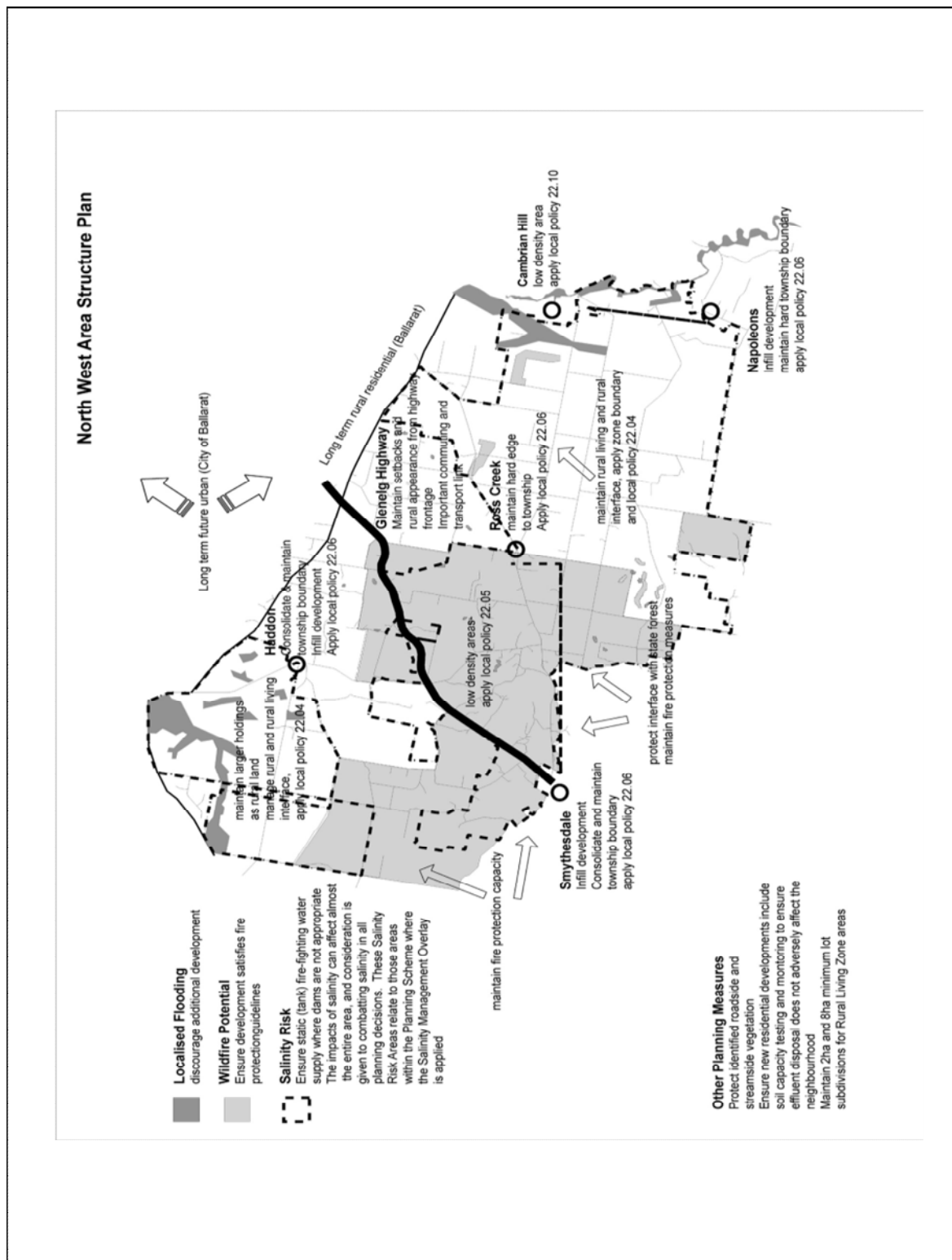


Figure 21.07-4A North West Area Structure Plan**21.07-5 Inverleigh**21/12/2017
C76**Context and issues**

Inverleigh is located approximately 30 kilometres west of Geelong and 10 kilometres south west of Bannockburn, on the Hamilton Highway and is situated at the junction of the Leigh

and Barwon Rivers. Arrival at the town boundary from the east is spectacular as the highway “drops” into the river valley from the rural plains that separate Inverleigh from Geelong.

Previously a rural service town, Inverleigh is now attracting lifestyle residents to low density rural residential living settings and continues to attract passing traffic for rest stops and refreshments.

Inverleigh has an array of natural features including areas of environmental significance, rural landscapes and riversides, as well as areas and sites of historical and cultural significance.

Reflecting the popularity of this area and its proximity to Geelong, connection to the Geelong Ring Road and links to Melbourne; Inverleigh is experiencing pressure for increased residential development. Recently, the population dynamics have changed and the township provides a home base for many residents who commute to work in Geelong and Melbourne. There is limited opportunity for new residential development within the established historic township area (‘old town’) due to flooding and limited capacity for effluent disposal.

Growth areas for Inverleigh have been identified in the Inverleigh Structure Plan and these areas are located outside of the floodplain to the west and the north of the town.

The community’s vision for Inverleigh is a town that protects its environmental and heritage assets and rural appeal while providing new residential opportunities, services and facilities in quality, low density environments.

Development of the township in accordance with the Inverleigh Structure Plan will ensure that growth of the township maintains the characteristics and values that make the township attractive to residents and visitors alike.

Key issues are:

- Built Form – Protecting and enhancing the historic and rural ambience of the town.
- Residential Growth – Encouraging sequential, serviced low density residential development within the township growth boundary and effectively manage interface issues between residential/ rural and other land uses.
- Economic Growth – Enhancing opportunities for rural based industries, commercial, retail, tourism, health and other employment generating activities and services. Natural Environment and Open Space Networks – Protecting the natural environment whilst utilising these assets as part of a passive open space network.
- Flooding – Discouragement of development in the floodway and floodplain. Land uses to be limited to open space and rural/ non-urban uses.
- Infrastructure – Ensure appropriate infrastructure is provided to meet the needs of the growing community and protect environmental qualities of the town.

Objectives and strategies

Objective 1 To contain development within the identified growth area of Inverleigh.

Strategy 1.1 Support low density residential growth of the township consistent with the Inverleigh Structure Plan in Figure 21.08-5A Inverleigh Structure Plan.

Strategy 1.2 Support infill development in areas of the established ‘old town’ not subject to flooding, if effluent can be treated and contained on-site and reticulated sewerage is installed.

Objective 2 To encourage low scale development which respects and enhances the existing historic and rural character and streetscape features of the town centre and town entrances.

Strategy 2.1 Retain and enhance the historic buildings and fabric in the ‘old town’ area.

- Strategy 2.2 Support new development, including buildings, car parking and landscaped areas that offer a high level of amenity to users through their experience and external appearance.
- Strategy 2.3 Maintain and enhance the Main Street avenue of trees through the town and at the entrances of the township.
- Strategy 2.4 Direct new development and subdivision to reflect the rural character and ambience of Inverleigh.
- Strategy 2.5 Create strong visual edges along the township boundaries and enhancement of the distinctive entrance and gateways to Inverleigh.
- Strategy 2.6 Maintain fire breaks at the township boundaries and along the boundaries of the golf course and the Common.
- Strategy 2.7 Maintain an agricultural break between Geelong, and Bannockburn and Inverleigh.
- Objective 3 To encourage economic activity in the township enhances the town centre's role as a community focus and meeting place.**
- Strategy 3.1 Support rural based industrial activities, freight related activity and non-polluting developments on the Hamilton Highway, west of Mahers Road, identified as "Rural Activity and Industry within a Farming Zone" on Figure 21.08-5A Inverleigh Structure Plan.
- Strategy 3.2 Support non-polluting light industry and business to the Rural Industry area, south of the 'old town' area on the Winchelsea Road.
- Strategy 3.3 Support new commercial development in the existing 'old town' area, in particular High Street where infill development can occur and effluent can be treated and retained onsite.
- Strategy 3.4 Require new commercial development to respect and complement the historic character of the town.
- Strategy 3.5 Support light industrial businesses within the township, particularly adjacent to the railway sidings that responds to local amenity.
- Strategy 3.6 Support tourist accommodation.
- Strategy 3.7 Support employment generating activities.
- Strategy 3.8 Support the re-use of existing historic buildings for commercial uses in order to retain a sense of the existing town fabric, particularly along High Street.
- Strategy 3.9 Avoid commercial/retail development that is separated from the commercial/ retail precinct in the town centre
- Objective 4 To protect the natural environment and promote the development of an open space network and continue to enhance the river corridors and landscape of the township.**
- Strategy 4.1 Avoid development that encroaches into the open space corridors and floodplains of the Leigh and Barwon Rivers.
- Strategy 4.2 Support development that is sensitive and sympathetic to surrounding natural features, land forms and public spaces.
- Strategy 4.3 Protect the significant environmental values of the Inverleigh Nature Conservation Reserve (Common) and the Inverleigh Golf Course.
- Strategy 4.4 Create an open space corridor for wildlife to move between the Inverleigh Nature Conservation Reserve (Common), the town and the Leigh and Barwon Rivers.
- Strategy 4.5 Create pedestrian trails and green corridors to the Inverleigh Nature Conservation Reserve and Golf Course throughout the township as identified in the Inverleigh Structure Plan.
- Strategy 4.6 Avoid vegetation removal as a result of subdivision.

- Strategy 4.7 Facilitate open space areas in new developments that incorporates direct connections into other networks, including pedestrian, bicycle and riding trail paths that are preferably off-street.
- Strategy 4.8 Facilitate additional open space areas in new developments adjoining the Leigh and Barwon Rivers sufficient to provide for protection and enhancement of riparian native vegetation and provision of linear paths and maintenance vehicle access.
- Strategy 4.9 Create flora and fauna corridors within open space reserves that enhance the biodiversity values of these areas.
- Strategy 4.10 Protect the visual amenity along the Leigh and Barwon River environs.
- Strategy 4.11 Protect the environs of the Leigh and Barwon Rivers and areas of native vegetation and existing stands of significant trees.
- Strategy 4.12 Provide buffer areas between residential development and vegetated public land areas, including the Inverleigh Nature Conservation Reserve (Common), Golf Course and the environs of the Leigh and Barwon Rivers.
- Strategy 4.13 Protect areas of native vegetation and existing stands of significant trees. Encourage new subdivisions to maintain existing remnant vegetation where appropriate.
- Strategy 4.14 Support locally indigenous vegetation and protection zones that utilise fencing and weed control measures in flora and fauna corridors.
- Objective 5 To ensure appropriate land use management of the floodway and floodplain through the town.**
- Strategy 5.1 Avoid residential and commercial development in the floodway and floodplain of Inverleigh as identified in the Inverleigh Structure Plan.
- Strategy 5.2 Support appropriate rural/ non-urban land uses in the floodway.
- Objective 6 To support new growth and improve the character and the economic, social and environmental qualities of Inverleigh.**
- Strategy 6.1 Provide sufficient infrastructure.
- Strategy 6.2 Protect the Leigh and Barwon River environs as well as the natural and historic features of the township.
- Strategy 6.3 Support new community facilities in the non-flood areas of the existing 'old town' area as identified in the Inverleigh Structure Plan.
- Strategy 6.4 Support the development of recreation, community, commercial and industrial precincts as identified in the Inverleigh Structure Plan.

Implementation

The strategies for Inverleigh will be implemented through the planning scheme by:

Policy guidelines

- Avoiding out of centre commercial and industrial development unless a proposal can clearly demonstrate that it will benefit the needs of its local catchment and provide a net community benefit. Support rezoning of the 'Rural Activity and Industry within a Farming Zone' site, if the use is consistent and strategically aligned with the objective.
- Requiring new subdivisions adjacent to the town boundary to undertake concentrated native plantings to define boundaries of the town.
- Requiring new subdivisions to develop firebreaks, particularly along boundaries of the Golf Course, the Common and the interface with rural land. Firebreaks should be designed to allow fire truck access and contain no understorey vegetation.
- Requiring new subdivisions and developments along the east and west town entrances to undertake extension plantings of the formal avenue tree planting.

- Requiring new subdivisions to consider potential impacts on adjacent land uses and include appropriate measures such as land management plans to minimise impacts on adjacent land uses.
- Requiring lots adjacent to the Inverleigh Nature Conservation Reserve and Inverleigh Golf Course to be a minimum lot size of 2 hectares and to include a buffer zone which provides fire truck access without understorey, ensures adequate fire protection for new dwellings, provides for adequate drainage and assists with ongoing management of pets, weeds and access.
- Considering land capability, potential conflicts with established rural activities and environmental considerations when assessing proposals for subdivision of Low Density Residential Lots.
- Requiring new development to provide a detailed landscape plan that respects and complements the landscape character of the township and provide additional street tree planting where appropriate.
- Requiring suitable access to the town's historic buildings in order to facilitate and promote walking trails linking the Leigh River environs to the historic town centre.
- Working with Aboriginal Affairs Victoria and local co-operatives to identify Aboriginal cultural heritage sites and determine areas of high or low archaeological sensitivity.
- Considering the views of the Corangamite CMA on Floodplain issues relating to land use and development.
- Requiring the development of a vegetation buffer to the Hamilton Highway, Mahers Road and Barwon Park Road upon subdivision and development of the area identified for 'Rural Activity and Industry within a Farming Zone' west of Mahers Road.
- Requiring drainage from residential areas to be designed and managed to minimise the volume and speed of run off entering the Barwon and Leigh Rivers.
- Incorporating water sensitive urban design treatments such as swale drains and bio-retention systems into the drainage design of main road avenues in addition to tree and grass planting, in order to enhance the bushland character of the town.
- Providing pedestrian crossings at the eastern end of town to link commercial, recreation and community facilities when future residential rezoning occurs in this area.
- Preparing a plan to address additional traffic movements on the Hamilton Highway and the Inverleigh-Winchelsea Road. Vic Roads shall be responsible for preparation of the plan including a 'traffic impact assessment report' and 'overall access strategy'. This plan should be prepared with Council input as needed, and should develop costings that can be attributed to future land developers. Council should implement this program with developers using Section 173 agreements.
- Considering the "traffic impact assessment report" prior to rezoning land on Common Road and Hopes Plains Road, identified in the Inverleigh Structure Plan as Future Low Density Residential Zone.
- Requiring rezonings and new subdivisions on the east approach to Inverleigh that abut the Hamilton Highway, to respond to the potential traffic impacts on the Hamilton Highway. Concept planning for subdivision and development of this land shall be dependent on the development of access strategies. This may include the use of a service lane along the Highway or plantation reserves to prevent direct access to lots from the Hamilton Highway.
- Requiring a land management plan or similar to be applied to subdivisions adjoining the Inverleigh Nature Conservation Reserve and Inverleigh Golf Course. The land management plan or similar, shall address issues of fire truck

access without understory, fire protection for dwellings; provision of adequate drainage and management of pets, weeds and access. The management plan shall apply both during land development and shall be ongoing for individual landholders.

- Requiring subdivision applications to demonstrate how native vegetation removal will be avoided and minimised through the subdivision layout. The use of vegetation protection envelopes should be considered as a tool for protecting vegetation.
- Considering the use of envelopes for buildings (including outbuildings), on-site effluent disposal, infrastructure and accessways that provide sufficient distance from vegetation, drainage lines and other environmental features to be preserved in subdivision applications.
- Indicating on subdivision applications, how land management will be addressed during land development and in the longer term for individual householders. Investigating upgrading the Teesdale Road at the twin bridges and the intersection of Peel and Common Road and the Hamilton Highway when residential rezoning is considered at the eastern end of Common Road.

Application of zones and overlays

- Applying a Heritage Overlay to sites recommended in the Golden Plains Heritage Study.
- Applying the Low Density Residential Zone with minimum lot sizes to short, medium and longer term growth areas, as indicated on the Inverleigh Structure Plan.
- Applying a Development Plan Overlay in conjunction with rezoning land to the low density residential zone. The content of the overlay schedule is to address the characteristics, opportunities and constraints of the land proposed to be rezoned. A staging plan should be included as a requirement in the schedule to the overlay.
- Applying Floodway and Land Subject to Inundation Overlays to floodplains and areas subject to inundation within Inverleigh as identified in the mapping undertaken by the Corangamite Catchment Management Authority.

Further Strategic Work

- Develop the Green Bio-Link as a substantial linear open space area connecting the Inverleigh Nature Conservation Reserve (Common) to the environs of the Leigh and Barwon Rivers. The bio-link shall incorporate the provision of walking and cycling trails. Secure land along the Green Bio-Link as identified in the Inverleigh Structure Plan to provide a pedestrian and wildlife link between the Inverleigh Nature Conservation Reserve (Common), the town and the river environs and apply a Public Park and Recreation Zone.
- Continue developing the environs of the Leigh and Barwon Rivers as a substantial linear open space with linkages into the township and new residential areas utilising walking tracks, open space corridors and the Green-Bio-Link as identified in the Inverleigh Structure Plan.
- Secure public access along the Leigh and Barwon Rivers to create a continuous looped walking trail along the rivers' edge.
- Develop a vegetation belt at the town boundaries to define the edges of the township.
- Prepare a Traffic Impact Assessment Report and Overall Access Strategy to determine road work contributions required to be funded by developers.
- Prepare a River Frontage Masterplan.

- Prepare a Design and Development Overlay or other appropriate overlay to the ‘old town’ area to retain the historic and rural “village” character of Inverleigh upon implementation of a sewerage scheme.
- Apply appropriate flood management planning controls to the East Street precinct as identified in the Inverleigh Structure Plan.
- Investigate the provision of sewerage development within the ‘old town’ area.
- Determine the feasibility of providing a third road link from Common Road to the Hamilton Highway and also for additional access for lots on the south east of the township, south of Hamilton Highway and east of the Leigh River, when substantial residential expansion is proposed.
- Undertake a detailed parking and access study of the commercial precinct at the eastern end of Inverleigh when population exceeds 2000 persons or when a substantial expansion of commercial development is proposed.
- Prepare an “overall access strategy” for the land on the west approach to Inverleigh on the south side of the Highway, proposed for Low Density Residential zoning addressing intersection improvements and restriction of access to the Highway, in preference for use of existing roads, such as Phillips Road and Gibson Road.

Reference Document

- Inverleigh Structure Plan Review, Connell Wagner 2005.

Figure 21.07-5A Inverleigh Structure Plan

