

TEESDALE STRUCTURE PLAN

OCTOBER 2021



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1. Introduction

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

Specifically the Teesdale Structure Plan:

- Sets a vision for the future of Teesdale.
- Identifies the key strategic planning issues and opportunities facing the town, including community needs and aspirations.
- Establishes principles, directions and recommendations for infill and greenfield development.
- Defines a future investigation area for potential residential development in the north east of the town and defines rezoning expectations if the land is deemed to be appropriate for residential rezoning following the outcome of the investigation.
- Describes the general future direction of growth beyond the current structure plan.
- Provides future actions and implementation measures.

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



Teesdale - 1956



Teesdale - 1978



Teesdale - 2018

1.1 Context

Flora & Fauna

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

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

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

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

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

Watercourses - Native Hut Creek

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

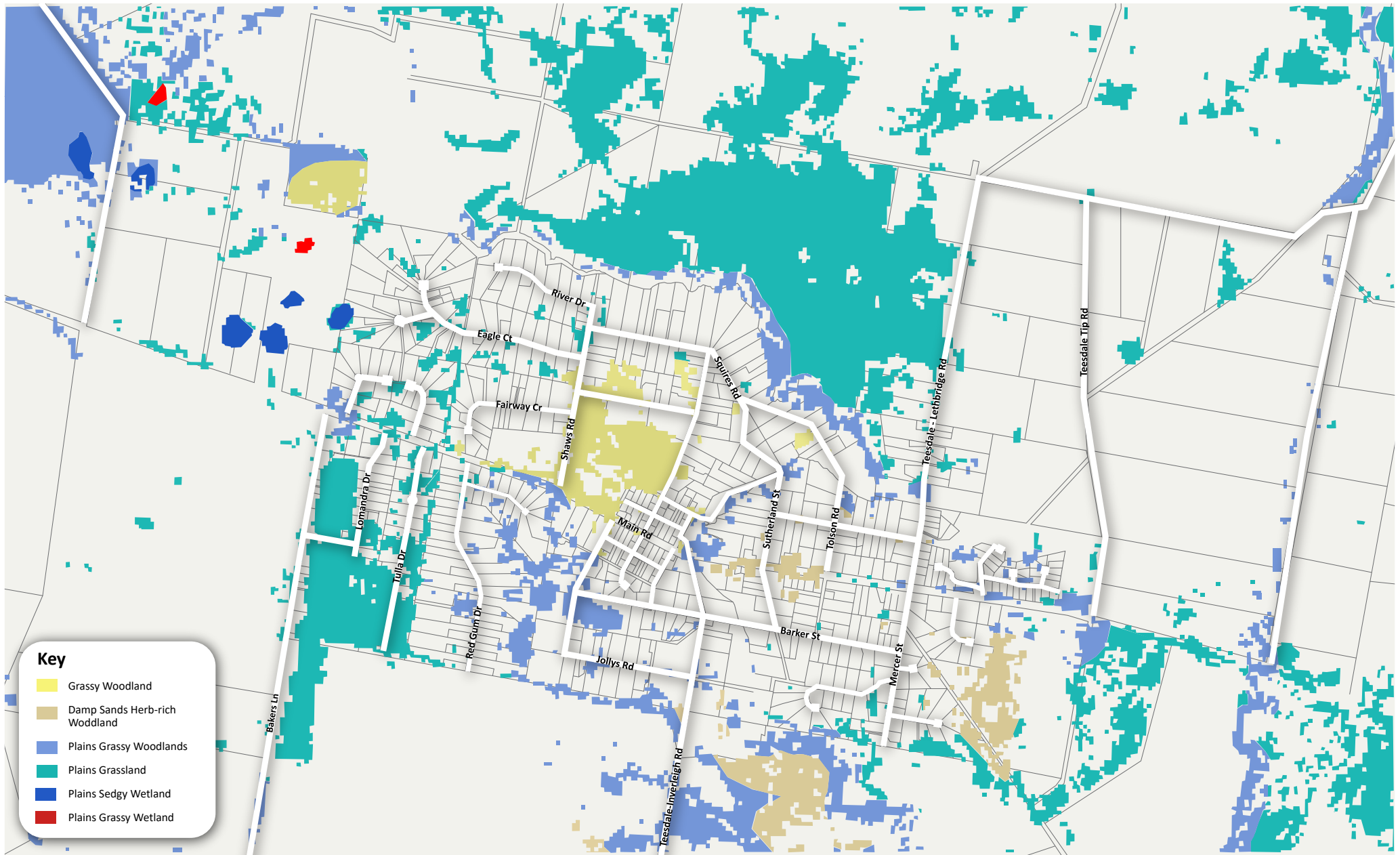
Today, Native Hut Creek remains a highly valued environmental feature of Teesdale, not only attributes to the amenity and character of Teesdale, but serves as a corridor for Creekline Grassy Woodland vegetation and native fauna species. Native Hut Creek traverses through the Teesdale Bridge Reserve,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

Aboriginal Cultural Heritage

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

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

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



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September 2019
TEESDALE STRUCTURE PLAN
Ecological Vegetation Classes



Figure 2 Ecological Vegetation Classes



November 2019
TEESDALE STRUCTURE PLAN
 Aboriginal Cultural Heritage



Figure 2 Aboriginal Cultural Heritage

Regional context

The Southern half of Golden Plains Shire (including Teesdale) is located within the G21 Region, with the North within the Central Highlands Region. The G21 Alliance, or Geelong Region Alliance, is the formal alliance of government, businesses and community organisations within the Geelong region across five municipalities - Colac Otway, Golden Plains, Greater Geelong, Queenscliff and Surf Coast.

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

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

Growth in surrounding localities

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

City of Greater Geelong has limited supply of LDRZ land remaining, with a 34ha area of land in the township of Lara being the only additional supply strategically identified. Beyond this there is a general lack of planning for low density development in Geelong's growth area planning, with the City focused on more conventional densities of 15 dwellings per hectare. Due to this lack of supply in Geelong, Golden Plains Shire plays an important role in providing larger lifestyle-type allotments within close proximity to amenities and services in the surrounding regional centres of Geelong and Ballarat.

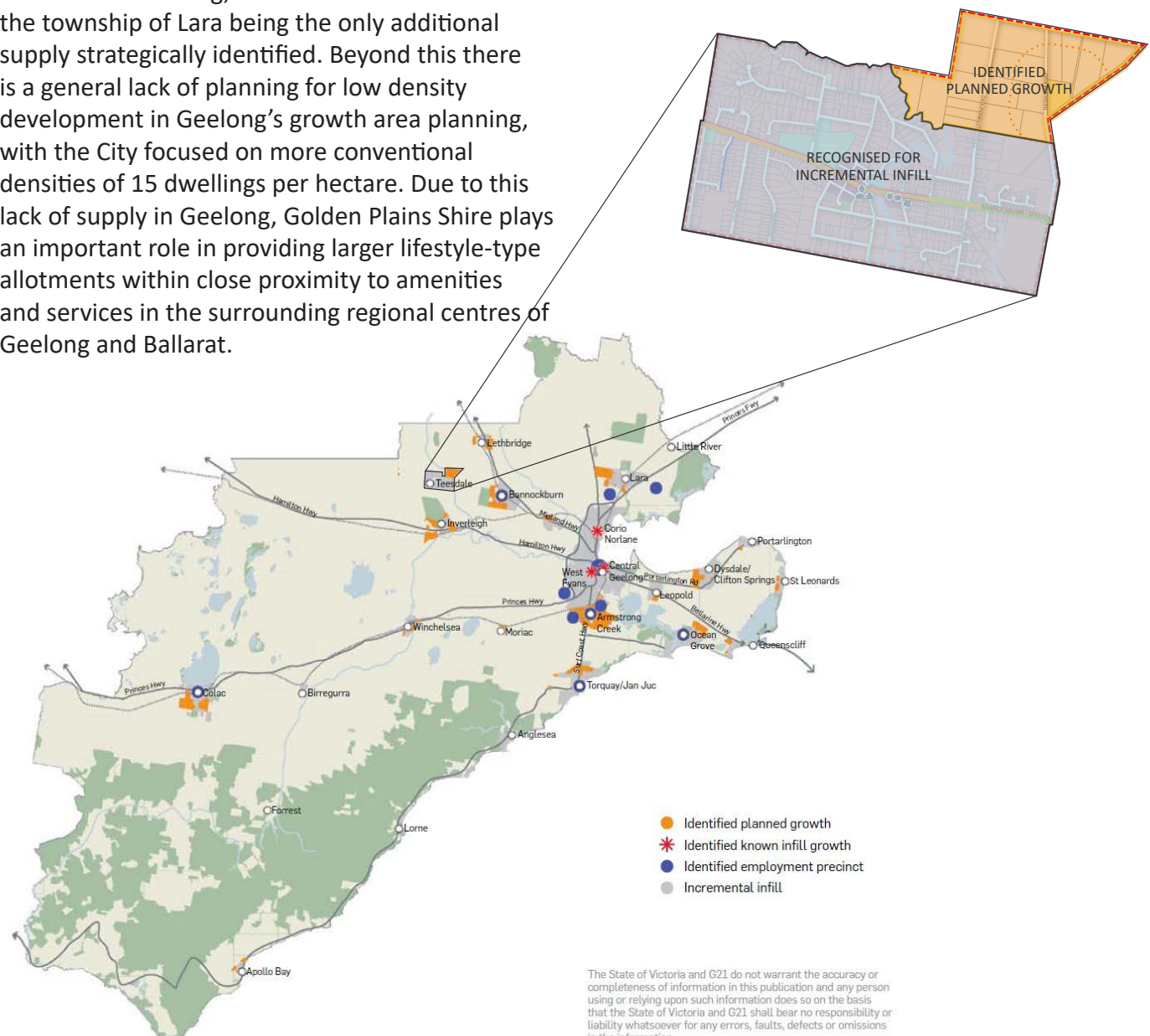


Figure 3 G21 Regional Growth Plan

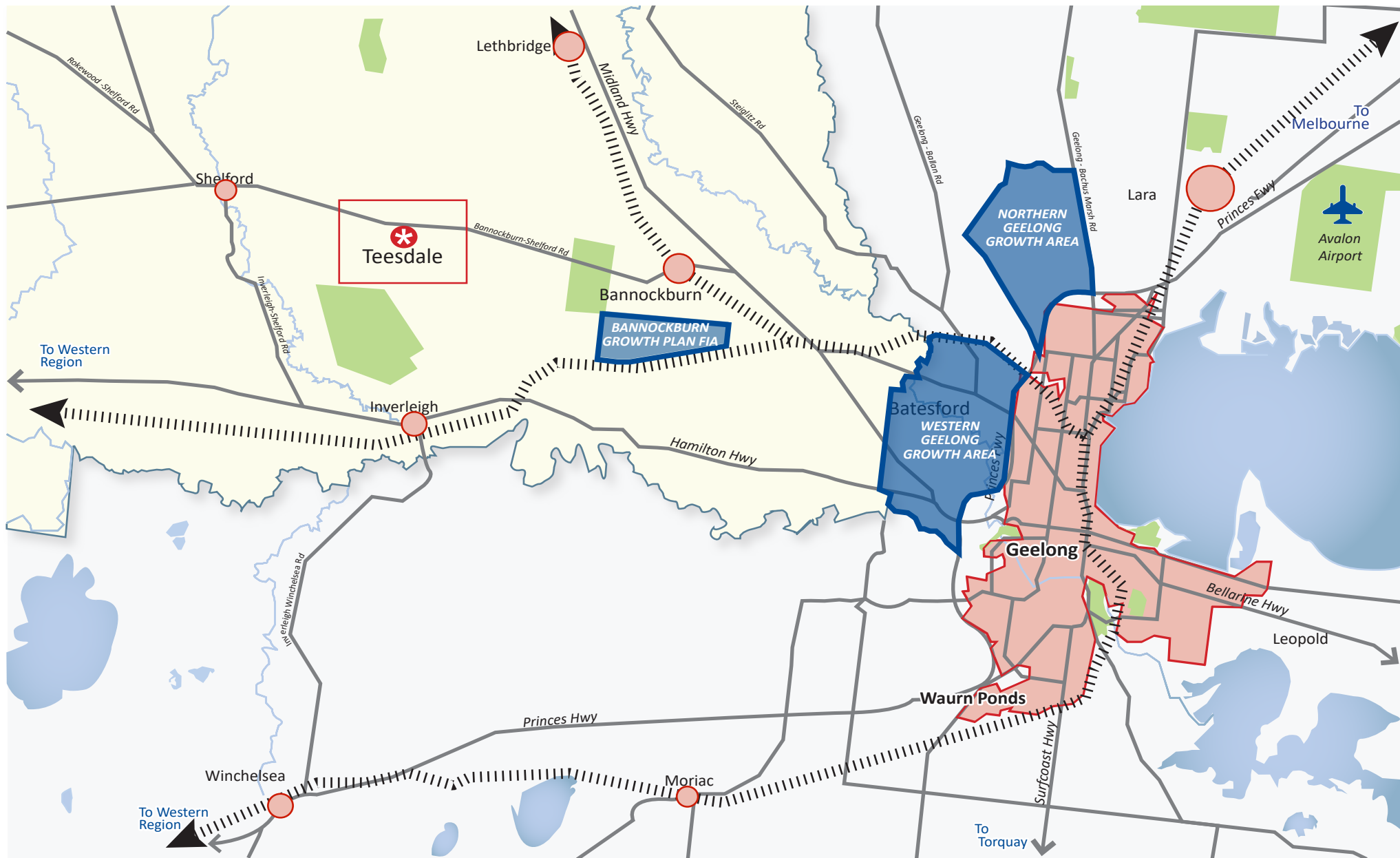


Figure 4 Regional Context

January 2020
TEESDALE STRUCTURE PLAN
 Regional Context



2. Stakeholder Engagement & Contribution

Community Consultation

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

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

Table 1 Stakeholder Engagement Methods

Community Survey 2019

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

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

TEESDALE STRUCTURE PLAN COMMUNITY SURVEY 2019

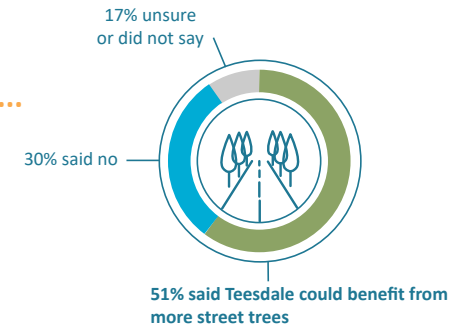


RESPONDENTS MOST WANT TEESDALE TO BE...

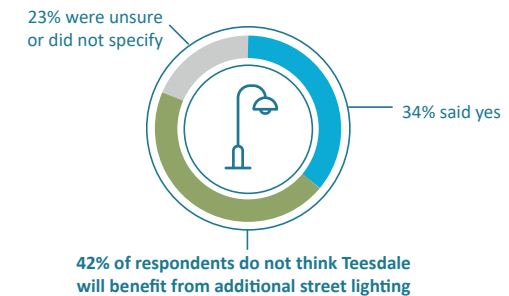


In response to whether Teesdale should have...

more trees...

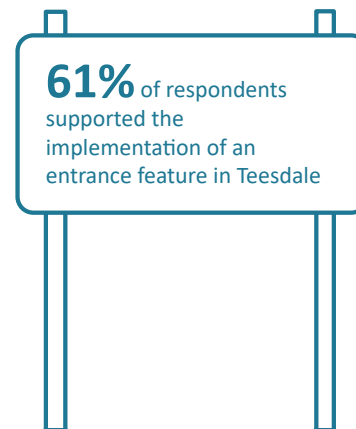


street lights...

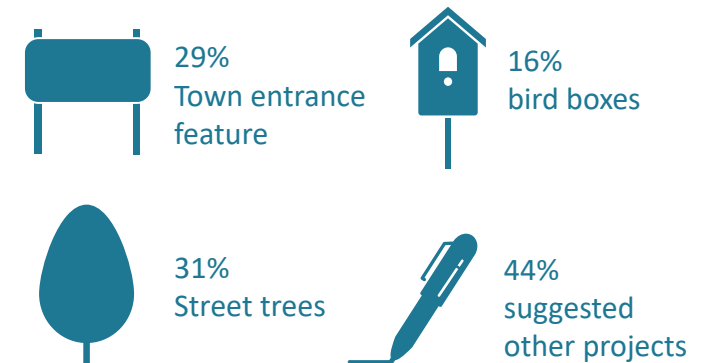


48% of respondents think car parking in Teesdale could be improved
40% believe parking is sufficient

Of these responses, locations which were identified that require improvements were...



When asked which small community project would be most beneficial to Teesdale...



76% of respondents do not support investigations into reticulated sewerage

20% support reticulated sewerage

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

3. Issues & Opportunities



500 1000 1500 2000m

Figure 5 Issues & Opportunities

4. Vision & Principles

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



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

Principles

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



Residential Development



Transport & Movement



Open Space & Landscaping



Community Infrastructure & Services



Commercial Development



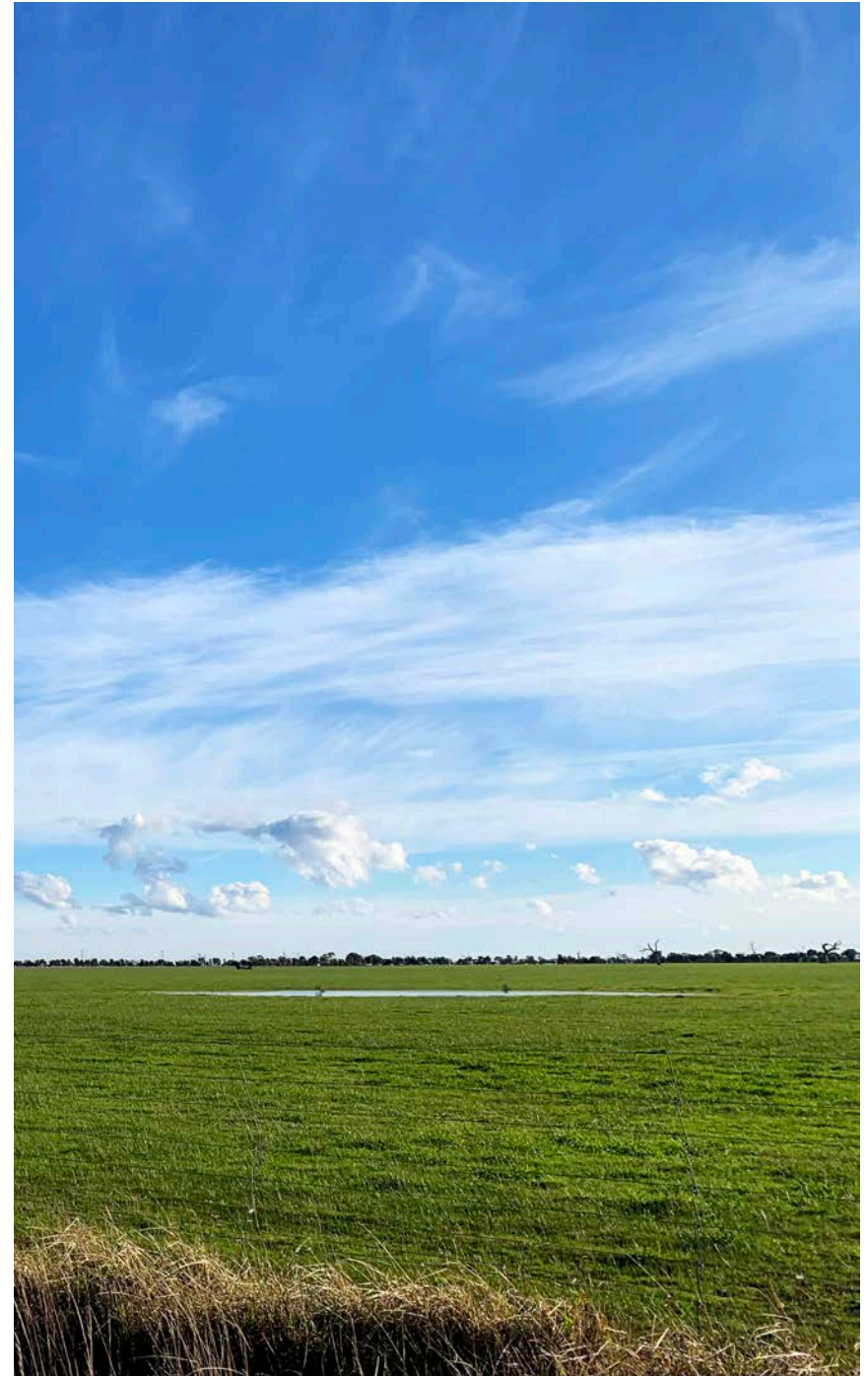
Service Provision

Residential Development



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

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





Transport & Movement



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

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

Open Space & Landscaping



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

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

Community Infrastructure & Services



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

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

Commercial Development



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

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

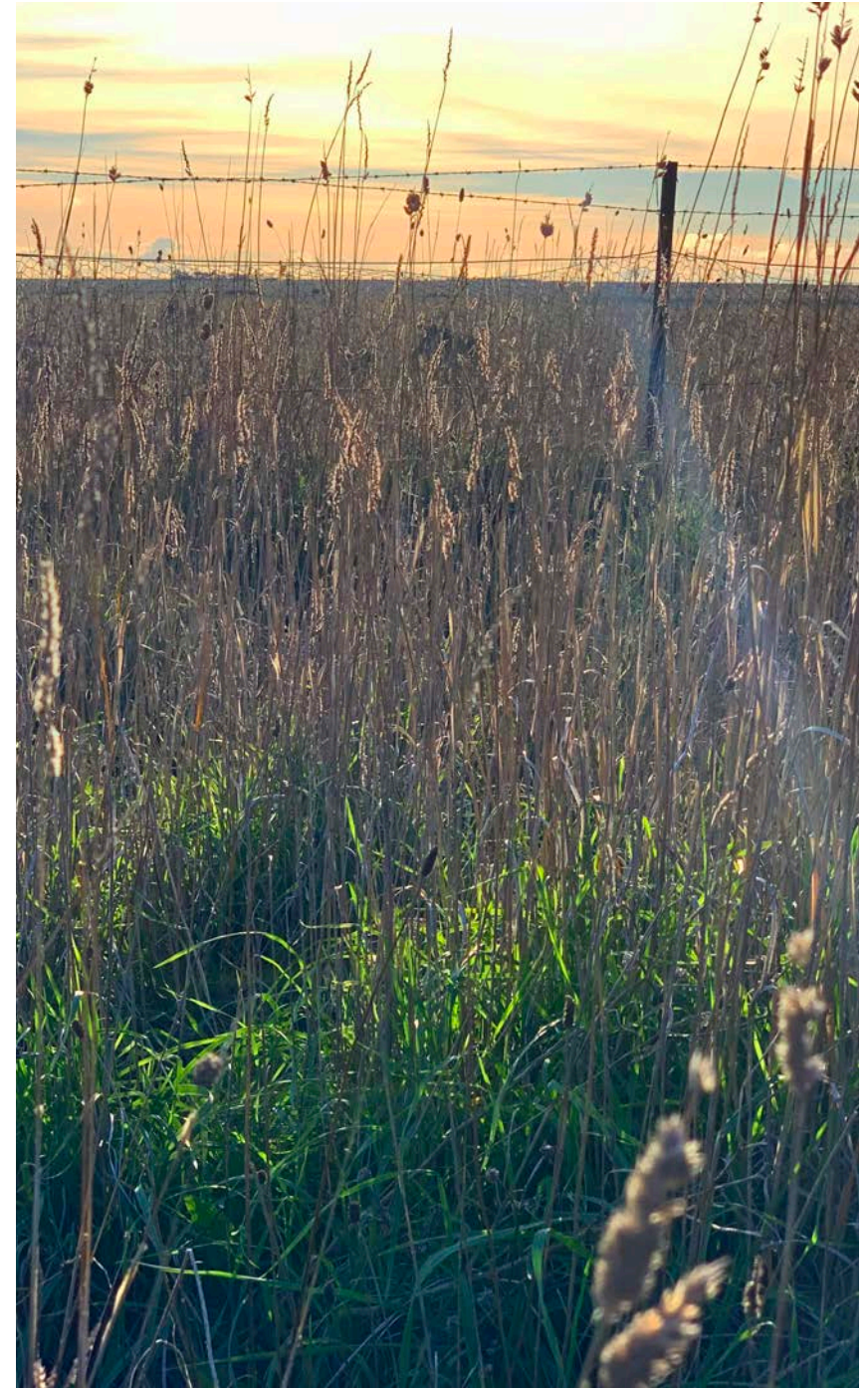


Service Provision



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

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



5. Directions for Existing Areas

Low Density Residential Zoned Areas

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

Infill subdivision provides benefits including:

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

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

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



Figure 6 existing TZ & LDRZ areas

Township Zoned Areas

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

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

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

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

Strategies

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



6. Directions for Future Growth Areas

The area titled as the “Future Growth Investigation Area” in figures 5 and 8, has been strategically identified for a growth investigation. Depending on the outcome of the investigation the land may be eligible for a residential rezoning in whole or in part. The following components of the investigation are required: land supply and demand for the township and in context of the wider municipality, native vegetation, bushfire risk, flooding, drainage, infrastructure, sewer servicing, community and social infrastructure and the landfill buffer generally in accordance with the recommendations of the panel report for Amendment C92gpla.

A rezoning proposal would need to be supported by specific requirements for rezoning, outlined below, being satisfactorily addressed.

Context

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

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

concern being the potential for underground gas migration.

The land fill is currently uncapped and has been flagged for eventual capping by Golden Plains Shire Council. There is no fixed timeframe for capping.

Requirements before Council will consider a rezoning proposal

Unless otherwise agreed with Council, the following requirements will apply: 1. Land owners are responsible for any rezoning proposal including the financing, preparation of and submission of Planning Scheme Amendment documents with Council, payment of advertising and planning panel costs.

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

3. The rezoning and DPO schedule amendment should be for the entire Future Growth Investigation Area.

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

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

- Analysis of relevant constraints for the entire precinct in support of the masterplan including flora and fauna, a buffers needs assessment, a bushfire risk assessment (to satisfy Clause 13.02-1S), a utilities provision assessment, a land contamination assessment (To satisfy ministerial direction 1) and an assessment against the EPA publication “Assessing planning proposals within the buffer to a landfill” (for land within 500 metres of the former landfill).
- A traffic impact assessment and roads network plan (identifying key roads) in order to support the road network within the masterplan.
- A high level storm water management plan for the entire precinct to confirm that drainage is possible for all sites regardless of land ownership. If necessary this should include the identification of common drainage elements and an implementation plan.

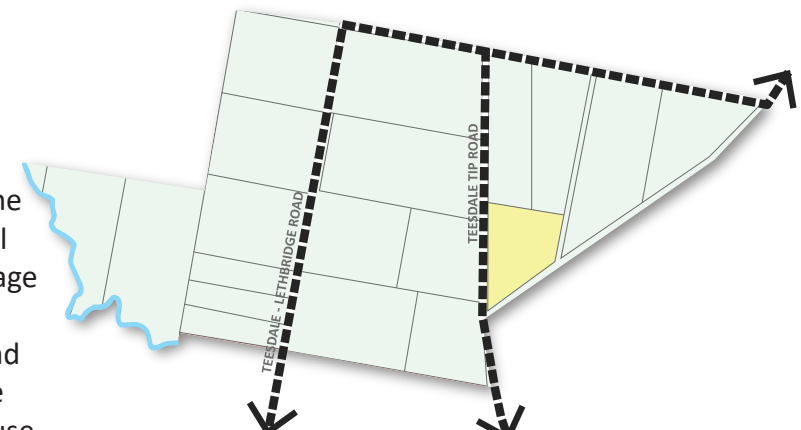


Figure 8 Future Growth Investigation Area

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

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

Requirements for development contributions

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

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

Expectations - cooperation among land owners in the precinct

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

The proponent is expected to include all land deemed eligible within the rezoning proposal and DPO schedule amendment. Land may be excluded from any rezoning proposal for the following reasons:

- The land owner does not want to be included or is unresponsive after genuine and reasonable efforts by the proponent to include them and the exclusion of the land will not compromise the overall functioning of the precinct in terms of key infrastructure or any other matters.

Or,

- The land is west of Teesdale- Lethbridge Road.

7. Planning Scheme Implementation

Form of Amendment

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

Planning Policy Framework updates

- The Settlement Framework Map (2021) will be inserted into the Golden Plains Planning Scheme.
- Key direction from the Teesdale Structure Plan (2021) will be inserted into the Planning Scheme for existing and future areas.
- The Teesdale Structure Plan (2021) will be included as a reference document.
- Redundant direction for Teesdale from the 1997 Structure Plan to be deleted.

Rezoning and the application of Overlay controls

Refer section 6 “Directions for Future Growth Areas”

8. Framework Plan

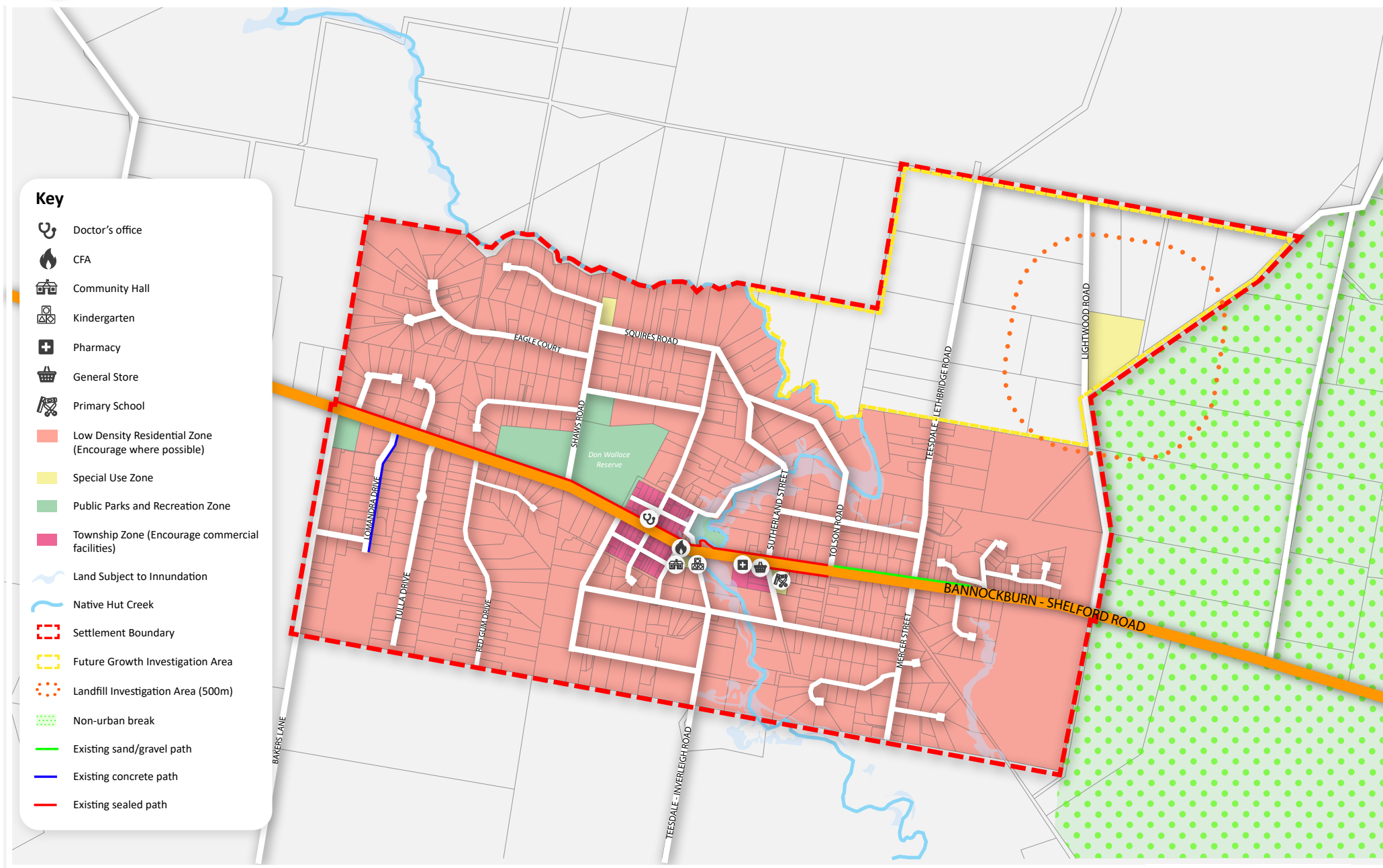


Figure 9 Draft Framework Plan

October 2021
TEESDALE STRUCTURE PLAN
Strategic Framework Plan



9. Future Actions

Short term: 0-3 years

Medium term: 3-10 years

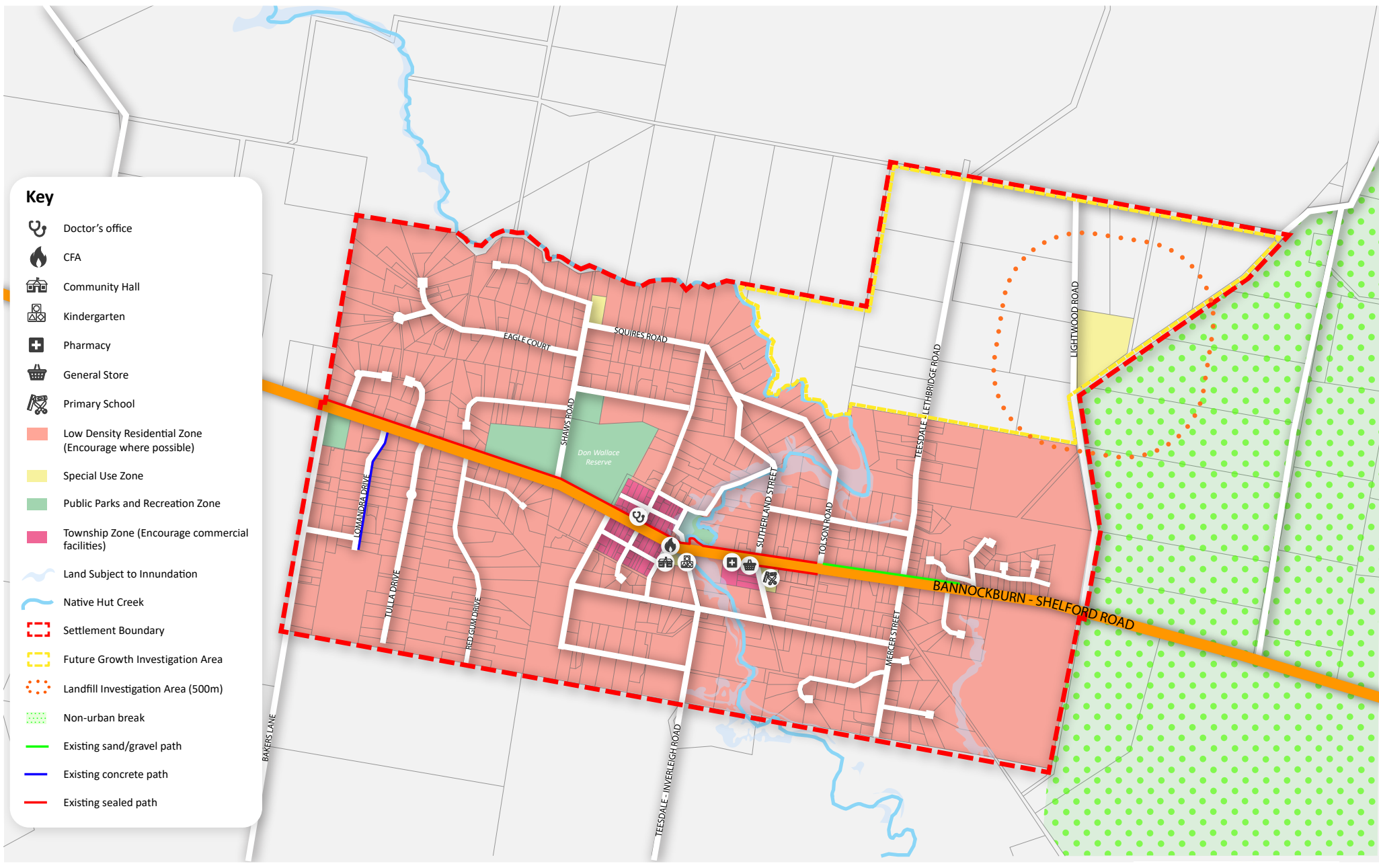
Long term: 10+ years

Ongoing: Continued action

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

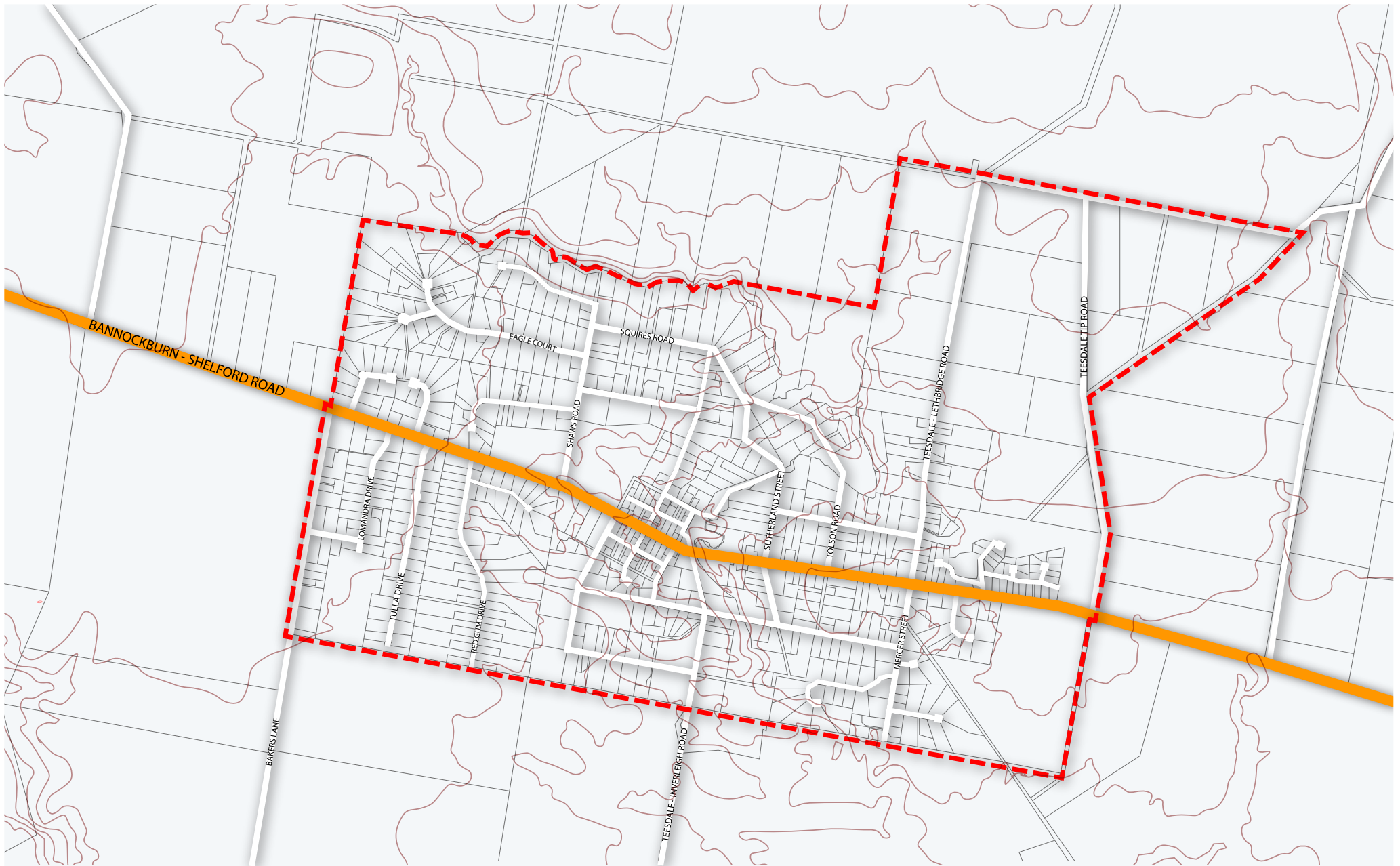
Table 2 Future Actions

10. Appendices



October 2021
TEESDALE STRUCTURE PLAN
 Strategic Framework Plan





October 2019
TEESDALE STRUCTURE PLAN
 Contours - 10m



