

Golden Plains Shire

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## Statement of Significance

Last updated on -

What is Significant?

Woolbrook Homestead complex is located close to Teesdale and approximately 28 kms west of Geelong. The homestead is situated on the west bank of the Native Hut Creek. The pastoral run lease was held in 1837 by the Learmonth Brothers but changed hands a number of times during the 1840s depression years and the 1850s gold rush years. By 1856, the lessee was 'Big John' Bell of Warrambine (or Warrambeen) near Shelford. In 1857, John Bell built the original wing. It was designed by the important Geelong architects and surveyors, Shaw and Dowden and the commission shows the close links between the Scottish Presbyterian squatter class. James Bell was a Shire of Leigh Councillor from 1862 until his death in 1877. His obituary in the *Geelong Advertiser* declared that 'his death will be more generally deplored than any in the Geelong district'. James' widow, Mary, lived until 1923 and was an active local philanthropist. Frederick William Fairbairn, pastoralist, Red Cross director, and sportsman, was the next owner of Woolbrook. In 1901, he built a huge two-storey addition to the original homestead. It was designed in the Federation style by Geelong architects, W.A. Tombs and James Durran. The extension burnt down in 1906, although the original wing survived, and it was soon rebuilt in the very different Californian bungalow style, a relatively earlier expression of the idiom. The architect for this well-executed work is not presently known. Christina Gordon Morrison bought Woolbrook in 1909 by in partnership with her sister, Annie Robertson. Following Christina's death in 1924, the property passed to her family. John Gordon Morrison, a long term Shire of Leigh Councillor, managed the Woolbrook Estate until his death in 1947. His wife, Kathleen Morrison, resided at Woolbrook from 1926 until her death in 1992 and is said to have been responsible for the garden. John Gordon Morrison junior purchased the homestead and some surrounding blocks in 1967. His son continues to occupy the property with his family. The homestead survives intact to its 1906 extent with a high degree of integrity internally as well as externally. The stables and coach house are also intact with high integrity and in good condition. The garden is relatively intact and in good condition following a very long period of drought.

How is it Significant?

Woolbrook Homestead complex, Teesdale is of historical, social and architectural significance to the Golden Plains Shire.

Why is it Significant?

Woolbrook Homestead complex is of historical significance generally for its early date of establishment and for its various early connections. It is of specific historical significance as the property of James Bell, pastoralist and first editor of the *Geelong Advertiser* and brother of 'Big John' Bell of Warrambine. It is of further historical significance for its association with Frederick William Fairbairn, pastoralist, Red Cross director, and sportsman. It is also of historical significance for the three generations of the Morrison family who have owned and occupied the property for a century.

Woolbrook Homestead complex is of social significance as a classic model of homestead life, for its relationship with the surrounding district and the town of Teesdale and for demonstrating the close network of patronage and family connections established through the staunch Presbyterianism and traditional Scottish kinship loyalties of the early owners.

Woolbrook Homestead complex is of architectural significance as an example of the work of Geelong architects, firstly of Shaw and Dowden and secondly of W.A. Tombs and James Durran. It is also of architectural significance for its early Californian bungalow form and Arts and Crafts influences, demonstrating the sophistication of the client. The homestead is supported by its garden and surrounding park and by the suite of outbuildings, especially the substantial stables and coach house.

Heritage Study/Consultant	Golden Plains - Golden Plains Shire Heritage Study Phase 2, Heritage Matters P/L, 2009;
Architect/Designer	Shaw & Dowden, Tombs & Durran,
Hermes Number	23767
Property Number	

## Physical Description 1

Woolbrook Homestead complex is located to the south of the Bannockburn-Shelford Road close to Teesdale and approximately 28 kms west of Geelong. The homestead is situated on the west bank of the Native Hut Creek with the house oriented on the diagonal. The main outbuildings are located behind the homestead on the west and the woolshed and staff quarters to the south-west. The homestead is surrounded by an extensive garden and park including an old tennis court immediately to the north-west of the homestead and a new tennis court beyond a swimming pool to the north. The house was formerly approached by a drive from south-east.

The homestead is in two parts, an early bluestone section and a later bluestone section with modern additions at the rear. The earlier 1857 single-storey section is constructed from coursed random rubble walls set on a squared bluestone plinth. Lighter coloured stone is used as bases and quoins around the windows. The three bay windows overlooking the garden are distinctive for their segmental form and their triple eight-paned double-hung sash windows. The low pitched roof is covered with slate. There are two painted red brick chimneys, apparently rebuilt about 1901. The original front door seems to have been located at the end of the transverse passage at the back of the front rooms. Three service wings which are very likely to date from 1857, but now much altered, stretch back from the front wing. The exact plan of the 1901 addition is difficult to determine since it was rebuilt in 1906. The existing addition is single storey, of finer masonry with several intersecting low pitched roofs which extend as wide eaves. Typical but simple timber brackets support the eaves. The gable ends are clad with timber shingles. The roofs are clad with terra cotta Marseilles tiles. The wide verandahs have paired timber columns on stone plinths. The chimneys of the addition match those of the earlier section. Most of the windows are casements with highlights above. Timber louvre shutters slide across the north-east window. Much of the interior detailing survives, both from the 1857 period and the 1906 period with some overlaying of Edwardian detailing in the earlier section. A tower section, a remnant of the 1901 addition clad in timber shingles, has been relocated to form a shelter for the tennis court. The homestead is in excellent condition.

The garden includes many mature trees planted in the Gardenesque style. These include the typical range: a *Cedrus deodar*, (Deodar Cedar); an *Araucaria heterophylla*, (Norfolk Island Pine); an *Araucaria bidwillii*, (Bunya Bunya Pine); several *Schinus molle*, (Peppercorn Trees) near the timber garage and the tennis courts, and in the parkland, *Pinus pinea*, (Stone Pine); *Cupressus sempervirens*, (Italian Cypress); *Pinus radiata*, (Monterey Pine) and *Cupressus macrocarpa*, (Monterey Cypress). The flower beds are edged with rough bluestone rocks with conventional plantings. There are fruit trees, including citrus, in the side garden near a long timber building probably built as a motor garage. Judged from aerial photographs, there is a possibility that the 'park' surrounding the garden is circular in plan. This could link Woolbrook with a small series of such designs including Darriwill Homestead (265 Steiglitz Rd, Moorabool, 3221), Konongwootong Creek Homestead (554 Coleraine-Balmoral Rd, Coleraine), Gringegalgon (182 Gringe Dip Rd, Gringegalgon) and the former Wando Dale (Wando Dale Rd, Nareen).

The T-shaped stables and coach house are built of bluestone with most of the interior such as stalls, doors, ladders and other timber fittings intact. The bluestone extension at the rear may have been used as a woolshed. The floor is paved with bricks. The windows have six-paned upper sashes and timber louvres in the lower section. The steeply pitched gabled roof is clad with galvanised iron. The extension roof is half-hipped where it joins the stables. A large modern flat roofed shed has been built across the front of the stables obscuring the dormer loft door. There is a bluestone skillion extension on the south side and a long domed well behind the

stables. The other outbuildings and woolshed were not inspected.

### Historical Australian Themes

The Australian Heritage Commission devised the Australian Historic Themes in 2001. The following themes have influenced the historical development of Woolbrook.

#### 3 Developing Local, Regional And National Economies

##### 3.5 Developing primary production

##### 3.5.1 Grazing stock

##### 3.5.2 Breeding animals

#### 5 Working

##### 5.8 Working on the land

#### 8 Developing Australia's Cultural Life

##### 8.14 Living in the county and rural settlements

### Physical Description 2

**Extent of Registration:** To the extent of the homestead (including the interiors of the original wing and the second wing but excluding the new wing), the garden (including all of the major plantings) and the stables and coach house.

### Integrity

Woolbrook remains substantially intact to the mid twentieth century period incorporating the original and early twentieth century wings but it has lost the original bluestone service wing, some free-standing early twentieth century service buildings, and the tennis court and the 'tower' has been relocated. It retains a high degree of integrity externally and internally. The house is in excellent condition. The garden is in good condition, especially after so many years of extreme drought.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place data owner.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*



Response to the Draft Teesdale  
Structure Plan Background &  
Issues Report 2019





Response to the Draft Teesdale Structure Plan



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**Document Information**

Prepared for [Redacted]  
Proposal Name Teesdale Structure Plan Response  
Job Reference 18925-03  
Date 4 November 2019  
Version Number 1

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[Redacted]

**Approved By**

Name [Redacted] Date reviewed 30 October 2019  
Job Title [Redacted]

**Document History**

Version	Date	Description of Revision	Prepared by	Reviewed by
0	25/10/2019	Review	[Redacted]	[Redacted]
1	4/11/2019	Lodgment	[Redacted]	[Redacted]

Front Cover Image - Courtesy of Google Images

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## Attachments

Attachment 1 Proposed additions to the Teesdale Structure Plan 

## 1 Introduction

CardnoTGM have been requested to submit a response to the Draft Teesdale Structure Plan Background and Issues Report 2019 on behalf of [REDACTED] owners of land known as the [REDACTED] Teesdale-Inverleigh Road, Teesdale (the subject land).

We understand the purpose of the Teesdale Structure Plan Background and Issues report is to inform the Teesdale Structure Plan and provide opportunities for public submission prior to the preparation of the Teesdale Structure Plan. This includes consideration of Teesdale's likely growth requirements and identification of potential land areas to meet the future housing needs of the town.

Our clients land is well located east and south of the Teesdale settlement boundary to provide logical short- and medium-term growth to be included in the proposed Teesdale Structure Plan. The following submission details benefits of identifying potential sites for future growth and provides significant rationale in support of including the subject land in the future Teesdale Settlement Boundary.

The submission is also supported by a Residential Land Supply and Demand Assessment drafted by Ethosurban which supports the identification of additional land for future growth in the Teesdale Structure Plan.



## 2 Subject Land

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The subject land is described as open pasture farming land traditionally used for grazing and farming purposes. The site is [REDACTED] and is approximately 1,559 ha in area. The site is located adjoining the southern boundary of Teesdale extending past the current town boundary to the east of the town.

The site contains a number of significant features including;

1. The historic Woolbrook Station;
2. Significant areas of river redgums and;
3. Native Hut Creek which winds through the property and provides an important natural feature.

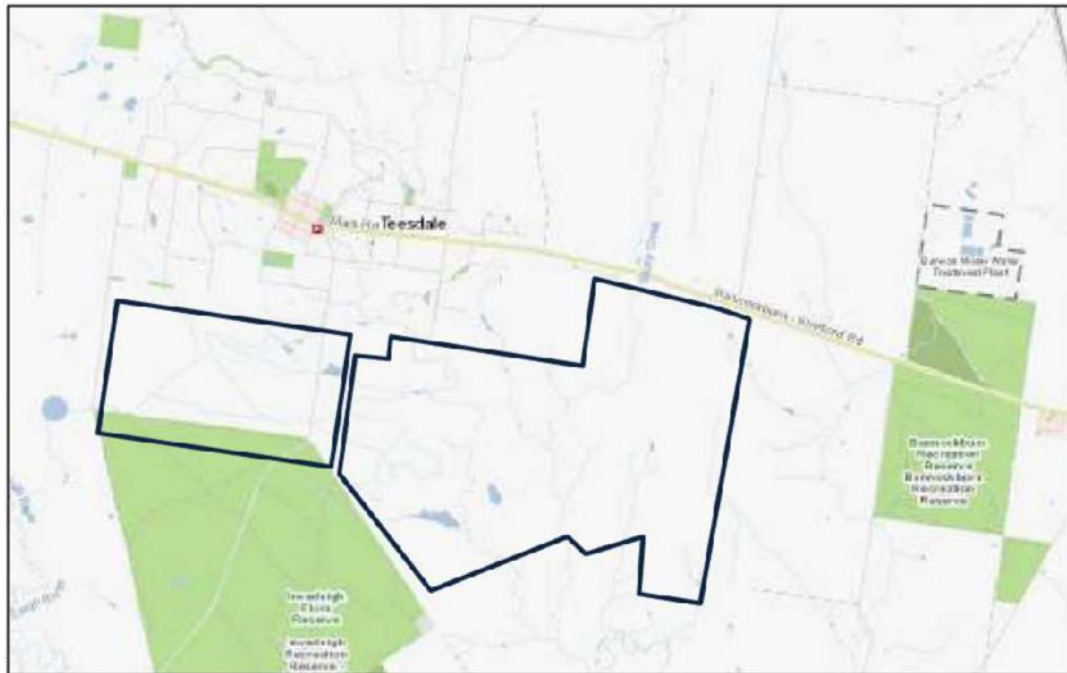
The land is generally oriented in an east-west direction and has an irregular shape. The land currently comprises large agricultural lots that are used for the production of wheat, barley and canola. Lots located in the central northern area of the site comprise the existing homestead, various outbuildings, sand quarries and agricultural lots used for the grazing of sheep.

The subject land is located in the farming zone and is affected by the Bush Fire Management Overlay, Design and Development Overlay Schedule 5, Environmental Significance Overlay Schedule 2, Flood Overlay, Land Subject to Inundation Overlay.

The land adjoins the current southern boundary of Teesdale and the Shelford Bannockburn Road and thus site has a number of potential access and integration opportunities with the adjoining low-density residential areas of Teesdale. As the land is located adjoining the boundaries of the town it is ideally located to provide an extension to the Teesdale town boundary.

Overall the many features of this land make up an inspiring rural landscape of gently undulating paddocks and the meandering natural Native Hut Creek. The many features and convenient location provide a logical opportunity to expand Teesdale's low-density residential land supply.





Location of subject site

### 3 Teesdale Strategic Context





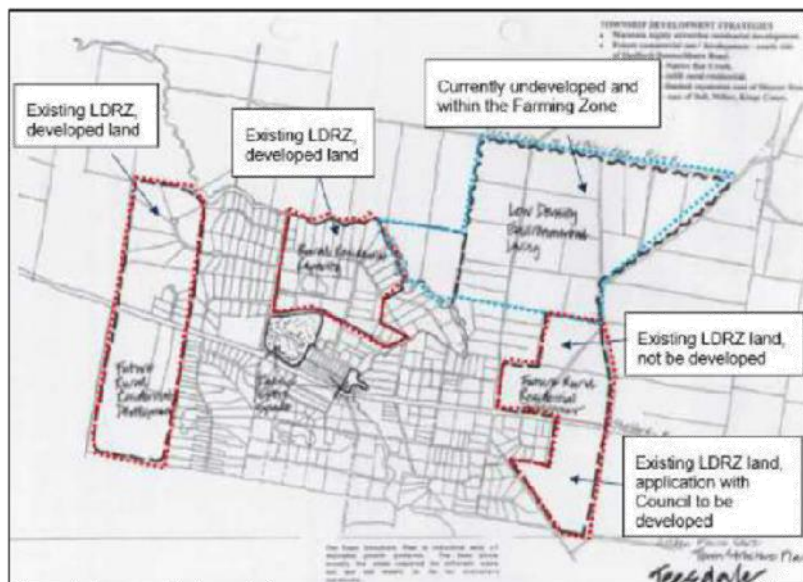
Bannockburn is recognised as the largest urban centre in the Golden Plains Shire and a big regional centre within the Shires network of townships across the south east, serving residential, commercial and industrial development. Whilst some low density residential land is located in Bannockburn, new growth is now in the form of conventional residential development to provide increased density around the many services of Bannockburn.

Teesdale is one of a number of towns located in the Golden Plains Shire. Teesdale is located approximately 35km from Geelong and approximately 100km from Melbourne. Teasdale is essentially a commuter town with only limited commercial and community services as these are provided in nearby Bannockburn and Geelong. Teesdale has recently become popular place for young homebuyers who are attracted to the semi-rural surrounds and quite lifestyle. Over the past ten years the popularity of living in Teesdale has grown steadily as people seek to reside in larger lots that are not available in the Geelong and Melbourne urban growth areas.

In addition to the quiet lifestyle offered at Teesdale, the town has significant areas of open space both in and outside the town including the Don Wallace Reserve, Leighdale Equestrian Centre and the Inverleigh Nature Conservation reserve located to the south of the town that provide both active and passive open space opportunities for locals and visitors alike. Thus, making Teesdale an attractive semi-rural town for young families.

#### 4 Teesdale Structure Plan 1997

The Teesdale Structure Plan was approved in 1997 and since that time has guided the development of the town. The Structure Plan is now 22 years old and therefore it is appropriate for Council to review and update this document to ensure its recommendations meet the future needs of the community. Since the Structure Plan was approved the town has experienced steady growth with this growth increasing in recent years. This growth is generally reflective of recent interest in living in regional areas as people seek to move from the busy larger towns and cities.



The Structure Plan above indicates the growth areas that were identified in 1997 which has been updated (for the purposes of this report) to indicate land that has been developed or is subject to planning processes to allow future subdivision. Therefore, it is now an appropriate time to consider other logical additions to ensure future demand for housing in Teesdale can be satisfied. It should be noted that land identified for growth in 1997 predominantly involved land parcels adjoining the existing developed areas to provide a logical extension of the town. This strategy provides a number of advantages and is considered an orderly and good planning approach. The subject land at 704 Teesdale Road also adjoins the south and eastern boundaries of Teesdale and thus should be logically considered if the Teesdale town boundary is extended.

It is noted that the current Structure Plan has also relied on the development of infill sites to assist in meeting lot demand. The potential lot supply of infill land is also recognised in the Draft Teesdale Structure Plan, Background and Issues Report as providing a key contribution in the future. Whilst we acknowledge that the identification of infill opportunities reflects an orderly planning approach in our experience infill cannot be relied upon to meet demand as it is often more difficult to develop and involves multiple landowners that may not be motivated to subdivide. Thus it is likely that some of the infill sites identified in 1997 still exist today and thus remains an unreliable option to meet housing demand.

## 5 Benefits of recognising future growth areas

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The benefits of recognising future growth areas in Structure Plans include:

- > Provides certainty regarding the direction of growth in the Town;
- > Minimises costs associated with drafting short term plans in an adhoc manner;
- > Provides opportunity for long term planning not only for residential development but also the provision of infrastructure, community and commercial services;
- > Provides security for investment in the town not only for developers and homebuyers but also for any future commercial investors;
- > Speeds up approval process once the strategic direction is identified;
- > Provides sufficient time to allow consideration and management of cultural and environmental features, and
- > Provides viable alternatives should short term growth land not be developed.

## 6 Attributes of the inclusion of the subject land

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The identification of the subject land will facilitate sustainable growth to meet the short and medium term housing demands of the Teesdale Community. It will also provide short and medium term protection for this land to ensure that no adverse uses such as intensive agricultural pursuits are not introduced that will limit the future development of the land.

Land south of the Shelford Bannockburn Road is considered to be logically located to extend the Teesdale Settlement Boundary. Primarily, the land is considered to be more attractive land in terms of its landscape value, historical and natural features which can be incorporated in the future subdivision of the land to provide an attractive low-density estate. Also, the primary school and commercial land are located to the south of the Bannockburn Shelford Road and thus access is safer from the south. The land is also a considerable distance from existing uses that require a surrounding buffer located to the north, therefore there is no impediment to the subdivision and development of the land.

In addition to the benefits listed above the subject land will not only provide attractive future low density lots it also contains significant features of community interest that will be accessible to the public once the land is developed. This includes access to Native Hut Creek which provides an interesting and attractive landscape feature that winds its way through the subject land providing opportunities for environmental rehabilitation and passive open space opportunities that will link this land with the existing town area. This will provide the future community with walking and cycling opportunities along the rural creek surrounds of Native Hut Creek and thus promote community health and lifestyle benefits of Teesdale.

Also as the land contains the historic Woolbrook Station and surrounds the subdivision of the land and recognition of the Woolbrook Station as a place of cultural and historic interest in the Structure Plan will provide opportunity to establish this precinct as a significant community asset. Activities could include, festivals, markets and events that will encourage visitation and economic investment in the town.

The proposed Woolbrook Station Cultural Precinct and the short and medium subdivision of land adjoining the existing town boundary will enable the creation of significant integration opportunities to promote access via walking and cycling as well as providing easy vehicle access to the town's services.

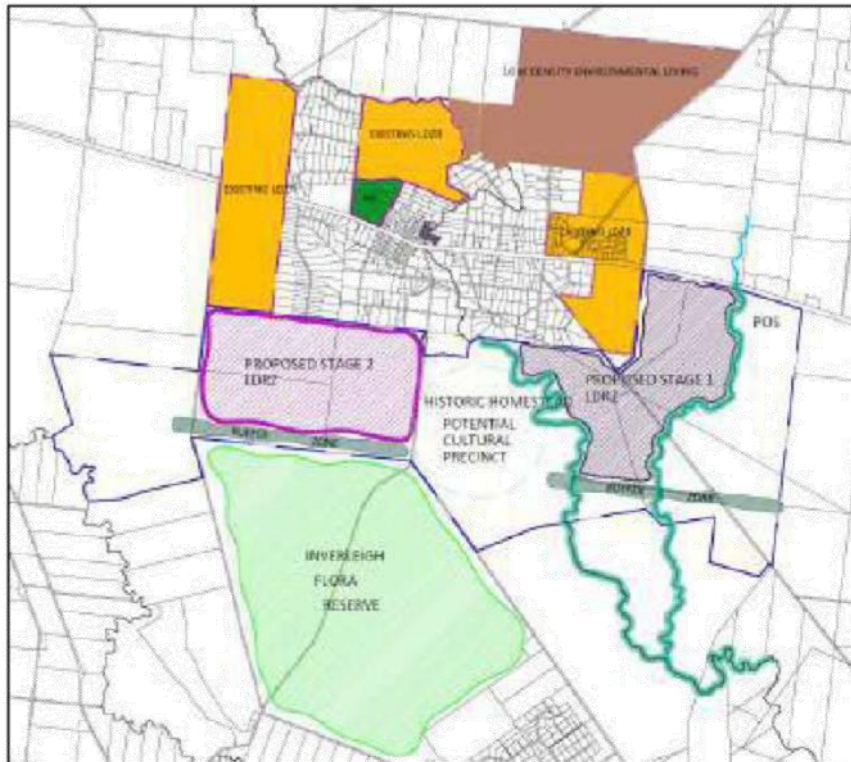
As previously advised the combination of the lands inspiring rural landscapes together with the natural features of Native Hut Creek and the historic significance of the Woolbrook Station Homestead combine to establish this land to be highly desirable for future subdivision.

## 7 Proposed addition to the Teesdale Structure Plan

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The plan below shows the overall addition of the subject land along the existing southern and eastern development fronts of Teesdale. In addition, the plan identifies the future establishment of the potential cultural precinct with the Woolbrook Station Homestead as the central attraction.

The overall plan shows the logical staging of the development of this land with the eastern area proposed for short term development as it provides a logical extension of the town to the natural boundary of Native Hut Creek.



Details of each stage is as follows:

**7.1 Proposed Zone 1**

**Zone 1 – Short Term Implementation (refer to figure below)**

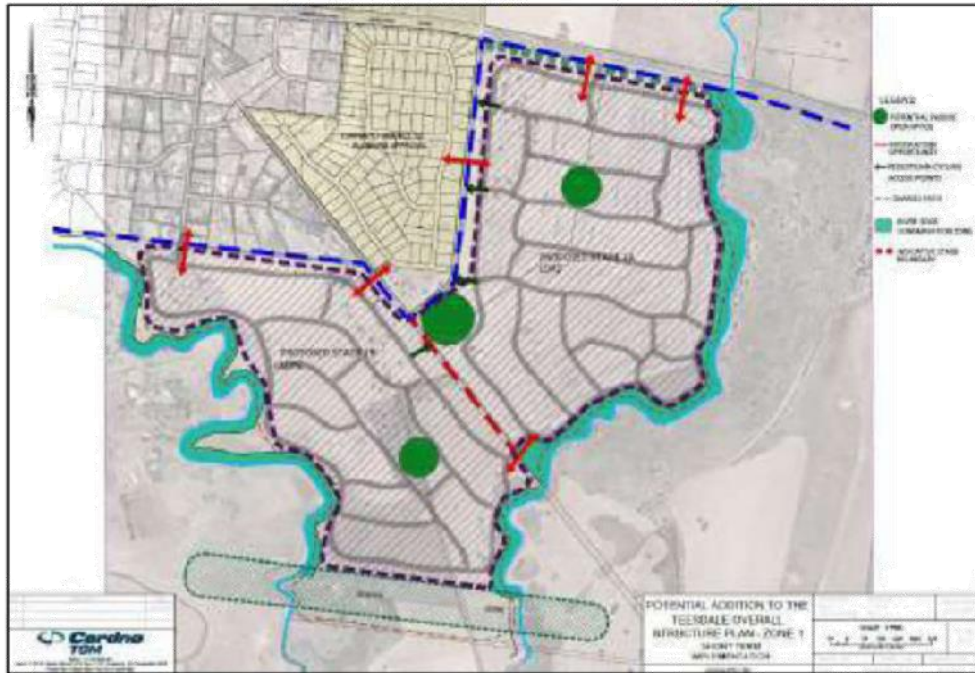
This land is located along the south eastern boundary of Teesdale. The land is approximately 284.8ha in area and is bounded by the Native Hut Creek along the eastern edge, the Bannockburn Shelford Road to the north, the Native Hut Creek along the south western boundary and the proposed Woolbrook Estate to the north west. The land forms part of the natural extent of Teesdale to the east, as the Native Hut Creek forms the logical eastern boundary.

The development of the land will provide an ideal opportunity to incorporate the Native Hut Creek and provide a linear open space reserve that will encourage walking and riding along the creek into the town and to the proposed cultural precinct at the Woolbrook Homestead. The land also forms a logical extension of the Woolbrook Estate that is currently being considered by Council’s Planning Department. Thus it can be integrated to the west to provide alternative low density residential lots and vehicle and pedestrian connections through to central Teesdale.



In addition the land can provide open space opportunities connected with walking paths and proposed road network to link with the open space linear reserve proposed along the creek.

Given the lands ideal location adjoining low density residential road and the eastern direction of the towns growth the identification of this land for short term development is a logical outcome.



Proposed Zone 1

## 7.2 Proposed Zone 2

### Zone 2 – Medium Term Implementation (refer to figure below)

Land identified along the south western edge of Bannockburn provides a logical medium term extension of the town. Similar to Stage 1, the land is ideally located adjoining the current town boundary of Teesdale to provide an integrated subdivision with road and pedestrian connections to developed Teesdale to the north. Part of the land along the southern edge contains high voltage powerlines. This land is proposed to be left aside as a buffer to the Inverleigh Flora Reserve and thus can also play a role in fire protection and mitigation. Also the development of a buffer separates the subject land from the flora reserve to prevent any direct impacts but may be accessible via a walking path connection to the reserve and the attractive surrounds of the Woolbrook Station Homestead.



Proposed Zone 2

## 8 Potential Cultural Precinct

As previously advised, part of the subject land contains the historic Woolbrook Station Homestead south of the town and west of Native Hut Creek. The Woolbrook Station Homestead is of historical, social and architectural significance to the Golden Plains Shire. We suggest that this area be recognised as a potential future Cultural Precinct due to its historical and natural attributes. Thus my client's long term vision is to establish this area as a space where the community can enjoy the attributes of the site and where community festivals and events, and markets may be staged.



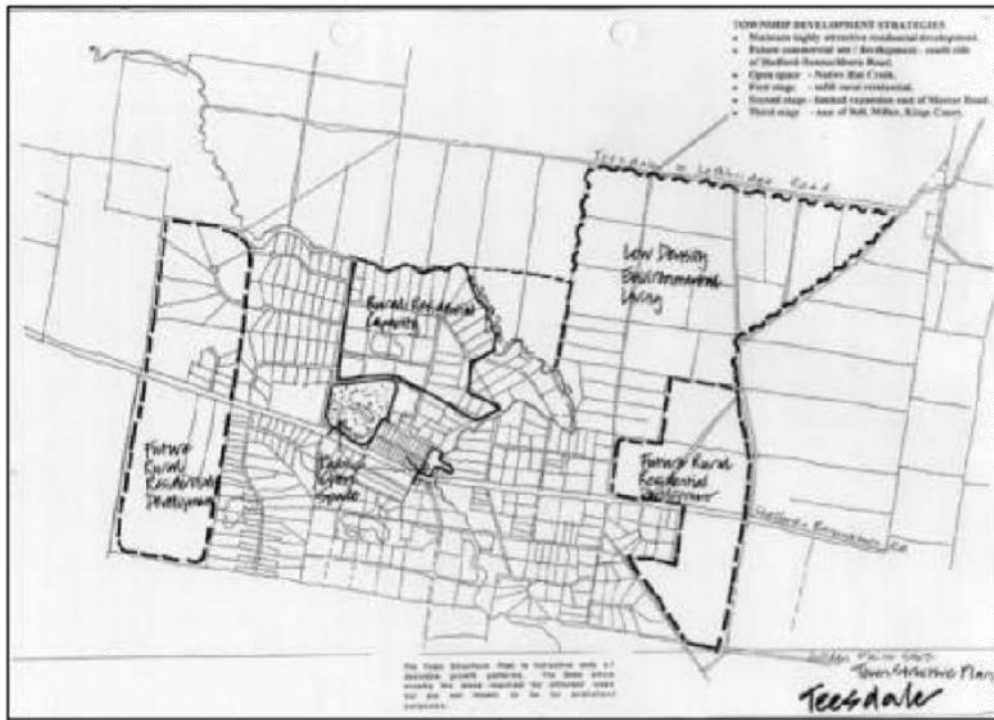
Potential Cultural Precinct



## 9 Policy Context

### 9.1 Local Planning Policy Framework

#### 21.08-14 Teesdale Structure Plan



*Comment : As advised the Teesdale Structure Plan is 22 years old and while it has guided the development of the town it is appropriate to review Structure Plan as a low density residential opportunities within close distance to Bannockburn, Geelong and Melbourne have recently become very popular. As also advised we believe that it is also important to identify the short and medium term growth areas to guarantee future supply.*

## 10 Conclusion

The subject land provides a logical addition to the Teesdale to meet the short and medium housing demands of the local community. The recognition of the land in the future Teesdale Structure Plan will provide a future vision for the town, community growth and investment and important environmental and historical attributes to be ultimately enjoyed by all the community.






Response to the Draft Teesdale Structure Plan 

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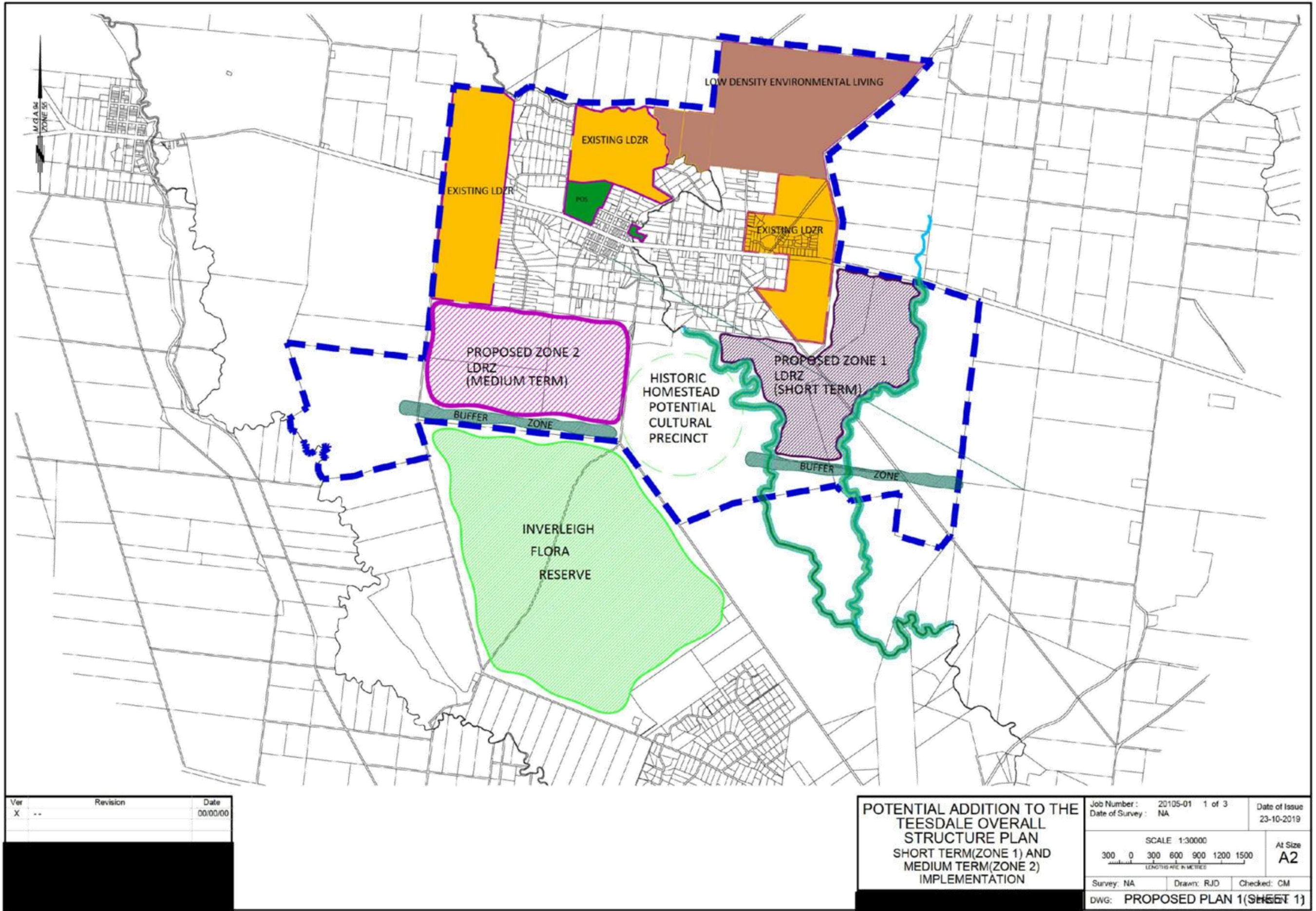
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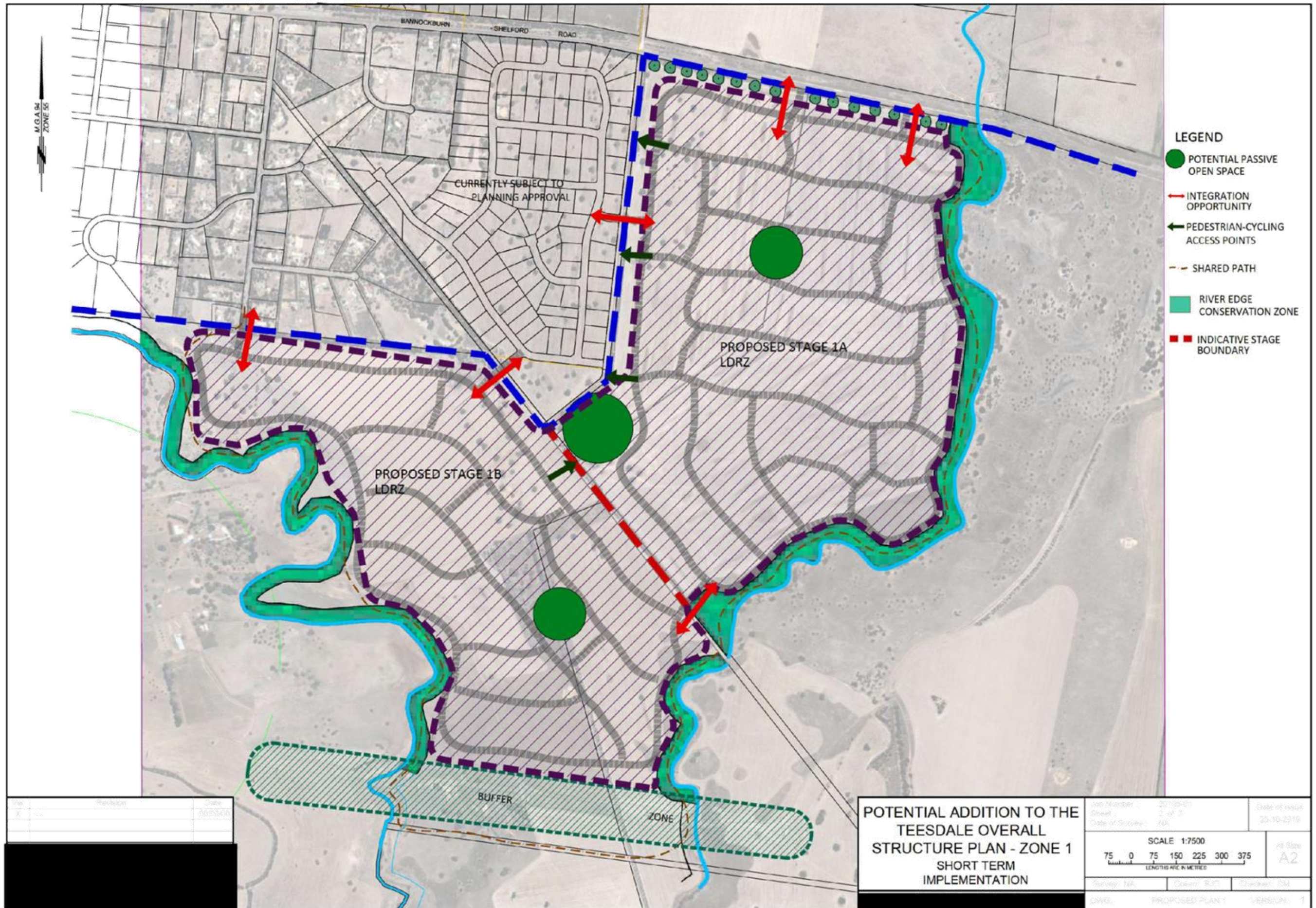
We seek the support of the Golden Plains Shire to include this land in the Teesdale Structure Plan.

Thank you for your consideration.











Rev	Revision	Date
1		30/09/20

- LEGEND**
- POTENTIAL PASSIVE OPEN SPACE
  - WATERWAY CONSERVATION ZONE/OPEN SPACE
  - SHARED PATH
  - INTEGRATION OPPORTUNITY
  - PEDESTRIAN-CYCLING ACCESS POINTS

**POTENTIAL ADDITION TO THE  
TEESDALE OVERALL  
STRUCTURE PLAN - ZONE 2  
MEDIUM TERM  
IMPLEMENTATION**

Job Number: 20102-01	Date of Issue: 25/04/2020
Date of Survey: NA	
SCALE 1:7500	
75 0 75 150 225 300 375	
LENGTHS ARE IN METRES	
Drawn: P&E	Checked: CM
dwa: PROPOSED PLAN 1 (SHEET 3)	



15 April 2020

Mr Phil Josipovic  
 Director Infrastructure and Development  
 Golden Plains Shire Council

and

Ms Laura Wilks  
 Co-ordinator Strategic Planning  
 Golden Plains Shire Council

Sent via email [REDACTED]

Dear Phil and Laura,

**RE: Teesdale Structure Plan**

I refer to our recent video meeting regarding the Teesdale Structure Plan and the [REDACTED] property.

Thank you for arranging the meeting the purpose of which was to allow me to share township based analysis and a design response that we have prepared for the Woolbrook property that is located immediately to the south of Teesdale.

The [REDACTED] property by virtue of its scale and location offers a very rare opportunity to plan for expansion of Teesdale in a very controlled and considered way that will deliver a range of community benefits that are not offered on other smaller landholdings.

A summary of the benefits include:

- > Establishment of a cultural precinct around the original homestead;
- > Protection of existing stands of vegetation in a linked parkland along the Native Hut Creek;
- > Progressive establishment of a linked open space system within the property and connecting to existing points of interest including the conservation reserve and the Don Wallace Reserve;
- > Delivery of a range of lot sizes and subdivision design in response to positive site features;
- > Control of staged delivery of rezoning in accordance with Council direction without the need to involve other landowners.

Attached, as promised, is a copy of the presentation for your further review.

Whilst we appreciate that Council is due to consider a Structure Plan at its upcoming Council meeting (with a view to seeking Council support to exhibit the structure plan), taking into account the significance of the Woolbrook landholding we believe it is essential that the Councillors are made aware of the opportunities that the property offers.

To that end, we are seeking the opportunity to present the analysis and opportunities to the Golden Plains Shire Councillors before the Structure Plan is formally considered.

Presentation of the merits of the [REDACTED] landholding before the Structure Plan is formally considered will ensure that the Councillors are aware of the opportunities and ensure that the Councillors are comfortable to proceed to exhibition with knowledge of the property.

[REDACTED]

In terms of what would be requested at such a briefing, I can confirm that the intention would not be to seek inclusion of the entire property for rezoning immediately but rather identification of the merits of extension of the structure plan to the south of Teesdale with the opportunity to pursue a staged rezoning of the land after adoption of the structure plan.

In terms of the extent of a possible short-term rezoning area, there is a willingness to work with Council to identify a suitable area within the illustrative master plan area that is included within the presentation and a staged approach to rezonings thereafter.

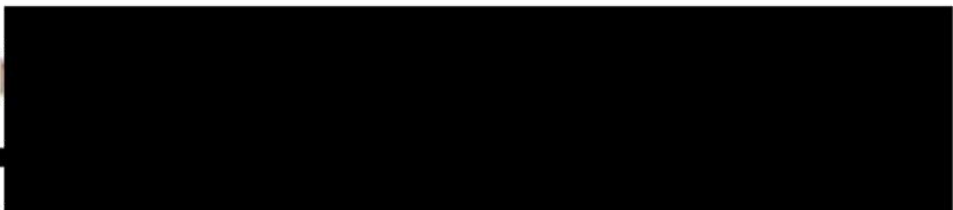
As discussed during the course of the meeting, whilst we respect the process that has been pursued in preparing the draft Structure Plan, we do not believe that the merits of the property have been properly explained prior to preparation of the attached analysis and design response and we think that it is essential for the merits of the land to be explained to the Councillors before the structure plan is formally considered.

Explanation of the merits of the land before the Structure Plan is formally considered could enable a co-operative approach to be adopted without the need for a contested Panel Hearing – something that we would prefer to avoid if at all possible.

Thank you again for arranging our recent meeting and for your further consideration.

I can be available at any time to present the analysis and design response in any way possible in the current circumstances.

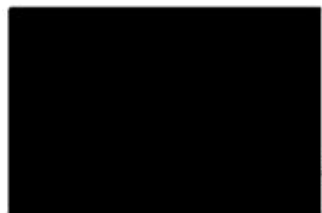
Should you wish to discuss any of the above please contact me on [REDACTED] or







# Teesdale



# Part 1

## Township Analysis





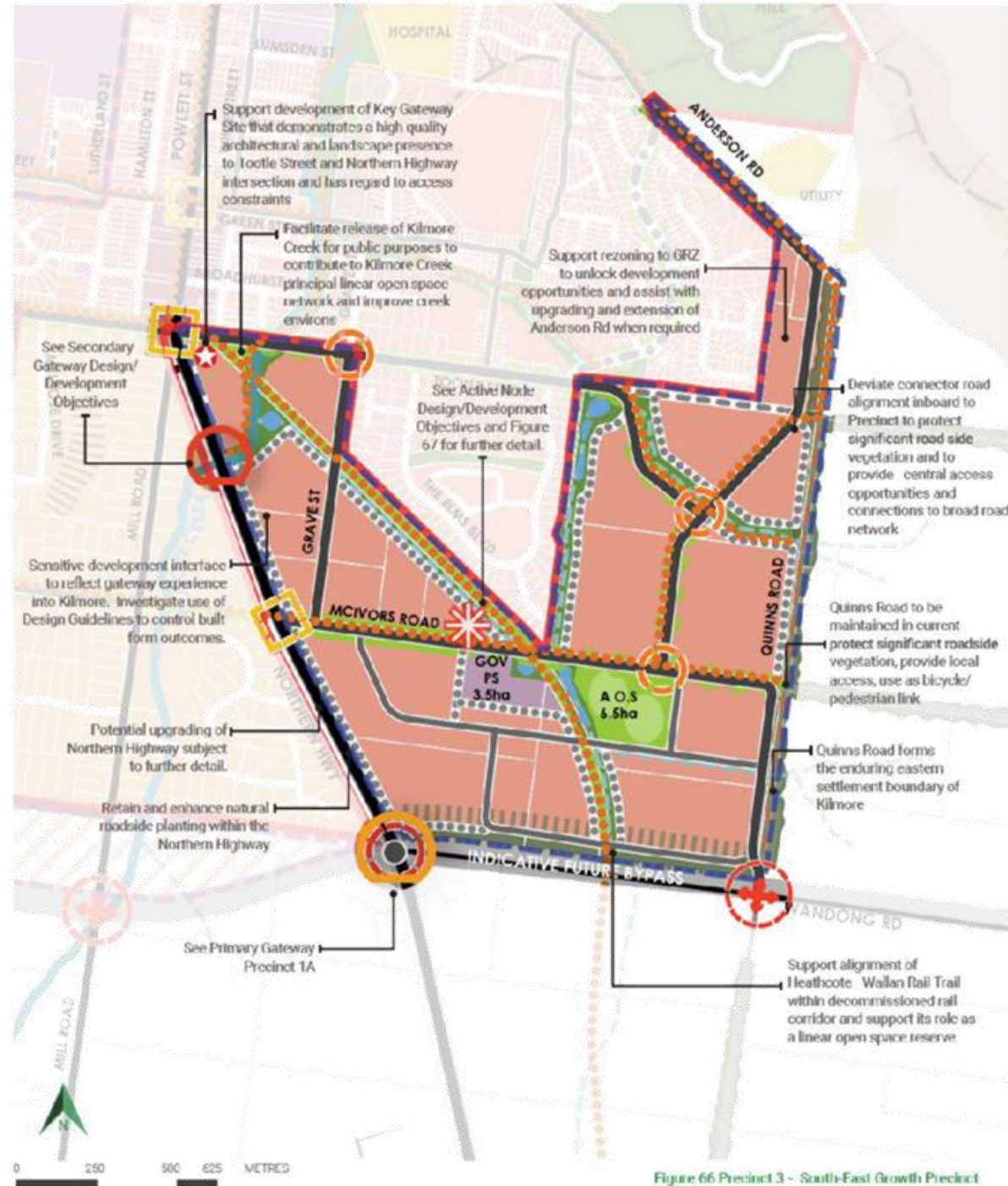


Figure 66 Precinct 3 - South-East Growth Precinct

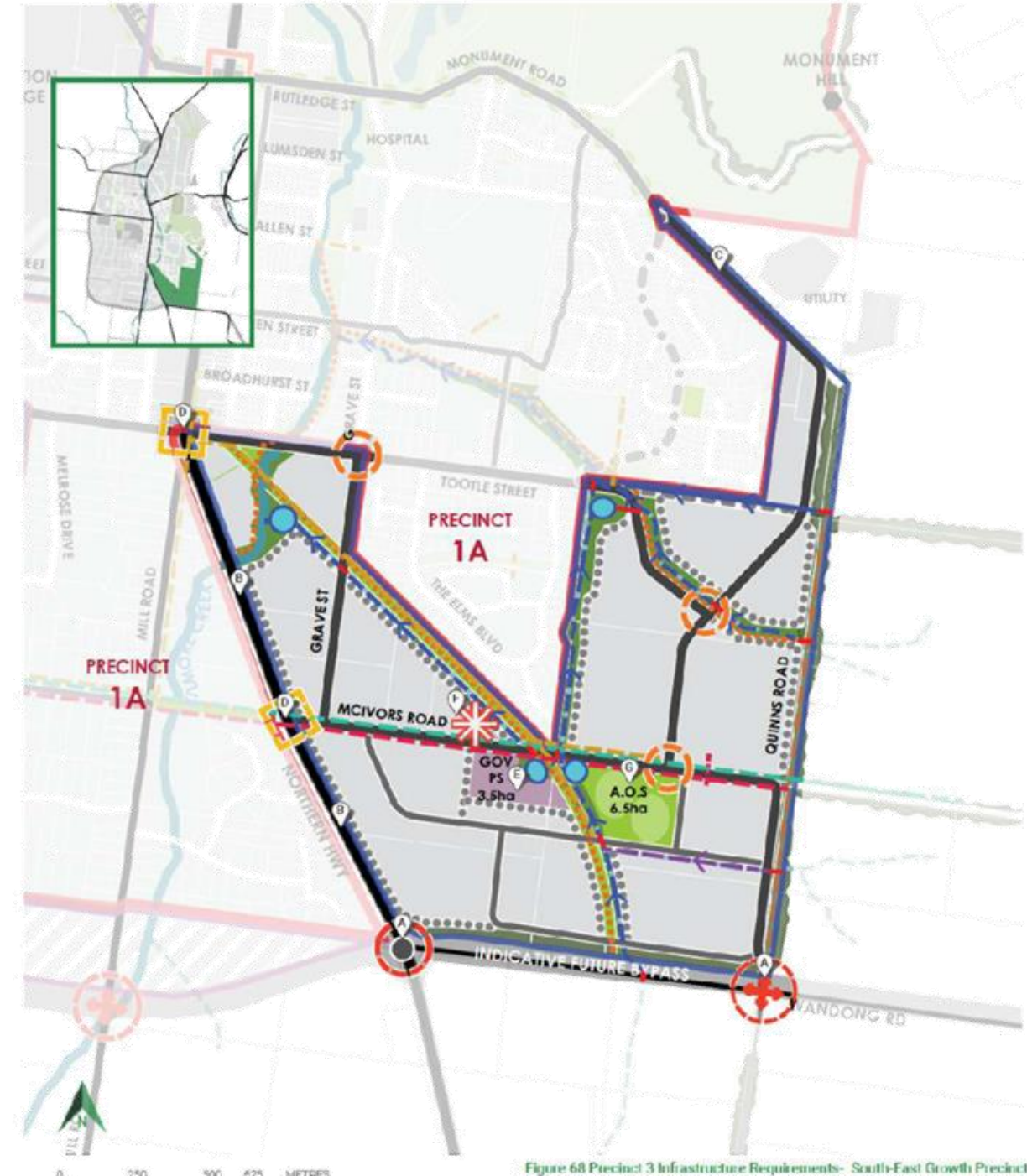
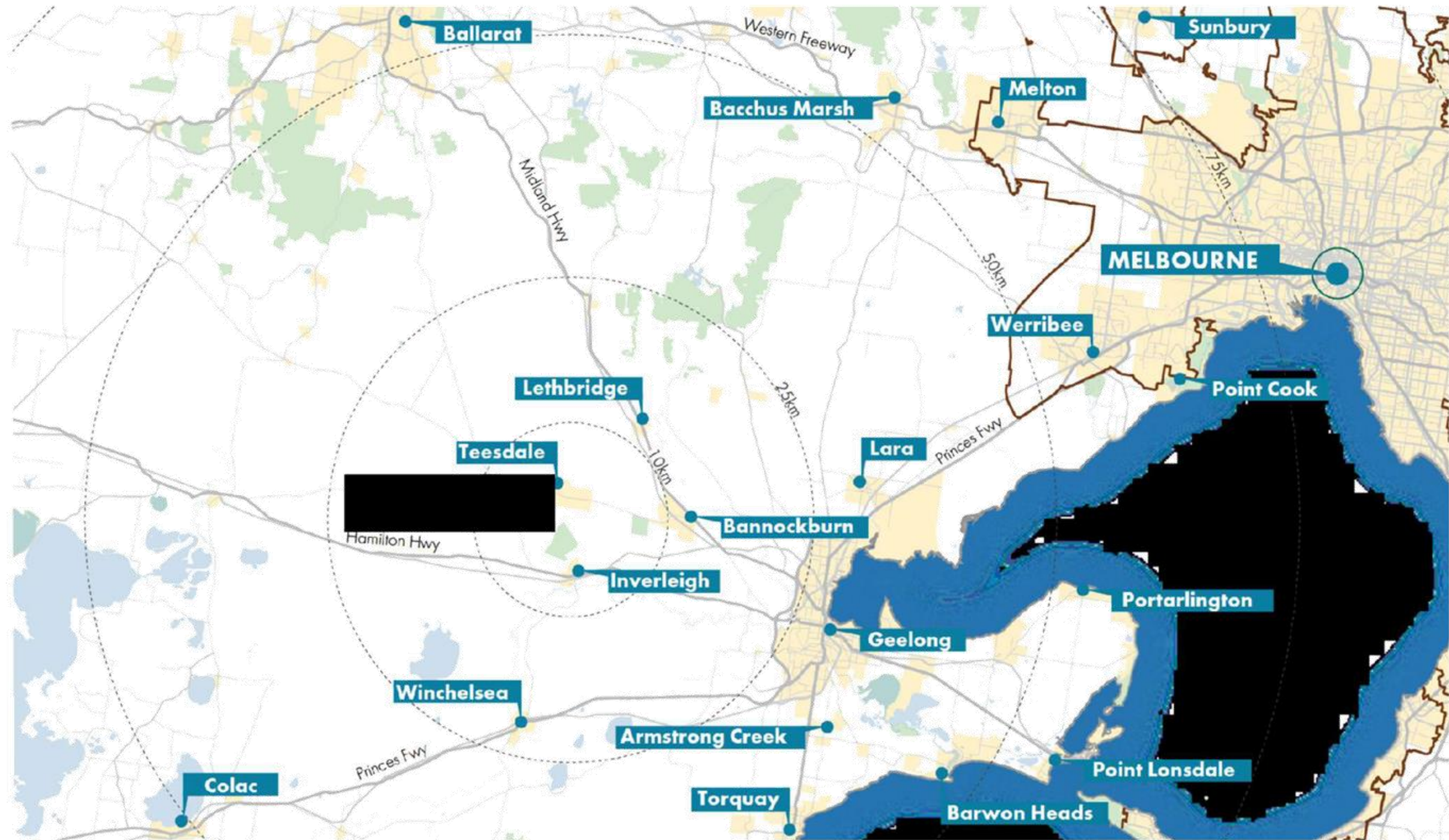


Figure 68 Precinct 3 Infrastructure Requirements - South-East Growth Precinct



# KILMORE STRUCTURE PLAN



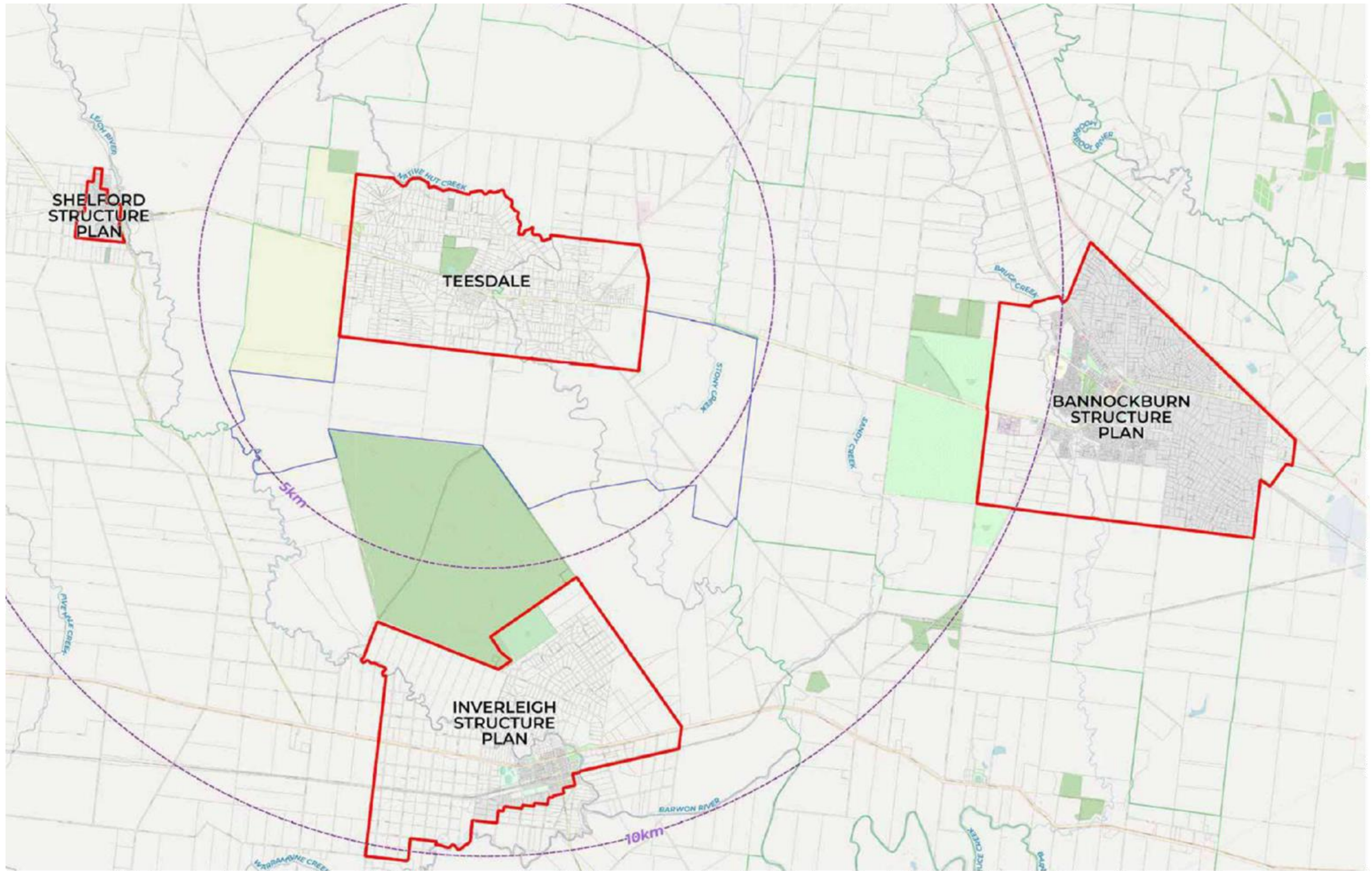
LEGEND

- Freeway
- Highway
- Road
- Built-up Area
- Park
- Water
- Urban Growth Boundary

CBRE AGRIBUSINESS

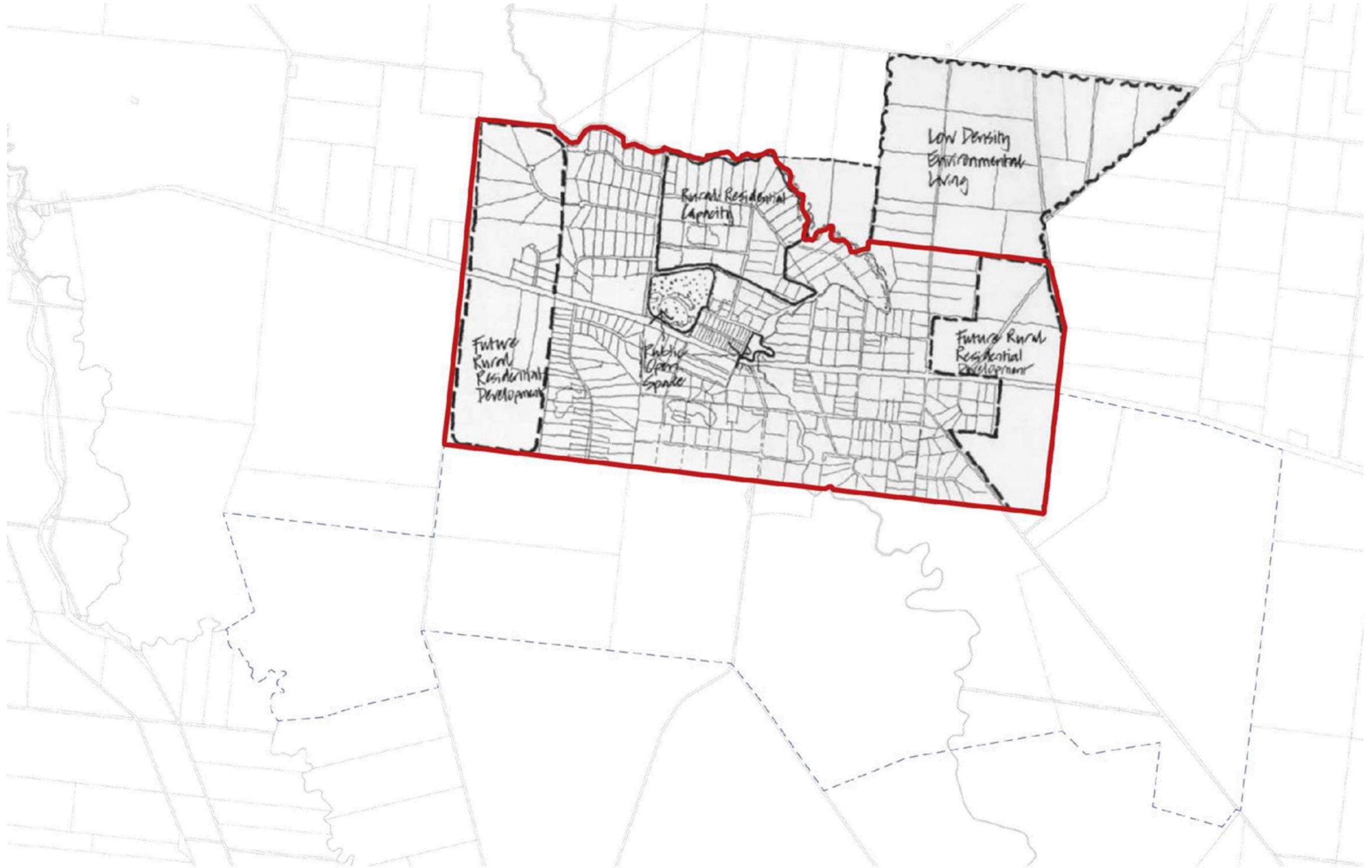
# REGIONAL CONTEXT





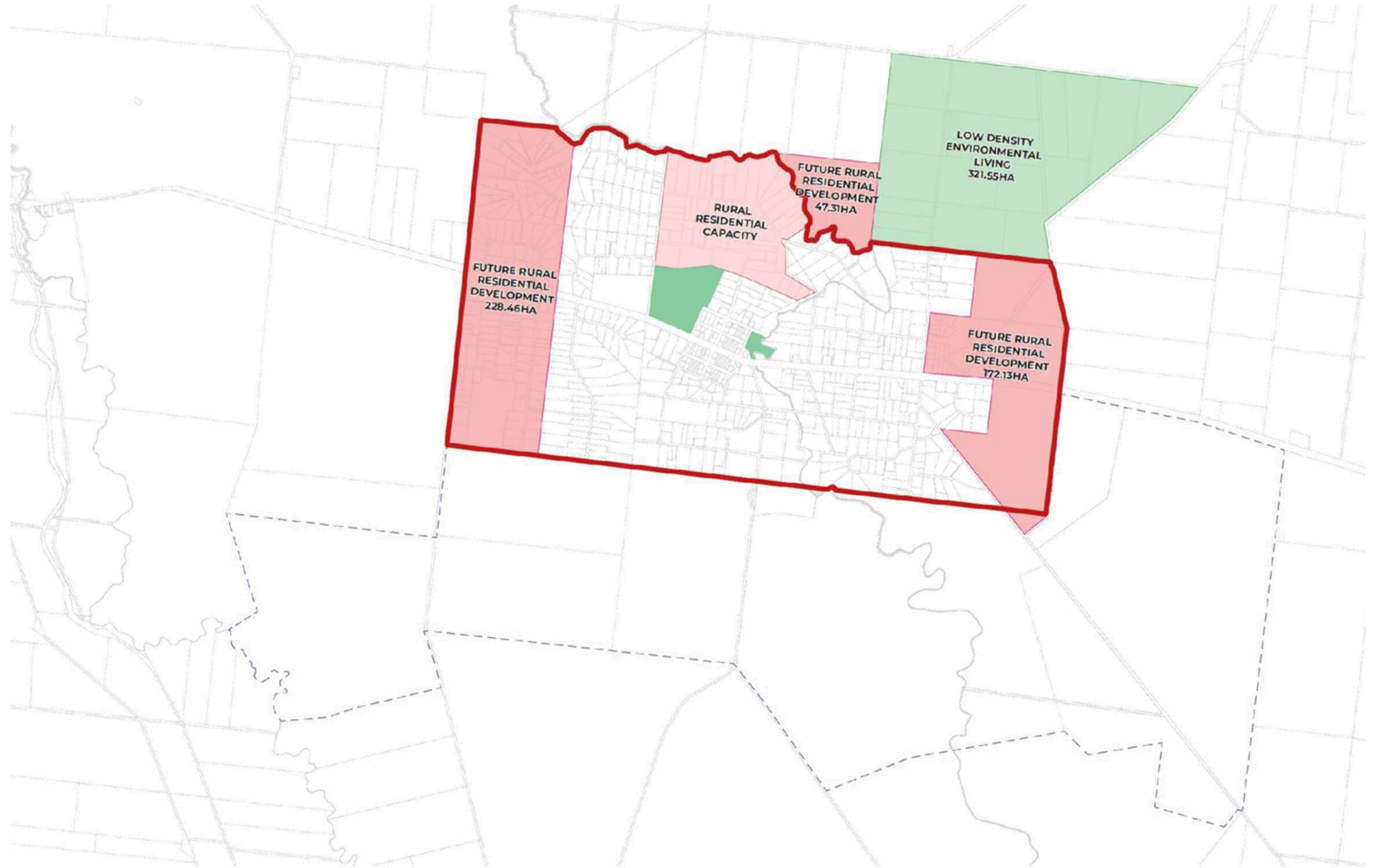
# RELATIONSHIP TO SURROUNDING TOWNSHIPS





# TEESDALE STRUCTURE PLAN 1997

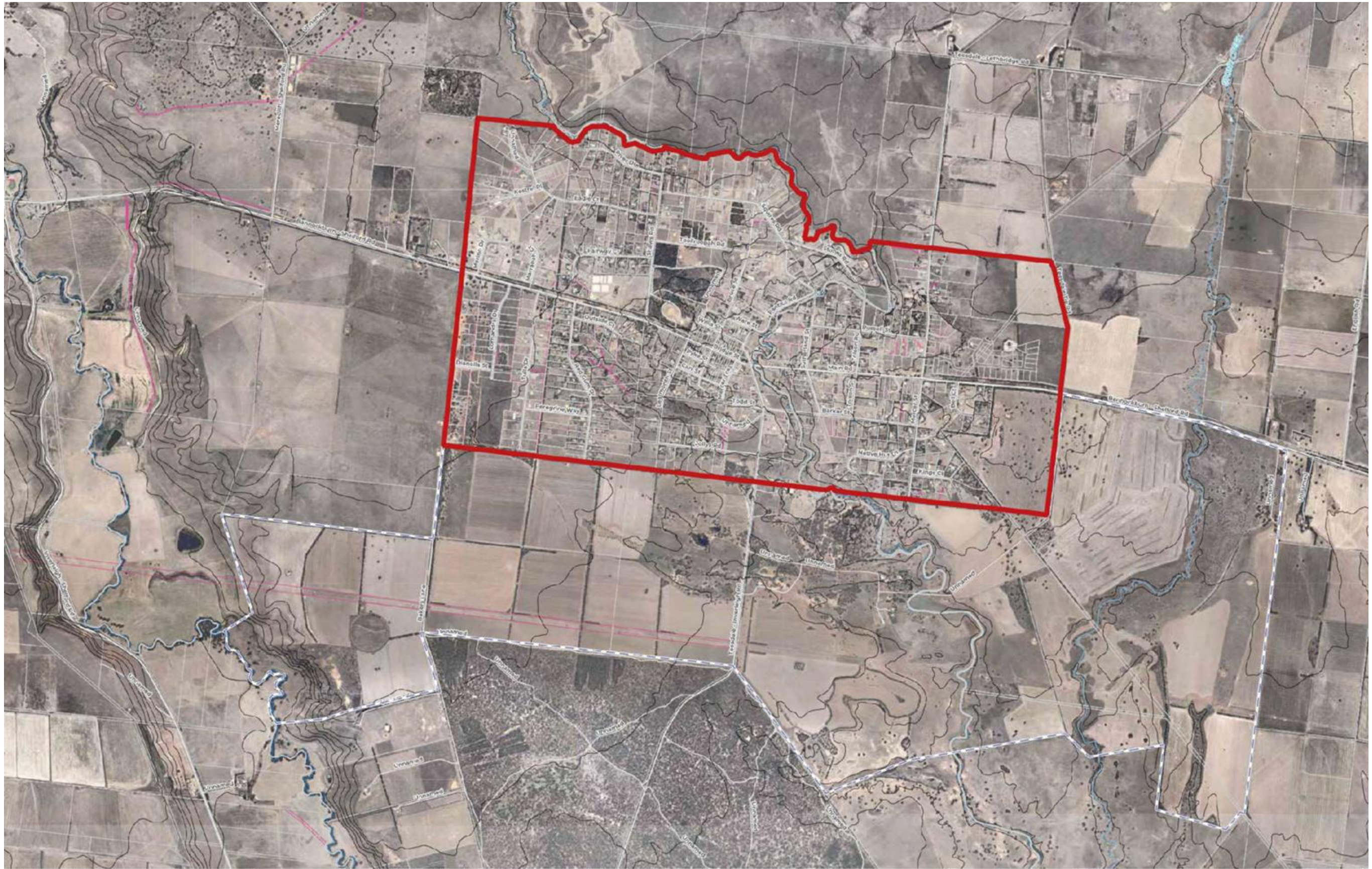




# TEESDALE STRUCTURE PLAN - IDENTIFIED GROWTH AREAS

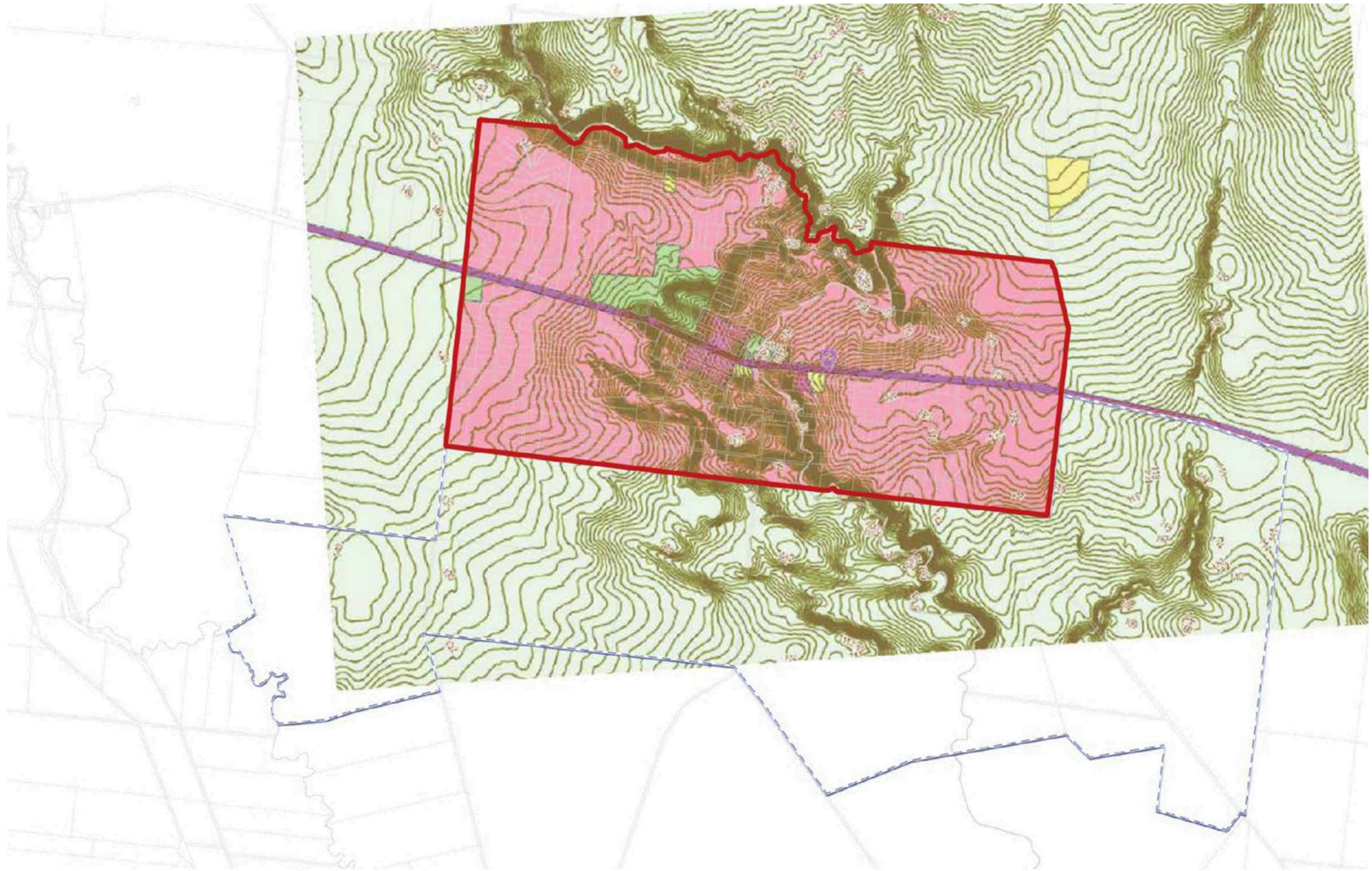






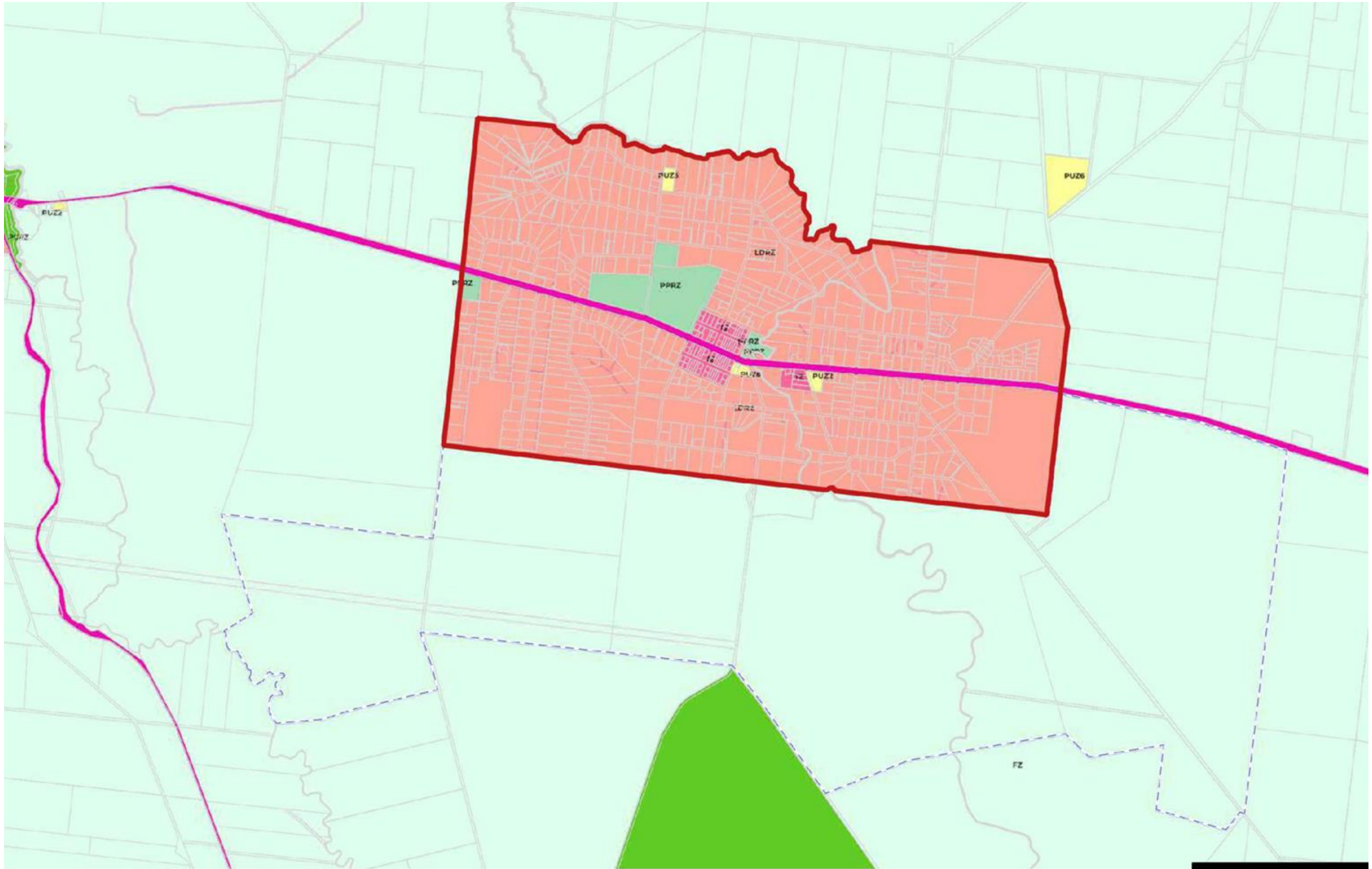
**AERIAL IMAGE**



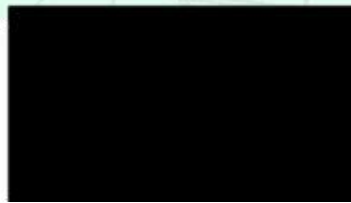


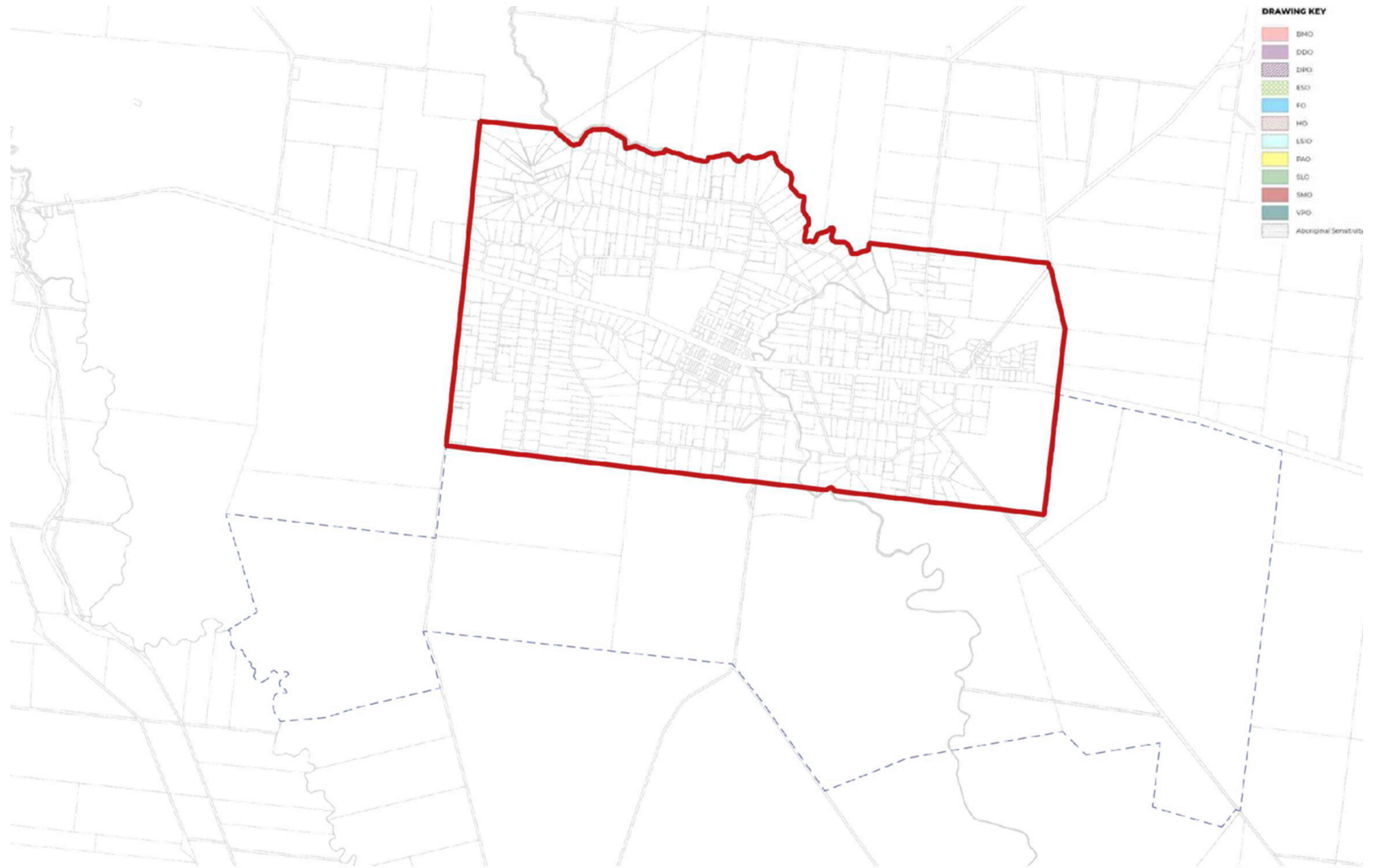
**TOPOGRAPHY (1m CONTOURS)**





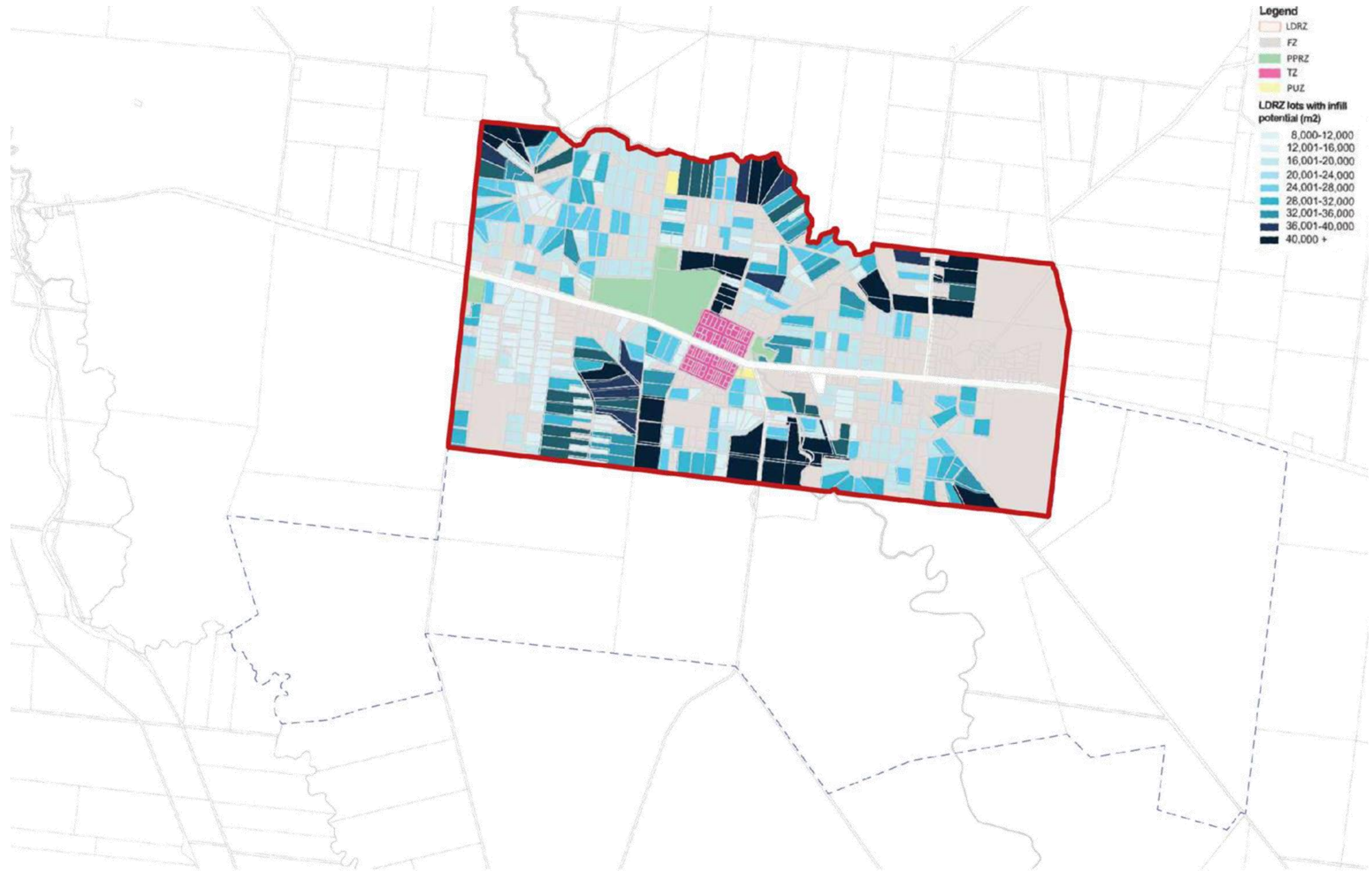
# PLANNING ZONES





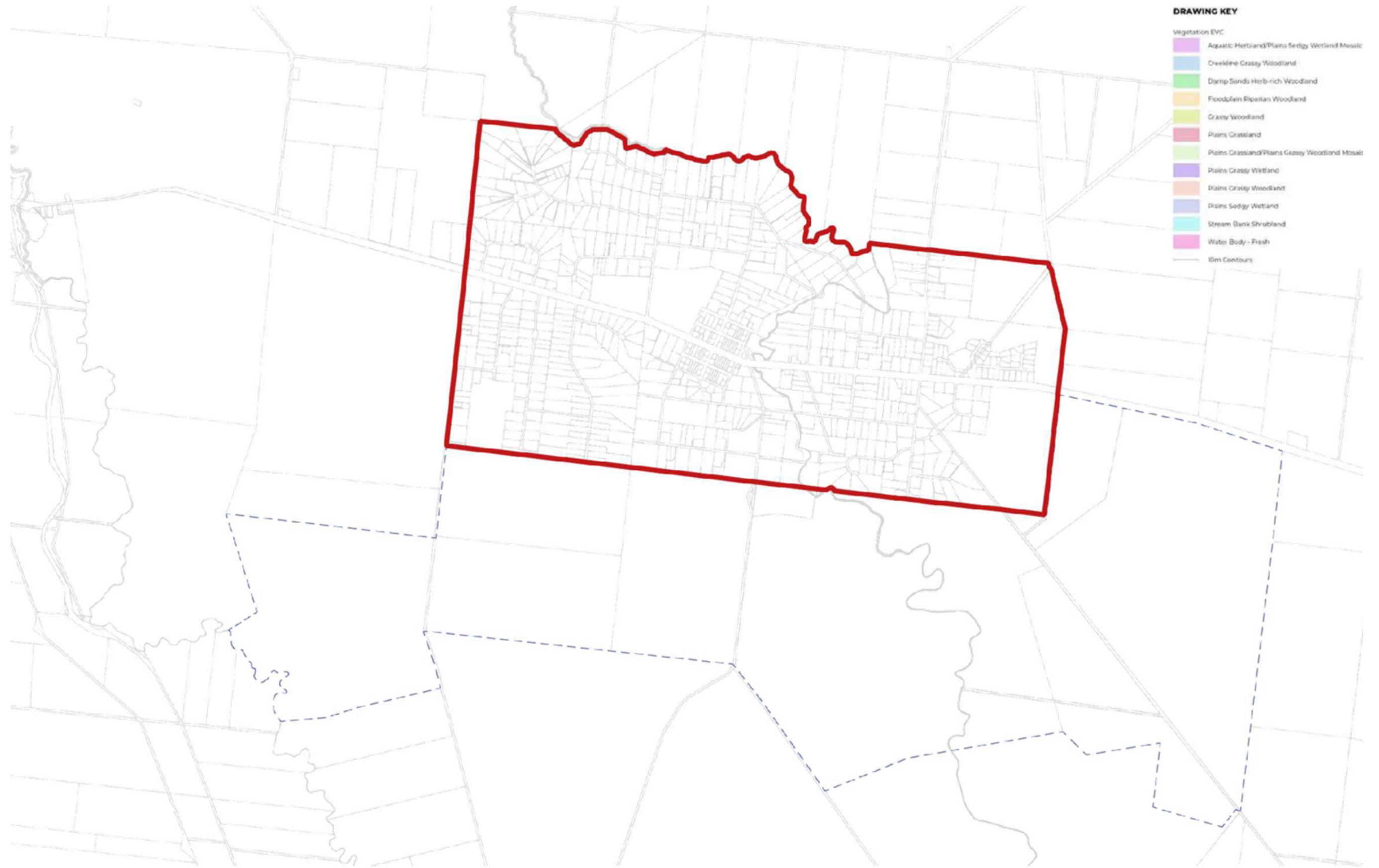
# PLANNING OVERLAYS





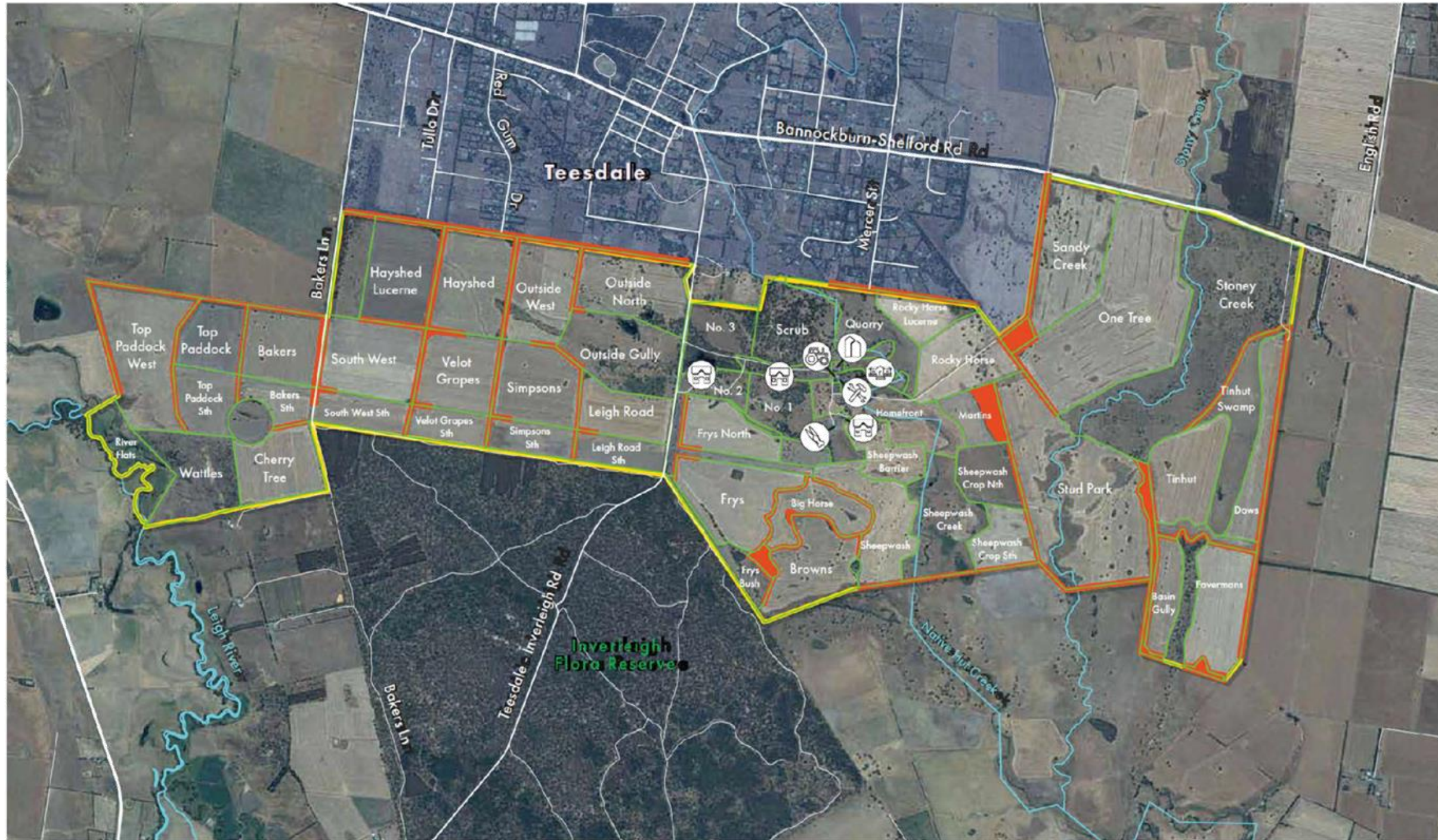
# LOT SIZES/INFILL POTENTIAL





# NATIVE VEGETATION





LEGEND

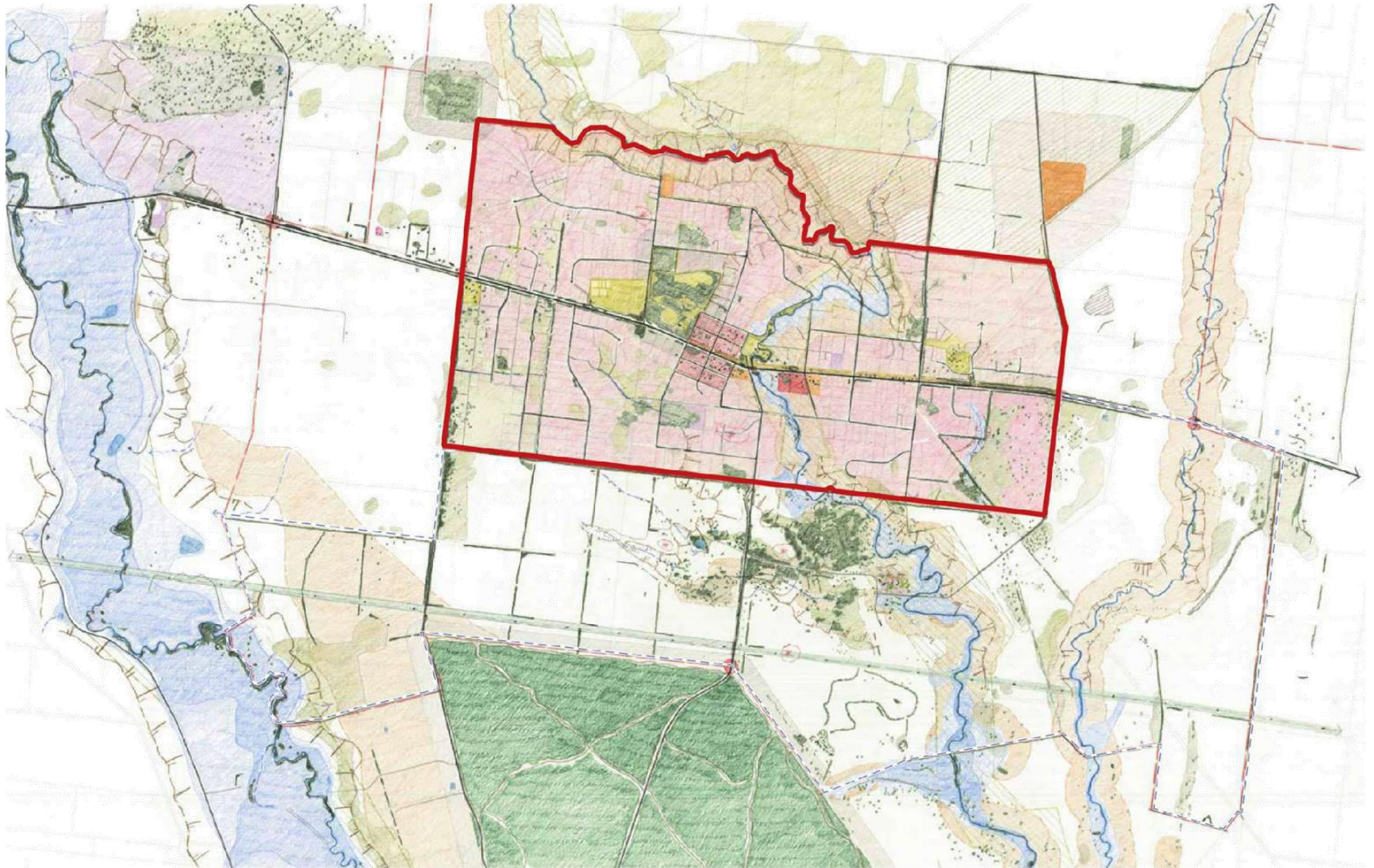
- |                  |                  |                    |                   |
|------------------|------------------|--------------------|-------------------|
| Homestead        | Silo Complex     | Woolbrook Property | Road              |
| Cottage/Dwelling | Workshop/Stables | Paddock Boundary   | Vegetation        |
| Machinery Shed   | Shearing Shed    | Watercourse        | Teesdale Township |



**CBRE** AGRIBUSINESS

# PROPERTY OVERVIEW

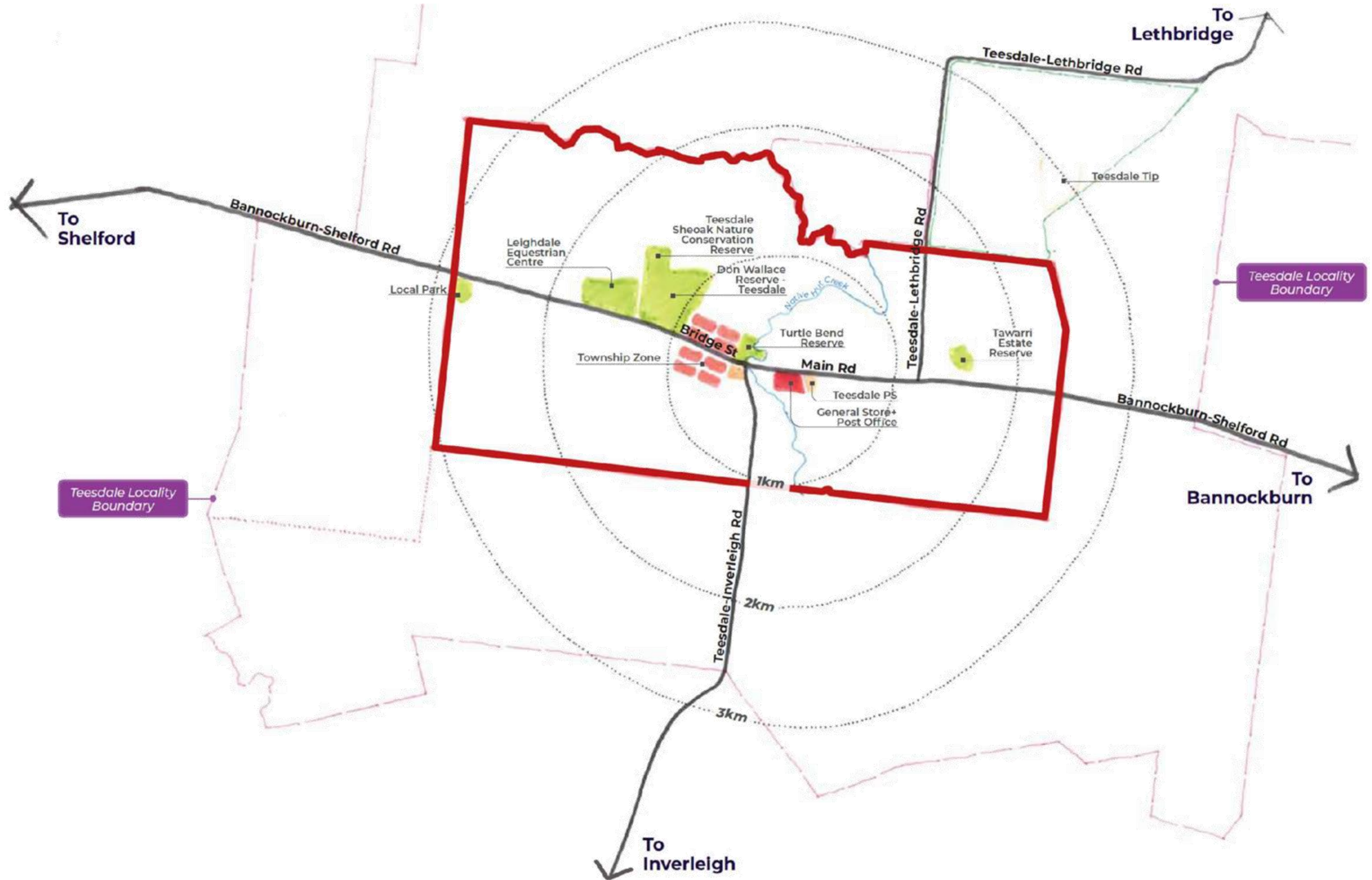




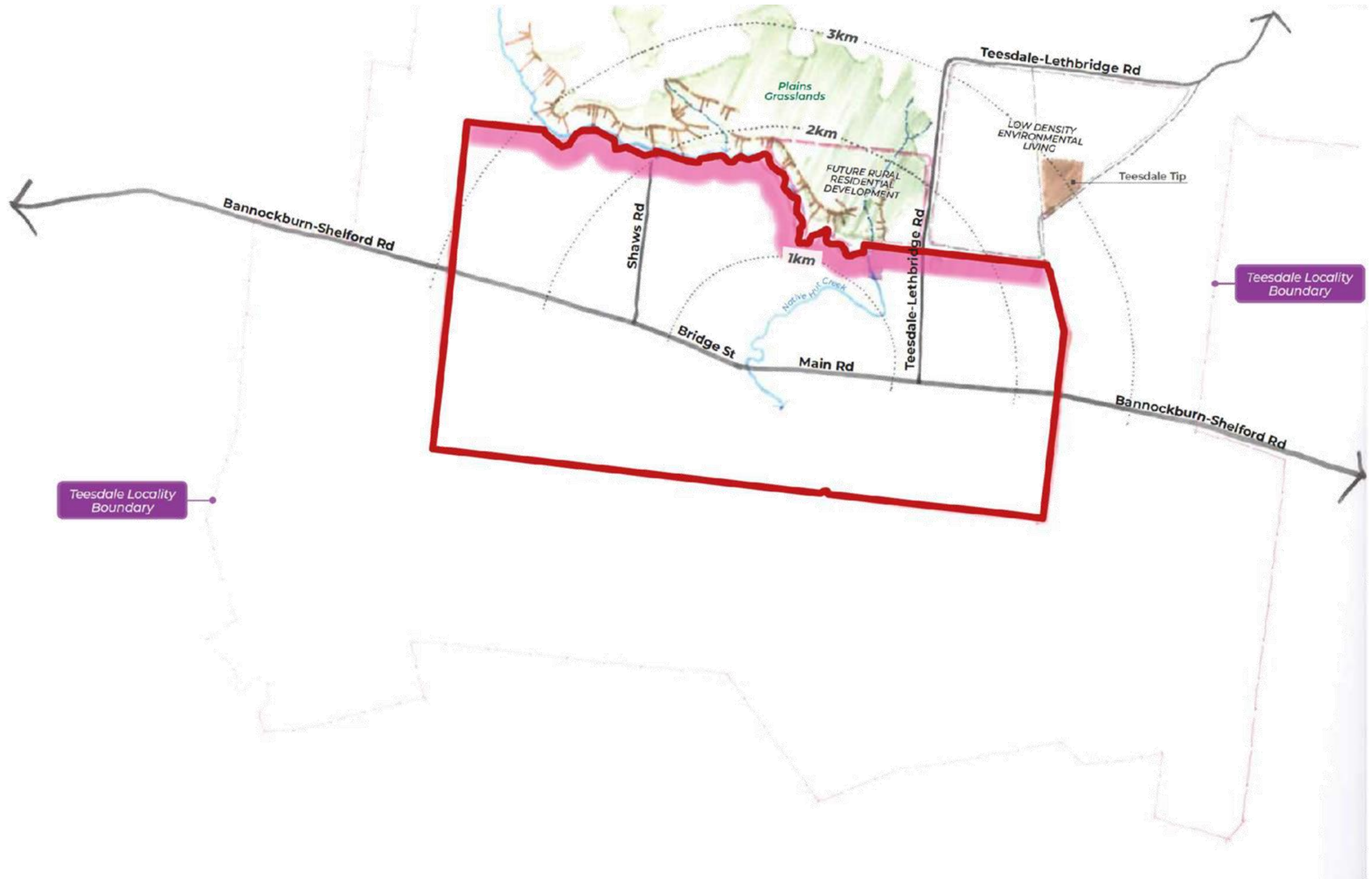
# TOWNSHIP ANALYSIS





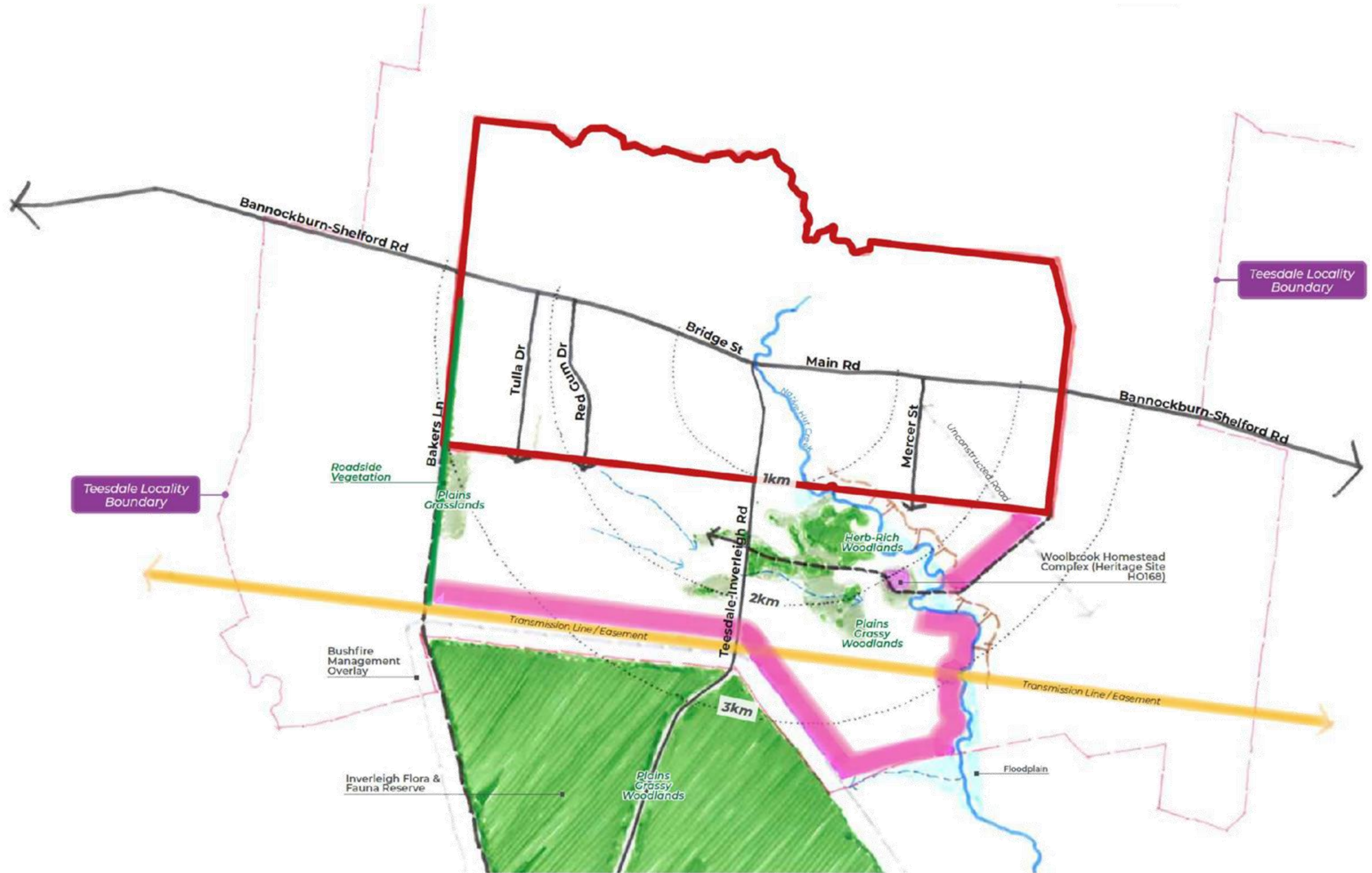


# TOWNSHIP EXTENT & LOCALITY



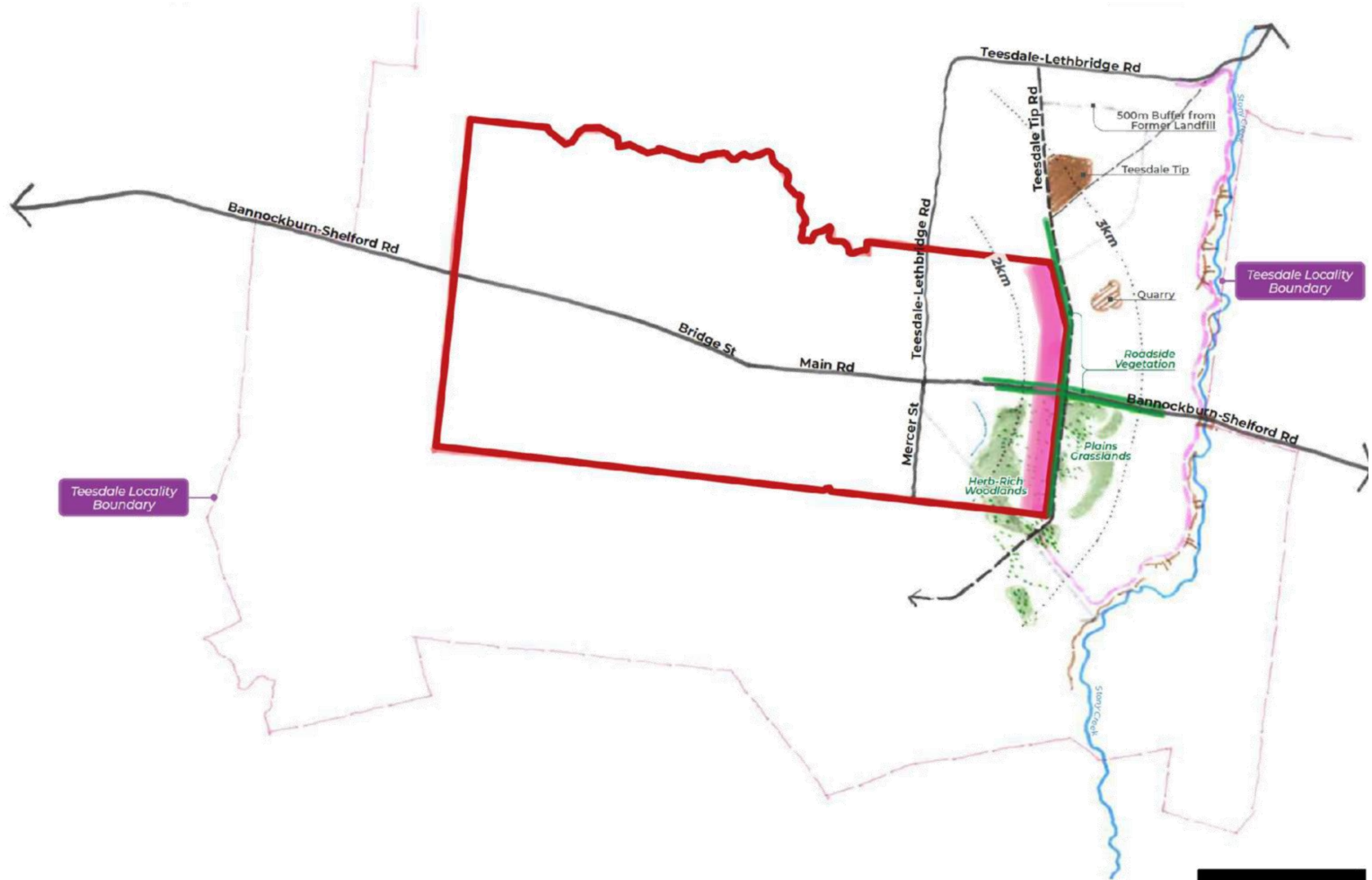
# NORTHERN TOWNSHIP EXTENT - OPPORTUNITIES AND CONSTRAINTS





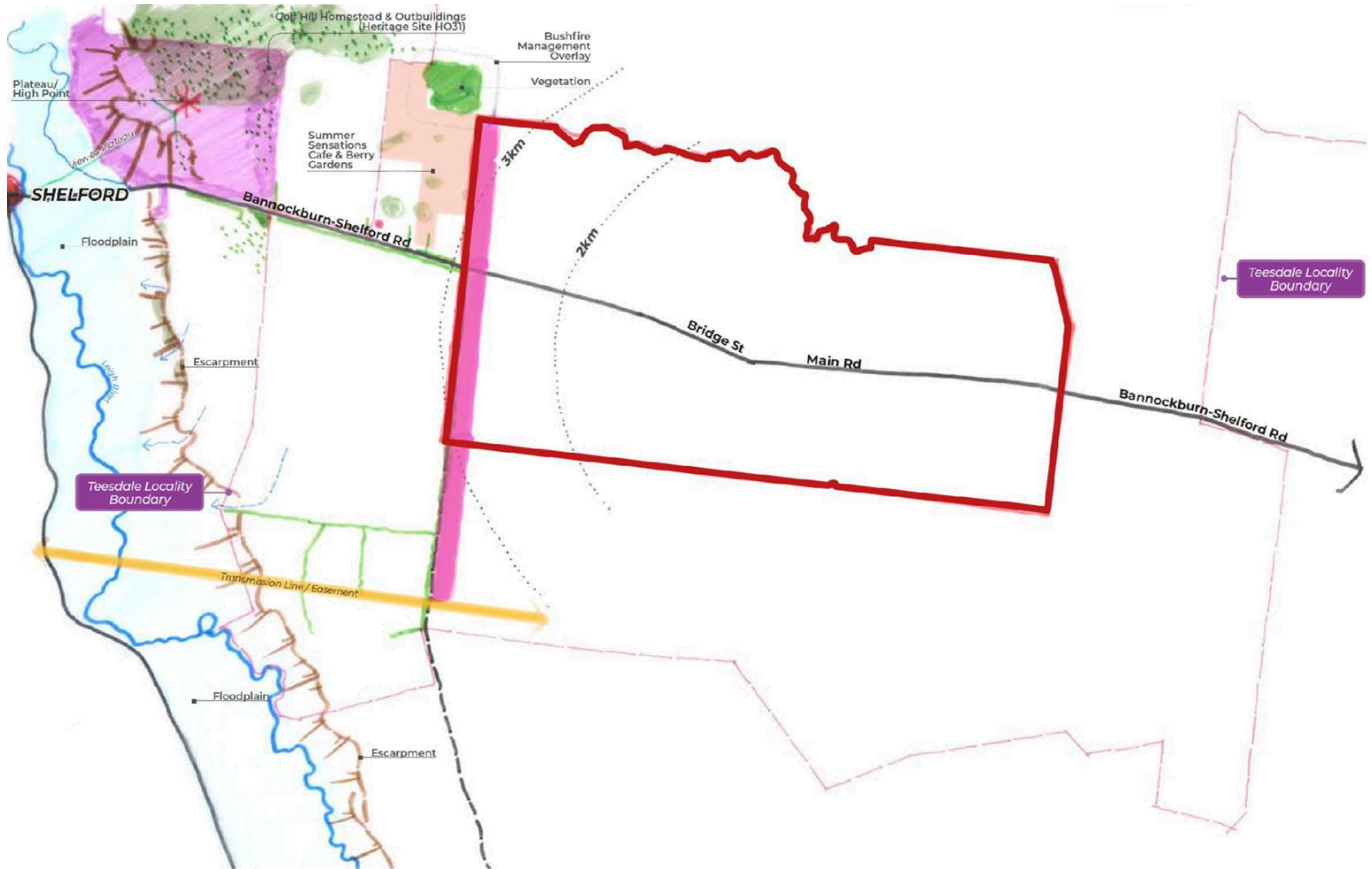
# SOUTHERN TOWNSHIP EXTENT - OPPORTUNITIES AND CONSTRAINTS





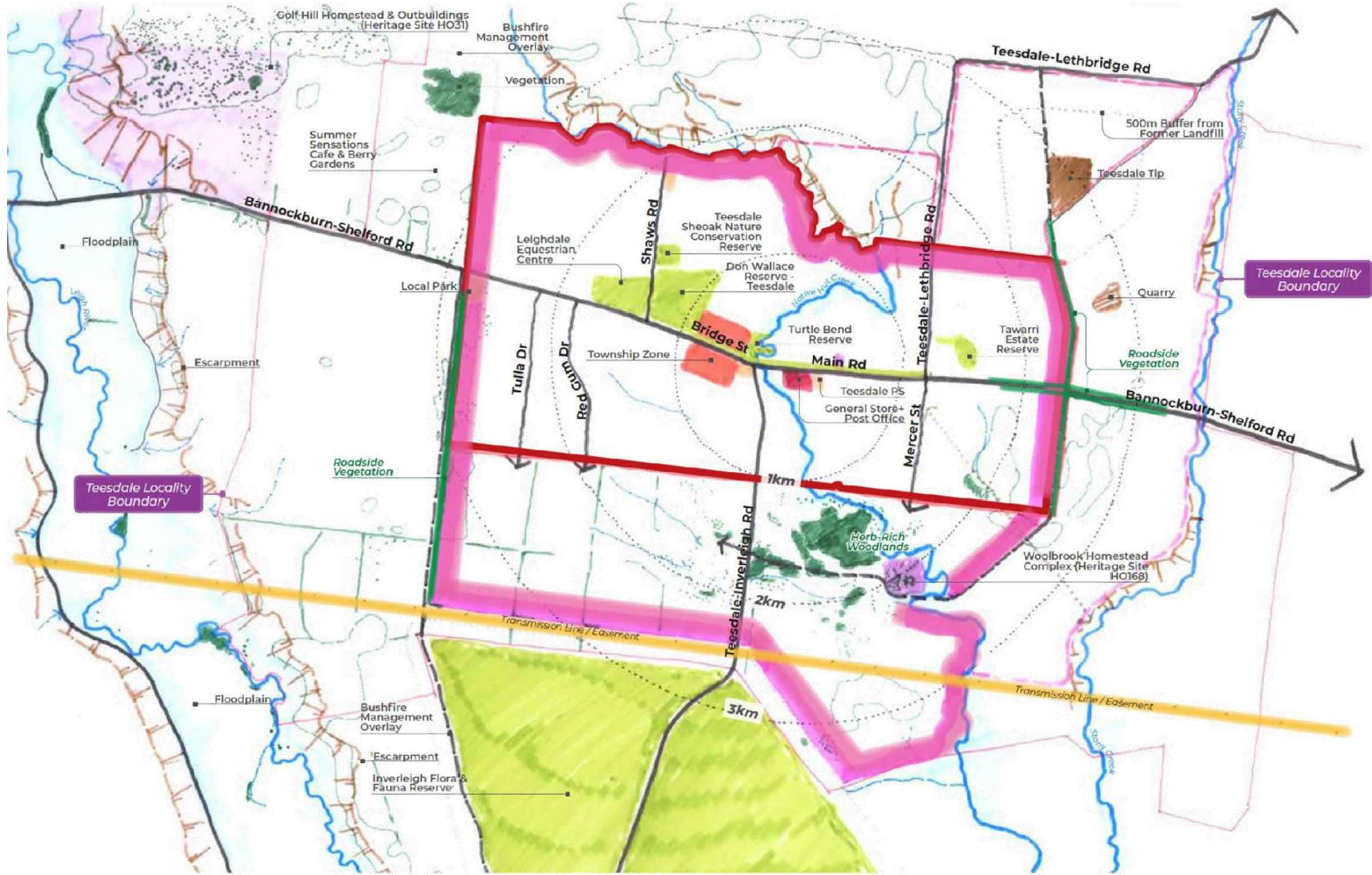
# EASTERN TOWNSHIP EXTENT - OPPORTUNITIES AND CONSTRAINTS





# WESTERN TOWNSHIP EXTENT - OPPORTUNITIES AND CONSTRAINTS





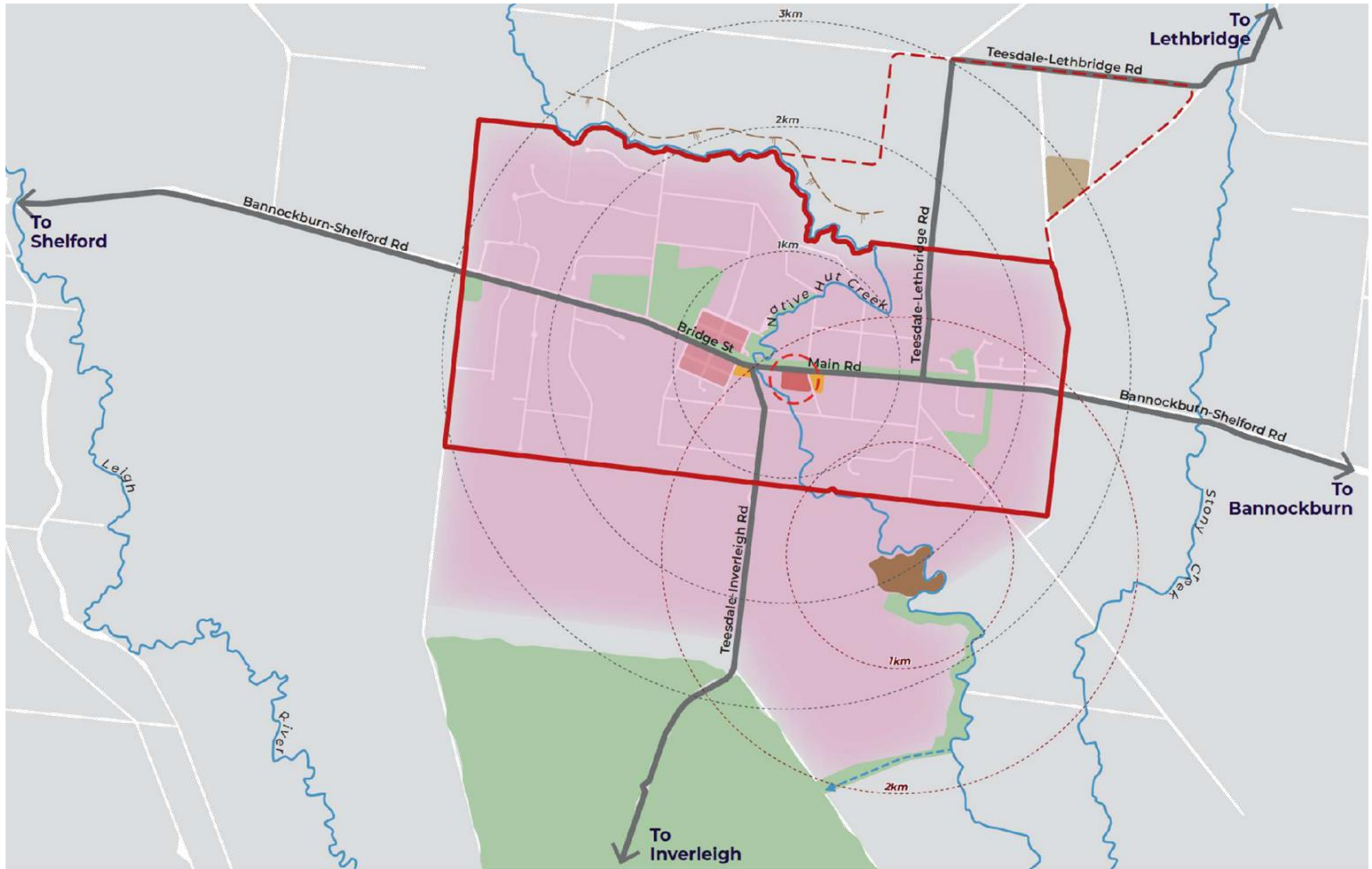
# PROPOSED TOWNSHIP EXTENT





**Part 2**  
Township  
Response



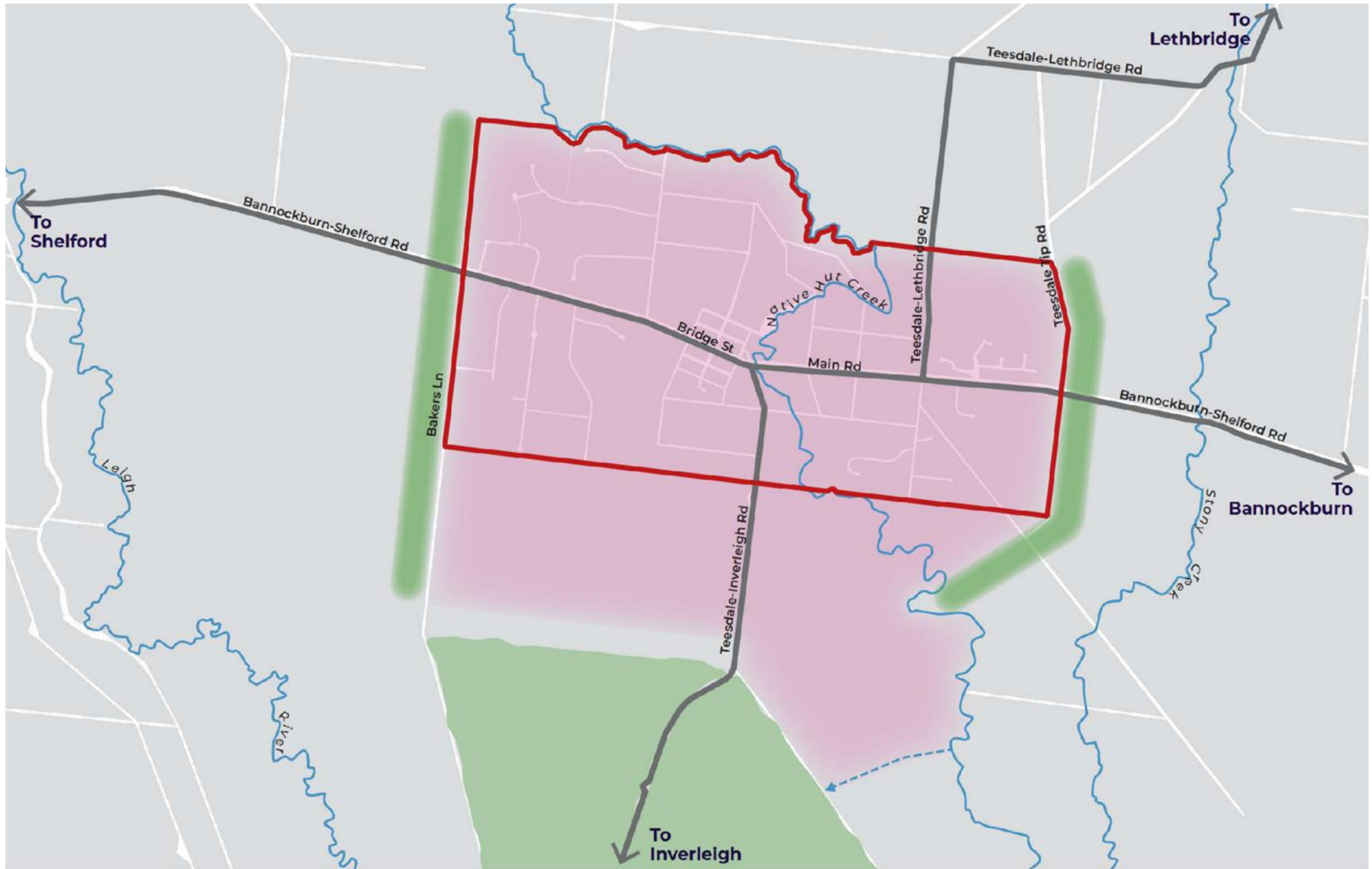


# A BALANCED TOWNSHIP

*"a balanced township growing around a community heart & contained by enduring natural features"*



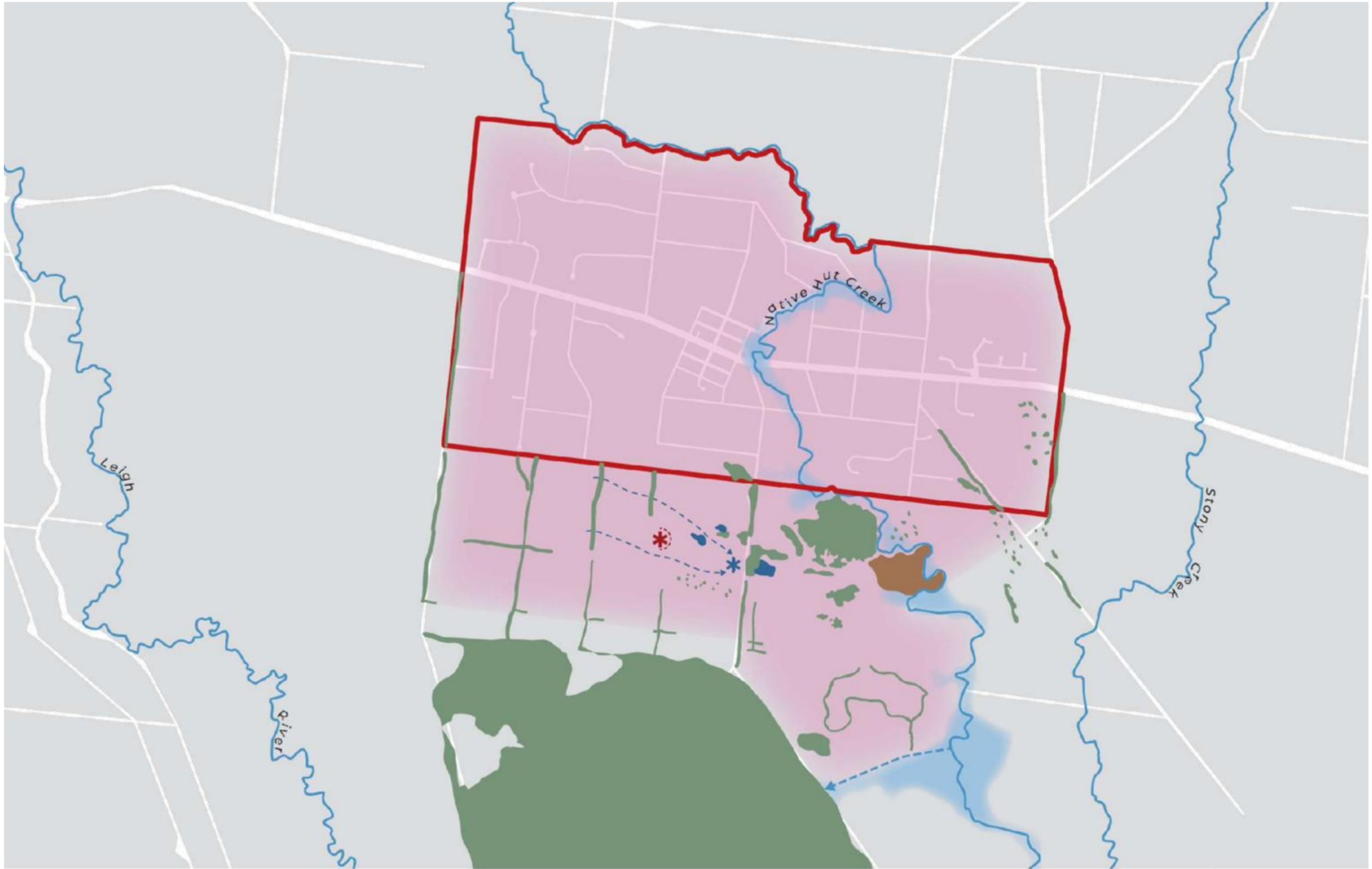




# A CONTAINED TOWNSHIP

*"a township that maintains containment along its central spine & maintains integrity of separation from Shelford & Bannockburn"*

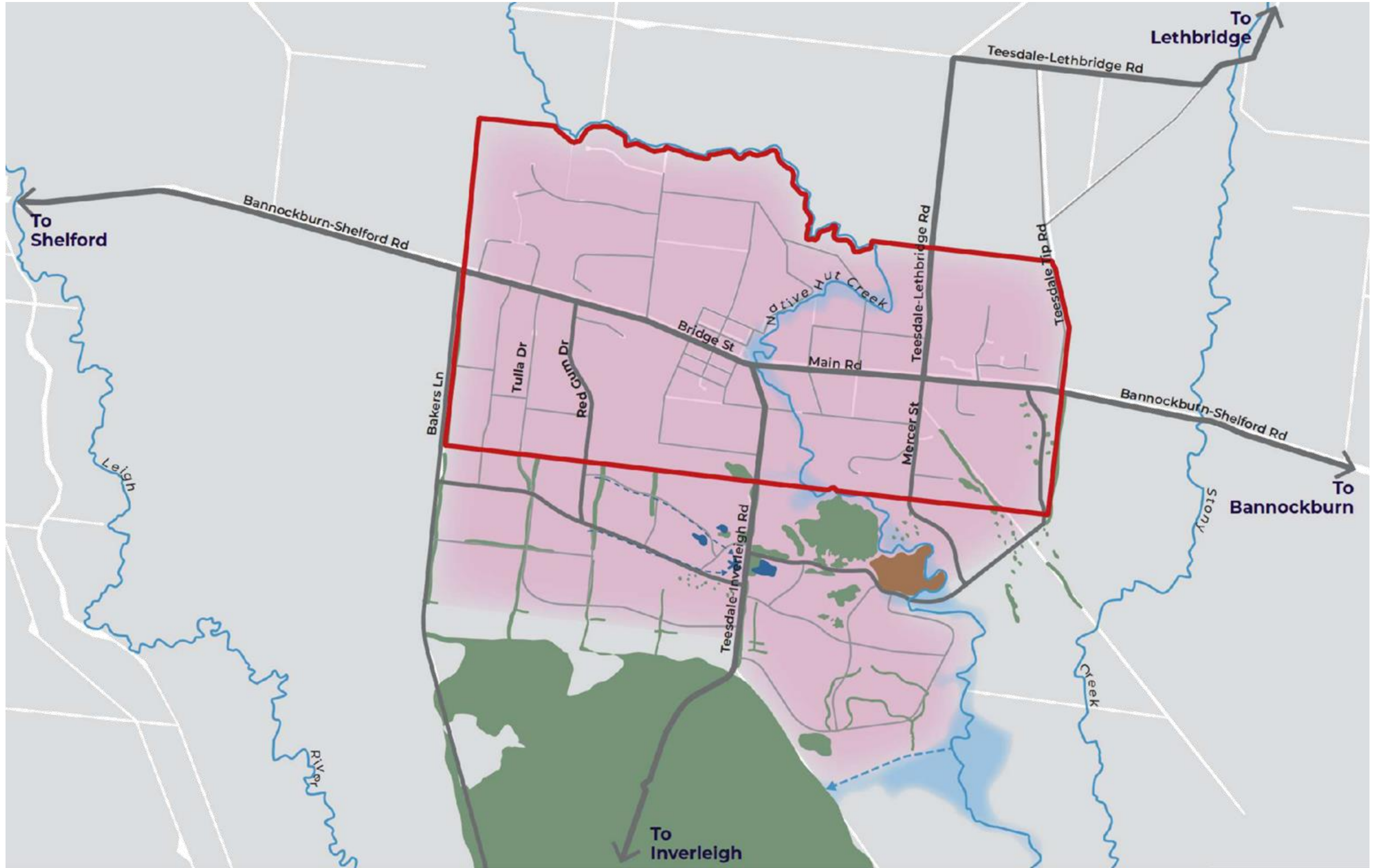




# A TOWNSHIP WITH AN IDENTIFIABLE SENSE OF PLACE

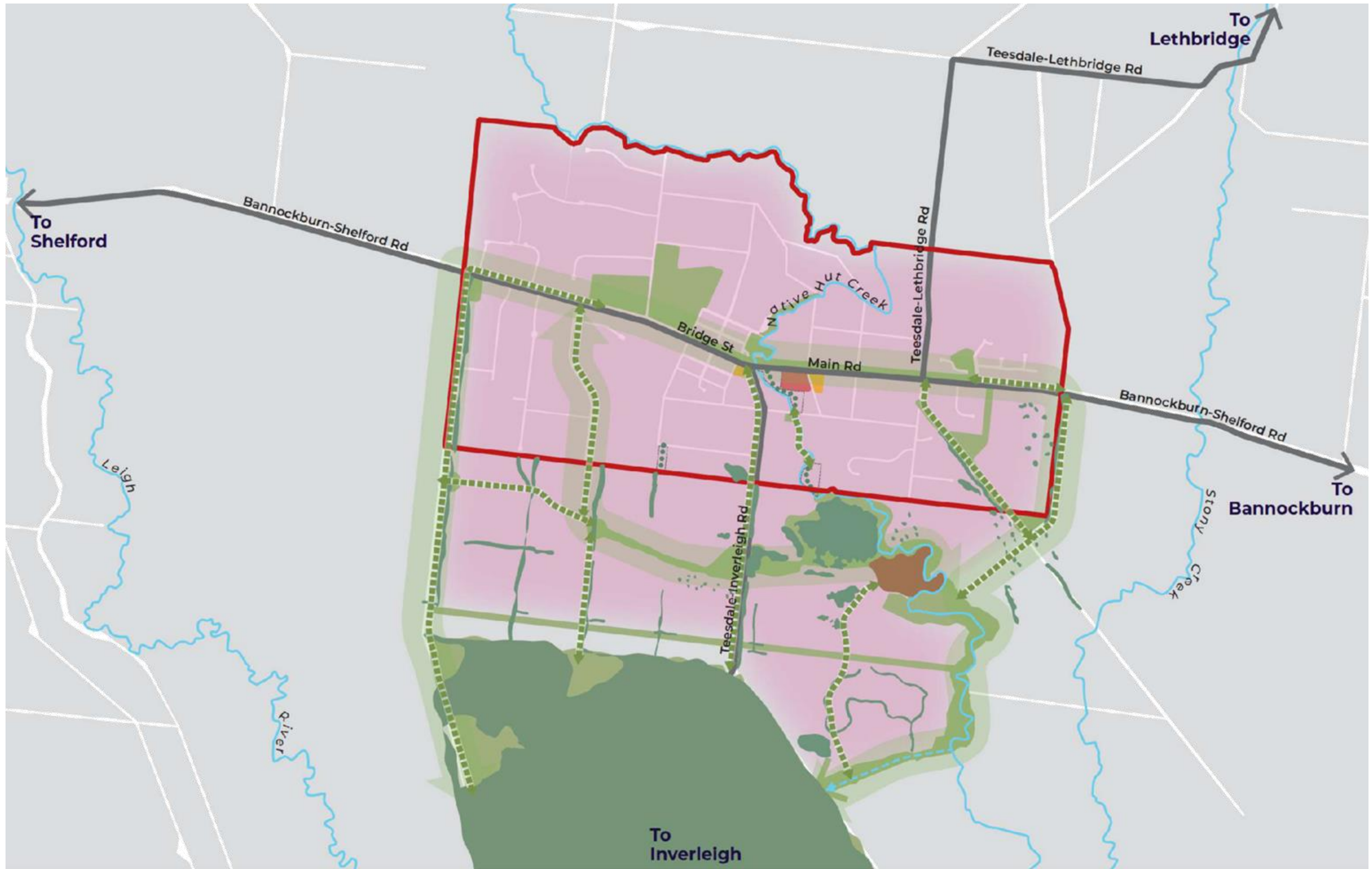
*"a township growing in areas that will contribute to a sense of place"*





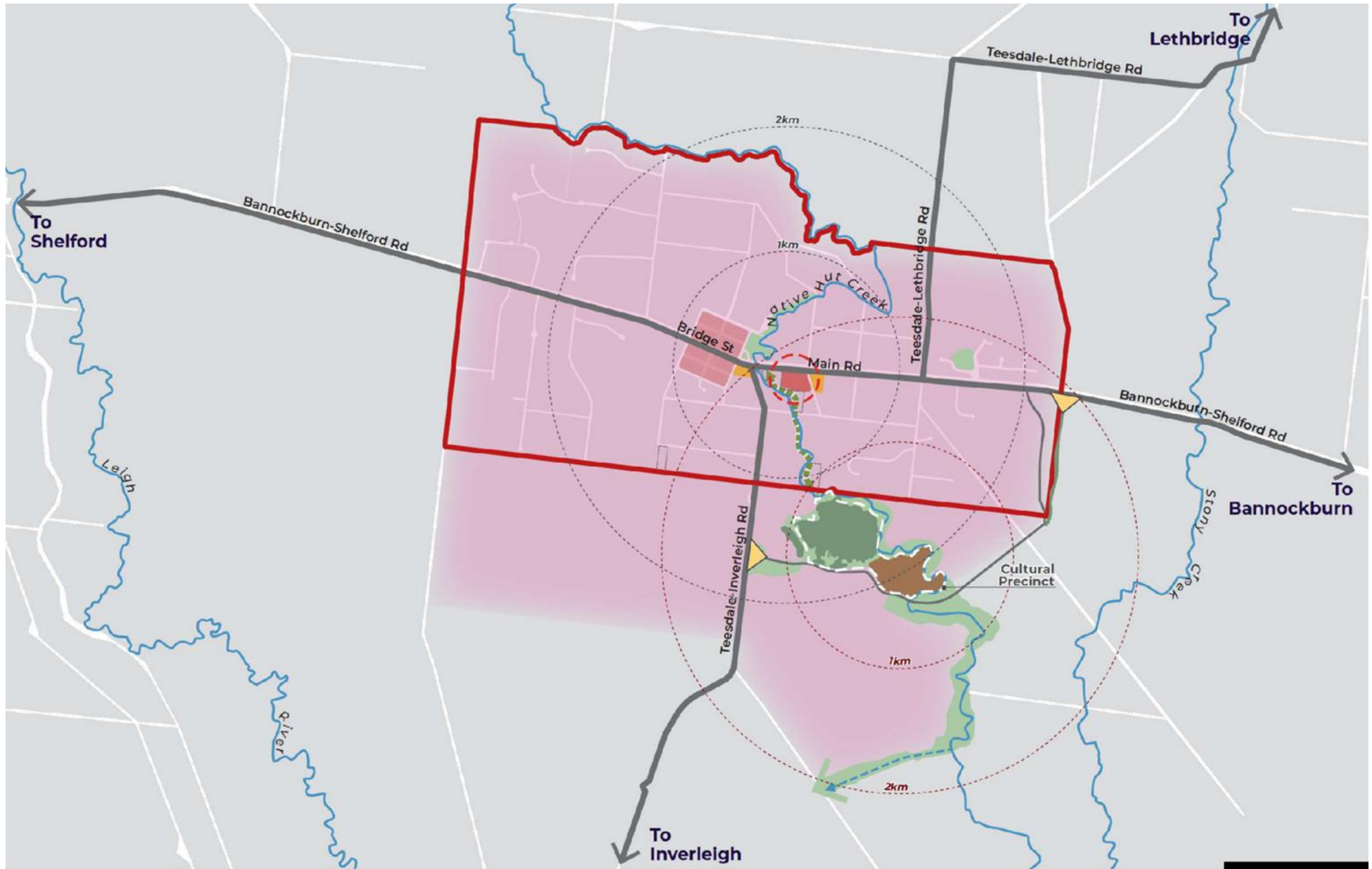
# AN INTEGRATED MOVEMENT NETWORK

*"an integrated and connected township that logically extends the movement network to seamlessly connect the community together"*



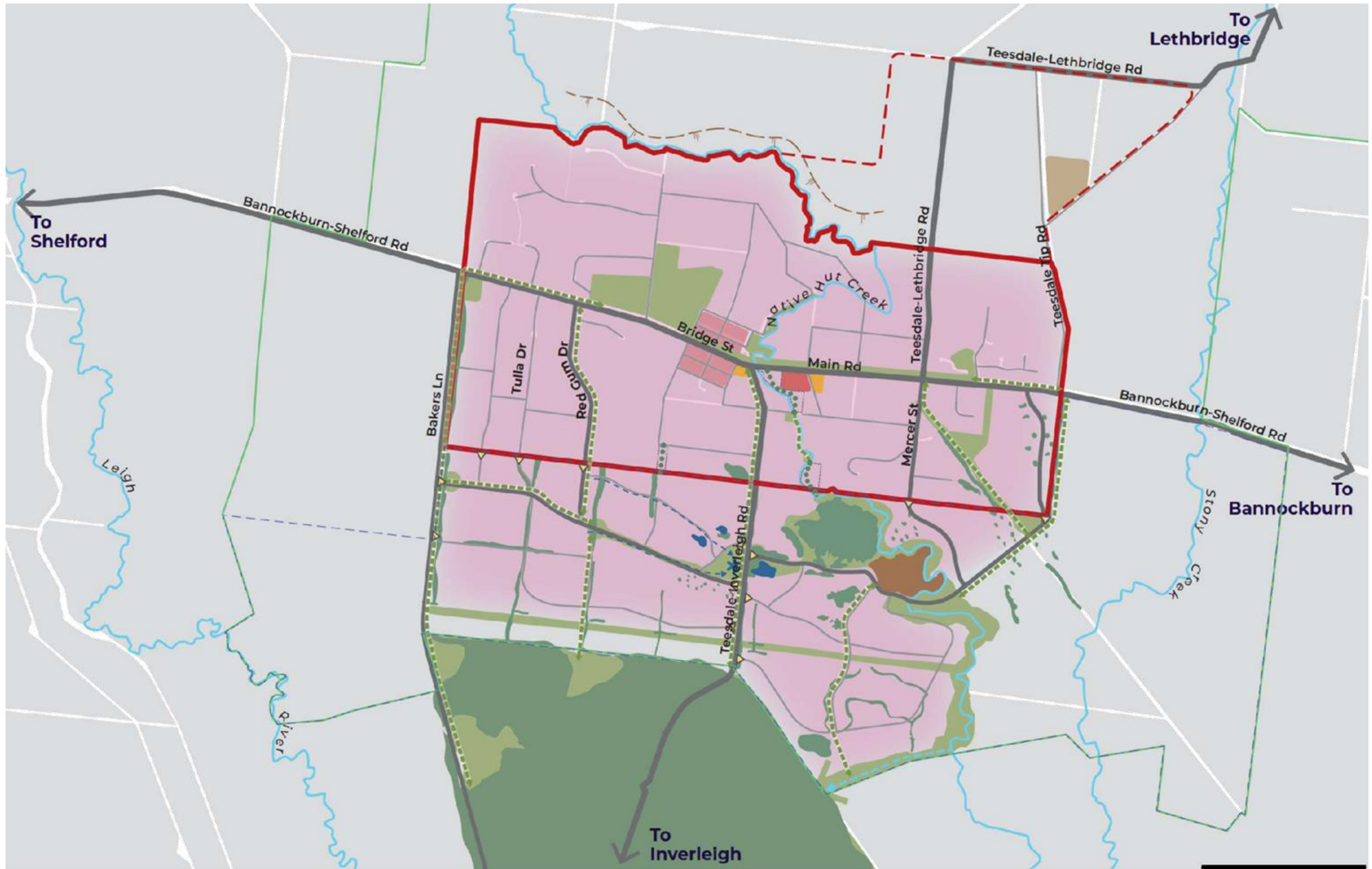
# A DIVERSE & CONNECTED OPEN SPACE & TRAIL NETWORK

*"a township connected by a diverse and integrated open space network that protects significant natural features"*



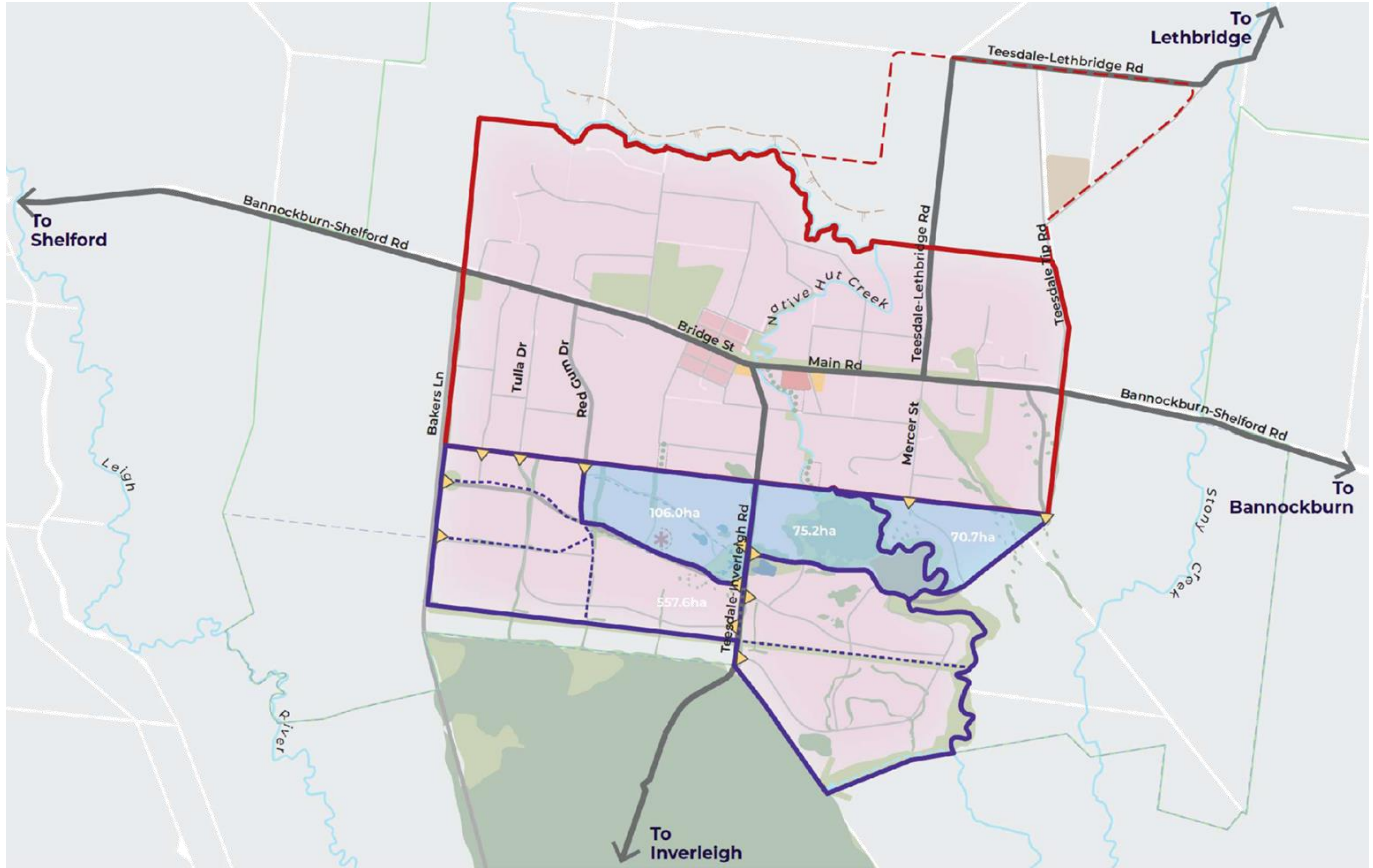
# A UNIQUE CULTURAL HEART CONNECTED TO TOWN

*"a township with a unique  
cultural precinct supported  
and connected to the town"*



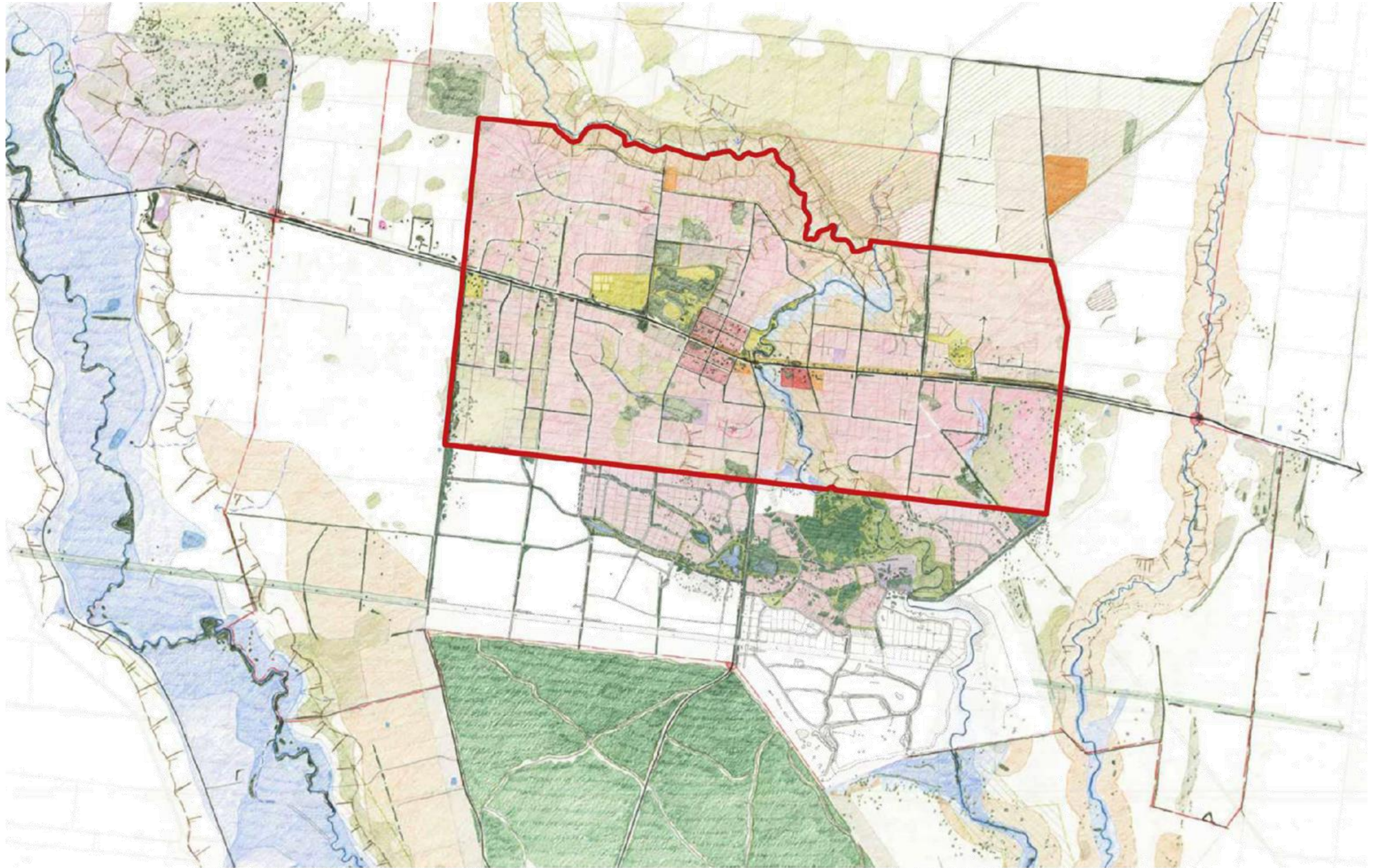
# A STRATEGIC RESPONSE TO TOWNSHIP STRUCTURE





# INDICATIVE SUB PRECINCTS

*" a town comprising a series of identifiable subprecincts that form a logical & staged approach to growth"*



# TOWNSHIP PLAN





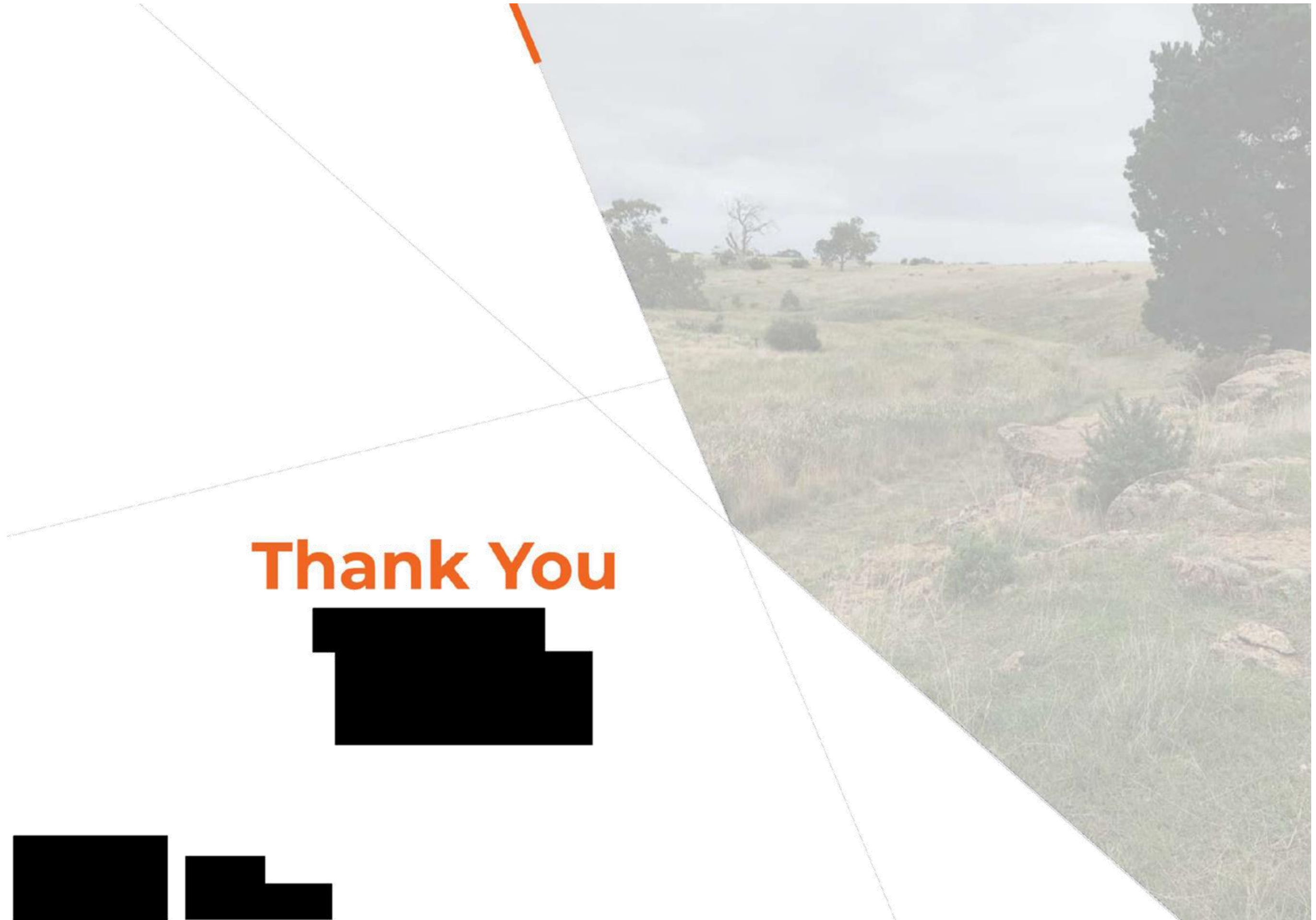


# INDICATIVE CONCEPT PLAN

This is an indicative concept to illustrate a vision for the sub precincts of the proposed township structure.

\* This plan was prepared based on a desktop analysis. Traffic, drainage and ecological reports etc. were not available at the time of preparation hence further studies are required





**Thank You**

[Redacted]

[Redacted]