



## AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN

### SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: [REDACTED]

Address: [REDACTED]

Contact telephone number: [REDACTED]

Email: [REDACTED]

Received  
22 AUG 2019  
Records Management  
Golden Plains Shire Council

PLEASE PROVIDE YOUR SUBMISSION BELOW:

The resultant increase in urban expansion & residential land will clearly increase the amount of traffic using Hamilton Highway substantially which is already a nightmare to drive on! Should this submission be approved, I would suggest that the need for dual carriageway (at least in some sections) of the Hamilton Highway will become necessary, not only for safety reasons but also for flow of traffic and longevity of the road surface given that it will still carry a large amount of heavy vehicle traffic.



A large rectangular area containing horizontal dashed lines, intended for a signature or written notes.

**\*Please attach additional pages as necessary**

Signature  Date 20/8/19



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PLEASE PROVIDE YOUR DETAILS BELOW

Name: [REDACTED]

Address: [REDACTED]

Contact telephone number: [REDACTED]

Email: [REDACTED]

PLEASE PROVIDE YOUR SUBMISSION BELOW:

As one of the landowners effected by rezoning from farming to low density residential zone, I will do what is possible to support the current proposal.

It makes sense to change zoning between common rd and hopes plains rd to bring development forward to the highway and minimally disrupt traffic. I don't think those in the community who do not live in this area or are not financially affected by these decisions should have any say in this matter. I intend to subdivide my land.

The Inverleigh Progress Association seems determined to halt any progress associated with the Inverleigh community.



I also have no issue with size of allotments in the new structure plan. COGG did the same thing when Wandana Heights developed in the 90s.

Inverleigh needs new blood and culture, less small town politics and new development.

**\*Please attach additional pages as necessary**

Signature:  Date: 24/8/19



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## AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: ..... [REDACTED]

Address: ..... [REDACTED]

Contact telephone number: ... [REDACTED]

Email: ... [REDACTED]

PLEASE PROVIDE YOUR SUBMISSION BELOW:

WE ARE VERY MUCH AGAINST THE AMENDMENT. THE  
SMALLER PARCELS OF LAND WILL PLACE INVERLEIGH'S  
COMMUNITY AND LIFESTYLE AT RISK. BANNOCKBURN, WINCHILSEA  
AND COEZANE OFFER VAST QUANTITIES OF HIGHER DENSITY  
LIVING IF NEW RESIDENTS MOVING INTO THE GOLDEN  
PLAINS SHIRE ARE SEEKING SUCH TYPE OF LIFESTYLE.

RESIDENTS OF INVERLEIGH, CHOSE INVERLEIGH BECAUSE  
IT OFFERS LOW DENSITY LIVING, GIVING THE RESIDENTS  
THE SPACE THEY SEEK AND THE 'VILLAGE'  
LIFE STYLE. OPENING INVERLEIGH TO HIGHER DENSITY  
LIVING WILL DESTROY ITS NATURE AND ATTRACTIVENESS.

THE INVERLEIGH COMMUNITY VOICED THEIR WISHES IN THE 2017



SURVEY. THE RESULTS OF THE SURVEY OVERWHELMINGLY INDICATED THE WISHES OF INVERLEIGH RESIDENTS THAT THE "VILLAGE" LIFESTYLE OF INVERLEIGH IS TO BE PRESERVED. THESE STRONG DESIRES ARE NOT REFLECTED IN THE DRAFT STRUCTURE PLAN.

THE HIGHER DENSITY LIVING AS PROPOSED WOULD RESULT IN ADDED VEHICLE TRAFFIC, ADDITIONAL PRESSURE ON WHAT IS A "VILLAGE" THAT WILL THEN NEED TO COPE WITH ADDED DEMANDS AS THE POPULATION INCREASES.

WHY IS IT THAT THE GOLDEN PLAINS SHIRE COUNCIL CHOOSES TO IGNORE INVERLEIGH RESIDENT'S VOICED CONCERNS + DESIRES? WAS THE IMPROVEMENT PROPOSED TO HIGH STREET IN 2018 A SUBVERSIVE STRATEGY TO MAKE THE CENTRE OF TOWN MORE ATTRACTIVE FOR DEVELOPERS TO MAXIMISE THEIR GAINS

\*Please attach additional pages as necessary FROM THE HIGHER DENSITY LIVING DEVELOPMENTS?

Signature  Date 25/8/19  
25/8/19



## AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: [REDACTED]

Address: [REDACTED]

Contact telephone number: [REDACTED]

Email: [REDACTED]

PLEASE PROVIDE YOUR SUBMISSION BELOW:

I oppose this due to I moved out to inverleigh to have a hobby farm with horses on 8 acres I have worked hard to get were i am and in the future you will be dividing my Place up I have been through this in moraic and my ~~father~~ father had no choice but to sell so I don't want this. Inverleigh is great how it is please heave it how it is



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**\*Please attach additional pages as necessary**

Signature 

Date 8.9.2019





# AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN SUBMISSION FORM

Received  
16 SEP 2019  
Records Management  
Golden Plains Shire Council

PLEASE PROVIDE YOUR DETAILS BELOW

Name: [REDACTED]  
 Address: [REDACTED]  
 Contact telephone number: [REDACTED]  
 Email: [REDACTED]

PLEASE PROVIDE YOUR SUBMISSION BELOW:

Making a conscious decision to move to a more rural environment to escape the congestion that has crept into Geelong. I have however noticed that although living in Inverleigh has granted me the quiet I sought, my commute in and out of Geelong Monday to Friday can be quite busy and the flows of traffic noticeable, especially during school times. In the past two years I have seen numerous attempts to "fix" the Hamilton that all in vain with the re-erecting and increasing traffic. Circumstances are as follows.



One road in and out of Geelong  
 Fire risk and increased risk of  
 fatal fire evacuation with an increased  
 population trying to leave potential danger.  
 Increased exposure of "push back" to  
 local flora & fauna. (esp rare orchid species)  
 Population footprint on protected flora.  
 Water supply & pressure.  
 Increased danger @ the Common Rd Intersection,  
 this is of personal concern as I have had  
 several "near misses" in "park" traffic times.  
  
 We pay enough for the privilege of living here  
 I would question how the Shire can  
 justify its inflated rates for little return  
 on not protecting one of its valuable  
 assets.  
 Thank you.

\*Please attach additional pages as necessary

Signature:  Date: 2/11/19



## AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: .....	[REDACTED]
Address: .....	[REDACTED]
Contact telephone number: .....	[REDACTED]
Email: .....	[REDACTED]

16 SEP 2019  
 Golden Plains Shire Council

PLEASE PROVIDE YOUR SUBMISSION BELOW

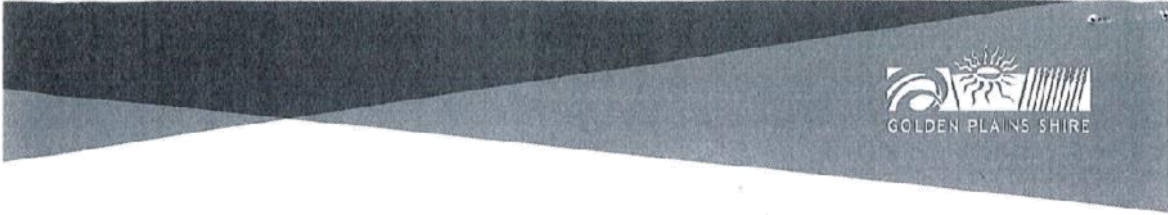
I moved out of Belmont to Inverleigh to be in a quieter living environment. So we don't want Inverleigh looking like another Bannockburn.

My first concerns are :-

- All black Sites North of Hamilton Hwy Saeres
- Traffic on Common Rd
- Water Pressure
- Septic Tanks leaching into River
- Emergency Exit in case of fire

My Second concerns in town are :-

- Blocks to Remain  $\frac{3}{4}$  Acre
- Infrastructure to Stay the Same, we do not need more shops in town.



• Traffic on Hamilton Hwy heading into Geelong

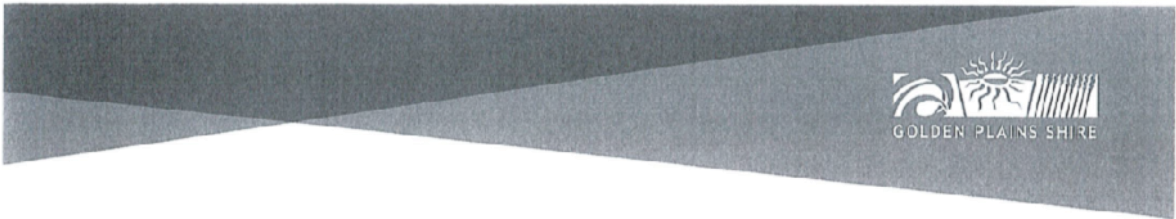
Other concerns +

- No Subdividing of Existing Blocks
- Schools to keep Country feel
- Inverleigh losing its Country feel
- Keep town Boundries as they are

Do not Wreck Inverleigh like you have in Surrounding Towns

\*Please attach additional pages as necessary

Signature...  Date 8/9/19



# AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN

## SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: [REDACTED]

Address: [REDACTED]

Contact telephone number: [REDACTED]

Email: [REDACTED]

Received  
 25 SEP 2019  
 Records Management  
 Golden Plains Shire Council

PLEASE PROVIDE YOUR SUBMISSION BELOW

Concerns.

- > Increase in the number of cars on our small narrow roads. Dangerous & busy.
- > Fire risk on common Rd is significant.
- > Danger of fauna & flora.
- > Danger of rare orchids on the common.
- > School & kinda are at capacity already.
- > Apples systems on are are lots loading & leeching damaging the river.
- > Concerns as regards water pressure



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**\*Please attach additional pages as necessary**

Signature 

Date 22.9.19



## AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: ...	[REDACTED]
Address: .....	[REDACTED]
Contact telephone number: ....	[REDACTED]
Email: ...	[REDACTED]

Received

25 SEP 2019

Records Management  
Golden Plains Shire Council

PLEASE PROVIDE YOUR SUBMISSION BELOW:

Inverleigh is a beautiful village with a genuine country feel. I feel this is of huge value & one of the reasons many choose to live there. Land concessions and the proposed small block size in that the population will increase putting strain on the roads, schools & in general.

I feel there is a huge fire risk from the common to all properties nearby with poor access for fire engines.

To have septic systems on single acres seems foolish & ~~is a~~ a waiting for trouble. Having to cart a riversewage damaging plants & animals alike.



I imagine our beautiful quiet town is bound to grow to some extent. I feel there's an opportunity to do it intelligently & thoughtfully, to maintain the character of the town.

\*Please attach additional pages as necessary

Signature 

Date 22.9.2019





**Our Ref:** A15578264

**Your Ref:** C87

**Enquiries To:** [Redacted]

September 26, 2019

Laura Wilks  
 Strategic Planning Team Leader  
 Golden Plains Shire

Dear Laura,

**Re: Golden Plains Planning Scheme - Amendment C87 – Inverleigh Structure Plan**

I write in response to the above mentioned amendment C87. The amendment implements the key land use planning directions of the Inverleigh Structure Plan. Barwon Water has reviewed the Structure Plan documents and the associated servicing requirements for the amendment and raises no objections to them proceeding.

General water supply servicing comments as captured in the infrastructure section 5.3.1 is still relevant and applicable. The area of interest to Barwon Water is the future investigation area and the proposed feasibility study for that area.

A broiler farm is currently located within the future investigation area and it is noted to be ready for rezoning following the end of the land use permit; expiry in May 2020. The document does not currently indicate any timings around development of this section, other than the broiler farm land use licence ceasing as noted above. As previously noted the future investigation area would require an additional water supply feed across the river and therefore early communication about timing would assist Barwon Water with our forward planning and project scheduling.

There is currently no reticulated sewerage available in Inverleigh. Inverleigh is one of many townships across the Shire that are unsewered. The Golden Plains Shire’s Domestic Wastewater Management Plan (DWMP) identifies risks, priorities and actions associated with its unsewered towns including Inverleigh. The priority action for Inverleigh in the DWMP is to undertake a revised monitoring and audit program of existing systems to increase the understanding of wastewater management and build sufficient evidence of issues, if they exist, in the town. Following this, Barwon Water will work with GPS to undertake any shared actions identified.

**Based on the advice above, Barwon Water supports amendment C87. If you have any further enquiries, please contact me on [Redacted]**

Yours Faithfully,

[Redacted Signature]

Co-ordinator  
 Network Planning

[Redacted]



## AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: ..... [REDACTED] .....

Address: ..... [REDACTED] .....

Contact telephone number: ..... [REDACTED] .....

Email: ..... [REDACTED] .....

Received  
26 SEP 2019  
Records Management  
Golden Plains Shire Council

PLEASE PROVIDE YOUR SUBMISSION BELOW:

I would like to lodge my objections to the removal of the current minimum lot size. I believe allowing less than 1 hectare subdivisions will be of great detriment to the rural nature of Inverleigh, which is what attracted residents here in the first place. The larger volume of houses will mean a significant increase in traffic, which will put further pressure on the country road system. The existing <sup>rural</sup> infrastructure is simply not designed to cope. We do not want to see Inverleigh turn into a 'rural suburb' and subdivisions down to a lot size of 0.4 hectares will do exactly that. To maintain the current rural nature of the environment requires lot sizes of at least 1 hectare. We understand the pressure to expand townships in the shire (ie to raise revenue) however ~~there~~ by doing so you are



degrading the look, feel and liveability of Inverleigh.  
 Those wanting to move here and ~~the~~ existing residents  
 cite the rural nature of Inverleigh as a key factor in  
 wanting to live here. The lack of new homes and low volume  
 of property, while meaning slower growth, does not  
 stop people moving here - they simply have to be more  
 patient to secure a property, as we were.  
 If we wanted higher density living for our family we  
 would have bought in Bannockburn.  
 We are not against progress and growth, but it is the  
 proposed increased density we are strongly opposed to.

\*Please attach additional pages as necessary

Signature.  Date 24/09/2019



## AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: .....	[REDACTED]
Address: .....	[REDACTED]
Contact telephone number: .....	[REDACTED]
Email: .....	2.6 SEP. 2019

Records Management  
Golden Plains Shire Council

PLEASE PROVIDE YOUR SUBMISSION BELOW

I would like very much like to keep our Land as it is, we would like to keep Inverleigh a small farming town, Inverleigh doesnt have the Infrastructure for a town that can flood, the shops have flooded in the past. We donot want 4000 sq. meter blocks in Inverleigh, we have some 1 ha blocks at the North of Inverleigh and thats enough. leave the 4000 sq. meter blocks to Bannockburn, which already has the Infrastructure, big schools, super-market, sewerage Natural gas, let Bannockburn grow into a Suburb of Geelong. We do not want or need Inverleigh to grow.

We have not heard how much the rates and charges will be, with all these small blocks

PTO



We already pay you too much in rates and charges.  
I don't know what else to write, just that we do not want all these small blocks coming to Inverleigh, leave it to Bannockburn.

**\*Please attach additional pages as necessary**

Signature 

Date 24-9-2019



ROAD SAFETY ISSUES  
 COMMON ROAD WEST OF THE GOLF COURSE  
 SUBMISSION FORM

07 OCT 2019

PLEASE PROVIDE YOUR DETAILS BELOW

Records Management  
Golden Plains Shire Council

Name: [REDACTED]  
 Address: [REDACTED]  
 Contact telephone number: [REDACTED]  
 Email: [REDACTED]

PLEASE PROVIDE YOUR SUBMISSION BELOW

Significant traffic flow increase over recent years and current road conditions have contributed to the following:

1. Ongoing unreported near collisions at the T intersection of the Tersdale - Inverleigh Road.
2. Maximum speed limit of 100 km per hour is high risk due to the single width road and sub-standard surface. Suggest maximum speed limit of 80 km per hour reducing on approach to the intersection.
3. Common Road is utilised as a speed way and heavy haul on a daily basis particularly on weekends.
4. Regular four wheel drive heaving over the Common.

[REDACTED] Refer page 2



TEESDALE - INVERLEIGH ROAD

1. The current 100 kph maximum speed limit approach from both directions to the Common Road T intersection is also high risk and will eventually contribute to a catastrophic accident.
2. Improved signage including speed reduction on approach from both directions to Common Road intersection warrants consideration.

Numerous drivers pass the turn off resulting in vehicles reversing against 100 kph speed limit or undertaking a dangerous U turn.

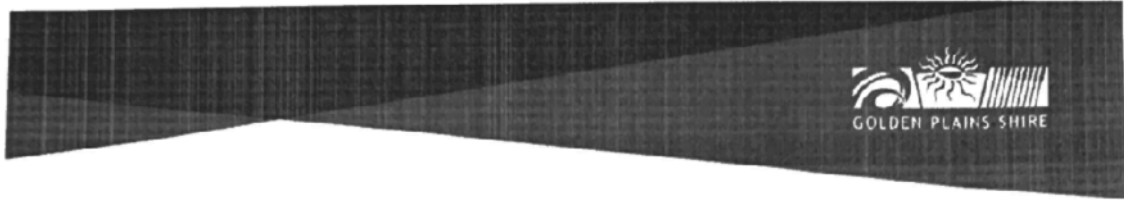
SUMMARY

Common Road and the Teesdale - Inverleigh Road may be considered out of sight and not a priority however changed traffic conditions, speed limits, driver behaviour and lack of signage require a review.

**\*Please attach additional pages as necessary**

Signature 

Date 09 September 2019



13

## AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN SUBMISSION FORM

PLEASE PROVIDE YOUR DETAILS BELOW

Name: [REDACTED]

Address: [REDACTED]

Contact telephone number: [REDACTED]

Email: [REDACTED]

PLEASE PROVIDE YOUR SUBMISSION BELOW:

In the light of the Golden Plains Shire Council's attempts to obfuscate the overwhelming wishes of the ratepayers of Inverleigh with respect to the recent Streetscape Masterplan; I have little confidence in the Council's latest proposal to radically alter the nature and character of the historic Inverleigh township. From an observer's point of view the Streetscape Masterplan affair including the ultimately futile expenditure of ratepayer's funds has been very poorly managed. This anxiety is heightened by the new local law No 12019 which prevents residents from addressing council meetings.

My concerns regarding this low-density development proposal are:  
The development will increase the population by 500 or more with a proposal to consider further development beyond that. This will treble the population of Inverleigh overnight and profoundly alter the amenity, character, feel, and essence of Inverleigh as a quiet, historic heritage village with open spaces, large allotments and adjoining farmland. This has traditionally attracted those who wish to live in this type of rural environment.

The proposal will change Inverleigh to a suburb and possibly a dormitory suburb of Geelong. The character and demographic will be commensurately changed.  
There are no new employment opportunities once the development is completed.  
Traffic will increase but no new amenities are proposed.  
There is no town water and it is difficult to imagine how servicing such a massive increase in population will be achieved. Equally for sewage management and the environmental impacts.

I also understand there are real fire risk concerns especially in the zone where the development is to take place.  
Finally, I am concerned about apparent conflicts of interest between council members and this proposal. Clearly anyone involved with real estate sales and development would have to be considered conflicted.

[REDACTED] 8/10/19



Amendment C87gpla - Inverleigh Structure Plan Submission

14

Name: [REDACTED]

Address: [REDACTED]  
[REDACTED]

Email: [REDACTED]

### **Summary**

We are writing this submission as we have a number of concerns about some of the proposed changes outlined in Amendment C87gpla - Inverleigh Structure Plan. Our primary concern is the proposal to change the minimum lot size from 1 hectare to .4 hectares. We are strongly opposed to this change on the grounds that it will:

1. Increase the fire risk
2. Adversely impact the local waterways and water supply
3. Greatly exceed the stated moderate population growth required
4. Change the character and "village" feel of Inverleigh.

### **Submission detail**

#### **1. Fire risk**

One of the proposed new developments is in Common Road in an area very close to the Inverleigh Flora and Fauna Reserve or Inverleigh Common. If the lot sizes in this development were to be as low as .4 hectares this would mean that there would be more residents put at risk in case of a bush fire.

The bush fire risk in all areas of Australia is increasing as a result of climate change. There is currently an increased fuel load on the Inverleigh Common as a result of the DELWP not carrying out fuel reduction burns in recent years and thus not meeting the recommended fuel reduction burn targets. This means that anyone living along Common Rd or adjacent streets is at increased risk of being impacted by bush fire.

Common Rd is the single access to the Hamilton Highway from the Inverleigh Common and thus for the proposed new development. In low visibility due to bush fire smoke this road would be a

dangerous road to be travelling. It is not very wide, there are deep swale drains on the sides and the less people needing to use this road in an emergency, the better.

In a bush fire situation the prevailing winds will mean the fire will blow towards the Hamilton Highway and the houses between the Common and the highway will be impacted. Again this means that the access along Common Road will be critical for exit. The proposed development would more than double the number of people needing to evacuate from this area which is a recipe for loss of life. Not only will they have to use Common Rd but they will first have to exit the proposed development onto Common Rd in an area that is extremely close to the Common - an area of huge bush fire risk.

## **2. Water pressure**

The current water pressure for residents in the area around Common Rd is very low especially in summer. A major increase in the population of the area would further reduce the water pressure and the structure plan has no proposal to overcome this issue. This low water pressure is an amenity issue but even more importantly is an additional fire risk issue. The amount of water available to fight a fire from the town water (Barwon Water) would not be enough to allow the effective fighting of a fire.

## **3. Waterways**

The proposed development in Common Rd would be unsewered. As the natural fall of the land in this area is towards the Leigh River there is a huge risk that septic seepage will occur and contaminate the river and eventually through to the Barwon River. If the lot sizes are reduced to .4 hectares this increases the number of septic systems and increases the risk of septic seepage and amount of seepage. The existing minimum lot size of 1-4 hectares should be maintained in order to reduce the risk.

There is already a problem in the township with effluent run-off from septic systems as noted in the Structure plan review.

## **4. Population growth**

The State Planning Policy provided to Council is for a 15 year land supply across the whole of the municipality. The current minimum 1 hectare lot size would fulfill that requirement. There is no need to decrease the lot size to meet the State Planning Policy. The moderate growth target of 431 dwellings over the next 15 years would be met by 28 new homes per year. The southern development at Hopes Plains Rd is anticipated to have approximately 209 lots. The Common Rd development would have a minimum additional 145 lots. This amount of development is greatly in excess of the stated moderate development of 28 new homes per year.

## **5. Local character and amenity**

In 2017 a survey was conducted of the Inverleigh community and the results indicated that the majority of the respondents wanted to preserve the small country rural "village" feel and larger lot sizes. This village feel would be severely impacted by a change to the minimum lot sizes.



I am opposed to elements of Amendment C87 to the Golden Plains Planning Scheme as it does not demonstrate sustainable development by providing adequate infrastructure and services, specifically in relation to the educational facilities in Inverleigh.

The number of children living in Inverleigh, and therefore the number of children wishing to attend Inverleigh Primary School, will increase by a minimum of 30% but easily up to 60% over the duration of the Structure Plan, yet there are no definitive commitments made to accommodate this growth; nor the demand new families will place on the Kindergarten.

The 2018 Inverleigh Primary School Annual Report states "There are 10 classrooms, accommodating our current school enrolment of 212 students. Most classrooms are grouped in composite grade level communities, with collaboration spaces, and connecting decks. The average class size in Grades 3 to 6 is 23 students. In Grades 1 & 2 the average class size is 21 students. The Prep students are housed in the Mod 5 building with two classes of 15 students. An additional classroom was added this year to accommodate the growing student population and to reduce class sizes across the school, as this had been identified as a priority. Smaller class sizes allow classroom teachers to differentiate effectively to meet the needs of all students."

Data provided by the Victorian Department of Education and Training for 2018 shows the average All Primary Class size is 22.2 students; the average for Prep is 19.4 students; the average for Years 1 & 2 is 21.2 students and the average for Years 3 to 6 is 23.4 students (Attachment 1).

Pleasingly, Inverleigh Primary School currently has slightly smaller than average class sizes, which the School has specifically identified as important, however I am concerned that this will change for the worse, if the Structure Plan is implemented.

Whilst the Structure Plan outlines that at least 430 houses are required in Inverleigh in the next 15 years, 525 lots are proposed to be built on Future Growth Areas 1, 2 and 3 alone. The additional number of houses proposed for Future Growth Areas 4, 5 and 6 is not quantified and could easily run into the hundreds given the land area of these sites.

The Structure Plan states that in 2016, 45% of household in Inverleigh were couples with children and a further 7% were single parent families with children"; over 50% of houses in Inverleigh currently have children. The Structure Plan states that "...the most common household type moving into the township 2006-2016 was couples with children...", furthermore "in 2016, the households with children (couple or single parent) were predominately young families: 57% had young children (under 15 years)..."

Based on the above figures, at least 50% of the 430 new households (215) will have children and 57% of these will be "young" children (123). 123 divided by 15 (to account for the age range), multiplied by 8 (children are at primary school between the ages of 5 and 12) equals 66 students. At an absolute minimum (given these calculations assume only a single child per household, and are only based on the number of houses "required" in Inverleigh vs the number of households the Structure Plan proposes to make available for development), there will be an 66 additional children (30% increase) or an additional three classrooms worth of children wanting to attend Inverleigh Primary School, yet there are no definitive provisions made to accommodate them. Should families move to Inverleigh and have two children, numbers of children wishing to attend the Primary School could increase by up to 60%.

The Structure Plan states that even though the school is relatively constrained in terms of enabling growth, there are no plans to relocate the Primary School. The School and Council have been working with the neighbouring Church regarding land for expansion and additional portables but the Structure Plan does not confirm anything from these discussions.

"Additional land would be available with the relocation of the tennis courts to the Inverleigh Recreation Reserve" yet "The relocation is hampered by the cost of providing new tennis courts and a lack of funding opportunities for tennis facilities." Further in the Structure Plan it states that "Continued moderate growth of the town will generate a requirement for a wide range of local infrastructure including....potential relocation of the tennis courts...", yet in the next paragraph under the heading "List of infrastructure upgrades required for the continued growth of the township: ...Relocation of the tennis courts to the recreation reserve". The Structure Plan is contradictory and

needs to be amended to clarify the Council's position in relation to the tennis courts and thus the availability (or not) of additional space at the current School location.

The Structure Plan states that "The School Woodlot, located on McCallum Road and Railway Street....provides opportunity for expansion of the school, if required". This option implies that if the school ran out of space at its current location, which it will if the tennis courts are not relocated or the Church does not give up land, the School will "expand" and operate over two campuses; one in the current location, the other on McCallum Road. If the Primary School was to operate over two campuses this would create a multitude of issues to the detriment of the families in Inverleigh.

Assuming campuses would be split by year group, the children would not have the same experience as other children in a Prep to Year 6 primary school; it's likely they'd be the only government schooled children in regional Victoria in this situation. Younger and older children, including siblings, would not be able to support, learn and play with each other. Children would likely need to move between the campuses meaning they would need to cross the Hamilton Highway and a train line with no barriers. The administration and staffing costs of running two campuses would be higher.

Alternatively "expand" the school could mean relocate completely to the new site; this would come with equally significant concerns, namely the cost of building a new school and the loss of history if the current school building was no longer our school.

A further pressure compounding the schools' limited space is that should the Kindergarten run out of space, the long-term option is to co-locate with the Primary School.

The community survey from March 2017 identified that at least 72% of Inverleigh residents work in Geelong or Melbourne. Inverleigh currently offers 4 year old kinder, 9am – 2pm, three days a week; Teesdale offer this program as well as a condensed version over 2 days, 8:30am – 4:00pm. The shorter day program is not a practical option for many families if having to travel to and from Geelong or Melbourne for work. I am confident the demand for 4 year old Kinder services in Inverleigh would increase if there was a longer day option; parents at present do not have this option in Inverleigh, have to find services elsewhere and thus the demand from *current* Inverleigh families for services in Inverleigh are not accurately captured, let alone the demand *future* families will generate. If the right services are offered I am confident that they will be utilised, and with the amount of development proposed it's not a question of if the Kinder will run out of space, but when, and "when" will now be sooner than first thought...

In addition to the demand current and future families will place on the Kinder for four-year old services, is the recent announcement by the Victorian Government that it will be investing \$5 million over ten years to introduce kindergarten for three-year old children (Attachment 2). The three-year old funded kindergarten will become available in stages and in 2022 families in the Golden Plains Shire will have access to up to 5 hours, increasing to 15 hours per week by 2029.

If the Kinder did not co-locate with the school and used the Public Hall instead, as has been proposed as an option in the Structure Plan, this would also raise major concerns. The Hall would need significant financial investment to build anything resembling a Kindergarten to make it a safe, comfortable and engaging place of learning for our youngest residents.

The concerns identified in relation to the educational facilities can be resolved, and their detrimental impact to Inverleigh avoided, yet the Structure Plan fails to do so.

One option is to reduce the volume of development proposed, to lessen the growth and burden on Inverleigh's resources. The Structure Plan states "...State Planning Policy requires Council to ensure a sufficient supply of urban land is available.....to accommodate projected population growth over at least a 15 year period...." The Structure Plan fails to explain, as per Clause 11.02-15 of the Victorian Planning Scheme, that the "residential land supply will be considered on a municipal basis, rather than a town-by-town basis". As the requirement for residential land is across the whole of the Golden Plains Shire there is no *requirement* for Inverleigh specifically to have 430 lots available, much less: the 525 proposed through Potential Growth Areas 1, 2 and 3; the unquantified but potential

for hundreds of lots through Potential Growth Areas 4, 5 and 6; and the potential for many more lots should current land owners subdivide given the Structure Plan proposes to decrease the minimum lot size to 0.4ha.

The volume of development could be reduced by mandating a variety in the lot sizes; 0.4ha – 4ha. The Structure Plan does include the following strategy “Plan for new residential developments to provide a diverse range of lot sizes which reflects the country lifestyle character of Inverleigh and responds to site conditions”, which is excellent, however nothing in the Plan reflects that there will actually be any variety in lot size and I have no confidence the Council will enforce this given one of the reasons for the review of the Structure Plan 2005 is the “...increasing pressure from developers for rezoning....”.

If the volume of development is not reduced significantly by having a variety of lot sizes mandated in greenfield sites, the Structure Plan must be amended to detail an absolute commitment to:

- 1a) fund the relocation of the tennis courts and building of new tennis facilities or,
- 1b) fund the building of a new Primary School, Prep to Grade 6, at McCallum Road site; and
- 2a) fund the physical expansion of the Kindergarten at the current site to offer desired (long sessions over two days as well as short day sessions over three days) and required (three year old and four-year old kinder) services or,
- 2b) fund the building of a new Kindergarten at the Public Hall grounds or co-located with the Primary School.

Furthermore, the Structure Plan must be amended to detail where the funding is coming from; Developer or Council.

The current Developer Responsibility “Contributing community and development infrastructure, either by a Section 173 agreement at rezoning, or through a Development Contribution Plan” is the only Developer Responsibility that *might* require a developer to contribute *some* funds towards Inverleigh’s educational facilities. However, under Section 5.11 Developer Responsibilities, there is a “list of infrastructure upgrades required for the continued growth of the township”; all these infrastructure upgrades are then specifically listed as a developer responsibility applicable to a specific Potential Growth Area, except one, “relocation of tennis courts to recreation reserve” (Table 1).

Table 1

"List of infrastructure upgrades required for the continued growth of the township:"	Specifically listed as a Developer Responsibility under Potential Growth Area
Intersection upgrades and street lighting upgrades at: Hopes Plains Road/Hamilton Highway, Common Road/Hamilton Highway	1 (Hopes Plain), 3 (Common Road)
Upgrade or replacement of twin bridges to a 15 tonne capacity bridge	3
Access Management Plan for the Future Investigation Area to the satisfaction of VicRoads	5
Pedestrian link along the Hamilton Highway linking Hopes Plains Road to the town centre	1
Bridle paths	4, 5, 6
Green links and pedestrian links	1&2, 3, 6 (Green links), 1&2, 3, 4, 5, 6 (pedestrian)
Bio-link from Flora Reserve to Leigh River	3
Relocation of tennis courts to recreation reserve	None Listed
Gateway treatments	5
Bush approaches to entrances	1&2, 4, 6
Bushfire management as per the Strategic Bushfire Risk Assessment for Inverleigh	1&2, 3, 4, 5, 6

If no developer is being held accountable to provide funding, the cost will fall back to Council, yet Council have already stated cost has been an issue in relocating and providing new tennis courts (let alone the building of a new Primary School or Kinder). Failure to address this issue ultimately means the children of Inverleigh suffer.

Strategy 5.1 of Amendment C87GPA is "Support development that includes the provision of infrastructure and services", as outlined, I feel strongly that the Structure Plan does not adequately include the provision of infrastructure and services in relation to the educational facilities in Inverleigh.

In addition I confirm I support Strategy 1.1 of Amendment C87 to the Golden Plains Planning Scheme.

I think it is imperative the existing township boundary of Inverleigh is maintained to retain and preserve our small country town lifestyle and our small, but highly valued, community, as well as protect the natural landscape and environment features unique to our town, as we know it.

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## APPENDIX

### Attachment 1

"Class sizes July 2019" is included as an attachment and can also be found via this link:  
<https://www.education.vic.gov.au/about/department/Pages/factsandfigures.aspx#link31>

### Attachment 2

The State Government announcement re three-year old Kindergarten is included as an attachment and can also be found via this link:  
<https://www.education.vic.gov.au/about/programs/Pages/three-year-old-kinder.aspx#link35>



**Summary Statistics Victorian Schools February, 2019**

Published in July 2019

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**Table Notes**

- (a) Special and language students from special/language schools and special settings/language centres are not included in class size calculations.
- (b) Please refer to the "About Class Size" PDF or Word document link below for further information.

More information available from the DET website [Statistics for Victorian Schools](#)

**Victorian Schools, 2019**

[Definitions](#) [About Class Sizes \(PDF\)](#) [About Class Sizes \(Word\)](#)

**Description**

This publication Summary Statistics Victorian Schools, February 2019 is based on collections from the February 2019 School Census of Victorian schools held on Thursday, 28 February 2019. It presents information for all government and non-government schools and students in Victoria. The majority of the statistical data in this publication is drawn from school administration systems. Occasionally there are errors that are detected after the school census process has been completed. Revisions to the historical data are included in the most recent version of the publication.

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This document is also available on the internet at <http://www.education.vic.gov.au/about/department/Pages/factsandfigures.aspx>





**Summary Statistics Victorian Schools February, 2019**

**PRICLASS1: Average Primary Class Sizes by Year Level, February 2010 to February 2019 (Government Schools)**

Average class size	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Prep	19.2	19.2	19.4	19.4	19.4	19.5	19.5	19.5	19.4	19.3
Year 1	20.6	20.6	20.9	21.0	21.1	21.0	21.0	21.0	21.0	21.0
Year 2	21.0	21.0	21.1	21.4	21.6	21.5	21.3	21.5	21.4	21.4
Year 3	22.7	22.6	22.7	22.7	22.8	22.9	22.9	22.8	22.8	22.7
Year 4	22.9	22.8	22.9	23.1	22.9	23.1	23.0	23.1	23.0	23.0
Year 5	23.1	23.1	23.1	23.2	23.2	23.3	23.3	23.3	23.3	23.3
Year 6	23.2	23.1	23.2	23.3	23.2	23.4	23.3	23.4	23.4	23.5
Prep-Year 2	20.5	20.5	20.7	20.8	20.9	20.9	20.8	20.9	20.7	20.7
Years 3-6	23.2	23.2	23.2	23.3	23.4	23.5	23.4	23.4	23.4	23.4
All Primary Classes	22.0	22.0	22.1	22.2	22.2	22.3	22.3	22.3	22.2	22.2
% of all classes over 25	15.7%	15.5%	15.6%	16.5%	16.1%	17.2%	16.7%	16.2%	15.4%	15.7%

**PRICLASS2: Percentage (%) of Primary Class Sizes by Size Grouping, February 2019 (Government Schools)**

Size Groupings (%)	All									
	Prep	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Primary	Prep-Year 2	Years 3-6
10 and Under	2.4	2.3	2.2	1.9	2.0	2.1	1.9	1.2	1.5	1.3
11-15	8.3	3.5	3.1	3.3	2.9	2.8	2.9	2.8	4.0	2.0
16-20	52.8	29.8	26.0	15.0	13.1	10.9	10.5	23.6	37.0	11.6
21-25	35.2	60.8	63.3	60.1	58.6	56.2	53.5	56.7	54.1	58.4
26-30	1.3	3.6	5.4	19.6	23.2	27.7	30.3	15.5	3.4	26.1
Over 30	0.0	0.0	0.1	0.2	0.2	0.3	0.9	0.2	0.0	0.4
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Number of Classes <sup>1</sup>	3,200	3,860	3,641	3,504	3,497	3,406	3,233	17,101	8,261	9,191
Average Class Size <sup>1</sup>	19.3	21.0	21.4	22.7	23.0	23.3	23.5	22.2	20.7	23.4

<sup>1</sup> Classes with students from more than one year level have been included in the calculations for each year level, but only once in the calculations for "All Primary" and "All Secondary" respectively. For example, a class of 25 students containing both year 3 and year 4 students has been included as a class of 25 in the calculations for both year 3 and year 4, but only once in the calculations for "All Primary".

NB: The sum of individual percentages may not add to total due to rounding of the individual numbers to one decimal place.



**Summary Statistics Victorian Schools February, 2019**

**SECCLASS1: Average Secondary English Class Sizes by Year Level, February 2010 to February 2019 (Government Schools)**

Average Class Size	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Year 7	21.4	21.4	21.6	21.7	21.7	21.9	21.6	21.7	21.8	21.9
Year 8	21.3	21.5	21.5	21.7	21.8	21.5	21.5	21.5	21.7	21.6
Year 9	21.2	21.3	21.4	21.3	21.5	21.5	21.2	21.2	21.2	21.5
Year 10	20.9	21.0	21.0	20.9	21.0	21.1	20.8	20.8	20.7	20.9
Year 11	20.0	20.1	19.7	20.0	20.0	20.2	19.8	20.0	19.9	19.9
Year 12	19.6	19.2	19.0	19.3	19.2	19.5	19.0	19.0	19.0	18.9
All secondary classes	21.3	21.4	21.4	21.4	21.4	21.3	21.2	21.1	21.2	21.3
% of classes over 25	10.0%	11.0%	11.6%	11.9%	11.6%	12.2%	11.4%	11.1%	11.0%	10.8%

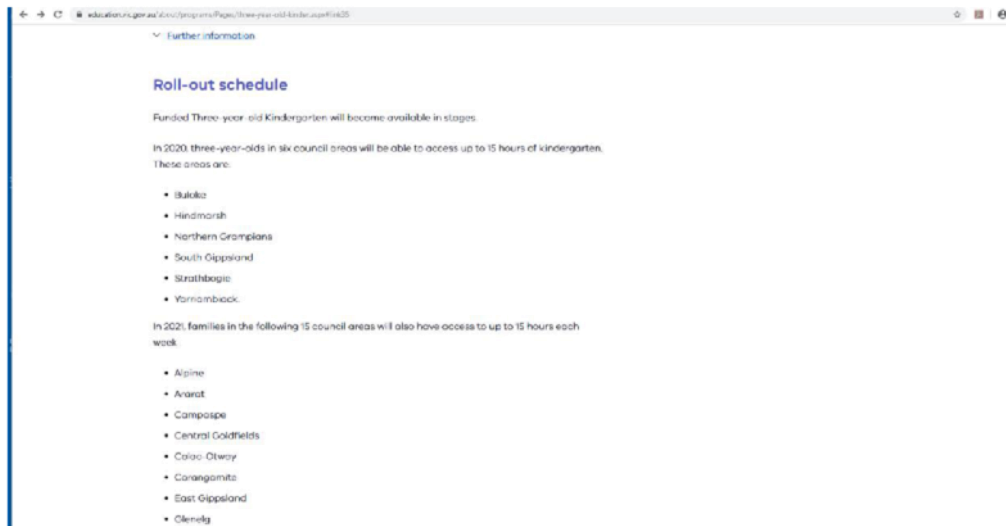
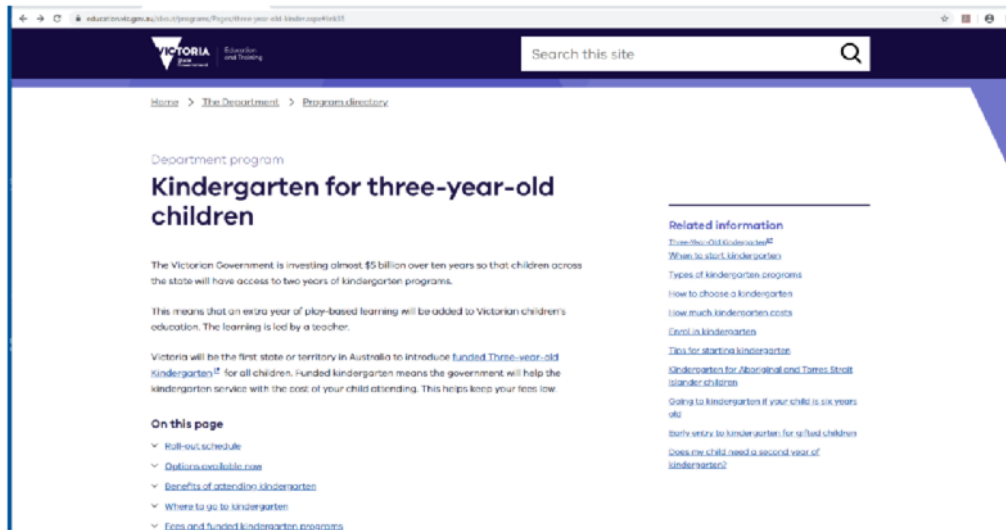
**SECCLASS2: Percentage of Secondary English Class Sizes by Size Grouping, February 2019 (Government Schools)**

Size Groupings (%)	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	All Secondary
10 and Under	2.5	4.6	4.2	6.2	6.9	7.6	4.2
11–15	5.3	5.8	7.4	8.4	10.8	16.3	7.4
16–20	17.9	16.3	18.6	21.3	29.9	32.2	20.6
21–25	63.2	61.2	57.2	50.8	42.5	37.5	56.9
26–30	11.0	12.0	12.3	12.7	8.8	5.9	10.4
Over 30	0.1	0.1	0.2	0.5	0.9	0.3	0.3
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Number of Classes <sup>1</sup>	2,140	2,137	2,135	2,259	2,268	2,040	11,156
Average Class Size <sup>1</sup>	21.9	21.6	21.5	20.9	19.9	18.9	21.3

<sup>1</sup> Classes with students from more than one year level have been included in the calculations for each year level, but only once in the calculations for "All Primary" and "All Secondary" respectively. For example, a class of 25 students containing both year 7 and year 8 students has been included as a class of 25 in the calculations for both year 7 and year 8, but only once in the calculations for "All Secondary".

NB: The sum of individual percentages may not add to total due to rounding of the individual numbers to one decimal place.

Attachment 2



education/vic/earlychildhood/programs/pages/three-year-old-kindergarten/31

- Hepburn
- Indigo
- Loddon
- Murrindindi
- Southern Grampians
- Towang
- West Wimmera

These first roll-out areas have been chosen because they already have the physical capacity to meet local demand.

From 2022, three-year-olds across the rest of the state will have access to five hours in a kindergarten program led by a teacher.

The hours will then progressively increase up to the full 15-hour program by 2025.

### Options available now

There are some kindergarten options for three-year-olds available now including the Early Start Kindergarten program that means eligible children can attend a kindergarten program at low or no cost. Other three-year-old kindergarten programs are not currently subsidised by the government.

Funded kindergarten is already available for four-year-olds.

Learn about [the different types of kindergarten](#) to find options.

### Benefits of attending kindergarten

education/vic/earlychildhood/programs/pages/three-year-old-kindergarten/32

Research shows that quality play-based learning is a powerful way to support children's learning and development. The benefits last into the school years and beyond.

Evidence also shows that two years are better than one when it comes to early learning. Taking part in a quality kindergarten program at an earlier age leads to positive effects on child development. It has even greater benefits for children who need extra support or are in vulnerable circumstances.

### Where to go to kindergarten

Funded Three-year-old Kindergarten will be available in both long day care centres and seasonal or "standalone" kindergarten services. This is the same way that kindergarten for four-year-olds is available now. Find out [how to choose a kindergarten](#).

### Fees and funded kindergarten programs

The commitment to fund kindergarten programs will mean fees are kept as low as possible.

Subsidies for three-year-old kindergarten programs will work the same way as they do for four-year-old kindergarten. See [how much kindergarten costs](#) for costs and subsidies.

We will support long day care centres so they can run quality kindergarten programs led by teachers. This will ensure all Victorian children get the benefits that come with early learning.

### Further information

See our [child care and kindergarten sector](#) for information on enrolment, fees and service quality.


Find out about [financial support to study or work in early childhood](#) and [funding for services](#) to prepare for the roll-out.

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<p><b>For parents</b></p> <p><a href="#">Early childhood</a></p> <p><a href="#">Schools</a></p> <p><a href="#">TAFE and training</a></p> <p><a href="#">The Department</a></p>	<p><a href="#">SecureSite</a></p> <p><a href="#">Help in your language</a></p> <p><a href="#">Accessibility</a></p> <p><a href="#">Privacy</a></p> <p><a href="#">Copyright</a></p>	<p>Contact us</p> <p><a href="#">Report a website issue</a></p> <p><a href="#">Twitter</a> <a href="#">LinkedIn</a> <a href="#">Facebook</a> <a href="#">YouTube</a></p> <p>State Government of Victoria, Australia © 2019</p>
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We respectfully acknowledge the Traditional Owners of country throughout Victoria and pay respect to the ongoing living cultures of First Peoples.



I am opposed to elements of Amendment C87 to the Golden Plains Planning Scheme, as it does not provide any form of compromise between "Inverleigh as we know it" and "Inverleigh as is proposed" in the Structure Plan, in relation to lot sizes. I believe the Structure Plan contradicts itself and is misleading when suggesting there will be lot sizes larger than 0.4ha in the proposed LDRZ areas.

The Structure Plan states "...State Planning Policy requires Council to ensure a sufficient supply of urban land is available.....to accommodate projected population growth over at least a 15 year period...." The Structure Plan fails to explain, as per Clause 11.02-1S of the Victorian Planning Scheme, that the "residential land supply will be considered on a municipal basis, rather than a town by town basis". As the requirement for residential land is across the whole of the Golden Plains Shire there is no *requirement* for Inverleigh specifically to have 430 lots available, much less: the 525 proposed through Potential Growth Areas 1, 2 and 3; the unquantified but potential for hundreds of lots through Potential Growth Areas 4, 5 and 6; and the potential for many more lots should current land owners subdivide, given Amendment C87GPLA proposes to decrease the minimum lot size to 0.4ha.

In the Structure Plan a Residential Development Principle notes "Residential development will continue to incorporate the existing landscape as a design objective through maximising the retention of landscape features such as trees, ridgelines and waterways and using larger lots *where necessary* to achieve this outcome". "Where necessary" implies the default will be to have lots of the minimum allowable size (0.4 ha) and it will only be by exception that a lot will be larger than 0.4ha. Yet the correlating Residential Development Strategy notes "Plan for new residential development to provide a diverse range of lot sizes which reflects the country lifestyle character of Inverleigh and responds to site conditions". The Principle and the Strategy do not align; one plans for a diverse range of lot sizes, the other only allows a variation from the minimum lot size by exception.

As noted in the Structure Plan and from the Inverleigh Structure Plan 2017 Community Survey (Attachment 1) there are a variety of views on lots sizes; "...some residents want to subdivide because they don't want to manage large lots, others want to retain the 1 ha minimum lot size" and 53% of residents do not want greenfield development (37% No development + 16% Infill development (only). Furthermore since the 2005 Inverleigh Structure Plan the community still "...wants to retain the values and character that make Inverleigh popular", one element being the option of larger lot sizes.

To consolidate the above points I believe the Structure Plan must be updated to include an additional Residential Development Strategy; it would read "At the development planning permit stage the Council will advocate on behalf of the Inverleigh community for, and ensure, diversity of lot size".

This proposal would: allow for actual diversity in lot size; it would show that the Council has listened to the community and is genuinely attempting to "maintain Inverleigh's rural village atmosphere" vs succumbing to pressure from developers (who have no interest in the towns' values and vision), and it would be a compromise between "old" (1-2ha minimum) and "new" (0.4ha minimum). The Council has the powers and is able to make the *choice* to have larger block sizes, as 0.4ha is the minimum for un-sewered LDRZ; it is not the required size nor is it the only allowable size.

In addition I confirm I support Strategy 1.1 of Amendment C87 to the Golden Plains Planning Scheme.

I think it is imperative the existing township boundary of Inverleigh is maintained to retain and preserve our small country town lifestyle and our small, but highly valued, community, as well as protect the natural landscape and environment features unique to our town, as we know it.