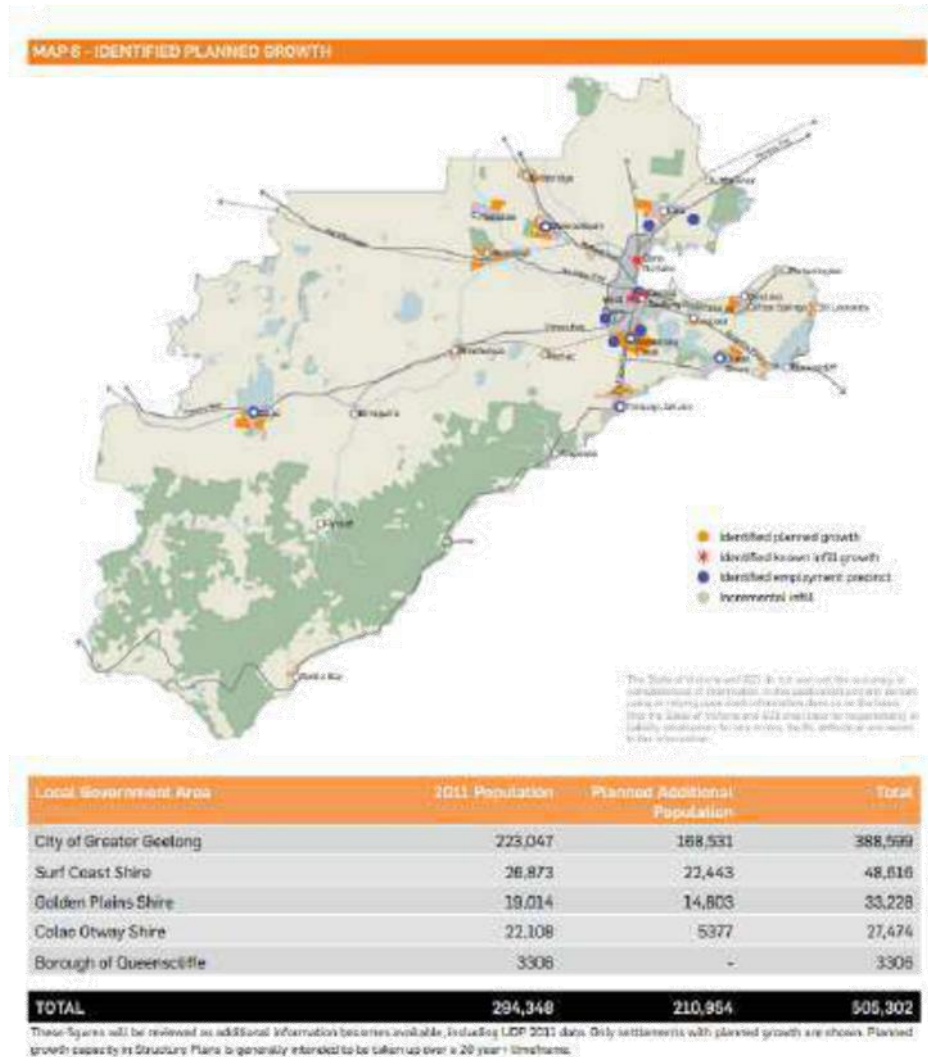


Figure 8: G21 Regional Growth Plan

4.3 Golden Plains Rural Land Use Strategy (2008)

The land to the west of Teesdale is described as the central agricultural core, where land comprises large rural allotments ranging from 40ha to greater than 200ha.

Rural Living is designed to provide for residential development in a rural setting where agriculture and other rural uses will continue to occur but where the predominant use is residential. In the rural living zone, objectives include to support productive and sustainable agriculture and provide for planned rural residential and rural living development.

The application of the Rural Living Zone is not to take place where:

- The land is designated as productive agricultural land
- The land contains significant natural resources, including water supply catchment, productive agricultural land, mineral and energy resources (e.g. wind)
- Land capability is high, with suitable soil types, climatic conditions, and irrigation infrastructure,
- The land is within the urban growth boundary of a town or that is identified as required for fully serviced residential

The Golden Plains Shire is experiencing steady population growth, with the majority of growth in the south east area in which Teesdale is located. There is subsequent pressure on rural areas for rural residential development, especially those within 50km of regional centres and 100km from Melbourne.

4.4 Residential Land Supply Review (2009)

It is expected that the town of Teesdale will experience growth as the nearby Bannockburn expands and as a result of the recent Geelong Ring Road opening. Two areas of land to the east of the Teesdale Township have been identified as potential development sites. A small area of land to the north east of the Township has strategically identified for rezoning and future residential development. The land to the south of the Township has not been contemplated for rezoning and future residential development.

See **Figure 9 – Future Development Areas** below.

Teesdale is identified as a satellite town for Bannockburn and Geelong and provides opportunities for a rural residential lifestyle within community distance to Geelong and Melbourne.

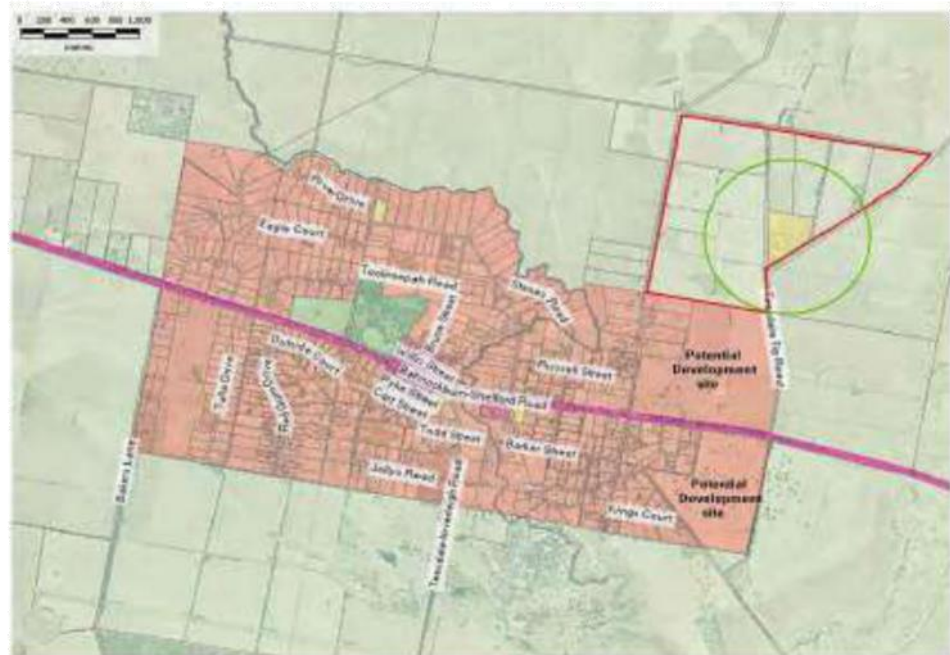


Figure 9: Future Development Areas

4.5 Geelong Western Growth Area

The Northern and Western Geelong Growth Areas is the largest urban growth project in regional Victoria with the potential to welcome more than 100,000 new Geelong residents. The future land use and development plan will direct residential growth towards the south-east of the Golden Plains Shire in towns including Batesford.

This planned growth will direct further population growth in the south east region toward other small towns including Teesdale.

See **Figure 10 – Growth Areas Framework Plan** below.

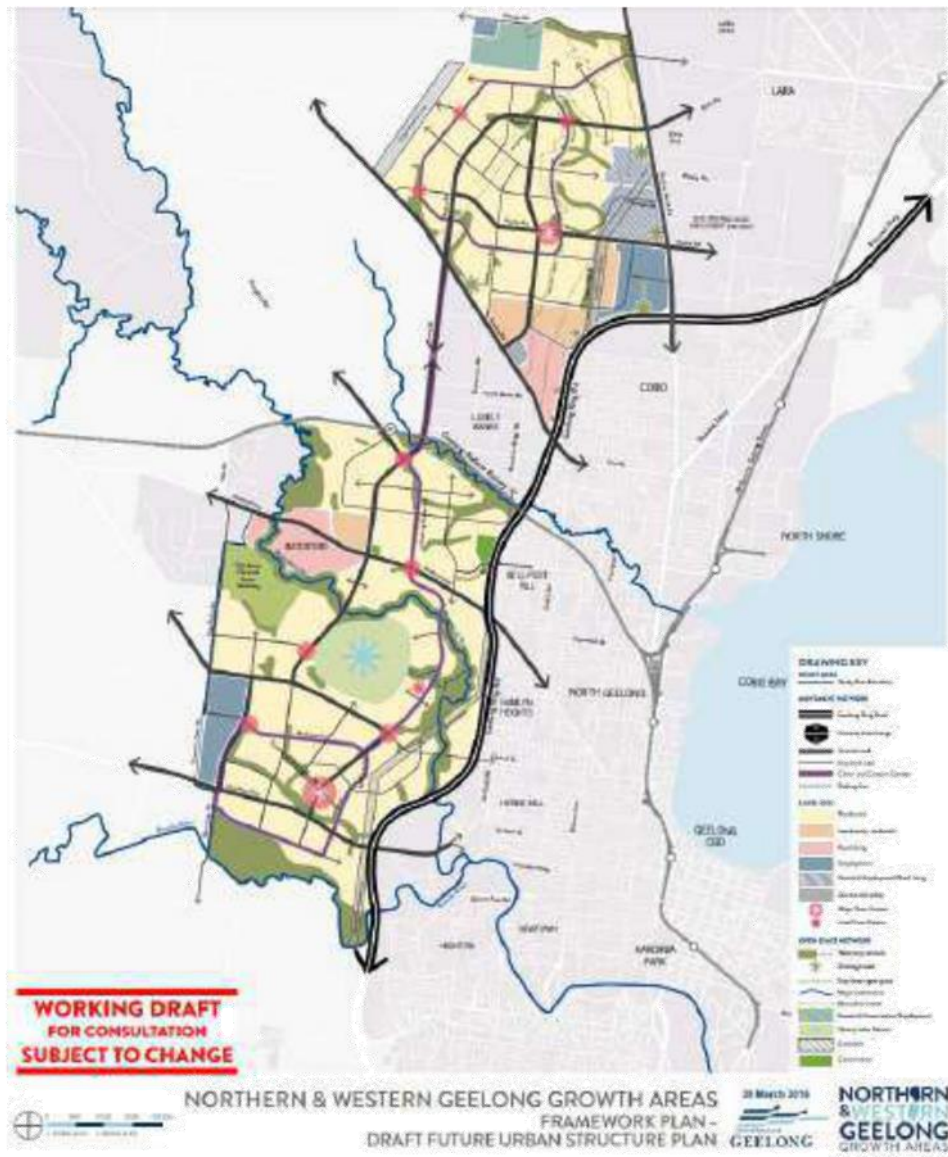


Figure 10: Growth Areas Framework Plan

5 OPPORTUNITIES & CONSTRAINTS

The following chapter identifies the key considerations that we believe to be the most relevant to the Site and provides recommendations for future use and development.

5.1 Overview

It is understood that [REDACTED] wish to better understand the possibility of expanding the existing township boundary into appropriate areas of the Site. It is understood that the initial opportunity for [REDACTED] is to contemplate the expansion of the township boundary to the east towards Bannockburn.

5.2 Existing Teesdale Township

A review of relevant strategic policy documents reveals that the population of the Golden Plains Shire is expanding, especially in small towns. It is expected that Teesdale will experience growth as Bannockburn rapidly expands and subsequently there will be pressure for new residential development to occur on the periphery of the township.

The current population of the Teesdale Township is 1,721 (as of 2016 ABS Census). Between 2011 and 2016 a total of 171 new dwellings were built in the Teesdale. The existing community infrastructure and services within Teesdale include a medical centre, pharmacy, general store, post office, community hall and primary school.

Through appropriately managed population growth, we are of the opinion that Teesdale should accommodate a population totally approximately 8,000 people. According to the ASR 'Planning for Community Infrastructure in Growth Areas' ratios for community infrastructure, it is reasonable to expect the provision of an early years facility, bicycle and walking infrastructure, maternal and child health centres and social housing in new settlements within growth areas within a population of approximately 10,000 people. Taking into account Teesdale's regional context, we are of the opinion that a target population of approximately 8,000 people would support the provision of the community infrastructure and services identified above.

Council will need to agree to our recommended population target of approximately 8,000 people as part of the future required revision of the Teesdale Structure Plan and the planned South-East Settlement Strategy.

The majority of the housing product contained within the existing township is largely homogenous due to the inability to subdivide lots further under the existing planning controls. It is our understanding that the township is un-sewered and that on-site treatment is required for all existing dwellings.

The potential expansion of the township could provide the opportunity to construct a standalone sewer treatment plan that would not only service the future growth areas, but also the existing township. The provision of sewerage infrastructure to the existing township would allow appropriate areas to be rezoned to allow for smaller lot sizes proximate to community infrastructure and services that are not permitted under the existing planning controls.

In addition to the above, we note that there are a number of parcels of land to the east of the township (north of Bannockburn-Shelford Road) that are already zoned for residential purposes but are yet to be subdivided and developed. We understand that at least one subdivision is actively underway (in the order of 150-200 lots) and that a future subdivision is likely to commence in the near future (in the order of 100-150 lots).

5.3 Opportunities

Having regard to the existing township population, already identified growth areas in the existing Teesdale Structure Plan, and our recommended population target of 8,000 people, in our opinion there is an opportunity for the township to substantially expand over the coming years.

On the assumption that Council agrees that a target population of 8,000 people is appropriate, the additional population of approximately 6,000 people could be provided in a combination of:

- land already zoned for residential purposes and not yet subdivided and developed within the existing township boundary,
- land already zoned and developed for residential purposes within the existing township but potentially subdivided further into smaller lots,
- land not yet zoned for residential purposes by identified in growth areas within the existing Teesdale Structure Plan, and
- land within the Site, not yet zoned for residential purposes and outside of the existing Teesdale Structure Plan (subject to the future revision of the Teesdale Structure Plan).

Should Council support the expansion of the Teesdale Township beyond the existing boundary identified in the existing Teesdale Structure Plan, growth to the east and south into the Site 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.

There is an opportunity to substantially improve the current homogeneity of housing product and lot sizes and thus an opportunity to allow for a range of lot sizes in the order of 800-2,000sqm (depending upon specific constraints).

The Indicative Masterplan (shown in Figure 11), has identified three potential growth areas within the Site to support population growth identified above. In the short term, approximately 1,500-2,000 people (600+ dwellings) could be accommodated within either one or all of the identified growth areas. In the long term, the subject site could accommodate further population growth.

As part of the future process associated with the revision of the existing Teesdale Structure Plan, Council will determine:

- whether a population target of approximately 8,000 people is appropriate,
- if so, how much of the additional population can be accommodated within the existing township boundary as opposed to future not-yet-identified growth areas, and
- whether or not the Site is suitable to accommodate a future growth area(s) and a consequential appropriate apportionment of the future population growth.

5.3.1 Potential Zoning and Development Outcome

Based on our review of the Site and surrounding area, and the strategic documentation prepared by Council to date, we are of the opinion that the northern portion of the Site located adjacent to the existing Teesdale residential area, along with the portion of the site to the east of the township (adjacent to the identified 'future residential development site'), could be potentially rezoned for residential purposes, with the remainder of the productive agricultural land to remain within the Farming Zone (discussed in further detail below). This is again prefaced on Council supporting additional population growth as part of a future review of the existing Teesdale Structure Plan.

Either the use of the Rural Living Zone or the Low Density Residential Zone could be explored. The details of these zones are described below.

Rural Living Zone

The purpose the Rural Living Zone is:

- *To provide for residential use in a rural environment.*

- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Under the Rural Living Zone, a permit is not required to establish a dwelling on a lot greater than 2 hectares. Under Clause 35.03-3, a lot must be at least 2 hectares in size. It is possible to vary this minimum through a Planning Scheme Amendment process to provide a schedule to the zone that identifies an alternative minimum lot size for specified land.

Low Density Residential Zone

The purpose of the Low Density Residential Zone is *'To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.'*

Under the Rural Living Zone a permit is not required to establish a dwelling on a lot. A permit is required to subdivide land and any schedule to the zone must specify a minimum lot size as follows; 0.4 hectares (for each lot where reticulated sewerage is not connected) or 0.2 hectares (for each lot with connected reticulated sewerage).

5.3.2 Indicative Potential Growth Plan

An Indicative Potential Growth Plan illustrates the potential rezoning opportunities within the Site.

Two options for the rezoning of a portion of the Site for residential purposes (shown in **Figure 11 below**) are outlined below:

- **Rezone to Rural Living Zone.** Under the Rural Living zone, the minimum subdivision area is 2 hectares. In this case, we would recommend, as noted above, to seek the application of a schedule to the zone to allow lots ranging from 800-2000sqm.
- **Rezone to Low Density Residential Zone.** In order to allow for lots less than 0.2 hectares in size, a site specific exclusion under Clause 51.01 would need to be applied to the site. Accordingly, a development plan would need be created for the site, allow for lots ranging in size from 800sqm-2000sqm.

Overall, we believe the Indicative Potential Growth Plan allows for high quality rural living whilst maintaining productive agricultural land on the outer fringe areas of the landsite.

It is possible that in the future, other areas of the Site could be subdivided for the purposes of residential lots in the order of 4000sqm as part of a diverse lot mix.

Please refer to **Figure 11 – Indicative Potential Growth Plan**.

The proposed Indicative Potential Growth Plan ensures that new housing lots are located to take advantage of the existing natural features of the site including near Native Hut Creek. The remaining areas of the site to the west and south of the new residential area would be retained for agricultural and farming practices. This is a logical land use outcome for the Site, including the protection of sensitive areas located along Native Hut Creek.

Any development in these areas will need to be sensitive to this landscape and be designed in a way that respects this area. Preserving the area south of the new residential zone as Farming Zone will create a buffer between the new housing area and the Inverleigh Nature Conservation Reserve.

The existing bluestone dwelling is a significant heritage feature of the Site and it clearly needs to be retained. A tourism precinct could be created around this site to celebrate the heritage place and create a focal point and sense of place for the new community.

The addition of a further approximate 6,000 people within the Teesdale Township and surrounds (totalling approximately 8,000 people) would support the provision of new services within the Teesdale Township and would ensure the sustainability of the Teesdale population. As the Indicative Potential Growth Plan is developed, it would identify new areas of land for reserves, open space areas and additional shops and services within the existing Teesdale Township. There are many opportunities to expand the range of services available in Teesdale, thus reducing reliance on nearby Bannockburn for essential services.

With the additional population in Teesdale, there is an opportunity to provide a standalone sewer treatment plant to service new housing and that could also be utilised by the existing township in the future. This would allow for the provision of smaller lot sizes closer to the existing town centre.

The proposed rezoning of the Site would require a Planning Scheme Amendment. The Planning Scheme Amendment process is described in Chapter 6 below.

5.4 Constraints

Whilst there is an identified need for additional growth areas outside of the Teesdale Township, there is a strong strategic direction toward protecting productive agricultural land and intensifying residential uses within existing town centres and residential areas.

Any future rezoning and subdivision would need to address the agricultural value of the land and natural resources on the site, including Native Hut Creek, Stony Creek, remnant vegetation, and the existing sand quarries.

Consideration will also need to be given to areas of cultural heritage significance and those covered by the Floodway Overlay and the Salinity Management Overlay to ensure the protection of water quality on the Site and in its immediate surrounds.

5.4.1 Sand Quarries

Further information regarding the ongoing operation of the existing sand quarries within the Site is required, however any future use and development of the Site will need to have regard to their ongoing use and the need to manage the buffers associated with the licensed quarries.

The rehabilitation of the sand quarries could be integrated with a future residential outcome.

5.4.2 Biodiversity

Whilst biodiversity assets and values are unknown, it is likely that areas of the Site will contain high-value remnant native vegetation. In addition, it is likely that areas of the Site will contain high-value habitats for native fauna.

Any future rezoning and subdivision proposal would need to have regard to the appropriate protection and management of native flora and fauna.

5.4.3 Flooding

Due to the fact that the Site is traversed by two creek corridors, along with the fact that the Site is affected by the Floodway Overlay, flood management will need to be considered as part of any future rezoning and subdivision proposal.

5.4.4 Agricultural Value

As outlined above, Council will be conscious of the agricultural value of the Site and the potential loss of viable agricultural land as part of any future rezoning and subdivision proposal.

Regard should be given to identifying areas of the site that contain high-value agricultural assets and these areas may need to be avoided as part of any future proposal.

5.4.5 High Voltage Transmission Lines

The Site is traversed by high-voltage powerlines generally proximate to its southern boundary. Sufficient setbacks will need to be provided to ensure any future rezoning and subdivision proposal is not adversely impacted by their existence.

5.4.6 Access to Services

Areas of the Site that are potentially sought to be rezoned and subdivided will need to be adequately serviced. This will include power and potable water.

As outlined previously, due to the scale of the future possible expansion of the township, a standalone sewer treatment plant may be viable and future lots could therefore be connected to reticulated sewer.

If reticulated sewer is not provided, future lots will need to demonstrate that effluent can be treated on-site.

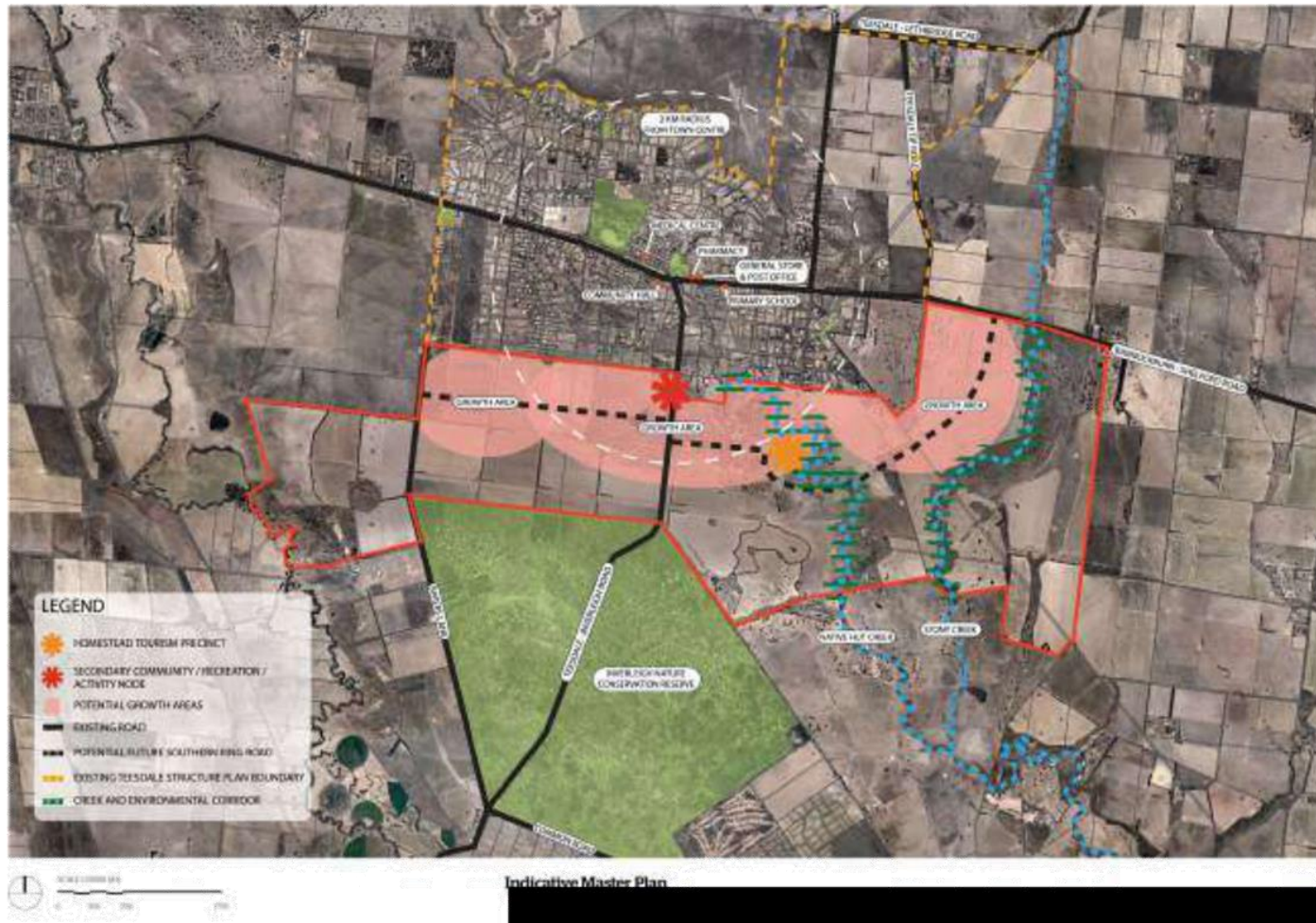


Figure 11: Indicative Master Plan

6 PLANNING SCHEME AMENDMENT PROCESS

A Planning Scheme Amendment process would take approximately two to three years to complete and would require ongoing negotiation with Council to obtain support. The Planning Scheme Amendment Process is outlined below at **Figure 12 – Planning Scheme Amendment Process**.

Assuming that Council supports the amendment request, in our experience the amendment process can take approximately two to three years to complete, depending on the complexity of issues involved.

The key steps in this process are broadly as follows:

1. Preparation of submission documentation in support of amendment request.
2. Once Council receives the application it can issue a request for further information it believes is necessary in order to enable a fulsome assessment of the application.
3. Review and respond to Council's request for additional information. Modifications to the concept or further consultant information may be required.
4. Once Council determines that it is satisfied with the information provided, a report will be presented to Council to exhibit the amendment.
5. Ministerial authorisation is subsequently required before exhibition can commence.
6. One month statutory exhibition, including referrals to all relevant authorities (VicRoads, Public Transport Victoria (PTV), Melbourne Water etc).
7. Submissions are reviewed and reported to a Council meeting, and any submissions that cannot be resolved are referred to Panel for consideration.
8. Directions Hearing and Panel Hearing.
9. Panel report received by Council.
10. Council adopts amendment and submits to Minister for approval. Council may also decide to abandon the amendment or to adopt the amendment with changes.
11. Minister approves the Amendment and is gazetted.

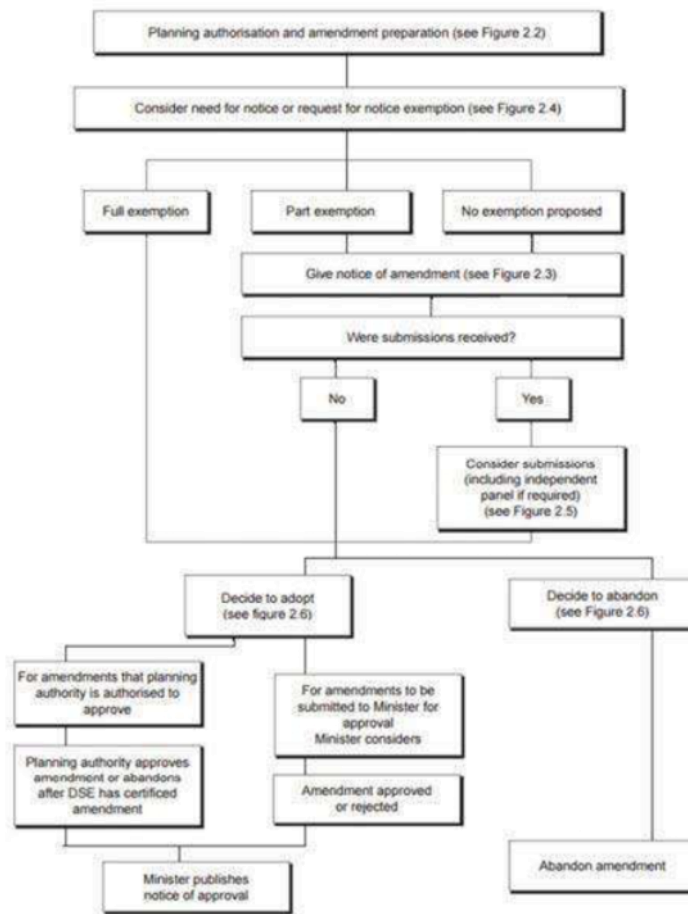


Figure 12 – Planning Scheme Amendment Process

7 COUNCIL DISCUSSIONS

Representatives of [REDACTED] met with [REDACTED] from the Golden Plains Shire on 15 August 2018.

At this meeting Tract raised:

- The status of the existing Teesdale Structure Plan and whether there were any intentions to replace it in the near future,
- Council's willingness to support the expansion of the Teesdale Township in the short to medium term,
- The expansion of the Teesdale Township either in parallel with or prior to the replacement of the existing Teesdale Structure Plan,
- The expansion of the Teesdale Township into various areas of the Site, and
- The replacement of the Teesdale Structure Plan being developer led/funded.

The initial thoughts of Council in response to the opportunities raised can be summarised as:

- There is an acceptance that the existing Teesdale Structure Plan is out of date and needs review,
- Council applied for funding to update the existing Teesdale Structure Plan as part of the 2018/2019 FY budget and it was refused,
- Council intends to seek funding again as part of the 2019/2020 FY budget,
- Council is hesitant to facilitate the expansion of the Teesdale Township beyond what is depicted in the existing Teesdale Structure Plan prior to its revision,
- Council could not comment on specific areas of growth other than saying that they would be willing to contemplate any proposal as part of the future review of the Teesdale Structure Plan,
- Council was willing to raise internally with senior management the possibility of the revision of the Teesdale Structure Plan being developer led/funded,
- The revision of the Teesdale Structure Plan would likely occur in parallel with the preparation of the South-East Settlement Strategy which is envisaged to occur in the 2019/2020 FY.

8 CONCLUSION

This report provides an overview of the relevant planning controls, policies and permit triggers in relation to existing and future subdivision, use and development opportunities of land at 704 [REDACTED]

Our review of the Site and relevant strategic documents has found that there is the potential to seek to rezone appropriate portions of the Site proximate to the township core to allow for future residential uses. The future expansion of the township would support the growth of services and amenities and thus support its growing community. There is a potential for the Site to accommodate high quality residential precinct(s) that capitalises on its existing natural features and the existing heritage homestead that can act as a centrepiece of the new community.

The potential rezoning of appropriate areas of the Site could provide an increased variety of housing opportunities in an area of high landscape character. In addition, it could increase the ability for Teesdale to provide further accessible community infrastructure and services that would be accessible to both existing and future residents.

Any future expansion of the township would be considered as part of the future revision of the Teesdale Structure Plan and the preparation of the South-East Settlement Strategy.

8.1 Disclaimer

"This is preliminary town planning advice prepared following a high-level desktop review of the key planning controls relevant to the site identified by you or your advisers. A formal due diligence report should be undertaken to obtain a more comprehensive understanding of the planning issues affecting the site. It should not be relied upon to inform financial or other important decisions and Tract accepts no liability and is released by you for any loss suffered as the result of such reliance."

This report has been prepared in accordance with the Tract fee proposal (dated 26 July 2018). It has been prepared by town planners without the involvement of technical specialists.

Planning Report

APPENDIX 1 – CERTIFICATES OF TITLE & PLANS OF
SUBDIVISION



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Page 1 of 2

[REDACTED]

LAND DESCRIPTION

[REDACTED]

REGISTERED PROPRIETOR

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

DIAGRAM LOCATION

[REDACTED]

ACTIVITY IN THE LAST 125 DAYS

[REDACTED]

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND

Title 8864/980

Page 1 of 2



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Page 2 of 2

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Department of Environment, Land, Water & Planning

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[Redacted]

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The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Land:

Volume [Redacted]

Caveator:

[Redacted]

Grounds of claim:

[Redacted]

Estate or Interest claimed:

[Redacted]





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Absolutely

Name and Address for service of notice:

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LAND DESCRIPTION

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ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

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[REDACTED]

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 077830.
PARENT TITLE Volume 08864 Folio 980
Created by instrument W293632R 17/09/1999

REGISTERED PROPRIETOR

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

DIAGRAM LOCATION

[REDACTED]

ACTIVITY IN THE LAST 125 DAYS

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5 SHEETS
SHEET 1



Measurements are in Links
Conversion Factor
LINKS x 0.201168 = METRES

NOTATIONS

WATERWAY NOTATION:

LOTS [REDACTED] IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

COLOUR CODE

E-1 - BROWN

APPROPRIATIONS

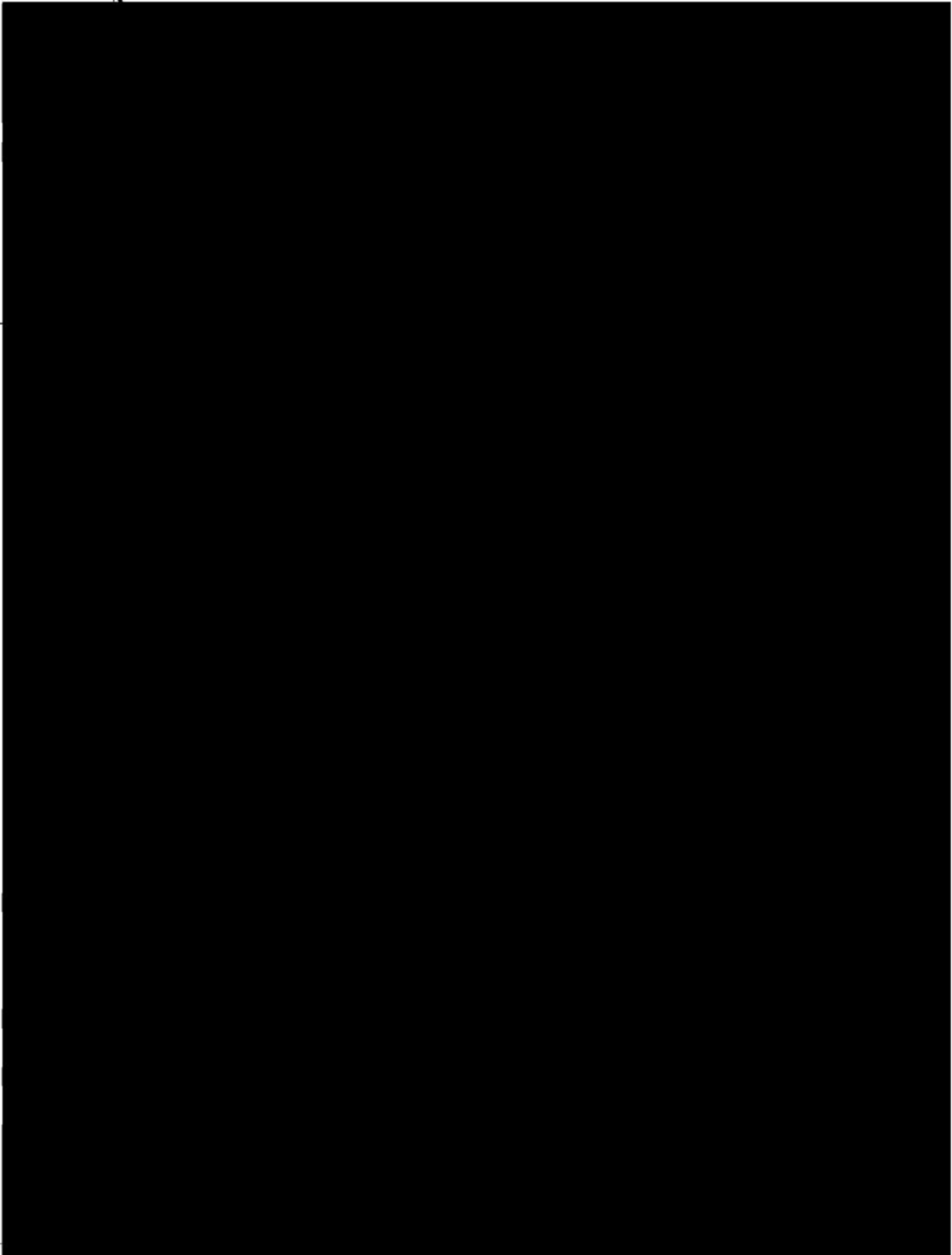
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

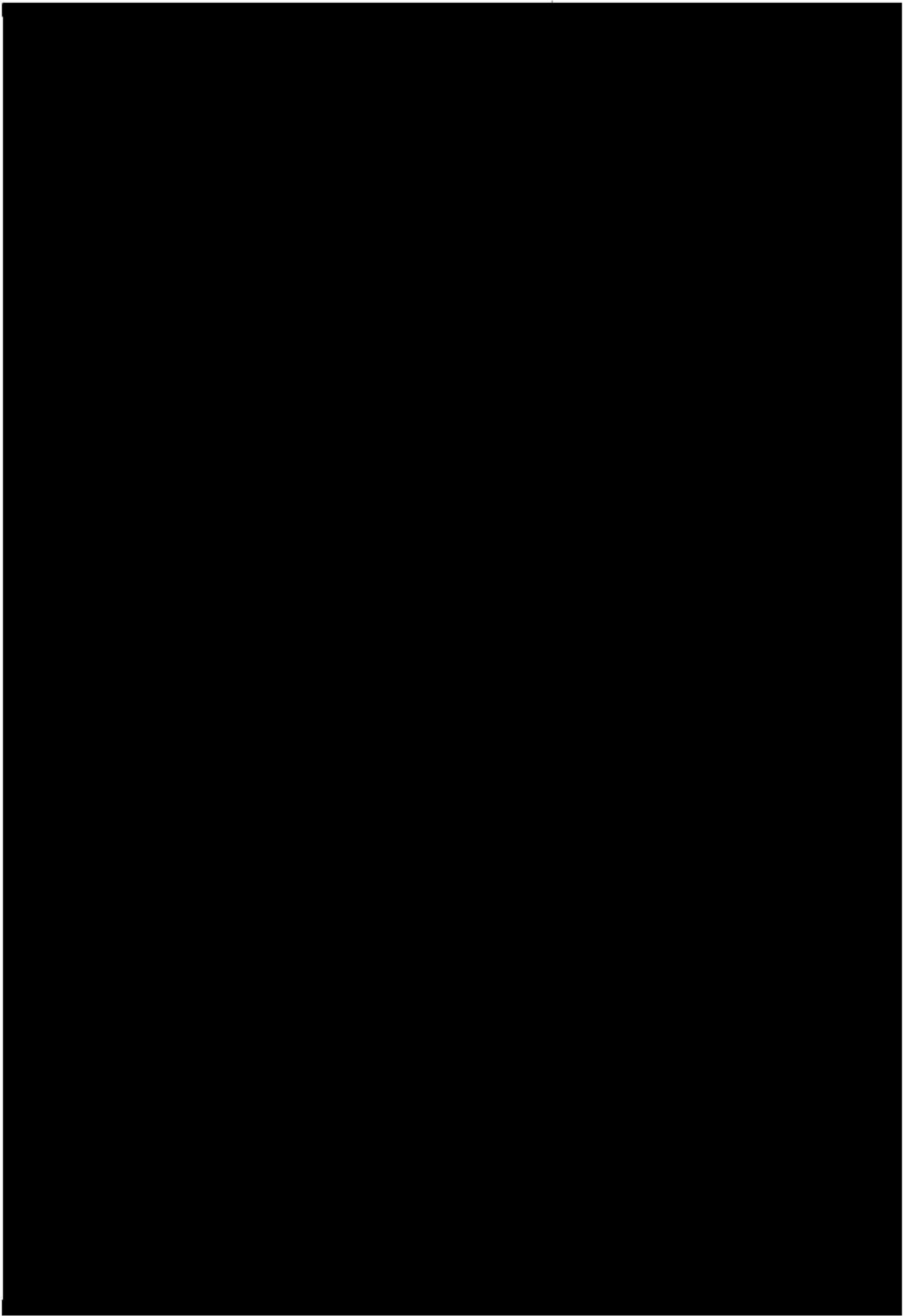
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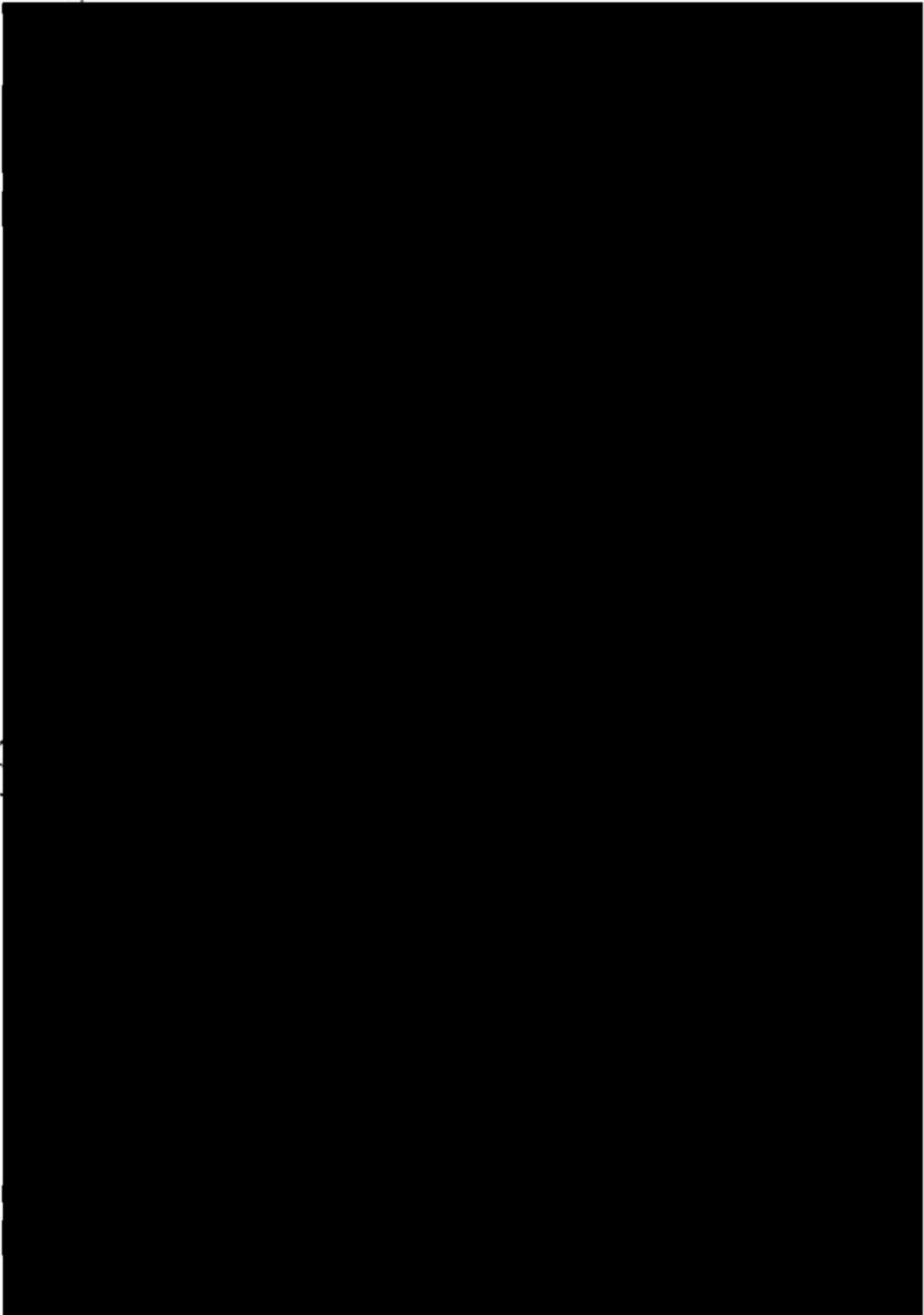
FOR FURTHER EASEMENTS SEE SHEET 5

APPURTENANCIES

AS TO LOTS [REDACTED] TOGETHER WITH A RIGHT OF CARRIAGEWAY & DRAINAGE OVER THE LAND MARKED E-1







Easement Information				
			ACT L5980007	

<p style="text-align: center;">MODIFICATION TABLE</p> <p style="text-align: center;">RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN</p>																									



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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

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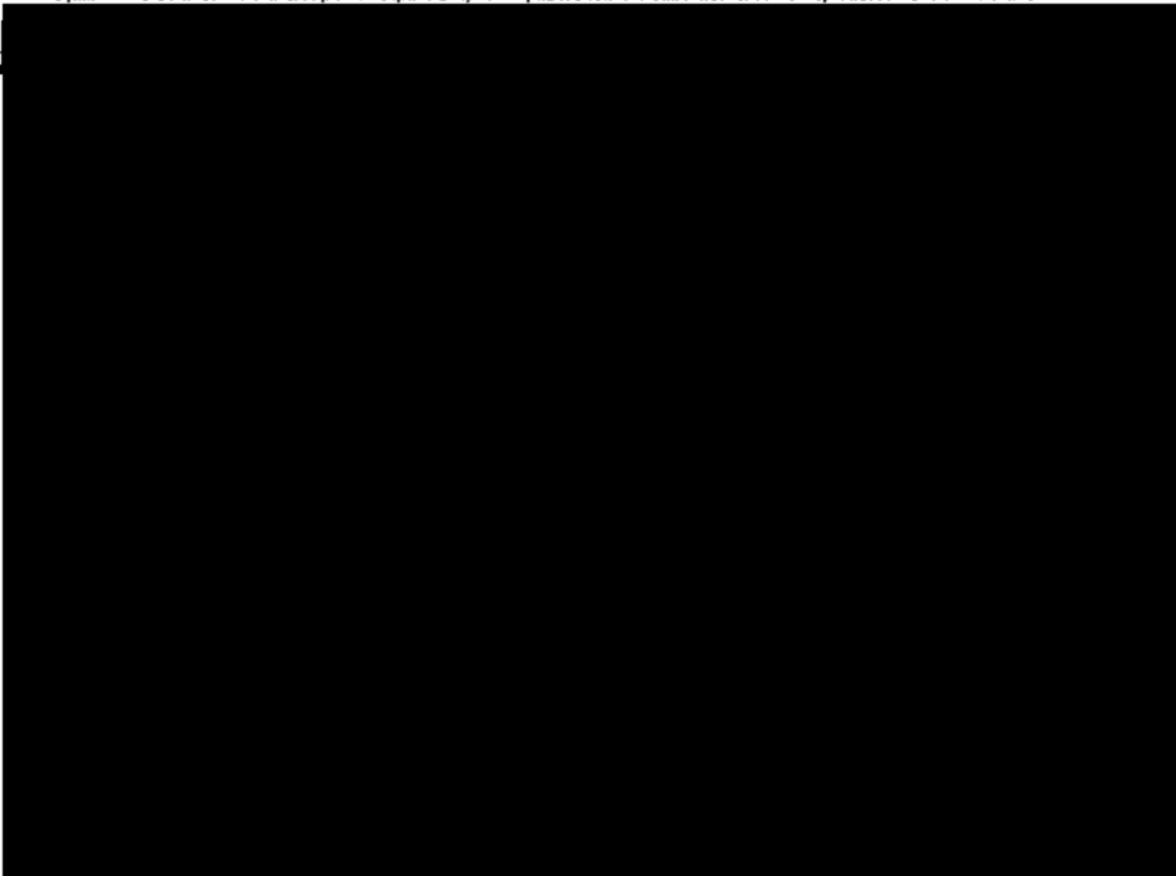
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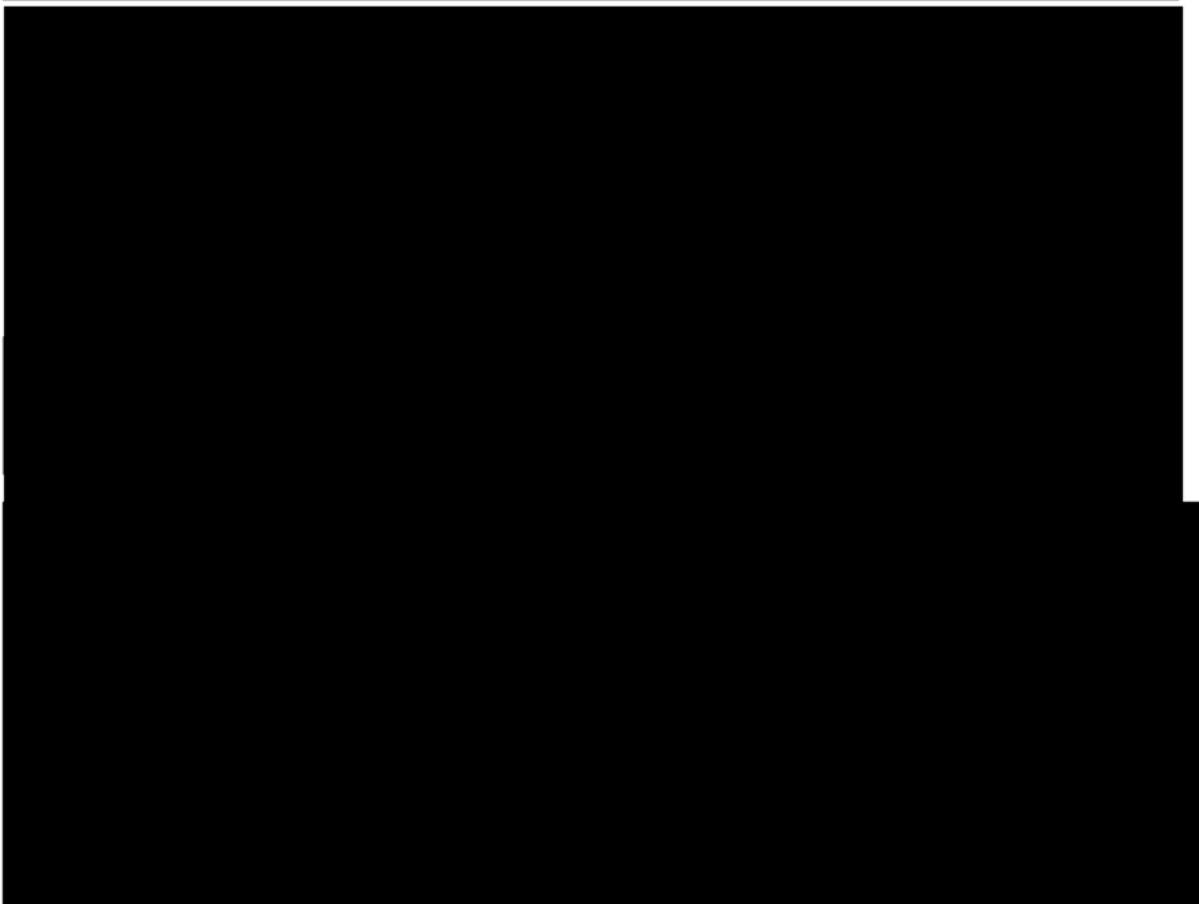
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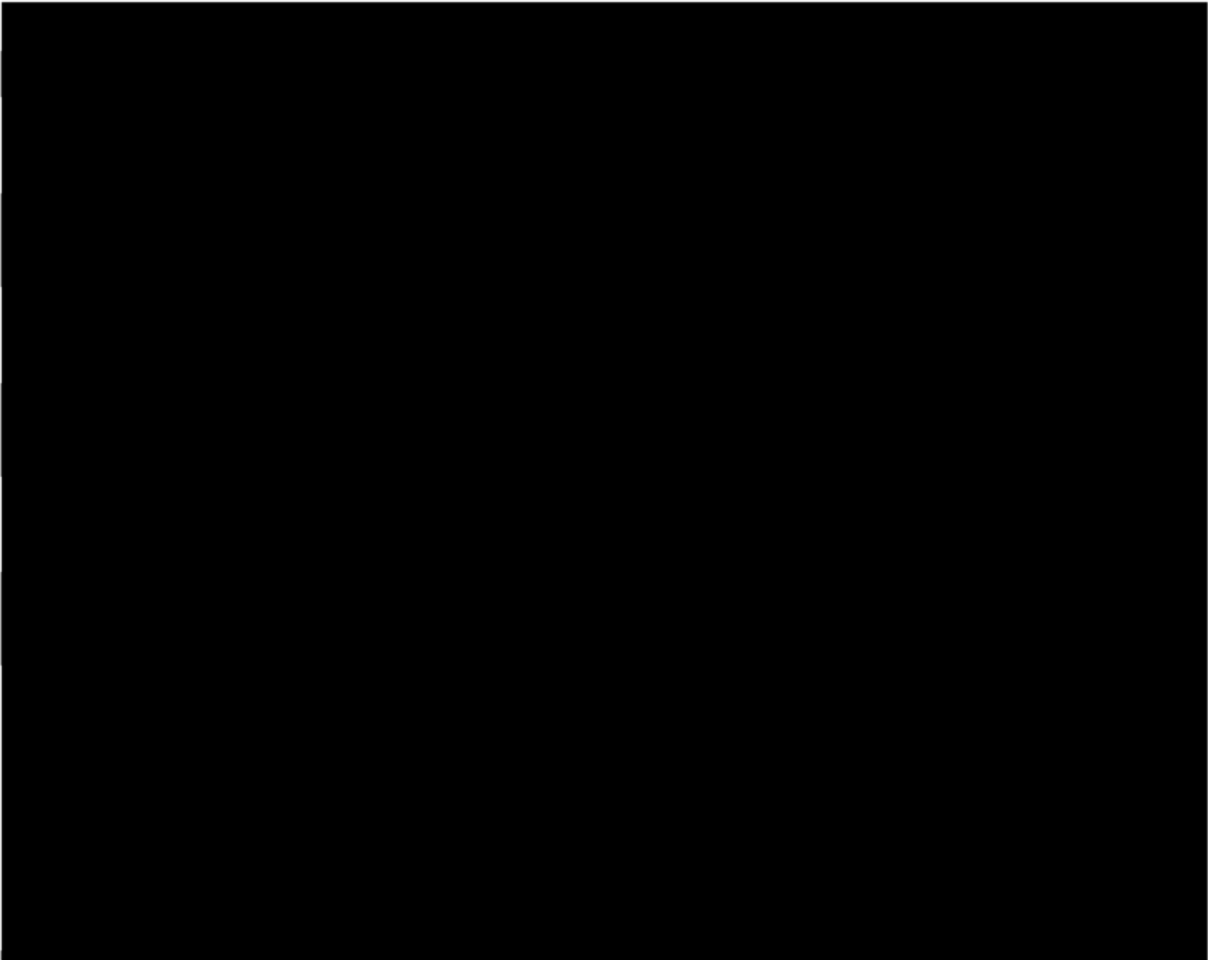
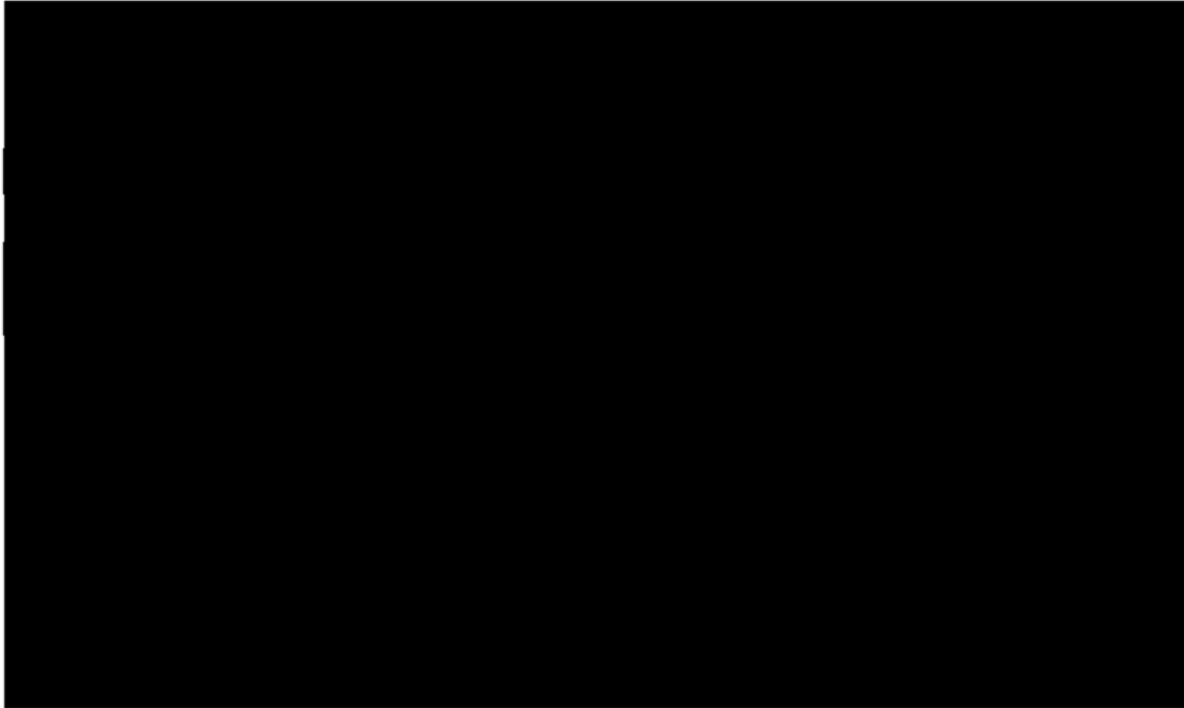


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LAND DESCRIPTION

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REGISTERED PROPRIETOR

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ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

DIAGRAM LOCATION

[REDACTED]

ACTIVITY IN THE LAST 125 DAYS

NIL

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

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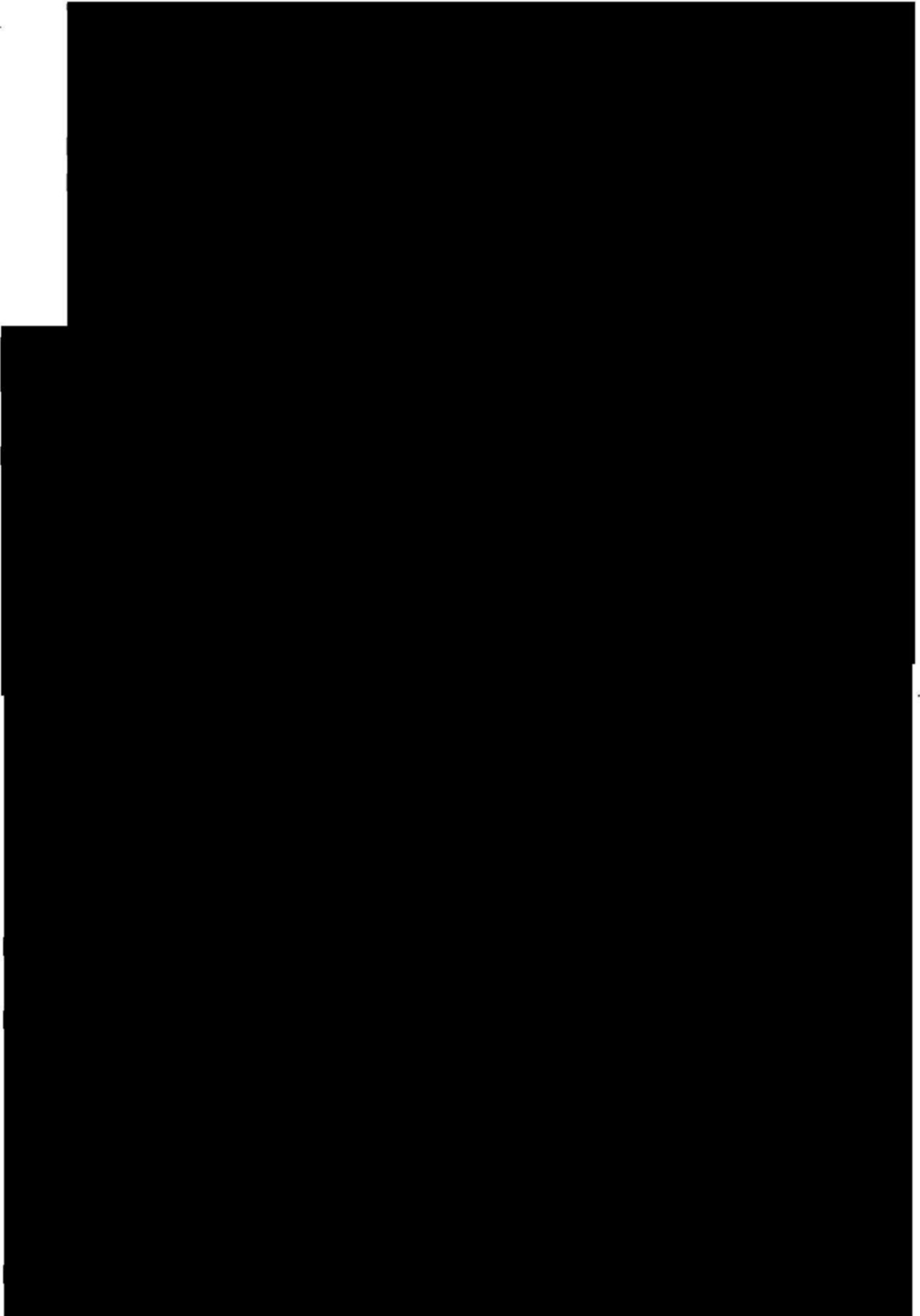
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PLAN OF SUBDIVISION



Easement Information





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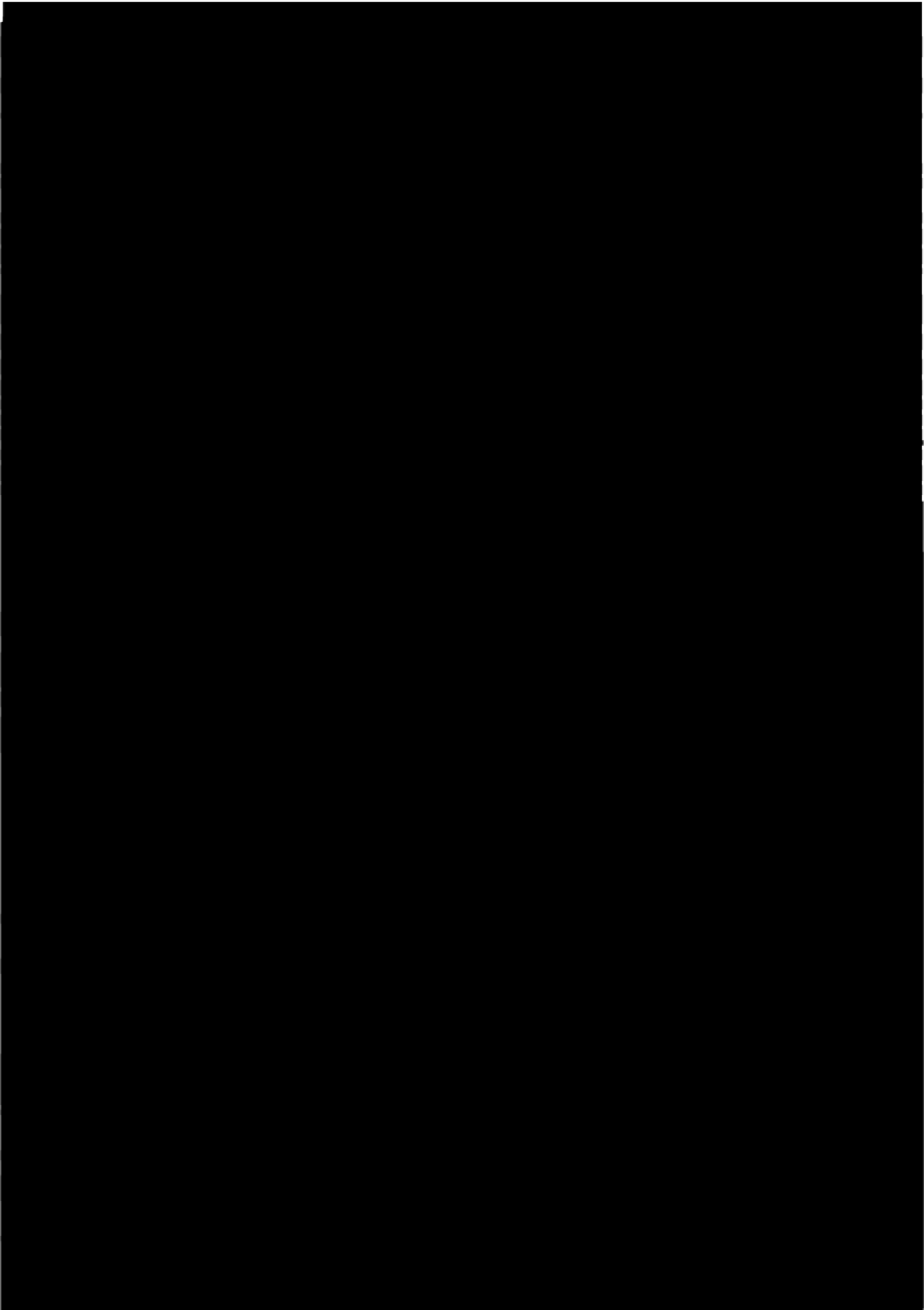
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LENGTHS ARE IN METRES	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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APPENDIX 2 – PLANNING CERTIFICATE

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987 and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

[REDACTED]

VENDOR

[REDACTED]

APPLICANT'S NAME & ADDRESS

[REDACTED]

PURCHASER

[REDACTED]

REFERENCE

[REDACTED]

This certificate is issued for:

[REDACTED]

The land is covered by the:

GOLDEN PLAINS PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a FARMING ZONE
- is within a LAND SUBJECT TO INUNDATION OVERLAY
- and a FLOODWAY OVERLAY
- and a SALINITY MANAGEMENT OVERLAY
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2

A detailed definition of the applicable Planning Scheme is available at : <http://planningschemes.dpcd.vic.gov.au/schemes/goldenplains>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at: <http://vhd.heritage.vic.gov.au/>

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

28 August 2018

Hon. Richard Wynne MP
Minister for Planning

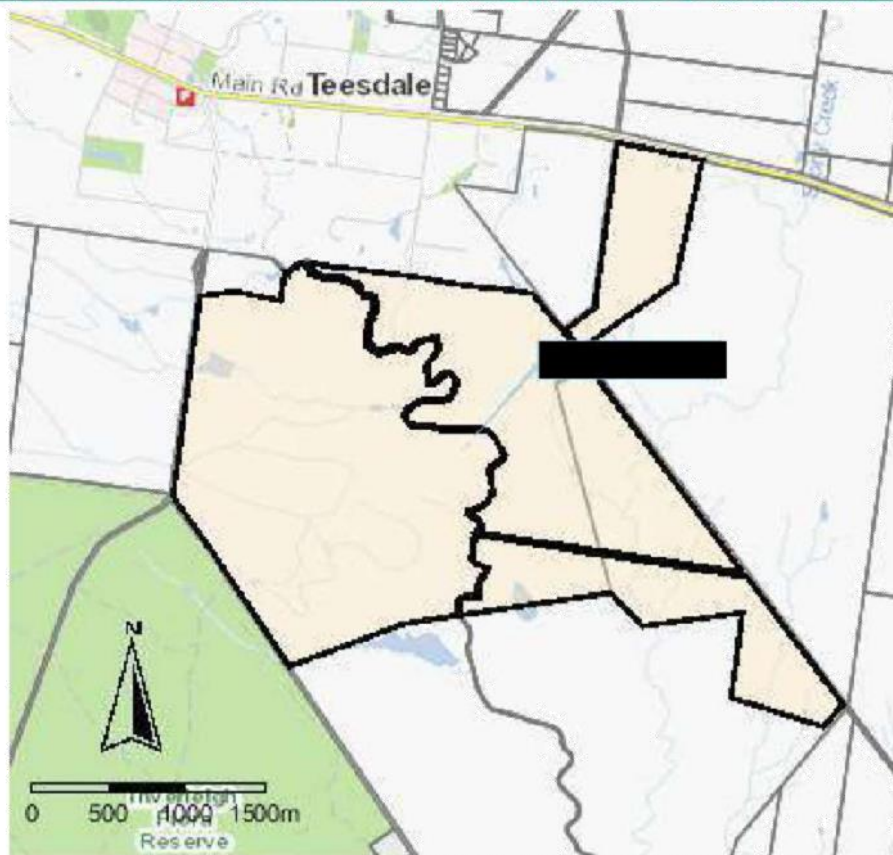


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Planning Report



APPENDIX 3 – PLANNING CONTROLS

35.07 FARMING ZONE

31/07/2018
VC148

Shown on the planning scheme map as **FZ** with a number (if shown).

Purpose

- 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.

35.07-1 Table of uses

31/07/2018
VC148

Section 1 – Permit not required

Use	Condition
Agriculture (other than Animal keeping, Apiculture, Intensive animal husbandry, Racing dog training, Rice growing and Timber production)	
Animal keeping (other than Animal boarding)	Must be no more than 5 animals.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Cattle feedlot	Must meet the requirements of Clause 53.08. The total number of cattle to be housed in the cattle feedlot must be 1000 or less. The site must be located outside a special water supply catchment under the Catchment and Land Protection Act 1994. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.07-2.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares. Must meet the requirements of Clause 35.07-2.
Home based business Informal outdoor recreation	

Use	Condition
Primary produce sales	<p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The area used for the display and sale of primary produce must not exceed 50 square metres.</p>
Racing dog training	Must be no more than 5 animals.
Railway	
Rural industry (other than Abattoir and Sawmill)	<p>Must not have a gross floor area more than 200 square metres.</p> <p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone or Rural Living Zone:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 53.10. ▪ 30 metres, for a purpose not listed in the table to Clause 53.10.
Rural store	<p>Must be used in conjunction with Agriculture.</p> <p>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</p> <p>Must be the only Rural store on the lot.</p>
Timber production	<p>Must meet the requirements of Clause 53.11.</p> <p>The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.</p> <p>The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area.</p> <p>The plantation must not be within 100 metres of:</p> <ul style="list-style-type: none"> ▪ Any dwelling in separate ownership. ▪ Any land zoned for residential, commercial or industrial use. ▪ Any site specified on a permit which is in force which permits a dwelling to be constructed. <p>The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.</p>
Tramway	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Abattoir	
Animal boarding	

Use	Condition
Broiler farm	Must meet the requirements of Clause 53.09.
Camping and caravan park	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Cattle feedlot – if the Section 1 condition is not met	Must meet the requirements of Clause 53.08. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.
Cemetery Crematorium	
Dependent person's unit – If the Section 1 condition is not met	Must meet the requirements of Clause 35.07-2.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	
Emergency services facility	
Freeway service centre	Must meet the requirements of Clause 53.05.
Group accommodation	
Host farm	
Industry (other than Rural industry)	
Intensive animal husbandry (other than Broiler farm and Cattle feedlot)	
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Market	
Place of assembly (other than Amusement parlour, Night club, Carnival and Circus)	
Primary school	
Racing dog keeping – if the Section 1 condition to Animal keeping is not met	Must meet the requirements of Clause 53.12.
Racing dog training – if the Section 1 condition is not met	
Renewable energy facility (other than Wind energy facility)	Must meet the requirements of Clause 53.13.
Residential hotel	
Restaurant	
Rice growing	
Sawmill	
Secondary school	
Timber production – if the Section 1 condition is not met	Must meet the requirements of Clause 53.11.
Trade supplies	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Rural store)	