

The Amendment is required to implement the Teesdale Structure Plan (2020) in place of redundant content from the 1997 Teesdale Structure Plan. The 2020 Structure Plan is based on a contemporary assessment of the circumstances affecting Teesdale, while taking into account the established directions for the town and fairness to landowners.

The 2020 Structure Plan takes into consideration the changing demographics of Teesdale, as well as development pressures, transport & movement, open space & landscaping, community infrastructure & services, commercial development and service provisions required to meet the needs of the township as it grows.

The 2020 Structure Plan provides specific direction and requirements for rezoning for a growth area to the north east of Teesdale designated as such in the 1997 Structure Plan. These requirements are intended to provide certainty to potential developers and provide a better outcome for the community in terms of development contributions, open space and ensuring the holistic consideration of the entire development area. The 1997 Teesdale Structure Plan was silent in regard to any development requirements for this area and prescribed the majority of the area with an ambiguous growth designation that does not correlate to a zoning being “Low Density Environmental Living”.

In addition the 1997 Structure Plan indicated a small area directly south west and adjoining the “Low Density Environmental Living” area for growth by depicting dotted lines around it. This area was not specifically labelled with anything, though in other cases in the 1997 plan dotted lines mean a growth area, therefore this is taken to be the meaning. This area has also been included within the 2020 Structure Plan as a future growth area.

The 2020 Structure Plan also provides direction for the existing areas of Teesdale, encouraging well designed infill in light of the large size of lots in the town, as well as commercial development in the Township Zoned area. This is based on considered analysis within the 2020 Structure Plan and background report, and is an evolution over the 1997 Structure Plan which was a document that had a primary function of identifying new growth areas.

Teesdale is recognised in the G21 regional growth plan as an area which is earmarked for planned growth. The growth identified in the G21 regional growth plan is to occur within the identified north east precinct, with the opportunity for incremental infill also identified.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria by providing a clear basis for the implementation of a Strategy aimed at the sustainable growth of Teesdale in considered locations to help provide a secure, pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

The amendment provides a clear policy framework for the fair, orderly, economic and sustainable growth in Teesdale. The replacement of the 1997 Structure Plan with the 2020 Structure Plan into the Golden Plains Planning Scheme ensures future development of the town occurs in line with the availability of infrastructure, a relative absence of environmental constraints and a preferred location for development and growth.

How does the Amendment address any environmental, social and economic effects?

The Structure Plan defines a settlement boundary consistent with that of the 1997 Structure Plan. Maintaining this boundary will contain settlement to avoid urban sprawl, and in turn protect the surrounding natural environment.

The Structure Plan recommends a number of future actions which seek to protect and enhance the natural environment, including ongoing delivery of weed management programs throughout Teesdale, particularly along the Native Hut Creek Corridor, planting of additional street trees, and the acquisition of land adjacent to the Native Hut Creek at the rezoning stage of the North East Precinct. This will allow Council to ensure that open space and recreation continues to improve to a higher standard as development occurs.

No additional land is proposed to be rezoned for commercial uses. The Structure Plan encourages utilisation of existing land within the Township Zone for future commercial uses due to its central location within the township.

The structure plan flags the former Teesdale landfill and a future requirement for an environmental audit. The land fill is currently uncapped and has been flagged for eventual capping by Golden Plains Shire Council. There is no fixed timeframe for this project.

Does the Amendment address relevant bushfire risk?

A strategic bushfire risk assessment was prepared for the Structure Plan by XWB consulting in 2020. The town is in a Bushfire Prone Area (BPA) and contains some land under the Bushfire Management Overlay (BMO) within the existing parts of the town (though not the north east precinct). The report by XWB includes an assessment against Clause 13.02-1S (Bushfire planning) of the Planning Policy Framework.

The assessment indicates that the north east precinct could potentially be developed with appropriate mitigation measures. The key measures include a perimeter road and sufficient separation distance to reduce the BAL rating within the precinct to 12.5. It is also identified that the separation area would need to be appropriately managed to reduce fuel loads. A more detailed bushfire assessment would be required at the rezoning stage, which is expressed within the Teesdale Structure Plan as a requirement before Council would consider a rezoning proposal.

The Structure Plan also encourages infill in Teesdale, which is already happening to a significant degree. The background report for the Teesdale Structure Plan contained a high level bushfire assessment for the entire town which was considered by the CFA who raised no objection. Teesdale overall, whilst still subject to significant bushfire risk, is well placed compared with much of regional Victoria in regard to fuel loads in the vicinity of the town. On this basis encouragement of infill is considered appropriate.

Further consultation with CFA will be undertaken as part of the exhibition of the Amendment.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7 (5) of the Planning and Environment Act 1987. The Amendment is also consistent with Ministerial Direction 15 The Planning Scheme Amendment Process and Ministerial Direction 11 Strategic Assessments of Amendments.

The amendment considers Ministerial Direction 1 Potentially Contaminated Land. When Council considers the request to rezone land in Teesdale for the North East precinct as identified in the Structure Plan, Council will consider if contamination is an issue through the planning scheme amendment process.

The Structure Plan was also referred to EPA for comment in relation to Ministerial Direction 19. The EPA have expressed satisfaction with the Structure Plan and this amendment.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment implements several State Planning Policies. In particular, Amendment C92gpla implements Clause 11 Settlement, by providing guidance for the sustainable development of Teesdale. It is consistent with the G21 Regional Growth Plan and consolidates the role of Teesdale to provide for planned growth and incremental infill, as highlighted at Clause 11.01-1R. It delivers a framework for managing the growth of Teesdale that builds on the objectives and strategies set out in Clause 11.02 Supply of urban land, Clause 11.02-2S Structure planning, and Clause 11.02-3 Sequencing of development in the following ways:

- Enables the ongoing delivery of land and seeks to provide clear direction on locations where growth should occur
- Supportive of modest growth of low density scale within the existing Settlement Boundary of the Teesdale township. Council policy directs growth to existing townships.
- Considers land capability and servicing limitations or opportunities
- Sets the context for more sustainable and liveable urban areas

- Provides for improved walkability
- Plans for growth to best utilise existing infrastructure and allow for logical extension where required in a coordinated and cost effective manner.

Subsequent planning processes will enable the delivery of land supply into the coming years.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports the following local objectives and strategies of the Planning Policy Framework and the Municipal Planning Strategy:

- Clause 11.01-1L(Settlement) identifies that future residential growth should be directed to town centres. The Amendment is consistent with this strategy.

How does the Amendment support or implement the Municipal Planning Strategy?

The Amendment supports the Municipal Planning Strategy in the following way:

- Clause 2.03-1 (Settlement – small towns) includes strategies to limit the growth of small towns to within existing settlement boundaries, to limit the rezoning of land, and facilitating infill development. The amendment advances these strategies by not extending the existing town boundary of Teesdale, limiting future rezoning to areas already identified and promoting infill development.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the VPPs by providing local content to support State Policy at Clause 11. Furthermore the Amendment is based on broad direction from the Teesdale Structure Plan, with a Framework Plan central to this Strategy, The PPF is the most appropriate part of the Planning Scheme to include direction at this level of detail.

How does the Amendment address the views of any relevant agency?

The views of affected agencies were considered during the preparation of the Teesdale Structure Plan (Golden Plains Shire, 2020). No agency objected to the plan. Agency views will be further considered after the close of the amendment exhibition period.

The amendment was also considered early by the EPA under Ministerial Direction 19. The EPA was satisfied with the amendment and did not require any changes.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is not expected to have any significant impacts on the transport system as defined by the Transport Integration Act 2010.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment does not include any new permit triggers and is not anticipated to affect the resource and administrative costs of the responsible authority. In the long run there may be impacts if the north east precinct is rezoned and developed, however the precinct was already established as a growth precinct in the G21 Regional Growth Plan.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Bannockburn Customer Service Centre

2 Pope Street

Bannockburn VIC 3331

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 25 January, 2021.

A submission must be sent to:

Attention: Strategic Planning

Golden Plains Shire

PO Box 111

BANNOCKBURN VIC 3331

By email to:

enquiries@gplains.vic.gov.au

Include "Amendment C92gpla Submission" in the title.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: To commence in the week of 22 March, 2021.
- panel hearing: To commence in the week of 19 April, 2021.