



GOLDEN PLAINS SHIRE

# **ATTACHMENTS**

**Under Separate Cover  
Council Meeting**

---

**6.00pm Monday 21 September 2020**

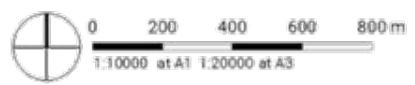
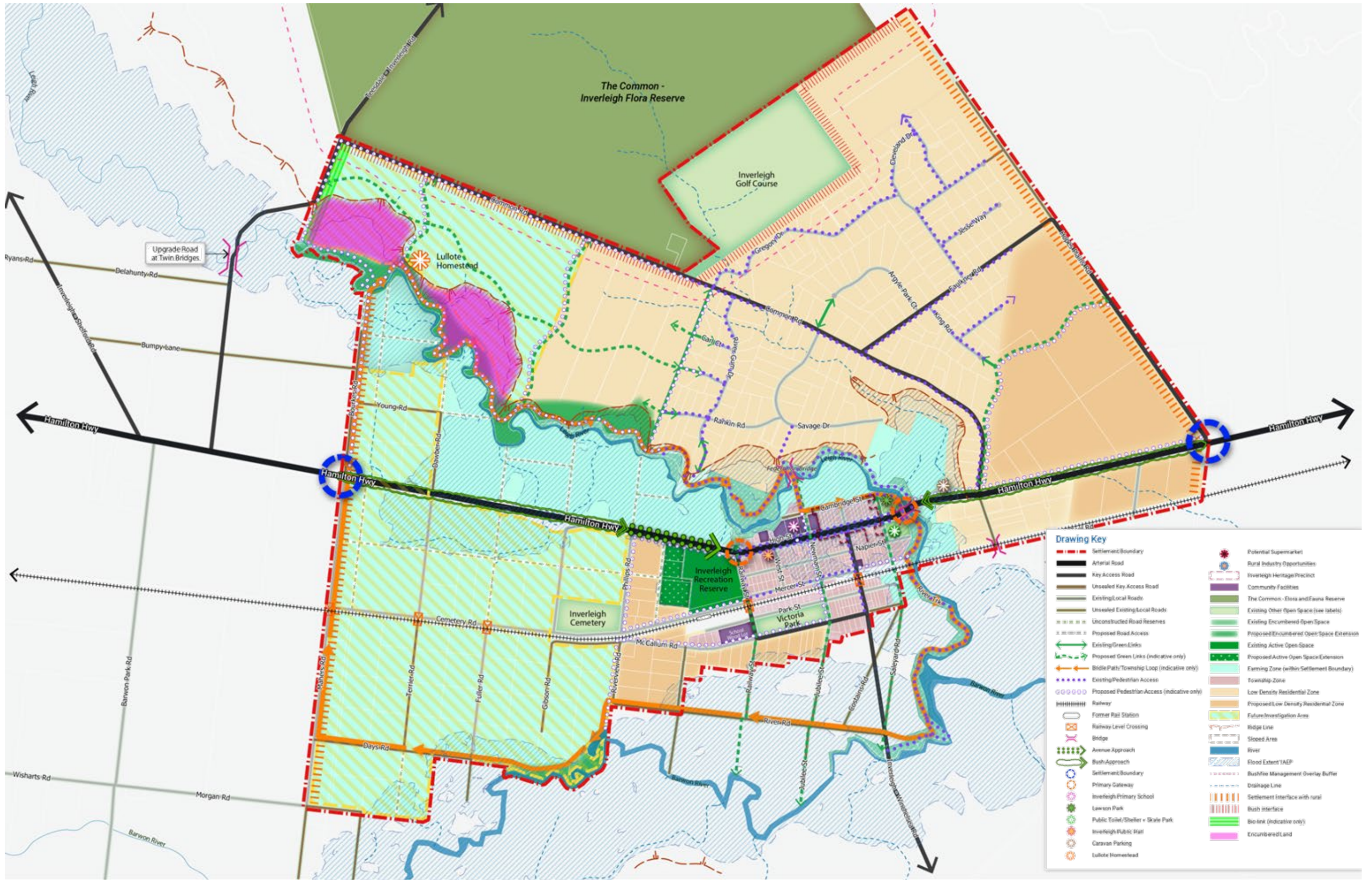


## Table of Contents

---

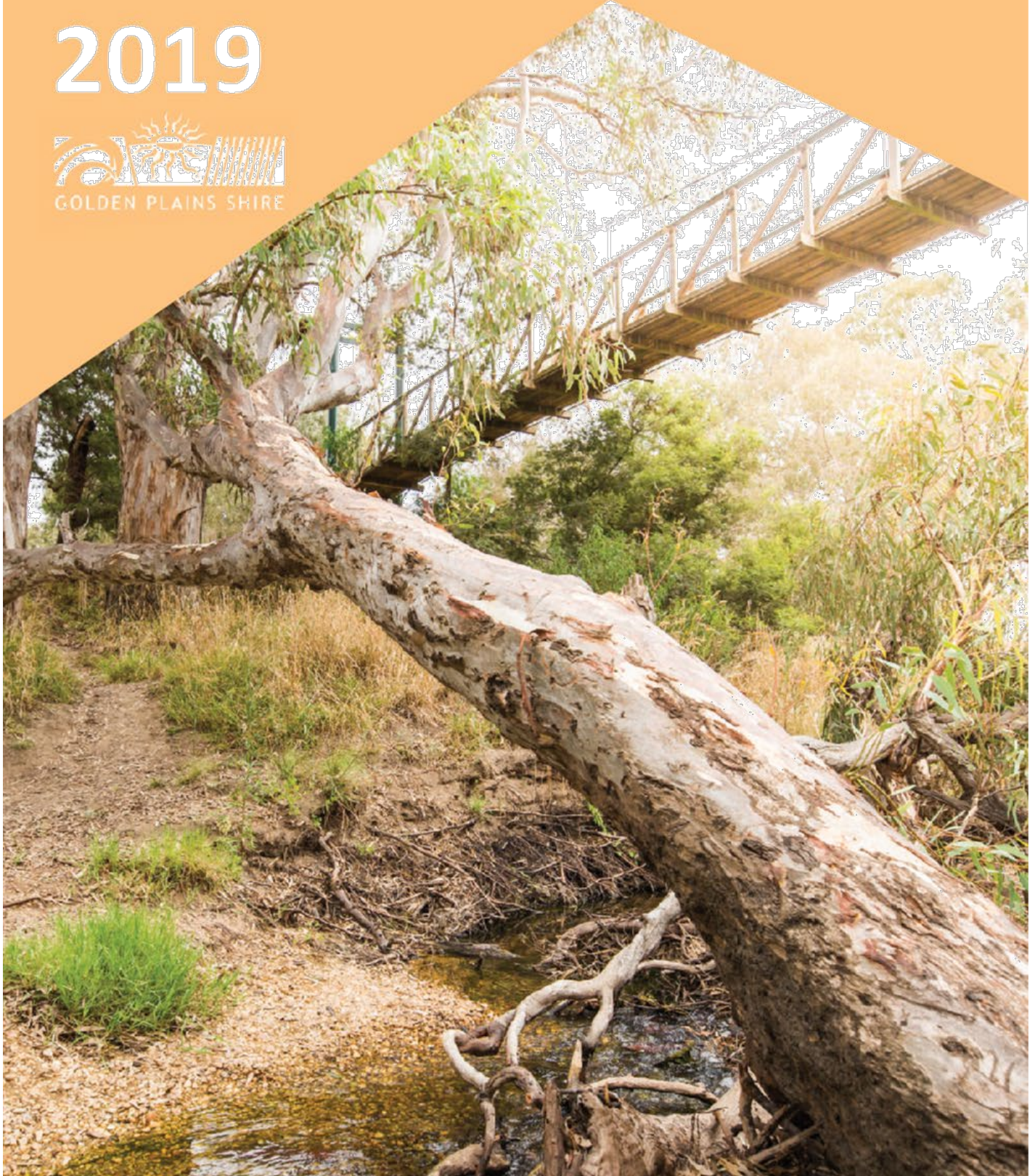
7.4	Amendment C87gpla (Inverleigh Structure Plan) - Receipt of Panel Report and Adoption of Amendment	
	Attachment 1 Inverleigh Structure Plan & Framework Plan (Post Panel Changes).....	5
	Attachment 2 Amendment Documents .....	78
	Attachment 3 Golden Plains G87gpla Panel Report .....	92







# INVERLEIGH STRUCTURE PLAN 2019







## LIST OF FIGURES

Figure 1: Regional Context Plan

Figure 2: Inverleigh Planning Area, Population Data by Community Profile .id

Figure 3: Population growth from 2011 to 2017, Inverleigh Planning Area, Estimated Resident Population

Figure 4: Population Forecast Scenarios for Inverleigh

Figure 5: Age Structure, Service Age Groups, Inverleigh Planning Area and Victoria, 2016

Figure 6: Household Type, Inverleigh Planning Area, 2016

Figure 7: Number of Dwellings and Average Household Size, Inverleigh Planning Area, from .id Consultants

Figure 8: Potential Growth Areas

Figure 9: Inverleigh Feasibility Plan showing broiler farm

Figure 10: Inverleigh Heritage Precinct

## ATTACHMENTS

**Attachment A:** Inverleigh Framework Plan, 2018

**Attachment B:** Inverleigh Structure Plan – Settlement Boundary

**Attachment C:** Inverleigh Structure Plan – Township Gateways and Approach

**Attachment D:** Inverleigh Structure Plan – Zoning and Land Use

**Attachment E:** Inverleigh Structure Plan – Neighbourhood and Character

**Attachment F:** Inverleigh Structure Plan – Heritage Plan

**Attachment G:** Inverleigh Structure Plan – Landscape and Open Space Plan

**Attachment H:** Inverleigh Structure Plan – Drainage Plan

**Attachment I:** Inverleigh Structure Plan – Infrastructure and Services Plan

**Attachment J:** Inverleigh Structure Plan – Movement and Access

**Attachment K:** Development Feasibility Study, 2018

**Attachment L:** Strategic Bushfire Risk Assessment, 2018

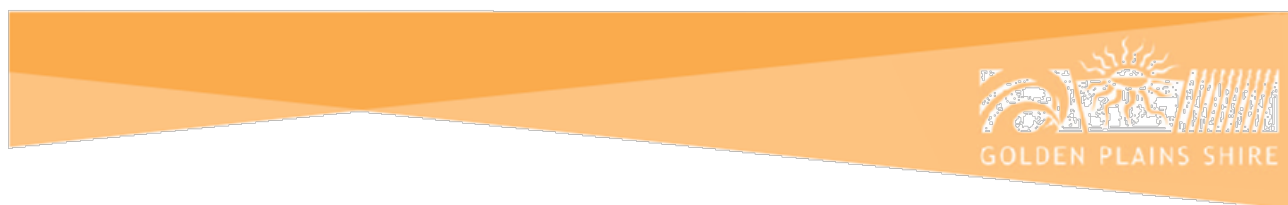
**Attachment M:** Current provisions of Clause [11.03-6L](#), [21.07-5](#) and [Figure 21.07-5A](#)



## INVERLEIGH STRUCTURE PLAN 2019

<b>1</b>	<b>EXECUTIVE SUMMARY.....</b>	<b>5</b>
1.1	INVERLEIGH SNAPSHOT .....	6
1.2	How the Structure Plan influences the Planning Scheme.....	8
<b>2.</b>	<b>INVERLEIGH STRUCTURE PLAN 2019 .....</b>	<b>9</b>
2.1	What is a Structure Plan?.....	9
2.2	Use of a Structure Plan.....	9
2.3	How has the Structure Plan been prepared?.....	9
2.4	The Inverleigh Structure Plan 2018.....	9
<b>3.</b>	<b>POLICYCONTEXT .....</b>	<b>10</b>
3.1	The State Planning Policy Framework.....	11
3.2	The Regional Planning Policy Framework – G21.....	11
3.3	The Municipal Strategic Statement.....	11
3.4	The Inverleigh Structure Plan Review 2005.....	12
3.5	The Low Density Residential Zone Local Planning Policy.....	14
3.6	The Domestic Wastewater Management Plan 2015.....	14
3.7	Inverleigh Flood Study 2018.....	15
3.8	State Planning Policy Clause 13.02 – Bushfire.....	15
3.9	Golden Plains Rural Land Use Strategy.....	16
3.10	Gheringhap Industrial Precinct and Bannockburn Business Park.....	16
3.11	Golden Plains Recreation Strategy.....	17
3.12	Golden Plains Paths and Trails Strategy.....	17
3.13	Inverleigh Community Plan 2013.....	17
<b>4.</b>	<b>STAKEHOLDER ENGAGEMENT AND CONTRIBUTIONS .....</b>	<b>18</b>
4.1	Community.....	18
<b>5.</b>	<b>UNDERSTANDING THE PLACE .....</b>	<b>24</b>
5.1	Population – Past and Present.....	24
5.2	Population-Future.....	25
5.3	Infrastructure.....	29
5.4	Environmental Risks.....	33
5.5	Residential.....	37
5.6	Natural Environment and Open Space.....	40
5.7	Community Facilities.....	43





5.8	Cultural and Built Heritage.....	44
5.9	Commercial and Industrial.....	45
5.10	Agriculture.....	46
5.11	Developer Contributions.....	46
<b>6.</b>	<b>THE VISION AND PRINCIPLES .....</b>	<b>48</b>
6.1	Vision.....	48
6.2	Principles, Objectives & Strategies for Inverleigh.....	49
<b>7.</b>	<b>IMPLEMENTATION.....</b>	<b>58</b>
7.1	Council Actions.....	58
7.2	Developer Responsibilities.....	59
<b>8.</b>	<b>WAY FORWARD.....</b>	<b>69</b>



## 1. EXECUTIVE SUMMARY

Inverleigh is recognised for its village charm and role as a meeting and stopping place, given its gateway location between Geelong and the Western District.

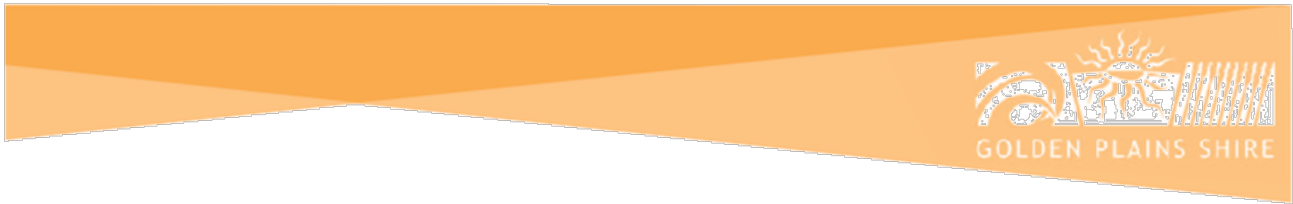
The historic township core is largely preserved due to flooding and limited land capability.

In recent years, the area north of the Leigh River has grown as a popular alternative for families seeking a country lifestyle in a welcoming community. Pressure for growth and development will continue and without a revised plan, decisions would be required to be made in isolation, without regard to the big picture or a set of principles and objectives which reflect current community sentiment.

The community wants to retain the values and character that make Inverleigh popular. Strategically, Golden Plains Shire recognises Inverleigh as a township of 'district commercial and retail needs to service the surrounding area'. The Golden Plains Planning Scheme directs that residential development be supported within the boundaries of existing townships.

This plan will facilitate moderate residential growth of a contemporary rural residential scale, with strong direction through the planning scheme to sustain the essence of Inverleigh as it continues to provide for and welcome new residents and businesses to the township. This plan is consistent with the sustainable level of growth the town has experienced since the Inverleigh Structure Plan of 2005.





## 1.1 Inverleigh Snapshot

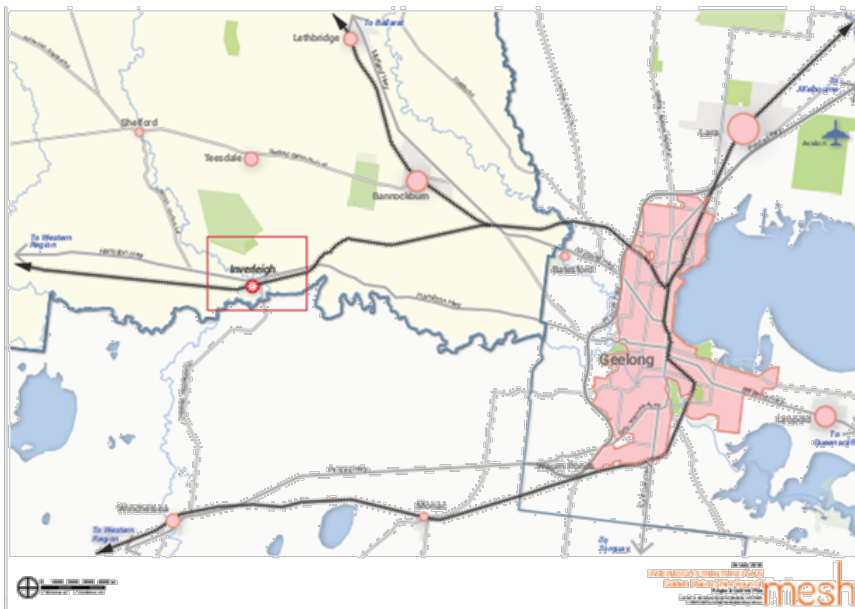
Inverleigh is a small settlement, located approximately 30km west of Geelong and <sup>~</sup>15km south-west of Bannockburn. The town is characterised by heritage buildings, striking escarpments and its river setting. The town centre is focused along a traditional main street, which accommodates a variety of small commercial, community and educational facilities. Situated at the confluence of the Leigh and Barwon rivers, parts of the town centre are subject to flood events.

Low density residential growth has occurred predominantly to the north of the town centre on elevated land generally unencumbered by the flooding constraints experienced in and around the town centre.

Inverleigh has experienced greater than anticipated growth in recent times, attributable to: the Geelong Ring Road enabling better access to the Geelong region and Melbourne; the low density residential housing and the country town ‘village’ appeal derived from the heritage; scale and environmental aspects of the town.

While the popularity of Inverleigh has grown, with young families attracted to the low density residential lifestyle, residential growth is constrained by the lack of sewerage and susceptibility to flooding in many areas.

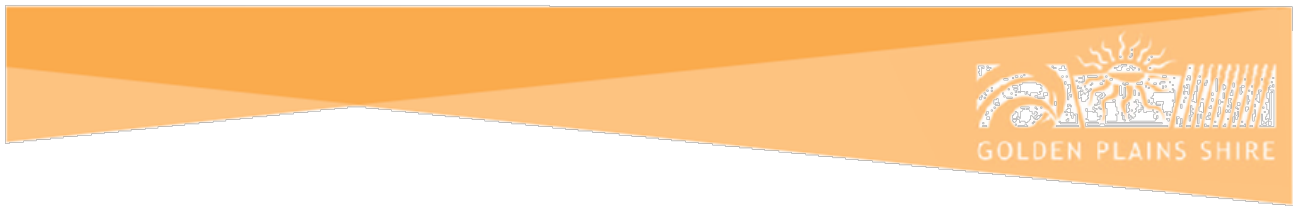
**Figure 1: Regional Context Plan**



### 1.1.1 Regional role

Inverleigh is a satellite township of the regional centre of Geelong. Many residents commute to Geelong or beyond for work and higher education. Inverleigh provides a low scale retail, service and community role to its residents and surrounding rural community, and offers a small town lifestyle alternative to the nearby towns of Bannockburn and Geelong which support the town by providing higher order retail and community services.








**EXISTING FACILITIES** – Primary school, Kindergarten, Café, Bakery, Homewares, Hotel, Public Hall, CFA shed with firefighting tanks/vehicles, Churches, Police Station, Petrol Station, Rural Farm Supplies, Bed and Breakfast, General Store/ Post Office, Wine Bar and Eatery, Tennis Courts, Recreation Reserve with a Football Oval, Netball Courts, Club Rooms, Bowling Green and Clubrooms, Golf Course and Cemetery.

**CURRENT ZONES** – Farming Zone, Township Zone, Low Density Residential Zone, Public Park and Recreation Zone, Public Conservation and Resource Zone and Public Use Zone.

**CURRENT OVERLAYS** – Flood Overlay, Land Subject to Inundation Overlay, Environmental Significance Overlay, Bushfire Management Overlay, Heritage Overlay,

**EXISTING INFRASTRUCTURE** – Individual packaged wastewater treatment systems (no reticulated sewerage), reticulated water to most of the township, power, NBN Fixed Wireless Tower, Telstra and Optus mobile phone towers.

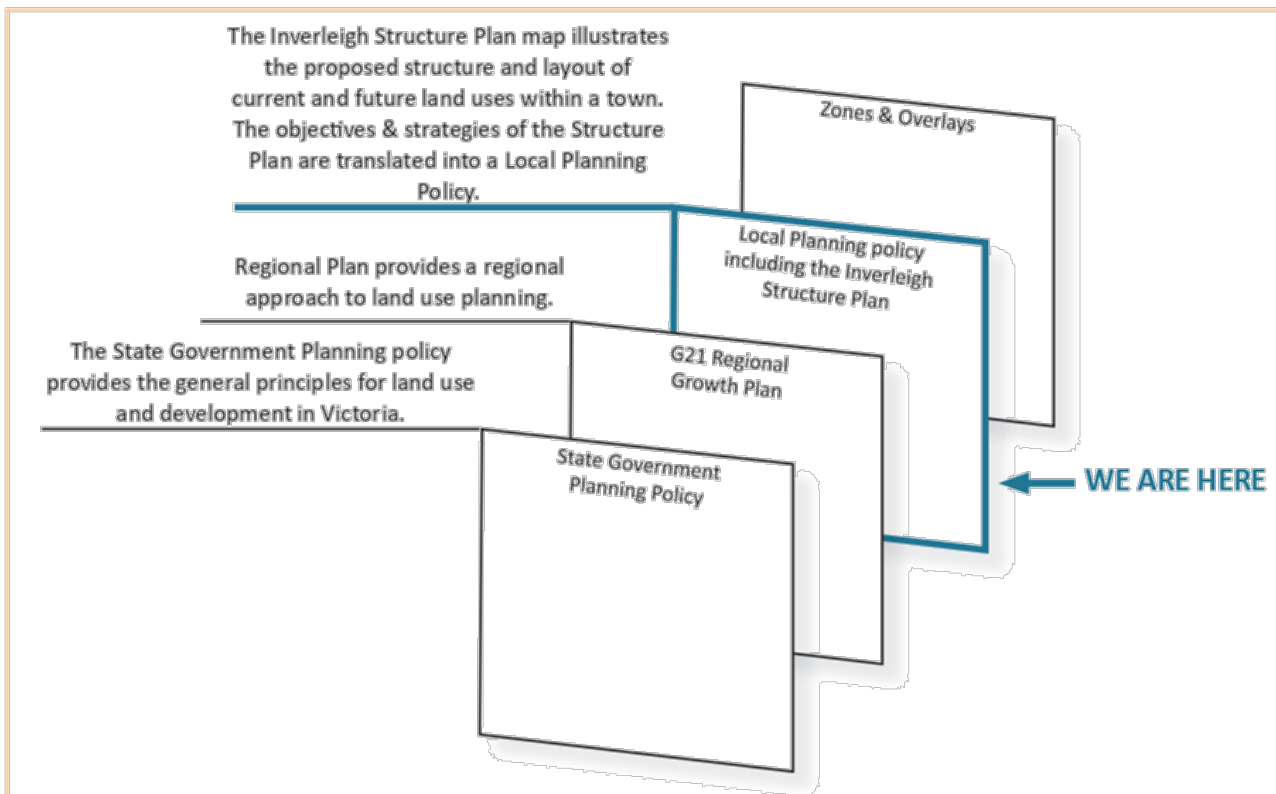
## SETTLEMENT SNAPSHOT

	POPULATION:	1,203
	NUMBER OF HOUSEHOLDS:	439
	ANNUAL GROWTH RATE:	4.36%
2033	PROJECTED POPULATION IN 15 YEARS:	2,380





## 1.2 How the Structure Plan influences the Planning Scheme



### 1.2.1 Products of the Inverleigh Structure Plan:

- Local Planning Policy (Clause [11.03-6L](#) of the Golden Plains Planning Scheme) objectives & strategies for future land use management of Inverleigh
- New Inverleigh Structure Plan map at [11.03-6L](#) of the Golden Plains Planning Scheme illustrating the strategic directions
- Implementation Plan outlining actions, responsibilities and timelines for delivering the Structure Plan



## 2. INVERLEIGH STRUCTURE PLAN 2018

### 2.1 What is a Structure Plan?

A Structure Plan expresses the desired outlook for the future of a town, including its spatial arrangement, the variety of uses, the scale and form of development as well as the infrastructure required to support what is envisaged.

### 2.2 Use of a Structure Plan

This Structure Plan will replace the current Inverleigh Structure Plan 2005 within the Golden Plains Planning Scheme and will guide decisions on proposals to rezone, develop and pursue land use changes in the township.

### 2.3 How has the Structure Plan been prepared?

The plan considered:

- Relevant existing plans, policies and strategies;
- Input and findings from community and stakeholders;
- Analysis of new population statistics, findings of the Domestic Wastewater Management Plan 2015 and latest flood mapping and findings from the Inverleigh Flood Study 2018;
- Changes in land use, settlement patterns, community and tourism activities, events, recreation and commercial precincts;
- Movement of freight, vehicles, pedestrians, cyclists and horse riders;
- The natural, cultural and heritage features of the town; and
- A range of principles and directions to balance pressures for growth whilst retaining the intrinsic qualities of the town.

### 2.4 The Inverleigh Structure Plan 2018

The Inverleigh Structure Plan 2018 has been informed by the Inverleigh Structure Plan of 2005. Purposefully, the township growth boundary is retained, as are many features including the green links and interface treatments between residential land use and the Inverleigh [Common Flora Reserve](#), the Golf Course and farming areas.





New directions of the Structure Plan 2018 derive from:

- Community feedback;
- Changes to State Zoning provisions;
- Changes to Local Planning policy;
- Population growth;
- The Domestic Wastewater Management Plan 2015; and
- The Inverleigh Flood Study 2018.

Inverleigh has experienced a faster rate of growth than what was anticipated and forecast in the 2005 Inverleigh Structure Plan. This growth is coupled with increasing pressure from developers for rezoning, particularly in the north of the town, as well as some interest in the south west of the town, earmarked for future residential.

Council needs to be well informed and ready to respond to the growth pressures and proposals to rezone, develop and pursue land use changes. The new structure plan builds on the outcomes of the 2005 Structure Plan and provides directions to guide land use decisions in Inverleigh for the next 10-15 years.

The vision for Inverleigh has been revised to represent the sense of place and aspirations of the community, whilst retaining the core values that run deep through the town's history.

A set of principles to distinguish these values and interpret the vision have been developed. These will inform land use decisions for Inverleigh into the future.

### 3. POLICY CONTEXT

The role and function of Inverleigh is guided by a policy context that includes the following:

- G21 Regional Growth Plan (Geelong Regional Alliance, 2013)
- Municipal Strategic Statement
- Rural Land use Strategy
- Clause 13.02 Bushfire
- Domestic Wastewater Management Plan



### 3.1 The State Planning Policy Framework

State Planning Policy states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. State planning supports a network of settlements to provide for growth in population within a municipal and regional context.

### 3.2 The Regional Planning Policy Framework – G21

Inverleigh is identified in The Geelong Region Plan as a ‘Town’ of between 500-2000 persons. The plan acknowledges that some small towns have the potential for growth that would not create a demand for extra services or infrastructure and describes this as an efficient use of resources.

Further, the plan states that the economic health of the region is about maintaining viable townships as well as dealing with growth. In this regard, smaller rural townships should allow for limited low density residential development.

### 3.3 The Municipal Strategic Statement

Inverleigh is identified as a ‘District commercial and retail centre’ within the Golden Plains Shire Commercial and Retail Hierarchy Framework at Table 1 of Clause ~~21.02~~ [02.03-7](#) of the Golden Plains Planning Scheme.

Settlement policy for Golden Plains Shire is articulated at Clause ~~21.02~~ [11.01-1L](#) of the Scheme where it states:

*There is pressure for subdivision and development outside existing townships, particularly for subdivision and hobby farm development close to Geelong and Ballarat. Residential developmet is not supported outside existing township boundaries.*

Future use and development of urban centres and small towns will largely centre on the traditional character and form of these towns. The maintenance of a clear distinction between urban and rural areas is essential to continued agriculture and efficient township development and maximising the use of infrastructure.

Policy direction for Inverleigh is provided at Clause ~~21.02~~ [11.03-6L](#) of the Golden Plains Planning Scheme. The objectives and strategies outlined in this policy are based on the findings of the Inverleigh Structure Plan 2005.



### 3.4 The Inverleigh Structure Plan Review 2005

The Inverleigh Structure Plan 2005 (ISP 2005) was included in the Golden Plains Planning Scheme through Amendment C37. Whilst the growth rate has been faster than anticipated, the ISP 2005 has ensured orderly and respectful residential and commercial development whilst protecting and enhancing the environmental and heritage assets of the town.

#### Key outcomes include:

- Application of the Heritage overlay to the Inverleigh town centre;
- Rezoning and residential growth in accordance with the ISP 2005;
- Providing firebreaks between the Golf Course and residential development;
- New and upgraded recreational and community facilities;
- New business and commercial enterprises;
- Provision of caravan, trailer, bus and truck parking in the main street; and
- Continuation of trails along the Leigh River.







## Outstanding outcomes:

### South West Area – Low Density Residential Area

The south west area of Inverleigh earmarked for Low Density Residential Zone and Future Low Density Residential Zone remains in the Farming Zone and has not yet been rezoned. Council has undertaken a Feasibility Study into the area to analyse the development constraints and provide guidance for decision makers when considering future rezoning and subsequent subdivision development proposals in this area. Findings include the preparation of a plan illustrating the opportunities and constraints of the site and a set of principles to clarify the intentions and expectations for the site. The Development Feasibility Study Package is now a resource available for landowners in this area and is provided at Attachment K. Future development of this area will be owner/ developer led.

### Rural Activity/ Rural Industry Area

Development of the Rural Activity/ Industry areas has not progressed at this stage. This is again a market driven initiative requiring private sector investment. The provisions of the Farming Zone now enable a more diverse array of activities to be conducted within the zone and applications can be made under the current Farming zoning for such uses.

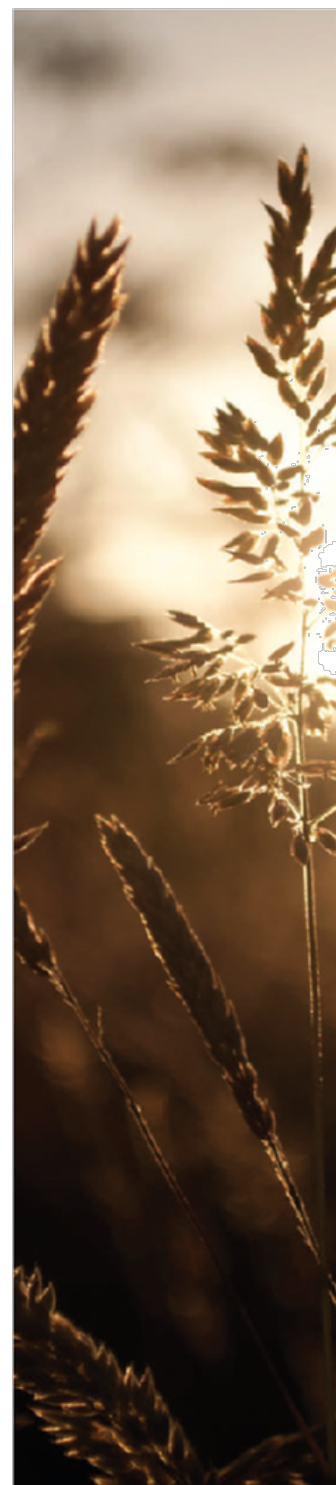
Regionally, Golden Plains Shire has identified and prepared the Gheringhap Structure Plan as a strategic employment area. Notwithstanding this, there remains potential for the area on the corner of the Hamilton Highway and Mahers Road, west of Inverleigh to be used and developed for Rural based Industry. The gateway position on the Hamilton Highway and the proximity to a railway siding are factors which make this area strategically suited to rural industry servicing the local and wider farming region.

### Light Industrial Development

Light industrial development and use of the land between the Recreation Reserve and the School Woodlot on Railway Street, has not occurred, as there have been no firm proposals. The site is currently used for the laydown of materials associated with maintaining freight infrastructure. In the future the site remains suitable for light industry to service the rail infrastructure or community with options for landscape supplies, trade services, storage or parking.

### Extension of the Township Zone

The extension of the Township Zone south of Victoria Park has not occurred as the development of this area would require the installation of a sewerage system which remains unfeasible at this time.





### 3.5 The Low Density Residential Zone Local Planning Policy

Significant changes to Council's Low Density Residential Zone policy were introduced to the Golden Plains Planning Scheme in November 2013 by Amendment C64.

The new policy provides guidance to applicants on what Council considers important when considering subdivision in the low density residential zone. Rather than stipulating a minimum lot size of 1.0ha, Council now considers lots smaller than 1.0 ha if:

- A land capability assessment demonstrates that the soil characteristics can support residential development and the subsequent effluent disposal outputs;
- The subdivision is demonstrated to respond and fit comfortably within the established character of the area (applicable in developed low density residential areas, rather than greenfield sites).

The policy reflects community attitudes of residents concerned that the valued character of their established low density residential area would be damaged by small lot subdivisions.

The new local planning policy aligns with the minimum lot size provided in the State Planning Policy zone provisions and articulates the local environmental and character factors for consideration and importance to Council and the community.

### 3.6 The Domestic Wastewater Management Plan 2015

The Domestic Wastewater Management Plan (DWMP), July 2015 was developed to provide an understanding of the best approach to manage effluent disposal throughout Golden Plains Shire. The document has a particular focus on the small un-sewered towns including Inverleigh that are experiencing increased pressure for additional residential development.

Essentially, the DWMP 2015 found that for Greenfield development (changing farming to residential), the minimum lot size for subdivision in un-sewered areas could be as low as 4,000sqm. Likewise, for infill development, occurring on existing small lots and lots created through re-subdivision at least 4,000sqm is required.

This is consistent with the minimum lot size stipulated in the State Planning provisions for residential land in un-sewered areas, where the Low Density Residential Zone applies.

The ISP 2005 anticipated that sewerage may be developed, however further investigation has indicated that sewerage is not feasible in the foreseeable future.

The situation regarding sewerage at Inverleigh has changed very little since 2005, except that there is now perhaps more pressure for a higher density of development and less appetite from water authorities and state government to fund reticulated sewerage. The DWMP suggests "that the feasibility of sewerage for Inverleigh should be revisited, with a focus on alternative non-traditional means of collecting, natural treatment and disposal or reuse. However there is a need to first build sufficient evidence to demonstrate that this is the best option for the town.



It is also recommended that stormwater quality monitoring is undertaken and an engagement/education program is established for residents to promote best practice onsite wastewater management.”

It is relevant to this plan, that the constraints of flooding and lack of sewerage in the town combine to limit development of the core township and these factors have significantly contributed to the township retaining the village scale of development and character. Inverleigh is somewhat protected from urbanisation by the lack of sewerage and flood constraints. Without state funding and a willingness by water authorities and the community, a sewerage scheme is unlikely to be pursued, unless water quality and associated health implications arise. Continued water quality monitoring is required to audit the impacts of wastewater management in the township.

The ISP 2005 identifies land north of Hopes Plains Road for the possible location of a Sewerage Treatment Plant. Whilst not included on the new Structure Plan, the suggested location remains relevant for future planning.

### **3.7 Inverleigh Flood Study 2018**

Council commenced preparation of the Inverleigh Flood Study in December 2016. This was timely as it ensured the most up-to-date flood mapping could be used to inform the Inverleigh Structure Plan, which has been prepared concurrently. The study was prepared in consultation with the Department of Environment, Land, Water & Planning, the Corangamite Catchment Management Authority (CCMA), Water Technology consultants and the Inverleigh community.

The Study provides a detailed assessment of the Inverleigh township floodplain and identifies where flooding may impact upon residents, properties and infrastructure. The study provides high quality up-to-date flood mapping that predicts flooding heights and identifies high risk areas for flood warning and evacuation. The study recommends further detailed assessment of two mitigation options which would reduce flooding through the township. The Municipal Flood Emergency Plan (MFEP) will also be updated with flood intelligence from this study.

The flood mapping produced by the Inverleigh Flood Study 2018 has been incorporated into the Inverleigh Structure Plan 2018.

### **3.8 State Planning Policy Clause 13.02 – Bushfire**

A Strategic Bushfire Risk Assessment for Inverleigh has been prepared by Golden Plains Shire in response to the State Planning Policy at Clause 13.02 relating to Bushfire.

The Risk Assessment considered six (6) areas for potential residential growth as provided in the draft Inverleigh Structure Plan dated 2018. Following assessment of the bushfire risk at each of these sites, the report concluded that the proposals for residential growth in Inverleigh are appropriate from a bushfire risk perspective, provided the measures identified in the Assessment are taken to minimise the risk to residents and emergency services.





### 3.9 Golden Plains Rural Land Use Strategy

In January 2008, Council adopted the Golden Plains Rural Land Use Strategy, to guide future land use and development across the Shire's rural areas. The strategy responded to the introduction of a new suite of Rural Zones by the Victorian State Government.

Objectives of the Rural Strategy that are relevant to the Inverleigh Structure Plan include:

- Support and promote productive and sustainable agriculture and rural enterprises;
- Provide for planned rural residential and rural living development where it supports the existing settlement structure, does not impact on productive agricultural land uses and provides for enhanced environmental outcomes;
- Strengthen the economic, social and community wellbeing of the Shire's towns and settlements;
- Provide for value adding rural industries, including intensive animal industries, where they can be sited so as to avoid conflicts and impacts on towns and settlements, residential uses, other agricultural uses and identified environmental values;
- Work with landowners, community groups and relevant agencies to improve the natural resource base, the water quality and quantity in rivers and streams and the protection of the Shire's environmental assets;
- Strengthen the rural tourism economy by encouraging uses and developments that support the Shire's tourist product without compromising the landscape and environmental values;
- Maintain the quality of the Shire's rural landscapes and the non-urban breaks between towns and settlements.

### 3.10 Gheringhap Industrial Precinct and Bannockburn Business Park

The Gheringhap Structure Plan 2013 was prepared with input from the community and caters for economic growth. Development of the structure plan has responded to the characteristics and the unique natural environment of Gheringhap. In particular, the structure plan seeks to retain the rural atmosphere, whilst allowing for appropriate economic growth. The Gheringhap Structure Plan's employment area encourages increased investment and provision of new employment opportunities in the area that will make a positive contribution to the long-term economic viability of Gheringhap and the region.

The Structure Plan presents a vision and planning framework for the integrated development of an employment area which will encourage investment in Gheringhap. The plan has relevance to the Inverleigh Structure Plan as it encourages industry to locate in this Gheringhap region. The Bannockburn Business Park provides a regional option for higher order service and industry to locate in the locality.



### 3.11 Golden Plains Recreation Strategy

The Recreation Strategy 2015-2019 outlines Golden Plains Shire's key directions and priorities for recreation provision in the Shire and the action it will take during the period 2015 to 2019 to implement these directions and priorities.

In regards to recreation projects in Inverleigh, significant works have been undertaken to upgrade facilities at the Inverleigh Recreation Reserve and funding will continue to be sought for future work. Long term planning would see the tennis courts relocated to the Recreation Reserve, however the cost in the short term is prohibitive.

Other initiatives identified in the Recreation Plan include a walking trail from the Inverleigh Golf Course to Teesdale (already used by horses) and continued maintenance and development of the walking tracks along the river.

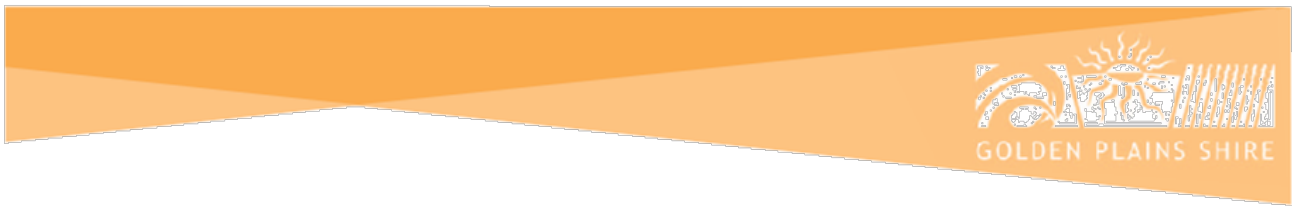
### 3.12 Golden Plains Paths and Trails Strategy

The goal of the Paths and Trails Strategy is to provide strategic direction when assessing whether to repair, upgrade, or construct a path or trail within the Shire over a five (5) year period. A report was produced to prioritise path development based on a range of objectives seeking a connected community and equitable distribution of paths and trails across the municipality. Within the bounds of what Council and the community have capacity to deliver, maintain and manage.

### 3.13 Inverleigh Community Plan 2013

The priorities identified in community plans are important as they are a key reference point in strategic plans and are used to determine priorities for external funding and the need for specific projects and programs. The overall vision outlined is that Inverleigh must maintain its country identity and not over develop.

The priorities identified in the Inverleigh Community Plan have been developed by its community and include developing and enhancing the river environs and walking track and celebrating historic and natural assets.



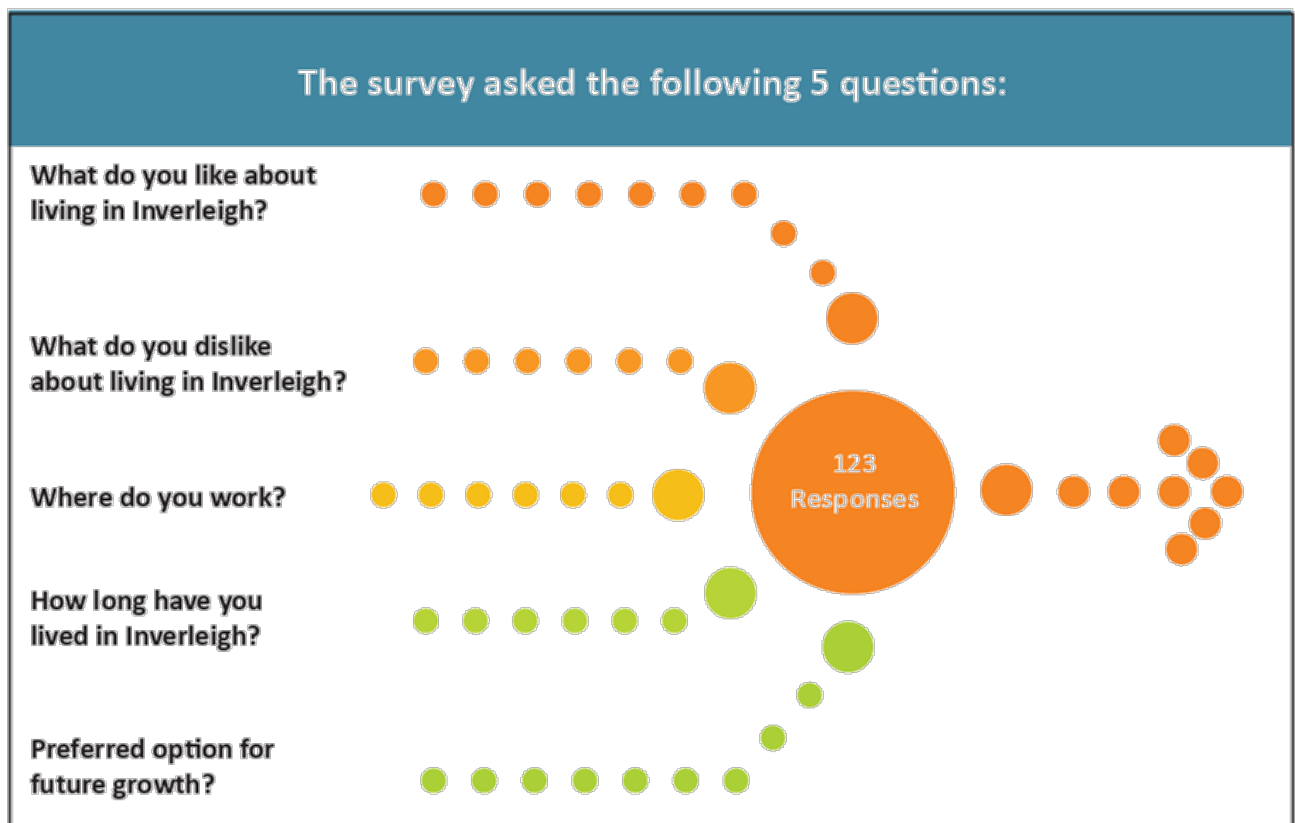
## 4. STAKEHOLDER ENGAGEMENT AND CONTRIBUTIONS

### 4.1 Community

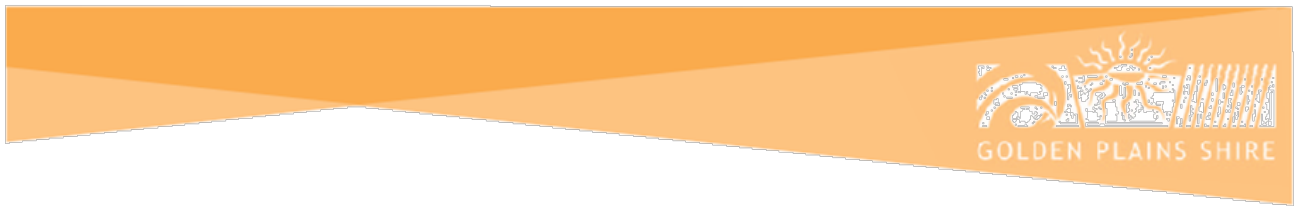
Council commenced community engagement in March 2017 with a community survey. Two workshops followed and two listening post sessions where the Strategic Planning Team met with residents to discuss future land use planning for Inverleigh.

More than 120 survey responses were received which represents around 10% of the Inverleigh community. Key findings from the survey found a positive sense of community, country lifestyle, proximity to large towns and the rural ambiance as being highly valued. Areas for improvement included roads, rate of development and growth as well as the provision of services including public transport. The survey identified there is no singular preferred option within the community for future growth.

The survey asked the following five questions, responses to the community survey are summarised below.

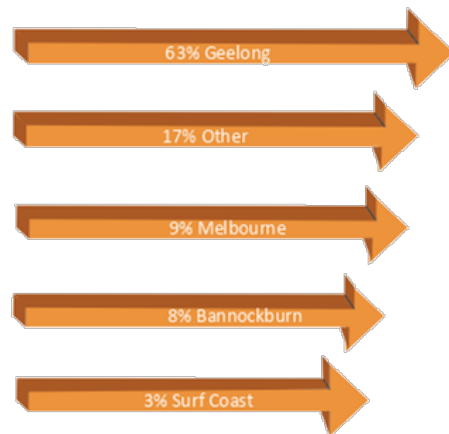
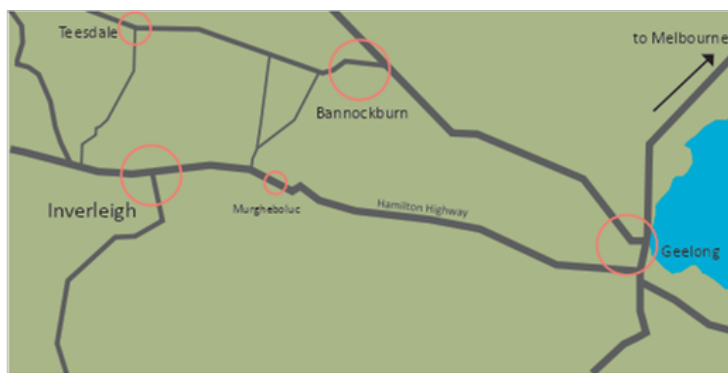




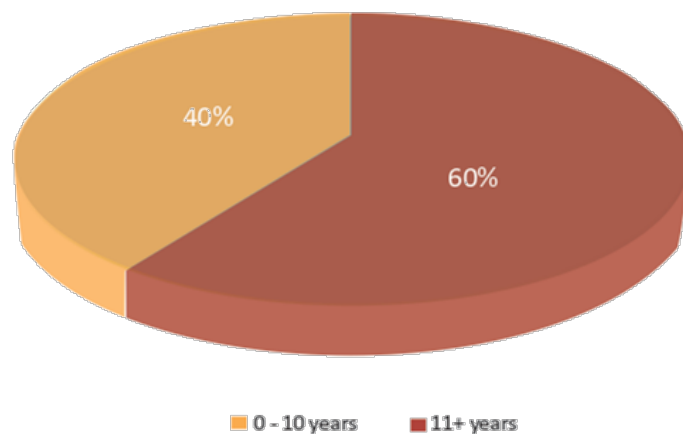


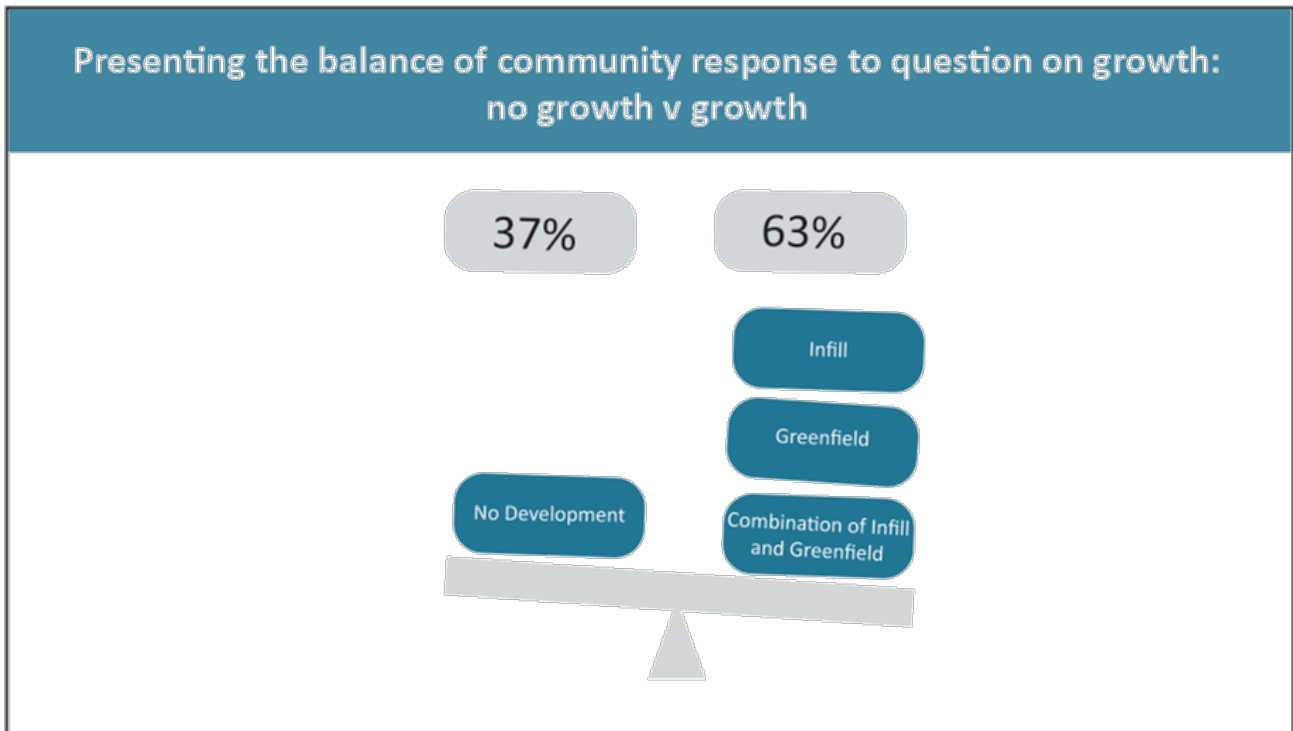
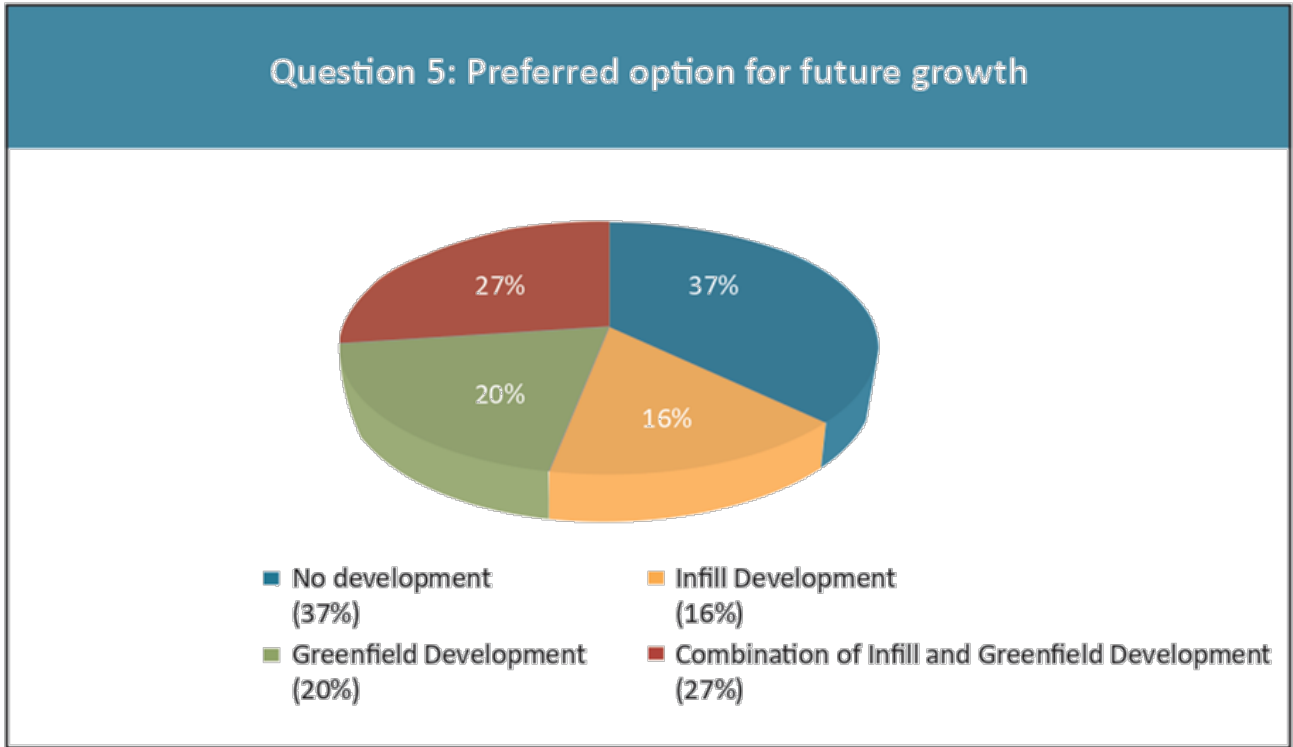
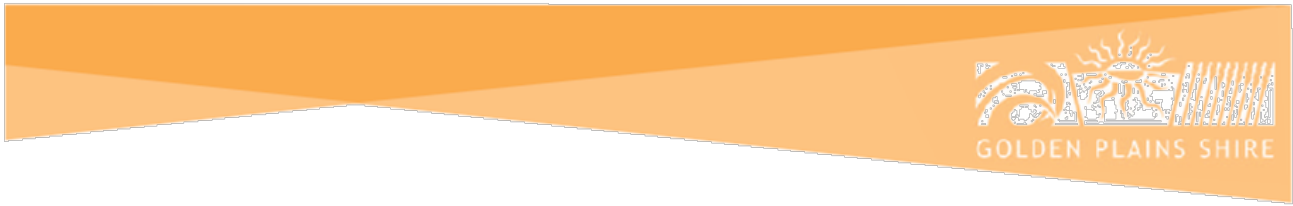


### Question 3: Where do you work?



### Question 4: How long have you lived in Inverleigh?









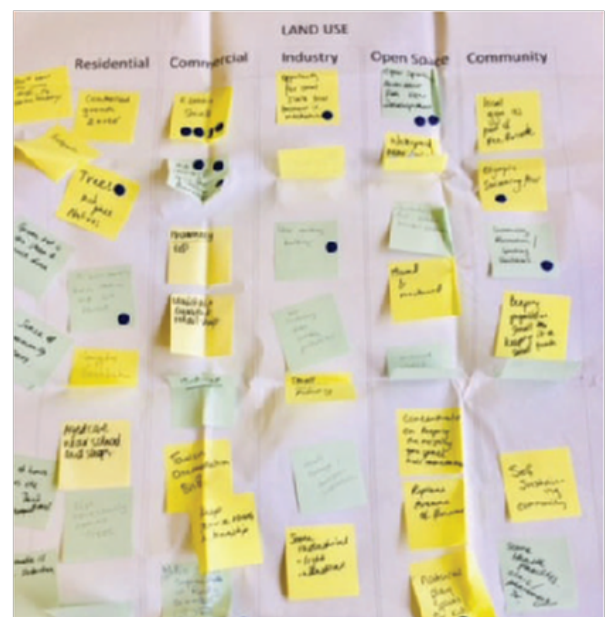
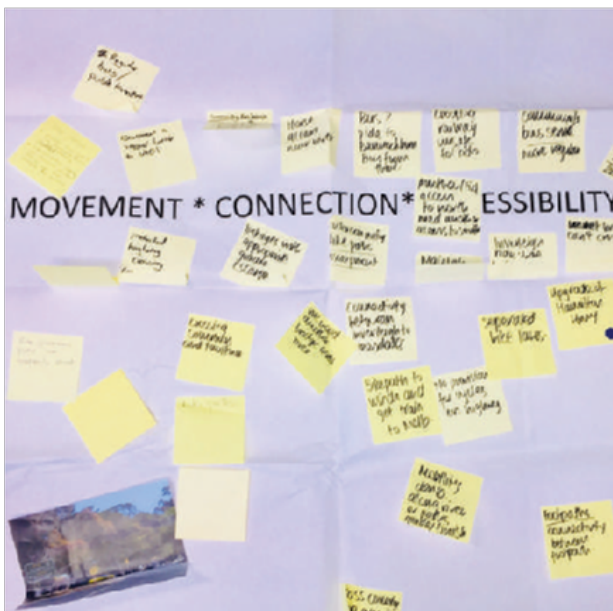
Council held a community workshop on 26 October 2017 to provide results of the community survey, stakeholder engagement and the latest 2016 census findings (which were released between June and October 2017). There was a strong turnout with robust and healthy discussion amongst the community on key structure planning issues. The workshop findings demonstrated that while there is a mix of views on particular issues, there is also widespread support for the following:

- Retaining the village character, with its historic and natural environments which are cornerstones of the town’s charm and appeal;
- Ongoing dependency on higher order services within Bannockburn and Geelong so as to preserve Inverleigh’s village scale and character; and
- Support for the continuation of boutique scale commercial development and re-use of existing buildings in the main street.

Brainstorming around the following key structure planning issues was undertaken, which contributed to the vision, principles and directions of the Structure Plan:

- Vision;
- Land Use (residential, commercial, open space, industry and community);
- Physical attributes; and
- Movement – connections- accessibility.

Examples of the workshop brainstorming activities are shown below.





Council held two listening posts in Inverleigh on 16 and 23 June 2018 to present the draft Inverleigh Structure Plan. This provided an opportunity for one-on-one discussions between Council planners and around 70 people from the community. Detailed and valuable feedback was received including seven written submissions.

In summary, Council continued to hear clear messages about Inverleigh, including how the country town/village character is cherished by the community and is something to be retained. On the matter of lot sizes, there were conflicting views. Some residents want to subdivide because they don't want to manage large lot sizes, others want to retain the 1 ha minimum lot size. Proposals for rural and service industry, commercial, recreation and suggestions for horse/bridle paths were also provided by the community at the listening posts and in the written submissions.





## 5. UNDERSTANDING THE PLACE

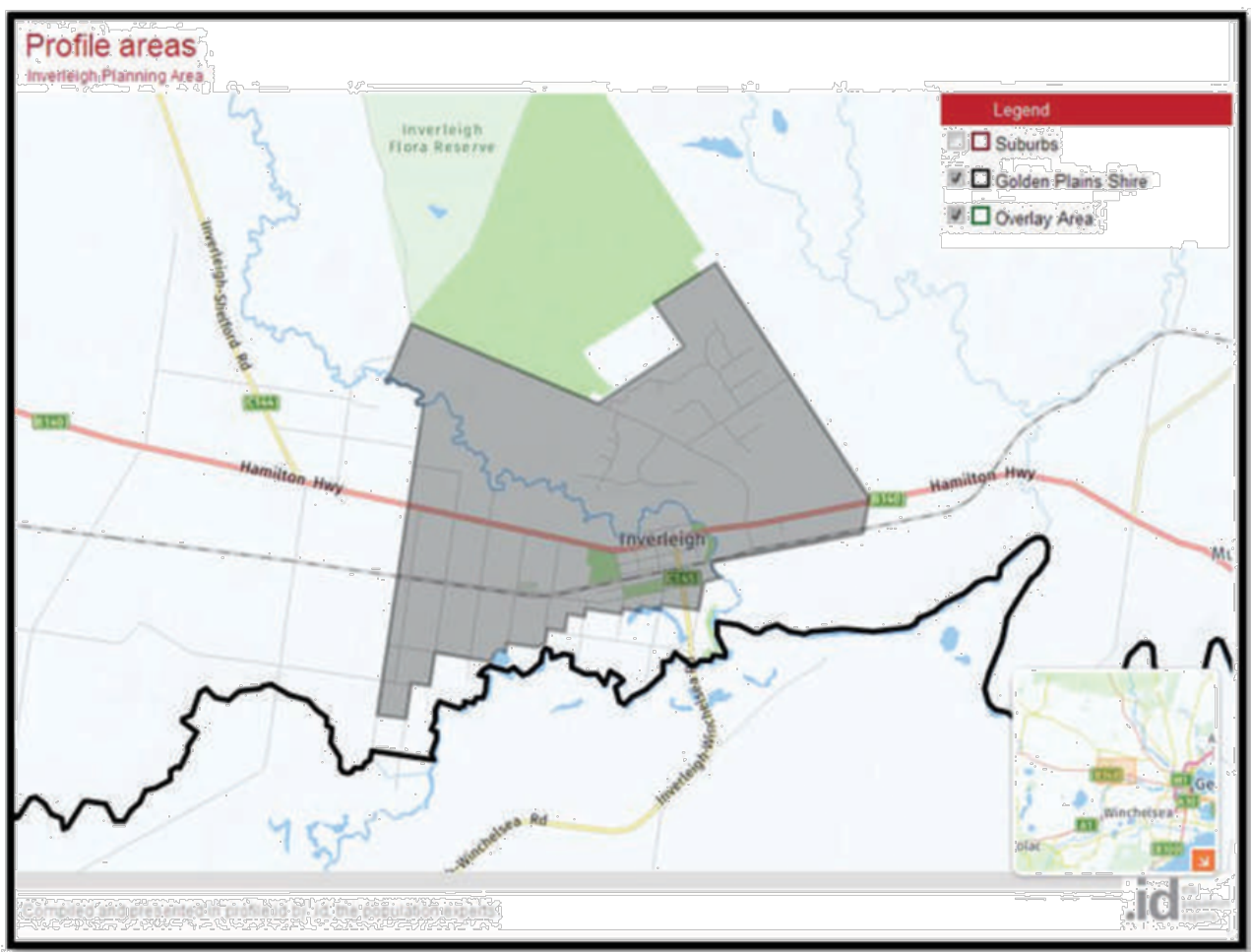
### 5.1 Population – Past and Present

Inverleigh is a small town, formerly a rural service town that is becoming increasingly appealing for its heritage, environmental and residential ‘lifestyle’ opportunities

The population of Inverleigh, as defined by the Inverleigh Planning Area in Figure 2, is 1,203 persons. This is the ABS Estimated Resident Population, as at 2017.

Historical population data indicates the population of Inverleigh Planning Area has doubled over the last 25 years (Source: Census, Profile ID. Enumerated Population data).

**Figure 2: Inverleigh Planning Area - Population data by Community Profile ID**





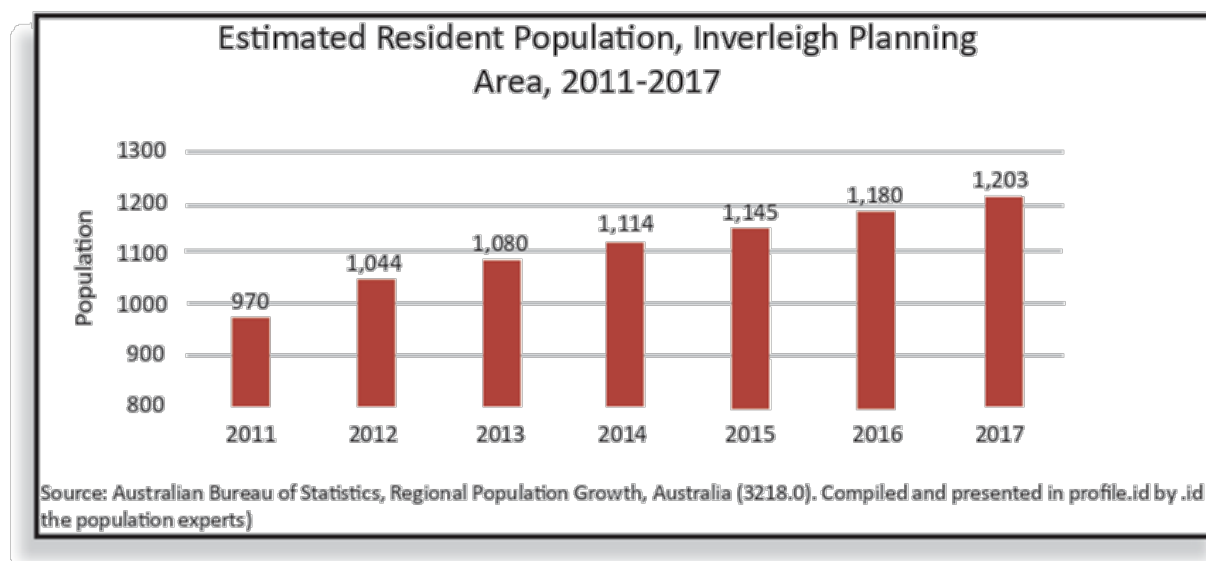


The town's close proximity to Geelong, and the Geelong Ring Road, along with the appeal of low density residential 'lifestyle' opportunities, are likely to be the key drivers of future growth in Inverleigh. Census data tells us that migration to towns in the south east of the Shire comes from Greater Geelong and Wyndham.

The implications of the Geelong Ring Road and the town's growing popularity has been evident with the population of Inverleigh growing by 225 people (23.8%) from 2011 to 2016. This represents an average annual population change of 4.36% over the period. (Profile .id Usual Resident Population, Australian Bureau of Statistics, Census 2011 and 2016).

Further insight into the Inverleigh Planning Area's pattern of population growth is provided by the Estimated Residential Population 2011-2017 as it is an annual measure – see Figure 3. Between 2011 and 2012 there was a high growth rate of 7.63%, facilitated by availability of additional residential lots. Since then, between 2012 and 2017, average annual population growth has reduced to a more conservative growth rate of 2.88% per annum, reflecting the limited supply of residential lots available during that time period.

**Figure 3: Population Growth from 2011 to 2017, Inverleigh Planning Area, Estimated Resident Population**



## 5.2 Population - Future

With the population of Inverleigh calculated at 1,203 persons in 2017, a number of scenarios can be used to forecast population change to 2033, based on various recorded population growth rates in Inverleigh referred to above. See Figure 4.

**Conservative:** A conservative estimated growth rate of 2.88% per annum, would see the population grow to **1,895 by 2033** (based on the Estimated Resident Population growth rate 2012-17).

**Moderate:** A moderate estimated growth rate of 4.36% per annum, would see the population grow to **2,380 persons by 2033** (based on the Usual Resident Population's average annual growth rate 2011-2016).



**High:** A high growth scenario, would see the population grow to **3,900 by 2033** (based on the highest annual Estimated Resident Population growth rate recorded in the 2011-17 period - 7.63% in 2011-12).

Population forecasting consultants, .id Consulting recommend using the Usual Resident Population growth rate. This represents the moderate scenario of 4.36% growth per year. This scenario forecasts 2,380 persons by 2033, which nearly doubles the current population of Inverleigh. It represents an increase of **1,177 persons and 431 houses, based on an average household size of 2.73 persons** (2016 Profile .id). The new Structure Plan aims to provide for this scenario’s continued gradual growth of the town.

Inverleigh Planning Area - Population forecast scenarios							
Scenario	Average Annual growth rate 2017-33	2017	2033	Change	Av. persons per year	Dwellings av. hh size 2.73 (rounded)	Growth rates based on recorded Inverleigh Rates
Conservative	2.88	1,203	1,895	692	43	255	Estimated Resident Population growth rate 2012-17
Moderate	4.36	1,203	2,380	1,177	74	431	Usual Resident Population 2011-16
High	7.63	1,203	3,900	2,697	169	990	Estimated Resident Population 2011-12

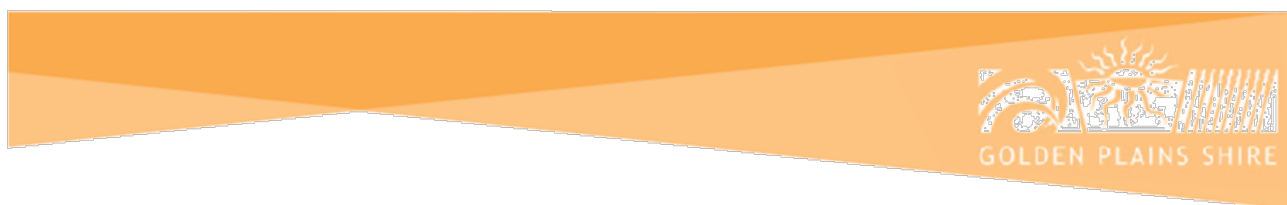
Projected: 2,380 persons by the Year 2033



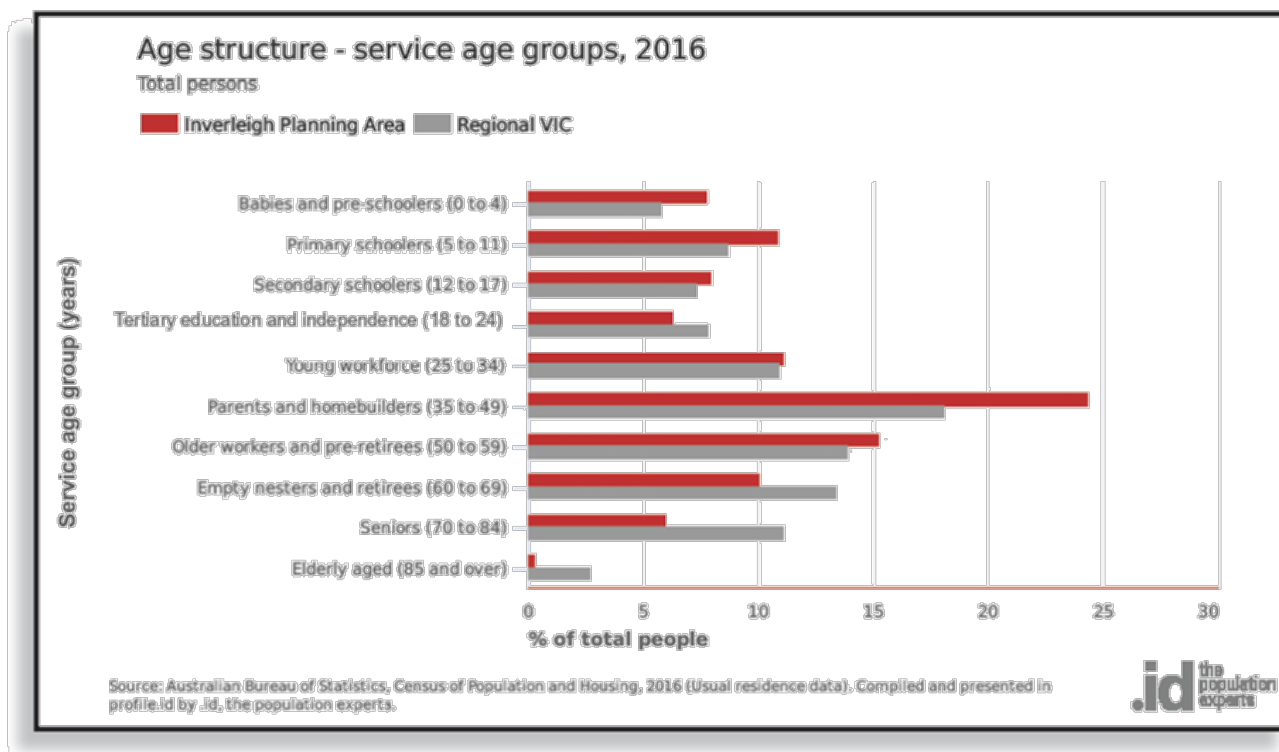
A projected population of 2,380 persons in 15 years’ time equates to an additional 1,177 persons and 431 houses, based on an average household size of 2.73 persons.

**5.2.1 Age Structure**

The median age of the population in the Inverleigh Planning Area is 39 years. The Inverleigh Planning Area, has a younger age profile than Regional Victoria, with young families evident. In 2016, 26.6% of the population was aged between 0 and 17 (Regional Victoria 21.9%) and 16.4% were aged 60 years and over (Regional Victoria 27.3%). Within this, ‘babies and pre-schoolers’ were 7.8% of the population (compared with Regional Victoria 5.8%) and ‘Primary schoolers’ 10.9% (Regional Victoria 8.7%). The largest service age group was ‘Parents and Homebuilders’ (aged 35-49 years) with 286 persons representing nearly a quarter of the town’s population. See Figure 5.



**Figure 5: Age Structure – Service Age Groups, Inverleigh Planning Area and Victoria, 2016**



Looking at the five years prior, the biggest change has been in the number of ‘Parents and Homebuilders’ (35-49 years) (59 additional) and ‘Babies and Pre-schoolers’ aged 0-4 years (42 additional). Another growing group is the ‘Older workers and Pre-retirees’ (50-59) with 42 additional persons.

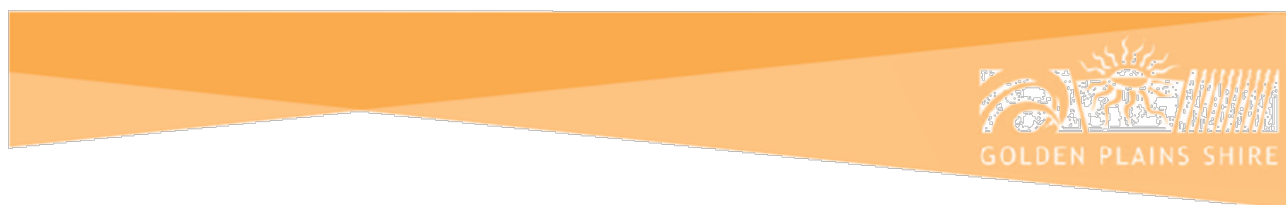
Over the longer term between 2006 and 2016, there have been increasing numbers in all service age groups except ‘Secondary Schoolers’ aged 12 to 17 and the elderly aged 85 and over. The number of ‘Secondary Schoolers’ has remained steady around 90 persons while the number of 85 years and over has been less than 10 since 2006.

### 5.2.2 Households

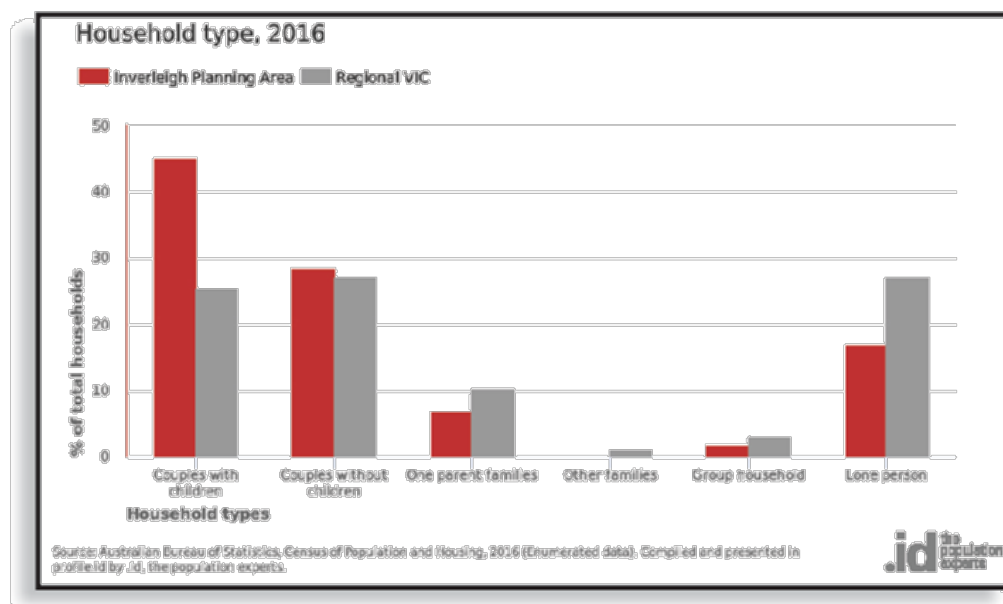
Household type is one of the most important demographic indicators, revealing the area’s residential role and function and, in combination with age profiles, provides key insights into the level of demand for services and facilities. In 2016, there was a higher than Regional Victorian average of couples with children households in the Inverleigh Planning Area (45% compared with Regional Victoria 25%). When combined with the 7% one parent families (Regional Victoria 10%) around half of the households have children. Couples without children are another key demographic representing 28% of households and lone person households 17%. See Figure 6.

In 2016, households with children (couples or single parent) were predominantly young families: 57% had young children only (under 15 years), 30% had older children only (aged 15 years and over) and 13% mixed age children.





**Figure 6: Household Type, Inverleigh Planning Area, 2016**



The number of households has increased by 108 between 2006-2016. Analysis of this change indicates the proportion of couples with children, couples without children and one parent families has remained stable while the number of lone person households has increased slightly by around 4%.

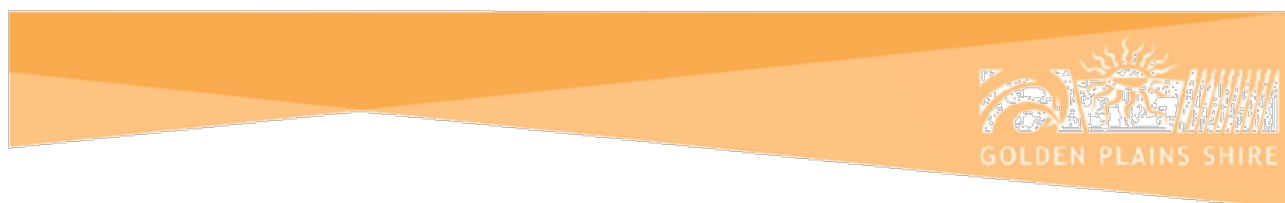
The most common household type moving into the township 2006-2016 was couples with children, increasing by 47 households or 36%. The number of couples without children households increased by 30 and the number of lone person households by 31. There was little change in other household types.

### 5.2.3 Housing

There were 439 dwellings in Inverleigh Planning Area in 2016 (Census count), located in Township Zone, Low Density Residential Zone and Farming Zone. Existing lots in the Township Zone range in size from around 200sqm to 4200sqm. Lots in the Low Density Residential Zone range in size from 8,225sqm to 27000sqm (2.7ha) and are located predominantly to the north of the town centre. The majority of dwellings in the Farming Zone are located to the west of the Inverleigh town centre.

Between 2006 and 2016 an additional 116 private dwellings were recorded. Of these, there has been a significant increase in the proportion of 4 bedroom houses with an additional 74 four bedroom houses built. An additional 10 two bedroom houses were built and 12 three bedroom houses. Seven houses were built with 5 or more bedrooms.

Figure 7 highlights that while the number of four bedroom houses is increasing the overall household size is decreasing. Analysis of household data in Inverleigh shows that there were 16.1% of lone person households and 32.5% of larger households (those with 4 persons or more) in 2016.



**Figure 7: Number of Dwellings and Average Household Size, Inverleigh Planning Area, from .id Consultants**

Year	2017	2011	2006	2001	1996	1991
<b>Dwellings</b>	439	358	323	282	264	236
<b>Household size</b>	2.73	2.75	2.89	2.87	2.97	2.81

*Based on the moderate population growth scenario outlined above, an additional 430 dwellings are expected to be constructed through to 2033, an average of 27 houses per year.*

## 5.3 Infrastructure

### 5.3.1 Water and Sewerage

Barwon Water is the responsible water authority for Inverleigh.

Inverleigh is not currently provided with reticulated sewerage. There are no plans to sewer the township in the short to medium term. Under current regulatory arrangements, a sewerage scheme would likely need to be fully funded by residents and could cost in the vicinity of \$15 million.

Potable water is available in Inverleigh and is fed from both Teesdale and Bannockburn.

Barwon Water advises that generally the area to the north of the river has better access to water supply than the area to the south of the river, as the main feed for Inverleigh comes via Teesdale. Development to the north of the river could be serviced by extension of the reticulation main (DN200mm) from the water main located in Common Road. This main in Common Road currently extends south to approximately Faulkner Road before reducing in size.

The area to the south of the river is constrained by the single water main (DN150mm) crossing the river at Dundas Street. This is not likely to cause issues during the period of the Structure Plan 2018, but development of the 'Future Investigation Areas' may trigger the requirement to construct an additional river crossing. The location of that crossing would require careful consideration. Water supply to the area south of the river currently stops at Cemetery Road. There are also some private lines into this area.

It is unlikely that the infrastructure feeding Inverleigh will require augmentation prior to the development of the 'Future Investigation Areas'. Future upgrades planned for Inverleigh in the long term include upgrades to the Bannockburn-Teesdale Feeder Main, the Bakers Lane Tank (at Teesdale), Bakers Lane Pump Station (at Teesdale) and the Teesdale-Inverleigh Feeder Main.

Barwon Water advise that there is little impact on Barwon Water's infrastructure planning as a result of the changes to the Inverleigh Structure Plan. Barwon Water can readily accommodate the increased density. At a later date, additional upgrades may be required to facilitate the 'Future Investigation Areas' as described above.

The requirements for Council and properties within a Bushfire Management Overlay are outside the responsibility of Barwon Water. Interventions in the Bushfire Management Overlay are proposed to be completely independent of the Barwon Water network. Barwon water advises Council to ensure that an alternative water supply is provided to properties within a Bushfire Management Overlay as required by Clause 53.02 that is sufficient to support firefighting operations should they be needed. The alternative water supply will be independent of the Barwon Water network and will consist of water tanks on individual properties and a number of strategically placed larger tanks on public land. The alternative supply is required as Barwon Water is not responsible for providing an adequate water supply for firefighting in its mains. No separate fire flow component is designed into Barwon Water's mains.



### 5.3.2 Movement

#### a) Vehicular

Inverleigh is located on the Hamilton Highway, a significant transport route between Geelong and the western district.

Common themes which emerged from the survey included the condition of the Hamilton Highway and the lack of overtaking lanes on the Hamilton Highway.

In response, VicRoads advised that there are presently no duplication plans for the Hamilton Highway and that the major catalysts for any road upgrades/ maintenance tend to be safety and freight efficiency.

Decision making with regard to roads in the region is now considered as part of a broader collaboration between Public Transport Victoria (PTV) and Vic Roads, known as Transport for Victoria (TFV). In relation to corridor works between Geelong and Inverleigh, VicRoads would advise TFV of the need for works and this would be considered in accordance with the hierarchy of strategies under the Network Development Plan - Country Roads Strategy – Individual Corridor Strategies.

Transport for Victoria advised that in regards to roads, the intersection of the Hamilton Highway and Common Road requires an upgrade. Further development of land along Common Road must include an upgrade of this intersection to cater for its increasing catchment.

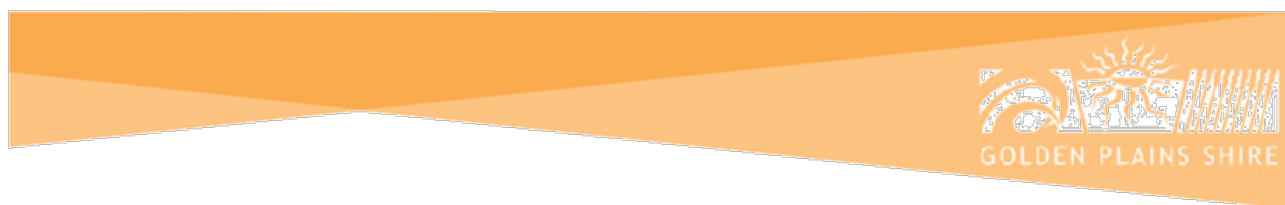
Similarly, the intersection of the Hamilton Highway and Hopes Plains Road has been identified by Transport for Victoria as requiring an upgrade which will be required as development occurs adjacent to Hopes Plains Road.

Transport for Victoria has identified concerns regarding the proposed rezoning of land south of Hamilton Highway and north of the rail line that is identified as Future Investigation Area. VicRoads would seek to limit the number of access points onto the Hamilton Highway from both this land and north of the Hamilton Highway, and require an access management plan for the ultimate access arrangements taking into account the proposed form of subdivision.

Increasing the density of development north of the Leigh River will require an upgrade or a third road link over the Leigh River, essentially an upgrade of the Teesdale Road and Twin Bridges, particularly as the twin bridges only have a 5 tonne capacity and the CFA require bridges to have capacity for 15 tonne vehicles. Other users including farmers would also benefit from having the load limit upgraded. Further development along Common Road will require an upgrade or replacement of the Twin Bridges to cope with flood events and the required tonnage capacity for fire trucks.

Lighting at the Common Road/ Hamilton Highway has been identified as a key safety concern from both residents and VicRoads. This would need to be addressed by developers as part of any future subdivisions.





## b) Rail

A rail line runs parallel to the Hamilton Highway through the southern aspect of the township. There are numerous rail crossings where local streets intersect with the rail line. The Maroona to Gheringhap rail line is the main route to Adelaide from Melbourne and Geelong. Originally it was also a passenger service, but today is a freight line only.

VicTrack advise that the following should be considered when assessing change of use and development adjacent to the rail corridor:

- No new level crossings across the rail corridor;
- Ensure water retardation and drainage is directed away from the rail corridor;
- Ensure land is fenced before subdivision works commence;
- Shared user paths for new subdivisions should occur outside of the corridor;
- Impact of freight and passenger rail noise.

## c) Non-vehicular

Non-vehicular movement is a lifestyle feature and key component of the functionality of Inverleigh. Walking, cycling and horse-riding are popular active modes of movement and contribute to the liveability of the township. The low key nature of roads and wide road reserves encourage shared access with vehicular and non-vehicular traffic. Trails around the river environs and connections from the north of the town into the 'old town' area have been developed through community and Council initiatives, including the Federation Footbridge over the Leigh River connecting Common Road to the town centre.

Maintaining strong pedestrian and cycle links with the town centre is paramount as development increases along Common Road. School children need direct access routes to the school and recreation facilities.

A web of proposed pedestrian paths, together with a bridle path and township loop is envisaged for the connectivity of non-vehicular modes of movement throughout the township.

**The Movement and Access Plan** identifies the arterial road being the Hamilton Highway and key access roads including the Inverleigh –Winchelsea Road, Inverleigh-Shelford Road, Common Road, Faulkner Road and part of Hopes Plains Road.

Another key access road is the circuit around East Street, Napier Street, Inverleigh-Winchelsea Road and the Highway. A larger key vehicular circuit follows the Inverleigh-Winchelsea Road, McCallum Road and Railway Street, back to the Hamilton Highway.

Green links are a strong feature of the Inverleigh Structure Plan and link the main street to the river environs in all directions. Connectivity through the new residential areas is purposefully designed to include green links between existing and new residential areas as well as to the river, connecting to the township core. This provides non-vehicular access for children to ride to school and the recreation reserve as well open spaces linked to the river environs.

A continuous bridle path and township loop trail is identified to follow the river environs and connect River Road through the western 'Future Investigation Area' when developed.



A proposed pedestrian access is also identified along the Hamilton Highway linking Hopes Plains Road to the town centre.

### 5.3.3 Energy

Capacity for electricity supply is provided by Powercor. Most development projects require extension or augmentation of electrical assets. Costs are applicable for these works.

There is no gas supply to Inverleigh and no plans for extension of gas supply to the township.

Solar and wind farm facilities are proposed south of Inverleigh within the Surf Coast Shire.

### 5.3.4 Communications

Inverleigh has an operational NBN Fixed Wireless Tower as well as Telstra and Optus mobile phone towers.







## 5.4 Environmental Risks

### 5.4.1 Flooding

Inverleigh is located at the confluence of the Barwon and Leigh rivers and has experienced extensive flooding in its history which has hindered further development and presents a risk to a number of heritage values in the town.

The Inverleigh Flood Study was recently undertaken in 2018 and provides a detailed assessment of the Inverleigh township flood plain where flooding may impact upon residents, properties and infrastructure. The study provides an improved understanding of flood behaviour through the study area.

Flood modeling demonstrates that during a significant flood event, a number of events are likely to occur depending on the status of two upstream catchments associated with the Barwon & Leigh Rivers.

Using the hydraulic modelling results, two mitigation options were investigated, costed and modelled to assess the impact on flooding. The mitigation options modelled showed a significant reduction in flood risk for many flood prone properties in Inverleigh. The Inverleigh Flood Study recommends that a detailed flood mitigation study be considered.

A review of the existing planning scheme was undertaken and Land Subject to Inundation Overlay (LSIO) and Flood Overlay (FO) maps have been produced. The updated flood mapping has been incorporated into the Inverleigh Structure Plan 2018.





### 5.4.2 Bushfire

The Bushfire Management Overlay applies to the Inverleigh Flora Reserve, the Inverleigh Golf Course and extends approximately 150 metres into private land along Common Road opposite the Inverleigh Flora Reserve and also the adjoining parcel on Hopes Plains Road. The purpose of this overlay is to protect life and property from bushfire impact by applying a number of development controls. It is implemented in areas where the bushfire risk is high due to hazardous bushfire characteristics such as steep slopes and forests. The Bushfire Management Overlay identifies areas where the bushfire hazard warrants bushfire protection measures to be implemented. Development should only be permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

A Strategic Bushfire Risk Assessment (See Attachment L) for Inverleigh has been undertaken to inform the Inverleigh Structure Plan. The Assessment has considered the potential risk of bushfire impact on the township of Inverleigh and the potential growth areas identified. The potential residential growth areas are identified in figure 8 below.

**Figure 8 : Potential Growth Areas**



High fire danger days with high temperatures and low humidity with strong, hot north or north westerly winds followed by a strong, cooler west to south west wind change present the greatest bushfire threat to the township.

Being a rural landscape, the potential for ignition is high. The impact of any fire event will be determined by fuel loads, weather, preparedness and the ability of resources to combat a fire.

Large fires on high fire danger days running into the township after a long build-up through the surrounding landscape have the potential to have significant impact on the town. Small localised fires igniting within close proximity to the town may still impact the town but these fires can be expected to be easier to bring under control and experience fewer losses. The centre of town should provide suitable refuge in all but the most extreme fire conditions.



The main potential bushfire threat is from a running fire that enters the Inverleigh Flora Reserve which could impact significantly on potential growth areas 2 and 3 as well as established low density residential settlements on Gregory Drive, River Gum Drive and Faulkner Road. This scenario may occur under hot and strong north or north-west wind conditions, coupled with a high temperature and low relative humidity.

Bushfire risk mitigation should direct development away from high risk areas. Where development cannot be directed in such a way, it must be designed to ensure that appropriate and effective risk mitigation measures are in place to reduce this risk to an acceptable level. Management of fuel on public and private land by individual property owners and land management agencies can reduce bushfire risk, however it is not possible in rural residential situations to eliminate fire risk entirely.

Bushfire risk should be reduced to acceptable levels provided the current proposals ensure that:

- Residential development in higher risk areas is avoided and appropriate setbacks from classified vegetation are applied;
- Township edge is consolidated to limit grass/bushfire spread into the town area;
- Appropriate defensible space, building envelopes, access and egress to properties and the development are applied;
- New dwellings are constructed to the appropriate BAL construction standard;
- Urban design that meets CFA requirements for access and water supplies is applied;
- Well designed and built access and egress and viable evacuation options for residents and visitors are provided.

The findings of the Strategic Bushfire Assessment of Inverleigh have been incorporated into implementation actions of the Inverleigh Structure Plan.







### 5.4.3 Erosion

State planning policy seeks to protect areas prone to erosion, landslip or other land degradation processes.

The area with the highest landslip risk in Inverleigh is the escarpment area, which is to remain undeveloped. The Public Park and Recreation Zone should be applied to areas having propensity for landslip and erosion. Risks can be further mitigated through controls applied at subdivision stage.

High water and flood events in Inverleigh can have impacts on the riverbanks and can cause severe erosion around the river environs including the washing away of paths and trails.

Likewise, stormwater has the potential to create erosion of the riverbank if not appropriately managed as part of the subdivision design, construction and maintenance.

### 5.4.4 Loss of biodiversity

State Planning policy seeks to assist the protection and conservation of Victoria's biodiversity and consider the impacts of land use and development on these values. The Structure Plan has been considered in relation to protecting and conserving biodiversity.

The Leigh and Barwon Rivers provide valuable environmental corridors that need to be protected from development and pollution associated with stormwater and septic seepage. The extensive floodway and floodplain assist in the protection of these river environs, as does the Environment Significance Overlay 2 – Watercourse Protection.

State planning policy seeks to protect landscapes and significant open spaces that contribute to the character, identity and sustainable environments. The Structure Plan provides for additional open space along the Leigh River as part of future residential development of the adjoining land. Appropriate zoning to Public Park and Recreation Zone should be applied to these areas.

The Inverleigh Flora Reserve and Golf Course should continue to be protected both through planning controls, including buffers and fire management controls. Links from these area to the 'old town' should be provided in the form of green corridors and pedestrian access trails.

The Structure Plan reinforces the Green Bio-link between the Inverleigh Flora Reserve and the Leigh River, designed to provide landscape amenity through the residential areas and provide a link for the transfer of wildlife between the Common, the township and the Leigh and Barwon Rivers.

Additional Green links, are indicated on the Structure Plan to provide connections from established residential areas in the north to the Inverleigh Flora Reserve and from the Flora Reserve through proposed residential areas, south to the Leigh River and along the river into the township area as well as through the town and down to the Barwon River.

Native vegetation through new residential areas should be retained, protected and maintained both for landscape amenity and protection of biodiversity.





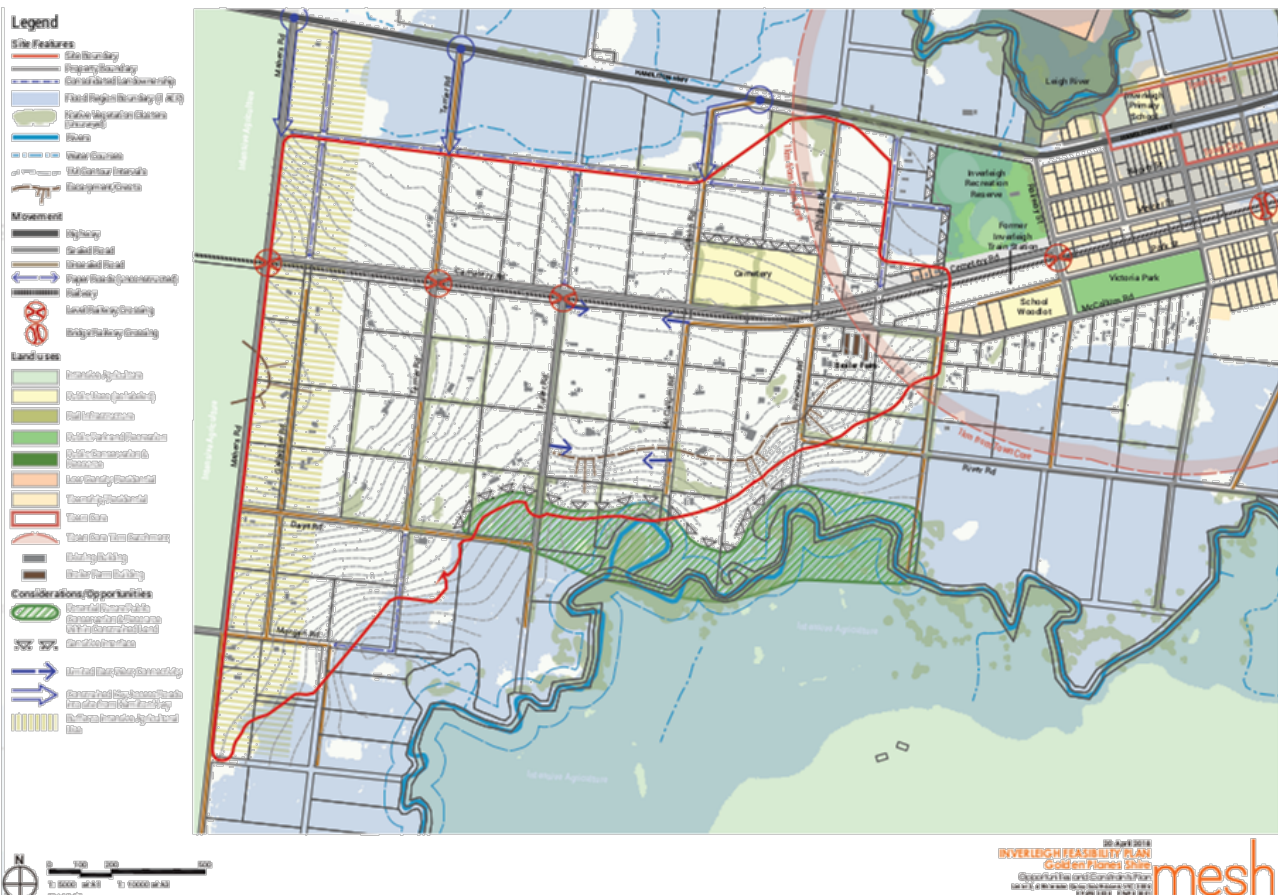
## 5.5 Residential

### 5.5.1 Settlement

The Inverleigh town centre adheres to a conventional grid layout containing mainly rectangular lots with at least one road frontage. The Township Zone applies in this core township area or the 'old township' area and straddles the Hamilton Highway. A larger proportion of the town is located south of High Street, west of the Barwon River and south of the Leigh River. The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns. Community uses can also be located in this zone.

The township or village has largely been constrained due to a number of factors, including flooding, lack of sewerage and the railway line, two blocks south and running parallel to the Hamilton Highway through the town. In the south west, residential growth of the township has been constrained by an established broiler farm, which has recently ceased operation. A period of two years applies before existing use rights are extinguished on this property.

Figure 9: Inverleigh Feasibility Plan showing the broiler farm





Since the ISP 2005, significant policy change has occurred with regard to the Low Density Residential Zone. The policy of 1 hectare minimum lot size has been replaced with a minimum lot size of 4000m<sup>2</sup> or 0.4 hectare. This is consistent with State Planning policy to make more efficient use of residential zoned land and the findings of Council's Domestic Wastewater Management Plan 2015, which included that the appropriate minimum lot size for un-sewered residential development in the Shire is 0.4 hectares.

The implications of the policy change for Inverleigh will be to remove the stipulated minimum lot size of 1-2 hectares from the Inverleigh Structure Plan. The effect will be that for areas zoned Low Density Residential Zone, the minimum lot size will default to the State Planning minimum lot size of 0.4 ha.

The result of this change on the settlement pattern of Inverleigh will most likely be evident in Greenfield development areas that will develop at a higher density than has occurred through the existing low density residential area to the north of the town. A variety of planning tools have been used and will continue to be applied to the low density residential areas of Inverleigh, such as protection and retention of mature trees, and the application of the Design and Development Overlay Schedule 5 to ensure the character is maintained and there is a sense of space between buildings required through building setbacks.

Furthermore, landscape and topographic features and the visual and historic/cultural characteristics should be used to guide the pattern of streets and public spaces and incorporated into views where appropriate. A number of covenants apply to existing low density residential subdivisions throughout the northern part of Inverleigh which will restrict subdivision potential and infill development of these lots.

### 5.5.2 Supply and demand

State Planning Policy requires Council to ensure a sufficient supply of urban land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Planning is required to ensure there is sufficient land available to meet forecast demand and to plan to accommodate projected population growth over at least a 15 year period providing clear direction on locations where growth should occur. The same policy also requires that low density residential development is considered in relation to its impact on future higher density development. As an un-sewered small town, Inverleigh is restricted to low density development.

From the outset of undertaking the new Inverleigh Structure Plan, Council highlighted that it was considering how to efficiently manage population growth within the existing growth boundary from the ISP 2005. It was also indicated that the new Structure Plan would incorporate findings of the Inverleigh Flood Study.

On the matter of supply, the remaining unzoned land identified for potential future residential development in the north of the town equates to around 350ha. An estimated low density residential lot yield of 525 lots is calculated based on 40% of the land being used for roads and open space and the minimum lot size of 0.4ha.

With an expected demand for at least 430 new houses, the land identified for future low density residential growth in the north of Inverleigh will cater for the anticipated population and housing growth over the next





20 years (calculated using 27 new houses per annum). Subdivision into larger lots (in excess of 0.4 hectares) due to factors such as land capability or environmental constraints, would change the supply figures.

Additional land has been identified in the south west of the township as a 'Future Investigation Area'. The land is zoned Farming but is fragmented into lots sized between 2-4 hectares. This fragmentation puts the site at risk of ad-hoc development and potentially makes the coordination of infrastructure delivery and upgrades problematic. Consideration of alternative zones for this land has been undertaken as well as a Development Feasibility Study, provided in Attachment K, this study looked at various lot size scenarios for the area, and found that selecting an alternative zone is hindered by a number of factors including:

- the difficulty for landowners/ developers to fund necessary infrastructure effectively discouraging residential intensification;
- the risk to Council of having to fund the cost of infrastructure provision to the area;
- the likely ad-hoc residential intensification of the site and the difficulty apportioning cost of development with this approach.

Due to the large number of separate landowners, infrastructure and environmental constraints, the railway line and associated crossings, the land is less conducive to development in the short to medium term.

Directly south of the township and wrapping around the Inverleigh Recreation Reserve, the extension of the town is identified in the form of the low density residential lot pattern. Opportunity for this was created with the closure of the existing broiler farm in McCallum Road. When the existing use rights of this broiler farm expire in May 2020, the land can be rezoned to facilitate subdivision down to 0.4ha, effectively hedging the town on the west to incorporate the Recreation Reserve and Victoria Park. Potential yield from this rezoning is calculated at around 22 lots, which is less than 1 year supply and provides an alternative product to the residential development in the north, this area can deliver benefits to the whole of Inverleigh with residential growth in close proximity to the town centre and potential for improved interface treatments and connectivity with the recreation reserve and Victoria Park.

