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Signature.



Date 7/11/2019

AMENDMENT C87gpla – INVERLEIGH STRUCTURE PLAN

SUBMISSION FORM – The impact on the sustainability and health of small scale intensive agricultural businesses.

I am opposed to elements of Amendment C87 to the Golden Plains Planning Scheme for the following reasons:

Inverleigh has a diverse group of intensive small scale agricultural businesses which, given a situation where there is a lack of diversity in block sizes, are at an increased risk of a decrease in their sustainability and health. Diversity in block sizes is essential to allowing people the country lifestyle choice and encouraging the Council's own position of supporting and promoting productive and sustainable agricultural and rural enterprises (See 3.9 Golden Plains Rural Land Use Strategy). Examples of such businesses are as follows:

- a. Berry Organic in Savage Drive Inverleigh, are a mid-sized family owned and operated 5 acre Berry Organic Farm, producing premium quality Certified Organic Berries. Even though this is considered a non-traditional berry growing location, it has not deterred this family from growing outstanding quality berries. These fruits are renowned for their superior quality and flavour. Excess fruit is made into the Berry Organic range of jams and chutneys which are all certified 100% organic. Certified organic vegetables and other fruits may also be on offer.
- b. Vortex Veggies is a 16 acre certified Australian Demeter Biodynamic family owned and operated market garden since 1997, in Weatherboard Road, Inverleigh. They have consciously remained a manageable size operation so as to remain hands on in all areas of production and to maintain the integrity and quality of their produce. ABC TV's Landline featured this Inverleigh business on the 18th August 2019. With rezoning in Weatherboard Road to LRDZ areas after the broiler farm closes in 2020, it will result in most of that Road being surrounded on 3 sides by homes.
- c. Leighgrove Olives is a family owned and operated boutique olive grove, located on a picturesque stretch of the Barwon River. The 4500 tree olive grove is producing extra virgin olive oil of the finest quality. The cool climate conditions with a long, slow ripening period, together with the rich pastoral soils, results in oil of particularly deep, full flavoured characteristics. With more than ten different olive tree varieties originating from Tuscany, Greece and Spain, the range of flavours and styles of oil makes each season's harvest an exciting time at Leighgrove. Some are very fruity, whilst others are quite peppery and robust, each with its own character. In a true boutique way, the family's aim is to offer the finest quality they can achieve in a choice of styles to suit both differing tastes and culinary uses – to compliment all cooking. They are not bound by big supermarket demands for exactly the same taste each year – indeed the annual variations in temperatures, rainfall and quantities of fruit harvested are a welcome addition to the exclusive nature of their oil. The well-documented health benefits obtained by incorporating extra virgin olive oil into your daily diet is reason enough to insist on the best available product. Being a no-cholesterol monounsaturated fat, it contains the 'good fats' which in turn fight the 'bad fats'. The high level of Polyphenols are antioxidants which enhance the activity of the immune system. To ensure the retention of these, these olives are grown in accordance with modern, environmentally responsible practices, harvested at peak condition and processed quickly under modern hygienic conditions. This attention to

quality is what makes the difference to the final product – another reason to look for small, boutique grown oil where the grower knows the trees and the product intimately, and is not constrained by the demands of large-scale mass productions, where uniqueness of product is so often lost. On this same property The Farmgate Olive Shop sell home cure manzanillo or kalamata olives, sicilian olive relish, olive salt and dukkah all made by Leighgrove Olives, as well as soaps, skin creams and moisturisers, French provincial table linen and gifts.

- d. Jennings Honey is a family owned and operated bee keeping business situated on 2.3 acres in Common Road. The Jennings Family have kept bees for the past 25 years. They manage their own apiaries and their bees produce the best quality honey possible from healthy hives. Only the surplus is harvested, so the bees stay healthy. Their honey contains pollen, is 100% pure Australian and is cold extracted and a real hit with locals and visitors to the Inverleigh Lifestyle and Produce Market.
- e. Leigh River Roses is a family owned and operated business on Hopes Plains Road, Inverleigh. Grown in full sun on the fertile Western Plains of Inverleigh, Leigh River Roses grow roses the way nature intended – full of colour and full of scent. They grow a large range of garden roses in every palette, including the highly sought after, David Austin Roses. Their collection has been specifically chosen for their scent, colour and suitability as a cut flower – roses that will delight your senses – and are highly sought after at markets all around Geelong and district.

With the planned increase in population, associated with a blanket approval of 0.4 ha blocks, this will result in a lack of diversity of block size. With new homes and gardens comes the predicted increase in the frequency of use of herbicides and pesticides in people's gardens. The impact of such herbicides and pesticides on biodynamic and organic businesses from prevailing winds, will be detrimental to the health of these businesses. It would take approximately 2 years for these businesses to have their accreditation status restored if testing showed the presence of contaminating herbicides and pesticides. Therefore, overlays need to be put in place regarding the use of non-organic pesticides and herbicides within the areas of planned development.

Diversity in block sizes is essential to allowing people the country lifestyle choice (something that was repeatedly highlighted in the Golden Plains Shire Inverleigh Structure Plan 2017 survey results) and encouraging the Council's own position of supporting and promoting productive and sustainable agricultural and rural enterprises (See 3.9 Golden Plains Rural Land Use Strategy). A blanket 0.4 hectare block size results in no future businesses of these types which is contrary to both documents mentioned above.

<https://www.goldenplains.vic.gov.au/sites/default/files/RESULTS%20OF%20THE%20INVERLEIGH%20STRUCTURE%20PLAN%20SURVEY%202017.pdf>



Inverleigh Structure Plan 2017 - Survey results

Summary

A total of 123 surveys were received.

Respondents identified the country lifestyle, sense of community, rural ambience, environmental qualities, facilities and proximity to the larger service centres of Geelong and Bannockburn as aspects they liked about living in Inverleigh.

Roads, Rates, Rubbish and lack of public transport and other services were issues which respondents didn't like about Inverleigh.

Very few respondents work in Inverleigh, with most travelling to Geelong for employment and other destinations including Melbourne and Bannockburn.

The survey was completed by residents who have lived in Inverleigh for varying degrees of time. 60% of respondents have lived in Inverleigh for less than 10 years, and the remaining 40% have lived in Inverleigh for more than 10 years.

When asked their preferred option for growth, 33% of the respondents do not support future development. Of the remaining respondents, 14% would prefer infill development, 18% prefer greenfield and 24% prefer a combination of infill and greenfield development. Thirteen (13) respondents did not respond to the question about preferred future growth options.

Most respondents chose to provide comments at the end of the survey. The comments are wide ranging and reflect a diversity of community opinion on many issues. There were plenty of great ideas shared and areas suggested for further investigation. Overall, the surveys demonstrate a strong interest in the future planning of Inverleigh and a strong sense of community spirit.

Each survey response has been recorded and collated into the following tables, a separate table has been created for each question. A summary of the themes and issues raised for each question is provided beneath each table, where applicable.

Survey Responses

QUESTION 1: What do you like about living in Inverleigh?

Table 1: Responses to Question 1

Proximity to Geelong, Ambience, Sense of Community, Facilities
Small Town
Town & Country



Country Lifestyle, Large Lots

Just Like It

Lifestyle, Sense of Community, Large Lots

Land in Flood area

Large Lots

Sense of Community, Country Lifestyle

Country Lifestyle, Sense of Community

Space, Large lots, Locational proximity to large towns

Historically lower rates, Own Council Depot

Proximity to Geelong, Ambience, Sense of Community

Sense of Community, Low Crime Rate

Undeveloped

Small Town

Country Lifestyle, Large lots

Sense of Community

Country Charm, facilities, proximity to larger towns

Sense of Community, Small School

No Commercial Centre, Sense of Community, Country Lifestyle

Country Lifestyle, Day trips, increased visitation

Country Lifestyle

Country Lifestyle, Sense of Community

Sense of Community

Rural Ambiance, Sense of Community, sporting and cultural amenities

Country Lifestyle

Country Lifestyle, Large lots, Rivers, Small population, Facilities

Everything

Sense of Community, Space, Environment, Shops

Country Lifestyle, Proximity to Geelong, Responsible subdivision

Small Town

Country Lifestyle, Environment, Proximity to Geelong

Country Lifestyle, Sense of Community

Boutique shops, Sense of Community, Proximity to Geelong, Primary School





- Proximity to Geelong & Melbourne, Country Lifestyle
- Country Lifestyle, proximity to Geelong, Sense of Community
- Country Lifestyle, Proximity to Broader Services, Access to Coast
- Country Lifestyle, Larger lots, Sense of Community, Space
- Country Lifestyle, Heritage Style, Space, No Supermarket
- Sense of Community, Country Lifestyle
- Country Lifestyle, Large Lots, Ambience
- Country Lifestyle, Primary School, Facilities, Environment
- Country Lifestyle, Boutique Businesses
- Ambience, Proximity to Geelong
- Country Lifestyle, Layout of inner town area
- Country Lifestyle
- Sense of Community, Space, Environment, Country Lifestyle
- Country Lifestyle, Environment, Ambience, Free Campsite
- Environment, Sense of Community,
- Sense of Community, Ambience
- Country Lifestyle, Sense of Community
- Sense of Community, Ambience
- Environment , Country Lifestyle
- Location, Larger lots, Sense of Community
- Sense of Community, Country Lifestyle, Environment
- Environment, Rural Town
- Country Lifestyle
- Sense of Community, Liveability
- Environment, Rural Town
- Country Lifestyle, Proximity to Larger towns
- Sense of Community, Country Lifestyle
- Space, Sense of Community, Country Lifestyle
- Small Town
- Country Lifestyle, Amenity
- Sense of Community
- Sense of Community, Environment, boutique business, no light pollution
- Sense of Community, Rural Ambience
- Sense of Community, Small Town, Large lots
- Sense of Community, Rural Ambience
- Small Town, Low Population
- Rural Ambience



Country Lifestyle, Space, Rural Ambience
Rural Ambience , Small Town
Environment, boutique businesses
Sense of Community, Vibrant township
Sense of Community, Rural Ambience
Country Lifestyle, Proximity to Geelong
Country Lifestyle
Proximity to Larger towns, Great facilities, Rural Ambience
Small Town. Sense of Community, Environment, Great Facilities
Rural Ambience, Great Facilities, Sense of Community
Small Population, Rural Ambience
Sense of Community, Not over developed, Facilities
Country Lifestyle, Large Lots
Sense of Community, Country Lifestyle, Proximity to Geelong
Rural Ambience, Proximity to broader services
Sense of Community, Larger Lots, boutique businesses, Environment, Facilities
Country Lifestyle, Proximity to Services, Rural Ambience
Small Town
Small Town, Facilities, Environment, Sense of Community, Larger lots
Rural Ambience, Small town
Country Lifestyle
Sense of Community, Facilities, Proximity to larger towns, Environment
Rural Ambience, Proximity to larger towns, boutique business, Environment, Sporting Facilities
Boutique businesses, Facilities, Sense of Community, Proximity to larger towns - No supermarket
Rural ambience, sense of community
Small town, Sense of community, Environment
Sense of Community, Rural Ambience, Low Population
Rural Ambience, Large Lots, No growth
Not a resident
Sense of Community, Facilities, Proximity to larger towns



Large Lots, Sense of Community
Rural Ambience, Boutique business
Small town, Rural ambience, Safe
Large Lots, Sense of Community
Sense of Community, Larger Lots, rural ambience, proximity to larger towns and walking tracks
Sense of Community, River, proximity to larger town
Small country community
Community, open space
Peaceful country lifestyle
Community, shops, walking tracks along river
Progressive, friendly with great community and facilities
Community spirit
Peaceful, quiet, friendly, clean. Rural atmosphere, close to Geelong
Peacefulness
Sense of community, space, privacy, friendly and innovative community, pub

Note: 7 submissions did not respond to Q1

Summary of Responses and Key Themes to Question 1:

- Sense of Community (great, close, safe community)
- Country Lifestyle
- Small town in proximity to larger towns (reference to close proximity to Geelong and Bannockburn)
- Rural Ambience (quiet, peaceful feel, sense of space)
- Environment (river, trees, walking tracks)
- Larger lots
- Facilities (kinder, school, pub)
- Liveability (boutique shops, walkability, love everything)

QUESTION 2 – What do you dislike about living in Inverleigh?

Table 2: Responses to Question 2

Nothing
Neighbours Pets
Lack of Medical Services
Nothing
Lack of Footpaths



- Lack of Public Transport
- Nothing
- Subdivision on existing blocks
- Limited retail need a supermarket
- Development
- Nothing
- Rates - less value for services
- Nothing need more units for the elderly
- Poor condition of roads
- Rates - too high
- Nothing
- Roads & Increase in Population
- Lack of Council funding (compared to Bannockburn)
- Increased development
- Rates - less value for services
- Nothing
- Nothing
- Lack of Medical Services and aged care facilities
- Nothing
- Lack of public Transport
- Roads - Hamilton Highway
- Lack of Day Care facilities
- Lack of Public Transport

- Fortnightly rubbish collection, Lack of Public transport, Poor water pressure
- Roads - Hamilton Highway, disrespectful new residents
- Lack of Services

- Liveability - not walker friendly, Lack of Medical Service, Childcare, Library and supermarket
- Trail bikes on low density properties
- Tail bikes in low density areas
- Dust
- Lack of a small supermarket
- Nothing
- Roads - Hamilton Hwy
- Roads - Hamilton Hwy
- High rates - increased traffic, increased tourists

- Fortnightly rubbish collection, Lack of safe crossing across High St
- Lack of Public Transport
- Roads - Hamilton Hwy
- Increased development
- Street landscaping for main street



- Inadequate sporting facilities, derelict buildings
- Leaving it
- Require an in-depth community planning forum
- Lack of Public Transport, Lack of small supermarket
- Roads need improving (particularly dirt roads)
- Rates - disgustingly high
- People who want it to be a city
- Road - Hamilton Hwy
- Fortnightly garbage collection, Lack of town water
- Nothing
- Nothing
- Irresponsible pet owners
- Lack of medical services, lack of public transport
- Development
- No to our property being rezoned from FZ to LDRZ
- Increased development
- Nothing
- Roads, Irresponsible pet owners
- Nothing
- Roads - Hamilton Hwy
- Lack of public transport, lack of street lighting
- Increased development
- Road - Hamilton Hwy
- Roads - poor roads to shops and schools
- Increased development

- Lack of public transport, unsealed dirt roads, no NBN, noise from highway traffic
- Lack of public transport
- Increased development
- Nothing
- Nothing
- Nothing
- Roads - Hamilton Hwy - lack of overtaking lanes
- Lack of home postal delivery
- Nothing
- Lack of grocery shop

- Lack of childcare services, lack of progressive plan for shopping precinct
- Nothing, NBN would be good
- Nothing, lack of overtaking lanes on highway
- Nothing

- Lack of public transport, lack of NBN, Roads - Hamilton Hwy dangerous



Roads, Potholes and Hamilton Hwy

Capacity for kindergarten and primary schools to take on more children

Roads - Hamilton Hwy and Winchelsea Rd ordinary, lack of planned burns in the Common to reduce fuel loads

Lack of access to services

Traffic on the Hamilton Highway - trucks tail gating

Increased development

Lack of small supermarket, High rates, Lack of NBN

Nothing

Avenue of trees poorly maintained, Roads - no overtaking lanes on the Hamilton Hwy

Nothing

Increased development has put pressure on services Kinder, CFA, Roads - Lack of overtaking lanes on Hamilton Hwy

Nothing

Roads - Increased traffic

Roads - excessive trucks through the town - Hamilton Hwy

Lack of local employment

Nothing

Nothing

Fortnightly garbage collection, rotten rubbish and flies

Increased development - populations growth should slow down

Roads - increased traffic on what was quiet roads, increased trade vehicles

Limited childcare, No postal delivery

Public toilets do not cope with high usage, Recreation facilities require attention

No weekly garbage collection

Lack of fresh food, lack of farming families on small farms

No supermarket, no sewerage, no postal delivery or medical. Fortnightly garbage collection.

Internet coverage

Nothing

Expensive to connect to town water, no town gas

Fortnightly rubbish collection, no postal delivery, sale of second hand cars on Highway detracting from town entrance

Hamilton Highway

Note: 8 submissions did not respond to Q2



Summary of Responses and Key Themes to Question 2:

- Nothing
- Roads (reference to Hamilton Highway and roads in general)
- Lack of Public Transport
- Increased development (references to further growth and increased population)
- Rates
- Services (reference to medical, childcare, kindergarten, school and rubbish collection, NBN, postal delivery, public toilet facilities, recreation facilities)
- Retail (reference to a supermarket and other shops, employment)
-

QUESTION 3 - Where do you work?

Table 3: Responses to Question 3

Geelong	55
Melbourne	8
Bannockburn	7
Surf Coast	3
Retired	4
Inverleigh	2
Other	15

Note: some respondents worked in 2 locations per submission

Note: Some submissions did not respond to Q3

QUESTION 4: How long have you lived in Inverleigh?

Table 4: Responses to Question 4

Less than 2 years	23
2-5 years	27
6-10 years	23
11-30 years	33
30+ years	16

Note: 1 respondent did not answer Q4



QUESTION 5: Preferred Option for Future Growth

Table 5: Responses to Question 5

Infill	17
Greenfield	22
Combination of infill & greenfield	30
Do not support future development	41
No response	13

QUESTION 6: Further comments provided:

Table 6: Responses to Question 6

Increase B&B's in the area
Inverleigh should remain as is - chosen to live in an non urban area
Flood warning system should be in place – Inverleigh/ Winchelsea Road should be sealed for safety – Maintain Hamilton Highway
Chosen to live in a semi rural town - Chosen this lifestyle - chosen to make the necessary sacrifices to compensate - doesn't want to see cheap estates in Inverleigh
No reason to rule out residential development in areas of inundation
Don't want to loose its small town feel
Great potential for increased visitation that could generate money to improve amenities, improve infrastructure. Allow growth and subdivision
Against subdivision of existing lots (keep to larger lots) - keep Inverleigh as a small rural town
Support subdivision at 2 acres no less. No suburbs for Inverleigh. Inverleigh can't support large population increase. Oppose greenfield subdivision
Developers to all infrastructure costs. Relocate recreation infrastructure to Golf Course area. Redevelop the oval area for a supermarket, chemist and doctors
Maintenance of public areas requires attention
Opposes suburb development



Repair Hamilton Hwy, utilise small lake, clean up out of control vegetation
 No comment

4000 sqm lots too small. Do not change 1-2 acre subdivision

No comment

Do not support greenfield subdivision. Subdivide existing lots close to town

Leave Inverleigh as a small community - no growth

Leave Inverleigh as a small community - no growth

Boutique business growth only - no multinationals (allow small supermarket)

No comment

No comment

No growth - little school would change the feel - any subdivision should be at 2.5 acres only - limited internet challenging

Complete sporting complex master plan. Rearrange sporting venues. Plan for sewerage to stop pollution of river. Provide long term plan to replace cypress trees to east and west of town

Increase trees in new subdivision areas, concrete footpath from town centre to link with Faulkner road, update playground in town centre and new estates

Correct the flood overlay

Rates too high- redirect funds back to Inverleigh. Required – day-care, walking tracks, trees along the roadside, tennis courts resurfaced, improved roads and golf course

Grass needs cutting (Victoria Park), Tree roots running under McCallum Rd

No sewerage for Inverleigh.
 Oppose reduction of lots sizes to 4000sqm

Inverleigh has poor services that would not cope with increased community size
 Sewerage is a must. Roads need overtaking lanes. Rates are too high. Increased growth requires increased and improved services



Lots min 8000sqm. Rezone main street to allow for retail business to operate. Change by-laws to stop trail bikes on low density blocks. No high density estates

Town subdivision to min 1 acre. Only support subdivision outside town to 3 acres - no cookie cutter development. If growth is encouraged overtaking lanes are required between Inverleigh and Geelong

No comment

No small house blocks like Bannockburn. Keep larger rural blocks

Concerned about low police numbers on weekends. Pass this info on to relevant agencies.

Lot size down to 4000sqm ok. Do not support reducing lot size under 10,000sqm outside township

Introduction of domestic waste water plan will ultimately allow developers opportunities to reduce lot sizes down to 4000sqm. Developers will then target old town blocks to allow for high density destroying the country feel. Do not allow a supermarket on the main street use Camperdown example and have it in the back street

Do not want Bannockburn subdivision or main street. Services such as sewerage, gas, NBN will enhance liveability. Enough shops more B&B's + passive tourism

Do not want high density housing. Space is the reason people live here.

Hamilton Hwy crossing, fix path under bridge, increase baby and toddler swings in park. Public toilets required on same side of road as playground, fitness equipment to encourage health lifestyle

No small lots. Provide town water to west of Inverleigh

No comment

Sewerage system required for town. As a pensioner I couldn't afford this

No comment

Expand and upgrade sporting complex. Relocate tennis club, facilitate inclusiveness of towns people to include juniors and teenagers

Encourage new business and small supermarket



Facilitate long term community planning with professional consultants

Adequate space remains around the Sacred Heart church to allow for parking. Infrastructure progresses together with development not after it. Space for families. Catholic school (2-5ha) may be needed and rebuilding of existing church.

No response
NO traffic lights

No response

Only support subdivision on large allotments. Lots at 4000sqm will destroy the uniqueness of town, devalue land and create suburbs. Battle-axe blocks destroys streetscapes, creates cheap blocks. Don't want Inverleigh to be upper Corio. Small blocks creates issues.

100% support more land supply

develop town with sensitivity to small population and low density, boutique commercial zone

Low density development only. If town grows the following is required: larger petrol station, increased parking around shops, larger children centre
Rates too high. No increase in services to compensate

Would not want to see housing estates. Leave us alone
Need a bus shuttle to Bannockburn for higher order services

No comment
No comment

Do not suburbanise Inverleigh. Value our large lots, space, freedom and privacy.
No comment

Need to consider education provision and infrastructure. Primary school at capacity. Solution consider land to the west of the current school and vacant land. Areas deemed flood prone could be play areas. School expansion is required.
No comment

Land earmarked for development is not reflected in existing zoning. No small blocks. Rates are charged at growth rate but land hasn't been rezoned.

No comment



Small blocks ruin country feel. 2-2.5acres OK. Kinder, school and Post office are at capacity. Hamilton Hwy is dangerously busy and in poor condition - need overtaking lanes. Tip vouchers (Murgheboluc) would be helpful

Increasing population will change the town. Keeping the town the same will be a challenge. Public transport is needed

No comment

Concerned about the future of their chicken farm if changes occur to zones

Bannockburn is the growth area. Increasing population brings increased crime. Do not support infill or 4000sqm lot sizes

Need shopping centre. Do whatever keeps land prices high

No comment

Need public transport. Secondary school is required in Bannockburn. Inverleigh is isolated even from Bannockburn

Would welcome opportunity to subdivide whilst maintain the ambience of the community. Need to reduce the current acreage requirements.

No supermarket

Do not lose Inverleigh small town feel. Consider town's heritage do not allow to many subdivisions on too small lots. Do not want Bannockburn

Interested in subdividing our property. Would like lot size less than 1 ha

no comment

Relocate tennis courts to rec reserve allowing the school to expand. Kinder at capacity, Childcare services required

no comment

no comment

no comment

no comment



No greenfield housing already have 2 large new estates

Appreciate existing services and care to see them remain the same size. Further subdivision will threaten our way of life. Increased amount of young families would benefit from larger skate park and new bike track

Don't over populate Inverleigh

Do not subdivide under 4000sqm

Council needs to improve services and allow commercial development before allowing for population growth

Don't want Inverleigh to get bigger. Bigger = issues with crime, traffic

Would not support subdivision smaller than 2 acres. No subdivision of existing blocks. No suburb for Inverleigh - would destroy real foodie/ tourism opportunities

no comment

Inverleigh is unique, smaller blocks will not fit with the current or proposed demographic. Murghebuloc tip needs to be discussed transparently with Inverleigh residents, Vic Rds and TAC - untenable to have in our community

Do not support future population growth

Charming safe community, comfortable raising my children there.

Do support future growth, but must be a limit. Infrastructure needs to grow at same rate, school needs more space to expand, need more shops

Don't want densely population as Bannockburn. 400 kids at school - no room for them to play. Concerned Inverleigh will lose its Daylesford appeal.

Do not support the introduction of sewerage.

Future growth dependent on exposure to natural hazards, current development is greater than 1km from school/kinder/shop we are car dependant for daily tasks. Future development west Common Rd likely to require additional river crossing by car or pedestrian



no comment
Support controlled aesthetic landscaped subdivision on the Geelong side of Inverleigh. Larger 1ha lots can encourage storage and hoarding
Keep large lots
Growth is inevitable, but prefer a minimum lot size of 2.5 acres (10,000 sqm) for new subdivision. Not small lots like Bannockburn
Change Farming Zone to allow subdivision to 20-50 acres in size, to increase values, biodiversity, range of farming pursuits and local produce.
Identify areas for future retail and industrial development. Suggests the Highway, abutting Hopes Plains Road. Sewerage should be implemented now to accommodate expansion. Existing structure plan suggests drought proofing all sporting facilities. Inverleigh Golf Club needs water to protect its long term future. Track into the free camping area (east of town) requires attention.
Inverleigh shouldn't become like a suburb, Preserve its heritage and presentation
Don't expand town boundaries

End of survey results.

20


11th October 2019

Dear Golden Plains Council,

IN REGARD TO GOLDEN PLAINS PLANNING SCHEME AMENDMENT C87gpla

We hereby submit our proposal for the Sub Division of our property, that being 

Our property consists of 4.0921 hectares and we also have a crown lease on a further 0.4 hectares of land adjoining our property.

We propose to subdivide the property into 3 allotments of similar size all facing . The land itself is not subject to flooding and is not ideal for cropping or heavy pastoral use.

We would seek to retain ownership of our family home on the southern most proposed allotment allotment.

We note that on a previous Inverleigh Structure Plan our property was designated for development. At present our property is designated as a Future Investigation Area. We are situated west of Phillips Rd Inverleigh.

We would seek to retain with any subdivision the rural nature of the area. We do not believe such a subdivision would have any detrimental effects whatsoever.

A further detailed submission / proposal can be provided in due course if so required.

Yours Faithfully



21

Attention: Strategic Planning
Golden Plains Shire
PO Box 111
BANNOCKBURN VIC 3331

Submission:

Golden Plains Amendment C87 gpla

October 2019

The [REDACTED] is one of the oldest environmental and conservation organisations in the Geelong region, originally formed in the 1890s and re-established in 1961 in its present form. The [REDACTED] has undertaken study of natural history in the wider Geelong region since its inception and the Club and its members have been instrumental in the protection of many areas of natural environment, in urban and non-urban areas.

Our members are actively involved in club surveys and excursions where we observe and record mammal, reptile, bird, and plant species. The [REDACTED] also conduct specific surveys related to many threatened species including Swift Parrot, Orange-bellied Parrot, Freckled Duck, migratory shorebirds, Striped-legless Lizard, and various amphibian and small mammal species. The club has noted many species are in decline due to of loss of habitat as a result of climate changes, inappropriate development, invasive species and lack of environmental water in river system. The club has been active in carrying out fauna surveys within the Golden Plains shire and in particular the Inverleigh Nature Reserve.

The [REDACTED] welcomes the opportunity to comment on the proposed amendment C87GPLA to the Golden Plains planning scheme resulting from the adoption of the Inverleigh Structure Plan.

The [REDACTED] are disappointed that the reference and objective for the establishment of a Bio link connecting the Inverleigh Nature Conservation Reserve and Leigh River has been removed from the planning scheme.

The Amendment to 21.07-5 of the Planning Scheme only makes mention to Strategy 3.2 for the need to provide public open space to develop a linear pedestrian along the river. No Statement has been made related to the environmentally essential Bio-link that will be critical to ensure good connectivity allowing animal movements between the Inverleigh Nature Conservation Reserve and the riparian zone of the Leigh River.

The [REDACTED] contends that this issue has not been adequately addressed. Whilst the [REDACTED] acknowledge that a basic narrow pathway is shown in Figure 21.07-5A that could serve a limited function as a bio-link, there has not been an adequate assessment to define the dimension of land needed for an adequate sized bio-link that will effectively allow movement of birds and animals.

We note that the Inverleigh Structure Plan 2019 on this subject states...

"A bio-link of a substantial width of at least 60 meters is to be provided as part of the proposed future rezoning and development of land in Common Road. The location of the Bio-link should align with existing vegetation and be of sufficient width to accommodate increased planning to allow wildlife to travel from the Flora Reserve to the Leigh River as well as provide for pedestrian and maintenance / emergency Vehicles access and also be wide enough for the edges to be mown and maintained in a fire-risk reduced state without compromising the sustainability of the link as a wildlife corridor."

There are many considerations quoted and thus Golden Plains Shire recognise that there is a need to investigate further. The [REDACTED] therefore views that a significantly wide Bio-Link will be required to cover the points noted above as well as accommodating the "edge effect" which is well known when designing this type of nature corridor. Accommodating the edge effect is very relevant as the 60-meter corridor suggested at Inverleigh seems far too narrow. Given that closer housing, gardens, dogs cats etc will create significant disturbance upon the corridor, this will cause a significant reduction in effective width over time. The addition of a walking track and emergency vehicle track will also take a considerable slice from the Bio-link. The edges of corridors are also impacted by weeds and pest animal species.

It is the [REDACTED] view that Bio-link should be at least 200 meter wide. Recently the City of Greater Geelong established a 150-meter nature zone along the Barwon in acknowledgement of the importance of connectivity. DELWP have stated that a Bio-link plays a critical role in protecting Biodiversity and we understand the requirements of an effective Bio-link is currently within their scope of the discussions in their Biodiversity Response Planning Process.

We do not see a wider and therefore an effective Bio-Link being a barrier to the economic viability of any development in the area as the recently reduced minimum lot size will make the development more profitable.

In general, the Club is supportive of smaller lot sizes within the township boundaries to manage population increases. We see tightly control boundaries as critical to minimise the impact on surrounding rural land and land available for nature. The [REDACTED] have made this view known to the City of Greater Geelong in their consultation phase from the Geelong Settlement study and during the Barwon Head Structure plan review.

In summary, the [REDACTED] are concerned that removal of the Bio-Link objectives from the planning scheme will lead to poor biodiversity outcomes. We submit that a detailed study is required into the parameters of the Bio-Link within Inverleigh to ensure ready movement of animal species as intended. Design criteria ought to be line with ecological and habitat management best practices.





Dear Laura Wilks,

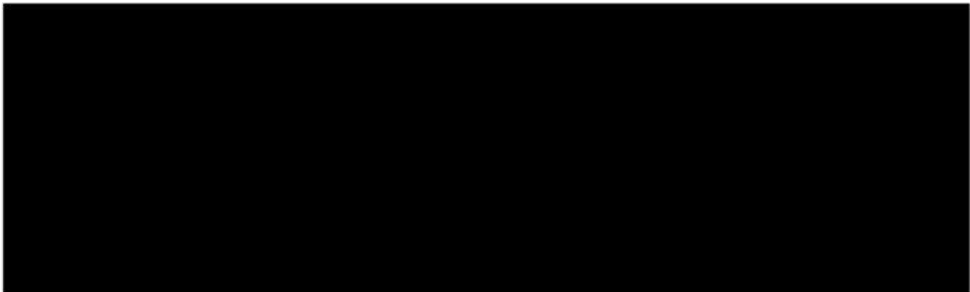
We are pleased to note that in the development of the Inverleigh Structure Plan, consideration was given to the impact of town growth on the Inverleigh Primary School.

As per the strategic-planning website, the Shire notes that: "If additional land is required for educational purposes into the future, it is noted that the School Woodlot on McCallum Road is owned by the Department of Education and could provide an additional site for future needs."

We strongly object to this line of reasoning. The future land needs of the school are pressing. With current enrolments in excess of 200, the School is currently at its land limit. The prospect of the Education Department building a new or split school using the Woodlot is unrealistic. In face of the enactment of amendment C87gpla, we request access to use the land adjacent to the School.

We request an amendment that re-zones land adjacent to and west of the Inverleigh Primary School to "Education – Public Use Zone" (from "Local Government – Public Use Zone").

In the interim, the School would be very happy to begin discussions in regards to a lease arrangement and a first right of refusal to purchase in regards to the land in question. If the Shire wishes to discuss use or acquisition of the Woodlot, the School Council would also be happy to enter into discussion to that end.



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

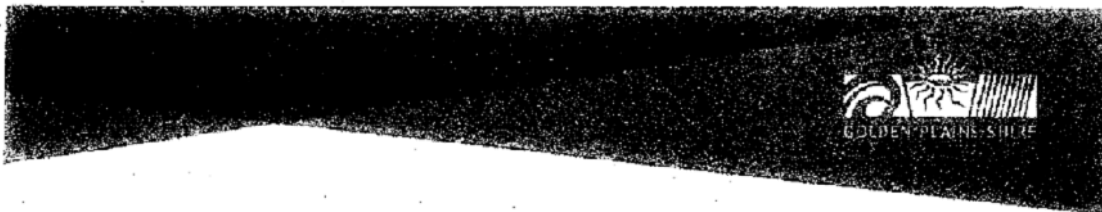
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Unsewered lots

I think it is imperative, from an environmental and conservation perspective, due to the potential leeching of septic runoff to the Leigh River (and through to the Barwon River) from the natural slope on Common Road toward the Leigh River, with unsewered blocks posing a risk of contamination of our local natural waterways, that an investigation on the cumulative output from the septic systems and their likely impact on the river should be done as part of the assessment and viability for this development to proceed. Data collection from Site CO_LEI017 should be resumed ASAP to ensure data-driven insight in environmental changes and stormwater quality monitoring undertaken.

Sustainable development in Inverleigh

The current condition of the waterways running through and around Inverleigh are already under threat with relevant reports identifying the Leigh and Barwon rivers that large percentages are at poor or very poor condition, this report goes on to list the Key threats to the waterways as "Altered flow rates, eroded banks, damaged riparian vegetation and reduced water quality through sedimentation and effluent contamination". Future development will further impact these "High Value and Priority Waterways". If this alarms you, please read my overview on sustainable growth in Inverleigh and relevant facts that support my view.

Diversity of lot size

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.

Loss of faith in Golden Plains Shire and Amendment C87 best interests

The Golden Plains Shire has not performed to a standard that instils any faith in its capacity or will to represent the Inverleigh community into the future which undermines the premise of Amendment C87 and the protections for the community. Supporting information includes 1) the quality of the Inverleigh Structure Plan, 2) the Golden Plains Shire's track record in Inverleigh of poor planning and stewardship, 3) concerns for the staging of development to meet the stated moderate growth goal of 27 homes per year, 4) Local Government Inspectorate Report March 2019, 5) lack of transparency of agency/developer contributions, 6) failure to rezone as part of Amendment C87, the Inverleigh Flora and Fauna Reserve, 7) the inadequacy of community notification of the alignment of the proposed new clause for Inverleigh Local Planning Policy Framework 8) poor performance in the 2019 State-wide local government survey and 9) protection of Aboriginal cultural sites.

*Please advise if necessary

Signature

Date

13/10/2019

5220 7111

PO Box 111, Bannockburn VIC 3331

goldenplains.vic.gov.au

enquiries@gplains.vic.gov.au

Further to the attached submission I include the following:

*Covenants be removed as to house sizing and no of rooms etc. Current covenants place restrictions on a house having no more than 4 bedrooms. To have restrictions on what space a home owner is allowed in their home is ludicrous.

*Allow portable housing or smaller "cottage" or "unit" sized dwellings on blocks 2 acres plus additional to main residence along with strict guidelines allowing inly one family per household. This will eliminate multiple dwelling properties.

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*Provide Inverleigh ratepayers with complimentary tip vouchers or highly reduced tip fees.

*Provide Inverleigh residents with complementary tree mulch at designated zones.

25/10/2019

altusECM

DOCUMENT (Inbound)		DETAILS	
Summary	Submission to Amendment C87 [REDACTED]	Status	New
Information		Deadline	27/10/2019
Comments/Notes		Priority	Medium
		Received	13/10/2019
			04.25.00 PM
		Type	Email
		Ref	IN19/613B3584
		On Hold	No

24

RELATED DOCUMENTS

PEOPLE (4)

Owner
[REDACTED]

Reader
[REDACTED]

CONTACTS (0)

Name	Company	Email	Phone
No records found.			

FOLDER (1)

Number	Par	Name	Organisat	Uni
60-02-087	1	TECHNICAL OPERATIONS\PLANN ...amendment C87 Inverleigh Struc...	-Select-	- Sele

WORKFLOW

No records found.

CONTENT

Attachments:				Links:			
File Name	Size (kb)	Attac by	Attached On	File Name	Size (kb)	Cre by	Created On
No records found.				No records found.			

From: [REDACTED]
Date: Sun Oct 13 04:25:00 PM AEDT 2019
To: Enquiries<Enquiries@gplains.vic.gov.au>
CC:
BCC:
Subject: Submission to Amendment C87/gpla



Submission as follows:

We support the creation of smaller allotments in LDRZ as as per the amendment, with consideration given to the following -

1. Due to the size of the allotments septic systems may not be serviceable due to the soil consistencies and gradients of the land in some cases. Therefore consideration should be given to the implementation of a sewerage system.

25/10/2019

altusECM

2. The drainage system within previous developments is not adequate, and with the new development lot sizes there will be more run off causing erosion. Therefore consideration should be given to an underground system, piped where practical to the golf club as a storage facility and become a filling station for CFA.

3. Previous developments have lot sizes of 1 – 4 hectares, are these residents going to be able to reduce the size of their land by 0.4 hectare? If not, why not?

4. Currently Barwon Water has just closed a tender for the use of recycled water from Bannockburn. Has there been any thought that the new developments on Common Road and Hopes Plains Road could have access to recycled water from Bannockburn? [Armstrong Creek and Warrililly developments have access to recycled water] This would relieve pressure on potable water.

[REDACTED]

[REDACTED]

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[Report this message as spam](#)

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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]

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*Please attach additional pages as necessary

Signature: [Redacted]

Date: 13/11/19

P-TO

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Contact telephone number: [REDACTED]

Email: [REDACTED]

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☎ 5220 7111

📍 PO Box 111, Bannockburn VIC 3331

🌐 goldenplains.vic.gov.au

✉ enquiries@gplains.vic.gov.au