



GOLDEN PLAINS SHIRE

# **ATTACHMENTS**

**Under Separate Cover  
Ordinary Council Meeting**

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**6.00pm Tuesday 26 November 2019**



## Table of Contents

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|     |   |     |
|-----|---|-----|
| 7.6 | Amendment C87 Inverleigh Structure Plan - Post Exhibition |     |
|     | Attachment 1 C87gpla Officer Report.....                  | 4   |
|     | Attachment 2 C87gpla Amendment Documents.....             | 29  |
|     | Attachment 3 C87gpla Submissions 1-10 (redacted).....     | 75  |
|     | Attachment 4 C87gpla Submissions 11-20 (redacted).....    | 94  |
|     | Attachment 5 C87gpla Submissions 21-30 (redacted).....    | 207 |
|     | Attachment 6 C87gpla Submissions 31-40 (redacted).....    | 241 |
|     | Attachment 7 C87gpla Submissions 41-50 (redacted).....    | 322 |
|     | Attachment 8 C87gpla Submissions 51-60 (redacted).....    | 425 |
|     | Attachment 9 C87gpla Submissions 61-70 (redacted).....    | 463 |
|     | Attachment 10 C87gpla Submissions 71-80 (redacted).....   | 542 |
|     | Attachment 11 C87gpla Submissions 81-91 (redacted).....   | 564 |

## OFFICER REPORT FOR PLANNING SCHEME AMENDMENT C87GPLA

### BACKGROUND

Planning Scheme Amendment C87gpla has been prepared to implement the key land use planning directions of the *Inverleigh Structure Plan (Golden Plains Shire 2019)* into the Golden Plains Planning Scheme.

The current policy direction for Inverleigh is based on the Inverleigh Structure Plan 2005 that is now outdated and inconsistent with local policy.

Specifically, Amendment C87gpla seeks to:

- Amend Clause 21.07-5 Inverleigh to be in accordance with the Inverleigh Structure Plan (Golden Plains Shire, 2019), by
  - Replacing the objectives and strategies for Inverleigh with new objectives and strategies.
  - Removing superfluous and out of date content.
  - Replacing Figure 21.07-5A Inverleigh Structure Plan with the Inverleigh Framework Plan to:
    - Reflect the removal of the minimum subdivision lot size on land zoned or earmarked for Low Density Residential Zone (LDRZ).
    - Extend the LDRZ land from the core of the township and Inverleigh Recreation Reserve in a westerly direction when the existing use rights of the existing Broiler Farm in McCallum Road expire.
    - Identify the area west of Phillips and Riverview Roads as a 'Future Investigation Area' for residential growth based on the Development Feasibility Study Package (Mesh Urban Planning and Design Consultants, 2018).
- Amend Schedule to Clause 32.03 Low Density Residential Zone to:
  - Change the title to 'Schedule 1 to Clause 32.03 Low Density Residential Zone' to be in accordance with Ministerial Direction on the Form and Content of Planning Schemes.
  - Delete the Inverleigh Structure Plan.
- Amend Planning Scheme Map Numbers 3, 4, 5, 6, 7, 10, 13, 14, 15, 17, 18, 19, 20, 24, 25, 26, 27, 28 and 29 to change 'LDRZ' to "LDRZ1" to be in accordance with Ministerial Direction on Form and Content of Planning Schemes.

### POLICY CONTEXT

Planning Scheme Amendment C87gpla supports and is consistent with State Planning policy, in particular Clause 11 Settlement; Clause 12 Environment and Landscape Values; Clause 13 Environmental Risk and Amenity; Clause 14.01-1S Protection of Agricultural Land; Clause 15 Built Environment and Heritage; Clause 16 Housing; Clause 17 Economic Development; Clause 18 Transport, Clause 19 Infrastructure; Clause 19.02-6S Open Space and Clause 19.03 Development Infrastructure.

The Amendment is also consistent with and supports Council's Local Planning Policies in the Golden Plains Planning Scheme. In particular, Council's Settlement Policy at Clause 21.02-1 where Inverleigh is described as a small township which performs an important living, retail, service and community role to residents and the rural community. The policy describes the settlement pattern in the south east of the Shire as urban type development focussed around these townships and supports residential development within the boundaries of townships.

Council has specific local planning policy for Inverleigh at Clause 21.07-5. This policy implements the Inverleigh Structure Plan 2005 and is proposed to be replaced by Amendment C87gpla.

Council's Low Density Residential Subdivision Policy at Clause 22.09 applies to subdivision in the Low Density Residential Zone. This policy ensures land capability and character are addressed when considering subdivision applications. As described in the Policy Basis of Clause 22.09, this local policy was prepared because "Golden Plains Shire and its community is keen to ensure that Low Density Residential Zones across the municipality are not indiscriminately subdivided without due regard for the established character".

Council has local policy at Clause 21.11 on Floodplain Management and Clause 22.12 on Heritage which are also relevant to Inverleigh.

The Local Planning Policy Framework (LPPF) and Municipal Strategic Statement (MSS) of each Council planning scheme is being translated to the new Planning Policy Framework (PPF). This is happening across the State. As a consequence of this PPF translation, current local planning policy will be modified, including the local policy for Inverleigh at Clause 21.07-5, regardless of the outcome of Amendment C87gpla.

## **DISCUSSION**

Following Council's adoption of the *Inverleigh Structure Plan* in March 2019, officers commenced preparation of Planning Scheme Amendment C87gpla. The Amendment updates Council's local policy for Inverleigh and the Schedule and maps to the Low Density Residential Zone in the Golden Plains Planning Scheme, based on the *Inverleigh Structure Plan 2019*.

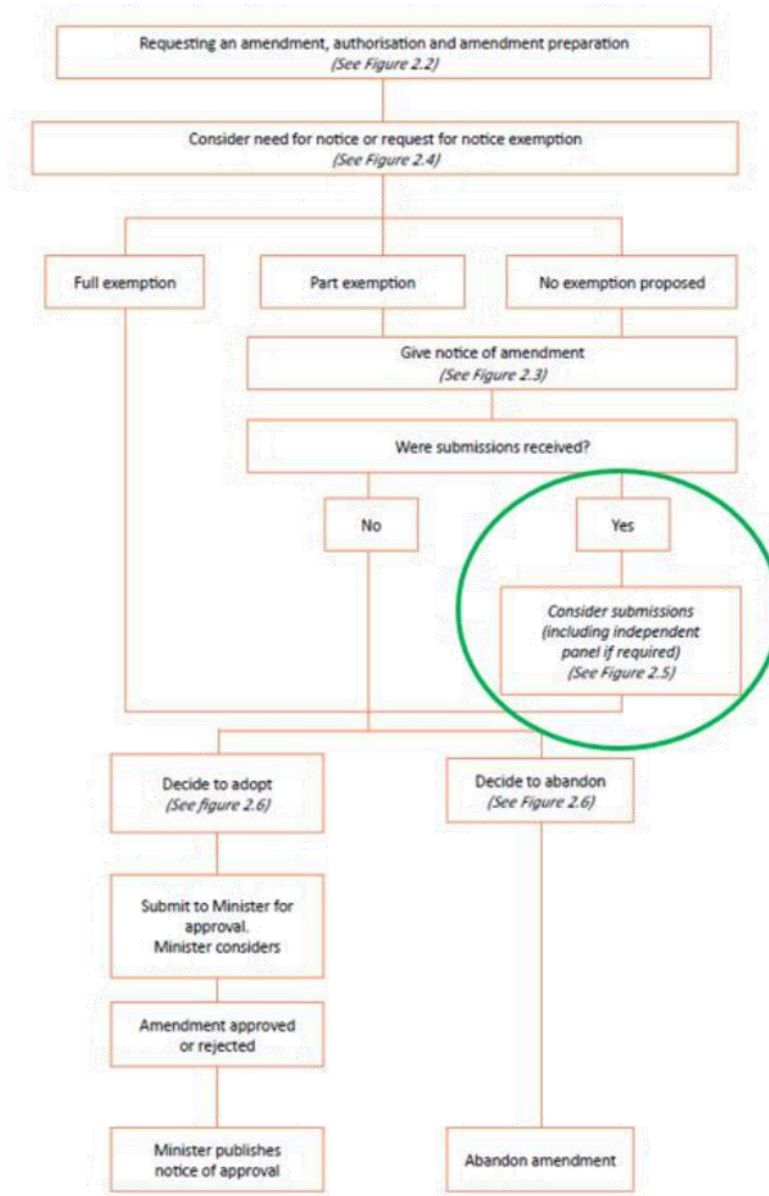
Authorisation to prepare and exhibit Amendment C87gpla was provided from the Department of Environment, Land Water and Planning (DELWP) on 31<sup>st</sup> July 2019 and the Amendment was subsequently exhibited in accordance with the *Planning and Environment Act 1987*.

The Amendment is currently at the stage where submissions are considered by Council.

Council must consider each submission. After considering a submission which requests a change to the amendment, Council must:

- Change the amendment in the manner requested; or
- Refer the submission to a panel; or
- Abandon the amendment or part of the amendment.

The process for a planning scheme amendment is outlined below.



**SUBMISSIONS TO AMENDMENT C87GPLA**

A copy of each submission is provided in the Attachments.

Submissions received raise concerns with the following issues:

- Bushfire risk
- Strategic Bushfire Risk Assessment
- Provision of Educational Facilities

- Retain Town Boundary
- The Inverleigh Flora and Fauna Reserve
- Supporting agricultural businesses
- Risk of Unsewered lots
- Sustainable Development
- Diversity of Lot Sizes and Country Town/ Village Character
- Governance/ Loss of faith in Golden Plains Shire
- Residential Land Supply
- Water Supply and Pressure
- Stormwater Management
- Transport Infrastructure
- Potential Growth Area 3
- Developer Contributions
- Infrastructure: reticulated sewerage, underground drainage and recycled water
- Other matters
- Consultation
- Anomalies and corrections to the Structure Plan and Framework Plan

Each submission has been identified in a table at Attachment 12 and lists the issues raised by each submission and whether a panel is recommended to consider the submission.

The issues are summarised below with an officer response.

**Issue Raised By Submitters: Bushfire Risk**

It is the opinion of submitters that Amendment C87gpla does not adequately consider bushfire risk management, including the management of the Inverleigh Flora and Fauna Reserve, the provision of adequate infrastructure and egress for current and future residents in the event of a fire in the Inverleigh Flora and Fauna Nature Reserve.

Submissions state that the Amendment and Inverleigh Structure Plan:

- Fail to adequately assess (and thereby underestimates) the bushfire risk of the Inverleigh Flora and Fauna Reserve.
- Do not include measures to counteract increasing bushfire risk.
- Put residents at risk given Common Road is the only access/egress for residents from Common Road, Mannagum Estate and the potential Growth Area 3 which will be inaccessible due to smoke and ember attack in the event of a fire in the Flora and Fauna Reserve.

Submissions suggest that the proposed bushfire risk mitigation strategy is unsound.

Officer Response:

The township of Inverleigh is in a Bushfire Prone Area (BPA) and the Bushfire Management Overlay applies to part of the township.

State Planning Policy at Clause 13.02-1S Bushfire planning sets out the policy directions for risk-based planning that prioritises the protection of human life.

A Strategic Bushfire Risk Assessment was prepared by Golden Plains Shire Council for the township of Inverleigh as part of the preparation of the *Inverleigh Structure Plan (Golden Plains Shire, 2019)*. The Strategic Bushfire Risk Assessment was prepared with regard to the relevant Planning Policy.

The assessment was undertaken in accordance with guidance provided in Planning Practice Note 46- *Strategic Assessment Guidelines, May 2017*, Planning Practice Notice 64 – *Local*

*Planning for Bushfire Protection, September 2015, Planning Practice Note 65 – Preparing and Assessing a Planning Application under the Bushfire Provisions in Planning Schemes, September 2014.*

*The Inverleigh Structure Plan (Golden Plains Shire 2019) incorporates the findings of the Strategic Bushfire Risk Assessment (Golden Plains Shire 2018).*

Officer Recommendation:

That the submissions which raise concerns in relation to this issue be referred to a Panel for consideration.

**Issue Raised by Submitters: Strategic Bushfire Risk Assessment**

It is the opinion of submitters that data used in the Strategic Bushfire Risk Assessment is outdated and the risk of lightning strikes is not mentioned in the Strategic Bushfire Risk Assessment.

Planning Practice Note 64 has been updated to a 2015 version. The Strategic Bushfire Risk Assessment should be updated in accordance with Planning Practice Note 64, 2015 version.

The Strategic Bushfire Risk Assessment does not determine if there is likely to be an increase to the risk to life, property and community infrastructure as a result of development in potential growth areas 1-6.

Bushfire risk for Growth Area 3 is underestimated and is not suitable for development due to bushfire risk from the Common and limited egress options.

An independent panel should confirm the bushfire risk has been adequately and independently considered and if all potential conflicts of interest have been declared.

Individual bushfire risk assessments should be used for each potential Growth Area.

The Strategic Bushfire Risk Assessment should be undertaken again following recommendations articulated in Appendix 3 in Planning Practice Note 64 (2015). In particular, the decision for intensification of development of areas, such as Growth Area 3 should be revisited. Consequently, the Inverleigh Structure Plan needs to be adjusted to incorporate recommendations from a second Bushfire Risk Assessment and include responsibilities between the developer, Golden Plains Shire Council, Parks Victoria, Department of Environment, Land, Water and Planning and other parties, which considers financial management strategies and enforceable timelines.

Officer Response:

A submission from the CFA states that the Strategic Bushfire Risk Assessment provides a realistic assessment of the bushfire risk around Inverleigh. The CFA supports Amendment C887gpla in its current form.

Officer Recommendation:

That the submissions which raise concern with this issue be referred to a Panel for consideration.



**Issue Raised by Submitters: Provision of Educational Facilities**

It is the opinion of submitters that the Structure Plan does not adequately include the provision of infrastructure and services in relation to the educational facilities of Inverleigh.

Submitters suggest that the Structure Plan should be amended to clarify Council's position in relation to the tennis courts and the availability (or not) of additional space at the current School location.

Also that if the volume of development is not reduced, the Structure Plan should be amended to detail a commitment towards funding arrangements for expansion of the school, kindergarten and relocation of the tennis courts.

The Inverleigh Primary School has requested that land to the west of the Inverleigh Primary School be rezoned to Public Use Zone – Education, and objects to reference that the School Woodlot be utilised for future education needs in Inverleigh.

The potential use of the Inverleigh Public Hall for early childhood services has raised concerns and it is suggested that the Public Hall should not be considered for early childhood services.

**Officer Response:**

The role of the Structure Plan is to outline the desired spatial arrangement, variety of uses, scale and form of development and identifies the infrastructure required to support what is envisaged. It is not the role of the Structure Plan to provide detail on the funding commitments for infrastructure.

Primary education is a State Government responsibility and whilst Council engages with the Department of Education in the structure planning process and consults with the Department of Education on planning matters, it is not within Council's jurisdiction to make decisions regarding the Inverleigh Primary School.

The role of the Structure Plan is to ensure future education needs are considered from a strategic land use perspective. The Structure Plan identifies land for community facilities and includes the area west of the Primary School (Tennis Courts) and the School Woodlot. The Department of Education has not objected to the Structure Plan and have not indicated a preferred strategic direction or position.

The Inverleigh Structure Plan has been prepared in consultation with Council's Child and Family Services team. While Council's ongoing planning for early years infrastructure considers township planning and growth, it is a separate process to the preparation of a Structure Plan.

Whilst the Inverleigh Primary School does not support the use of the "Woodlot" for expansion of educational facilities, the Structure Plan identifies this land as an option when considering future education needs in the town. This will be a matter for the Department of Education and Primary School to determine into the future.

In regards to the request from the Inverleigh Primary School to rezone the land west of the primary school to Public Use – Education, it is advised that the Structure Plan identifies the land for community use. Any proposal to rezone the land would be considered subject to a specific proposal.

The Inverleigh Structure Plan 2019 includes the following sentence:

"There is potential to use the Public Hall on High Street if capacity for services is exceeded at the kindergarten site".

It is suggested that this sentence be deleted to remove any ambiguity. It is understood there are no current plans by Council's Child and Family Services team to use the Public Hall for kindergarten services.

#### Officer Recommendation

That the submissions which raise concerns with this issue be referred to a Panel for consideration with the suggestion that the sentence referring to use of the Public Hall for a kindergarten site be removed from the Inverleigh Structure Plan 2019.

#### **Issue Raised by Submitters: Retain Town Boundary**

A number of submissions support maintaining the existing town boundary to retain and preserve the small country town lifestyle and community as well as protecting the natural landscape and environmental features unique to Inverleigh.

A submission questions the lack of consideration around changing the town boundary.

A submission has noted the western town boundary has been altered between the Inverleigh Structure Plan 2005 and the Inverleigh Framework Plan 2019.

#### Officer Response

From the outset, the parameters of preparing the Inverleigh Structure Plan included retaining the town boundary referred to as a 'Settlement Boundary' on the Inverleigh Framework Plan to reflect the future development areas identified in the 2005 Inverleigh Structure Plan.

Proposed Local Planning Policy for Inverleigh at Clause 21.07-5 of Amendment C87gpla includes a key principle of:

"An enduring settlement boundary".

Objectives and strategies within the proposed Clause 21.07-5 of Amendment C87gpla support this principle.

Retaining the town boundary protects productive farm land from residential sprawl. Ongoing population growth is then managed using smaller lots within the established town boundary.

The Settlement Boundary identified in the Inverleigh Structure Plan 2019 is a contiguous line around the township in contrast to relying on the boundaries of future growth areas as was the case with the 2005 Inverleigh Structure Plan. This was a recommended direction from the Panel report of C75 as follows:

*A matter that Council should consider in the ISP (Inverleigh Structure Plan) review is the use of a town boundary to avoid relying on the boundaries of future growth areas. This would resolve any ambiguity over the role of a town boundary and that of a future growth area.*

#### Officer Recommendation

The issue related to the town boundary requires referral to a Panel for consideration.

#### **Issue Raised by Submitters: The Inverleigh Flora and Fauna Reserve**

It is the opinion of submitters that the Amendment has the potential for detrimental impacts on the Inverleigh Flora and Fauna Reserve, including effects on critically endangered flora, sustainability of biodiversity and the safety and health of wildlife within the Reserve.

The zoning anomaly of the northern section of the Flora and Fauna Reserve (west of the Inverleigh-Teesdale Road) should be corrected and the reserve land be zoned Public Conservation and Resource Zone (PCRZ) rather than Farming Zone (FZ).

Submitters propose:

- Inclusion of controls for the protection of wildlife from cats.
- Developer contributions towards a program for protection of fauna and flora in the Reserve.
- Reduce the speed limit on Common Road to reduce injuries and death of wildlife.
- Inclusion of a 400 metre wildlife corridor on the western boundary of 385 Common Road linking the Reserve to the River.
- Rezoning the northern sections of the Flora and Fauna Reserve from Farming Zone to Public Conservation and Resource Zone (PCRZ) as part of Amendment C87gpla.

It is also submitted that the name of the Common, Inverleigh Flora and Fauna Reserve should be corrected to Inverleigh Nature Conservation Reserve.

Parks Victoria has requested that an appropriate buffer be considered around the reserve and that stormwater discharge into the reserve is carefully assessed. Parks Victoria's view is that access issues are best managed with creation of a public asset (e.g. such as a road) along these interfaces.

#### Officer Response

State and local planning policies within the Golden Plains Planning Scheme require consideration for the protection of biodiversity (Clause 12.01-1S), native vegetation management (Clause 12.01-2S), environment and natural resources (Clause 21.03).

Applications for rezoning and subdivision must consider these policies. As a result, appropriate controls for the protection of flora and fauna in the Inverleigh Flora and Fauna Reserve can be established at the appropriate rezoning and subdivision stages. This has been achieved through section 173 Agreements applied to land titles and building envelopes on Plans of Subdivision for previous developments which have adjoined the Inverleigh Flora and Fauna Reserve.

The western portion of the Inverleigh Flora and Fauna Reserve is currently zoned Farming Zone. This is an anomaly and has been discussed with DELWP as an inclusion to an anomalies amendment which is being prepared by the Grampians Regional Office. It is understood that the anomalies amendment is not yet underway. Amending the zone to be consistent with the remainder of the Flora and Fauna Reserve is supported.

There are many local names for the Reserve. The Inverleigh Flora Reserve was formally gazetted in 1988. The gazettal was temporary and the regulations pertaining to the Reserve were extended in 1992 by gazettal.

In regards to a buffer around the Inverleigh Flora Reserve, it is noted that the example of the buffer applied to development adjoining Serendip Sanctuary, Lara was associated with a rezoning to conventional residential development (under 0.4ha), not LDRZ sized lots. The Panel for the rezoning found "*that the sanctuary and conventional residential development can co-exist next to one another*" and supported the inclusion of a 50 metre buffer to Serendip Sanctuary (Panel Report, August 2010 Greater Geelong Planning Scheme – Amendments C73 and C198 pp. 113 and 116). The identification and width of an appropriate buffer will be relevant at the rezoning stage for Potential Growth Area 3 rather than at the Structure Planning stage.

Stormwater discharge issues raised by Parks Victoria are discussed further in this report under the issue of Stormwater Management.

Parks Victoria's request for inclusion of a public asset along interfaces with the Inverleigh Flora Reserve is provided for by Common Road, which is a public asset along the interface between Potential Growth Area 3 and the Inverleigh Flora Reserve.

There is opportunity to refer to the Inverleigh Flora Reserve specifically within Strategy 3.1 of Clause 21.07-5 as follows under Open space and natural environment strategies:

Strategy 3.1      Protect the natural landscape and its environmental qualities, including the **Inverleigh Flora Reserve**, the Barwon and Leigh rivers and vegetation as fundamental elements of Inverleigh.

#### Officer Recommendation

That the submissions which raise concerns with this issue be referred to a Panel for consideration, with the suggestion to the panel that the Inverleigh Flora and Fauna Reserve be included with Strategy 3.1 of Clause 21.07-5.

#### **Issue Raised by Submitters: Supporting Agricultural Businesses**

Submitters support a diversity of lot sizes to support productive and sustainable agricultural and rural enterprises.

Submitters suggest that reduced lot sizes and population increase will increase the prevalence of herbicides and pesticides and have a detrimental impact on biodynamic and organic local businesses. Controls to restrict the use of non-organic herbicides and pesticides is advocated by submitters.

#### Officer Response

Golden Plains Shire contains a wide variety of lot sizes to support agricultural land uses with much of the Shire zoned Farming Zone. A significant supply of small 2 – 8 hectare lots in the Rural Living Zone is available in the north of the Shire for those wanting to pursue small scale farming enterprises. This zone includes an explicit agricultural purpose (among other purposes).

A reduction of the minimum lot size for Low Density Residential zoned land in Inverleigh, as proposed by Amendment C87gpla is not considered to result in a loss of agricultural potential. The implication is that less agricultural land is required to be consumed for residential purposes if existing residential land can be used more efficiently. The proposed growth areas identified in the Inverleigh Structure Plan 2019 are not ideally suited to farming due to their proximity to residential areas and the potential for land use conflict.

In response to the potential for land use conflict (including impacts of pesticides and herbicides) by an increased number of residential dwellings on existing farms in the township it is suggested that in principle support be provided to a change of wording to the proposed Clause 21.07-5 (Inverleigh) to read:

Strategy 2.4      Locate and design development ~~adjacent to the township boundary~~ so that it does not impact on agricultural land use.

This change would acknowledge the existing agricultural land uses within the town boundary, not just those outside the town boundary.

Particular controls such as Section 173 agreements could be applied at rezoning or subdivision stage to acknowledge agricultural land uses in the vicinity, and may include restrictions on use of non-organic herbicides and pesticides where applicable.

#### Officer Recommendation

That the submissions which raise concerns with this issue be referred to a Panel for consideration with the suggestion to the panel that Strategy 2.4 of Clause 21.07-5 be amended to remove the words "adjacent to the township boundary".

**Issue Raised by Submitter: Risk of Unsewered Lots**

Submitters put forward that the cumulative impact on the Leigh River from septic systems should be investigated, and that details be provided on measures to be taken to prevent septic seepage adding to the nutrient load of the Leigh River, or that lots remain at a 1.0 hectare minimum lot size.

Submissions also refer to Council's *Domestic Wastewater Management Plan, 2015* and the recommended actions from this Plan specific to Inverleigh.

**Officer Response**

Council's Local Planning Policy at Clause 22.09 seeks to ensure that land capability is addressed when considering subdivision applications in the Low Density Residential Zone.

Within the policy, it states that:

*"Support for subdivision in the Low Density Residential Zone will be considered only where rigorous testing of soil capacity has been undertaken by suitably qualified practitioners and demonstrated that the lot can contain on site effluent disposal and the surrounding area will not be adversely affected or impacted by the additional development."*

The responsible authority must be satisfied that lots within a proposed subdivision are capable of treating and retaining wastewater within their boundaries. As such, there should be no offsite impacts from wastewater generated on each lot.

In response to the matters raised in relation to Council's Domestic Wastewater Management Plan (DWMP) 2015, it is advised that surface water testing in Inverleigh was completed in August 2017 by environmental consultants engaged by Council. The primary objective of this testing was to determine the impact of septic systems on the Leigh River. As part of this testing, water was sampled from a number of locations along the Leigh River. The outcome of this testing was that no obvious signs of contamination from stormwater runoff or onsite septic system failure were identified.

**Officer Recommendation**

That the submissions which raise concern with this issue be referred to a Panel for consideration.

**Issue Raised by Submitters: Sustainable Development**

Submitters advocate for the natural environment to be protected from impacts of stormwater runoff and effluent wastewater resultant from lot sizes below 1 hectare.

Submissions advocate for:

- An assessment and management plan to be required and referenced as part of Amendment C87gpla for the protection of waterways, natural land, flora and fauna.
- A minimum lot size of 1 hectare to be applied for Amendment C87gpla to prevent detrimental impacts on waterways.
- The Infrastructure Design Manual, adopted in 2016 by Council to be referenced within Amendment C87gpla.
- Land release to be limited to 27 houses per year using a staged approach within Amendment C87gpla.

**Officer Response**

In response to the matters raised in submissions, proposed clause 21.07-5 at Strategy 3.1 provides for:

“Protection of the natural landscape and its environmental qualities, including the Barwon and Leigh rivers and vegetation as fundamental elements of Inverleigh”

This strategy triggers the consideration of potential impacts of proposed rezonings, subdivision and development on waterways, natural land and flora and fauna. Requirements for the assessment and preparation of a management plan to protect the environment and natural landscape would be considered at rezoning and subdivision stage.

Also at Clause 21.03 of the Golden Plains Planning Scheme, Council's local policy provides objectives and strategies for protection of biodiversity, catchment management and waterways when considering applications for rezoning, subdivision and development.

At Clause 21.06-2 of the Golden Plains Planning Scheme, Objective 2.1 requires best practice stormwater management to be incorporated into development: and Objective 2.2 requires stormwater management infrastructure to be incorporated into development in unsewered towns.

In the same Clause, Objective 3.1 requires new subdivision and development to have regard to the objectives and requirements of the Infrastructure Design Manual. This document is listed as a 'Reference document' under Clause 21.06-3 as *Infrastructure Design Manual (as revised)*, Local Government Infrastructure Design Association.

Pursuant to Clause 22.09 (Low Density Residential Subdivision Policy) of the Golden Plains Planning Scheme, it is policy that:

*“support for subdivision in the Low Density Residential Zone will be considered only where rigorous testing of soil capacity has been undertaken by suitably qualified practitioners and it can be demonstrated that the lot can contain on site effluent disposal and the surrounding area will not be adversely affected or impacted by the additional development”.*

Although a minimum lot size of 0.4 hectare is provided for in the Low Density Residential Zone provisions, local planning policies, including Clause 21.06 and Clause 22.09 require a performance based approach to determine appropriate lot sizes which may be above 0.4 hectares depending on the site characteristics.

In regards to the staged release of land, it is suggested that the wording of Clause 21.07-5 could be amended to read:

Strategy 1.1      Support **moderate** residential growth within the existing defined township boundary consistent with the Inverleigh Structure Plan 2019 in Figure 21.07-5A Inverleigh Structure Plan.

This would provide a direct reference and link to the moderate growth projections outlined in the *Inverleigh Structure Plan 2019*.

#### Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration with the suggestion to the panel that the wording of Strategy 1.1 in Clause 21.07-5 be amended to include the 'moderate' residential growth.

#### **Issue Raised by Submitters: Diversity of Lot Sizes and Country Town/ Village Character**

It is the opinion of submitters that Amendment C87gpla does not provide scope for a range of lot sizes. Submitters claim the minimum lot size of the Low Density Residential Zone as 0.4 hectares is a significant contrast to the current provision of lot sizes and there is no compromise between the existing character of Inverleigh and the future character Inverleigh.

Submitters seek an update to the Structure Plan to include an additional Residential Development Strategy to read:

“At the development planning permit stage the Council will advocate on behalf of the Inverleigh community for, and ensure, diversity of lot size.”

A submission has also requested Council amend Schedule 9 to the Development Plan Overlay to adopt 0.4 ha minimum lot size for consistency with Amendment C87gpla.

#### Officer Response

Retaining the village character of Inverleigh has been a strong theme which is acknowledged and supported by Council throughout the process of preparing the Inverleigh Structure Plan. This is a theme that continues from the Inverleigh Structure Plan 2005.

The village character of Inverleigh is created by a number of factors including the historic buildings, the wide boulevard and trajectory of the main street from the Hamilton Highway across the bridge out towards the rural landscape. Given the susceptibility of the town to flooding, the heritage overlays and controls, the proximity to the Leigh and Barwon rivers and the lack of reticulated sewerage, the scale of development of the town centre is unlikely to change significantly.

Residential areas to the north of the township are ‘hidden’ from the old town centre but are linked by Federation Bridge and the river paths. The subdivisions north of the Leigh River have a rural residential character and are well established with landscaping and houses with associated shedding and dams. Subdivisions have been designed and developed with regard to the landscape qualities and characteristics of the site, including drainage lines, retention of significant large old trees, buffers to the Inverleigh Flora and Fauna Reserve, the Golf Course and river environs.

In the past, Council had applied a 1 hectare minimum lot size for rural residential lots zoned Low Density Residential Zone across the Shire. Planning Scheme Amendment C64 updated Council’s policy at Clause 22.09 which directs how Council consider subdivisions in the Low Density Residential Zone.

The new local planning policy at Clause 22.09 introduced a performance based approach with specific requirements to consider established character and the capability of soil on the subject land. Rather than stipulating a minimum lot size of 1.0 hectare (as in the previous policy), the new policy enables Council to consider lots small than 1.0 ha if:

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

Amendment C64 (replacing Clause 22.09 Low Density Residential Subdivision Policy) came into operation on 21<sup>st</sup> November 2013. Amendment C37, which implemented the Inverleigh Structure Plan Review 2005, came into operation on the 3<sup>rd</sup> September 2009.

The revised Local Planning Policy at Clause 22.09 could not be applied to Inverleigh in its entirety given the stipulated minimum lot sizes identified in the Inverleigh Structure Plan Review, 2005 which is currently included in the Schedule to the Low Density Residential Zone at Clause 32.03.

Amendment C87gpla seeks to remove the Inverleigh Structure Plan 2005 from the Schedule to the Low Density Residential Zone so that the Local Planning Policy at Clause 22.09 can be used to determine appropriate lot sizes for Inverleigh (at or above the minimum lot size within the Low Density Residential Zone at Clause 32.03-3).

In accordance with Clause 22.09 Low Density Residential Zone policy, it is policy that subdivision within established low density residential areas respects and positively contributes to the lot configuration and character elements of the surrounding area.

An application for subdivision in the Low Density Residential Zone must be accompanied by a site analysis of the land and surrounding area including a design response which demonstrates how the subdivision will respond to existing character including the identification of large old trees and any significant vegetation to be retained and protected. The response should also demonstrate that a sufficient area is provided for building envelopes with appropriate setbacks. In addition to the decision guidelines of the Low Density Residential Zone, the responsible authority considers whether lots proposed within the subdivision respect the character of the existing low density residential area.

Sufficient supporting policy, including Clause 22.09, is provided within the Golden Plains Planning Scheme to advocate for a diversity of lot sizes.

Development Plan Overlay Schedule 9 applies to Barrabool Views Low Density Residential Development on Hopes Plains Road. The overlay requires the Development Plan to show:

*Land adjoining the Crown land comprising the Inverleigh Nature Conservation Reserve and Inverleigh Golf Course and the land adjoining Hopes Plains Road must be developed with minimum lot sizes of 2 hectares.*

*All lots outside of the 2 hectare minimum area must be at least 1 hectare in size as shown on the Inverleigh Structure Plan (2005) and must respond to environmental considerations. Where environmental constraints are evident, lots may need to exceed 1 hectare.*

Should Amendment C87gpla be approved, Development Plan Overlay Schedule 9 should be amended to adopt the 0.4ha minimum lot size consistent with Amendment C87gpla.

#### Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration with the suggestion that Development Plan Overlay Schedule 9 be amended to be consistent with Amendment C87gpla.

#### **Issue Raised by Submitters: Governance and Other Matters**

It is the opinion of submitters that Golden Plains Shire does not consult or listen to the Inverleigh community nor puts the interests of the Inverleigh community above other projects in the Shire.

Submitters believe there is a lack of confidence in the internal governance of the Golden Plains Shire and its capacity to implement the Inverleigh Structure Plan and Amendment C87gpla based on:

1. The quality of the Inverleigh Structure Plan.
2. Golden Plains Shire's track record in Inverleigh of poor planning and stewardship.
3. Concerns for the staging of growth to meet the moderate goal of 27 houses per year.
4. Local Government Inspectorate Report March 2019.
5. Lack of transparency of agency/ developer contributions.
6. Failure to rezone the Inverleigh Flora and Fauna Reserve as part of Amendment C87gpla.
7. Inadequacy of consultation on the Planning Policy Framework Translation and its alignment with the proposed policy for Inverleigh under Amendment C87gpla.
8. Poor performance in the 2019 local government survey.
9. Protection of Aboriginal cultural sites.



Submitters request that:

- The Golden Plains Shire correct errors of the Structure Plan.
- The Golden Plains Shire rezone, as part of Amendment C87, the section of the Inverleigh Flora and Fauna Reserve bounded by Inverleigh/Teesdale Road, Woolbrook Track and Bakers Lane, from Farming Zone to Public Conservation and Resource Zone.
- The Golden Plains Shire take responsibility for the oversight of and development of a proactive and Inverleigh district-wide approach to the safe keeping of areas of Aboriginal cultural significance that complies with Planning Practice Notes 37 and 45 and reflects the significant extent of cultural overlays in the Amendment C87gpla rezoned and potential growth areas.
- The Golden Plains Shire Policy Manual Development Contributions (10.4) be reviewed to adjust the cost per lot contribution and/or "in kind" negotiations, to reflect the estimated increased profit for owners/ agency(s) from the Amendment C87gpla minimum lot size of 0.4 hectare rezoning.
- The Golden Plains Shire requires as part of greenfield subdivision and issuing of planning permits to communicate to the Inverleigh community:
  - Agreed upon timeframes associated with the subdivision developer contributor infrastructure outcomes and "in kind" agreements.
  - Report on an annual basis, developer(s) contributions obtained as part of a greenfield subdivision that identifies any changes to the planning permit, any failures to comply with the approved development/ subdivision plan, post-market issues and any lessons to be learned to inform the next and following stages of the staged development of the rezoned land in Amendment C87gpla for the life of the Structure Plan or about 15 years.
  - Report annually on the alignment of subdivisions to the logical, orderly sequence of growth and adherence to the goal of a moderate growth rate.

#### Officer Response

In response to the matters raised in the first (1) issue:

It is acknowledged that the Structure Plan 2019 and the Inverleigh framework Plan 2018 require some minor corrections including removal of reference to the Inverleigh Streetscape Masterplan. A list of corrections and minor amendments to the Structure Plan which have been identified following adoption of the document in March 2019 are included at Attachment 13.

The Inverleigh Structure Plan 2019 is listed as a reference document within Clause 21.07-5 of Amendment C87gpla which takes the planning scheme user to the Inverleigh Structure Plan 2019 for the detail which is unable to be captured within the local planning policy framework of the Golden Plains Planning Scheme.

The level of detail provided in Clause 21.07-5 is consistent with the directions for the Planning Policy Framework Translation currently underway on a state-wide basis.

Rezoning of the Inverleigh Flora and Fauna Reserve was being pursued as an anomaly as part of a regional anomalies amendment which is why it hasn't been included as part of Amendment C87gpla. The rezoning is supported as part of this Amendment and it can be included if the Planning Panel considers it appropriate.

The Inverleigh Structure Plan 2019 was prepared over a two (2) year period and the Inverleigh Community plan was considered as part of the preliminary background research.

It is acknowledged that the alignment of the statewide PPF translation with Amendment C87gpla is confusing. There is no opportunity for community feedback on the PPF translation.

The information about how Amendment C87gpla is likely to be altered as a consequence of the PPF translation is provided for transparency.

In response to the matters raised in issue 2:

The Inverleigh Streetscape Masterplan was undertaken to align with the Inverleigh Structure Plan.

At its Ordinary Meeting on Tuesday 28 May, Council resolved to acknowledge that the community does not currently support the Draft Inverleigh Streetscape Masterplan and set it aside for review in the future.

Matters raised in relation to drainage are dealt with separately within this report.

Subdivision of land rezoned by Amendment C74 (Hopes Plains Road, Inverleigh) will be influenced by the outcome of Amendment C87gpla in terms of the applicable minimum lot size.

In response to the matters raised in issue 3:

It is acknowledged that a staging plan has not been included within the Inverleigh Structure Plan 2019. Rezoning applications are required to demonstrate sufficient demand for additional lots which is usually calculated with a 15 year outlook. Council will be guided by the Inverleigh Structure Plan 2019 which stipulates a moderate growth rate for future development of Inverleigh and State Planning Policy at Clause 11.02-3S (Sequencing of development).

In response to the matters raised in issue 4:

The Local Government Golden Plains Shire Inspectorate Report is unrelated to Amendment C87gpla.

In response to the matters raised in issue 5:

Development Contributions is discussed elsewhere in this report.

In response to the matters raised in issue 6:

Rezoning the part of the Flora and Fauna Reserve which is currently zoned Farming Zone to Public Conservation Zone is supported and is discussed elsewhere in this report.

In response to the matters raised in issue 7:

The Planning Policy Framework Translation is part of the State Government's Smart Planning reform initiatives. The project integrates local planning policy of Council planning schemes into the new Planning Policy Framework. Further information is available on the Department of Environment Land Water and Planning (DELWP) website.

In response to the matters raised in issue 8:

The Local Government Customer Satisfaction Survey 2018 is unrelated to Amendment C87gpla.

In response to the matters raised in issue 9:

Golden Plains Shire is part of the statewide approach to Aboriginal cultural heritage where cultural heritage elements are identified at subdivision stage. In terms of future rezoning proposals, Council would consider an additional requirement in the form of a desktop cultural heritage assessment, although this is not a legislative requirement for a rezoning.

#### Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration.

**Issue Raised by Submitters: Residential Land Supply**

Some submissions raise concerns regarding the broader consideration of planning for 15 years land supply in Inverleigh within the context of the municipality.

These issues are linked to a desire to retain Inverleigh as a small town with concerns that smaller lots and population increase will change the character of the town. Many submitters have requested that the minimum lot size be retained at 1 ha to preserve the character.

**Officer Response**

State Planning Policy at Clause 11.02-1S requires Council to:

*Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*

Council's Municipal Profile at Clause 21.01-1 identifies a key issue for the Shire is consistently high population growth rates which are predicted to continue at current rates into the future.

At Clause 21.02-1 Settlement Patterns, the Golden Plains Planning Scheme considers future residential use and development needs in a regional context with regards to Ballarat and Geelong and has distinct policies for the north west of the Shire and south east of the Shire. It is policy that residential development in the south-east of the Shire be supported within the boundaries of townships.

Residential opportunities provided by the Inverleigh Structure Plan 2019 fall into three (3) categories:

- Infill opportunities for **township lots** within the Township Zone.
- Re-development opportunities for **rural residential** in Low Density Residential Zone (LDRZ) areas within the settlement boundary.
- **Greenfield** undeveloped areas which are usually within the Farming Zone with potential for development as unsewered rural residential lots.

In terms of **township lots**, there is limited infill opportunity due to flooding and the required land size for on-site effluent disposal.

In terms of **re-development** opportunities in LDRZ areas, there is currently a range of minimum lot sizes from 1 ha to 4 ha as identified in the Schedule to the Low Density Residential Zone. Amendment C87 provides scope for increasing the capacity of these areas to accommodate population growth, reducing the need to identify new areas to accommodate projected growth.

In terms of the **greenfield** undeveloped areas, Council is influenced by the Panel Report for C75 which did not support a mandated lot size larger than the zone default minimum of 0.4ha.

The capacity of the Inverleigh Structure Plan 2005 to cater for continued population growth at current rates, with the scheduled minimum lot sizes of between 1-4 ha, is 18 years. This includes the area west of Inverleigh from Phillips Road to Mahers Road currently identified for Low Density Residential.

Amendment C87gpla seeks to remove the scheduled minimum lot sizes for Inverleigh and default to the minimum 0.4 ha lot size for LDRZ areas, consistent with Council's shire wide application of the LDRZ and local policy.

The residential land supply capacity of the Inverleigh Structure Plan 2019 (applying a minimum lot size of 0.4 ha in the LDRZ) to cater for continued population growth at current rates is slightly less than 21 years. It should be noted that the area west of Inverleigh from Phillips Road to Mahers Road is identified for "Future Investigation" in the 2019 Structure Plan rather

than Low Density Residential Zone in the 2005 Plan. The constraints and complexities of this area mean that it is difficult to calculate an accurate potential land supply for this area, and as such, calculations of land supply for this area have not been included in this figure.

Nevertheless, the residential land supply capacity of the 2005 Structure Plan, accommodates 128 less people (4.7 years supply) over a much larger area, being approximately 264.5 additional hectares which equates to 149 MCG ovals.

It should be noted that these are ultimate capacity calculations and do not consider the constraints and limitations due to covenants, soil characteristics, drainage, character, native vegetation and other matters which are likely to result in a variety of lot sizes and reduce the overall capacity in both redevelopment and greenfield areas.

State Planning Policy at Clause 11.02-1S requires Council to:

*Restrict rural residential development that would compromise future development at higher densities*

Based on State Planning policy and Council's Local Planning Policy, mandated larger lot sizes for LDRZ areas are not required.

#### Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration.

#### **Issue Raised by Submitters: Water Supply and Pressure**

Current low water pressure in the area of Common Road is likely to worsen with increased population and is of concern when considering capacity for firefighting.

#### Officer Response

Consultation with Barwon Water has been undertaken during preparation of the Inverleigh Structure Plan. Barwon Water have advised that it can readily accommodate increased density and have no objection to the Amendment proceeding.

Barwon Water refer to the priority action for Inverleigh within the Golden Plains Domestic Waste Water Management Plan and support for undertaking shared actions from this.

#### Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration.

#### **Issue Raised by Submitters: Stormwater Management**

Submitters are concerned that 1 acre lot sizes will result in additional stormwater runoff and that current drains do not have capacity for increased water runoff.

Parks Victoria requests stormwater discharge, in terms of both quality and quantity, into the Inverleigh Flora Reserve should be carefully assessed.

#### Officer Response

Stormwater management on land in the LDRZ is governed by State policy under Clause 19.03-3S (integrated water management) and Clause 21.06-2 (Development Infrastructure). Cause 32.03-6 (Decision guidelines) under the LDRZ includes the requirement under subdivision to

consider the standards of Clauses 56.07-1 to 56.07-7. Of direct relevance are the provisions of Clause 56.07-4 (Stormwater management objectives).

These policies and provisions fundamentally seek to sustainably manage water resources including stormwater having regard to quality, quantity and downstream effects including minimising flood risks. Provision is to be made for appropriate water management infrastructure at the design stage.

Council's local policy seeks to apply best practice stormwater management in development and include reference to the Infrastructure Design Manual.

Clause 56.07-4 sets out the expectations for stormwater management and Standard 25 within this Clause provides performance requirements for stormwater management design and function.

It is acknowledged that redevelopment of LDRZ areas can be more problematic than Greenfield sites when considering stormwater and drainage. However landowners should be given the opportunity to provide design solutions, using a performance based approach in accordance with the above policies. Ultimately it will be up to Council engineers to assess the merits of such solutions on a case by case basis.

#### Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration.

#### **Issue Raised by Submitters: Transport Infrastructure**

A number of submitters raise concerns about the impacts of increased traffic on local roads, intersections and the Hamilton Highway. The lack of public transport was also raised in some submissions.

The Department of Transport has sought additions to the Inverleigh Structure Plan to include under Developer responsibilities at page 60 and 61:

The requirement to develop an access management plan, to the satisfaction of the Department of Transport, for ultimate access arrangements to the Hamilton Highway where it abuts Growth Area 1 and Growth Area 4; and

In the Streetscape Masterplan (page 31), the provision of active transport networks should be considered on the Hamilton Highway east of Common Road, Inverleigh. This section of Hamilton Highway is designated as part of the Principle Bicycle Network (PBN).

#### Officer Response

Section 5.3.2 of the Inverleigh Structure Plan 2019 provides an overview of the future planning by VicRoads, Department of Transport and Council in regards to movement.

Reference to the Streetscape Masterplan throughout this section should be removed as the Streetscape Plan was set aside by Council subsequent to the adoption of the Inverleigh Structure Plan 2019.

Developer responsibilities for upgrades to local roads and intersections are set out in Section 7 Implementation of the Inverleigh Structure Plan 2019.

The Department of Transport has requested that the developer responsibilities include the requirement to develop an access management plan for ultimate access arrangements to the Hamilton Highway where it abuts Growth Area 1 and Growth Area 4.

The Streetscape Masterplan has been set aside and as such the request for inclusion of wording in the Streetscape Masterplan cannot be accommodated. However, the Inverleigh

Framework Plan provides for pedestrian access along the Hamilton Highway east of Common Road.

The former railway station is identified for strategic purposes on the Inverleigh Framework Plan should passenger rail services be re-considered.

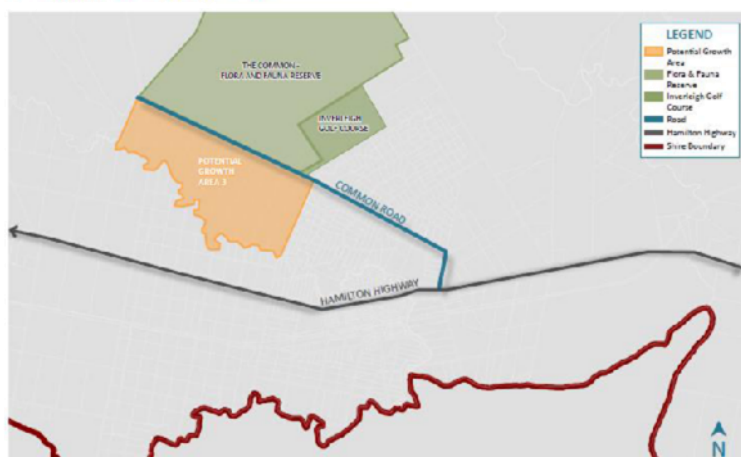
#### Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration.

### **Issue Raised by Submitters: Potential Growth Area 3**

Submissions raise a number of issues relating to the area along Common Road between the Inverleigh Flora and Fauna Reserve and the Leigh River. The area is shown below:

#### **Potential Growth Area 3:**



The issues raised include:

- Request to remove the area as a potential growth area
- Fire Risk
- Risk to livestock and livelihood of adjoining farmland from impacts of increased population
- Loss of grasslands for kangaroo habitat
- Suggests application of the Vegetation Protection Overlay over the site
- Suggestions and concerns regarding the Biolink, including the width, location, maintenance, zoning
- Limit minimum lot size to 1-2 ha
- Amend the requirement for the upgrade of twin bridges by the developer
- Ensure twin bridges cater for heavy vehicle usage and consider flooding
- Refer to bridle paths, pedestrian access, biolink and greenlinks as 'indicative only' on the Inverleigh Framework Plan
- Clarify numbering of growth areas does not represent a preferred sequencing
- That the Potential Growth Area 3 (except for the land rezoned by Amendment C75) not be developed until the landowner of Lot 34 PP2355 resolve to sell or develop
- That a Design and Development Overlay be applied for matters including consideration of sewerage; flooding impacts; protection of environmental values along the Leigh River; Bushfire risks; Infrastructure upgrades to roads, school and kindergarten; heritage values under the Heritage Overlay

Officer Response:

The issues related to fire risk have been dealt with elsewhere in this report however the issue of the Twin Bridges and its relevance to Fire risk are discussed below.

The Twin Bridges are currently 5 tonne load limited bridges. The major beneficiary of upgrading the bridges on a day to day basis would be farmers and transport businesses as well as the CFA during a fire event. Failure to upgrade the bridges will not affect residents' ability to use these bridges during a fire event (unless they are in a vehicle in excess of 5 tonne). However, failure to upgrade may affect the CFA's ability to access residential development in Potential Growth Area 3 to provide asset protection during a fire event. For example, if the local brigade chooses not to come along Common Road from the Hamilton Highway intersection for safety reasons, they may choose to access via the Teesdale-Inverleigh Road which would require crossing the Twin Bridges, which they are currently not able to.

Currently there is only a single dwelling along the section of Common Road which fronts with the Inverleigh Flora Reserve, so there is little pressure to upgrade the bridges for fire access. Assuming development is completed, there will be many dwellings along this road frontage and therefore there will be considerable pressure to provide fire protection to these homes.

It is acknowledged that the cost of upgrading or replacing the Twin Bridges should be shared, and it is suggested that the Inverleigh Structure Plan be amended at page 62 to read:

**The contribution towards the upgrade or replacement of the Twin Bridges to a 15 tonne capacity to support access by emergency vehicles, must be resolved prior to the land being considered for rezoning.**

Other matters raised in relation to Developer Contributions are discussed under the separate issue of Developer contributions.

The suggestion to include a Biolink adjacent to the western Settlement Boundary along Teesdale-Inverleigh Road has merit and would also serve as an effective buffer between residential and farm land. The distance between the Reserve and the Leigh River is shorter providing easier access for fauna to travel. The details of the Biolink are relevant to determine at rezoning, Development Plan and subdivision stages, however an indication of the location and appropriate width is preferable at the Structure Planning stage. The rationale behind fauna corridors supports a wider corridor for effectiveness. It is suggested that an appropriate width be determined at rezoning stage in consultation with Department of Environment, Land, Water and Planning. The Inverleigh Structure Plan 2019 could be amended to read:

"A Bio-link with an indicative width of 60 metres, to be determined by an evidence based approach, in consultation with Department of Environment, Land, Water and Planning."

It is acknowledged that kangaroos are a versatile animal and occupy a broad range of landscapes and habitat types. They have readily adapted to the change of land use to farming and rural living. Kangaroos are readily seen in rural residential areas and country townships. It is not considered necessary to apply a Vegetation Protection Overlay to all farming, rural residential and township areas where Kangaroos traverse.

Minimum lot sizes for this area are discussed elsewhere as part of this report. The Panel for Amendment C75 (385 Common Road, Inverleigh) did not support a mandated lot size larger than the zone default minimum.

A notation could be included on the Inverleigh Framework Plan that identifies the exact location of proposed green links, bridle paths, pedestrian access and the Bio-Link is subject to more detailed planning.

The numbering of Potential Growth Areas was not intended for sequencing purposes, but simply for the differentiation between different areas. It is suggested that a note could be

included in the Inverleigh Structure Plan 2019 at Section 7 stating "Potential Growth Area numbers do not indicate staging".

In regards to the request to delay or defer rezoning of areas within Potential Growth Area 3, it is noted that land is already strategically identified for low density residential growth within the 2005 Inverleigh Structure Plan. Land tenure is not considered as part of the identification of land for strategic purposes. The submitter will have opportunity to make recommendations for a Design and Development Overlay at rezoning stage.

Officer Recommendation:

That the submissions which raise concern with these issues be referred to a Panel for consideration, with the changes described above suggested to the Panel.

**Issue Raised by Submitters: Developer Contributions**

A number of submissions raise the issue of Developer contributions with suggestions for an Infrastructure Contributions Plan or a justifiable nexus between all developable land and significant costs associated with essential infrastructure upgrades by means of development contributions applied on a 'developable area or per ha basis'. Other submissions have raised the issue of a lack of transparency regarding developer contributions.

Officer Response

Development Contribution Plans require a rigorous need and nexus argument to be prepared to support the inclusion of infrastructure items within the plan, as well as accurate project costings. They are generally drafted by a consultant or lawyer, require a professional social infrastructure assessment and traffic impact assessment and the involvement of a quantity surveyor. They are relatively time consuming and expensive to prepare and hence the justification for them is stronger with larger scale developments.

The Inverleigh Structure Plan requires development contributions to be paid through a Development Contributions Plan or a Section 173 Agreement. By specifying known infrastructure needs in the Inverleigh Structure Plan, an effort has been made to provide additional transparency should Section 173 agreements be prepared in support of future rezoning. A Council Policy (Golden Plains Shire Development Contributions Policy 10.4) provides additional clarity to developers and the community about the level of requirements.

The Inverleigh Structure Plan is a high level plan that provides indicative infrastructure targets for items that have a nexus to future growth areas. As this is a high level strategy it is possible that the infrastructure items could change depending on future details. The current level of direction is considered to be sufficient for a high level strategy.

It is anticipated that the details around the timing and delivery of infrastructure items, and cost sharing arrangements can be provided at a later time. Cost apportionment would not necessarily be equal on a growth area to growth area basis, as the cost of infrastructure with a nexus to a particular growth area will differ.

Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration.

**Issue Raised by Submitters: River Frontage Masterplan**

The Inverleigh Structure Plan 2005 included a River frontage Master Plan as "Possible Future Strategic Work". This should be a priority for Council as part of Amendment C87gpla.



Officer Response

Council prepares management plans for land of conservation value which it manages. Preparation of a management plan for the Leigh River is supported.

Officer Recommendation

Suggest to the Panel that preparation of a management plan for the Leigh River be included as a Council Action within Section 7 of the Inverleigh Structure Plan 2019 with an associated timeframe of 2021.

**Issue Raised by Submitters: Commercial, Industrial Uses and Employment Opportunities**

Some submissions seek to restrict growth in the town centre and do not support the development of a supermarket. Other submissions seek to redevelop the main street with a supermarket and provide local type businesses. The re-use of underutilised sites and community use of commercial areas is also suggested.

There is a suggestion to provide a Business Park on the town fringe and for provision to be made for light industrial uses.

Some submissions have mentioned the lack of employment opportunities available within the town.

Officer Response

Inverleigh is recognised as a 'District commercial and retail centre' within Table 1: Township Hierarchy Framework at Clause 21.02-2 of the Golden Plains Planning Scheme. The table supports Inverleigh for commercial and retail needs to service the surrounding area. The policy provides guidance for the provision of commercial and retail development in townships.

The Township Zone provides scope for a range of commercial, industrial and other uses in small towns, including residential. Development within the Inverleigh town centre is however somewhat limited by flooding. There is also a designated heritage precinct in the town centre.

The Inverleigh Structure Plan 2005 identified an area for Rural Activity/ Rural Industry on the western side of Mahers Road. The Farming Zone provides scope for consideration of such uses. Similarly opportunities for light industry and rural industry are provided within the provisions of the Township Zone and Farming Zone which apply where land was previously identified for these purposes.

As Inverleigh grows in population, demand will grow for more local services, providing employment opportunities and enhanced services. It is acknowledged that higher order retail and services are provided in Bannockburn and Geelong and that the township favourably relies on these towns as an alternative to growing beyond the small commercial scale village style of Inverleigh.

Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration.

**Issue Raised by Submitters: Infrastructure: Reticulated Sewerage, Underground Drainage and Recycled Water**

A submitter has suggested considering reticulated sewerage, underground drainage and use of recycled water from Bannockburn for areas of Inverleigh.

Officer Response

Reticulated sewerage would allow for urban type development which is considered contrary to the desired character of the Inverleigh community. Similarly underground drainage with kerb and channel contributes to an urban style character.

Current water quality monitoring results suggest that reticulated sewerage is not required.

Barwon Water are responsible for recycled water from Bannockburn and have been consulted during the preparation of the Structure Plan and support the planning Scheme Amendment.

Officer Recommendation

That the submissions which raise concern with this issue be referred to a Panel for consideration.

**Issue Raised by Submitters: Other Matters**

Submitters have raised a range of issues including postal services and lack of roadside delivery; potential for increased crime; internet speed; effects on rates; suggestions for garbage collection, provision of tip vouchers and mulch, collection of firewood from the Inverleigh flora and Fauna Reserve; requests for changes to covenants and local laws relating to domestic pets.

Officer Response

These matters are outside the scope of the planning scheme and Amendment C87gpla.

Officer Recommendation

That submissions which raise concern with these issues be referred to a Panel for consideration.

**Issue Raised: Consultation**

Submitters have raised concerns regarding the consultation undertaken for preparation of the Inverleigh Structure Plan and Planning Scheme Amendment C87gpla.

Officer Response

Extensive consultation was undertaken during preparation of the structure plan starting in early 2017. The formal planning scheme amendment process, as per the *Planning and Environment Act 1987*, has been followed to translate the Inverleigh Structure Plan 2019 into the Golden Plains Planning Scheme (Amendment C87gpla).

Officer Recommendation

That submissions which raise concern with this issue be referred to a Panel for consideration.

**Issue Raised by Submitters: Anomalies and Corrections to the Structure Plan and Framework Plan**

Submitters have identified zone changes, zone anomalies, and corrections to the Inverleigh Structure Plan 2019 and Inverleigh Framework Plan.

Officer Response

The suggested anomalies and corrections have been reviewed by Council officers and are mostly supported.

With regards to the VicTrack submission, correction of zone anomalies identified is consistent with the Inverleigh Framework Plan and Amendment C87gpla and are supported.

A submission has suggested that land at 43 Peel Road should be rezoned LDRZ. The land is 0.88 of a hectare in area and is outside the Settlement Boundary of the Inverleigh Structure Plan 2019 and therefore rezoning for residential purposes should not be supported.

A suggestion to use the Green Wedge A Zone for the Bio-Link is unable to be considered under the *Planning Practice Note 62 Green Wedge Planning Provisions, June 2015*, as this zone is applicable to metropolitan fringe municipal councils around Melbourne, of which Golden Plains Shire is not included.

A list of supported changes (Attachment 13) based on the corrections provided in submissions will be presented to the Panel.

Officer Recommendation

That the submission requesting rezoning of land at 43 Peel Road, Inverleigh be referred to a Panel for consideration and that a list of supported zone changes, based on corrections provided in submissions be presented to the Panel as part of the submission by Council.

**CONSULTATION**

Community and stakeholder engagement has been sought throughout the process, and is summarised below.

|          |   |   |
|----------|---|---|
| <b>1</b> | Two listening posts                                   | <b>Saturday 4<sup>th</sup> March, 2017</b><br>Inverleigh General Store<br>Inverleigh Bakery   |
| <b>2</b> | Engagement with Stakeholders                          | <b>Beginning March 2017</b><br>DELWP, DoE, VicRoads, VicTrack, Parks Vic, Barwon Water, CFA, CCMA   |
| <b>3</b> | Two workshops   | <b>8<sup>th</sup> March, 2017</b><br>Inverleigh Bowls Club – Residents<br><br><b>15<sup>th</sup> March 2017</b><br>Inverleigh Bowls Club - Community Groups |
| <b>4</b> | Workshop – survey findings                            | <b>26<sup>th</sup> October, 2017</b><br>Inverleigh Bowls Club   |
| <b>5</b> | Two listening posts- Draft Framework Plan             | <b>Saturday 16<sup>th</sup> June, 2018</b><br>Inverleigh General Store<br>Inverleigh Bakery   |
| <b>6</b> | Councillor Conversation Post – Draft Framework Plan   | <b>23<sup>rd</sup> June, 2018</b><br>Inverleigh v Bannockburn Football Match<br>Inverleigh Recreation Reserve   |
| <b>7</b> | Draft Structure Plan Framework published for feedback | <b>June – July 2018</b><br>Council’s website<br>Seven written submissions received.   |

|    |  |   |
|----|--|---|
| 8  | Council briefing                                   | Council was briefed on the draft Inverleigh Structure Plan in September 2018  |
| 9  | Council adopted the Inverleigh Structure Plan 2019 | <b>26<sup>th</sup> March, 2019</b>  |
| 10 | Drop-in session and video                          | <p><b>8<sup>th</sup> May, 2019</b></p> <p>Inverleigh Bowls Club</p> <p>Video published on Councils social media and Strategic Planning Page.</p>  |
| 11 | Exhibition period                                  | <p>Notice of Amendment – Geelong Advertiser <b>August 17<sup>th</sup> 2019</b></p> <p>Notice of Amendment – Golden Plains Times <b>August 22<sup>nd</sup> 2019</b></p> <p>Notice of Amendment – Leigh News <b>October edition</b></p> <p>Notice of Amendment – Government Gazette <b>August 22<sup>nd</sup> 2019</b></p> <p>Notice of Amendment – Golden Plains Gazette <b>August edition</b></p> <p>Notice of Amendment – placed on Inverleigh Community Noticeboard</p> <p>Amendment documentation made available on Council’s website from <b>16<sup>th</sup> August</b>, DELWP website</p> <p>Hard copies made available at Bannockburn Customer Service Office from <b>16<sup>th</sup> August 2019</b>.</p> <p>Notification mailed to landowners and occupiers of Inverleigh containing a submission form and reply paid envelope sent <b>16<sup>th</sup> August 2019</b>.</p> |

*Planning and Environment Act 1987*

## GOLDEN PLAINS PLANNING SCHEME

### AMENDMENT C87gpla

#### EXPLANATORY REPORT

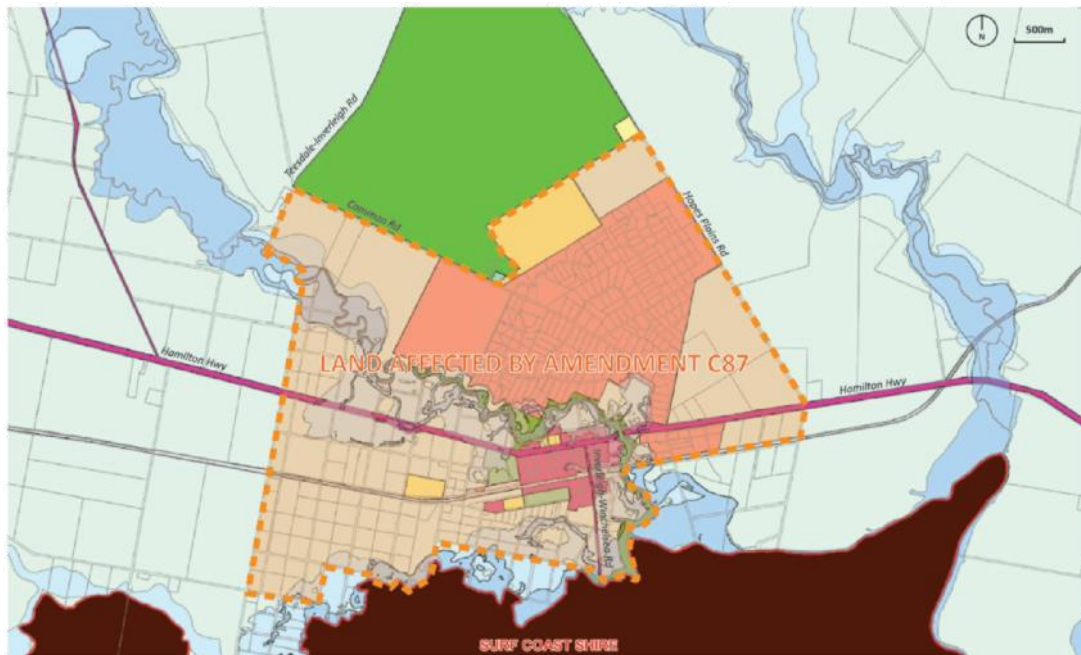
##### Who is the planning authority?

This amendment has been prepared by the Golden Plains Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Golden Plains Shire Council.

##### Land affected by the Amendment

The Amendment applies to the township of Inverleigh as shown below (see orange dash line as the boundary).



##### What the amendment does

The Amendment implements the key land-use planning directions of the *Inverleigh Structure Plan (Golden Plains Shire, 2019)* into the Golden Plains Planning Scheme. The current policy direction for Inverleigh is based on the *Inverleigh Structure Plan Review 2005* that is now outdated and inconsistent with local policy.

Specifically, the Amendment:

- Amends Clause 21.07-5 Inverleigh to be in accordance with the *Inverleigh Structure Plan (Golden Plains Shire, 2019)*, by:
  - Replacing the objectives and strategies for Inverleigh with new objectives and strategies.
  - Removing superfluous and out of date content.
  - Replacing Figure 21.07-5A Inverleigh Structure Plan with the Inverleigh Framework Plan to:
    - Reflect the removal of the minimum subdivision lot size on land zoned or earmarked as Low Density Residential Zone (LDRZ).
    - Extend the LDRZ land from the core of the township and Inverleigh Recreation Reserve in a westerly direction when the existing use rights of the existing Broiler Farm in McCallum Road expire.
    - Identify the area west of Phillips and Riverview Roads as a 'Future Investigation Area' for residential growth based on the Development Feasibility Study Package (Mesh Urban Planning and Design Consultants, 2018).
- Amends Schedule to Clause 32.03 Low Density Residential Zone to:
  - Change the title to 'Schedule 1 to Clause 32.03 Low Density Residential Zone' to be in accordance with *Ministerial Direction on Form and Content of Planning Schemes*:
  - Deletes the Inverleigh Structure Plan.
- Amends Planning Scheme Map Numbers 3, 4, 5, 6, 7, 10, 13, 14, 15, 17, 18, 19, 20, 24, 25, 26, 27, 28 and 29 to change 'LDRZ' to 'LDRZ1' to be in accordance with *Ministerial Direction on Form and Content of Planning Schemes*.

#### **Strategic assessment of the Amendment**

##### **Why is the Amendment required?**

The amendment is required to implement the key land-use planning directions of the *Inverleigh Structure Plan (Golden Plains Shire, 2019)* (the Structure Plan) into the Golden Plains Planning Scheme. The Structure Plan seeks to respond to the anticipated population growth in Inverleigh.

The current planning policy in the Golden Plains Shire for Inverleigh is based on the *Inverleigh Structure Plan Review 2005* that is outdated and inconsistent with local policy. The 2005 Plan recommends a regular review of policy for Inverleigh particularly because of the unknown growth and development impacts of the completion of the Geelong Ring Road.

In 2017 Council commenced preparation of the new Structure Plan that builds on the strategies and objectives of the 2005 Plan. The *Structure Plan* integrates the findings of community feedback received through surveys, workshops and submissions as well as relevant supporting studies. These studies include *Council's Domestic Wastewater Management Plan 2015*, the *Inverleigh Flood Study 2018*, the *Strategic Bushfire Risk Assessment for Inverleigh 2018* and .id Consulting Pty. Ltd. population forecasting.

The Structure Plan considers changing demographics, development pressures, transport and movement, environmental risks including flooding and bushfire, as well as the natural environment, open space, community facilities, cultural and built heritage, commercial and industrial uses, agricultural uses and infrastructure upgrades required to service the continued growth of the township.

State Planning Policy requires Council to ensure there is sufficient land available to meet forecast demand and plan to accommodate projected population growth over at least a 15 year period. The Structure Plan identifies that the settlement boundary of that identified in the 2005 Structure Plan will be sufficient to provide for the anticipated growth in Inverleigh providing the state planning policy for the minimum lot size in the LDRZ of 0.4 hectares is applied. Growth in Inverleigh is expected to be at least 430 new houses in Inverleigh by 2033 (an average of 27 houses per year from 2017) and an additional 1,177 persons doubling the current population of Inverleigh).

The current minimum lot size specified in the schedule to the LDRZ for Inverleigh ranges from 0.4 hectares to 4 hectares, depending on the location. The proposed change to the schedule to LDRZ

(removing the Structure Plan and therefore specified minimum subdivision lot sizes for various locations) will mean that the minimum subdivision lot size for all land in the LRDZ in Inverleigh is 0.4 hectares, consistent with other townships in the Golden Plains Shire and council local policy.

The result of this change on the settlement pattern of Inverleigh will most likely be evident in Greenfield development areas that will develop at a higher density than has occurred through the existing low density residential area to the north of the town. Areas earmarked as LDRZ west of the township are currently constrained by the existing use rights of the Broiler Farm in McCallum Road and areas further west of Phillips and Riverview Roads are earmarked as 'Future Investigation Area'.

A variety of planning tools will continue to be applied to areas of low density residential development, such as protection and retention of mature trees and the application of the Design and Development Overlay Schedule 5 to ensure the character is maintained and there is some sense of space through building set backs.

The new Framework Plan as part of the Structure Plan has been amended since the Structure Plan was adopted, to include the changes from recently approved planning scheme amendments C74gpla (Hopes Plains Road) and C75gpla (Common Road) that allow for low density residential development.

Council is currently in the process of translating the Golden Plains Planning Scheme from its current structure to the new Planning Policy Framework (PPF). Therefore, a copy is included in this Explanatory Report of how the amendment would appear in the Planning Scheme once the translation has been gazetted, this is likely to be before gazettal of this amendment (C87gpla). To Note, the only change will be the location of where the content is positioned in the planning scheme.

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

The amendment implements the objectives in Section 4 of the *Planning and Environment Act 1987 (the Act)*, in particular:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- (c) to secure a pleasant, efficient and safe working, living and recreational environment;
- (d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c) and (d); and
- (g) to balance the present and future interests of all Victorians.

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

The Structure Plan defines a settlement boundary consistent with that of the 2005 Structure Plan. The settlement boundary will reduce urban sprawl and protect surrounding environments.

A 60 metre wide Biolink connecting the Inverleigh Flora Reserve with the Leigh River environs is identified through the greenfield site on Common Road to provide a habitat link. Additional green links and walking tracks are also identified through new residential areas connecting environmental assets and pedestrian/ cycle networks into the town centre.

An extension of the Inverleigh Recreation Reserve is identified directly west of the existing facility to provide for additional infrastructure which may be required in the future, including a soccer pitch. New tennis courts should also be co-located within the Inverleigh Recreation Reserve if and when the opportunity arises.

New community facilities are directed to the core township where infill or re-use of existing buildings is encouraged. Additional passive open space is to be provided along the Leigh River as part of rezoning for residential development of greenfield sites along the Leigh River. Walking, cycling and horse riding trails are also identified and required to connect new residential areas with the core township and river environs.

No additional land is proposed to be rezoned for commercial uses as the Structure Plan encourages infill and re-use of existing buildings for future commercial within the town centre focussed along the main street.

The Structure Plan finds that it's not necessary to designate areas for industrial use as rural based industry can be considered within the Farming Zone and service industry can be considered within the Township Zone.

**Does the Amendment address relevant bushfire risk?**

A Strategic Bushfire Risk Assessment was prepared for the township of Inverleigh as the town is in a Bushfire Prone Area (BPA) and the Bushfire Management Overlay covers part of Inverleigh.

The assessment was undertaken in accordance with guidance provided in Planning Practice Note 46 – *Strategic Assessment Guidelines, May 2017*, Planning Practice Note 64 – *Local Planning for Bushfire Protection, September 2015*, Planning Practice Note 65 – *Preparing and Assessing a Planning Application under the Bushfire Provisions in Planning Schemes, September 2014*.

The assessment makes recommendations in response to the bushfire risks that are present in the broader area and found that bushfire risk should be reduced to acceptable levels in identified potential growth areas provided:

- Residential development in higher risk areas is avoided and appropriate setbacks from classified vegetation are applied;
- Township edge is consolidated to limit grass/bushfire spread into the town area;
- Appropriate defensible space, building envelopes, access and egress to properties and the development are applied, and
- New dwellings are constructed to the appropriate BAL construction standard.

The findings of the Strategic Bushfire Risk Assessment for Inverleigh have been incorporated into the *Inverleigh Structure Plan (Golden Plains Shire, 2019)*.

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

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

The amendment considers the Ministerial Direction 1 Potentially Contaminated Land. When Council considers the request to rezone land in Inverleigh for area identified in the Structure Plan for low density residential development, Council will consider if contamination is an issue through the planning scheming amendment process.

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

The Amendment supports and is consistent with the following elements of the State Planning Policy Framework:

Clause 11 Settlement

This clause requires planning authorities to plan and respond to the changing needs of communities through providing for zoned and serviced land for housing, employment, recreation and open space,

Clause 11.01-1R-4G21 outlines strategies for settlement in the Geelong G21 region. Inverleigh is identified as a 'settlement' on the G21 Regional Growth Plan.

Clause 11.02 Supply of urban land outlines strategies to ensure sufficient land is available to meet forecast demand and requires plans to accommodate projected population growth over at least a 15 year period with clear direction on locations where growth should occur.

The Amendment supports modest growth of low density scale within the existing Settlement Boundary of the Inverleigh township. Council policy directs growth to existing townships.



Clause 11.02-S Structure Planning seeks to facilitate preparation of structure plans that take into account the strategic and physical context of the location; provide the broad planning framework for an area; provide for sustainable and liveable areas in an integrated manner; assist the development of walkable neighbourhoods; facilitate logical and efficient provision of infrastructure; and facilitate the use of existing infrastructure and services. The Amendment implements the *Inverleigh Structure Plan (Golden Plains Shire, 2019)* which has been prepared consistent with the strategies outlined in Clause 11.02-S.

Clause 11.02-S Sequencing of development seeks to manage the sequence of development in areas of growth so that services are available from early in the life of new communities. The *Inverleigh Structure Plan (Golden Plains Shire, 2019)* identifies developer responsibilities within Section 7 - Implementation, to facilitate the alignment of servicing with the sequencing of development.

Clause 11.03-6S Regional and local places seeks to facilitate integrated place-based planning. The *Inverleigh Structure Plan (Golden Plains Shire, 2019)* considers the distinctive characteristics and needs of Inverleigh in planning for its future land use and development.

#### Clause 12 Environment and Landscape Values

Clause 12 Environmental and Landscape Values states planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value. Amendment C87gpla is consistent with the broad principles of biodiversity protection and retention of existing native vegetation.

Clause 12.03-1S River corridors, waterways, lakes and wetlands includes strategies to ensure development responds to and respects the significant environmental, conservation, cultural aesthetic, open space, recreation and tourism assets of water bodies and wetlands. Protection of the river environs as part of the Inverleigh township is a strong focus of the *Inverleigh Structure Plan (Golden Plains Shire, 2019)* and part of the vision for the future. Specific objectives include "To protect the natural landscape, including the Barwon and Leigh rivers and vegetation as fundamental elements of Inverleigh, through residential design and inclusion in open space" and the following strategy: "Require new subdivision to enhance environmental qualities of the waterways through pest and plant control and environmental management".

Clause 13 Environmental Risks and Amenity broadly focuses on climate change, specifically avoiding natural and human-made environmental hazards as well as preparing and responding to impacts of climate change. The relevant policy considerations include floodplain management and bushfire.

Both flooding and bushfire were considered as part of this amendment, Amendment C87gpla incorporates the findings of the Inverleigh Flood Study 2018 and the Strategic Bushfire Risk Assessment for the *Inverleigh Structure Plan (Golden Plains Shire, 2019)*.

Clause 14.01-1S Protection of agricultural land seeks to preserve productive farmland. Strategies include limiting new housing in rural areas by directing new housing growth into existing settlements. Maintaining the Settlement Boundary and providing for new housing growth within the current township boundary supports this policy.

Clause 15 Built Environment and Heritage. This policy holistically considers how planning and development responds to the natural and built environment as well as heritage factors and ensuring development positively contributes to local character and sense of place. Amendment C87gpla supports this clause.

Clause 16 Housing seeks to provide for housing diversity, affordable housing and housing with access to services, activity centres, public transport, schools and open space. There is no public transport to Inverleigh, however Amendment C87gpla seeks to promote a housing market that meets the needs of the community.

Clause 17 Economic Development seeks to encourage development which meets the community's needs for retail, office and other commercial services. Amendment C87gpla aligns with this clause by encouraging commercial, tourism, retail and service industries in the township.

Clause 18 Transport promotes the creation of an integrated, sustainable and safe transport system. Clause 18.01-2R supports improved transit and access within Geelong and the wider region. Clause 18.02-1S encourages walking and cycling opportunities be provided in residential areas. Amendment C87gpla supports this policy.

Clause 19 Infrastructure seeks to ensure social and physical infrastructure is provided in an efficient, equitable, accessible and timely manner. Specific objectives and strategies of Amendment C87gpla

support this policy by ensuring the provision of infrastructure and services with a logical sequence of development that access services.

Clause 19.02-6S Open space seeks to establish, manage and improve open space that meets the needs of the community. Amendment C87gpla requires links to public open space to be provided along the Leigh River with a linear pedestrian access to connect with existing pedestrian access along the river and into the town centre as rezonings and subdivisions occur.

Clause 19.02-2S requires consideration of demographic trends, existing and future demand requirements and the integration of facilities in planning for the location of education and early childhood facilities. This policy has been considered and is supported by Amendment C87gpla.

Clause 19.03 Development Infrastructure seeks to ensure integrated water management, gas, sewer, power, telecommunications and infrastructure will be advocated for to ensure future demands of the community are captured. A clear objective of Amendment C87gpla is to ensure provision of infrastructure and services are provided.

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

At Clause 21.02-1, Inverleigh is described as a small township which performs an important living, retail, service and community role to residents and the rural community. The policy acknowledges that in the south east of the shire, urban type development is focussed around townships and that residential development is supported within the boundaries of townships. The policy goes on to acknowledge that better management of urban development in township areas affected by flooding, salinity or wildfire is required.

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

Clause 21.02-2 Townships provides a Township Hierarchy Framework at Table 1 which identifies Inverleigh as a district commercial and retail centre with commercial and retail needs to service the surrounding area. Amendment C87gpla is consistent with and facilitates Clause 21.02-2 Townships.

Amendment C87gpla is consistent with and facilitates Clause 21.02-3 Rural areas.

Clause 21.03 Environment and Natural Resources states the environment is a key factor influencing the economy, lifestyle and recreational choices in the Shire. Amendment C87gpla is consistent with and facilitates the objectives and strategies of Clause 21.03 with particular regard to biodiversity, flooding, bushfire, catchment management and waterways.

Clause 21.04 Built Environment and Heritage includes policy on urban design and heritage. Amendment C87gpla is consistent with the urban design objectives.

In Clause 21.04-2 public and private heritage areas are to be protected, maintained and enhanced.

Clause 21.05 Economic Development contains objectives and strategies specific to agriculture, commercial, industry and tourism. Under Clause 21.05 Agriculture, Amendment C87gpla supports *"Objective 1: To ensure agricultural land is protected and used as an economically valuable resource."* with objectives and strategies to avoid sensitive uses near agricultural operations where there may be conflict.

Under Clause 21.05-2 Commercial, the policy states that Inverleigh performs important local shopping and business roles. Objective 1 seeks to: *"To consolidate commercial development in Townships by applying the Township Zone to facilitate appropriate commercial development in small townships"*. Amendment C87gpla supports this policy and objective and encourages commercial, retail and tourism activity in the town centre with linear infill.

In Clause 21.05-3 Industry, Objective 2 seeks to encourage the development of value-adding industries within the Shire and servicing of industry by local enterprises. Amendment C87gpla supports the establishment of local service and rural based industry.

The objectives of Clause 21.06 Transport and Infrastructure seek to encourage the development and use of sustainable forms of transport by *"supporting safe and attractive spaces and networks for walking and cycling"* Amendment C87gpla provides for new improved connections and relationship

within the town and to the wider region with path networks to the town centre and between facilities within the town.

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

Amendment C87gpla reflects the findings of the *Inverleigh Structure Plan (Golden Plains Shire, 2019)*. The most appropriate tool for including the new land use directions and policies for Inverleigh in the Golden Plains Planning Scheme is to update the Local Planning Policy Framework at Clause 21.07-5 Inverleigh.

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

The views of any affected agencies were considered during the preparation of the *Inverleigh Structure Plan (Golden Plains Shire, 2019)*. Agency views will be further considered after the close of the amendment exhibition period.

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

There are no significant impacts on the transport system defined by the Transport Integration Act as a result of this amendment.

**Resource and administrative costs**

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

The Amendment provide improved clarity and certainty for the community on where development can occur in Inverleigh, therefore reduce the time Councils planning department is spent on responding to rezoning requests.

There will also be additional land provided for public purposes, including the Bio-link and the open space along the Leigh River as well as additional recreation land adjacent to the Inverleigh Recreation Reserve which will become an asset and require ongoing maintenance by Council.

**Local Planning Policy Framework Review**

The Local Planning Policy Framework (LPPF) is currently under review and there is potential that the changes from the LPPF review will coincide with changes resulting from Amendment C87gpla. A draft of the proposed new clause for Inverleigh under the LPPF review is provided below.

|                                      |   |
|--------------------------------------|---|
| <b>GOLDEN PLAINS PLANNING SCHEME</b> |   |
| <b>02.03</b>                         | <p><b>Inverleigh</b></p> <p>Inverleigh is a rural service town that is appealing for its heritage, environmental and river environs.</p> <p>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.</p> <p>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</p> |

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.

#### **11.03-6 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 protecting the natural landscape in and around the town.

##### **Settlement and residential development strategies**

Support 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 Barwon and Leigh rivers and vegetation as fundamental elements of Inverleigh.

As part of rezoning and subdivision 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.

##### **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.

Support development that provides for the upgrade of roads, intersections and bridges where needed to service the development.

#### **Infrastructure and services strategies**

Support development that includes the provision of 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.

#### **Policy document**

Consider as relevant:

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

#### **Policy map**

Inverleigh Framework Plan

#### **Where you may inspect this Amendment**

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

Bannockburn Customer Service Centre

2 Pope Street

Bannockburn Victoria 3331

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

#### **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 16 October 2019.

A submission must be sent to:

Attention: Strategic Planning

Golden Plains Shire

PO Box 111

BANNOCKBURN VIC 3331

By email to: