



5.6 Natural Environment and Open Space

Inverleigh is abundant with natural features including the river environs, the Inverleigh Flora Reserve, rural landscapes, remnant native vegetation, including many old Manna gums and River Red gums. These create a distinctive natural environment that has been respected within the land use development of the town and utilised within the town's open spaces.

The town sits within the environmentally sensitive floodplain of the Leigh and Barwon Rivers. The escarpment on the northern side of the Leigh River provides a dramatic backdrop to the town. The Leigh River in particular provides opportunities to experience nature within a short walk of the town centre. Recreational areas along the river and land care activities reinforce the importance of this waterway.

The Land Subject to Inundation Overlay and Flood Overlay apply to extensive areas of the Inverleigh township associated with the confluence of the Leigh and Barwon Rivers around the township. Growth directly around the township is restricted by the flood risks in the township. The Inverleigh Flood Study 2018 was recently completed and revises the mapping of the flood overlays. The new flood data has been utilised in the preparation of the Inverleigh Structure Plan 2018.

The Public Conservation and Resource Zone (PCRZ) and Environmental Significance Overlay, Schedule 2 applies to the Leigh and Barwon River areas and aims to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values. The purpose is also to provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes (Golden Plains Planning Scheme).

Protection of the Leigh and Barwon Rivers for biodiversity and open space is reinforced in the Structure Plan, Landscape and Open Space Plan as well as the vision and principles (See Attachment G). [The protection of the viability and function of existing natural ecosystems is a priority when considering the interface of these areas with residential development.](#)

Parks Victoria manages the Inverleigh Flora Reserve. The Reserve, which is located northwest of the town is accessible to the public through a series of trails and supports extensive native flora and fauna. The Reserve is zoned PCRZ. A small part of Crown land has been developed as the Inverleigh Golf Course, which still contains substantial indigenous vegetation. The Golf Course is governed by a Committee of Management and is zoned Public Use Zone 7 to recognise public land use for public utility and community services and facilities. The Flora Reserve and Golf Course continue to be protected through the Structure Plan with interface and bushfire management treatments to manage the interface with adjoining areas proposed for low density residential development.

To connect the Flora Reserve with the Leigh River, a Green Link between the two locations was established using open space contributions. The Green Link is to be retained as a pedestrian link and additional links are identified in the Future Investigation Area south of Common Road, for both pedestrian access as well as the movement of wildlife between the Flora Reserve, the Leigh and Barwon rivers and the township of Inverleigh.



A bio-link (linear links for biodiversity) of a suitable width is to be provided as part of the proposed future rezoning and development of land in Common Road. The location and width of the bio-link should be determined as part of the rezoning and subdivision stages. The bio-link should be designed to cater for the variety of fauna in the area as well as the overall ecological functioning of the reserve and river systems. A preferred approach is for two linear links. One being a multipurpose, green linear link in the middle area of the Future Investigation Area on Common Road providing for pedestrian, emergency and wildlife access. The other as a single use ecological bio-link on the western boundary. Both links should include vehicle access for maintenance purposes, mowing and burning. This will be required for the first few years during establishment and for ongoing fire protection measures.



A performance based approach dependent on the purpose of the link should determine the width of the Bio-link. An appropriate width should be determined at rezoning stage in consultation with the Department of Environment, Land, Water and Planning and Parks Victoria.



The Inverleigh Structure Plan provides for a network of well distributed and connected open spaces catering for a broad range of uses that includes open space and nature reserves, such as the Flora Reserve, Golf Course, local parks including Lawson's Park and Victoria Park within the town centre, active open space in proximity to the primary school and town centre as well as a range of linear parks and trails, mostly along waterways, but also linked to vegetation corridors and road reserves. Lawsons Park, Victoria Park and the Recreation Reserve are zoned Public Park and Recreational Zone to recognise these areas as public recreation and open spaces.

A key feature of the Inverleigh Structure Plan is to link open spaces to pedestrian and cycle paths and also to provide connected bridle trails for horse riding, which can be shared with pedestrian and cycle paths also. As the town continues to grow, it is important to consider how to embed natural play space and connectivity into subdivision design, without reliance on the car.

A new Community Play Space providing for multi-age groups has received funding and will be built adjacent to the existing toilet facilities and skate park on the southern side of bridge, close to the town and adjacent to the Leigh River.

Large play facilities in town and integrated with community facilities is the preferred model for formal play facilities rather than pocket parks in subdivisions. This reinforces the vision for Inverleigh as a meeting place. Informal natural spaces should be integrated into subdivision design providing 'incidental play' opportunities and wild nature pockets together with safe travel routes so that children are encouraged to walk and cycle independently to school and recreation facilities.

Future active open spaces should be co-located and shared and integrated with community facilities where possible. Allocation of future open space has been identified adjacent to the existing Recreation Reserve. Low Density Residential land use around this should be designed to maximise passive surveillance of this public open space area.

Avenue trees along the Hamilton Highway and individual trees in the main street provide a strong sense of arrival and identity.





5.7 Community Facilities

Expansion of the Recreation Reserve is provided for within the Structure Plan. Currently the land is used for football, cricket, netball and lawn bowls with associated clubrooms. A second oval has been provided since the last Structure Plan. Additional facilities which may be required in the future include new tennis courts co-located on the Recreation Reserve and a soccer pitch.

Land to the west of the Recreation reserve is identified should additional land be required. The land is privately owned and should be considered for Public Open Space as part of the expansion of the residential area west of the township through to Phillips Road. Future residential development should integrate and incorporate the Recreation Reserve as well as link with the existing township.

The relocation of the tennis courts from the site adjacent to the Primary School to the Recreation Reserve will provide growing space for the school and consolidate sporting activities and clubs providing opportunities for sharing of facilities. The relocation is hampered by the cost of providing new tennis courts and a lack of funding opportunities for tennis facilities.

Victoria Park provides for a range of alternative community recreation uses, such as equestrian, dog related, informal play and other uses that fall outside of the football, cricket, netball type sports which are provided for at the Recreation Reserve. The community would like to see Victoria Park retained in its entirety for public open space. There are plans to redevelop the clubrooms and continue to make the space available for community groups, events and equestrian related activities.

Lawsons Park has play equipment and is used for markets. The public toilets are located on the southern side of the Hamilton Highway and access is provided under the bridge from Lawsons Park. A community initiative has been successful in obtaining funding for the addition of new play equipment in the open space on the southern side of the Hamilton Highway and bridge in closer proximity to the public toilets. This is supported in the Structure Plan.

Inverleigh has substantial open space; comprised of a mix of freehold and crown land, along the Leigh River corridor to the junction with the Barwon River to the south of the town. These reserves provide space for recreation (e.g. walking, biking, horse riding) and also serve to conserve important riverine habitat. Camping is allowed around the Barwon and Leigh River junction where Council is maintaining a low impact approach to managing this use. Considerable community revegetation along the rivers has improved the amenity and conservation value of these reserves.

There are no plans for relocation of the Inverleigh Primary School from its current site. The school is relatively constrained in terms of enabling growth. The Inverleigh Primary School has been working with Council and the adjoining church to use neighbouring land for expansion of the school grounds. Various options could be considered for the future of the site including additional portables. Additional land would be available with the relocation of the tennis courts to the Inverleigh Recreation Reserve. The School Woodlot, located on McCallum Road and Railway Street, in the south of the township is owned by the Department of Education and provides opportunity for expansion of the school, if required. All options require consideration of the school setting, site constraints, school programs and operations as well as potential joint use arrangements.

Early childhood services provide for a four year old kindergarten program and a limited Occasional Care service at the kindergarten facility on the Inverleigh-Winchelsea Road. A long term option is to co-locate with the Primary School.



Any future community based facilities should be located and integrated into the existing 'old township area'. Co-location and integration with existing community facilities should be encouraged, although flood implications and the lack of reticulated sewerage must be considered.

5.8 Cultural and Built Heritage

The strong village character of the Inverleigh township is created through the distinct natural features of the town including the rivers and cultural features including the many historic buildings, particularly in the main street and town centre which form part of a heritage precinct protected through a Heritage Overlay in the planning scheme.

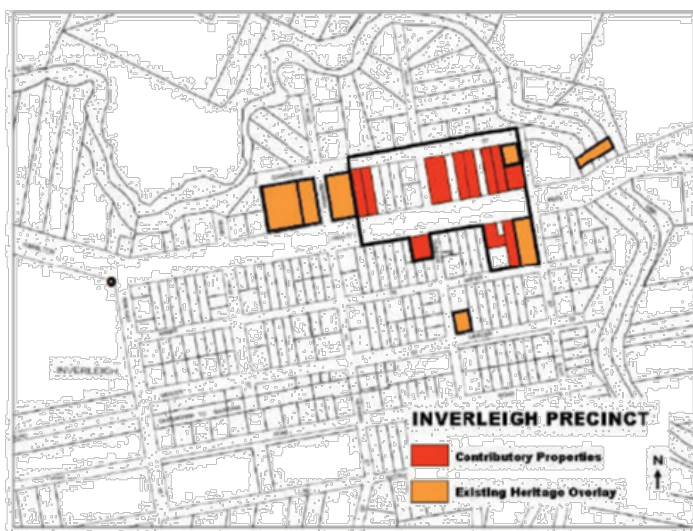
There are also several sites of Aboriginal cultural significance which have been identified along the rivers and through the town. The Wadawurrung is the Registered Aboriginal Party. Areas of cultural heritage sensitivity are mapped and subdivision or certain types of development in this mapped area requires appropriate investigation and management plans.

Areas retained for Aboriginal cultural and post-contact heritage form an important part of the town character and strongly contribute to the appeal, cultural values and appearance of the town. Appropriate transitions and buffers should be provided between areas of significant Aboriginal cultural heritage value and urban land uses.

Together with the environmental qualities, the cultural and built heritage provide a rich, organic and historic identity which contribute to Inverleigh's strong sense of place. A Heritage Plan is provided at Attachment F.

Figure 10 below shows the Heritage Precinct which is protected through the Golden Plains Planning Scheme.

Figure 10: Inverleigh Heritage Precinct Map



Growth of the township over the last 20 years has been predominantly north of the Leigh River along Common Road where the settlement pattern has been of a rural residential character with family sized houses and large gardens. The Low Density Residential Zone applies to these areas where there is an absence of reticulated sewerage.



5.9 Commercial and Industrial

As Inverleigh grows in population, demand will grow for more local services, providing employment opportunities and enhanced services. A vibrant township is created through local food shops (such as fruit and vegetables, meat and fish and daily grocery items) and cafes that people can walk to. The town plays an important and active role as a stopping and meeting place for travelers.

The Structure Plan recommends moderate growth of the commercial area by infill development considering the historic fabric of the town centre. The Heritage Overlay ensures future development is in the context of the historic features of the town.

Sufficient land is available within the main street to provide for moderate commercial growth over time. A small scale supermarket could establish on one of the larger lots on the main street or within the 'old town'. Sufficient land area is required for on-site effluent disposal and car parking. Ideally the site would have rear access to enable traffic to exit into a side or rear street.

Higher order retail and services is provided in Bannockburn and Geelong. The township favourably relies on these towns as an alternative to growing beyond the small commercial scale style village.

Opportunities for rural industry and local service based industry are available in particular locations throughout the town and in proximity to freight infrastructure and a rail siding exist west of Mahers Road.

A section of land adjacent to the railway line between the Inverleigh Recreation Reserve and the School Woodlot on Railway Street is identified to be retained as Farming Zone as it is not suited for residential purposes.

The Township zone applies to the 'old township' area in the centre of the Structure Plan. The Township zone allows a mix of local business and service industry uses to support the community's needs and provide employment.





5.10 Agriculture

Inverleigh is a village in a rural setting and is recognised as the gateway to the western district. The township caters for the wider rural community and has strong rural characteristics and values stemming from its historic role as a rural service township. This role is expected to continue and be supported into the future.

Agricultural uses existing within and around the township, including extensive animal husbandry, crop raising, horticulture, livestock farming and shearing services, play an important role in Inverleigh's economy, with a total of 540 Agricultural businesses both within the township and its surrounds.

The Farming Zone applies to land surrounding the township and also applies to areas within the township boundary. This zone reflects the historic farming use of the land. Protection of Inverleigh's agricultural base and industries into the future is to be supported through appropriate buffers and interface treatments with the township and residential development on the edges.

The objective of the Farming Zone is to use and retain land for agriculture and a minimum subdivision size of 100 hectares applies (Golden Plains Planning Scheme). Typically land zoned Farming Zone around Inverleigh is used for cropping and grazing. This also applies to areas within the township boundary to the north of the Hamilton Highway. Areas zoned Farming to the south of the Hamilton Highway and within the township boundary are more fragmented and are characteristically rural living sized allotments of mostly 4 ha in a grid pattern. Consideration of alternative zones for this area was part of the Development Feasibility Study Package – Investigation Area in the Township of Inverleigh, October 2017 (See Attachment K). The Farming Zone here, serves as 'holding zone' until consideration can be given to residential proposals with sufficient evidence of feasibility and suitability for this site are provided by landowners.

5.11 Developer Contributions

The coordinated and timely delivery of critical infrastructure is key to the successful continued growth of the township. Involving agencies and service providers early and throughout the process will help resolve any issues that could impact on delivery.

The provision of infrastructure to service land is generally considered at rezoning and again at planning permit stage. Agreements between developers and/ or agencies are required at rezoning stage to ensure that the infrastructure items are satisfactorily addressed as development proceeds. An Infrastructure Contributions Plan (ICP) or a Section 173 Agreement are potential mechanisms for collecting infrastructure contributions in relation to the development of land. The ICP system is based on standard levys that are preset with particular development settings and land uses in order to fund the provision of essential infrastructure to support growing communities. A Land Contribution Model is expected to be developed for regional growth areas and strategic development areas as a State Government initiative. This may provide the appropriate tool for collection of infrastructure contributions. In the absence of an ICP, agreements will need to be secured to ensure the coordinated and timely delivery of infrastructure.

A successful and vibrant community requires a range of community, transport and other infrastructure and services to allow all members to actively participate in employment, shopping, and social, recreation and other activities. Ideally, a full range of services would be provided locally, but if these are not local, they should be readily accessible within the region of nearby towns.



Continued moderate growth of the town will generate a requirement for a wide range of local infrastructure including intersection treatments, upgrade of the twin bridges, expansion of the kindergarten service, ovals, potential relocation of the tennis courts and extension of the trails and open space network. A key part of planning this infrastructure and services requires collaboration and formalised agreements between Council, developers and relevant agencies.

List of infrastructure upgrades required for the continued growth of the township:

- Intersection upgrades and street lighting upgrades at:
 - Hopes Plains Road/Hamilton Highway
 - Common Road/Hamilton Highway
- Access Management Plan for the Future Investigation Area to the satisfaction of VicRoads;
- Upgrade or replacement of twin bridges to a minimum 15 tonne capacity bridge or alternative access for emergency vehicles to cross the Leigh River for access to Common Road;
- Potential for a satellite CFA shed for firefighting vehicles during fire season;
- Static water supply of 2 x 55,000 litre water storage for fire fighting purposes;
- Pedestrian link along the Hamilton Highway linking Hopes Plains Road to the town centre;
- Bridle paths;
- Green links and pedestrian links;
- Bio-link from Inverleigh Flora Reserve to Leigh River;
- Relocation of tennis courts to recreation reserve;
- Gateway treatments;
- Bush approaches to entrances;
- Bushfire management as per the Strategic Bushfire Risk Assessment for Inverleigh.



6. THE VISION AND PRINCIPLES

6.1 Vision

“The vision for Inverleigh is to enhance its rural village atmosphere, unique riverside environmental features, heritage assets and historic and contemporary role as a regional meeting place while supporting economic development, modest residential growth and tourism opportunities. All development will be provided for within a clearly defined settlement boundary and designed to provide amenity and diversity whilst respecting the existing neighbourhood character, environmental attributes and risks. Inverleigh will be well connected by roads and trails, and well serviced by community facilities, local shops, local industry and utilities.”





SETTLEMENT FORM

Principles	Objectives	Strategies
<p>(a) An enduring settlement boundary The natural features of the rivers, the Inverleigh Flora Reserve and vegetation along with physical features such as roads, will form an enduring settlement boundary around Inverleigh.</p> <p>(b) Planned and orderly growth Inverleigh's growth will be carefully planned to ensure that appropriate infrastructure and amenity is provided as required and to avoid unplanned rezoning and potential ad-hoc subdivision.</p>	<ul style="list-style-type: none"> • To maintain Inverleigh's village atmosphere with moderate growth within the township boundary. • To holistically plan for growth over time that will make a positive contribution to Inverleigh's liveability and character including the natural environment, and its public realm. • To retain the town's centre core as the main commercial and retail precinct. • To enhance the township gateways and streetscapes which will serve to define the entries to Inverleigh and sense of place. 	<ul style="list-style-type: none"> • Contain residential growth within the existing defined township boundary. • Ensure areas suitable to accommodate intensification are designed to incorporate and protect the sense of space and important natural features such as topography, view lines, remnant vegetation, roadside vegetation and watercourses. • Encourage commercial development to be consolidated within the existing town centre of Inverleigh through infill development. This extends to community and social facilities. • Promote the redevelopment of underutilised sites and where possible, the retrofitting of existing buildings to provide for commercial or office uses. • Ensure a clear separation between urban development and farming activities is retained. • Protect the environmental and landscape features and views, including the Barwon and Leigh river environs.

See:

Attachment B

Inverleigh Structure Plan - Settlement Boundary

See:

Attachment D

Inverleigh Structure Plan - Zoning and Land Use



BUILT ENVIRONMENT, HERITAGE & CHARACTER

Principles	Objectives	Strategies
<p>(a) Admired heritage features Inverleigh's cultural heritage, heritage precinct and other heritage sites (including Lullote Homestead) will be preserved and enhanced with heritage features highlighted to encourage tourism and place making.</p>	<ul style="list-style-type: none"> • Retain the village atmosphere and role of the town centre as a meeting place. • Provide for moderate growth within the town boundaries that respects the environmental, historic and rural context of the township. • Preserve and enhance Inverleigh's cultural heritage, heritage precinct and other heritage sites (including Lullote Homestead) and highlight heritage features for tourism and placemaking • Improve the attractiveness and amenity of the town centre. 	<ul style="list-style-type: none"> • Support streetscape improvements: • Retain low building heights throughout the township. • Maintain and encourage a sense of spaciousness with a dominance of landscape over built form in low density residential areas. • Ensure any new development in the main street complements the character of the town centre core, in particular in regards to its heritage places, predominantly single-storey shops, consistent street setbacks, materials and roof forms. • Conserve and enhance those elements that contribute to the environmental significance, heritage values and country lifestyle character of the area.

See:

Attachment F

Inverleigh Structure Plan - Heritage Plan



RESIDENTIAL DEVELOPMENT

Principles	Objectives	Strategies
<p>(a) Residential development that responds to the landscape Residential development will continue to incorporate the existing landscape as a design objective through maximising the retention of landscape features such as trees, ridgelines and waterways and using larger lots where necessary to achieve this outcome.</p> <p>(b) Town improvement through growth New residential development will allow for improved vehicle access, shared path connections, additional public open space and improved community and recreation facilities.</p> <p>(c) A bushfire ready community Residential neighbourhoods will be appropriately designed in response to identified bush fire buffers, through building design and location, as well as the provision of multiple road access opportunities.</p>	<ul style="list-style-type: none"> • Contain residential growth within the existing defined township boundary. • Ensure clearly defined and defensible boundaries and avoid areas of high bushfire risk and flooding • Plan for new residential development which responds and contributes to the overall character of Inverleigh. <p><u>Potential amenity, environment and bushfire risks associated with interfaces of new residential areas with the rural edge of the township and with biolinks, rivers and escarpments should be identified as part of residential development at rezoning and subdivision stages.</u></p> <ul style="list-style-type: none"> • <u>Buffers to agricultural practices that may contribute odour, noise and dust impacts;</u> • <u>Buffers to agricultural practices that may use chemicals such as pesticides and weed killers;</u> • <u>Protection of livestock and native fauna species from domestic and feral animals;</u> * <u>Protection of the viability and function of existing natural ecosystems</u> 	<ul style="list-style-type: none"> • Plan for new residential development to provide a diverse range of lot sizes which reflects the country lifestyle character of Inverleigh and responds to site conditions. • Encourage low density housing types generally in the form of detached housing. • Provision be made for generous setbacks from front and side boundaries to provide the opportunity for substantial landscaping where bushfire risk is low. • Encourage new dwellings to be setback from all boundaries a sufficient distance to accommodate adequate landscaping and to maintain the sense of spaciousness. • Protect key views and vistas to the rural surrounds and encourage the retention of trees and planting of new canopy trees, where bushfire risk is low. • Support rezoning land within the township boundary that is unencumbered by flooding to facilitate residential development that incorporates subdivision and development design which:

See:

*Attachment A:
Inverleigh Framework Plan*



RESIDENTIAL DEVELOPMENT (CONTINUED)

Principles	Objectives	Strategies
		<ul style="list-style-type: none"> o Has regard to the land form, environment, visual and historical sensitivities of the site; o Proposes lot sizes and development outcomes that are in accordance with domestic wastewater management requirements o in accordance with the Inverleigh Strategic Bushfire Assessment as well as CFA requirements o Delivers low scale and sensitive built form in the context of the environmental and historic assets; o Provides for access in accordance with the Movement Network (Roads and Paths) Plan as part of the Inverleigh Structure Plan 2018. • Direct future growth of the township away from designated floodplains. • Encourage residential development in suitable areas close to the town centre or areas with good access to the town centre. • Residential neighbourhoods will be appropriately designed in response to identified bushfire buffers and mitigation measures as well as the provision of multiple road access opportunities.

See:

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

See:

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



RESIDENTIAL DEVELOPMENT (CONTINUED)

Principles	Objectives	Strategies
		<ul style="list-style-type: none"> • <u>Potential amenity, environment and bushfire risks associated with interfaces of new residential areas with the rural edge of the township and with biolinks, rivers and escarpments should be identified as part of residential development at rezoning and subdivision stages.</u> o <u>Buffers to agricultural practices that may contribute odour, noise and dust impacts;</u> o <u>Buffers to agricultural practices that may use chemicals such as pesticides and weed killers;</u> o <u>Protection of livestock and native fauna species from domestic and feral animals;</u> o <u>Assessment of fuel loads (agricultural, grasslands, biolinks and streamside) and vegetation, slope and prevailing wind directions in design of residential areas;</u> o <u>Creation of fire breaks and fuel reduction and minimization using appropriate planting and management guidelines.</u>

See:

Attachment E:

Inverleigh Structure Plan - Neighbourhood and Character

See:

Attachment J:

Inverleigh Structure Plan - Movement and Access



OPEN SPACE & NATURAL ENVIRONMENT

Principles	Objectives	Strategies
<p>(a) A river town The Barwon River and Leigh River are fundamental elements of Inverleigh and will continue to be celebrated and used as a setting for events and leisure. As the Inverleigh population increases and the town becomes bigger, the rivers must be protected and where possible placed in public ownership.</p> <p>(b) Utilised open space New and improved connections and relationships to open space will be provided to ensure the whole community has access.</p>	<ul style="list-style-type: none"> • Provide for new and improved connections and relationships to open space to ensure access for the whole community. • The natural landscape of Inverleigh will be a defining feature of the town both at its centre and in the surrounding neighbourhood. • The large canopy trees that line the Hamilton Highway and are scattered through the town are a valued feature which visually define the town and must be retained and enhanced. • Continue to protect and enhance the Barwon and Leigh Rivers as fundamental elements of Inverleigh and use their settings for the continued development of an open space network. • As Inverleigh grows, continue to include the river environs in public ownership. • Ensure appropriate land management of the floodway and floodplain through the town.= 	<ul style="list-style-type: none"> • Plan for the creation of an open space system which prioritises connections of people to open spaces and places as development occurs over time. • As rezoning and subdivision occurs, require public open space to be provided along the Leigh River and develop a linear pedestrian access to connect with existing pedestrian access along the river and into the town centre. • Use building envelopes to protect vegetation on lots that contain significant trees. • Require environmental enhancement of the waterways through weed removal and restoration of the natural river environs. • Require new development abutting the river environs to set aside land to enhance the corridor and assist in delivering the open space network and connections.

See:

Attachment G:

Inverleigh Structure Plan - Landscape and Open Space Plan



MOVEMENT AND ACCESS

Principles	Objectives	Strategies
<p>(a) Timely delivery of roads The existing road network infrastructure and road reservation will be utilised and upgraded as required when new development occurs</p> <p>(b) Strong Connections into and around town Pedestrian, cycling and horse-riding trails are a feature of the town. Connections from new and existing residential areas into the town centre, key amenities (such as the school and recreation reserve) and landscape features including the rivers and the Inverleigh Flora Reserve will be provided through development. This connectivity aims to encourage residents to use active transportation for weekly tasks and for leisure.</p>	<ul style="list-style-type: none"> • A safe and connected network of roads and bridges within and around the town and to wider regional networks. • A connected network of environs for horse riding and leisure. • Residential neighbourhoods appropriately designed in response to bushfire risk through subdivision design and provision of appropriate buffers and multiple access and egress opportunities. • To recognise and support the contribution of pedestrian/cycle links and bridle paths to make a vibrant and activated public realm and rural township character. • To encourage improved access to public transport from and to Inverleigh. 	<ul style="list-style-type: none"> • Require rezoning and subdivisions to respond to strategic bushfire risk assessment. • Create a path network that facilitates walking and cycling to the town centre, primary school, recreation reserve, open space and other key destinations within the town. • Require new development to continue to enhance pedestrian and cycling links external to their developments to ensure strong connectivity to the town centre and key destinations is achieved. • Create a bridle path network that facilitates horse-riding around the town and through the river environs and other key destinations such as Victoria Park. • Support improvements to bus services and timetabling to ensure regular services are provided to and from Inverleigh. • Plan for the potential for a passenger rail to and from Inverleigh.

See:

Attachment J:

Inverleigh Structure Plan - Movement and Access



INFRASTRUCTURE & SERVICES

Principles	Objectives	Strategies
<p>(a) Services that facilitate growth Improvements to water, gas, sewer, power and telecommunication services will be advocated for to ensure future demands are. The potential location and provision of a long-term sewerage treatment plant may be investigated in the future.</p> <p>(b) Enhanced community facilities Improve and enhance community facilities to ensure sufficient capacity is available for the whole community.</p> <p>(c) Lifestyle neighbourhoods Inverleigh will remain un-sewered in the short to medium term and will continue its low-density style residential growth at the minimum lot size to ensure a moderate land supply accommodates for new residents, whilst protecting the character of existing neighbourhoods.</p> <p>(d) A sensitive approach to drainage Due to its location at the junction of two rivers Inverleigh has always been subject to substantial complex drainage conditions. Development in areas subject to inundation will be avoided.</p>	<ul style="list-style-type: none"> • Orderly provision of services to meet the needs of Inverleigh and to meet the requirements of the future community • To ensure future planning has regard to potential for higher order infrastructure such as reticulated sewerage • To ensure stormwater runoff is managed appropriately • To ensure community facilities are available within Inverleigh and the surrounding region to support a growing community • To equitably and fairly share the cost of infrastructure that benefits Inverleigh 	<ul style="list-style-type: none"> • Support development within the defined settlement boundary that can efficiently access services (i.e that is in a logical sequence of development) having regard to proximity to existing services and subject to other development pre-conditions. • Plan for the potential location of a sewerage treatment facility and its associated buffer • Encourage collaboration with Barwon Water for reticulated sewerage opportunities in the future. • Plan for strategic improvements to community facilities to ensure they are fit for purpose, multi- functional and can adapt to changes • Require landowners to enter into an agreement regarding shared costs of road and bridge infrastructure including shared paths where a nexus to the proposed development can be demonstrated.



INFRASTRUCTURE & SERVICES (CONTINUED)

Principles	Objectives	Strategies
<p>(e) An equitable funding arrangement Essential infrastructure will be equitably funded through clear development contribution arrangements and delivered in time.</p>		

See:

Attachment E:

Inverleigh Structure Plan - Neighbourhood and Character

See:

Attachment H:

Inverleigh Structure Plan - Drainage Plan

See:

Attachment I:

Inverleigh Structure Plan - Infrastructure and Services Plan



ECONOMIC DEVELOPMENT & TOURISM

Principles	Objectives	Strategies
<p>(a) A place to visit Tourism plays a vital role in the ongoing viability of existing and new commercial operations within the settlement. Inverleigh's historic role as a meeting place will be used as the basis for promoting visitation to the region, supported by modest-scale, sensitively designed and, appropriately located tourist attractions and infrastructure that is consistent with the existing character of the settlement. One of these attractions will be a bridle trail loop along rivers and around the town.</p> <p>(b) A broadened retail offering New and appropriate retail offerings in the town centre will be encouraged and supported including the potential development of a supermarket.</p> <p>(c) Opportunities for employment Appropriate land will be set-aside for potential employment including service industry uses near of the town centre and rural industry uses along the western approach to the town.</p> <p>(d) Protect agriculture Inverleigh's agricultural industries will be protected into the future by appropriate buffers and interface treatments when considering residential development and other sensitive uses.</p>	<ul style="list-style-type: none"> • To encourage commercial, retail and tourism in the township and encourage linear infill of the commercial town centre. • To encourage economic activity in the township that enhances the town centre's role as a community focus and meeting place. • To encourage local jobs where possible. • Support tourist based activities and accommodation. • To encourage future service and industrial uses that might seek to establish in Inverleigh to the area on the western side of Mahers Road. • To protect the rural character and rural enterprises within and around Inverleigh 	<ul style="list-style-type: none"> • Support the establishment of service related industries such as plumbers, builders and trades to meet local needs. • Encourage tourism developments designed to sensitively respond to Inverleigh's rural and river setting and heritage character. • Support and encourage the establishment of additional speciality shops such as grocers, food co-operatives or a small supermarket. • Support new commercial uses and re-development of existing premises on both sides of High Street, particularly between East Street and the Inverleigh-Winchelsea Road. • Support new development which makes a positive contribution to Inverleigh's future by ensuring it builds upon the various assets and character elements that define the town character. • Ensure development adjacent to the township boundary does not impact on agricultural industries

See:

Attachment C:

Inverleigh Structure Plan - Township Gateways and Approach



7. IMPLEMENTATION

To implement the Inverleigh Structure Plan, the following process has been identified:

COUNCIL ACTIONS:

Planning Scheme Implementation

To ensure there is strong policy guidance for future development within Inverleigh in accordance with the current Inverleigh Structure Plan, it is recommended that the key deliverables from the Inverleigh Structure Plan be included in the Local Planning Policy of the Golden Plains Planning Scheme. This involves the following actions:

Council Action	Timeframe
Removing the current policy from Clause 11.03-6L and replacing it with the Objectives and Strategies of the Inverleigh Structure Plan 2019	2019
Replacing the former Inverleigh Structure Plan (2005) with the new Structure Plan Map (2019) at 11.03-6L of the Golden Plains Planning Scheme.	2019
Assessing applications for rezoning and development against the Local Policy Provisions under Clause 11.03-6L	Ongoing for the life of the Structure Plan
Develop a management Plan for the Leigh River.	2020-2021





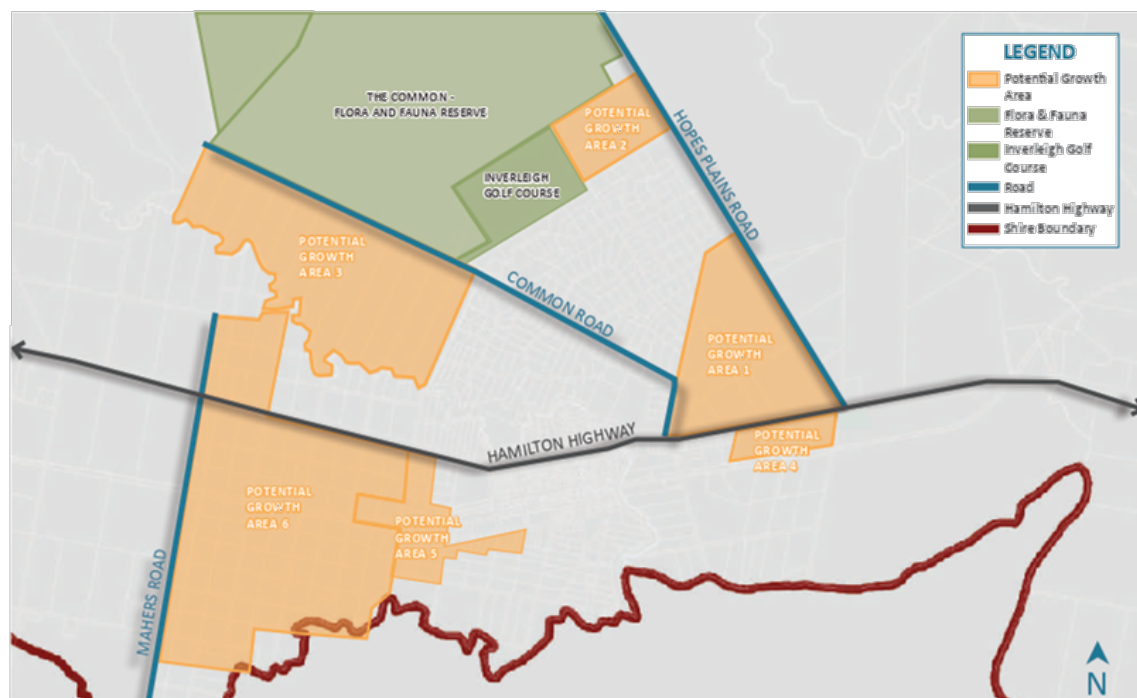
Developer Responsibilities:

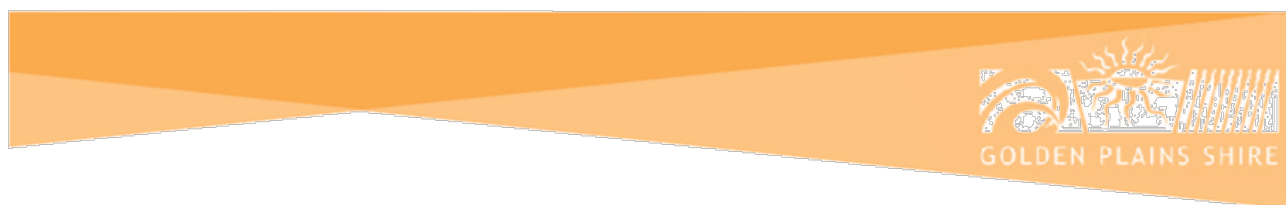
A key part of the successful implementation of the Structure Plan is collaboration between Council, developers, the community and the relevant agencies.

Actions which developers are required to deliver when developing in Inverleigh are:

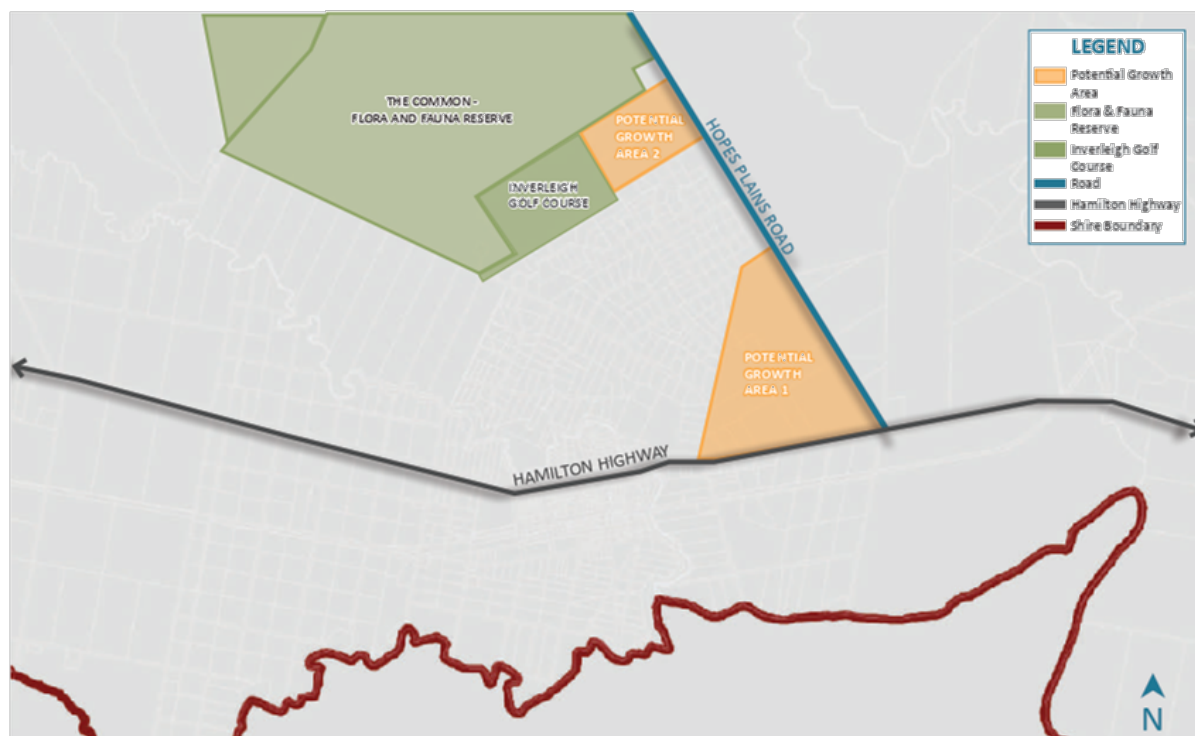
- Continuing to provide a Developers Contribution as per Section 18 of the Subdivision Act 1988 to encourage the presence of high quality natural open space and recreation facilities to support a growing community in Inverleigh;
- Contributing community and development infrastructure, either by a Section 173 agreement at rezoning, or through a Development Contributions Plan
- Continuing the traditional character and form of Inverleigh as a small rural township, and retain the features which make it a desirable location, including: native vegetation, heritage features, river environs, and scale of development;
- Upholding the safety of the Inverleigh Community through adhering to the findings of the Inverleigh Flood Study (2018) and the Strategic Bushfire Assessment for Inverleigh to ensure environmental risks are minimised in future developments;
- Designing proposals in response to the Inverleigh Structure Plan, including the principles, objectives and strategies outlined in the plan.

The areas identified for potential future development in Inverleigh are shown below. Note: The numbering of Potential Growth Areas does not indicate staging.





For Potential Growth Areas 1 & 2:



Developer responsibilities

- Before Council will consider any rezoning of land between Hopes Plains Road and Common Road, an agreement must be made determining the funding arrangements by landowners/developers for the construction and sealing of Hopes Plains Road;
- Construction and sealing of Hopes Plains Road – any rezoning between Hopes Plains Road and Common Road, must contribute to the cost of constructing and sealing Hopes Plains Road;
- Prepare a traffic impact assessment to determine the road infrastructure upgrades required to be funded by developers.
- Upgrades at the Hamilton Highway and Hopes Plains Road intersection to support increased development, which any development in this area will need to provide, including provision of streetlighting;
- Provide pedestrian paths and Green links as shown in the Movement and Access Plan, See Attachment J;
- Planting of a vegetated 'Bush Approach' to the township along the Hamilton Highway as per the Structure Plan
- Provision of pedestrian access along the Hamilton Highway linking Hopes Plains road to the Inverleigh town centre as per the Structure Plan.

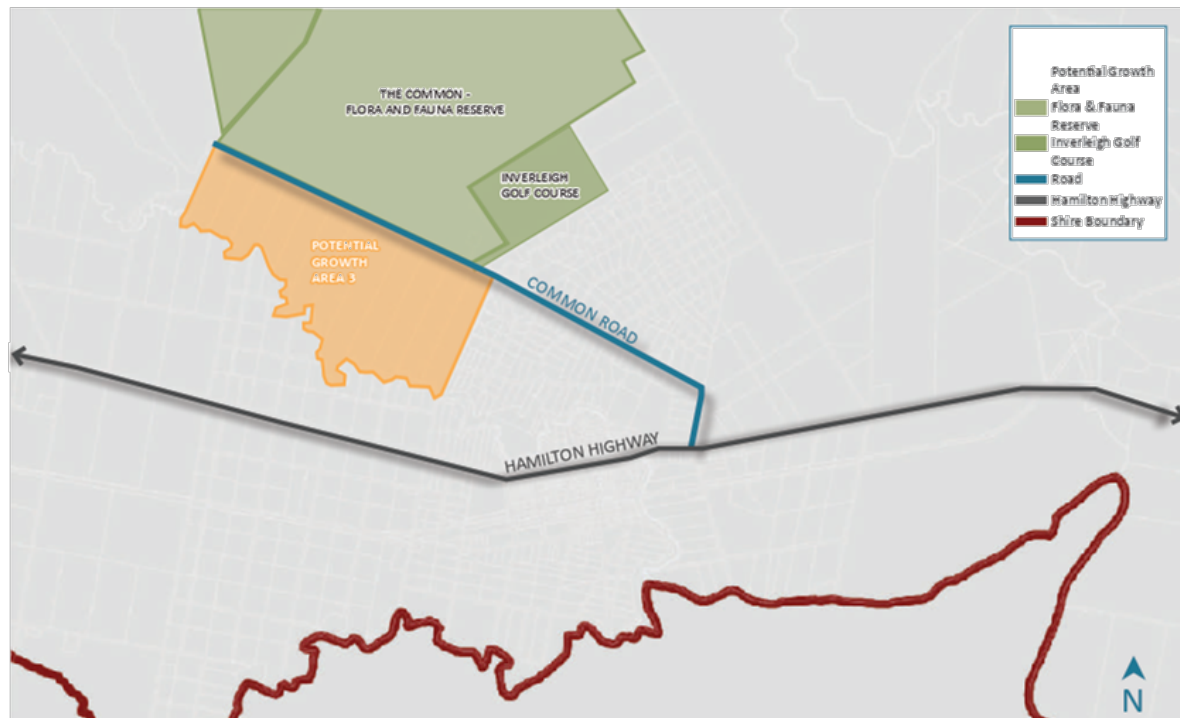


Planning and design bushfire responses required:

- Stage development to minimise bushfire risk through expansion adjacent to existing developed land.
- Ensure fully constructed access onto Hopes Plains Road and Common Road to allow appropriate access in the event the area is threatened by fire;
- Ensure well-constructed and laid out access/ egress is provided with minimum 7 metre sealed roads;
- Undertake improvements to the Common Road / Hamilton Highway intersection to improve road user safety;
- Utilise Hopes Plains Road as a perimeter road to provide protection to residential development from the grassland to the east.
- Provide a perimeter road adjoining the Inverleigh Golf Course and Inverleigh Flora and Fauna Reserve with a minimum width of 6m to allow access by fire fighting / emergency vehicles.
- Provide a minimum separation of 33m from the woodland area within the Inverleigh Golf Course and Inverleigh Flora and Fauna Reserve to achieve a bushfire attack level rating of BAL12.5 for dwellings. The separation should be provided as defendable space (as defined under Clause 53.02 of the Golden Plains Planning Scheme) within the future lots within the development area and may include the adjoining perimeter road.
- An independent static water supply of 10,000 litres for fire fighting purposes should be provided on individual properties within the Bushfire Management Overlay as required under Clause 53.02 of the Golden Plains Planning Scheme.
- Provide a separation of 19m from the grassland to the east to achieve a bushfire attack level rating of BAL12.5 for dwellings. Where possible this should be achieved by managed gardens with the setback area of the dwellings from Hopes Plains Road.
- Ensure any public open space created as part of the development is able to be appropriately accessed to allow management for fire.
- 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



For Potential Growth Area 3 (Future Investigation Area):



Developer Responsibilities

- The contribution towards the upgrade or replacement of the Twin Bridges to a tonne capacity sufficient to support access by emergency vehicles, must be resolved prior to the land being considered for rezoning;
- Upgrade of the intersection of Common Road and the Hamilton Highway on the eastern side of the Inverleigh township;
- Improvement of the street lighting at the intersection of Common Road and the Hamilton Highway to increase safety;
- Provision of a 60 metre wide Bio-link to be established as a part of the future rezoning and development of land in Common Road for the purpose of wildlife corridor from the Flora Reserve to the Leigh River. The location of the Green link should align with existing vegetation and be of sufficient width to accommodate increased planting to allow wildlife to travel from the Flora Reserve to the Leigh River as well as provide for pedestrian and maintenance/ emergency vehicle access and also be wide enough for the edges to be mown and maintained in a fire-risk reduced state, without compromising the sustainability of the link as a wildlife corridor;
- Provide for pedestrian paths and additional Green links as shown in the Movement and Access Plan, See Attachment J.



Development subject to further consideration of:

- Multiple access and egress arrangements, including an access & egress point that does not require interface with the Inverleigh Flora Reserve.
- Bushfire impacts on the purpose & function of the bio-link, streamside areas and open space linkages identified for development in this area.
- The appropriate land use and zone for land between the escarpment and Leigh River.
- Analysis & guidance for the proposed bio-link, green links & streamside rehabilitation

Planning and design bushfire responses required:

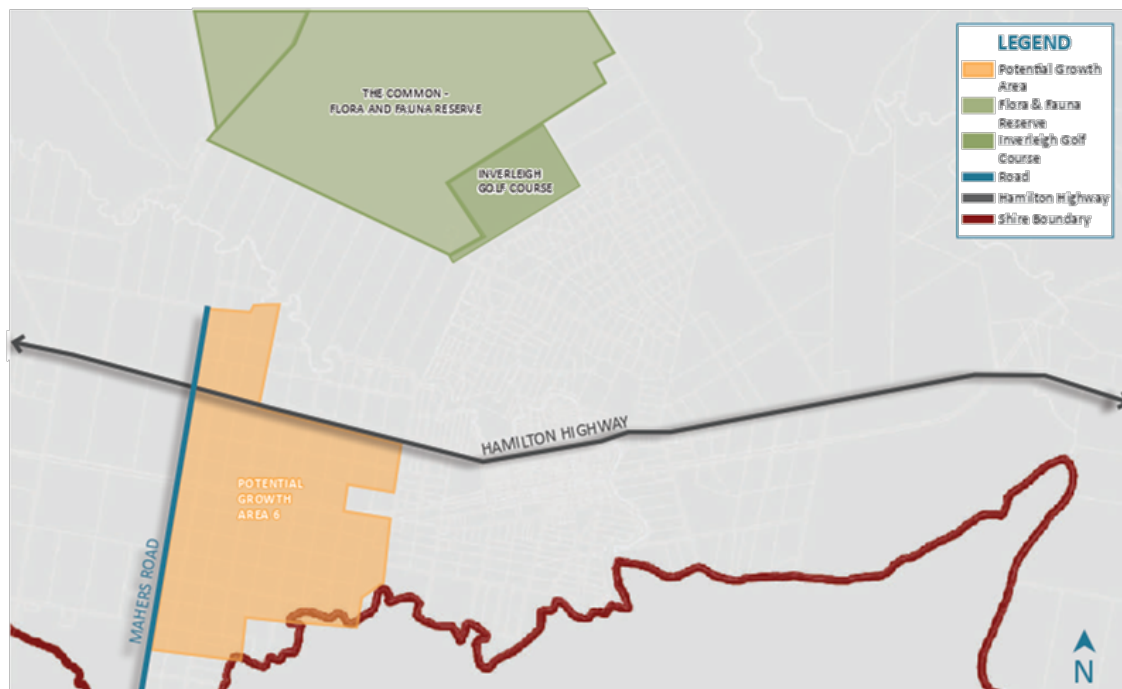
- Stage development to minimise bushfire risk through expansion adjacent to existing developed land;
- Ensure well-constructed and laid out access/ egress is provided with minimum 7 metre sealed roads and fully constructed egress to Common Road;
- Upgrade the Twin Bridges on the Teesdale-Inverleigh Road to 15 tonne minimum standard for maintenance/emergency service vehicle access;
- Undertake improvements to the Common Road/ Hamilton Highway intersection to improve road user safety
- Utilise Common Road as a perimeter road to provide protection to residential development from the Inverleigh Flora Reserve.
- Provide a separation of 33m from the woodland area within the Inverleigh Golf Course and Inverleigh Flora Reserve to achieve a bushfire attack level rating of BAL12.5 for dwellings. The separation should be provided as defensible space (as defined under Clause 53.02 of the Golden Plains Planning Scheme) within the future lots within the development area and may include Common Road as a perimeter road.
- An independent static water supply of 10,000 litres for fire fighting purposes should be provided on individual properties within the Bushfire Management Overlay as required under Clause 53.02 of Golden Plains Planning Scheme.
- Utilise Teesdale - Inverleigh Road as a perimeter road to provide protection from the grassland to the west.



- Provide a separation of 19m from the grassland to the west and south to achieve a bushfire attack level rating of BAL12.5 for dwellings. The form of separation along the Leigh River and its escarpment will depend on the nature of future development. A larger separation may be required to achieve a bushfire attack level of BAL12.5 if the escarpment were to form part of unmanaged open space.
- Ensure any public open space created as part of the development is able to be appropriately accessed to allow management for fire.
- 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



For Potential Growth Area 6 (Future Investigation Area)



Developer responsibilities

- Upgrades to water supply infrastructure to the satisfaction of Barwon Water;
- Prepare an access management plan to the satisfaction of VicRoads;
- Planting of a vegetated 'Bush Approach' along the Hamilton Highway;
- Provision of pedestrian paths, Green links, and bridle paths to provide a township loop as shown on the Inverleigh Structure Plan;
- Future development of the area be designed in response to the Principles and aspirations identified in the Development Feasibility Study Package –Investigation Area in the Township of Inverleigh, October 2017; See Attachment K
- For proposals adjacent to the rail corridor ensure:
 - Expansion of the public open space west of the recreation reserve should be considered as part of the expansion of the residential area west of the township through to Phillips Road
 - Provide pedestrian paths/bridle paths and green links as shown in the Movement and Access plan.
 - 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.

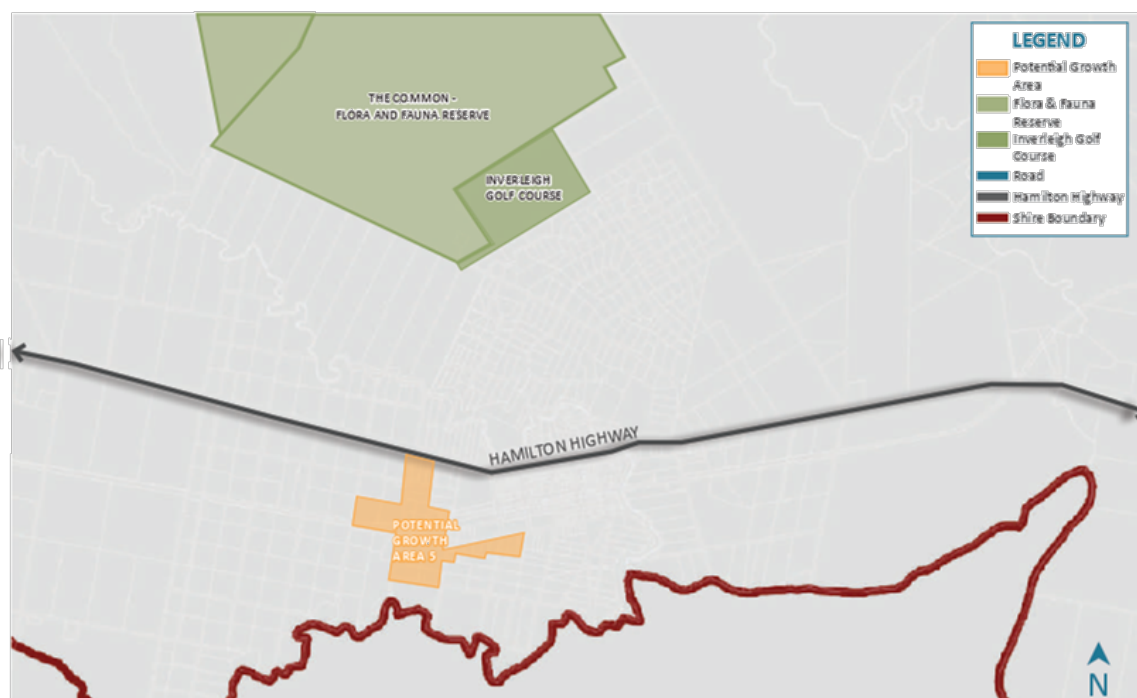
Provision and funding arrangements for water, power, roads, intersection upgrades, new level crossings across the rail corridor, water retardation and drainage, fencing, street lighting, pedestrian, shared and bridle paths.



Planning and design bushfire responses required:

- Stage development to minimise bushfire risk through expansion adjacent to existing developed land;
- Ensure well-constructed and laid out access/egress is provided with minimum 7 metre sealed roads and fully constructed egress to the Hamilton Highway;
- Mahers Road and Bourke Road to the west form the critical grassfire interface for the Inverleigh Township and are perimeter roads for the protection of development both the potential growth area and the wider township.
- Provide separation of 19m from the grassland is required to achieve a bushfire attack level rating of BAL12.5 for dwellings. Where possible this should be achieved by managed gardens with the setback area of the dwellings.
- Ensure any public open space created as part of the development is able to be appropriately accessed to allow management for fire.

Township Growth Area (Potential Growth Area 5)





Developer responsibilities

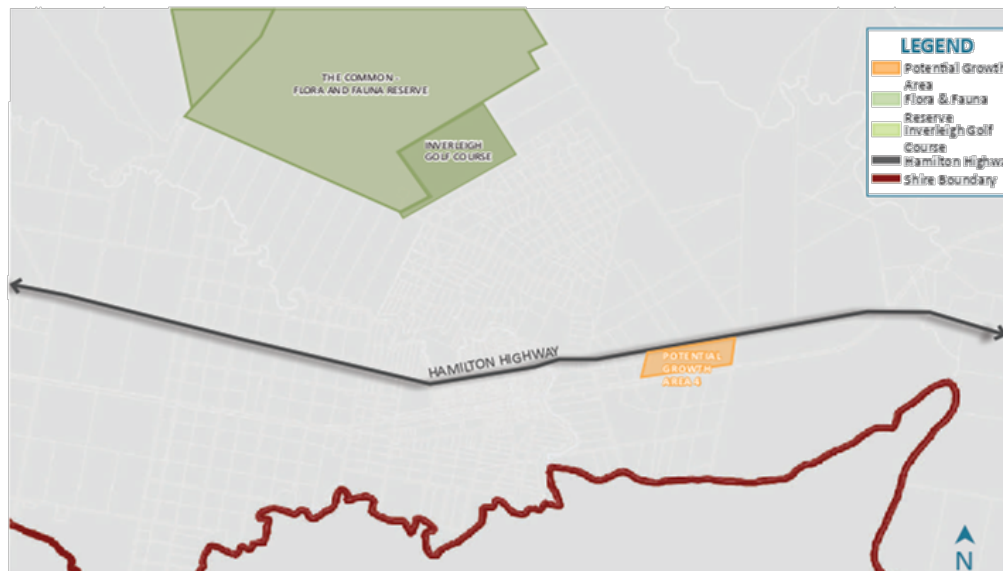
- Provision and funding arrangements for water, power, roads, intersection upgrades, new level crossings across the rail corridor, water retardation and drainage, fencing, street lighting, pedestrian, shared and bridle paths.
- Preparation of an access management plan to the satisfaction of VicRoads
- Expansion of the public open space west of the recreation reserve as part of the expansion of the residential area west of the township through to Phillips Road.
- Future development of the area be designed in response to the principles and aspirations identified in the Development Feasibility Study Package – Investigation Area in the Township of Inverleigh, October 2017.
- Provision of an 'Avenue Approach' along the Hamilton Highway in accordance with the Inverleigh Structure Plan and Township Gateways and Approach Plan.
- For proposals adjacent to the rail corridor ensure:
 - 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.

Planning and design bushfire response required:

- Ensure well-constructed and laid out access/ egress is provided with minimum 7 metre sealed roads and fully constructed egress to the Hamilton Highway.
- Utilise the Hamilton Highway, unnamed road south of Hope Plains Road (subject to biodiversity considerations) and the road parallel to the south side of the railway line as a perimeter roads to provide protection to residential development from grassland areas to the north, east and south.
- Provide separation of 19m from the grassland is required to achieve a bushfire attack level rating of BAL12.5 for dwellings. Where possible this should be achieved by managed gardens with the setback area of the dwellings.



For Potential Growth Area 4



Developer Responsibilities

- Provision and funding arrangements for water, power, roads, intersection upgrades, water retardation and drainage, fencing, street lighting, pedestrian, shared and bridle paths.
- Planting of a vegetated 'Bush Approach' to the township along the Hamilton Highway, as per the Inverleigh Structure Plan.

For proposals adjacent to the rail corridor ensure:

- 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.

Planning and design bushfire response required:

- Utilise the Hamilton Highway, unnamed road south of Hope Plains Road (subject to biodiversity considerations) and the road parallel to the south side of the railway line as a perimeter roads to provide protection to residential development from grassland areas to the north, east and south.
- Provide separation of 19m from the grassland is required to achieve a bushfire attack level rating of BAL12.5 for dwellings. Where possible this should be achieved by managed gardens with the setback area of the dwellings



8. WAY FORWARD

To ensure there is strong policy guidance for future development within Inverleigh, the key deliverables from the Inverleigh Structure Plan will undergo a formal amendment process in order to be included in the Local Policy of the Golden Plains Planning Scheme.

The Structure Plan will become a reference document of the Golden Plains Planning Scheme that will guide the assessment of future proposals in Inverleigh, in order to maintain the village charm and rural landscapes as the town continues to grow at a moderate pace.





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](#)

GOLDEN PLAINS PLANNING SCHEME

02.03

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02.03-1

09/07/2020
C90gpla**STRATEGIC DIRECTIONS****Settlement**

The Shire's population is dispersed, with the largest proportion of the population residing in Bannockburn, followed by Teesdale. All other townships have a population of less than 1000 people.

Each settlement performs important living, retail, service and community roles to residents and the rural community.

Settlement patterns are based on historic rural service centres and nineteenth century mining towns, which differ significantly between the north and south. The role of many towns has changed over time to one of commuting areas to the regional centres of Ballarat, Colac and Geelong.

The north-west has seen a proliferation of subdivisions and subsequent rural residential developments, many of which have developed into distinct communities. There is also a proliferation of rural living development in isolated areas devoid of appropriate infrastructure. All of the towns in the Central Highlands Water district are supplied with an interconnected, potable water supply. There is sufficient infrastructure capacity to cater for all anticipated growth over the next 20 years.

In the south-east, urban development is more focused around townships. All water is treated and the existing systems, with minor augmentations, are adequate to cater for the existing populations and anticipated growth in the immediate future.

The majority of growth has occurred in the settlements at the south-east and north-west as more people come from Melbourne and the regional cities looking for affordable housing and a country lifestyle, close to Ballarat and Geelong. In the south-east of the municipality, the population has increased rapidly by about 40 per cent between 2005 and 2015. In the north-west area, the population increased by approximately 6 per cent during the same period.

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

With sufficient land being set aside for the moderate growth forecast across the Shire, no significant new areas of land need to be provided for residential development, except in Bannockburn where rezoning continues to be required to accommodate expected future growth.

The towns of the Shire need to operate in clustered networks with key towns providing services and facilities utilised by towns within that network. Bannockburn, Meredith, Rokewood and Smythesdale provide the focus points for these clusters.

Council seeks to:

- Encourage the consolidation of townships, including directing residential development to within township boundaries.
- Maintain a clear distinction between urban and rural areas.
- Avoid urban development in unserviced areas.
- Direct residential development primarily to Smythesdale in the north-west and Bannockburn in the south-east.

South East Area

The south-east area of the Shire is within a 15-kilometre radius from the Geelong bypass intersection with the Midland and Hamilton Highways. It excludes the Bannockburn and Batesford townships.

The south-east area is now within both the Geelong and the wider Melbourne metropolitan spheres. The completion of the Geelong bypass has increased the rate of change and the pressure to provide land for urban and rural residential development.

GOLDEN PLAINS PLANNING SCHEME

It has large flat open areas, together with a number of infrastructure and locational advantages that can be attractive to certain forms of development, including two railway lines, two State highways, access to a high-pressure natural gas pipeline and a high voltage electricity transmission line.

The south-east area will be supported by:

- Protecting the open rural landscape values in the corridor between the towns outside the Gheringhap Precinct.
- Managing growth to avoid ad hoc development outside township boundaries.

North West Area

The north-west area of the Shire contains a mix of settlements, rural residential, rural living and rural areas.

A number of these settlements are strongly connected to the regional centre of Ballarat and provide an option for those seeking a different lifestyle and larger allotments. An opportunity exists to connect to services and infrastructure that are developing as a result of more intense development in the City of Ballarat, close to Golden Plains Shire.

Council intends to:

- Promote growth in Smythesdale.
- Support growth in Linton, Napoleons, Rokewood, Scarsdale and Meredith.
- Support growth in Ross Creek, Smythes Creek, Corindhap, Dereel, Cape Clear and Berringa in the form of infill development within existing Township, Low Density Residential or Rural Living Zones.
- Contain growth in Enfield, Garibaldi, Staffordshire Reef and Steiglitz.

Townships

Bannockburn

Bannockburn is the largest urban centre in Golden Plains Shire and a key regional centre within the Shire's network of townships across the south-east, serving residential, commercial and administrative functions. The sewerage of the town, its rural ambience and proximity to Geelong have attributed to its strong growth in recent years. This growth, however, has also placed pressure on retaining the ambience that makes the town attractive.

Council seeks to support Bannockburn by:

- Accommodating all growth within Bannockburn's growth boundary.
- Protecting the natural and built environment including environmental assets, the Bruce Creek environs, town character and rural ambience.
- Providing an integrated and environmentally responsive open space network throughout Bannockburn township.

Smythesdale

Smythesdale is a rural township surrounded by state forest, with a rich gold mining past.

The township has been identified as the northern growth centre for the Golden Plains Shire, in a prime strategic location to service the wider catchment of rural and residential communities. This is due to its distinct country-living character within commuting distance of the regional centre of Ballarat. However, the town lacks structure and is fragmented by Crown land.

The population of Smythesdale is expected to increase due to its strong relationship with Ballarat and residential growth resulting from improved services and the introduction of reticulated sewerage to the town. The community is keen to ensure that growth is managed and sustainable.

GOLDEN PLAINS PLANNING SCHEME

The Woody Yaloak Creek precinct is a potential asset offering many opportunities for Smythesdale, including linking key recreational assets throughout the town.

Council seeks to:

- Develop Smythesdale into a self-sufficient settlement and service hub for the north of the Shire.
- Enhance the town's heritage character by encouraging development within the Smythesdale Heritage Precinct to respect the heritage context.

Inverleigh

Inverleigh is a rural service town that is appealing for its heritage, environmental and river environs.

The town centre has a conventional grid pattern and sits within the floodplain of the Leigh and Barwon rivers. This has constrained growth of the historic 'old township' and recent residential growth has been low density residential on the northern side of the Leigh River.

[The Inverleigh Flora Reserve is a grassy woodland. Its purpose is the conservation of indigenous plants and animals. It poses a modest fire risk to land adjoining the Bush Interface.](#)

Inverleigh is located on the Hamilton Highway and is known as the gateway to the western district. The town's proximity to Geelong and the Geelong Ring Road, along with the appeal of low density residential lifestyle opportunities are key drivers for growth in Inverleigh.

Growth areas for Inverleigh have been identified in the Inverleigh Framework Plan and these areas are located to the west and north of the town, as well as infill, outside of the floodplain.

Council intends to support Inverleigh by:

- Maintaining Inverleigh's village atmosphere and role as a meeting place.
- Supporting moderate residential growth within the town boundary.
- Protecting the historic and natural features of the town.

Gheringhap

Gheringhap is situated approximately 15 kilometres north-west of Geelong and 6 kilometres south-east of Bannockburn. Gheringhap is close to major infrastructure including the Port of Geelong, Geelong Ring Road and the Midland and Hamilton Highways, which provide access between Geelong, Ballarat and the rest of Victoria. The town is well-positioned for business opportunities and future development of the Gheringhap Employment Area.

The Midland Highway and rail infrastructure intersect the settlement. Land south of the Midland Highway is relatively flat with much of the land previously cleared of vegetation. The flat open plains are a defining feature of Gheringhap and the wider Golden Plains south-east region.

The town is valued for its open grasslands, the Moorabool River and its rural character consisting of agricultural land interspersed by clusters of dwellings that coexist with the surrounding agricultural activities.

Council seeks to:

- Facilitate commercial and industrial development in the Gheringhap Employment Area as shown on the Gheringhap Structure Plan at Clause 11.03-6L Gheringhap.
- Locate and design commercial and industrial development to protect the amenity of the existing clusters of dwellings.
- Protect the Moorabool River environs, open grasslands and existing rural character of Gheringhap.

GOLDEN PLAINS PLANNING SCHEME

Small Towns

Golden Plains Shire consists of numerous small townships and settlements, including Teesdale, Haddon, Lethbridge, Linton, Meredith, Ross Creek and Scarsdale. Town structure plans have been prepared for most settlements and establish a basis for future strategic planning decisions in each town.

Settlement planning for the Shire's small towns will:

- Contain growth within existing settlement boundaries.
- Limit the rezoning of land to form new residential land.
- Facilitate infill development as shown on each township map at Clause 02.04.

02.03-2

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Environmental and landscape values**Biodiversity**

The municipality is home to a wealth of flora and fauna, including rare and threatened species and communities, major waterways and freshwater wetlands.

Many of the municipality's significant natural environments are protected by international, national and state agreements and legislation.

Remnant native vegetation across the municipality is estimated to be approximately 25 per cent of that which existed prior to European settlement. However, the quality of much of these remnants is degraded. While remnant native vegetation is contained on private land, some of the Shire's most significant native vegetation occurs on roadsides.

The effects of climate change are having a significant impact on the natural environment, placing already stressed native flora and fauna assets at higher risk. The municipality is at risk of climate change with projected increased temperatures and reduced precipitation affecting natural systems, with flow on effects to the community and economy.

The quality and quantity of native vegetation, flora and fauna across the municipality is threatened by development, land use change and poor land management practices. There is a need to protect and enhance the natural environment to protect ecological processes while providing for continued land use change.

The protection and enhancement of waterways and wetlands is essential to ensure environmental values are secure and that the social and economic benefits of healthy rivers and streams are maintained.

Biodiversity will be supported by:

- Protecting significant habitats and remnant vegetation from the encroachment of development.
- Balancing native vegetation conservation with development pressures, land use change and protection of people from bushfire.

02.03-3

09/07/2020
C90gpla

Environmental risks and amenity**Bushfire**

Bushfire is a significant issue across the municipality affecting built communities and natural systems. Development or rezoning of land for residential purposes can have an adverse effect on the natural environment.

Although the protection of human life is the primary consideration, vegetation conservation is a lower, but still important, priority in bushfire prone areas.

Bushfire risk will be mitigated by:

- Avoiding development in bushfire prone areas.

GOLDEN PLAINS PLANNING SCHEME

- Avoiding the rezoning of land that allows for settlement in areas of high bushfire risk, particularly where natural assets will be compromised.
- Minimising the impact of bushfire protection measures on vegetation with high environmental value.

Floodplain management

The catchments of the various rivers and streams within Golden Plains Shire include areas of flood prone land where flooding has historically caused substantial damage to the natural and built environment. The town of Inverleigh is most affected by flooding due to the confluence of the Leigh and Barwon Rivers. The Woody Yaloak River is another key floodplain affecting the north of the Shire. Natural flooding, long term productivity of flood prone land, river and wetland health are all closely linked. Inappropriate development on the floodplain can lead to the deterioration of environmental values and reduced agricultural production.

The impact of floods is increasing due to land use and vegetation changes. In particular, urban expansion, raised earthworks and the clearing of land for rural and urban development have all contributed to the increase in the instances of flooding.

Council seeks to mitigate flood risk by:

- Discouraging the intensification of land use and development in floodplains.
- Ensuring the future use and development of land prone to flooding minimises the consequences of inundation on life and property.
- Protecting floodways for their role in conveying floodwater.

Salinity

Golden Plains Shire includes areas that have experienced salinisation of soil and water resources. The resultant impacts on biodiversity, agriculture and water resources can have significant negative environmental, social and economic impacts.

It is important that new development and land use change protects naturally saline waterways and wetlands and undertakes appropriate risk management strategies to mitigate damage from salinity on the natural environment, built structures and infrastructure.

Council seeks to:

- Protect soil and water resources from the risk of increased salinity.
- Manage salinity impacts derived from urban and rural residential development or re-zoning.

02.03-4

09/07/2020
C90gpla

Natural resource management

Agriculture

Agricultural industries continue to be the major economic sector comprising more than 25 per cent of the employment in the Shire. Agricultural industries have been under economic pressure in recent years, in common with state-wide trends. There has been a trend for farm size to increase to counteract those economic pressures. This has generally occurred in locations away from areas of population growth.

The opportunities for agricultural diversity are limited by the Shire's climate, the availability of water and, in the northern portion of the Shire, fragmentation of land due to rural residential development.

There has been a growth of intensive agricultural activities within the Shire, particularly in the wine and specialist livestock industries. Other significant farm types are sheep and fat lambs for meat production, egg production, poultry, pastures, grasses and horticulture.

GOLDEN PLAINS PLANNING SCHEME

Forestry and timber production are increasingly significant local industries, given the climate, topography and the proximity to the Port of Geelong. Production at this stage comes mainly from pine plantations, but there is a growing demand for land for hardwood plantations.

House lot excisions can be detrimental to the efficient operation of farming activities and can result in isolated residential development without adequate access to social and physical services. They can also reduce the capacity of an area to undertake agricultural production as conflicts can arise between residential and farming land uses.

Council aims to support sustainable agriculture in the Shire by:

- Protecting the role of agricultural land as an economically valuable resource.
- Facilitating more intensive and diversified use of rural land for higher value products, including timber and agroforestry.
- Maintaining farm sizes.
- Minimising the potential for conflict between sensitive uses and agricultural practices.
- Discouraging dwellings and house lot excisions on rural properties.
- Directing timber plantations to land that is already cleared and is used for grazing or cropping.

Animal industries

Many intensive animal production uses are in Golden Plains Shire and they represent an important local industry, with the potential for growth. The issue for the Shire will be how to accommodate growth in this industry while protecting other important values. The proper siting and design of this form of use and development is needed to ensure residential amenity and environmental quality is protected.

The Shire features a dedicated Food Precinct where significant infrastructure has been provided to service intensive animal industries.

Council seeks to:

- Support the development of intensive animal industries.
- Locate intensive animal production uses within the Food Precinct.
- Encourage quality design of intensive animal production developments so that they do not cause any unreasonable amenity impacts on surrounding residential land uses.
- Ensure that the use and development of land for intensive animal production does not detrimentally impact on the environment and minimises the downstream impacts on the water catchment.

Catchment planning and management

With limited annual rainfall and extensive demand for water for both urban and rural use, many of the waterways in the municipality are in poor condition and action needs to be taken to improve the condition of rivers and streams.

Council aims to protect its catchment water quantity and quality by:

- Adopting an integrated catchment management approach that includes integrated water management techniques, such as stormwater re-use.
- Managing use and development in the Moorabool River and Stony Creek Water Supply Catchment Areas.

GOLDEN PLAINS PLANNING SCHEME

02.03-509/07/2020
C90gpla**Built environment and heritage****Heritage**

Throughout Golden Plains Shire are buildings, streetscapes, sites and precincts that represent a significant asset and resource for the Western District of Victoria. The Shire's history is also evident in the layout and settlement pattern of 19th century towns, rural properties and historic infrastructure related to agriculture and gold mining areas.

Heritage is also found in the natural environment where avenues of honour, streets and reserves were planted to beautify towns and to improve their practical amenity. These areas are important for the Shire's residents and tourists.

Recognition and protection of heritage places and areas is a crucial component of planning in Golden Plains Shire. Good conservation practices will ensure the retention and viable re-use of Golden Plains Shire's significant and contributory heritage places and areas.

Council seeks to develop the Shire's character and sense of place by:

- Protecting, maintaining and enhancing heritage areas and features in private and public ownership.

02.03-609/07/2020
C90gpla**Housing****Residential development**

Over time the Golden Plains Shire's towns will become more urbanised. There is substantial supply of residential land in all urban centres and towns in the Shire. Future residential use and development needs to be considered in a regional context, taking into account settlement strategies for Ballarat and Geelong.

Limited amounts of medium density housing are currently provided in the Golden Plains Shire. With changing housing needs there is a necessity to promote a wider range of housing types and set clear direction for the form and design of this development.

Many townships and community areas contain land zoned for low density residential use, with lot sizes usually ranging from 1 to 4 hectares. These are often located on the periphery of urban type residential areas. Subdivision provisions under the zone allow for these areas to be subdivided into lot sizes down to 0.4 hectare in line with the Domestic Waste Water Management Plan, a plan that seeks to find affordable and appropriate solutions to manage domestic wastewater.

The established character of low density residential areas vary, but are generally derived from the expansive open areas surrounding dwellings and outbuildings. The presence of large old trees with extending canopies is a strong feature of low density residential areas. Buildings are generally set back from road frontages and property boundaries, with wide spacing between houses set within established landscaping, separated by rural type fencing. Drainage is managed with open spoon drains, creating a distinct difference in appearance to the typical kerb and channel drainage infrastructure in suburban sewered residential areas. Road reserves are wide and open.

Council will:

- Support a range of housing styles and types within urban areas to cater for changing household needs.
- Encourage the consolidation of sites and intensification of development in existing towns where it avoids detrimentally altering the character or quality of these areas.
- Discourage subdivision of land in the Low Density Residential Zone that does not maintain or complement the established character.
- Discourage subdivision that does not meet the requirements of the Domestic Wastewater Management Plan.

Rural residential development

GOLDEN PLAINS PLANNING SCHEME

Over the past two decades the Shire has continued to experience demand for rural residential development. The north-west area of the Shire contains Rural Activity and Farming zoning that is interspersed with large areas of Rural Living zoning. There is a substantial over supply of land zoned Rural Living in the north of the Shire.

To sustainably manage rural residential development, Council will:

- Direct infill rural residential development to the Rural Living Zone in the north-west area of the Shire.
- Limit further rezoning of land to Rural Living Zone.

02.03-7

09/07/2020
C90gpla

Economic development

The retail sectors of the Shire's urban centres have strong relationships with surrounding agricultural communities. Bannockburn is a regional shopping centre with a significant catchment. Other towns such as Inverleigh, Linton, Meredith and Smythesdale perform important local shopping and business roles.

A significant proportion of the Golden Plains community's retail expenditure occurs outside of the Shire to major regional centres of Ballarat, Colac, Geelong and Melbourne. In the longer-term, additional floor space will be required for retail use and development in Bannockburn.

In promoting economic development, Council will:

- Support the efficient use of commercially zoned land.
- Consolidate commercial use and development to reinforce the viability and vitality of commercial and retail centres.
- Direct commercial and retail services to Bannockburn and other district commercial and retail centres, as identified in Table 1.

Table 1: Commercial and Retail Hierarchy Framework

Status	Township	Description
Sub-regional commercial and retail centre	Bannockburn	Higher order and speciality commercial and retail development to service the south-east portion of the Shire.
District commercial and retail centres	Inverleigh Linton Meredith Rokewood Smythesdale	Commercial and retail needs to service the surrounding area.
Town commercial and retail centres	Corindhap Dereel Haddon Lethbridge Napoleons Ross Creek Scarsdale Teesdale	Commercial and retail needs to service immediate residents.

GOLDEN PLAINS PLANNING SCHEME

Status	Township	Description
	Other towns	

Industry

Golden Plains Shire has a moderate manufacturing base, with employment in the manufacturing industry representing approximately 14.7 per cent of jobs in the Shire.

A number of industrial sites in the north of the Shire established to provide land for industrial use and development remain vacant. This reveals that a significant proportion of small-scale industrial uses are located within town areas largely due to historic reasons and operator preference. The remaining industrial zoned land is within inappropriate or non-preferred areas or may lack necessary infrastructure. There is also competition for industrial land provided by the larger urban areas of Geelong, Ballarat and the Melbourne Metropolitan area.

The completion of the Geelong Ring Road has increased pressure for industrial land, particularly in the south-eastern area of the Shire.

Council supports:

- Industrial development in areas that are strategically sound or identified for industrial development.

Tourism

Tourism in Golden Plains Shire is a relatively small industry sector with significant capacity to grow. Tourism attractions include wineries and cellar doors, with the majority located around the Moorabool Valley Wine Region; cafes and restaurants; gourmet food and produce; farmers' markets, including the Golden Plains Farmers' Market, events and festivals such as the Golden Plains and Meredith music festivals; heritage sites and equestrian facilities.

There is a lack of tourism accommodation in the Shire, with opportunities to increase accommodation offerings across the region, particularly around the Moorabool Valley.

Council aims to support the development of the tourism industry by:

- Encouraging the development of tourism accommodation.

02.03-9

09/07/2020
C90gpla**Infrastructure****Development infrastructure**

All the towns in the Shire have reticulated water supplies provided either by Central Highlands Water or Barwon Water. Central Highlands Water, which has its involvement in the northern part of the Shire, believes it can service most of the anticipated growth within its area. The exception is the higher land south-east of Scarsdale, extending to the area south of Ross Creek. Central Highlands Water believes that the existing supply systems in that area, with minor augmentation works, are adequate to cater for the existing populations and anticipated growth in the immediate future.

The extent of sewerage systems in the Shire is limited to Woodlands Estate (near Enfield), Bannockburn and Smythesdale. Central Highlands Water will assess the need for sewerage in Scarsdale and Linton when development and growth has reached a stage where it is warranted.

Council aims to support the community's access to infrastructure by:

- Directing development to areas with access to water and sewerage infrastructure.
- Facilitating water and sewerage infrastructure works in unsewered townships.
- Improving service delivery to urban centre townships, including sewerage infrastructure and treated water supply where it is lacking.

11.03-6L09/07/2020
C90gpla**Inverleigh****Policy application**

This policy applies to the land identified on the Inverleigh Framework Plan contained within the settlement boundary.

Objective

To encourage residential, commercial and tourism growth in Inverleigh while [recognising its rural setting, risks from natural hazards and](#) protecting the natural landscape in and around the town.

Settlement and residential development strategies

Support [moderate](#) residential growth within the existing defined settlement boundary consistent with the Inverleigh Framework Plan.

Economic development and tourism strategies

Encourage commercial development and community facilities to be consolidated within the existing town centre (Township Zone) through infill development.

Encourage the redevelopment of underutilised sites and where possible, the re-use of existing buildings to provide for commercial uses in the Township Zone.

Support the establishment of service related industries that meet the needs of the town and surrounding agricultural areas such as feed supplies and servicing of machinery and farm equipment.

Locate and design development ~~adjacent to the township boundary~~ so that it does not impact on agricultural land use.

Open space and natural environment strategies

Protect the natural landscape and its environmental qualities, including the [Inverleigh Flora Reserve](#), Barwon and Leigh rivers and vegetation as fundamental elements of Inverleigh.

Provide public open space along the Leigh River and develop a linear pedestrian access to connect with existing pedestrian access along the river and into the town centre when rezoning or subdividing land.

Create opportunities for new bio-links and open space consistent with the Inverleigh Framework Plan that do not increase bushfire risk.

Movement and access strategies

Create a path network that facilitates walking and cycling to the town centre, primary school, recreation reserve, open space and other key destinations within the town.

Design development to integrate with pedestrian and cycle links to improve connectivity to the town centre and key destinations.

Create a bridle path network that facilitates horse-riding around the town and through the river environs and other key destinations such as Victoria Park.

Maintain the railway reservation to ensure potential remains for a passenger rail to and from Inverleigh.

Infrastructure and services strategies

Support development that includes infrastructure and services.

Support a logical sequence of development that can efficiently access services.

Protect the potential location of a sewerage treatment facility and its associated buffer.

Bushfire planning strategies

Provide an appropriately designed setback between development and the Inverleigh Flora and Fauna Reserve, Inverleigh Golf Course and new bio-links.

Minimise bushfire risk by staging the development of land adjacent to built-up areas first.

Ensure access and egress to Inverleigh is sufficient for emergency vehicles and supports safe evacuation.

Ensure development adjacent to the Inverleigh Flora and Fauna Reserve and any bio-link is designed to withstand all forms of bushfire attack.

Policy document

Consider as relevant:

- *Inverleigh Structure Plan* (Golden Plains Shire, 2019).

AMENDMENT C87GPLA

C87gpla

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as LDRZ[number].

1.0

C87gpla

Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares)	None specified Inverleigh	As identified on the Inverleigh Structure Plan 2005 at Figure 1.

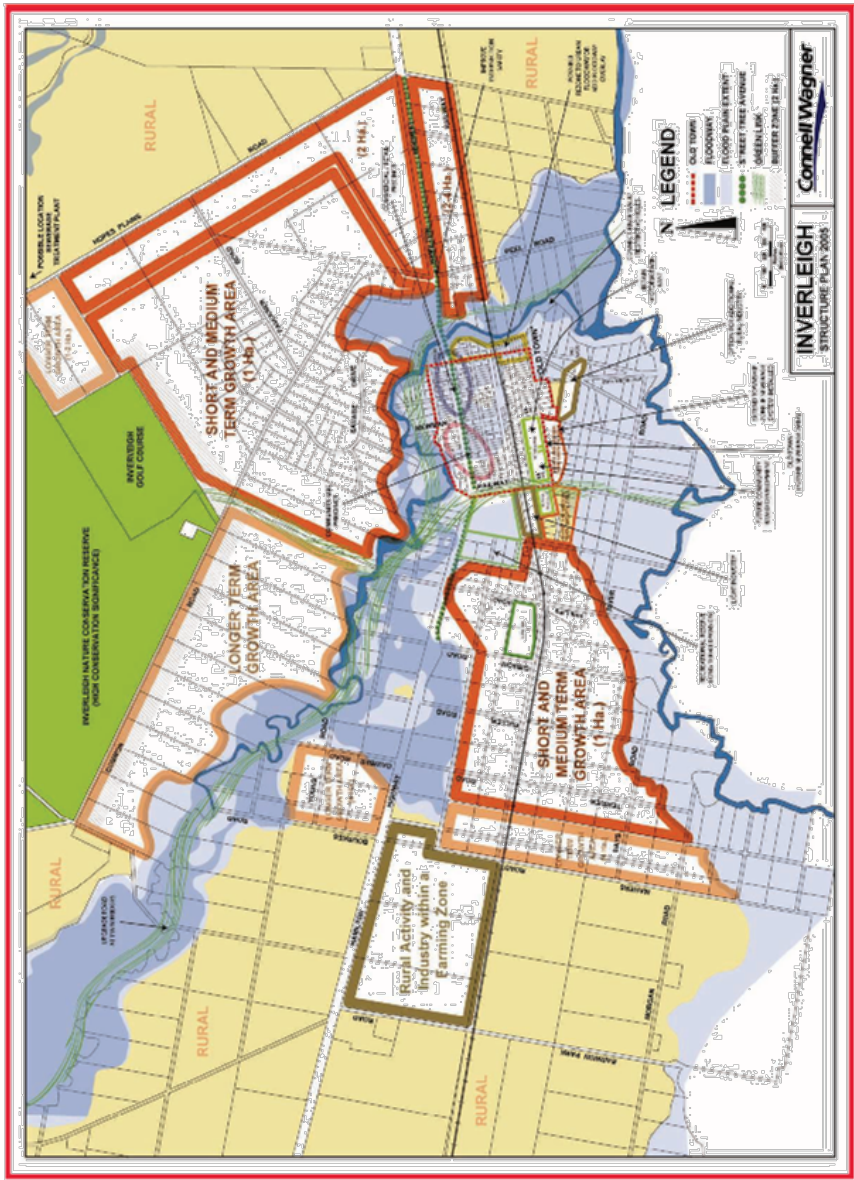
2.0

C87gpla

Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)
120 square metres

Figure 1



GOLDEN PLAINS PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

09/07/2020
C90gpla

Background documents

Name of background document	Amendment number - clause reference
<i>Bannockburn Town Centre Investment Strategy</i> (Connell Wagner, 2008)	C46 Clauses 02 and 11
<i>Bannockburn Urban Design Framework</i> (Parsons Brinckerhoff, 2011)	C59 Clauses 02 and 11
<i>Bruce's Creek Master Plan</i> (Land Design Partnership, 2009)	C59 Clauses 02 and 11
<i>Corangamite Catchment Management Authority Floodplain Management Strategy</i> (Corangamite Catchment Management Authority, April 2002)	Clauses 02, 12, 13 and 19
<i>Corangamite Regional Catchment Strategy 2013-2019</i> (Corangamite Catchment Management Authority, 2013)	Clauses 02, 12, 13 and 19
<i>Corangamite Waterway Strategy</i> (Corangamite Catchment Management Authority, 2014)	Clauses 02, 12, 13 and 19
<i>Gheringhap Structure Plan</i> (Parsons Brinckerhoff, December 2012)	C62 Clauses 02 and 11
<i>Golden Plains Heritage Study Stage 1</i> (Lorraine Huddle, 2004)	C55 Clauses 02 and 15
<i>Golden Plains Heritage Study Stage 2</i> (Heritage Matters, 2009)	C55 Clauses 02 and 15
<i>Golden Plains Shire Background Issues Paper: North West Area Study- For Community Consultation</i> (Research Planning Design Group, 1999)	C3 Clause 02
<i>Golden Plains Rural Land Use Strategy</i> (Parsons Brinckerhoff, 2008)	C40 Clauses 02 and 14
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2018)	Clauses 02 and 19
<i>Inverleigh Structure Plan Review</i> (Connell-Wagner, 2005 Golden Plains Shire, 2019)	C37 C87 Clauses 02 and 11
<i>Review of south east area Golden Plains Shire</i> (Parsons Brinckerhoff, 2007)	C45 Clauses 02 and 11
<i>Smythesdale Urban Design Framework</i> (Michael Smith and Associates, March 2006)	C36 Clauses 02 and 11
<i>Golden Plains Shire Strategic Directions Plan for the North-West Area</i> (Research Planning Design Group, 2000)	C3 Clause 02

Planning and Environment Act 1987

Panel Report

Golden Plains Planning Scheme Amendment C87gpla Inverleigh Structure Plan

28 August 2020



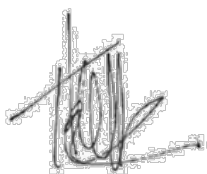
Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Golden Plains Planning Scheme Amendment C87gpla

Inverleigh Structure Plan

28 August 2020



Tim, Hellsten, Chair



Sally Conway, Member

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Appendix B	Parties to the Panel Hearing
Appendix C	Document list
Appendix D	Council's final post-exhibition versions of Amendment documents
D1	Council's final version of Clause 02.03-1
D2	Council's final version of Clause 11.03-6L
D3	Council's annotated changes - Inverleigh Framework Plan
D4	Council's final version of Schedule to Clause 72.08 (Background documents)

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Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
Amendment	Golden Plains Planning Scheme Amendment C87gpla
AS 3959	<i>Australian Standard AS 3959-2009 Construction of Buildings in Bushfire Prone Areas</i>
BAL	Bushfire Attack Level
Barwon MAC	Barwon River Ministerial Advisory Committee
BMO	Bushfire Management Overlay
BPA	Bushfire Prone Area
CFA	Country Fire Authority
CHMP	Cultural Heritage Management Plan
Council	Golden Plains Shire Council
DCP	Development Contributions Plan
DDO	Design and Development Overlay
DELWP	Department of Environment, Land, Water and Planning
DPO	Development Plan Overlay
DWMP	<i>Domestic Wastewater Management Plan 2015, Golden Plains Shire</i>
ESO	Environmental Significance Overlay
FO	Floodway Overlay
FZ	Farming Zone
ISP	Inverleigh Structure Plan 2019
LDRZ	Low Density Residential Zone
LSIO	Land Subject to Inundation Overlay
MPS	Municipal Planning Strategy
PGA	Potential Growth Area
Planning Scheme	Golden Plains Planning Scheme
PPF	Planning Policy Framework
PPN13	<i>Planning Practice Note 13: Incorporated and background documents, March 2020</i>
PPN37	<i>Planning Practice Note 37: Rural Residential Development, June 2015</i>

PPN45	<i>Planning Practice Note 45 Aboriginal and Heritage Act 2006 and the Planning Permit Process, June 2015</i>
PPN64	<i>Planning Practice Note 64: Local planning for bushfire protection, September 2015</i>
PPN65	<i>Planning Practice Note 65: Preparing and Assessing a Planning Application under the Bushfire Provisions in Planning Schemes, September 2015</i>
SBRA	Strategic Bushfire Risk Assessment
VPP	Victorian Planning Provisions
2005 Structure Plan	<i>Inverleigh Structure Plan 2005</i>

Overview

Amendment summary	
The Amendment	Golden Plains Planning Scheme Amendment C87gpla
Common name	Inverleigh Structure Plan
Brief description	Implement the Inverleigh Structure Plan 2019 by amending Clause 21.07-5 Schedule 1 to Clause 32.03 Low Density Residential Zone and associated Planning Scheme Zone Maps and Clause 72.08
Subject land	All land within the Inverleigh township as shown in Figure 1 and all land within the Low Density Residential Zone within Golden Plains Shire
Planning Authority	Golden Plains Shire Council
Authorisation	31 July 2019
Exhibition	16 August to 16 October 2019
Submissions	92 submissions were received from submitters listed in Appendix A

Panel process	
The Panel	Tim Hellsten (Chair), Sally Conway
Directions Hearing	First Directions Hearing: 16 January 2020, Bannockburn Shire Hall. Second Directions Hearing: 11 June 2020 by video conference
Panel Hearing	13, 14, 15, 16 and 20 July 2020 by video conference
Site inspections	Unaccompanied, 16 January, 22 May and 5 August 2020
Appearances	Refer Appendix B
Citation	Golden Plains PSA C87gpla [2020] PPV
Date of this Report	28 August 2020

Executive summary

Inverleigh is a small town in the Golden Plains Shire. It is experiencing population growth because of its attractive rural setting, township character, larger lot sizes and proximity to Geelong some 30 kilometres to the east. Like many smaller towns, Inverleigh has a number of constraints to growth including bushfire risk, flooding, infrastructure capacity, lack of reticulated sewerage and the challenge of accommodating growth without impacting on the environment, exposing residents to risk and maintaining the character of the place that makes it attractive to its existing community.

In the context of this growth, Council has reviewed the 2005 Inverleigh Structure Plan and prepared the Inverleigh Structure Plan 2019 (ISP) with the following vision:

The vision for Inverleigh is to enhance its rural village atmosphere, unique riverside environmental features, heritage assets and historic and contemporary role as a regional meeting place while supporting economic development, modest residential growth and tourism opportunities. All development will be provided for within a clearly defined settlement boundary and designed to provide amenity and diversity whilst respecting the existing neighbourhood character, environmental attributes and risks. Inverleigh will be well connected by roads and trails, and well serviced by community facilities, local shops, local industry and utilities.

Amendment C87gpla (the Amendment) seeks to implement the key elements of the Inverleigh Structure Plan 2019 by:

- amending local policy objectives and strategies for Inverleigh to align with the ISP to guide the residential development of existing and future Low Density Residential Zone (LDRZ) areas and a 'Future Investigation Area'
- amending the LDRZ Schedule to delete reference to minimum lot size restrictions for Inverleigh, allowing subject to a permit a minimum lot size of 0.4 hectares consistent with the rest of the Municipality
- changing Planning Scheme maps to replace references to 'Low Density Residential Zone' with 'Low Density Residential Zone Schedule 1'.

Key issues raised in the 92 submissions included:

- population growth, settlement boundary and land supply (including lot size and diversity)
- township character
- bushfire risk
- environmental issues, including potential impacts on the Inverleigh Flora Reserve and waterways
- infrastructure provision, with a focus on stormwater management, sewage disposal, upgrade of roads and intersections and development contributions
- education facilities
- impacts on other land uses, particularly agriculture
- Aboriginal cultural heritage
- land use and zoning requests
- anomalies and corrections
- governance.