

6.4 ADOPTION OF INVERLEIGH STRUCTURE PLAN

File Number:

Author: Alicia Te Wierik, Senior Town Planner

Authoriser: Greg Anders, Director Assets and Amenity

Attachments: 1. Inverleigh Structure Plan including: Clause 21.07-5, Feasibility Study and Strategic Bushfire Assessment

RECOMMENDATION

That Council:

1. Endorse the Draft Inverleigh Structure Plan.
 2. Authorise the preparation and exhibition of the planning scheme amendment which incorporates the new Inverleigh Structure Plan into the Golden Plains Planning Scheme.
-

EXECUTIVE SUMMARY

This report presents to Council for adoption the new Structure Plan for the Inverleigh Township. The officer's recommendation also seeks Council's authorisation for commencement of the formal planning scheme amendment which will incorporate the new structure plan into the Golden Plains Planning Scheme in place of the previous Structure Plan for the township.

BACKGROUND

The Inverleigh Structure Plan 2005 (ISP 2005) has provided the roadmap for development of the town over the last 14 years. Whilst the growth rate has been faster than anticipated, the ISP 2005 has ensured orderly and respectful residential and commercial development whilst protecting and enhancing the environmental and heritage assets of the town.

In 2017 Council commenced preparation of the Inverleigh Structure Plan due to a limited supply of residential zoned land stemming from a faster rate of growth than had been anticipated in the Inverleigh Structure Plan 2005.

Planning policy changes since 2005, including Council's Domestic Wastewater Management Plan and new local policy for the Low Density Residential Zone have also led to the ISP 2005 becoming outdated and inconsistent with local and state planning policy.

At the outset it was determined that the township growth boundary be retained.

Simultaneously, the Inverleigh Flood Study was undertaken as well as preparation of the Inverleigh Streetscape Masterplan.

Community input has been sought throughout the process, commencing in February 2017 with surveys, listening posts and workshops up until June 2018 when the draft Structure Plan was presented to the community at both a Listening Post in the main street and the Council Conversation Post held at the Inverleigh Recreation Reserve.

Key directions of the Inverleigh Structure Plan include:

- Retaining the town boundary
- Integrating the findings of the Inverleigh Flood Study 2018
- Providing for a growing population at 4.3% per annum reaching a projected 2,380 persons by the year 2033.
- Addressing the limited availability of suitably zoned and unencumbered residential land by removing the minimum lot size of 1 and 2 hectares from areas zoned or earmarked for Low Density Residential Zone

- Retaining a country town, village character while providing opportunities for small scale retail and commercial activity as well as some rural and service industry. Additional infrastructure, recreation and open spaces to be provided with connected paths for walking, cycling and horse riding as well as green links for biodiversity to be provided as the town grows.
- Providing for the extension of the Low Density Residential Zone from the core township and Inverleigh Recreation Reserve in a westerly direction towards Phillips Road and Riverview Road, when the existing use rights of the existing Broiler Farm in McCallum Road expire (expected in April 2020).
- Identifying the area west of Phillips and Riverview Roads as a Future Investigation Area based on the Development Feasibility Study Package undertaken to investigate options for the future orderly development of this area.
- Implementing the design requirements of the Strategic Bushfire Assessment as part of rezonings and new developments within the town.

The new structure plan builds on the outcomes of the ISP 2005 and provides directions to guide land use decisions in Inverleigh for the next 10-15 years. The plan integrates and links the findings of Council's Domestic Wastewater Management Plan; the Inverleigh Flood Study 2018; a Strategic Bushfire Assessment of the town; and makes reference to the Inverleigh Streetscape Masterplan.

The vision for Inverleigh has been revised to represent the sense of place and aspirations of the community, whilst retaining the core values that run deep through the town's history.

A set of principles to distinguish these values and interpret the vision have been developed with objectives and strategies to inform land use decisions for Inverleigh into the future. These will be included in the Golden Plains Planning Scheme by way of a planning scheme amendment following adoption of the Inverleigh Structure Plan.

The Inverleigh Structure Plan will replace the existing Inverleigh Structure Plan 2005 at Clause 21.07-5A in the Golden Plains Planning Scheme and the current local planning policy for Inverleigh at Clause 21.07-5 will be revised to reflect the Objectives and Strategies of the latest Inverleigh Structure Plan. The current provisions of Clause 21.07-5 and Figure 21.07-5A are provided as Attachment M of Attachment 1.

Updating the Golden Plains Planning Scheme, to include the new Inverleigh Structure Plan, will ensure Council is well informed and ready to respond when proposals are presented by developers to rezone, develop and pursue land use changes in and around the town.

POLICY CONTENT

The Inverleigh Structure Plan will be implemented through the Golden Plains Planning Scheme. Specifically, Local Planning Policy at Clause 21.07-5 contains policy direction for the township of Inverleigh. The objectives and strategies within the Inverleigh Structure Plan will be inserted in this clause and replace the current text. Similarly, the Inverleigh Structure Plan map will replace the current plan at Figure 21.07-5A Inverleigh Structure Plan.

DISCUSSION

Population Forecasts and Residential Land Supply

The current population of Inverleigh is estimated at 1,203 persons. A conservative estimated growth rate of 2.88% per annum would see the population grow to 1,895 by 2033, however a moderate estimated growth rate of 4.36% per annum, and a high estimated growth rate of 7.63% would see the population reach 2,380 and 3,900 persons respectively. Taking the average household size for Inverleigh (recorded at 2.73 persons in 2016), with a moderate estimated growth rate there is identified demand for approximately 430 new houses over the next 15 year period to 2033. The new Structure Plan provides for the moderate scenario's continued gradual growth of the town.

Purposefully, the footprint of the Inverleigh Town Growth Boundary is not proposed to change from the Inverleigh Structure Plan of 2005. What is different however, is that the Low Density Residential Zone areas in the new structure plan will default to the State defined minimum lot size of 0.4ha rather

than the 1.0 hectare minimum lot size stipulated on the current Inverleigh Structure Plan. This change will provide capacity for an estimated 525 Low Density Residential Zone lots within identified greenfield growth areas located in the northern sector of the town structure plan area. This land equates to approximately 18 years of supply at current growth rates. If the schedule was to remain at 1.0 hectare lots there would only be capacity for 234 lots, which is a 7 year supply.

Land to the south west of the Inverleigh Township will be identified as a 'Future Investigation Area' rather than "Short and Medium Term Growth Area (1Ha)'. A feasibility study, provided as Attachment K of Attachment 1, was undertaken for this land which highlighted the difficulties associated with development due to the fragmented ownership, infrastructure constraints and related cost implications. It remains earmarked for residential development in the longer term.

Additional land around the Inverleigh Recreation Reserve and Victoria Park is proposed to be zoned Low Density Residential Zone. This area, between the township and the western 'Future Investigation Area' has been identified for rezoning from Farming Zone to Low Density Residential Zone. This area had previously been constrained by the location of a broiler farm in McCallum Road. This operation has recently ceased and the existing use rights will expire in two years, providing opportunity for this area to be rezoned to LDRZ and developed at 0.4ha lot sizes. This area is expected to yield approximately 22 new lots (less than a 1 year supply).

At a regional and municipal level, Inverleigh is currently recognised as a village or 'district commercial and retail centre', with moderate growth predicted and planned for within the established township boundary. The Inverleigh Structure Plan will cater for the anticipated population and housing growth over the next 20–25 years.

Environmental Risks

New flood mapping prepared by the CCMA as part of the Inverleigh Flood Study 2018 has been incorporated into the plan. As such the new Structure Plan identifies and responds to the most up-to-date mapping of flood constraints affecting the town.

The Domestic Wastewater Management Plan 2015 (DWMP), acknowledged that the situation regarding sewerage infrastructure within Inverleigh has changed very little since 2005. The DWMP supports the minimum lot size of 0.4 ha in un-sewered areas, consistent with the minimum lot size stipulated in the State Planning Provisions for the Low Density Residential Zone. There are no plans to sewer Inverleigh in the short to medium term, and planning for the draft Inverleigh Structure Plan 2018 reflects this.

It is recognised that the constraints of flooding and a lack of sewer infrastructure combine to limit the scale of development in the 'old township area' and these factors contribute to the township retaining the village character which is highly valued by the community.

Reducing the loss of biodiversity is also addressed in the structure plan, particularly in relation to the vegetation lining the Leigh and Barwon rivers. The Structure Plan provides for additional open space along the Leigh River as part of future residential development of the adjoining land. Provision is made for a Bio-link between the Common Flora and Fauna Reserve and the Leigh River. This will provide a link for the transfer of wildlife between the Common, the township and the Leigh and Barwon Rivers as well as providing landscape amenity through new residential areas.

Risk of fire to the township is acknowledged and managed in the Structure Plan, with the application of a Bushfire Management Overlay Buffer which extends into residential areas from The Flora and Fauna Reserve and the Inverleigh Golf Course. The consideration of fire risk in the Structure Plan was largely informed by undertaking the Strategic Bushfire Risk Assessment for Inverleigh, provided as Attachment L of Attachment 1. Ensuring safe access to the Hamilton Highway is necessary when planning for subdivisions and bridges must have at least 15 tonne capacity to provide for fire tankers.

Stakeholder and Community Input

Relevant authorities, including Barwon Water, Department of Education, CFA, VicRoads and VicTrack have been involved and contributed to the plan.

Similarly, the Inverleigh community has been informed and engaged throughout the process. Starting with more than 100 survey responses, followed by two workshops and two listening posts providing one-on-one discussions about the draft plan with up to 70 individuals. The views and values of the community have been articulated into the revised vision and principles to guide the future planning of Inverleigh.

Consultation and development of the draft Inverleigh Structure Plan was aligned with consultation and preparation of the draft Inverleigh Streetscape Masterplan to ensure transparency and integration of these projects.

CONSULTATION

Community input has been sought throughout the process.

Council commenced community engagement in March 2017. The engagement process to date has included:

- A community survey
- Two information gathering workshops (8 March 2017 for residents & 15 March 2017 for community groups)
- One workshop to present results from the community survey and brainstorm with the community on the vision and principles of the Structure Plan (26 October 2017)
- Two listening post sessions where the draft Structure Plan was presented (16 and 23 June 2018)

More than 120 survey responses were received which represents around 10% of the Inverleigh community. Key findings from the survey found a positive sense of community, country lifestyle, proximity to large towns and the rural ambiance as being highly valued. Areas for improvement included roads, rate of development and growth as well as the provision of services including public transport. The survey identified there is no singular preferred option within the community for future growth.

Council held a community workshop on 26 October 2017 to provide results of the community survey, stakeholder engagement and the latest 2016 census findings (which were released between June and October 2017). There was a strong turnout with robust and healthy discussion amongst the community on key structure planning issues. The workshop findings demonstrated that while there is a mix of views on particular issues, there is also widespread support for the following:

- Retaining the village character, with its historic and natural environments which are cornerstones of the town's charm and appeal;
- Ongoing dependency on higher order services within Bannockburn and Geelong so as to preserve Inverleigh's village scale and character; and
- Support for the continuation of boutique scale commercial development and re-use of existing buildings in the main street.

Brainstorming around the following key structure planning issues was undertaken, which contributed to the vision, principles and directions of the Structure Plan:

- Vision;
- Land Use (residential, commercial, open space, industry and community);
- Physical attributes; and
- Movement – connections / accessibility.

Council held two listening posts in Inverleigh on 16 and 23 June 2018 to present the draft Inverleigh Framework Plan. The listening posts provided an opportunity for one-on-one discussions between Council planners and around 70 people from the community. Detailed and valuable feedback was received including seven written submissions. At this time the draft Framework Plan was made

available on Council's website and continues to be available. Once the Structure Plan is adopted in full it will be uploaded to the website.

In summary, Council continued to hear clear messages about Inverleigh, including how the country town/village character is cherished by the community and is something to be retained. On the matter of lot sizes, there were conflicting views. Some residents want to subdivide because they don't want to manage large lot sizes, others want to retain the 1 ha minimum lot size. Proposals for rural and service industry, commercial, recreation and suggestions for horse/ bridle paths were also provided by the community at the listening posts and in the written submissions.

Further consultation is proposed with:

- A workshop, once the Structure Plan has been adopted by Council, to present the final Structure Plan and explain how community feedback influenced the final product and what the next steps in the process are; and
- Amendment to the Planning Scheme – Formal Exhibition

Once adopted officers will present the Structure Plan in full back to the community and explain how consultation with the community influenced the final product. Officers will also explain the next steps in the process which is to incorporate the Structure Plan into the Planning Scheme.

The planning scheme amendment process affords residents another opportunity to make a submission. Should anyone wish to make a submission when the planning scheme amendment is exhibited they will be heard by an independent panel.

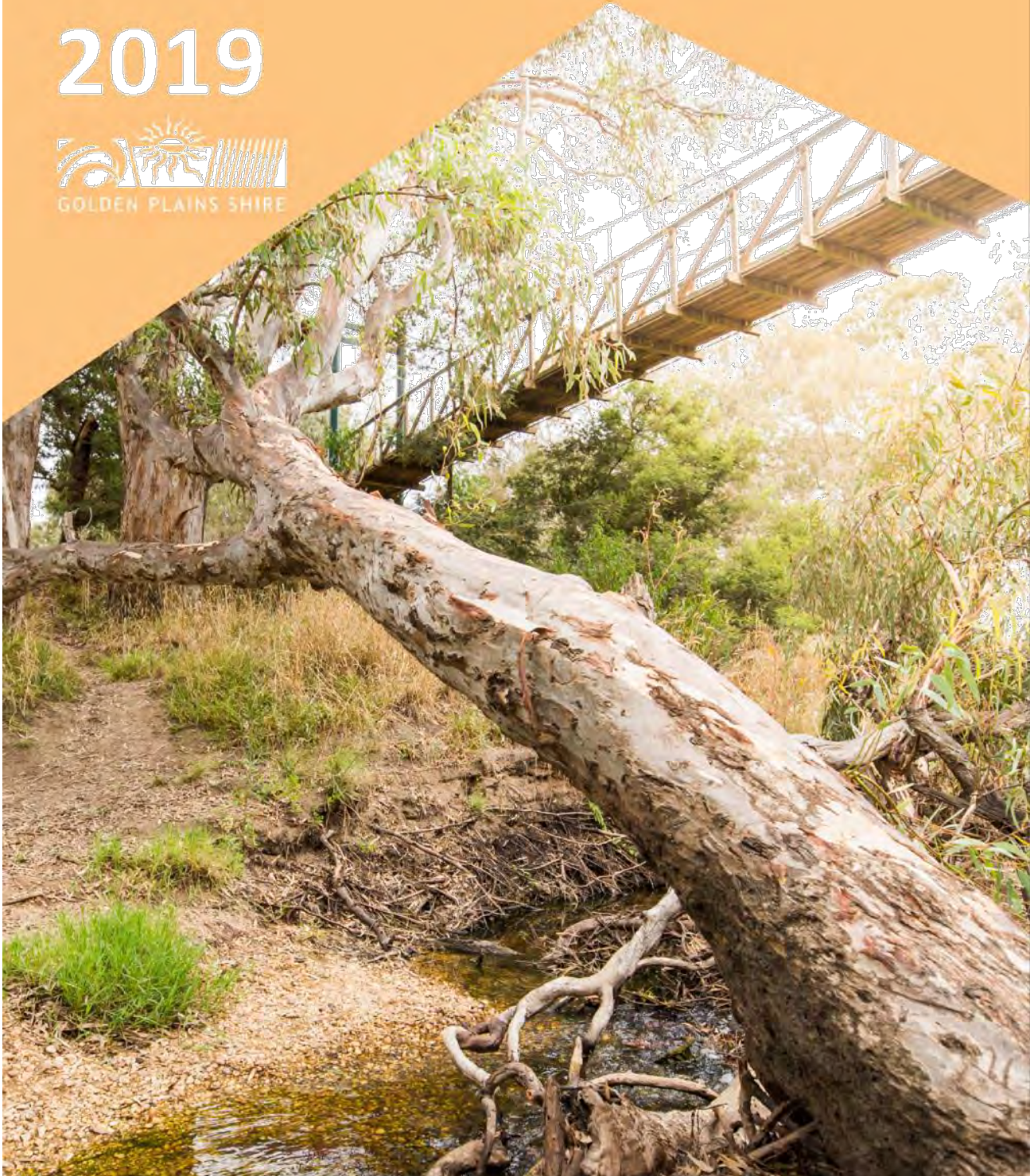
CONFLICT OF INTEREST

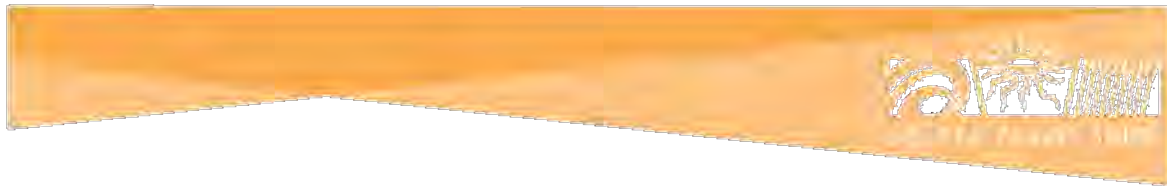
In accordance with Section 80B of the Local Government Act 1989, the Officer preparing this report declares no conflict of interest in regards to this matter.

CONCLUSION

The Inverleigh Structure Plan has been prepared in consultation with the community and relevant agencies. It is presented to Council for adoption and will form the basis of a planning scheme amendment to replace the Inverleigh Structure Plan, 2005 to inform and guide land use decisions for Inverleigh into the future.

DRAFT INVERLEIGH STRUCTURE PLAN 2019





LIST OF FIGURES

Figure 1: Regional Context Plan

Figure 2: Inverleigh Planning Area, Population Data by Community Profile .id

Figure 3: Population growth from 2011 to 2017, Inverleigh Planning Area, Estimated Resident Population

Figure 4: Population Forecast Scenarios for Inverleigh

Figure 5: Age Structure, Service Age Groups, Inverleigh Planning Area and Victoria, 2016

Figure 6: Household Type, Inverleigh Planning Area, 2016

Figure 7: Number of Dwellings and Average Household Size, Inverleigh Planning Area, from .id Consultants

Figure 8: Potential Growth Areas

Figure 9: Inverleigh Feasibility Plan showing broiler farm

Figure 10: Inverleigh Heritage Precinct

ATTACHMENTS

Attachment A: Inverleigh Framework Plan, 2018

Attachment B: Inverleigh Structure Plan – Settlement Boundary

Attachment C: Inverleigh Structure Plan – Township Gateways and Approach

Attachment D: Inverleigh Structure Plan – Zoning and Land Use

Attachment E: Inverleigh Structure Plan – Neighbourhood and Character

Attachment F: Inverleigh Structure Plan – Heritage Plan

Attachment G: Inverleigh Structure Plan – Landscape and Open Space Plan

Attachment H: Inverleigh Structure Plan – Drainage Plan

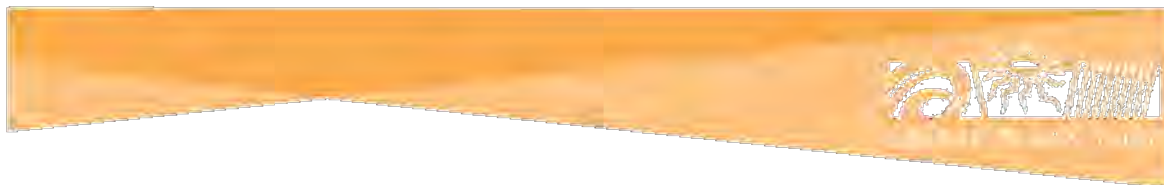
Attachment I: Inverleigh Structure Plan – Infrastructure and Services Plan

Attachment J: Inverleigh Structure Plan – Movement and Access

Attachment K: Development Feasibility Study, 2018

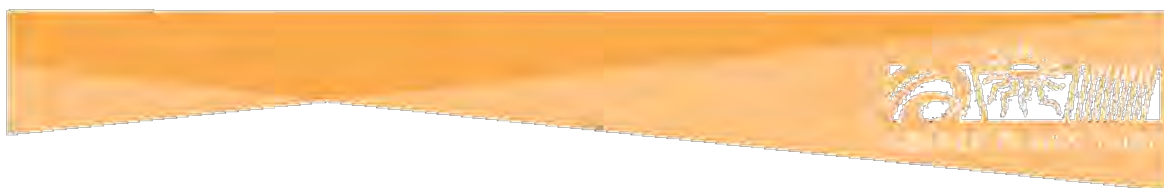
Attachment L: Strategic Bushfire Risk Assessment, 2018

Attachment M: Current provisions of Clause 21.07-5 and Figure 21.07-5A

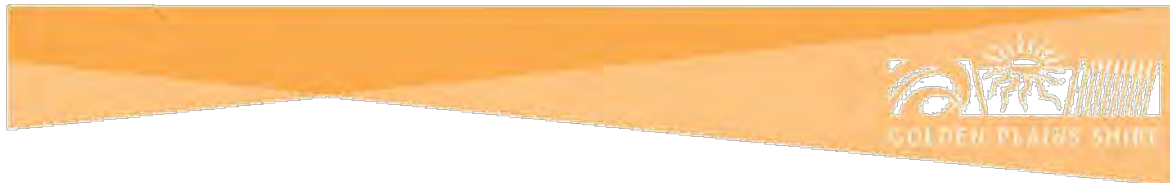


INVERLEIGH STRUCTURE PLAN 2019

1	EXECUTIVE SUMMARY.....	5
1.1	INVERLEIGH SNAPSHOT	6
1.2	How the Structure Plan influences the Planning Scheme.....	8
2.	INVERLEIGH STRUCTURE PLAN 2019	9
2.1	What is a Structure Plan?.....	9
2.2	Use of a Structure Plan.....	9
2.3	How has the Structure Plan been prepared?.....	9
2.4	The Inverleigh Structure Plan 2018.....	9
3.	POLICYCONTEXT	10
3.1	The State Planning Policy Framework.....	11
3.2	The Regional Planning Policy Framework – G21.....	10
3.3	The Municipal Strategic Statement.....	10
3.4	The Inverleigh Structure Plan Review 2005.....	12
3.5	The Low Density Residential Zone Local Planning Policy.....	14
3.6	The Domestic Wastewater Management Plan 2015.....	14
3.7	Inverleigh Flood Study 2018.....	15
3.8	State Planning Policy Clause 13.02 – Bushfire.....	15
3.9	Golden Plains Rural Land Use Strategy.....	16
3.10	Gheringhap Industrial Precinct and Bannockburn Business Park.....	16
3.11	Golden Plains Recreation Strategy.....	17
3.12	Golden Plains Paths and Trails Strategy.....	17
3.13	Inverleigh Community Plan 2013.....	17
4.	STAKEHOLDER ENGAGEMENT AND CONTRIBUTIONS	18
4.1	Community.....	18
5.	UNDERSTANDING THE PLACE	24
5.1	Population – Past and Present.....	24
5.2	Population–Future.....	25
5.3	Infrastructure.....	29
5.4	Environmental Risks.....	33
5.5	Residential.....	37
5.6	Natural Environment and Open Space.....	40
5.7	Community Facilities.....	41
		3



5.8	Cultural and Built Heritage.....	44
5.9	Commercial and Industrial.....	45
5.10	Agriculture.....	46
5.11	Developer Contributions.....	47
6.	THE VISION AND PRINCIPLES	48
6.1	Vision.....	48
6.2	Principles, Objectives & Strategies for Inverleigh.....	49
7.	IMPLEMENTATION	58
7.1	Council Actions.....	58
7.2	Developer Responsibilities.....	59
8.	WAY FORWARD.....	67



1. EXECUTIVE SUMMARY

Inverleigh is recognised for its village charm and role as a meeting and stopping place, given its gateway location between Geelong and the Western District.

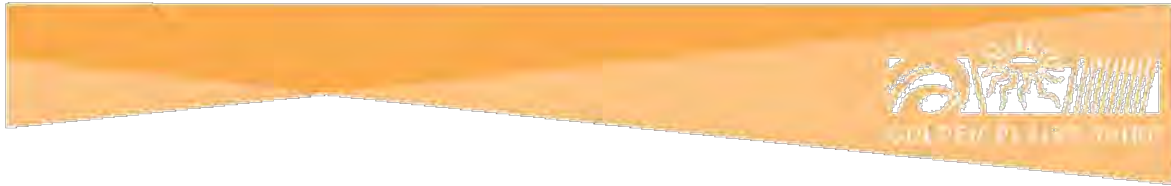
The historic township core is largely preserved due to flooding and limited land capability.

In recent years, the area north of the Leigh River has grown as a popular alternative for families seeking a country lifestyle in a welcoming community. Pressure for growth and development will continue and without a revised plan, decisions would be required to be made in isolation, without regard to the big picture or a set of principles and objectives which reflect current community sentiment.

The community wants to retain the values and character that make Inverleigh popular. Strategically, Golden Plains Shire recognises Inverleigh as a township of 'district commercial and retail needs to service the surrounding area'. The Golden Plains Planning Scheme directs that residential development be supported within the boundaries of existing townships.

This plan will facilitate moderate residential growth of a contemporary rural residential scale, with strong direction through the planning scheme to sustain the essence of Inverleigh as it continues to provide for and welcome new residents and businesses to the township. This plan is consistent with the sustainable level of growth the town has experienced since the Inverleigh Structure Plan of 2005.





1.1 Inverleigh Snapshot

Inverleigh is a small settlement, located approximately 30km west of Geelong and *km south-west of Bannockburn. The town is characterised by heritage buildings, striking escarpments and its river setting. The town centre is focused along a traditional main street, which accommodates a variety of small commercial, community and educational facilities. Situated at the confluence of the Leigh and Barwon rivers, parts of the town centre are subject to flood events.

Low density residential growth has occurred predominantly to the north of the town centre on elevated land generally unencumbered by the flooding constraints experienced in and around the town centre.

Inverleigh has experienced greater than anticipated growth in recent times, attributable to: the Geelong Ring Road enabling better access to the Geelong region and Melbourne; the low density residential housing and the country town ‘village’ appeal derived from the heritage; scale and environmental aspects of the town.

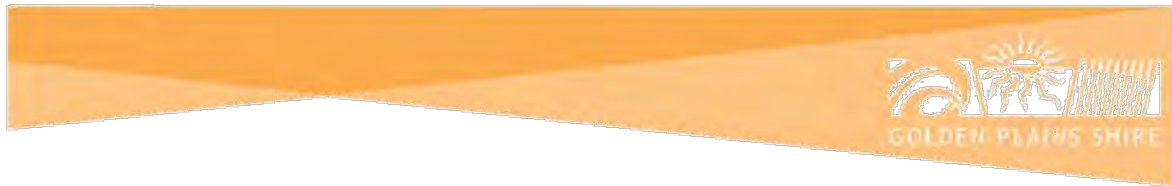
While the popularity of Inverleigh has grown, with young families attracted to the low density residential lifestyle, residential growth is constrained by the lack of sewerage and susceptibility to flooding in many areas.

Figure 1: Regional Context Plan



1.1.1 Regional role

Inverleigh is a satellite township of the regional centre of Geelong. Many residents commute to Geelong or beyond for work and higher education. Inverleigh provides a low scale retail, service and community role to its residents and surrounding rural community, and offers a small town lifestyle alternative to the nearby towns of Bannockburn and Geelong which support the town by providing higher order retail and community services.



EXISTING FACILITIES – Primary school, Kindergarten, Café, Bakery, Homewares, Hotel, Public Hall, CFA shed with firefighting tanks/vehicles, Churches, Police Station, Petrol Station, Rural Farm Supplies, Bed and Breakfast, General Store/ Post Office, Wine Bar and Eatery, Tennis Courts, Recreation Reserve with a Football Oval, Netball Courts, Club Rooms, Bowling Green and Clubrooms, Golf Course and Cemetery.

CURRENT ZONES – Farming Zone, Township Zone, Low Density Residential Zone, Public Park and Recreation Zone, Public Conservation and Resource Zone and Public Use Zone.

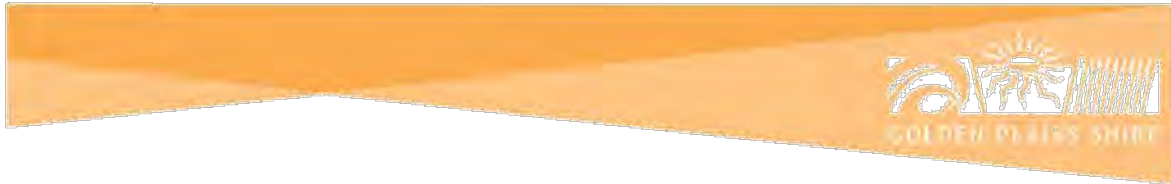
CURRENT OVERLAYS – Flood Overlay, Land Subject to Inundation Overlay, Environmental Significance Overlay, Bushfire Management Overlay, Heritage Overlay,

EXISTING INFRASTRUCTURE – Individual packaged wastewater treatment systems (no reticulated sewerage), reticulated water to most of the township, power, NBN Fixed Wireless Tower, Telstra and Optus mobile phone towers.

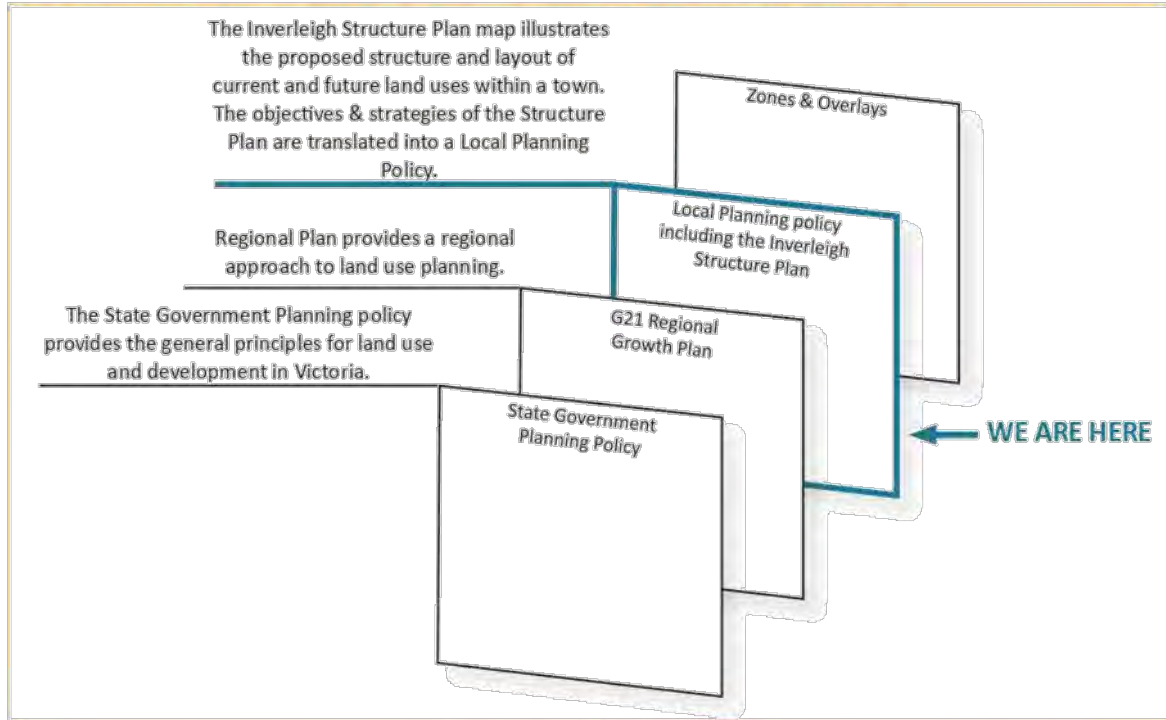
SETTLEMENT SNAPSHOT

	POPULATION:	1,203
	NUMBER OF HOUSEHOLDS:	439
	ANNUAL GROWTH RATE:	4.36%
2033	PROJECTED POPULATION IN 15 YEARS:	2,380





1.2 How the Structure Plan influences the Planning Scheme



1.2.1 Products of the Inverleigh Structure Plan:

- Local Planning Policy (Clause 21.07-5 of the Golden Plains Planning Scheme) objectives & strategies for future land use management of Inverleigh
- New Inverleigh Structure Plan map at Figure 21.07-5A of the Golden Plains Planning Scheme illustrating the strategic directions
- Implementation Plan outlining actions, responsibilities and timelines for delivering the Structure Plan



2. INVERLEIGH STRUCTURE PLAN 2018

2.1 What is a Structure Plan?

A Structure Plan expresses the desired outlook for the future of a town, including its spatial arrangement, the variety of uses, the scale and form of development as well as the infrastructure required to support what is envisaged.

2.2 Use of a Structure Plan

This Structure Plan will replace the current Inverleigh Structure Plan 2005 within the Golden Plains Planning Scheme and will guide decisions on proposals to rezone, develop and pursue land use changes in the township.

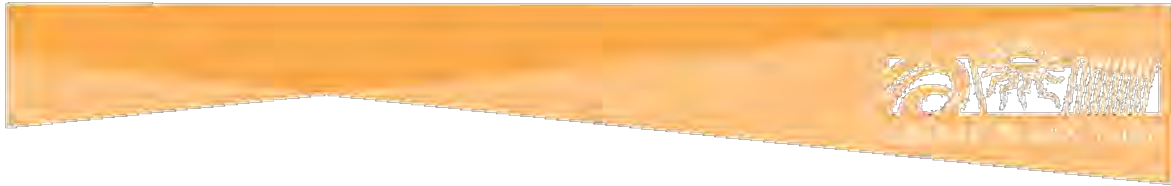
2.3 How has the Structure Plan been prepared?

The plan considered:

- Relevant existing plans, policies and strategies;
- Input and findings from community and stakeholders;
- Analysis of new population statistics, findings of the Domestic Wastewater Management Plan 2015 and latest flood mapping and findings from the Inverleigh Flood Study 2018;
- Changes in land use, settlement patterns, community and tourism activities, events, recreation and commercial precincts;
- Movement of freight, vehicles, pedestrians, cyclists and horse riders;
- The natural, cultural and heritage features of the town; and
- A range of principles and directions to balance pressures for growth whilst retaining the intrinsic qualities of the town.

2.4 The Inverleigh Structure Plan 2018

The Inverleigh Structure Plan 2018 has been informed by the Inverleigh Structure Plan of 2005. Purposefully, the township growth boundary is retained, as are many features including the green links and interface treatments between residential land use and the Inverleigh Common, the Golf Course and farming areas.



New directions of the Structure Plan 2018 derive from:

- Community feedback;
- Changes to State Zoning provisions;
- Changes to Local Planning policy;
- Population growth;
- The Domestic Wastewater Management Plan 2015; and
- The Inverleigh Flood Study 2018.

Inverleigh has experienced a faster rate of growth than what was anticipated and forecast in the 2005 Inverleigh Structure Plan. This growth is coupled with increasing pressure from developers for rezoning, particularly in the north of the town, as well as some interest in the south west of the town, earmarked for future residential.

Council needs to be well informed and ready to respond to the growth pressures and proposals to rezone, develop and pursue land use changes. The new structure plan builds on the outcomes of the 2005 Structure Plan and provides directions to guide land use decisions in Inverleigh for the next 10-15 years.

The vision for Inverleigh has been revised to represent the sense of place and aspirations of the community, whilst retaining the core values that run deep through the town's history.

A set of principles to distinguish these values and interpret the vision have been developed. These will inform land use decisions for Inverleigh into the future.

3. POLICY CONTEXT

The role and function of Inverleigh is guided by a policy context that includes the following:

- G21 Regional Growth Plan (Geelong Regional Alliance, 2013)
- Municipal Strategic Statement
- Rural Land use Strategy
- Clause 13.02 Bushfire
- Domestic Wastewater Management Plan



3.1 The State Planning Policy Framework

State Planning Policy states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. State planning supports a network of settlements to provide for growth in population within a municipal and regional context.

3.2 The Regional Planning Policy Framework – G21

Inverleigh is identified in The Geelong Region Plan as a ‘Town’ of between 500-2000 persons. The plan acknowledges that some small towns have the potential for growth that would not create a demand for extra services or infrastructure and describes this as an efficient use of resources.

Further, the plan states that the economic health of the region is about maintaining viable townships as well as dealing with growth. In this regard, smaller rural townships should allow for limited low density residential development.

3.3 The Municipal Strategic Statement

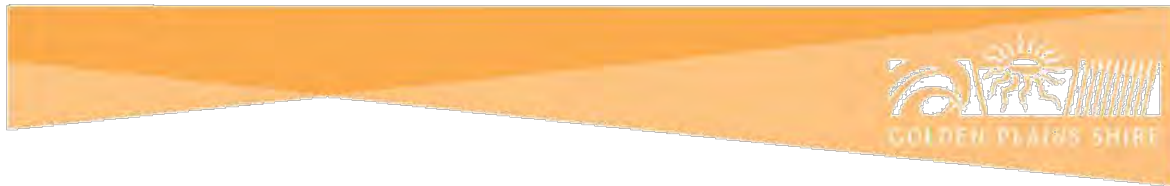
Inverleigh is identified as a ‘District commercial and retail centre’ within the Golden Plains Shire Township Hierarchy Framework at Table 1 of Clause 21.02-2 of the Golden Plains Planning Scheme.

Settlement policy for the south-east of Golden Plains Shire is articulated at Clause 21.02 of the Scheme where it states:

The Shire contains a relatively large number of small townships. Residential development is supported within the boundaries of these townships.

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

Policy direction for Inverleigh is provided at Clause 21.07-5 of the Golden Plains Planning Scheme. The objectives and strategies outlined in this policy are based on the findings of the Inverleigh Structure Plan 2005.



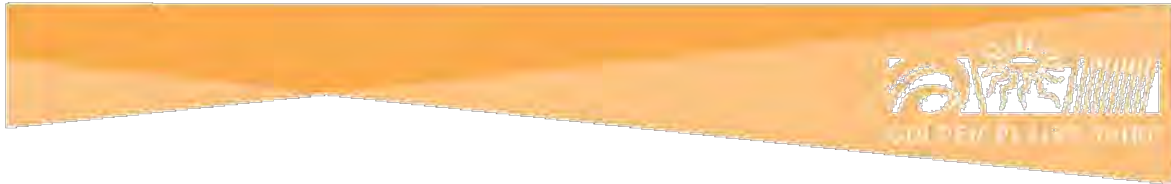
3.4 The Inverleigh Structure Plan Review 2005

The Inverleigh Structure Plan 2005 (ISP 2005) was included in the Golden Plains Planning Scheme through Amendment C37. Whilst the growth rate has been faster than anticipated, the ISP 2005 has ensured orderly and respectful residential and commercial development whilst protecting and enhancing the environmental and heritage assets of the town.

Key outcomes include:

- Application of the Heritage overlay to the Inverleigh town centre;
- Rezoning and residential growth in accordance with the ISP 2005;
- Providing firebreaks between the Golf Course and residential development;
- New and upgraded recreational and community facilities;
- New business and commercial enterprises;
- Provision of caravan, trailer, bus and truck parking in the main street; and
- Continuation of trails along the Leigh River.





Outstanding outcomes:

South West Area – Low Density Residential Area

The south west area of Inverleigh earmarked for Low Density Residential Zone and Future Low Density Residential Zone remains in the Farming Zone and has not yet been rezoned. Council has undertaken a Feasibility Study into the area to analyse the development constraints and provide guidance for decision makers when considering future rezoning and subsequent subdivision development proposals in this area. Findings include the preparation of a plan illustrating the opportunities and constraints of the site and a set of principles to clarify the intentions and expectations for the site. The Development Feasibility Study Package is now a resource available for landowners in this area and is provided at Attachment K. Future development of this area will be owner/ developer led.

Rural Activity/ Rural Industry Area

Development of the Rural Activity/ Industry areas has not progressed at this stage. This is again a market driven initiative requiring private sector investment. The provisions of the Farming Zone now enable a more diverse array of activities to be conducted within the zone and applications can be made under the current Farming zoning for such uses.

Regionally, Golden Plains Shire has identified and prepared the Gheringhap Structure Plan as a strategic employment area. Notwithstanding this, there remains potential for the area on the corner of the Hamilton Highway and Mahers Road, west of Inverleigh to be used and developed for Rural based Industry. The gateway position on the Hamilton Highway and the proximity to a railway siding are factors which make this area strategically suited to rural industry servicing the local and wider farming region.

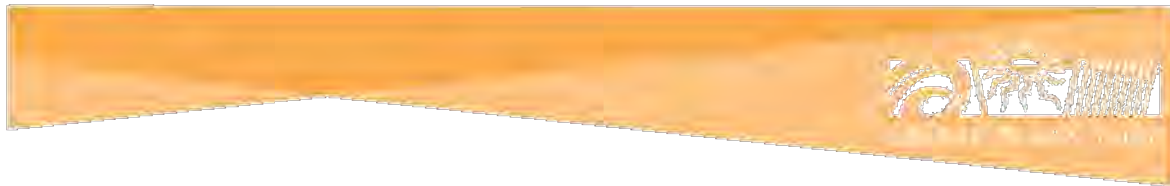
Light Industrial Development

Light industrial development and use of the land between the Recreation Reserve and the School Woodlot on Railway Street, has not occurred, as there have been no firm proposals. The site is currently used for the laydown of materials associated with maintaining freight infrastructure. In the future the site remains suitable for light industry to service the rail infrastructure or community with options for landscape supplies, trade services, storage or parking.

Extension of the Township Zone

The extension of the Township Zone south of Victoria Park has not occurred as the development of this area would require the installation of a sewerage system which remains unfeasible at this time.





3.5 The Low Density Residential Zone Local Planning Policy

Significant changes to Council's Low Density Residential Zone policy were introduced to the Golden Plains Planning Scheme in November 2013 by Amendment C64.

The new policy provides guidance to applicants on what Council considers important when considering subdivision in the low density residential zone. Rather than stipulating a minimum lot size of 1.0ha, Council now considers lots smaller than 1.0 ha if:

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

The policy reflects community attitudes of residents concerned that the valued character of their established low density residential area would be damaged by small lot subdivisions.

The new local planning policy aligns with the minimum lot size provided in the State Planning Policy zone provisions and articulates the local environmental and character factors for consideration and importance to Council and the community.

3.6 The Domestic Wastewater Management Plan 2015

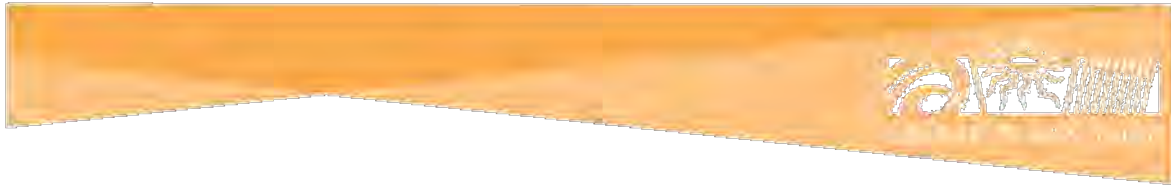
The Domestic Wastewater Management Plan (DWMP), July 2015 was developed to provide an understanding of the best approach to manage effluent disposal throughout Golden Plains Shire. The document has a particular focus on the small un-sewered towns including Inverleigh that are experiencing increased pressure for additional residential development.

Essentially, the DWMP 2015 found that for Greenfield development (changing farming to residential), the minimum lot size for subdivision in un-sewered areas could be as low as 4,000sqm. Likewise, for infill development, occurring on existing small lots and lots created through re-subdivision at least 4,000sqm is required.

This is consistent with the minimum lot size stipulated in the State Planning provisions for residential land in un-sewered areas, where the Low Density Residential Zone applies.

The ISP 2005 anticipated that sewerage may be developed, however further investigation has indicated that sewerage is not feasible in the foreseeable future.

The situation regarding sewerage at Inverleigh has changed very little since 2005, except that there is now perhaps more pressure for a higher density of development and less appetite from water authorities and state government to fund reticulated sewerage. The DWMP suggests "that the feasibility of sewerage for Inverleigh should be revisited, with a focus on alternative non-traditional means of collecting, natural treatment and disposal or reuse. However there is a need to first build sufficient evidence to demonstrate that this is the best option for the town.



It is also recommended that stormwater quality monitoring is undertaken and an engagement/education program is established for residents to promote best practice onsite wastewater management.”

It is relevant to this plan, that the constraints of flooding and lack of sewerage in the town combine to limit development of the core township and these factors have significantly contributed to the township retaining the village scale of development and character. Inverleigh is somewhat protected from urbanisation by the lack of sewerage and flood constraints. Without state funding and a willingness by water authorities and the community, a sewerage scheme is unlikely to be pursued, unless water quality and associated health implications arise. Continued water quality monitoring is required to audit the impacts of wastewater management in the township.

The ISP 2005 identifies land north of Hopes Plains Road for the possible location of a Sewerage Treatment Plant. Whilst not included on the new Structure Plan, the suggested location remains relevant for future planning.

3.7 Inverleigh Flood Study 2018

Council commenced preparation of the Inverleigh Flood Study in December 2016. This was timely as it ensured the most up-to-date flood mapping could be used to inform the Inverleigh Structure Plan, which has been prepared concurrently. The study was prepared in consultation with the Department of Environment, Land, Water & Planning, the Corangamite Catchment Management Authority (CCMA), Water Technology consultants and the Inverleigh community.

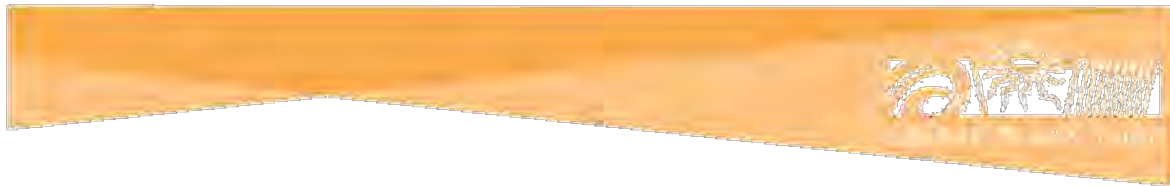
The Study provides a detailed assessment of the Inverleigh township floodplain and identifies where flooding may impact upon residents, properties and infrastructure. The study provides high quality up-to-date flood mapping that predicts flooding heights and identifies high risk areas for flood warning and evacuation. The study recommends further detailed assessment of two mitigation options which would reduce flooding through the township. The Municipal Flood Emergency Plan (MFEP) will also be updated with flood intelligence from this study.

The flood mapping produced by the Inverleigh Flood Study 2018 has been incorporated into the Inverleigh Structure Plan 2018.

3.8 State Planning Policy Clause 13.02 – Bushfire

A Strategic Bushfire Risk Assessment for Inverleigh has been prepared by Golden Plains Shire in response to the State Planning Policy at Clause 13.02 relating to Bushfire.

The Risk Assessment considered six (6) areas for potential residential growth as provided in the draft Inverleigh Structure Plan dated 2018. Following assessment of the bushfire risk at each of these sites, the report concluded that the proposals for residential growth in Inverleigh are appropriate from a bushfire risk perspective, provided the measures identified in the Assessment are taken to minimise the risk to residents and emergency services.



3.9 Golden Plains Rural Land Use Strategy

In January 2008, Council adopted the Golden Plains Rural Land Use Strategy, to guide future land use and development across the Shire's rural areas. The strategy responded to the introduction of a new suite of Rural Zones by the Victorian State Government.

Objectives of the Rural Strategy that are relevant to the Inverleigh Structure Plan include:

- Support and promote productive and sustainable agriculture and rural enterprises;
- Provide for planned rural residential and rural living development where it supports the existing settlement structure, does not impact on productive agricultural land uses and provides for enhanced environmental outcomes;
- Strengthen the economic, social and community wellbeing of the Shire's towns and settlements;
- Provide for value adding rural industries, including intensive animal industries, where they can be sited so as to avoid conflicts and impacts on towns and settlements, residential uses, other agricultural uses and identified environmental values;
- Work with landowners, community groups and relevant agencies to improve the natural resource base, the water quality and quantity in rivers and streams and the protection of the Shire's environmental assets;
- Strengthen the rural tourism economy by encouraging uses and developments that support the Shire's tourist product without compromising the landscape and environmental values;
- Maintain the quality of the Shire's rural landscapes and the non-urban breaks between towns and settlements.

3.10 Gheringhap Industrial Precinct and Bannockburn Business Park

The Gheringhap Structure Plan 2013 was prepared with input from the community and caters for economic growth. Development of the structure plan has responded to the characteristics and the unique natural environment of Gheringhap. In particular, the structure plan seeks to retain the rural atmosphere, whilst allowing for appropriate economic growth. The Gheringhap Structure Plan's employment area encourages increased investment and provision of new employment opportunities in the area that will make a positive contribution to the long-term economic viability of Gheringhap and the region.

The Structure Plan presents a vision and planning framework for the integrated development of an employment area which will encourage investment in Gheringhap. The plan has relevance to the Inverleigh Structure Plan as it encourages industry to locate in this Gheringhap region. The Bannockburn Business Park provides a regional option for higher order service and industry to locate in the locality.



3.11 Golden Plains Recreation Strategy

The Recreation Strategy 2015-2019 outlines Golden Plains Shire's key directions and priorities for recreation provision in the Shire and the action it will take during the period 2015 to 2019 to implement these directions and priorities.

In regards to recreation projects in Inverleigh, significant works have been undertaken to upgrade facilities at the Inverleigh Recreation Reserve and funding will continue to be sought for future work. Long term planning would see the tennis courts relocated to the Recreation Reserve, however the cost in the short term is prohibitive.

Other initiatives identified in the Recreation Plan include a walking trail from the Inverleigh Golf Course to Teesdale (already used by horses) and continued maintenance and development of the walking tracks along the river.

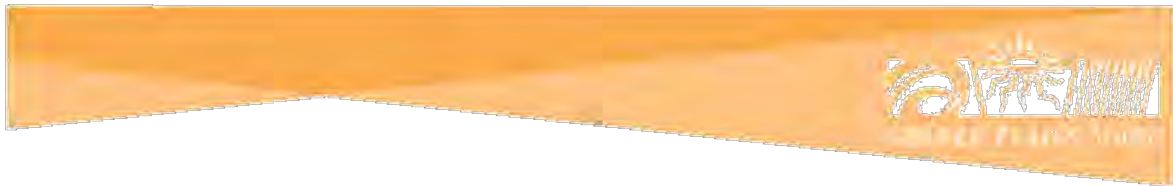
3.12 Golden Plains Paths and Trails Strategy

The goal of the Paths and Trails Strategy is to provide strategic direction when assessing whether to repair, upgrade, or construct a path or trail within the Shire over a five (5) year period. A report was produced to prioritise path development based on a range of objectives seeking a connected community and equitable distribution of paths and trails across the municipality. Within the bounds of what Council and the community have capacity to deliver, maintain and manage.

3.13 Inverleigh Community Plan 2013

The priorities identified in community plans are important as they are a key reference point in strategic plans and are used to determine priorities for external funding and the need for specific projects and programs. The overall vision outlined is that Inverleigh must maintain its country identity and not over develop.

The priorities identified in the Inverleigh Community Plan have been developed by its community and include developing and enhancing the river environs and walking track and celebrating historic and natural assets.



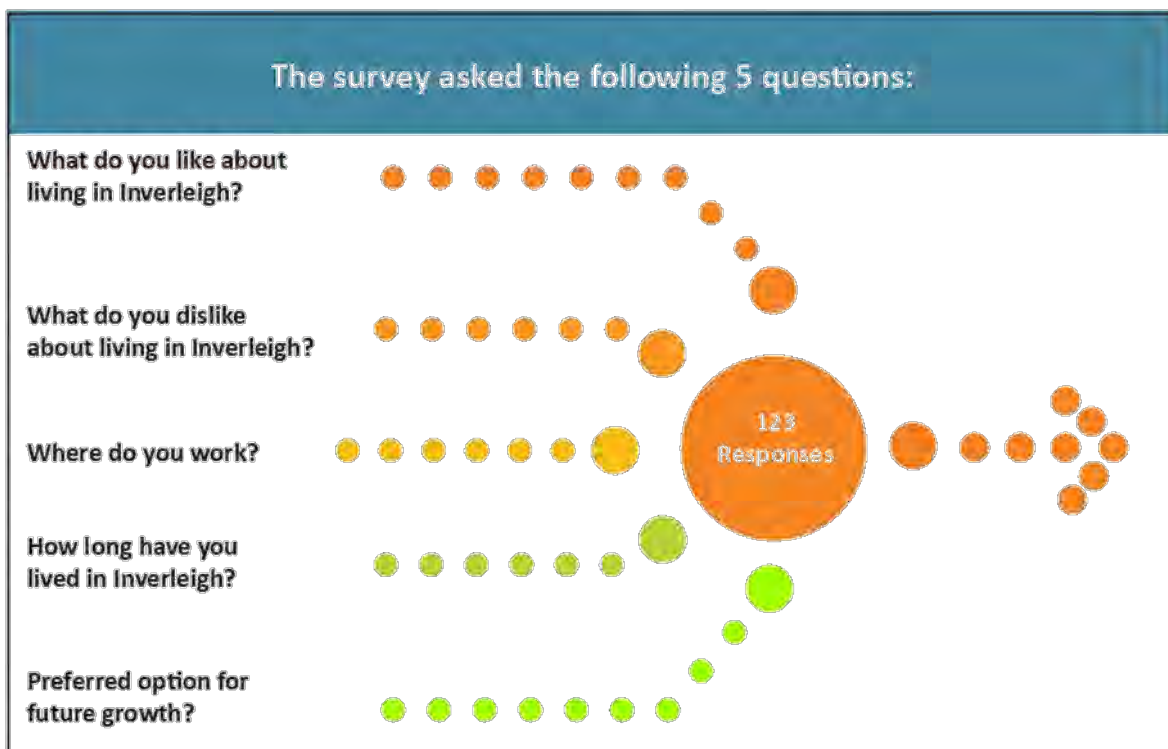
4. STAKEHOLDER ENGAGEMENT AND CONTRIBUTIONS

4.1 Community

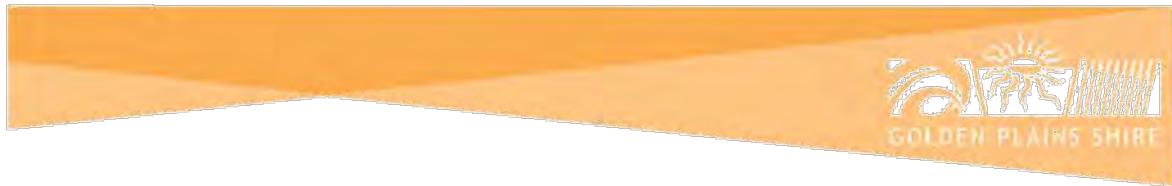
Council commenced community engagement in March 2017 with a community survey. Two workshops followed and two listening post sessions where the Strategic Planning Team met with residents to discuss future land use planning for Inverleigh.

More than 120 survey responses were received which represents around 10% of the Inverleigh community. Key findings from the survey found a positive sense of community, country lifestyle, proximity to large towns and the rural ambiance as being highly valued. Areas for improvement included roads, rate of development and growth as well as the provision of services including public transport. The survey identified there is no singular preferred option within the community for future growth.

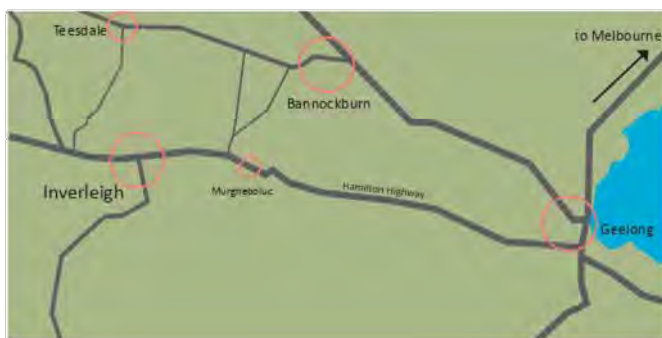
The survey asked the following five questions, responses to the community survey are summarised below.



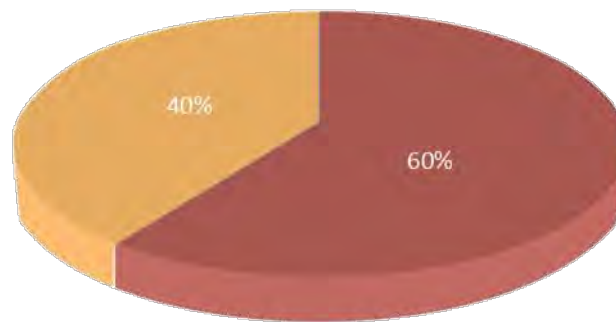




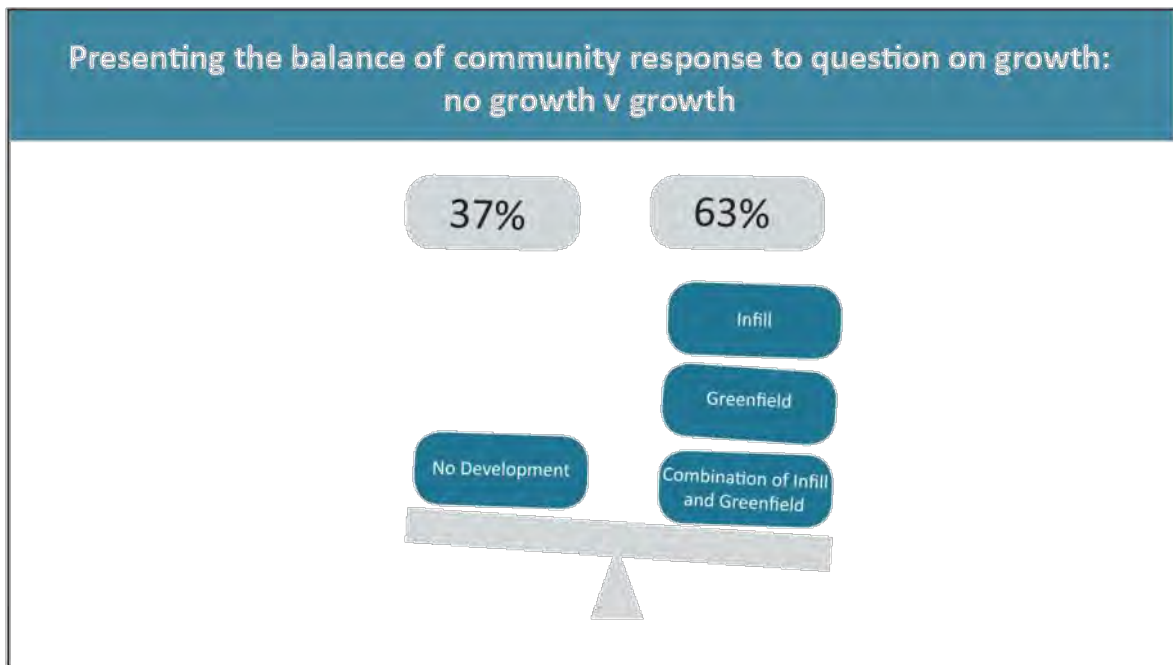
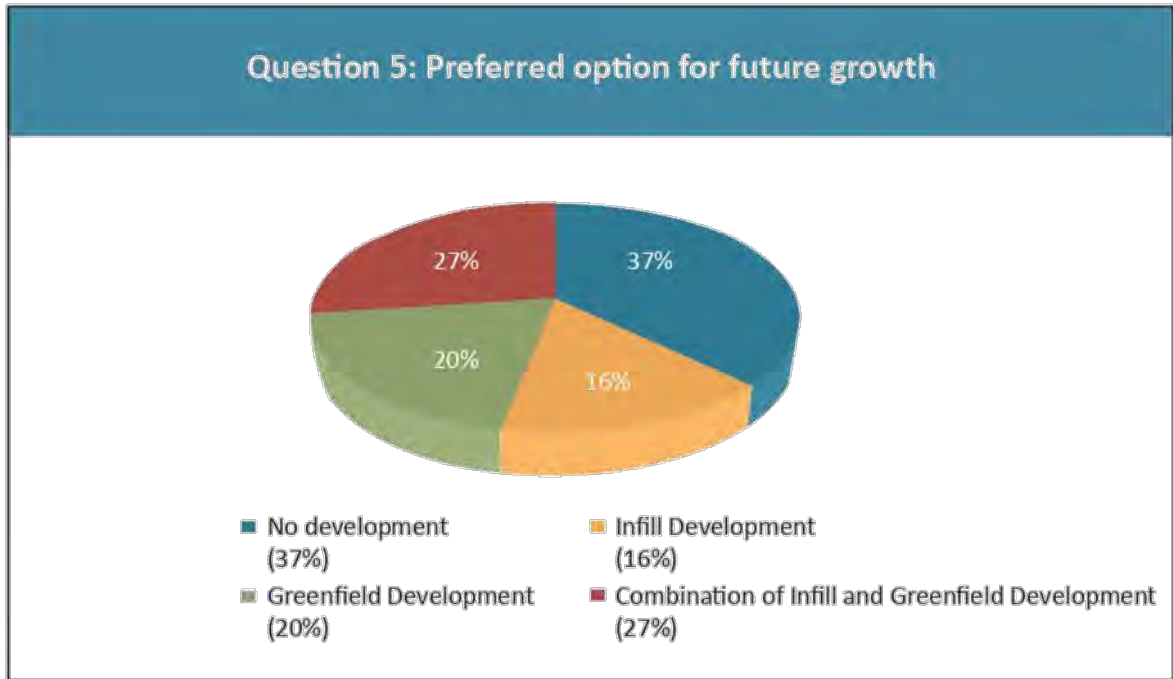
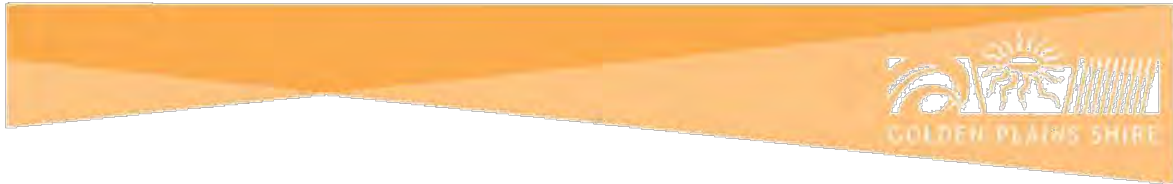
Question 3: Where do you work?

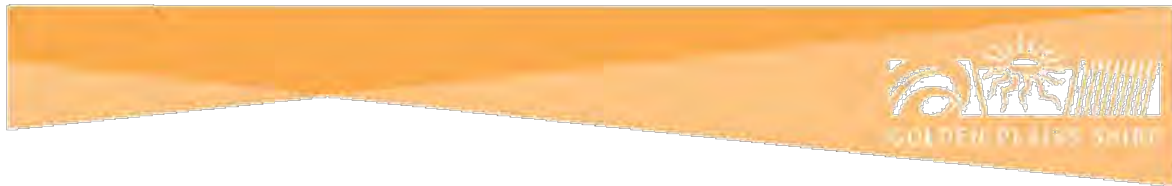


Question 4: How long have you lived in Inverleigh?



0 - 10 years 11+ years





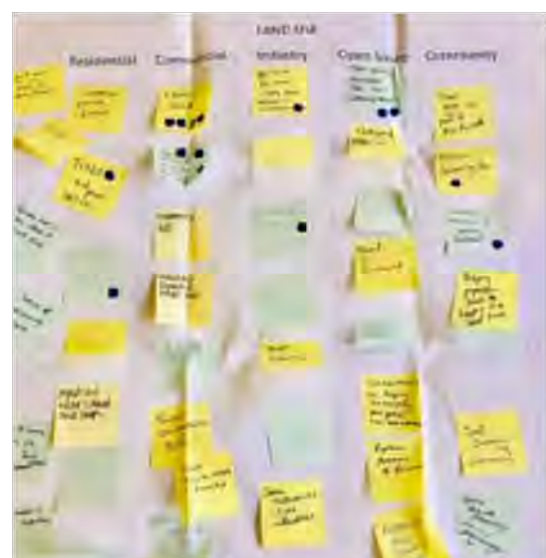
Council held a community workshop on 26 October 2017 to provide results of the community survey, stakeholder engagement and the latest 2016 census findings (which were released between June and October 2017). There was a strong turnout with robust and healthy discussion amongst the community on key structure planning issues. The workshop findings demonstrated that while there is a mix of views on particular issues, there is also widespread support for the following:

- Retaining the village character, with its historic and natural environments which are cornerstones of the town’s charm and appeal;
- Ongoing dependency on higher order services within Bannockburn and Geelong so as to preserve Inverleigh’s village scale and character; and
- Support for the continuation of boutique scale commercial development and re-use of existing buildings in the main street.

Brainstorming around the following key structure planning issues was undertaken, which contributed to the vision, principles and directions of the Structure Plan:

- Vision;
- Land Use (residential, commercial, open space, industry and community);
- Physical attributes; and
- Movement – connections- accessibility.

Examples of the workshop brainstorming activities are shown below.

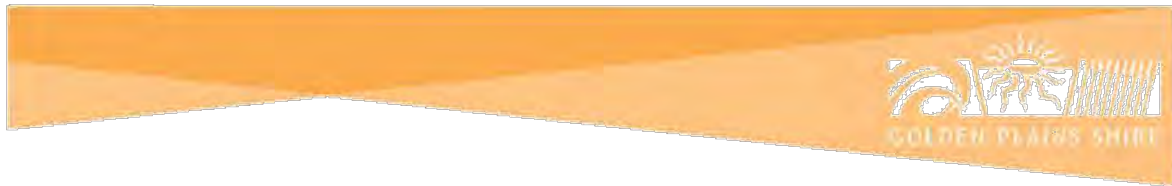




Council held two listening posts in Inverleigh on 16 and 23 June 2018 to present the draft Inverleigh Structure Plan. This provided an opportunity for one-on-one discussions between Council planners and around 70 people from the community. Detailed and valuable feedback was received including seven written submissions.

In summary, Council continued to hear clear messages about Inverleigh, including how the country town/village character is cherished by the community and is something to be retained. On the matter of lot sizes, there were conflicting views. Some residents want to subdivide because they don't want to manage large lot sizes, others want to retain the 1 ha minimum lot size. Proposals for rural and service industry, commercial, recreation and suggestions for horse/ bridle paths were also provided by the community at the listening posts and in the written submissions.





5. UNDERSTANDING THE PLACE

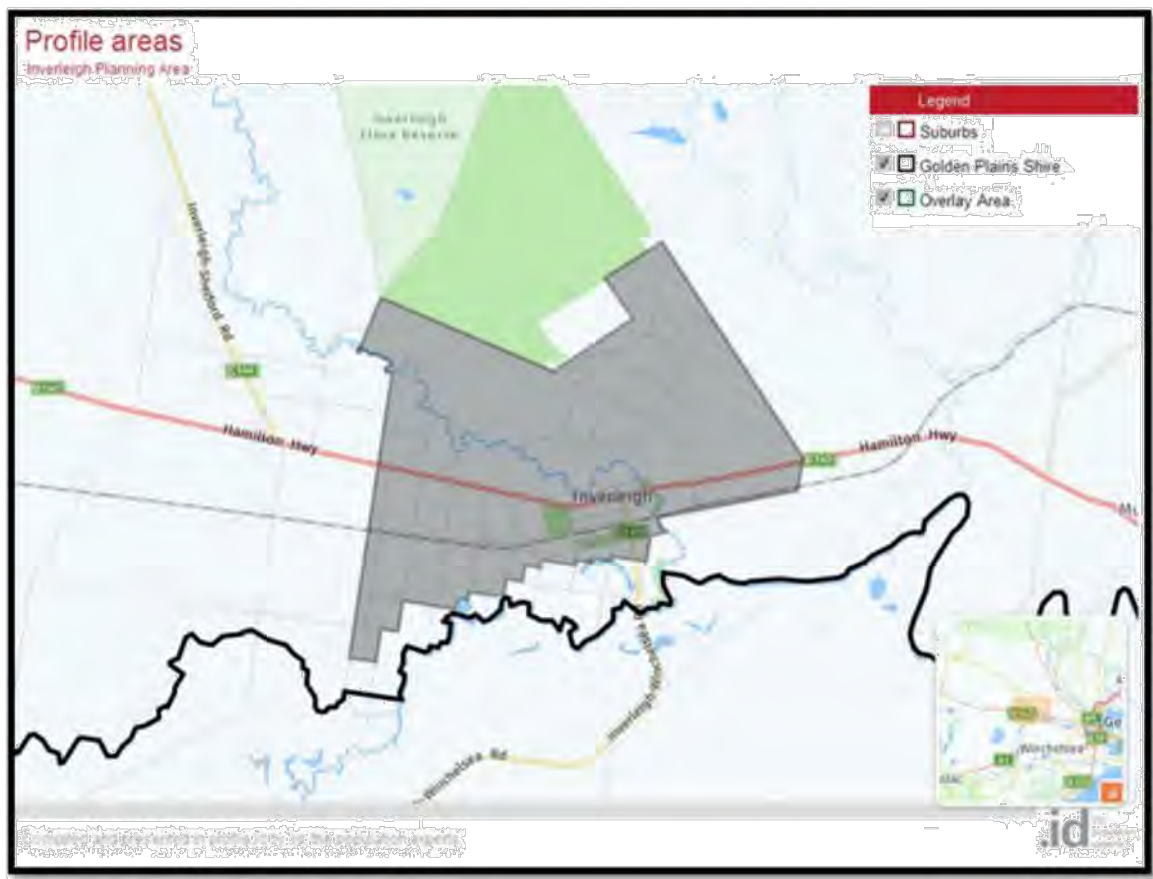
5.1 Population – Past and Present

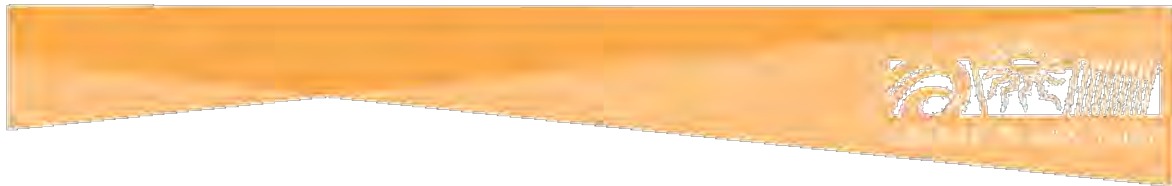
Inverleigh is a small town, formerly a rural service town that is becoming increasingly appealing for its heritage, environmental and residential 'lifestyle' opportunities

The population of Inverleigh, as defined by the Inverleigh Planning Area in Figure 2, is 1,203 persons. This is the ABS Estimated Resident Population, as at 2017.

Historical population data indicates the population of Inverleigh Planning Area has doubled over the last 25 years (Source: Census, Profile ID. Enumerated Population data).

Figure 2: Inverleigh Planning Area - Population data by Community Profile ID



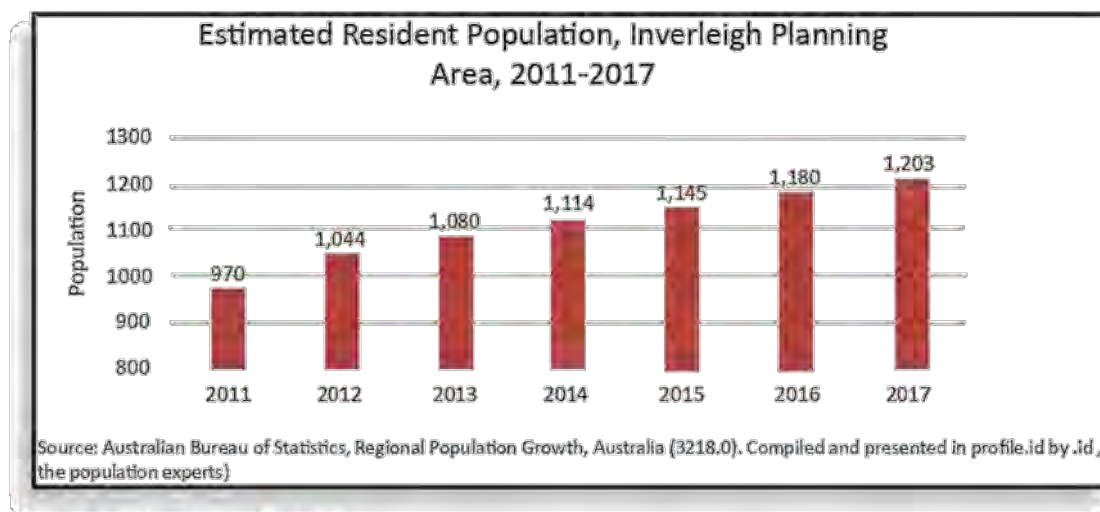


The town’s close proximity to Geelong, and the Geelong Ring Road, along with the appeal of low density residential ‘lifestyle’ opportunities, are likely to be the key drivers of future growth in Inverleigh. Census data tells us that migration to towns in the south east of the Shire come from Greater Geelong and Wyndham.

The implications of the Geelong Ring Road and the town’s growing popularity has been evident with the population of Inverleigh growing by 225 people (23.8%) from 2011 to 2016. This represents an average annual population change of 4.36% over the period. (Profile .id Usual Resident Population, Australian Bureau of Statistics, Census 2011 and 2016).

Further insight into the Inverleigh Planning Area’s pattern of population growth is provided by the Estimated Residential Population 2011-2017 as it is an annual measure – see Figure 3. Between 2011 and 2012 there was a high growth rate of 7.63%, facilitated by availability of additional residential lots. Since then, between 2012 and 2017, average annual population growth has reduced to a more conservative growth rate of 2.88% per annum, reflecting the limited supply of residential lots available during that time period.

Figure 3: Population Growth from 2011 to 2017, Inverleigh Planning Area, Estimated Resident Population

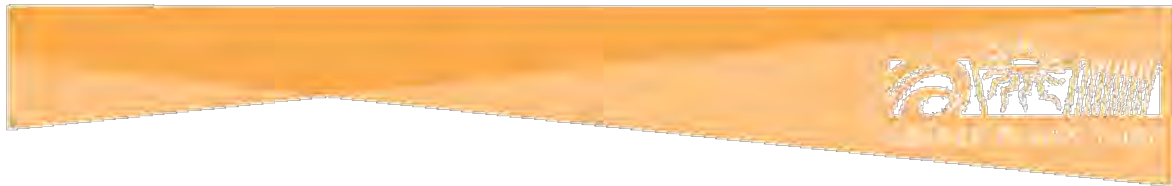


5.2 Population - Future

With the population of Inverleigh calculated at 1,203 persons in 2017, a number of scenarios can be used to forecast population change to 2033, based on various recorded population growth rates in Inverleigh referred to above. See Figure 4.

Conservative: A conservative estimated growth rate of 2.88% per annum, would see the population grow to **1,895 by 2033** (based on the Estimated Resident Population growth rate 2012-17).

Moderate: A moderate estimated growth rate of 4.36% per annum, would see the population grow to **2,380 persons by 2033** (based on the Usual Resident Population’s average annual growth rate 2011-2016).

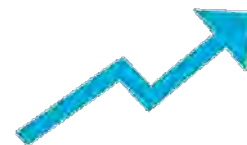


High: A high growth scenario, would see the population grow to **3,900 by 2033** (based on the highest annual Estimated Resident Population growth rate recorded in the 2011-17 period - 7.63% in 2011-12).

Population forecasting consultants, Jid Consulting recommend using the Usual Resident Population growth rate. This represents the moderate scenario of 4.36% growth per year. This scenario forecasts 2,380 persons by 2033, which nearly doubles the current population of Inverleigh. It represents an increase of **1,177 persons and 431 houses, based on an average household size of 2.73 persons** (2016 Profile Jid). The new Structure Plan aims to provide for this scenario's continued gradual growth of the town.

Scenario	Average Annual growth rate 2017-33	2017	2033	Change	Average increase per year	Dwellings av. household size 2.73 (rounded)	Growth rates based on recorded Inverleigh Rates
Conservative	2.88	1,203	1,895	692	43	255	Estimated Resident Population growth rate 2012-17
Moderate	4.36	1,203	2,380	1,177	74	431	Usual Resident Population 2011-16
High	7.63	1,203	3,900	2,697	169	990	Estimated Resident Population 2011-12

Projected: 2,380 persons by the Year 2033



A projected population of 2,380 persons in 15 years' time equates to an additional 1,177 persons and 431 houses, based on an average household size of 2.73 persons.

5.2.1 Age Structure

The median age of the population in the Inverleigh Planning Area is 39 years. The Inverleigh Planning Area, has a younger age profile than Regional Victoria, with young families evident. In 2016, 26.6% of the population was aged between 0 and 17 (Regional Victoria 21.9%) and 16.4% were aged 60 years and over (Regional Victoria 27.3%). Within this, 'babies and pre-schoolers' were 7.8% of the population (compared with Regional Victoria 5.8%) and 'Primary schoolers' 10.9% (Regional Victoria 8.7%). The largest service age group was 'Parents and Homebuilders' (aged 35-49 years) with 286 persons representing nearly a quarter of the town's population. See Figure 5.

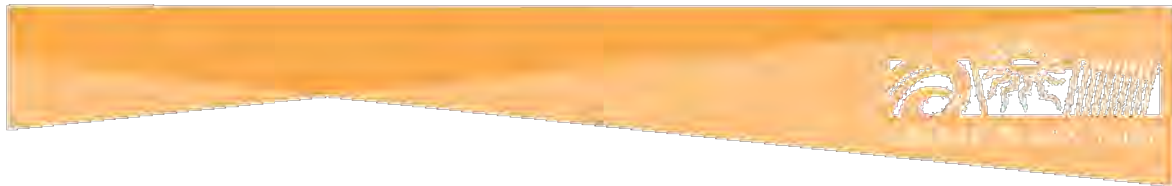
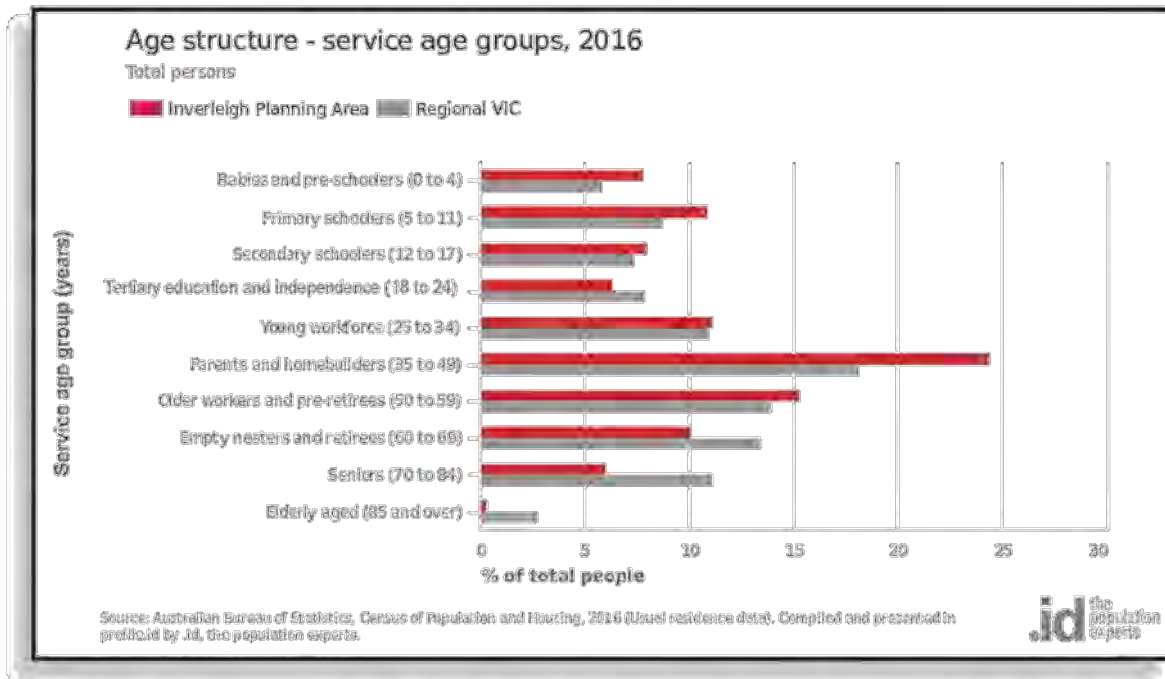


Figure 5: Age Structure – Service Age Groups, Inverleigh Planning Area and Victoria, 2016



Looking at the five years prior, the biggest change has been in the number of ‘Parents and Homebuilders’ (35–49 years) (59 additional) and ‘Babies and Pre-schoolers’ aged 0–4 years (42 additional). Another growing group is the ‘Older workers and Pre-retirees’ (50–59) with 42 additional persons.

Over the longer term between 2006 and 2016, there have been increasing numbers in all service age groups except ‘Secondary Schoolers’ aged 12 to 17 and the elderly aged 85 and over. The number of ‘Secondary Schoolers’ has remained steady around 90 persons while the number of 85 years and over has been less than 10 since 2006.

3.2.2 Households

Household type is one of the most important demographic indicators, revealing the area’s residential role and function and, in combination with age profiles, provides key insights into the level of demand for services and facilities. In 2016, there was a higher than Regional Victorian average of couples with children households in the Inverleigh Planning Area (45% compared with Regional Victoria 25%). When combined with the 7% one parent families (Regional Victoria 10%) around half of the households have children. Couples without children are another key demographic representing 28% of households and lone person households 17%. See Figure 6.

In 2016, households with children (couples or single parent) were predominantly young families: 57% had young children only (under 15 years), 30% had older children only (aged 15 years and over) and 13% mixed age children.

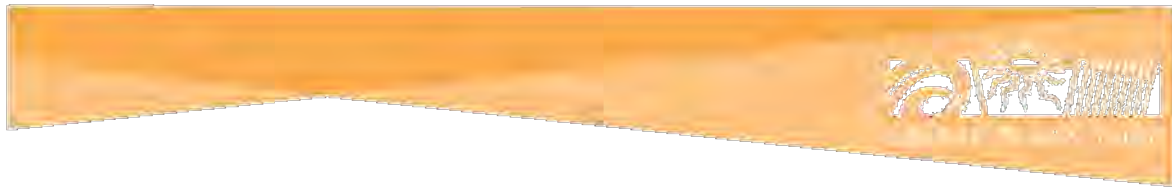
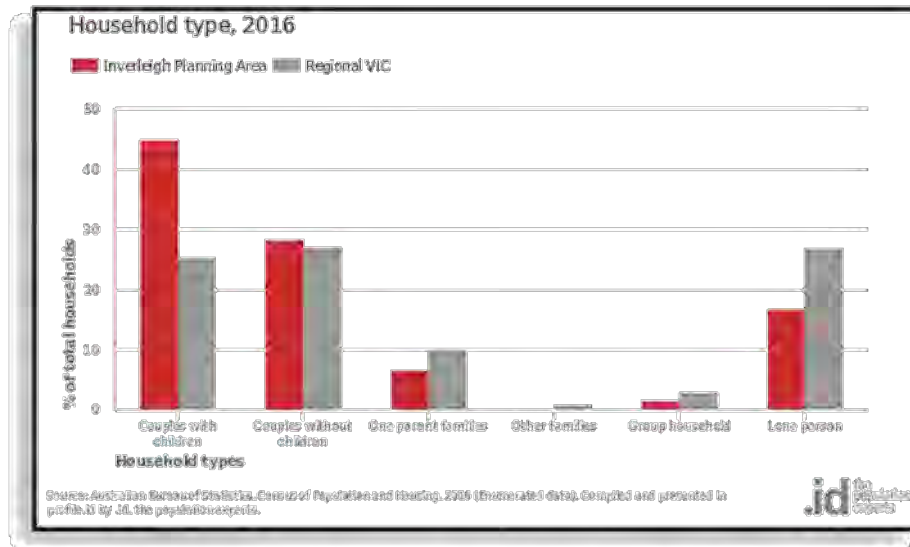


Figure 6: Household Type, Inverleigh Planning Area, 2016



The number of households has increased by 108 between 2006-2016. Analysis of this change indicates the proportion of couples with children, couples without children and one parent families has remained stable while the number of lone person households has increased slightly by around 4%.

The most common household type moving into the township 2006-2016 was couples with children, increasing by 47 households or 36%. The number of couples without children households increased by 30 and the number of lone person households by 31. There was little change in other household types.

3.2.3 Housing

There were 439 dwellings in Inverleigh Planning Area in 2016 (Census count), located in Township Zone, Low Density Residential Zone and Farming Zone. Existing lots in the Township Zone range in size from around 200sqm to 4200sqm. Lots in the Low Density Residential Zone range in size from 8,225sqm to 27000sqm (2.7ha) and are located predominantly to the north of the town centre. The majority of dwellings in the Farming Zone are located to the west of the Inverleigh town centre.

Between 2006 and 2016 an additional 116 private dwellings were recorded. Of these, there has been a significant increase in the proportion of 4 bedroom houses with an additional 74 four bedroom houses built. An additional 10 two bedroom houses were built and 12 three bedroom houses. Seven houses were built with 5 or more bedrooms.

Figure 7 highlights that while the number of four bedroom houses is increasing the overall household size is decreasing. Analysis of household data in Inverleigh shows that there were 16.1% of lone person households and 32.5% of larger households (those with 4 persons or more) in 2016.



Figure 7: Number of Dwellings and Average Household Size, Inverleigh Planning Area, from Jd Consultants

Year	2017	2011	2006	2001	1996	1991
Dwellings	439	358	323	282	264	236
Household size	2.73	2.75	2.89	2.87	2.97	2.81

Based on the moderate population growth scenario outlined above, an additional 430 dwellings are expected to be constructed through to 2033, an average of 27 houses per year.

5.3 Infrastructure

5.3.1 Water and Sewerage

Barwon Water is the responsible water authority for Inverleigh.

Inverleigh is not currently provided with reticulated sewerage. There are no plans to sewer the township in the short to medium term. Under current regulatory arrangements, a sewerage scheme would likely need to be fully funded by residents and could cost in the vicinity of \$15 million.

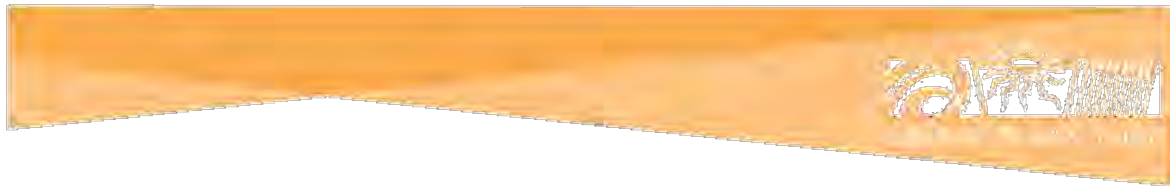
Potable water is available in Inverleigh and is fed from both Teesdale and Bannockburn.

Barwon Water advises that generally the area to the north of the river has better access to water supply than the area to the south of the river, as the main feed for Inverleigh comes via Teesdale. Development to the north of the river could be serviced by extension of the reticulation main (DN200mm) from the water main located in Common Road. This main in Common Road currently extends south to approximately Faulkner Road before reducing in size.

The area to the south of the river is constrained by the single water main (DN150mm) crossing the river at Dundas Street. This is not likely to cause issues during the period of the Structure Plan 2018, but development of the 'Future Investigation Area' may trigger the requirement to construct an additional river crossing. The location of that crossing would require careful consideration. Water supply to the area south of the river currently stops at Cemetery Road. There are also some private lines into this area.

It is unlikely that the infrastructure feeding Inverleigh will require augmentation prior to the development of the 'Future Investigation Area'. Future upgrades planned for Inverleigh in the long term include upgrades to the Bannockburn-Teesdale Feeder Main, the Bakers Lane Tank (at Teesdale), Bakers Lane Pump Station (at Teesdale) and the Teesdale-Inverleigh Feeder Main.

Barwon Water advise that there is little impact on Barwon Water's infrastructure planning as a result of the changes to the Inverleigh Structure Plan. Barwon Water can readily accommodate the increased density. At a later date, additional upgrades may be required to facilitate the 'Future Investigation Areas' as described above.



5.3.2 Movement

a) Vehicular

Inverleigh is located on the Hamilton Highway, a significant transport route between Geelong and the western district.

Common themes which emerged from the survey included the condition of the Hamilton Highway and the lack of overtaking lanes on the Hamilton Highway.

In response, VicRoads advised that there are presently no duplication plans for the Hamilton Highway and that the major catalysts for any road upgrades/ maintenance tend to be safety and freight efficiency.

Decision making with regard to roads in the region is now considered as part of a broader collaboration between Public Transport Victoria (PTV) and Vic Roads, known as Transport for Victoria (TFV). In relation to corridor works between Geelong and Inverleigh, VicRoads would advise TFV of the need for works and this would be considered in accordance with the hierarchy of strategies under the Network Development Plan – Country Roads Strategy – Individual Corridor Strategies.

Transport for Victoria advised that in regards to roads, the intersection of the Hamilton Highway and Common Road requires an upgrade. Further development of land along Common Road must include an upgrade of this intersection to cater for its increasing catchment.

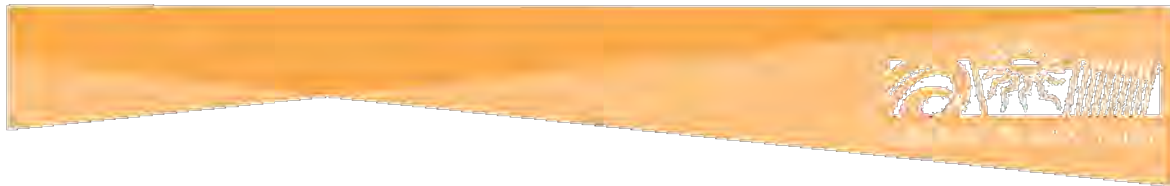
Similarly, the intersection of the Hamilton Highway and Hopes Plains Road has been identified by Transport for Victoria as requiring an upgrade which will be required as development occurs adjacent to Hopes Plains Road.

Transport for Victoria has identified concerns regarding the proposed rezoning of land south of Hamilton Highway and north of the rail line that is proposed to be rezoned from Farming Zone to the Low Density Residential Zone. VicRoads would seek to limit the number of access points onto the Hamilton Highway from both this land and north of the Hamilton Highway, and require an access management plan for the ultimate access arrangements taking into account the proposed form of subdivision.

Increasing the density of development north of the Leigh River will require an upgrade or a third road link over the Leigh River, essentially an upgrade of the Teesdale Road and Twin Bridges, particularly as the twin bridges only have a 5 tonne capacity and the CFA require bridges to have capacity for 15 tonne vehicles. Other users including farmers would also benefit from having the load limit upgraded. Further development along Common Road will require an upgrade or replacement of the Twin Bridges to cope with flood events and the required tonnage capacity for fire trucks.

Lighting at the Common Road/ Hamilton Highway has been identified as a key safety concern from both residents and VicRoads. This would need to be addressed by developers as part of any future subdivisions.

Golden Plains Shire Council has prepared a Draft Streetscape Masterplan alongside the preparation of the Inverleigh Structure Plan. The plans have been prepared in the context of each other to complement and cater for anticipated growth.



b) Rail

A rail line runs parallel to the Hamilton Highway through the southern aspect of the township. There are numerous rail crossings where local streets intersect with the rail line. The Maroona to Gheringhap rail line is the main route to Adelaide from Melbourne and Geelong. Originally it was also a passenger service, but today is a freight line only.

VicTrack advise that the following should be considered when assessing change of use and development adjacent to the rail corridor:

- No new level crossings across the rail corridor;
- Ensure water retardation and drainage is directed away from the rail corridor;
- Ensure land is fenced before subdivision works commence;
- Shared user paths for new subdivisions should occur outside of the corridor;
- Impact of freight and passenger rail noise.

c) Non-vehicular

Non-vehicular movement is a lifestyle feature and key component of the functionality of Inverleigh. Walking, cycling and horse-riding are popular active modes of movement and contribute to the liveability of the township. The low key nature of roads and wide road reserves encourage shared access with vehicular and non-vehicular traffic. Trails around the river environs and connections from the north of the town into the 'old town' area have been developed through community and Council initiatives, including the Federation Footbridge over the Leigh River connecting Common Road to the town centre.

Maintaining strong pedestrian and cycle links with the town centre is paramount as development increases along Common Road. School children need direct access routes to the school and recreation facilities. A pedestrian connection is included in the Draft Inverleigh Streetscape Masterplan to ensure a continuous circuit is provided into the Recreation Reserve.

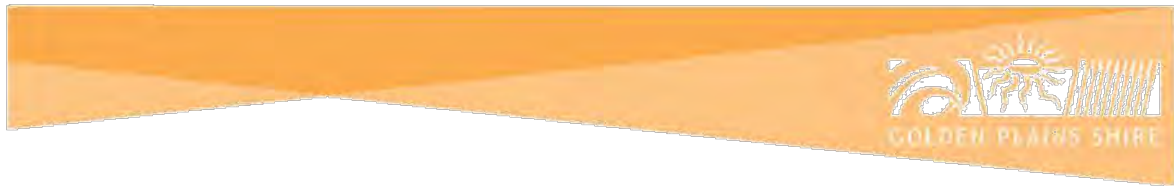
A web of proposed pedestrian paths, together with a bridle path and township loop is envisaged for the connectivity of non-vehicular modes of movement throughout the township.

The Movement and Access Plan identifies the arterial road being the Hamilton Highway and key access roads including the Inverleigh –Winchelsea Road, Inverleigh-Shelford Road, Common Road, Faulkner Road and part of Hopes Plains Road.

Another key access road is the circuit around East Street, Napier Street, Inverleigh-Winchelsea Road and the Highway. A larger key vehicular circuit follows the Inverleigh-Winchelsea Road, McCallum Road and Railway Street, back to the Hamilton Highway.

Green links are a strong feature of the Inverleigh Structure Plan and link the main street to the river environs in all directions. Connectivity through the new residential areas is purposefully designed to include green links between existing and new residential areas as well as to the river, connecting to the township core. This provides non-vehicular access for children to ride to school and the recreation reserve as well open spaces linked to the river environs.

A continuous bridle path and township loop trail is identified to follow the river environs and connect River Road through the western 'Future Investigation Area' when developed.



A proposed pedestrian access is also identified along the Hamilton Highway linking Hopes Plains Road to the town centre.

Pedestrian access is also designed to be enhanced along the main street through the Draft Inverleigh Streetscape Masterplan which has been prepared in consideration with the Inverleigh Structure Plan.

5.3.3 Energy

Capacity for electricity supply is provided by Powercor. Most development projects require extension or augmentation of electrical assets. Costs are applicable for these works.

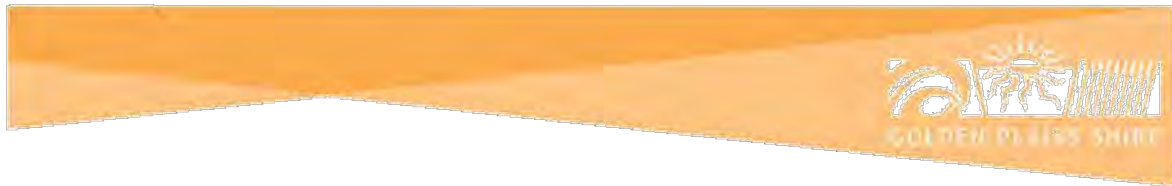
There is no gas supply to Inverleigh and no plans for extension of gas supply to the township.

Solar and wind farm facilities are proposed south of Inverleigh within the Surf Coast Shire.

5.3.4 Communications

Inverleigh has an operational NBN Fixed Wireless Tower as well as Telstra and Optus mobile phone towers.





5.4 Environmental Risks

5.4.1 Flooding

Inverleigh is located at the confluence of the Barwon and Leigh rivers and has experienced extensive flooding in its history which has hindered further development and presents a risk to a number of heritage values in the town.

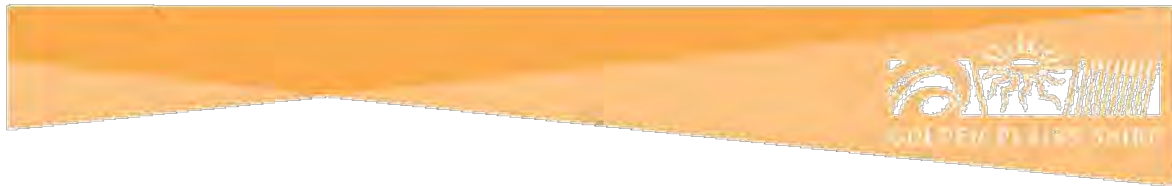
The Inverleigh Flood Study was recently undertaken in 2018 and provides a detailed assessment of the Inverleigh township flood plain where flooding may impact upon residents, properties and infrastructure. The study provides an improved understanding of flood behaviour through the study area.

Flood modeling demonstrates that during a significant flood event, a number of events are likely to occur depending on the status of two upstream catchments associated with the Barwon & Leigh Rivers.

Using the hydraulic modelling results, two mitigation options were investigated, costed and modelled to assess the impact on flooding. The mitigation options modelled showed a significant reduction in flood risk for many flood prone properties in Inverleigh. The Inverleigh Flood Study recommends that a detailed flood mitigation study be considered.

A review of the existing planning scheme was undertaken and Land Subject to Inundation Overlay (LSIO) and Flood Overlay (FO) maps have been produced. The updated flood mapping has been incorporated into the Inverleigh Structure Plan 2018.





5.4.2 Bushfire

The Bushfire Management Overlay applies to the Inverleigh Flora Reserve, the Inverleigh Golf Course and extends approximately 150 metres into private land along Common Road opposite the Inverleigh Flora Reserve and also the adjoining parcel on Hopes Plains Road. The purpose of this overlay is to protect life and property from bushfire impact by applying a number of development controls. It is implemented in areas where the bushfire risk is high due to hazardous bushfire characteristics such as steep slopes and forests. The Bushfire Management Overlay identifies areas where the bushfire hazard warrants bushfire protection measures to be implemented. Development should only be permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

A Strategic Bushfire Risk Assessment (See Attachment L) for Inverleigh has been undertaken to inform the Inverleigh Structure Plan. The Assessment has considered the potential risk of bushfire impact on the township of Inverleigh and the potential growth areas identified. The potential residential growth areas are identified in figure 8 below.

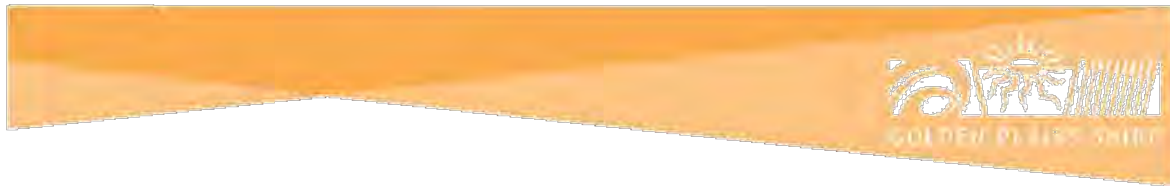
Figure 8 : Potential Growth Areas



High fire danger days with high temperatures and low humidity with strong, hot north or north westerly winds followed by a strong, cooler west to south west wind change present the greatest bushfire threat to the township.

Being a rural landscape, the potential for ignition is high. The impact of any fire event will be determined by fuel loads, weather, preparedness and the ability of resources to combat a fire.

Large fires on high fire danger days running into the township after a long build-up through the surrounding landscape have the potential to have significant impact on the town. Small localised fires igniting within close proximity to the town may still impact the town but these fires can be expected to be easier to bring under control and experience fewer losses. The centre of town should provide suitable refuge in all but the most extreme fire conditions.



The main potential bushfire threat is from a running fire that enters the Inverleigh Flora Reserve which could impact significantly on potential growth areas 2 and 3 as well as established low density residential settlements on Gregory Drive, River Gum Drive and Faulkner Road. This scenario may occur under hot and strong north or north-west wind conditions, coupled with a high temperature and low relative humidity.

Bushfire risk mitigation should direct development away from high risk areas. Where development cannot be directed in such a way, it must be designed to ensure that appropriate and effective risk mitigation measures are in place to reduce this risk to an acceptable level. Management of fuel on public and private land by individual property owners and land management agencies can reduce bushfire risk, however it is not possible in rural residential situations to eliminate fire risk entirely.

Bushfire risk should be reduced to acceptable levels provided the current proposals ensure that:

- Residential development in higher risk areas is avoided and appropriate setbacks from classified vegetation are applied;
- Township edge is consolidated to limit grass/bushfire spread into the town area;
- Appropriate defensible space, building envelopes, access and egress to properties and the development are applied;
- New dwellings are constructed to the appropriate BAL construction standard;
- Urban design that meets CFA requirements for access and water supplies is applied;
- Well designed and built access and egress and viable evacuation options for residents and visitors are provided.

The findings of the Strategic Bushfire Assessment of Inverleigh have been incorporated into implementation actions of the Inverleigh Structure Plan.





3.4.3 Erosion

State planning policy seeks to protect areas prone to erosion, landslip or other land degradation processes.

The area with the highest landslip risk in Inverleigh is the escarpment area, which is to remain undeveloped. The Public Park and Recreation Zone should be applied to areas having propensity for landslip and erosion. Risks can be further mitigated through controls applied at subdivision stage.

High water and flood events in Inverleigh can have impacts on the riverbanks and can cause severe erosion around the river environs including the washing away of paths and trails.

Likewise, stormwater has the potential to create erosion of the riverbank if not appropriately managed as part of the subdivision design, construction and maintenance.

3.4.4 Loss of biodiversity

State Planning policy seeks to assist the protection and conservation of Victoria's biodiversity and consider the impacts of land use and development on these values. The Structure Plan has been considered in relation to protecting and conserving biodiversity.

The Leigh and Barwon Rivers provide valuable environmental corridors that need to be protected from development and pollution associated with stormwater and septic seepage. The extensive floodway and floodplain assist in the protection of these river environs, as does the Environment Significance Overlay 2 – Watercourse Protection.

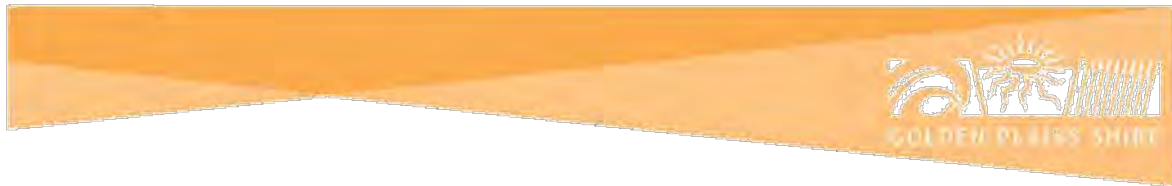
State planning policy seeks to protect landscapes and significant open spaces that contribute to the character, identity and sustainable environments. The Structure Plan provides for additional open space along the Leigh River as part of future residential development of the adjoining land. Appropriate zoning to Public Park and Recreation Zone should be applied to these areas.

The Common Flora and Fauna Reserve and Golf Course should continue to be protected both through planning controls, including buffers and fire management controls. Links from these area to the 'old town' should be provided in the form of green corridors and pedestrian access trails.

The Structure Plan reinforces the Green Bio-link between the Common Flora and Fauna Reserve and the Leigh River, designed to provide landscape amenity through the residential areas and provide a link for the transfer of wildlife between the Common, the township and the Leigh and Barwon Rivers.

Additional Green links, are indicated on the Structure Plan to provide connections from established residential areas in the north to the Common and from the Common through proposed residential areas, south to the Leigh River and along the river into the township area as well as through the town and down to the Barwon River.

Native vegetation through new residential areas should be retained, protected and maintained both for landscape amenity and protection of biodiversity.



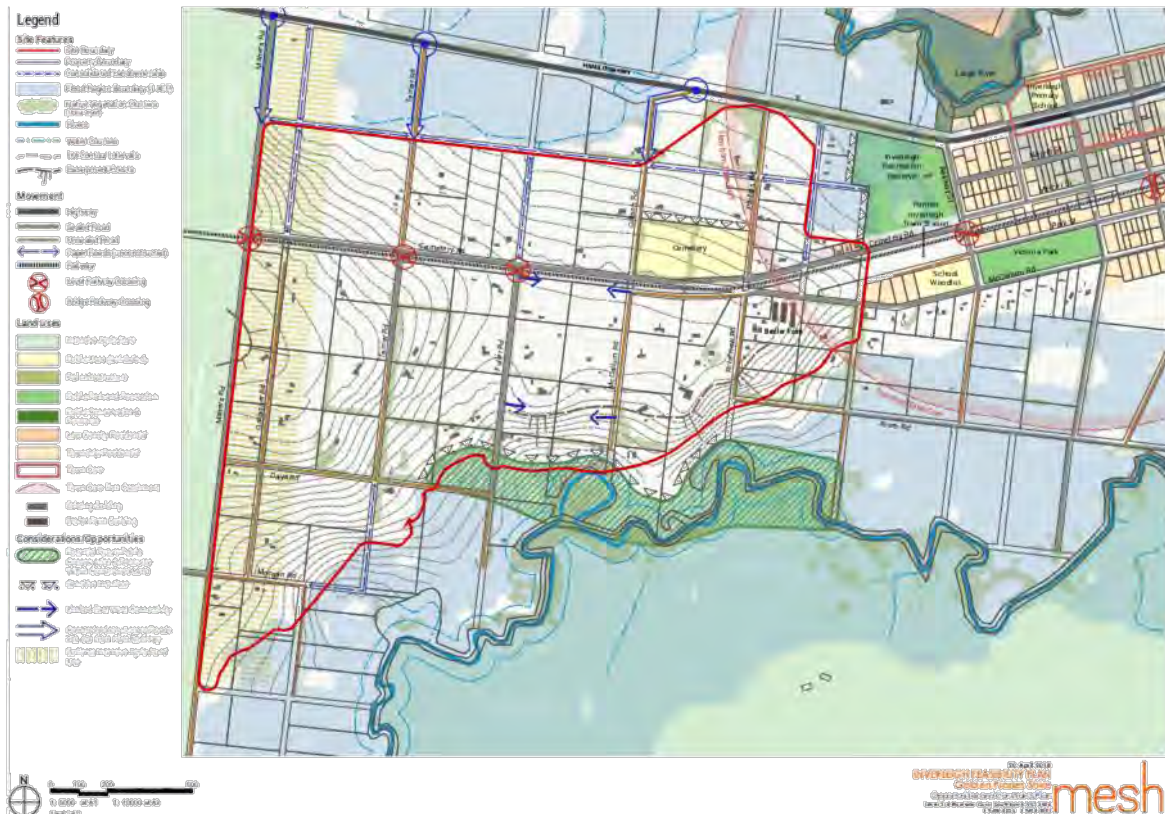
5.5 Residential

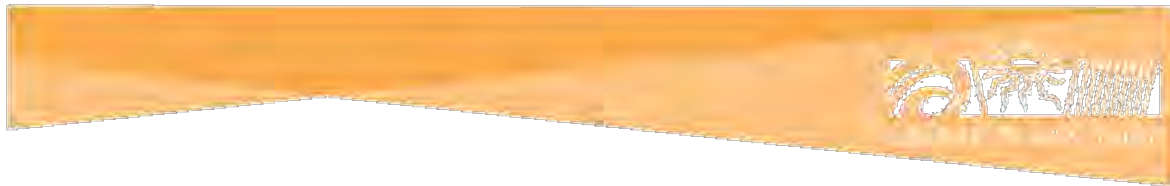
5.5.1 Settlement

The Inverleigh town centre adheres to a conventional grid layout containing mainly rectangular lots with at least one road frontage. The Township Zone applies in this core township area or the 'old township' area and straddles the Hamilton Highway. A larger proportion of the town is located south of High Street, west of the Barwon River and south of the Leigh River. The Township Zone provides for residential development and a range of commercial, industrial and other uses in small towns. Community uses can also be located in this zone.

The township or village has largely been constrained due to a number of factors, including flooding, lack of sewerage and the railway line, two blocks south and running parallel to the Hamilton Highway through the town. In the south west, residential growth of the township has been constrained by an established broiler farm, which has recently ceased operation. A period of two years applies before existing use rights are extinguished on this property.

Figure 9: Inverleigh Feasibility Plan showing the broiler farm





Since the ISP 2005, significant policy change has occurred with regard to the Low Density Residential Zone. The policy of 1 hectare minimum lot size has been replaced with a minimum lot size of 4000m² or 0.4 hectare. This is consistent with State Planning policy to make more efficient use of residential zoned land and the findings of Council's Domestic Wastewater Management Plan 2015, which included that the appropriate minimum lot size for un-sewered residential development in the Shire is 0.4 hectares.

The implications of the policy change for Inverleigh will be to remove the stipulated minimum lot size of 1-2 hectares from the Inverleigh Structure Plan. The effect will be that for areas zoned Low Density Residential Zone, the minimum lot size will default to the State Planning minimum lot size of 0.4 ha.

The result of this change on the settlement pattern of Inverleigh will most likely be evident in Greenfield development areas that will develop at a higher density than has occurred through the existing low density residential area to the north of the town. A variety of planning tools have been used and will continue to be applied to the low density residential areas of Inverleigh, such as protection and retention of mature trees, and the application of the Design and Development Overlay Schedule 5 to ensure the character is maintained and there is a sense of space between buildings required through building setbacks.

Furthermore, landscape and topographic features and the visual and historic/cultural characteristics should be used to guide the pattern of streets and public spaces and incorporated into views where appropriate. A number of covenants apply to existing low density residential subdivisions throughout the northern part of Inverleigh which will restrict subdivision potential and infill development of these lots.

3.5.2 Supply and demand

State Planning Policy requires Council to ensure a sufficient supply of urban land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Planning is required to ensure there is sufficient land available to meet forecast demand and to plan to accommodate projected population growth over at least a 15 year period providing clear direction on locations where growth should occur. The same policy also requires that low density residential development is considered in relation to its impact on future higher density development. As an un-sewered small town, Inverleigh is restricted to low density development.

From the outset of undertaking the new Inverleigh Structure Plan, Council highlighted that it was considering how to efficiently manage population growth within the existing growth boundary from the ISP 2005. It was also indicated that the new Structure Plan would incorporate findings of the Inverleigh Flood Study.

On the matter of supply, the remaining unzoned land identified for potential future residential development in the north of the town equates to around 350ha. An estimated low density residential lot yield of 525 lots is calculated based on 40% of the land being used for roads and open space and the average lot size of 0.4ha.

With an expected demand for at least 430 new houses, the land identified for future low density residential growth in the north of Inverleigh will cater for the anticipated population and housing growth over the next



20 years (calculated using 27 new houses per annum). Subdivision into larger lots (in excess of 0.4 hectares) due to factors such as land capability or environmental constraints, would change the supply figures.

Additional land has been identified in the south west of the township as a 'Future Investigation Area'. The land is zoned Farming but is fragmented into lots sized between 2-4 hectares. This fragmentation puts the site at risk of ad-hoc development and potentially makes the coordination of infrastructure delivery and upgrades problematic. Consideration of alternative zones for this land has been undertaken as well as a Development Feasibility Study, provided in Attachment K, his study looked at various lot size scenarios for the area, and found that selecting an alternative zone is hindered by a number of factors including:

- the difficulty for landowners/ developers to fund necessary infrastructure effectively discouraging residential intensification;
- the risk to Council of having to fund the cost of infrastructure provision to the area;
- the likely ad-hoc residential intensification of the site and the difficulty apportioning cost of development with this approach.

Due to the large number of separate landowners, infrastructure and environmental constraints, the railway line and associated crossings, the land is less conducive to development in the short to medium term.

Directly south of the township and wrapping around the Inverleigh Recreation Reserve, the extension of the town is identified in the form of the low density residential lot pattern. Opportunity for this was created with the closure of the existing broiler farm in McCallum Road. When the existing use rights of this broiler farm expire in May 2020, the land can be rezoned to facilitate subdivision down to 0.4ha, effectively hedging the town on the west to incorporate the Recreation Reserve and Victoria Park. Potential yield from this rezoning is calculated at around 22 lots, which is less than 1 year supply and provides an alternative product to the residential development in the north, his are can deliver benefits to the whole of Inverleigh with residential growth in close proximity to the town centre and potential for improved interface treatments and connectivity with the recreation reserve and Victoria Park.





5.6 Natural Environment and Open Space

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

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

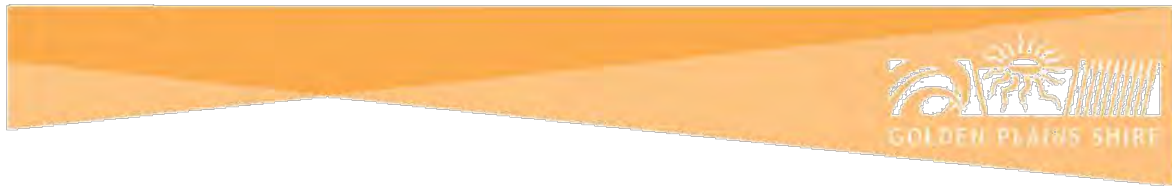
The Land Subject to Inundation Overlay and Flood Overlay apply to extensive areas of the Inverleigh township associated with the confluence of the Leigh and Barwon Rivers around the township. Growth directly around the township is restricted by the flood risks in the township. The Inverleigh Flood Study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

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

Protection of the Leigh and Barwon Rivers for biodiversity and open space is reinforced in the Structure Plan, Landscape and Open Space Plan as well as the vision and principles (See Attachment G).

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

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



A Bio-link of a substantial width of at least 60 metres 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 planting to allow wildlife to travel from the Flora Reserve to the Leigh River as well as provide for pedestrian and maintenance/emergency vehicle access and also be wide enough for the edges to be mown and maintained in a fire-risk reduced state, without compromising the sustainability of the link as a wildlife corridor.



In addition, Green links are proposed with pedestrian access to link existing residential areas in the north to the Flora Reserve and Golf Course and from Hopes Plains Road to the Hamilton Highway to access the core of the town. Also, a 'Bush Approach' is identified as a greening treatment along the entrances to the town on the Hamilton Highway (See Inverleigh Framework Plan - Attachment A). Green links are also proposed from the core of the township linking south to the Barwon River and across the 'Future Investigation Area' to the west when developed.

Essentially, the Structure Plan provides for a high level of connectivity and Green links in keeping with the community's vision.



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

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

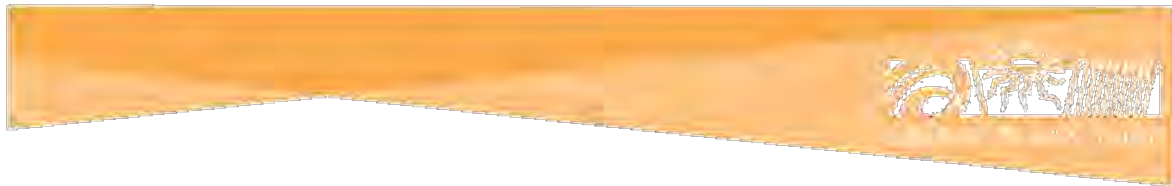
A new Community Play Space providing for multi-age groups has received funding and will be built adjacent to the existing toilet facilities and skate park on the southern side of bridge, close to the town and adjacent to the Leigh River.

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

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

Avenue trees along the Hamilton Highway and individual trees in the main street provide a strong sense of arrival and identity and have been considered as part of the Draft Inverleigh Streetscape Masterplan. Actions identified in the Draft Inverleigh Streetscape Masterplan will be implemented subject to funding.





5.7 Community Facilities

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

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

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

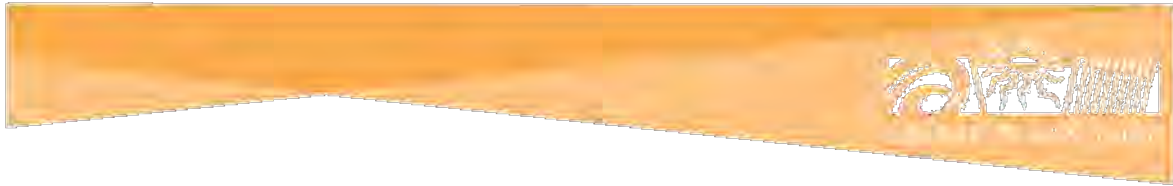
Victoria Park provides for a range of alternative community recreation uses, such as equestrian, dog related, informal play and other uses that fall outside of the football, cricket, netball type sports which are provided for at the Recreation Reserve. The community would like to see Victoria Park retained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

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

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

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

Early childhood services provide for a four year old kindergarten program and a limited Occasional Care service at the kindergarten facility on the Inverleigh-Winchelsea Road. There is potential to use the Public Hall on High Street if capacity for services is exceeded at the Kindergarten site. A long term option is to co-locate with the Primary School.



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

5.8 Cultural and Built Heritage

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

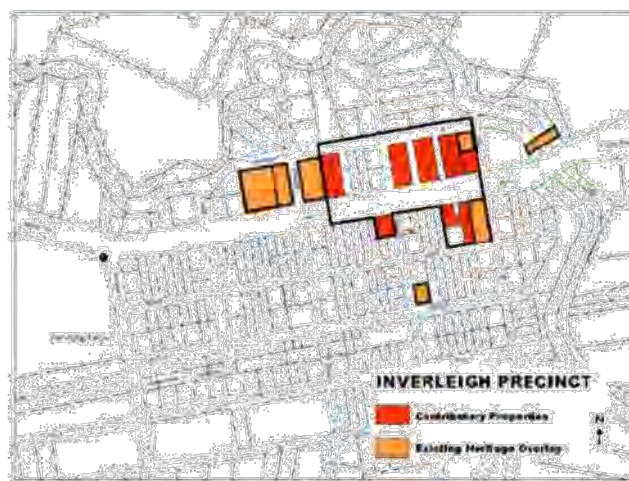
There are also several sites of Aboriginal cultural significance which have been identified along the rivers and through the town. The Wadawurrung is the Registered Aboriginal Party. Areas of cultural heritage sensitivity are mapped and subdivision or certain types of development in this mapped area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

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

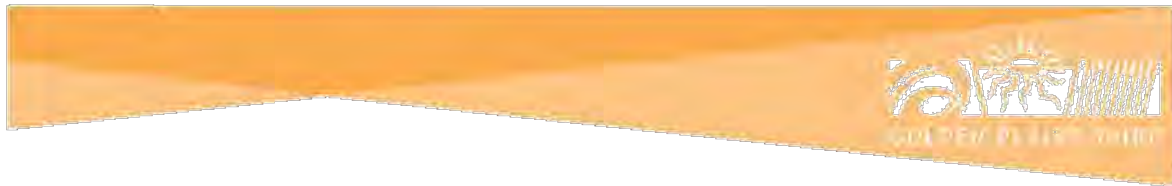
Together with the environmental qualities, the cultural and built heritage provide a rich, organic and historic identity which contribute to Inverleigh’s strong sense of place. A Heritage Plan is provided at Attachment F.

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

Figure 10: Inverleigh Heritage Precinct Map



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



5.9 Commercial and Industrial

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

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

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

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

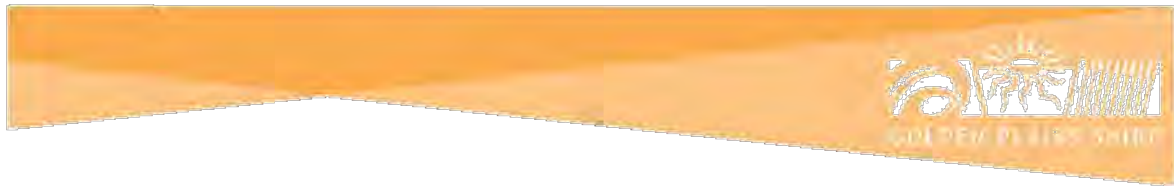
Opportunities for rural industry and local service based industry are available in particular locations throughout the town and in proximity to freight infrastructure and a rail siding exist west of Mahers Road.

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

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

The Draft Streetscape Masterplan for Inverleigh will support the movement of pedestrians, cyclists and vehicles, trucks and caravans as the town continues to grow at a moderate pace.





5.10 Agriculture

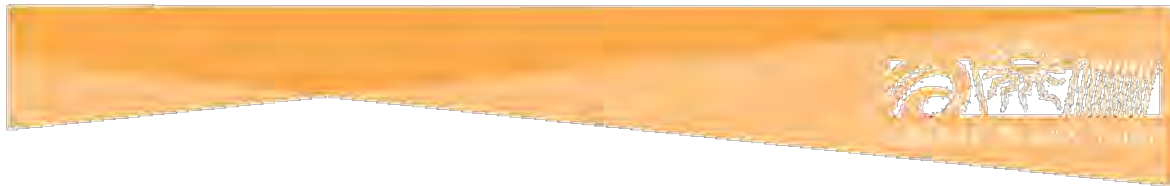
Inverleigh is a village in a rural setting and is recognised as the gateway to the western district. The township caters for the wider rural community and has strong rural characteristics and values stemming from its historic role as a rural service township. This role is expected to continue and be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

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

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

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





5.11 Developer Contributions

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

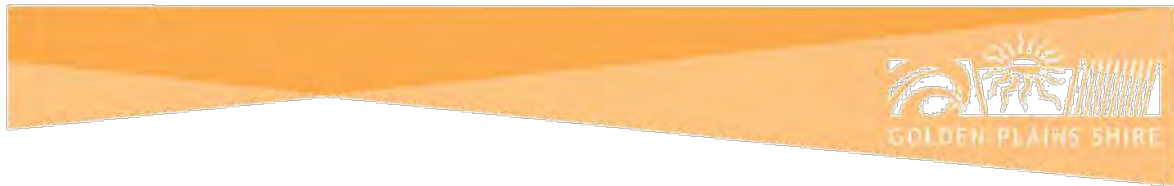
The provision of infrastructure to service land is generally considered at rezoning and again at planning permit stage. Agreements between developers and/ or agencies are required at rezoning stage to ensure that the infrastructure items are satisfactorily addressed as development proceeds. An Infrastructure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

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

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

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

- Intersection upgrades and street lighting upgrades at:
 - Hopes Plains Road/Hamilton Highway
 - Common Road/Hamilton Highway
- Access Management Plan for the Future Investigation Area to the satisfaction of VicRoads;
- Upgrade or replacement of twin bridges to a 15 tonne capacity bridge;
- Pedestrian link along the Hamilton Highway linking Hopes Plains Road to the town centre;
- Bridle paths;
- Green links and pedestrian links;
- Bio-link from Flora Reserve to Leigh River;
- Relocation of tennis courts to recreation reserve;
- Gateway treatments;
- Bush approaches to entrances;
- Bushfire management as per the Strategic Bushfire Risk Assessment for Inverleigh;

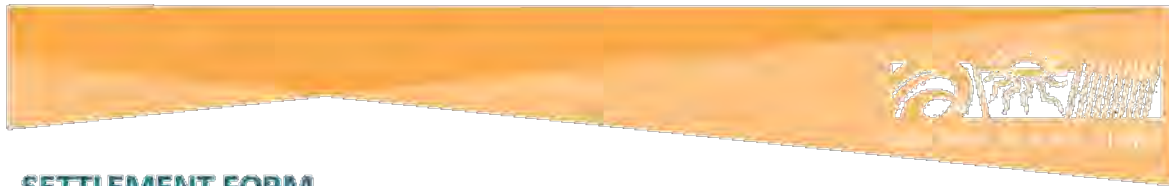


6. THE VISION AND PRINCIPLES

6.1 Vision

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





SETTLEMENT FORM

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

See:
Attachment B
Inverleigh Structure Plan - Settlement Boundary

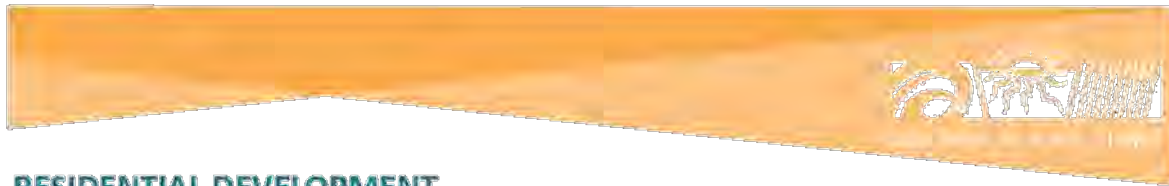
See:
Attachment D
Inverleigh Structure Plan - Zoning and Land Use



BUILT ENVIRONMENT, HERITAGE & CHARACTER

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

See:
Attachment F
Inverleigh Structure Plan - Heritage Plan



RESIDENTIAL DEVELOPMENT

Principles	Objectives	Strategies
<p>(a) Residential development that responds to the landscape Residential development will continue to incorporate the existing landscape as a design objective through maximising the retention of landscape features such as trees, ridgelines and waterways and using larger lots where necessary to achieve this outcome.</p> <p>(b) Town improvement through growth New residential development will allow for improved vehicle access, shared path connections, additional public open space and improved community and recreation facilities.</p> <p>(c) A bushfire ready community Residential neighbourhoods will be appropriately designed in response to identified bush fire buffers, through building design and location, as well as the provision of multiple road access opportunities.</p>	<ul style="list-style-type: none"> • Contain residential growth within the existing defined township boundary. • Ensure clearly defined and defensible boundaries and avoid areas of high bushfire risk and flooding • Plan for new residential development which responds and contributes to the overall character of Inverleigh. 	<ul style="list-style-type: none"> • Plan for new residential development to provide a diverse range of lot sizes which reflects the country lifestyle character of Inverleigh and responds to site conditions. • Encourage low density housing types generally in the form of detached housing. • Provision be made for generous setbacks from front and side boundaries to provide the opportunity for substantial landscaping where bushfire risk is low. • Encourage new dwellings to be setback from all boundaries a sufficient distance to accommodate adequate landscaping and to maintain the sense of spaciousness. • Protect key views and vistas to the rural surrounds and encourage the retention of trees and planting of new canopy trees, where bushfire risk is low. • Support rezoning land within the township boundary that is unencumbered by flooding to facilitate residential development that incorporates subdivision and development design which:

See:
Attachment A:
Inverleigh Framework Plan



RESIDENTIAL DEVELOPMENT (CONTINUED)

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

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

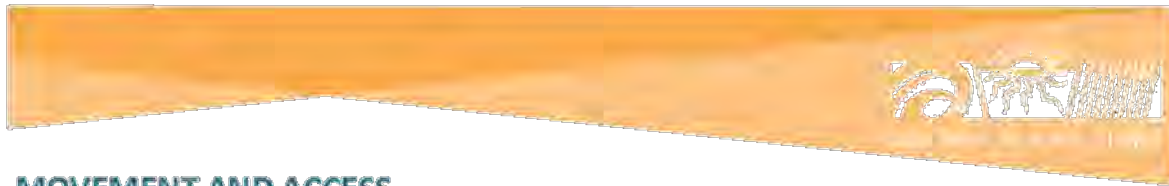
See:
Attachment J:
Inverleigh Structure Plan - Movement and Access



OPEN SPACE & NATURAL ENVIRONMENT

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

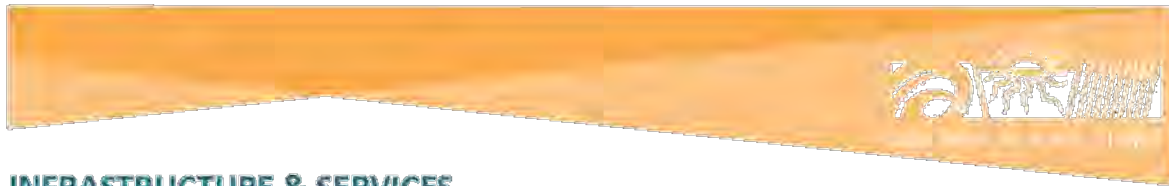
See:
Attachment G:
Inverleigh Structure Plan - Landscape and Open Space Plan



MOVEMENT AND ACCESS

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

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



INFRASTRUCTURE & SERVICES

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



INFRASTRUCTURE & SERVICES (CONTINUED)

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

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

See:
*Attachment H:
 Inverleigh Structure Plan - Drainage Plan*

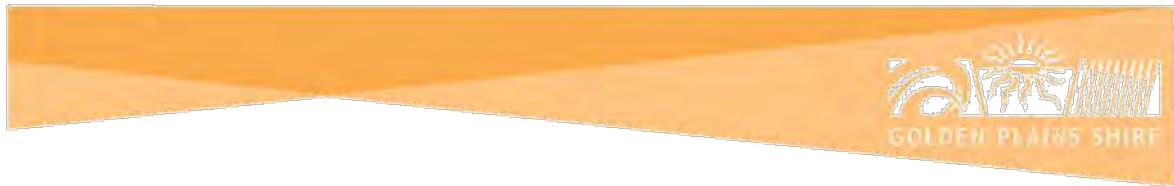
See:
*Attachment I:
 Inverleigh Structure Plan - Infrastructure and Services Plan*



ECONOMIC DEVELOPMENT & TOURISM

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

See:
 Attachment C:
 Inverleigh Structure Plan - Township Gateways and Approach



7. IMPLEMENTATION

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

COUNCIL ACTIONS:

Planning Scheme Implementation

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

Council Action	Timeframe
Removing the current policy from Clause 21.07-5 and replacing it with the Objectives and Strategies of the Inverleigh Structure Plan 2018	2019
Replacing the former Inverleigh Structure Plan (2005) with the new Structure Plan Map (2018) at Figure 21.07-5A of the Golden Plains Planning Scheme.	2019
Assessing applications for rezoning and development against the Local Policy Provisions under Clause 21.07-5	Ongoing for the life of the Structure Plan





Developer Responsibilities:

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

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

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

The areas identified for potential future development in Inverleigh are shown below.



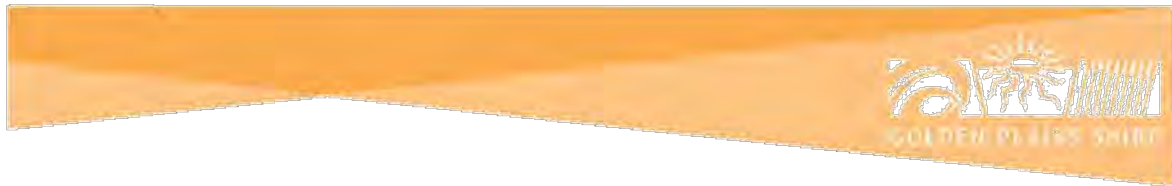


For Potential Growth Areas 1 & 2:



Developer responsibilities

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

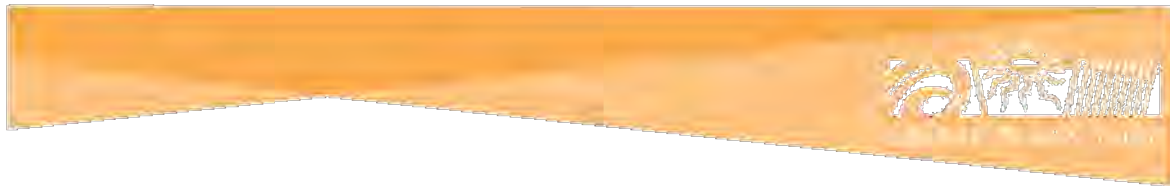


Planning and design bushfire responses required:

- Stage development to minimise exposure and risk through expansion adjacent to existing developed land;
- Ensure fully constructed access onto Hopes Plains Road and Common Road to allow rapid access and egress in case the area is threatened by fire;
- Ensure well-constructed and laid out access/ egress is provided with minimum 7 metre sealed roads;
- Undertake improvements to the Common Road/ Hamilton Highway intersection to improve road user safety when residents are evacuating from the Common Road area;
- Ensure water supply (pressure and volume) into the growth area is sufficient to support firefighting operations should they be needed;
- Ensure any public open space created as part of the development is able to be appropriately accessed to allow management for fire.

For Potential Growth Area 3:





Developer Responsibilities

- Upgrade or replace Twin Bridges to a 15 tonne capacity to support access by emergency vehicles;
- Upgrade of the intersection of Common Road and the Hamilton Highway on the eastern side of the Inverleigh township;
- Improvement of the street lighting at the intersection of Common Road and the Hamilton Highway to increase safety;
- Provision of a 60 metre wide Bio-link to be established as a part of the future rezoning and development of land in Common Road for the purpose of wildlife corridor from the Flora Reserve to the Leigh River. The location of the Green link should align with existing vegetation and be of sufficient width to accommodate increased planting to allow wildlife to travel from the Flora Reserve to the Leigh River as well as provide for pedestrian and maintenance/ emergency vehicle access and also be wide enough for the edges to be mown and maintained in a fire-risk reduced state, without compromising the sustainability of the link as a wildlife corridor;
- Provide for pedestrian paths and additional Green links as shown in the Movement and Access Plan, See Attachment J.

Planning and design bushfire responses required:

- Stage development to minimise exposure and risk through expansion adjacent to existing developed land;
- Ensure sufficient separation distances between woodland fuels and development are established and can be maintained through existing Planning Scheme mechanisms (eg. easements, building envelopes) or fuel management provisions on private land (e.g. fire prevention notices);
- Ensure well-constructed and laid out access/ egress is provided with minimum 7 metre sealed roads and fully constructed egress to Common Road;
- Upgrade the Twin Bridges on the Teesdale-Inverleigh Road to 15 tonne standard for maintenance/ emergency service vehicle access;
- Undertake improvements to the Common Road/ Hamilton Highway intersection to improve road user safety when residents are evacuating from the Common Road area;
- Ensure the ability of the road network to handle rapid evacuation of most residents under high stress conditions;
- Ensure egress options for residents trying to escape from a fire bearing down on them from the north and north-west;
- Ensure water supply (pressure and volume) into the growth area is sufficient to support firefighting operations should they be needed;
- Ensure any public open space created as part of the development is able to be appropriately accessed to allow management for fire.



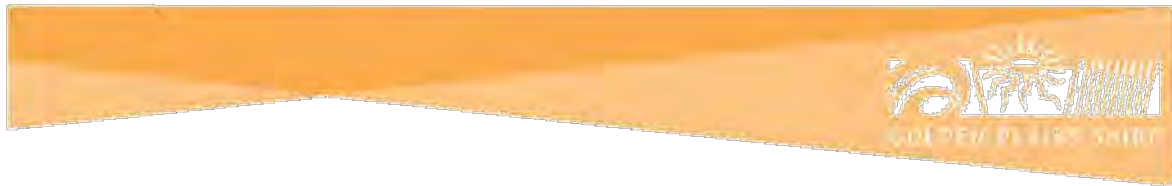
For Future Investigation Area (Potential Growth Area 6)



Developer responsibilities

- Upgrades to water supply infrastructure to the satisfaction of Barwon Water;
- Prepare an access management plan to the satisfaction of VicRoads;
- Planting of a vegetated ‘Bush Approach’ along the Hamilton Highway;
- Provision of pedestrian paths, Green links, and bridle paths to provide a township loop as shown on the Inverleigh Structure Plan;
- Future development of the area be designed in response to the Principles and aspirations identified in the Development Feasibility Study Package –Investigation Area in the Township of Inverleigh, October 2017; See Attachment K
- For proposals adjacent to the rain corridor ensure:
 - Expansion of the public open space west of the recreation reserve should be considered as part of the expansion of the residential area west of the township through to Phillips Road
 - Provide pedestrian paths/bridle paths and green links as shown in the Movement and Access plan.
 - No new level crossings across the rail corridor:
 - Ensure water retardation and drainage is directed away from the rail corridor;
 - Ensure land is fenced before subdivision works commence:
 - Shared user paths for new subdivisions should occur outside of the corridor;
 - Impact of freight and passenger rail noise.

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

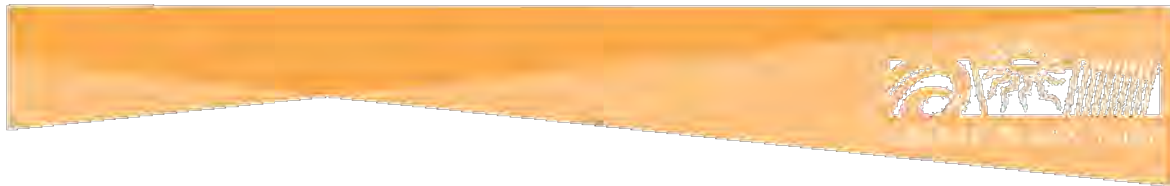


Planning and design bushfire responses required:

- Stage development to minimise exposure and risk through expansion adjacent to existing developed land;
- Ensure sufficient separation distances between grassland fuels and development are established and can be maintained through existing Planning Scheme mechanisms (e.g. easements, building envelopes) or fuel management provisions on private land (e.g fire prevention notices);
- Ensure well-constructed and laid out access/egress is provided with minimum 7 metre sealed roads and fully constructed egress to the Hamilton Highway;
- Ensure the ability of the road network to handle rapid evacuation of most residents under high stress conditions;
- Ensure water supply (pressure and volume) into the growth area is sufficient to support firefighting operations should they be needed;
- Ensure any public open space created as part of the development is able to be appropriately accessed to allow management for fire.

Township Growth Area (Potential Growth Area 5)



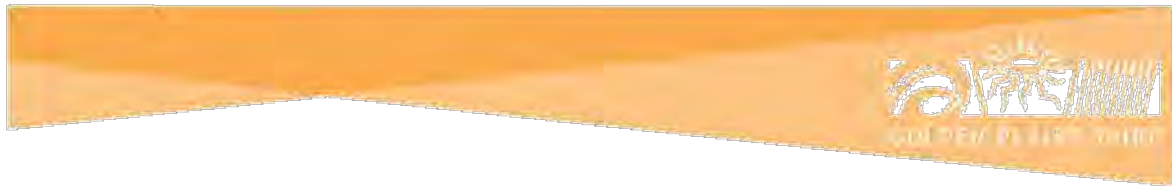


Developer responsibilities

- Provision and funding arrangements for water, power, roads, intersection upgrades, new level crossings across the rail corridor, water retardation and drainage, fencing, street lighting, pedestrian, shared and bridle paths.
- Preparation of an access management plan to the satisfaction of VicRoads
- Expansion of the public open space west of the recreation reserve as part of the expansion of the residential area west of the township through to Phillips Road.
- Future development of the area be designed in response to the principles and aspirations identified in the Development Feasibility Study Package – Investigation Area in the Township of Inverleigh, October 2017.
- Provision of an ‘Avenue Approach’ along the Hamilton Highway in accordance with the Inverleigh Structure Plan and Township Gateways and Approach Plan.
- For proposals adjacent to the rail corridor ensure:
 - No new level crossings across the rail corridor;
 - Ensure water retardation and drainage is directed away from the rail corridor;
 - Ensure land is fenced before subdivision works commence;
 - Shared user paths for new subdivisions should occur outside of the corridor;
 - Impact of freight and passenger rail noise.

Planning and design bushfire response required:

- Ensure sufficient separation distances between grassland fuels and development are established and can be maintained through existing Planning Scheme mechanisms (e.g. easements, building envelopes) or fuel management provisions on private land (e.g. fire prevention notices).
- Ensure well-constructed and laid out access/ egress is provided with minimum 7 metre sealed roads and fully constructed egress to the Hamilton Highway.
- Ensure the ability of the road network to handle rapid evacuation of most residents under high stress conditions.
- Ensure water supply (pressure and volume) into the growth area is sufficient to support firefighting operations should they be needed.



For Potential Growth Area 4



Provision and funding arrangements for water, power, roads, intersection upgrades, water retardation and drainage, fencing, street lighting, pedestrian, shared and bridle paths.

Planting of a vegetated ‘Bush Approach’ to the township along the Hamilton Highway, as per the Inverleigh Structure Plan.

For proposals adjacent to the rail corridor ensure:

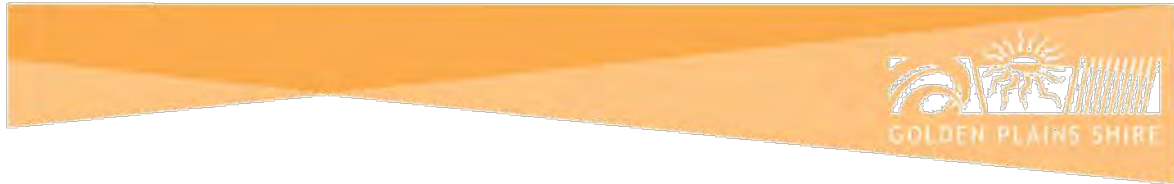
- No new level crossings across the rail corridor;
- Ensure water retardation and drainage is directed away from the rail corridor;
- Ensure land is fenced before subdivision works commence;
- Shared user paths for new subdivisions should occur outside of the corridor;
- Impact of freight and passenger rail noise.

Planning and design bushfire response required:

Ensure sufficient separation distances between grassland fuels and development are established and can be maintained through existing Planning Scheme mechanisms (e.g. easements, building envelopes) or fuel management provisions on private land (e.g. fire prevention notices).

Ensure well-constructed and laid out access/ egress is provided with minimum 7 metre sealed roads and fully constructed egress to the Hamilton Highway. Consider the ability of the road network to handle rapid evacuation of most residents under high stress conditions.

Ensure water supply (pressure and volume) into the growth area is sufficient to support firefighting operations should they be needed.



8. WAY FORWARD

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

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





ATTACHMENTS

Attachment A: Inverleigh Framework Plan, 2018

Attachment B: Inverleigh Structure Plan – Settlement Boundary

Attachment C: Inverleigh Structure Plan – Township Gateways and Approach

Attachment D: Inverleigh Structure Plan – Zoning and Land Use

Attachment E: Inverleigh Structure Plan – Neighbourhood and Character

Attachment F: Inverleigh Structure Plan – Heritage Plan

Attachment G: Inverleigh Structure Plan – Landscape and Open Space Plan

Attachment H: Inverleigh Structure Plan – Drainage Plan

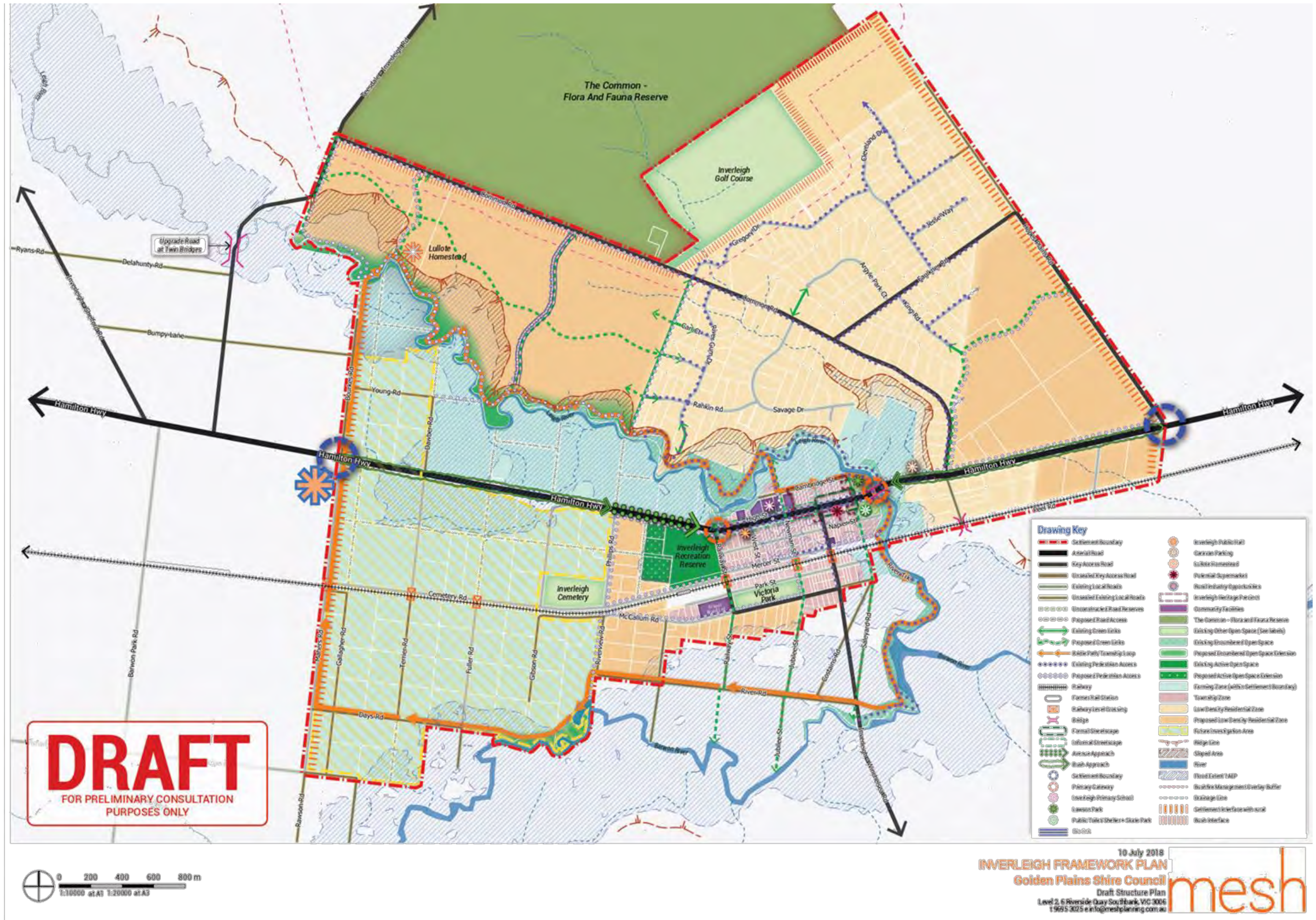
Attachment I: Inverleigh Structure Plan – Infrastructure and Services Plan

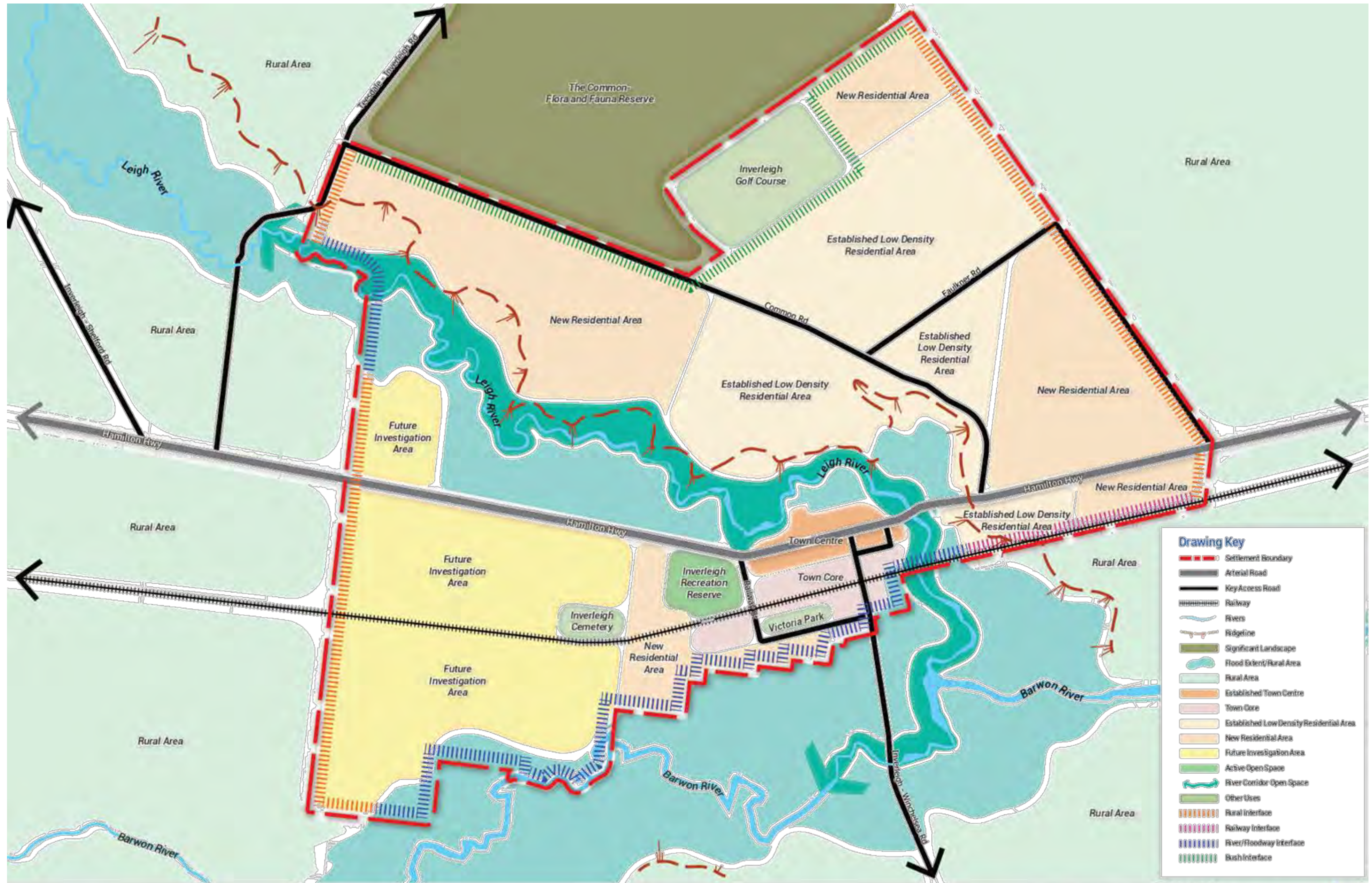
Attachment J: Inverleigh Structure Plan – Movement and Access

Attachment K: Development Feasibility Study, 2018

Attachment L: Strategic Bushfire Risk Assessment, 2018

Attachment M: Current provisions of Clause 21.07-5 and Figure 21.07-5A





31 July 2018
INVERLEIGH STRUCTURE PLAN
Golden Plains Shire Council
 Settlement Boundary Plan
 Level 2, 6 Riverside Quay Southbank, VIC 3006
 19695 3025 e: info@meshplanning.com.au

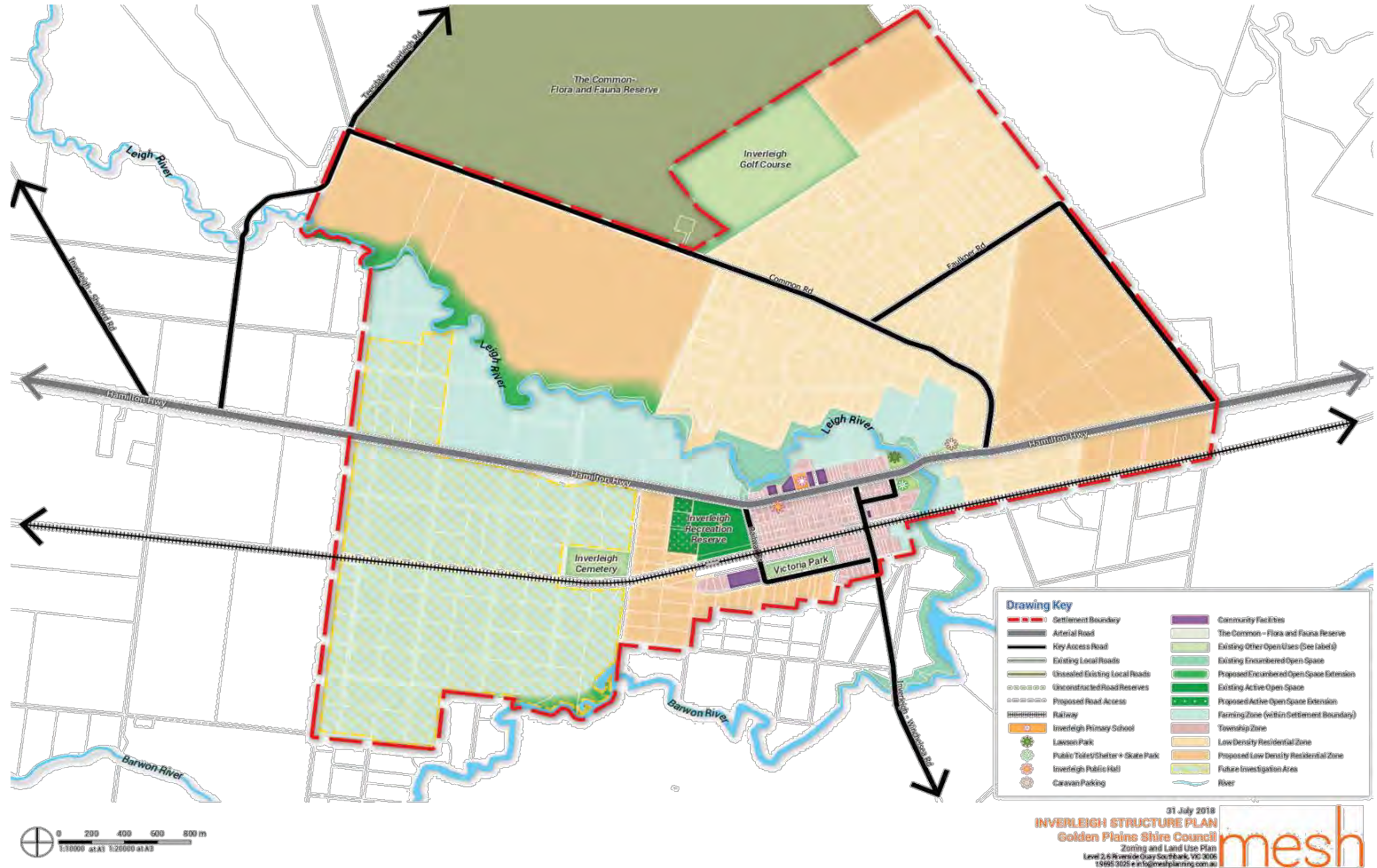


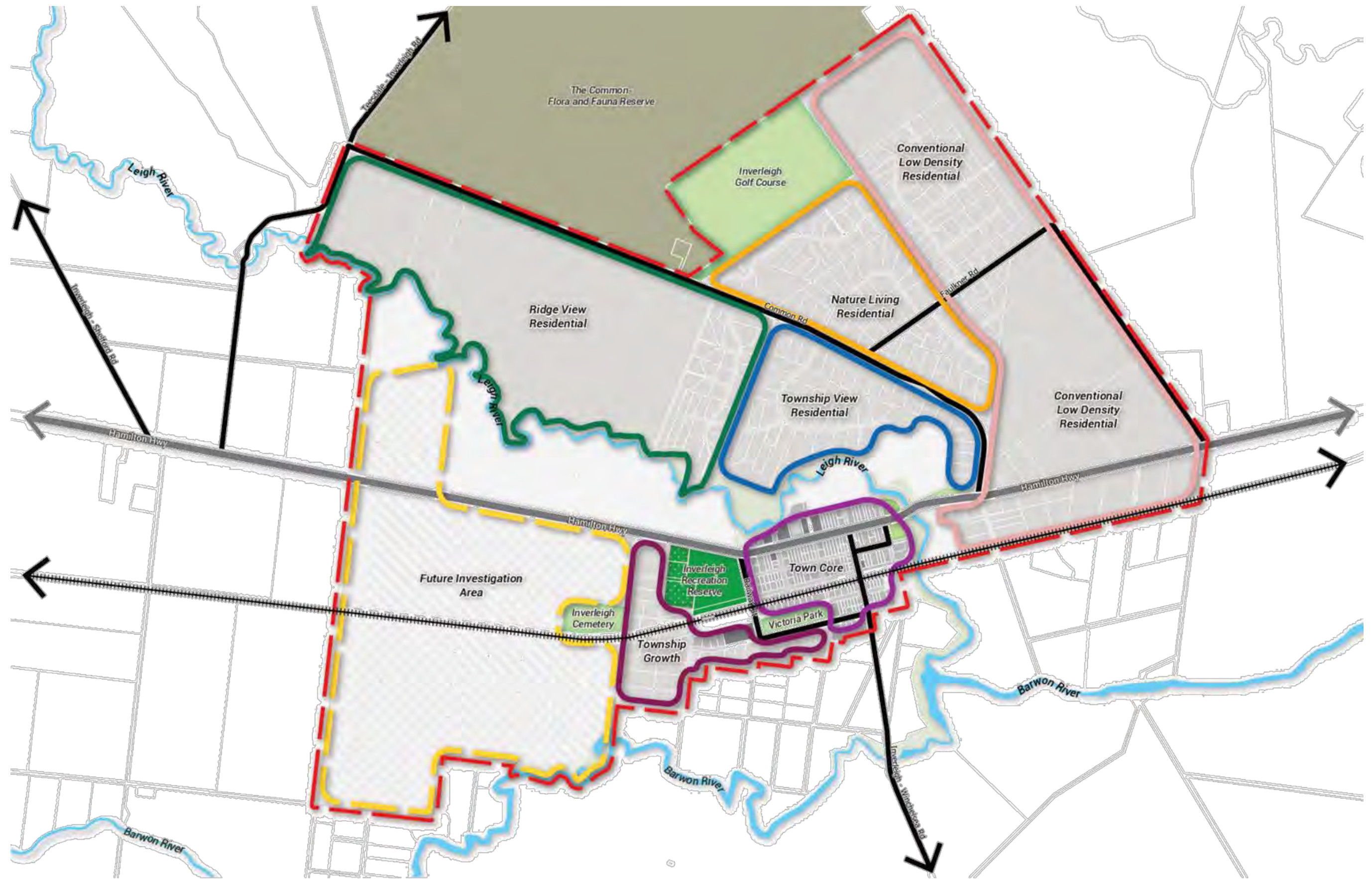
Drawing Key

- - - Settlement Boundary
- Arterial Road
- Key Access Road
- Railway
- Rivers
- Ridge Line
- Settlement Gateway
- Town Centre Gateway
- Formal Streetscape
- Informal Streetscape
- Bush Approach
- Avenue Approach
- Frontage to New Developments
- * Meeting Point
- * Retail Node/Truck Stop
- Active Open Space
- Proposed Extension of Active Open Space
- Farming Zone
- Passive Open Space



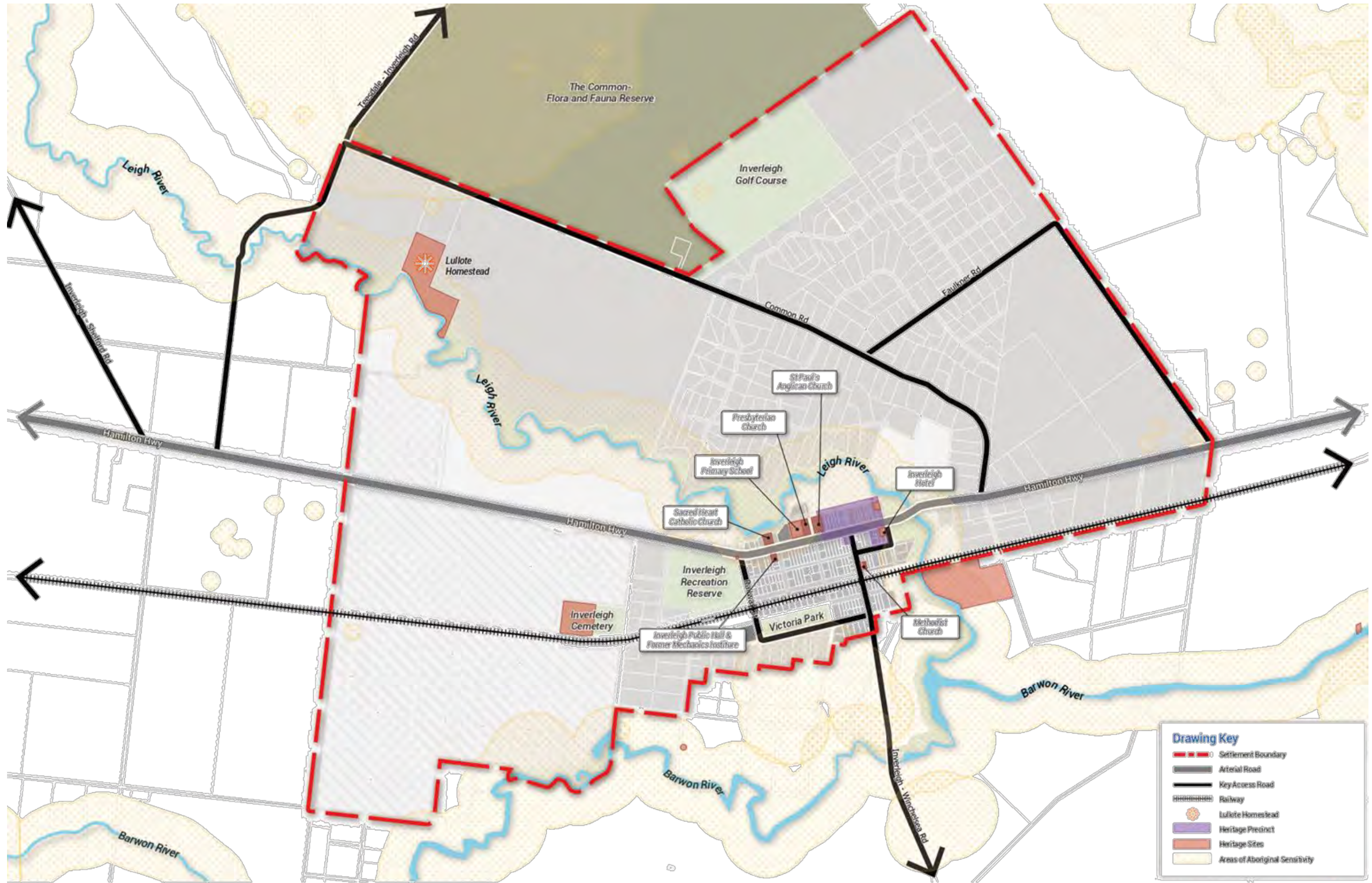
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INVERLEIGH STRUCTURE PLAN
 Golden Plains Shire Council
 Township Gateways and Approach Plan
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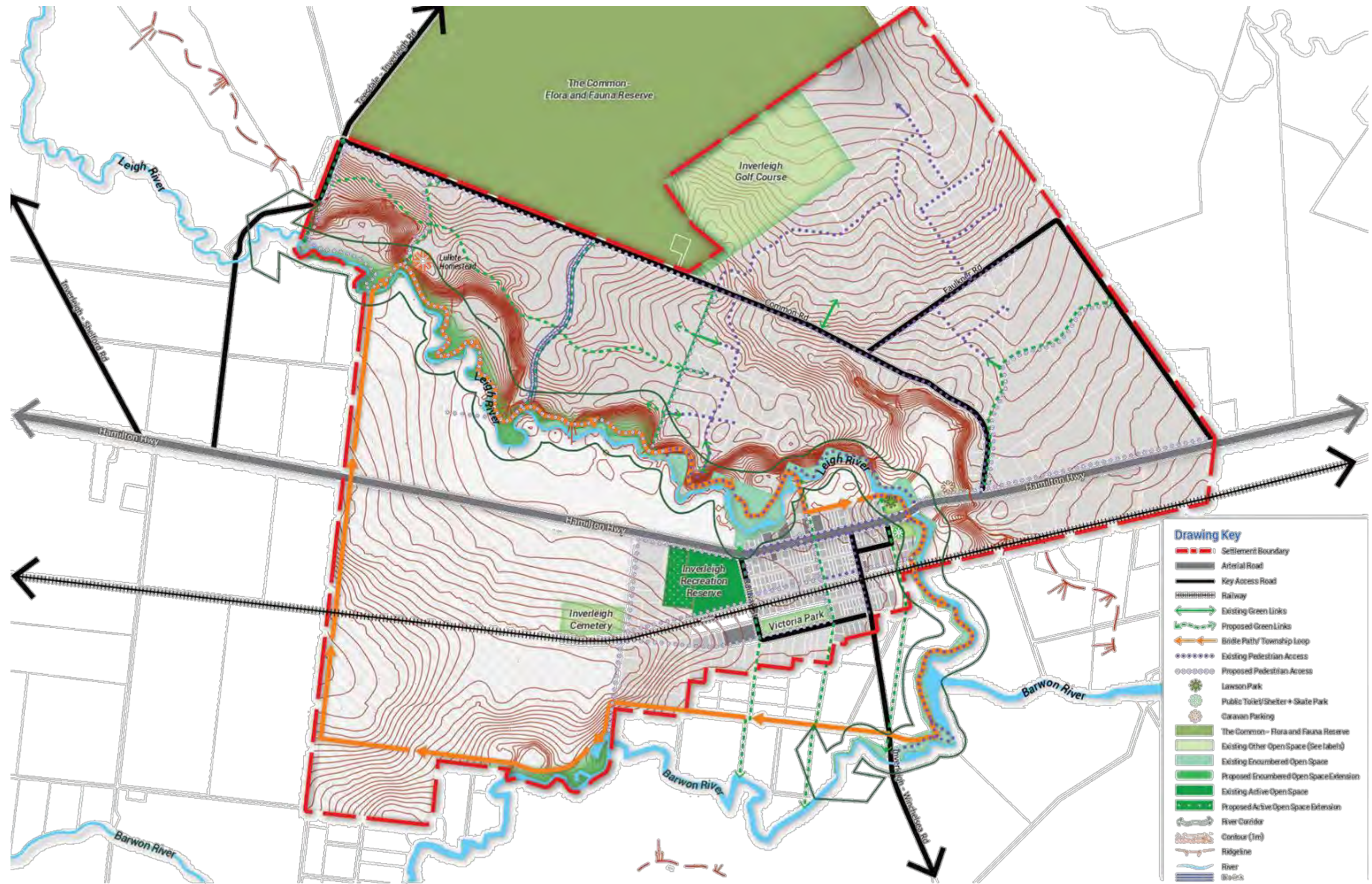


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Golden Plains Shire Council
 Neighbourhood & Character Plan
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 1995 3025 e info@meshplanning.com.au





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 Heritage Plan
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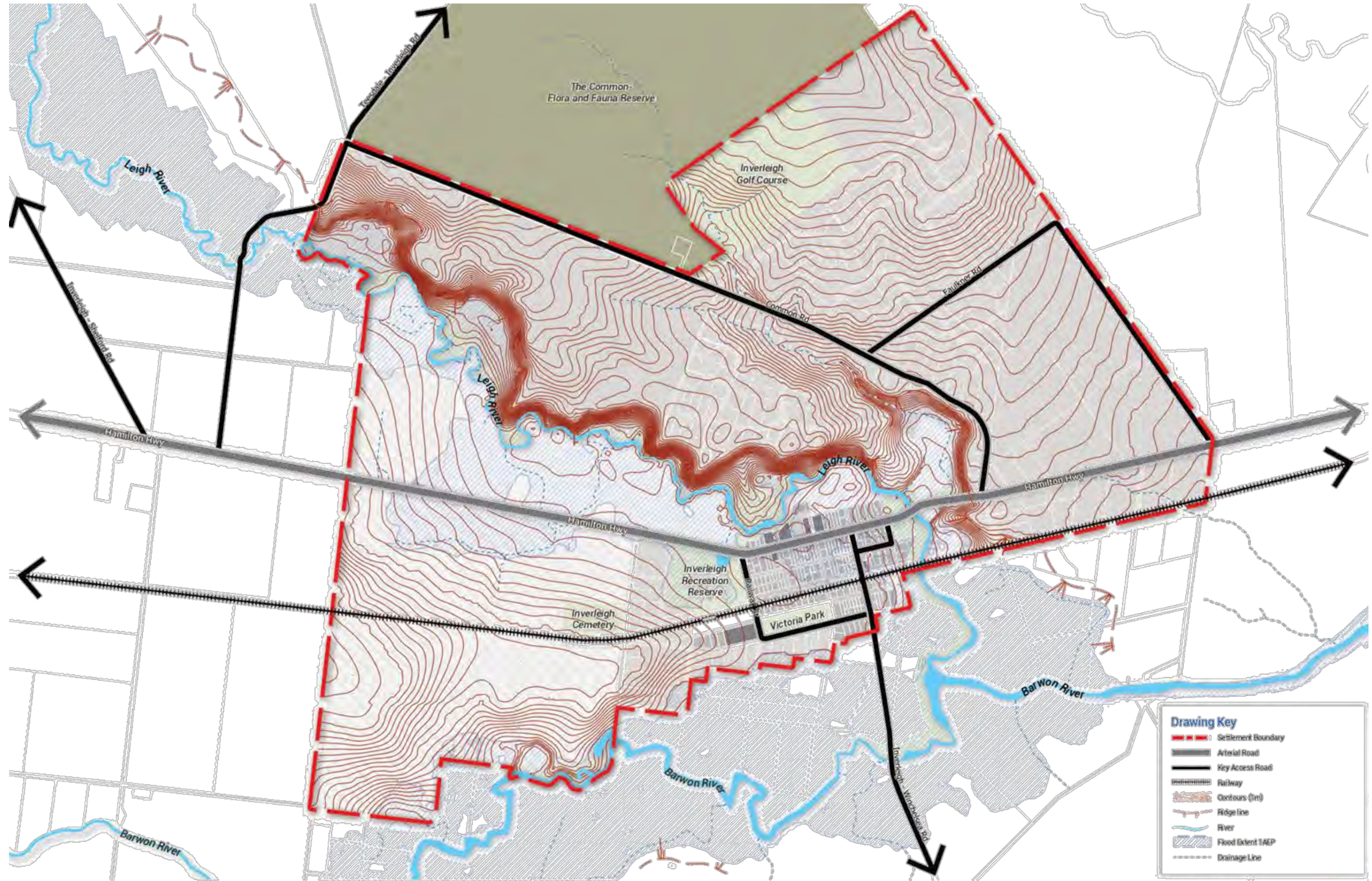


Drawing Key

- Settlement Boundary
- Arterial Road
- Key Access Road
- Railway
- Existing Green Links
- Proposed Green Links
- Bridge Path/ Township Loop
- Existing Pedestrian Access
- Proposed Pedestrian Access
- Lawson Park
- Public Toilet/Shelter+ Skate Park
- Caravan Parking
- The Common- Flora and Fauna Reserve
- Existing Other Open Space (See labels)
- Existing Encumbered Open Space
- Proposed Encumbered Open Space Extension
- Existing Active Open Space
- Proposed Active Open Space Extension
- River Corridor
- Contour (1m)
- Ridgeline
- River
- Gully



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 Landscape and Open Space Plan
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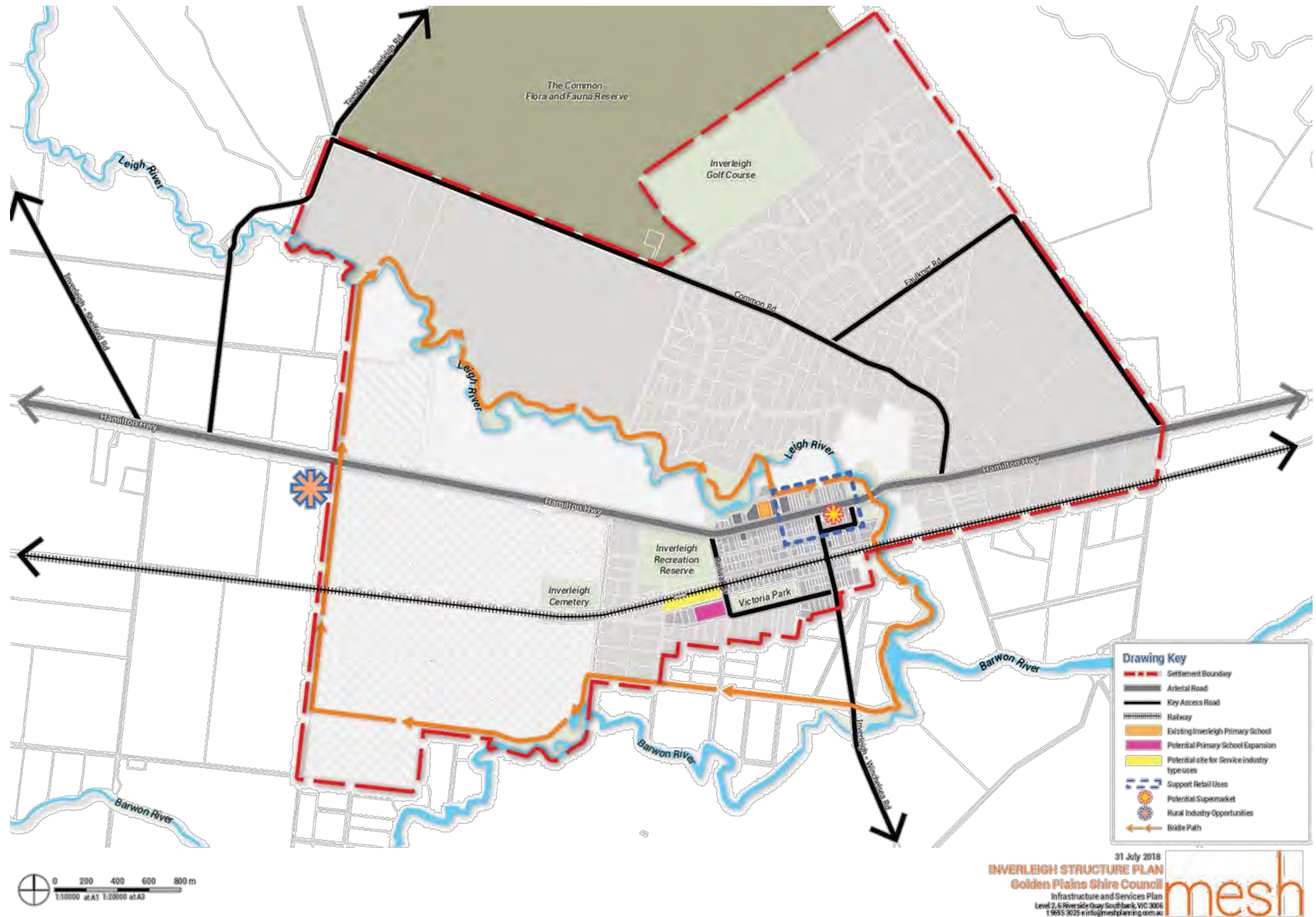


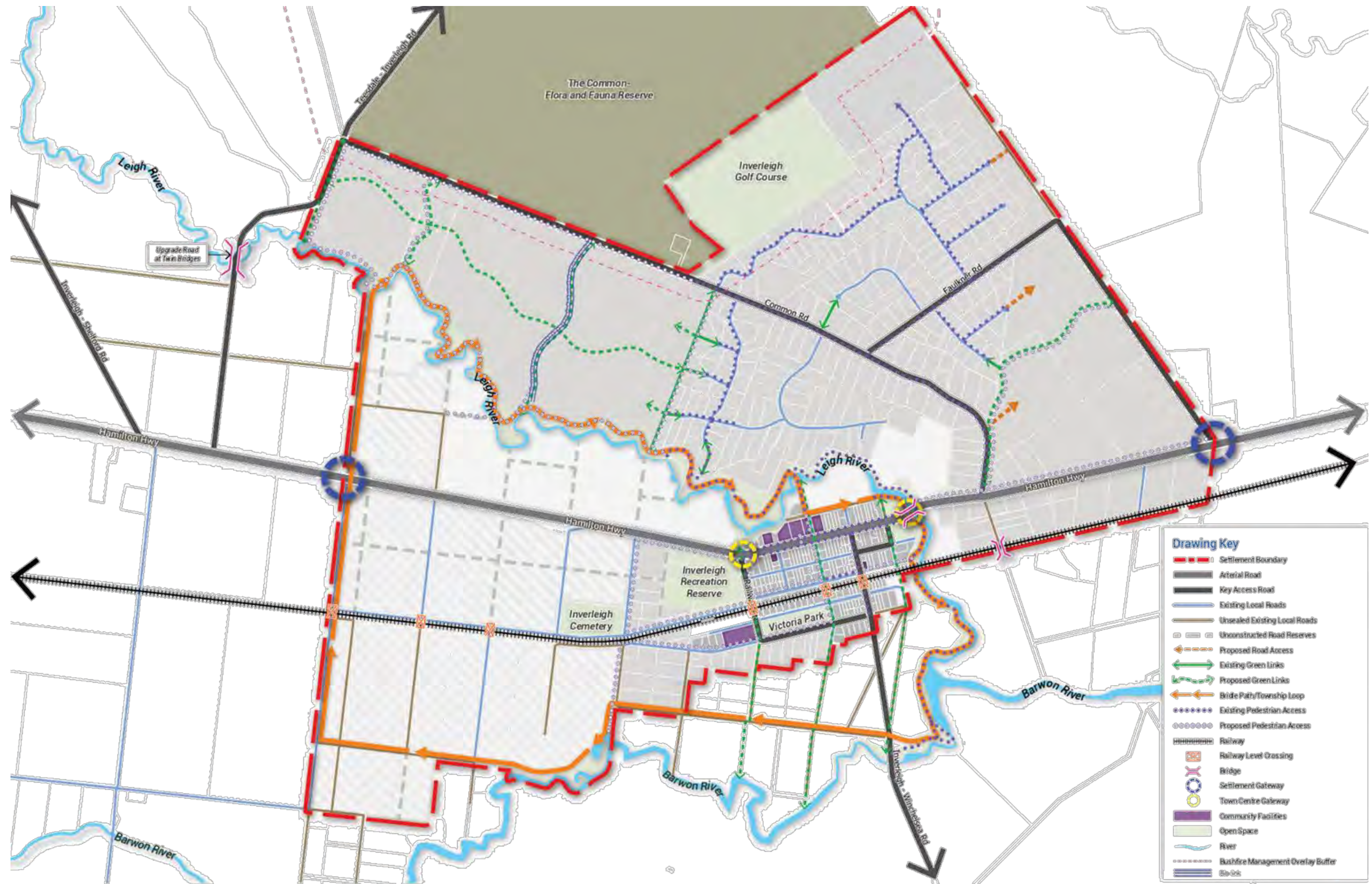
Drawing Key

- - - - - Settlement Boundary
- Arterial Road
- Key Access Road
- Railway
- ~~~~~ Contours (5m)
- Ridge line
- ~~~~~ River
- Flood Extent I&EP
- Drainage Line



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Golden Plains Shire Council
 Drainage Plan
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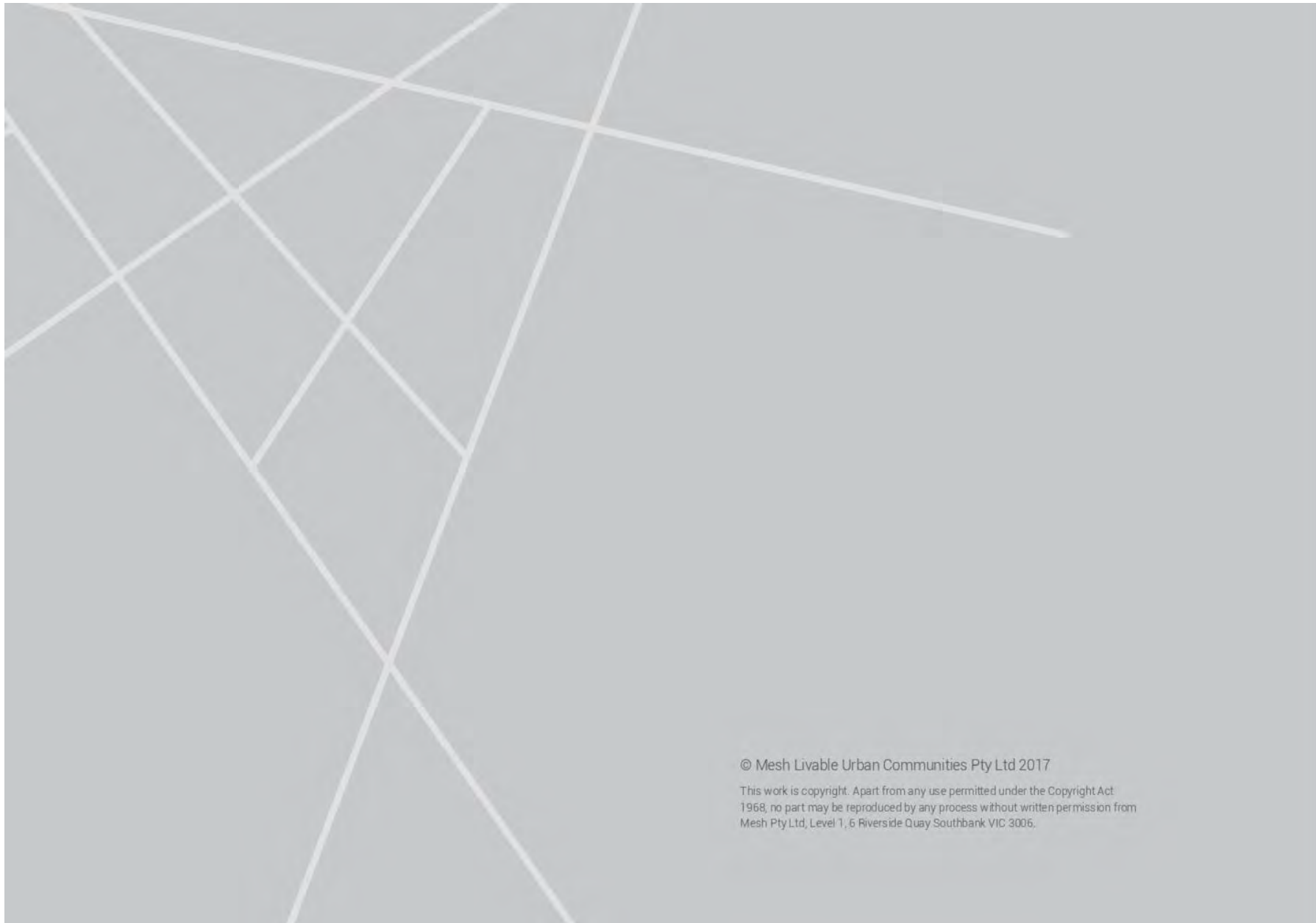


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INVERLEIGH STRUCTURE PLAN
Golden Plains Shire Council
 Movement and Access Plan
 Level 2, 6 Riverside Quay Southbank, VIC 3005
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Development Feasibility Study Package
Investigation Area In The Township Of Inverleigh October 2017



Development Feasibility Study Package
Investigation Area In The Township Of Inverleigh
October 2017





TABLE OF CONTENTS

1. INTRODUCTION	2	4. SUBDIVISION TYPOLOGIES	16
1.1 Overview	2	4.1 Overview	16
1.2 Methodology	2	4.2 1ha Minimum Lot Size Case Study	20
1.3 Opportunity and Constraints Plan	3	4.3 4000m2 Minimum Lot Size Case Study	22
2. PRINCIPLES/ASPIRATIONS	4		
2.1 Overview	4		
2.2 Principles/Aspirations	4		
3. SITE ANALYSIS	6		
3.1 Overview	6		
3.2 Township Context	8		
3.3 Movement Network	10		
3.4 Open Space + Drainage	12		
3.5 Urban Pattern	14		



1. INTRODUCTION

1.1. Overview

Mesh has been engaged by Golden Plains Shire to undertake a Development Feasibility Study for an investigation area of land in the township of Inverleigh. Golden Plains Shire Council is preparing a new Inverleigh Structure Plan. As part of preparing the Structure Plan, Council requires an analysis of the development constraints of an identified investigations area west of the Inverleigh Township which would form the preparation of a Development Feasibility study. The study is required to assist in the orderly development of the area and provide clarity for decision makers when considering future rezoning and subsequent subdivision development proposals in this area.

1.2. Methodology

Mesh worked collaboratively with Council officers throughout this project. The project brief evolved and the outputs altered accordingly. Ultimately the project became about understanding the sites constraints and opportunities and considering the best planning process to capitalise on the opportunities and protect the integrity of the town.

The ultimate methodology is separated into 4 phases:

Phase 1 - Inception meeting

- > The purpose of this phase was to ensure that the Council's objectives and internal processes were properly understood and to enable Mesh to be briefed on any background information and current issues.
- > At the inception meeting Mesh and Council agreed on the project scope, objectives, methodology and time frames.
- > A thorough site visit was also undertaken as part of this phase.

Phase 2 – Preparation of a Site Analysis Plan

- > This Phase included undertaking a desktop assessment to prepare existing condition plans based on all available information. This required Council to provide Mesh with relevant plan layers and background information to inform the preparation of the site analysis.
- > Preparation of a hand-drawn set of investigative site analysis layers ultimately illustrating a series of potential development outcomes for fragmented land titles. These layers include:
 - Township Context
 - Movement Network
 - Open Space + Drainage
 - Urban Pattern
 - Subdivision Typologies
 - 1ha Case Study
 - 4000m2 Case Study

Phase 3 - Preparation of a Opportunities and Constraints Plan (Figure 01)

- > This phase involved the preparation of a digital plan that summarises the key opportunities and constraints within the site. The plan is intended for use in the Inverleigh Structure Plan and illustrates the current limitations and deliberately excludes any detailed design response layers.

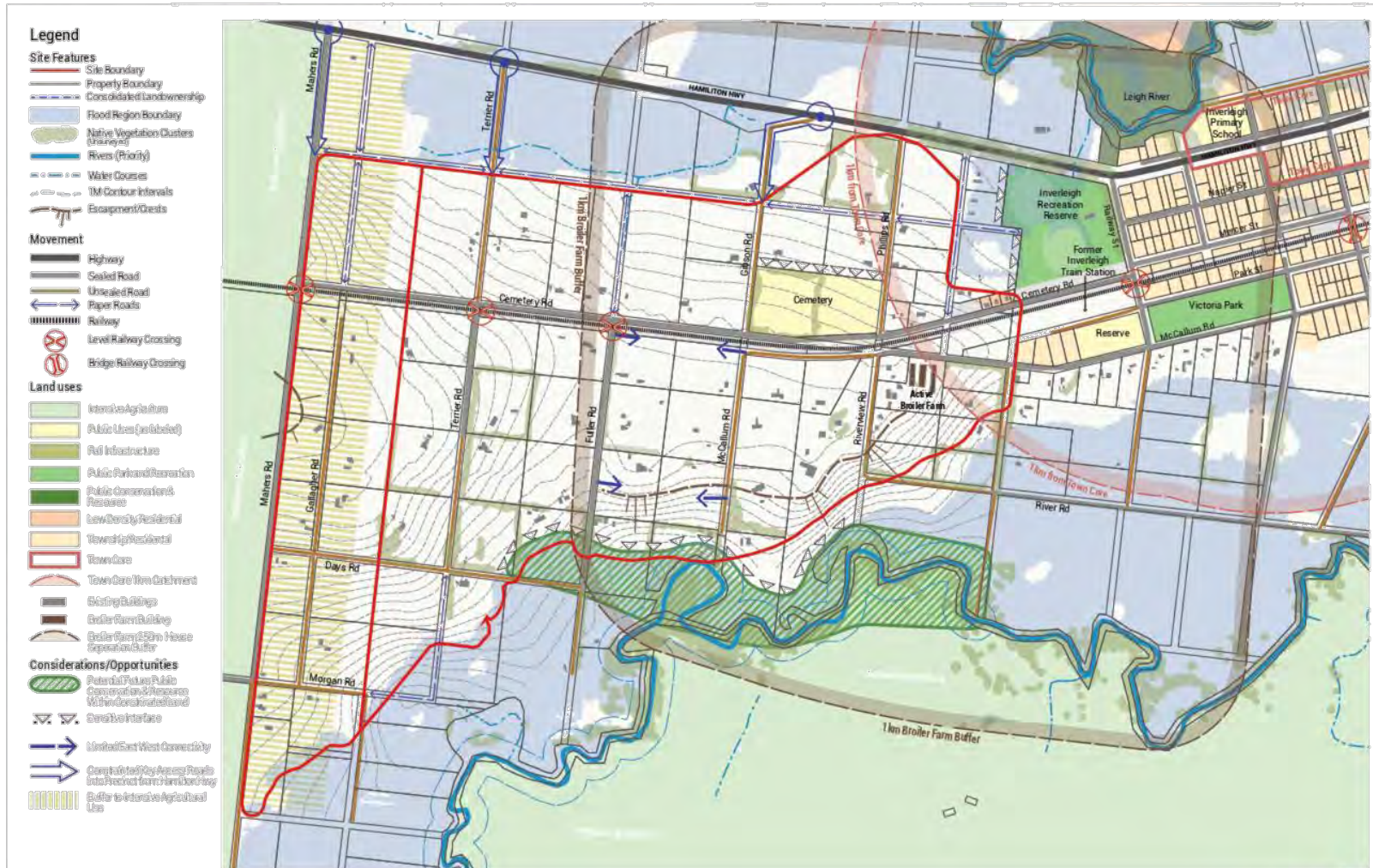
Phase 4 – Preparation of Principles/Aspirations

- > Preparation of a set of principles/aspirations intended to be used in the Inverleigh Structure Plan to clarify Council's intentions and expectations for the site.

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FIGURE 01 Opportunities and Constraints Plan



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2. DRAFT PRINCIPLES/ ASPIRATIONS

2.1. Overview

The draft principles/aspirations have been prepared to begin providing the framework and standard for any future development of the site. They are submitted to council in draft form with the intention of stimulating discussion regarding council and the communities intention for this site.

A set of conditions are embedded into the principles/aspirations which will assist in communicating council's expectation for timing and standards of future development.

2.2. Draft Principles/Aspirations

Urban Form

1. Protect existing agricultural uses into the future by identifying appropriate buffers to residential development and other sensitive uses.
2. Identify natural features (such as the Barwon River, floodways, ridgelines and significant vegetation) and physical features (such as roads) that can form enduring boundaries to development and contain Inverleigh to an identifiable area;
3. Ensure new development or areas that are identified as being suitable to accommodate intensification should be designed to incorporate and protect important natural features such as topography, viewlines, remnant vegetation, roadside vegetation and watercourses.
4. Encourage a planned approach towards development to avoid potential ad-hoc development due to significant landownership fragmentation.

Residential Development

1. Maintain the existing low-density character of Inverleigh within future neighbourhoods.
2. Encourage residential development in areas close to the town core and with existing infrastructure and amenity.
3. Ensure new residential development can fund and/or deliver additional necessary infrastructure (including road/intersection upgrades, drainage and services)
4. Protect and retain existing positive residential character elements and make provision for delivery of new character elements including larger lot sizes, widened road reserves and provision for enhanced street tree planting.
5. Support residential development that provides infrastructure or amenity benefits for the whole of Inverleigh.
6. Identify and actively consult with key landholdings that may assist in defining the ultimate residential extent of Inverleigh.

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Heritage, Landscape & Open Space

1. Protect existing sensitive uses (such as the Inverleigh cemetery) from adverse development and maintain positive interfaces along their boundaries.
2. Protect and enhance vegetation within future streetscapes, upgrades and subdivisions.
3. Seek to release significant landscapes (such as the Barwon River) into public conservation through planned development.
4. Avoid development of lots encumbered by land subject to inundation except where necessary to deliver key infrastructure or amenity.
5. Ensure that significant escarpments and other landforms are protected in the landscape by consideration of building location and road alignments.

Movement + Access

1. Ensure residential neighbourhoods can respond to the risks associated with bushfire including provision for alternative points of access (more than one access and egress).
2. Provide for improved linkages between residential areas and the town core, particularly in areas south of the railway.
3. Ensure the existing road network and paper roads are utilised and upgraded through new development.
4. Manage the timing and delivery of constrained key access roads from the Hamilton Hwy and ensure they are upgraded to service new development.
5. Identify key railway crossing locations for Inverleigh as a township and consult with VicTrack in regard to the future upgrades of the level crossings.

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3. SITE ANALYSIS

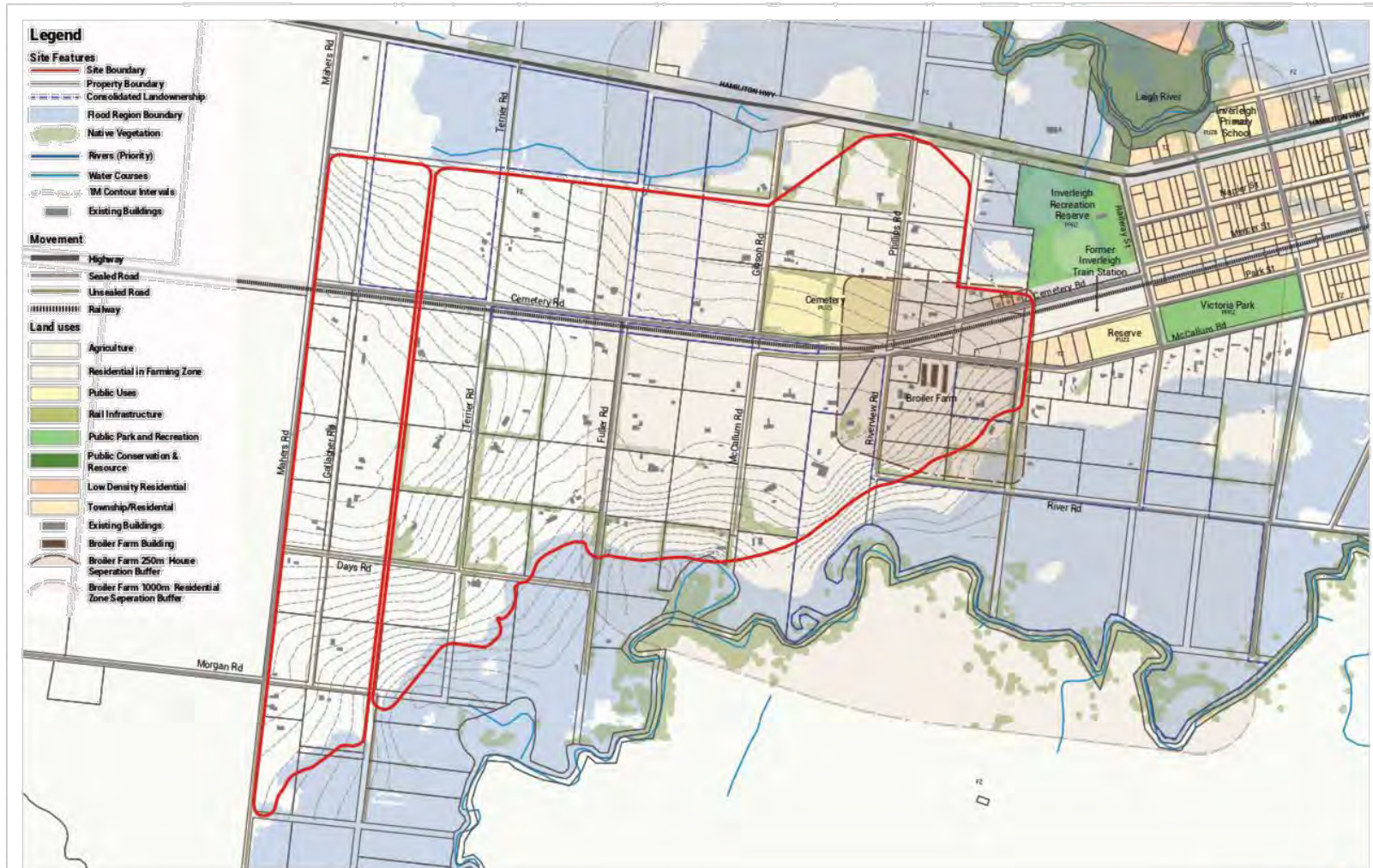
3.1. Overview

The purpose of the site analysis phase is to identify key issues, opportunities, considerations and questions within the study area in relation to residential growth. They are intended to encourage discussion and assist with the preparation of the subdivision typologies, the ultimate constraints and opportunities plan and decision making. Please note that all plans are in draft form and have been used as a means to further analyse the site in relation to subdivision.

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FIGURE 02 Base Plan



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3.2. Township Context

Issues

- > Under the Victorian Code for Broiler Farms a minimum 1000m separation distance is expected between a broiler farm and a Residential Zone. The existing broiler farm, located in the east of the study area, historically contradicts this code. A 1000m separation distance from the broiler farm covers most of the study area, with only the far west area not impacted. A significant separation between the town core and proposed LDRZ is not considered appropriate. Therefore, it is recommended that any residential rezoning is not considered until the existing broiler farm ceases operation.
- > The northern and southern boundaries of the study area defined by the floodway extent. It is understood that council is currently preparing a revised flood study that will further inform the extent and type of development along these boundaries.

Opportunities

- > To prioritise population growth towards the town core.
- > Protect agricultural uses through the use of land use buffers to sensitive uses.

Considerations

- > The majority of the site is located outside the 1 kilometre catchment to the Inverleigh town core.
- > Broad acre agricultural land borders the study area immediately to the west and opposite the Barwon River. Any development along the western boundary should consider the interface to agricultural land and ensure that the operation of agricultural land is not impacted upon.
- > Any new development adjacent to the cemetery must provide an appropriate interface.
- > A noticeable escarpment running east-west is located in the southern half of the study area
- > The study area is primarily accessed from the Hamilton Hwy via Mahers Road, Terrier Road and Gibson Road. These roads must first pass through low lying areas before reaching the study area.
- > The study area is split by the railway line into a north and south precinct.

Plan Notes

1. Under the Victorian Code for Broiler Farms a minimum 1000m separation distance is expected between a broiler farm and a Residential Zone.
2. The northern and southern boundaries of the study area defined by the floodway extent.
3. 1 kilometre catchment to the Inverleigh town core.
4. Intensive agricultural land borders the study area immediately to the west.
5. Any new development adjacent to the cemetery must provide an appropriate interface.
6. A noticeable escarpment running east-west.
7. The study area is primarily accessed from the Hamilton Hwy via Mahers Road, Terrier Road and Gibson Road. These roads must first pass through low lying areas before reaching the study area.
8. The study area is split by the railway line into a north and south precinct.

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FIGURE 03 Township Context Plan



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3.3. Movement Network

Issues

- > North-south movement is limited by three existing railway level crossing points within the study area. PTV current standards for road and rail crossings do not encourage level crossings and the ability to retain level crossings amongst residential growth is uncertain. PTV will need to be actively consulted to understand what would be required if the area was to be developed.
- > Considering the increased population, it is expected that key intersections to Hamilton Hwy will require upgrading.
- > Key access roads that extend from Hamilton Hwy into the study area will need upgrading fall outside of the investigation area and have no development opportunity to fund them.
- > Majority of the roads within the study area are below current rural residential standards and will require upgrades to service new development.

Opportunities

- > Opportunity to increase connectivity between the study area and the town core.
- > Opportunity to provide a southern road interface to the railway corridor through subdivision.
- > River Road connects directly to Inverleigh-Winchelsea Road and could potentially provide the study area with a strong regional connection south.
- > Opportunity to improve east-west permeability within the study areas through subdivision.
- > Opportunity to close some existing north-south roads as east-west roads are provided.
- > Opportunity to utilise existing road reserves to unlock development.

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Considerations

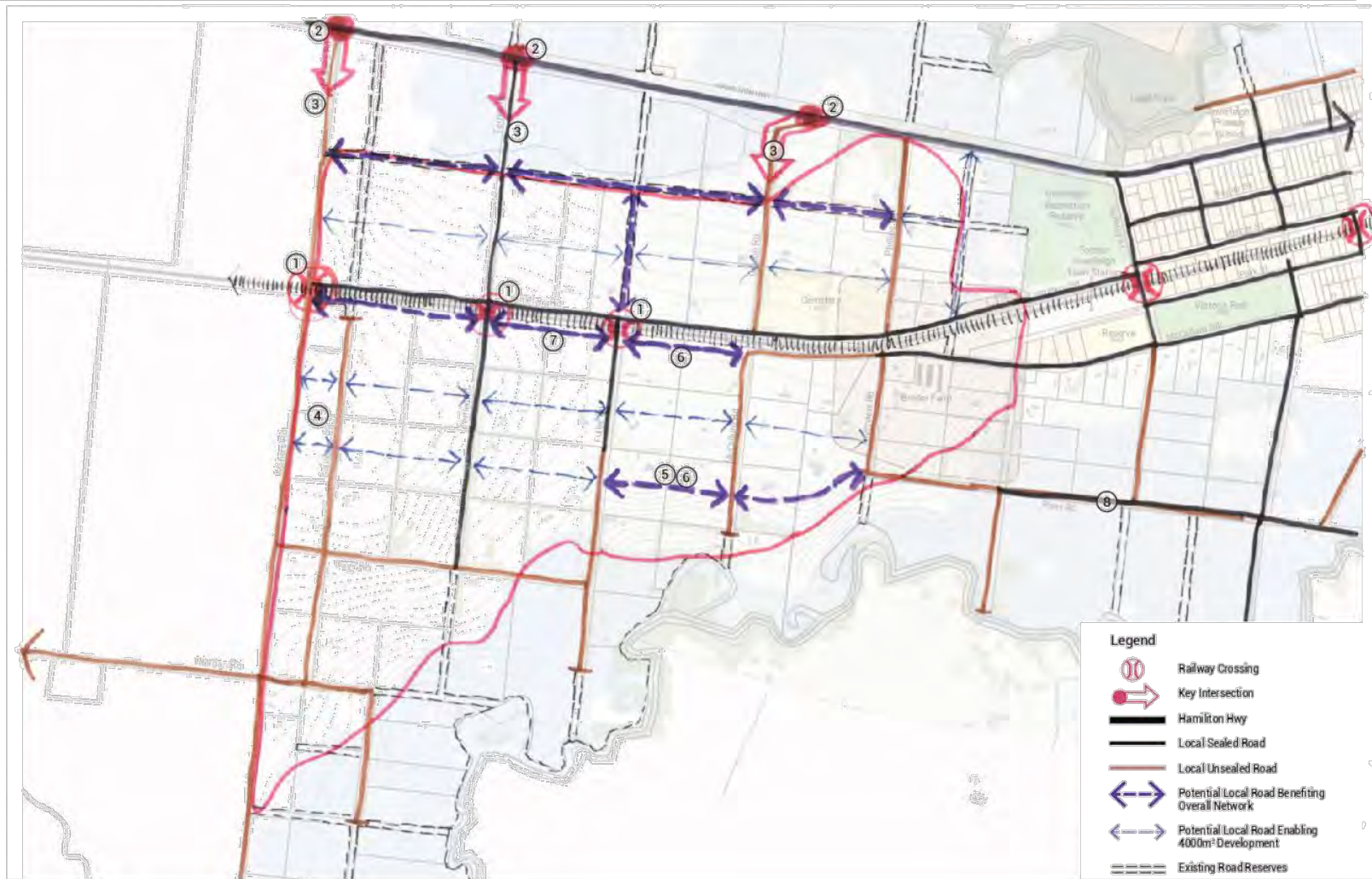
- > The existing Mahers Road and Gallagher Road run parallel to each other and are separated by only 100m, providing current lots with double road frontage. The future need for Gallagher Road should be considered as the area is developed.
- > There is currently no connection between Fuller Road and McCallum Rd south of the railway. Currently residents located in the south west of the study area must cross the railway before connecting east along Cemetery Road into the Inverleigh township.

Plan Notes

1. North-south movement is limited by three existing railway level crossing points within the study area.
2. Considering the increased population, it is expected that key intersections to Hamilton Hwy will require upgrading.
3. Key access roads that extend from Hamilton Hwy into the study area will need upgrading.
4. The existing Mahers Road and Gallagher Road run parallel to each other and are separated by only 100m.
5. There is currently no connection between Fuller Road and McCallum Rd south of the railway.
6. Opportunity to increase connectivity between the study area and the town core.
7. Opportunity to provide a southern road interface to the railway corridor through subdivision.
8. River Road connects directly to Inverleigh-Winchelsea Road and could potentially provide the study area with a strong regional connection south.



FIGURE 04 Movement Network Plan



- Legend**
- Railway Crossing
 - Key Intersection
 - Hamilton Hwy
 - Local Scaled Road
 - Local Unsealed Road
 - Potential Local Road Benefiting Overall Network
 - Potential Local Road Enabling 4000m² Development
 - Existing Road Reserves

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3.4. Open Space + Drainage

Issues

- > Lots along the northern and southern boundaries of the study area are significantly encumbered by flooding limiting the ability to develop the site. If developed the flood encumbered land will need to remain within the back of residential lots unless it area is contained within a public reserve. Further, enough unencumbered land within new lots must be retained for on site sewer treatment.
- > There are currently no formal storm water drainage treatments in the study area. It is assumed that future drainage of low density land will be treated within road reserves. This may require widening of existing road reserves from 20m wide to Councils current standard 25m road reserve affecting.

Opportunities

- > Opportunity to release floodway encumbered open space adjacent to Barwon River through subdivision.
- > Opportunity to use future redundant roads, or road reserves as green links.
- > Opportunity to establish a streetscape network which connects the study area to the Barwon River, Victoria Park and Inverleigh Recreation Reserve.

Considerations

- > Limited sections of vegetated road reserves exist throughout the site, mainly south of the railway, with some trees covered under the Native Vegetation Information Management (NVIM) mapping. The quality and significance of this road side vegetation should be taken into consideration as part of any road upgrades.

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FIGURE 05 Open Space and Drainage



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3.5. Urban Pattern

Issues

- > The study area is highly fragmented making it difficult to coordinate development in an orderly manner. Appropriate development planning controls need to be considered.
- > Development of the area to 4,000m² will require new roads which cross through multiple land holdings for subdivisions to be orderly and efficient.

Opportunities

- > Large clusters of regular square 200m x 200m sites are considered large enough to develop efficiently for 4000m² size lots.

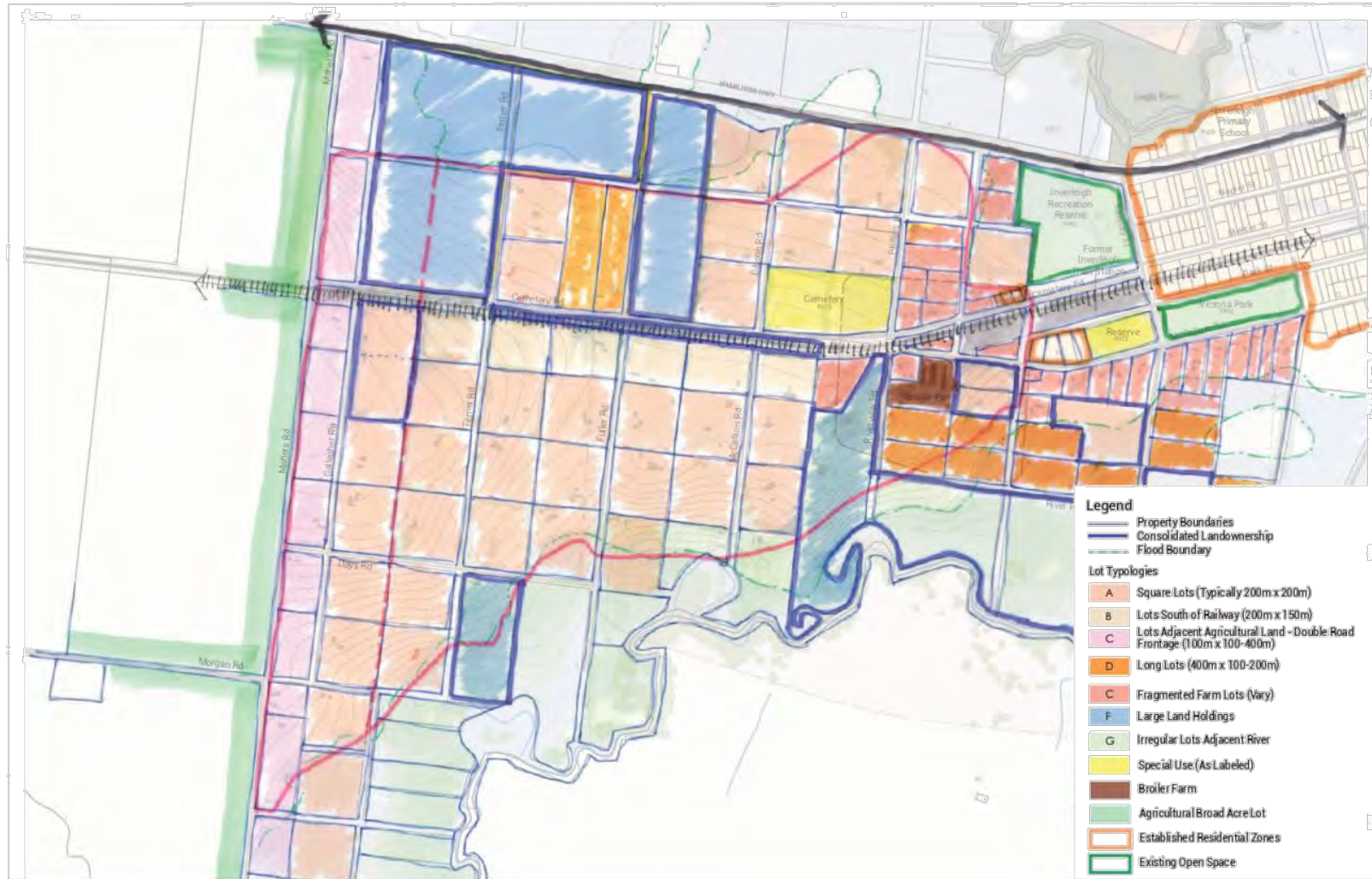
Considerations

- > Current lots within the study area are diverse ranging from 10,000m² up to 110,000m² with the majority of lots being approximately 40,000m².
- > Lots adjacent to the broadacre farmland to the west are intended to be kept at a minimum of 4ha lots under the current Inverleigh Structure Plan (2005). As most of these lots are under 3ha in size in most cases this will result in no subdivisions.
- > All consolidated land ownerships in the study area have significant portions of flood encumbered land. The remaining developable land of any of the consolidated land ownerships are not considered large enough to provide any significant masterplanned benefit to the development of the area.

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FIGURE 06 Urban Pattern



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4. SUBDIVISION TYPOLOGIES

4.1. Overview

One of the most constraining features of the site is its current subdivision fragmentation. Although zoned as farming zone the majority of the site is primarily used for large lot rural living. The majority of sites are 4ha in size with some lots as small as 2.8ha. This fragmentation puts the site at risk of ad-hoc development and potentially makes the coordination of infrastructure delivery and upgrades problematic.

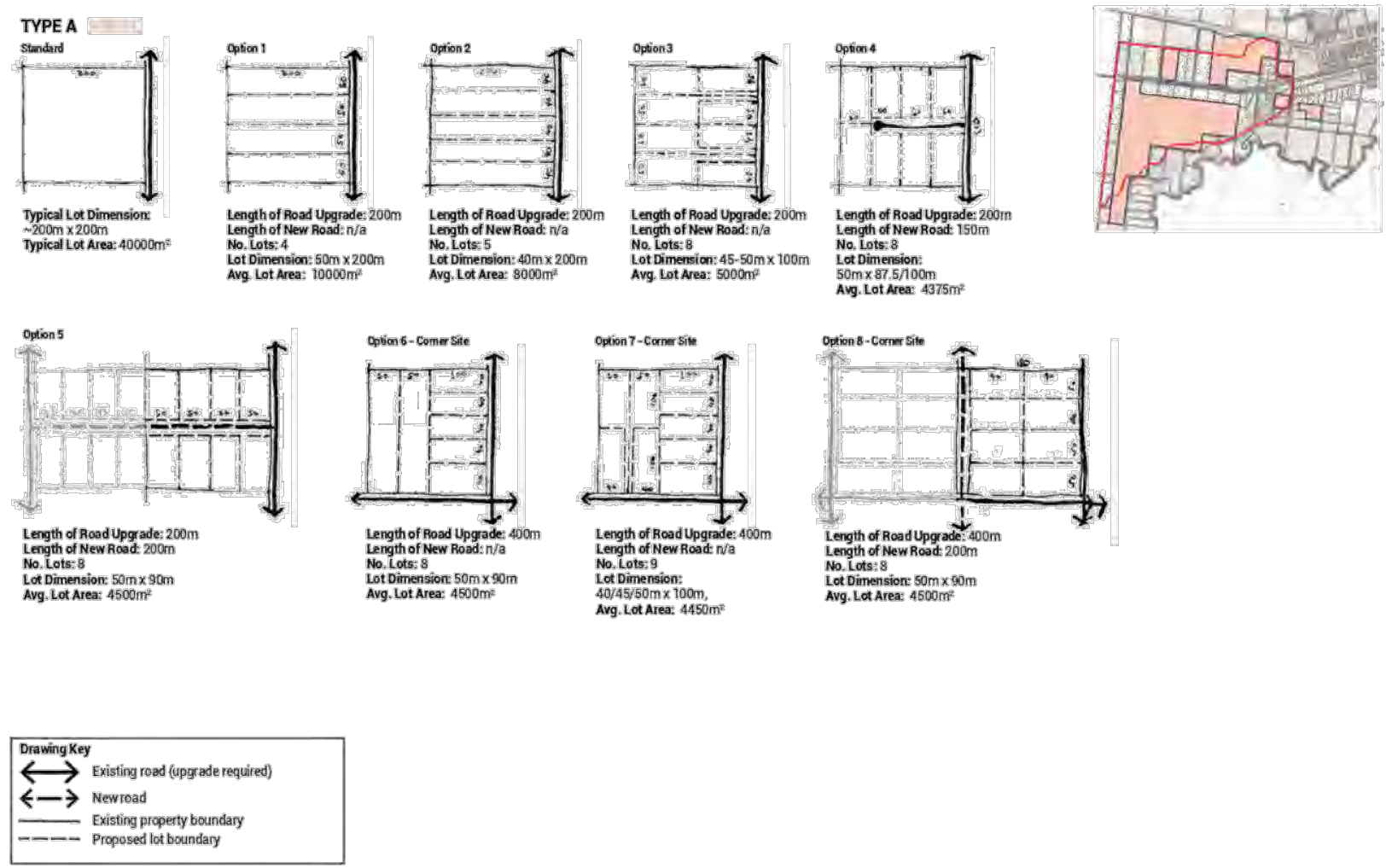
The current Inverleigh Structure Plan specifies a low density residential density of 1ha minimum for the site with a 4ha minimum for lots along Mahers Road and Galleher Rd. As part of this project council were concerned with the feasibility of these fragmented sites to be developed at the current minimum sizes. There was particular concern regarding the ability of the 1ha-4ha developments being able to deliver necessary infrastructure upgrades. To investigate subdivision feasibility an alternative minimum lot size of 4000m² was explored for comparison.

To understand the complexities of the fragmentation a set of subdivision typologies were identified and a set of options prepared. This exercise is intended to help visualise the potential development outcomes and to gain a basic understanding of infrastructure expectations.

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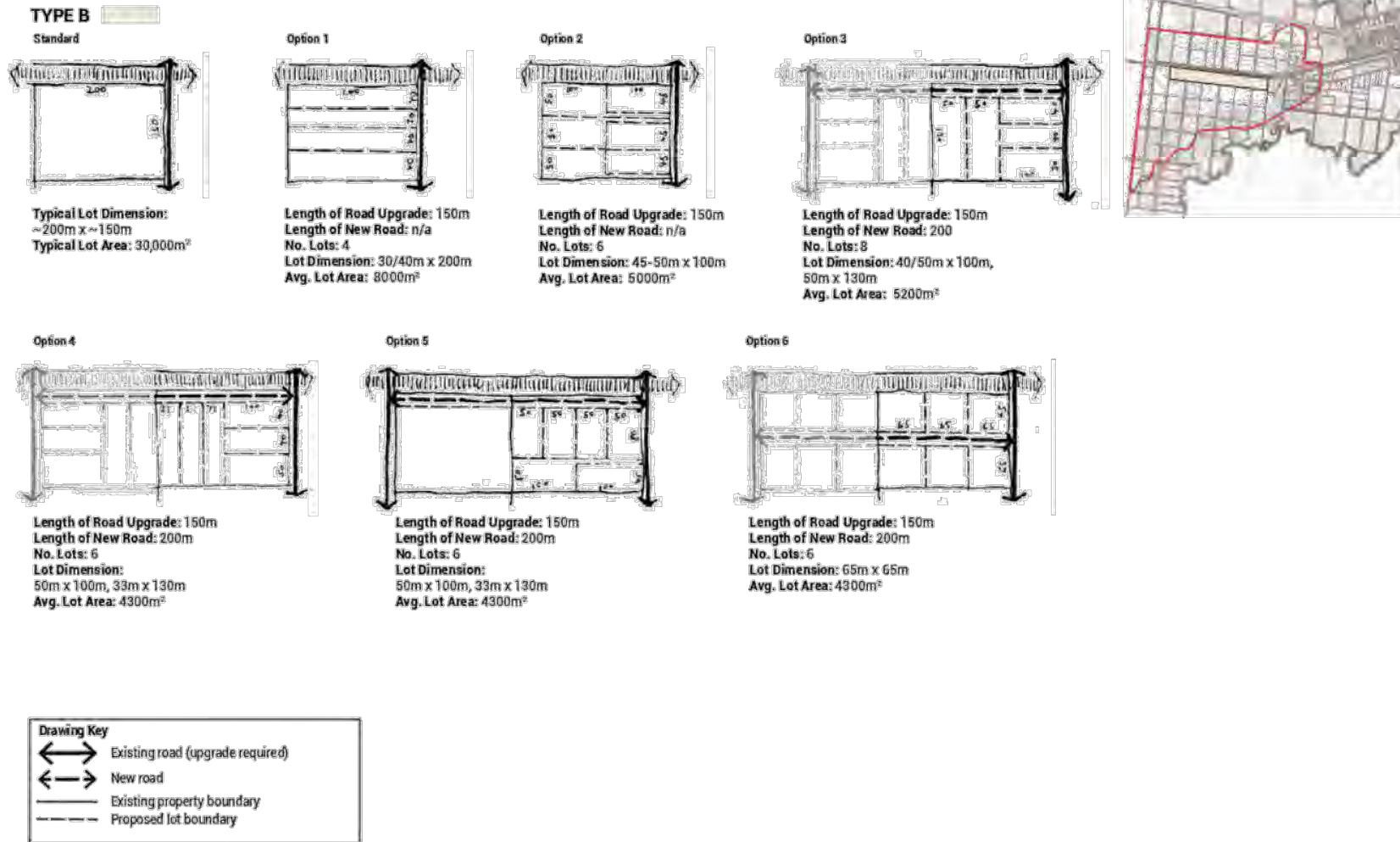
FIGURE 07 Subdivision Typologies - Type A



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FIGURE 08 Subdivision Typologies - Type B



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FIGURE 09 Subdivision Typologies - Type C

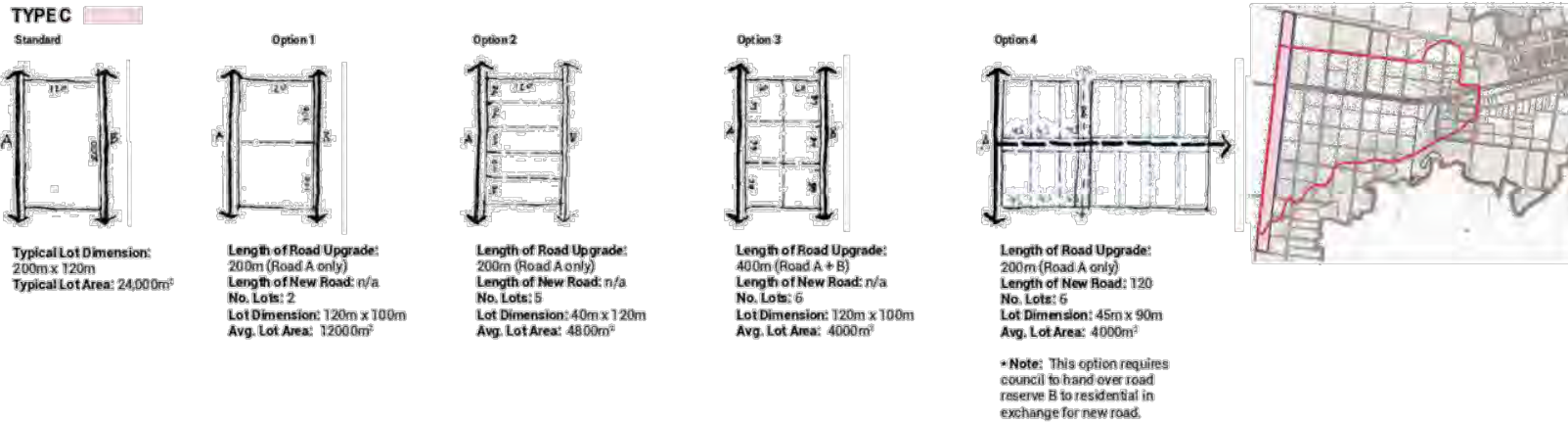
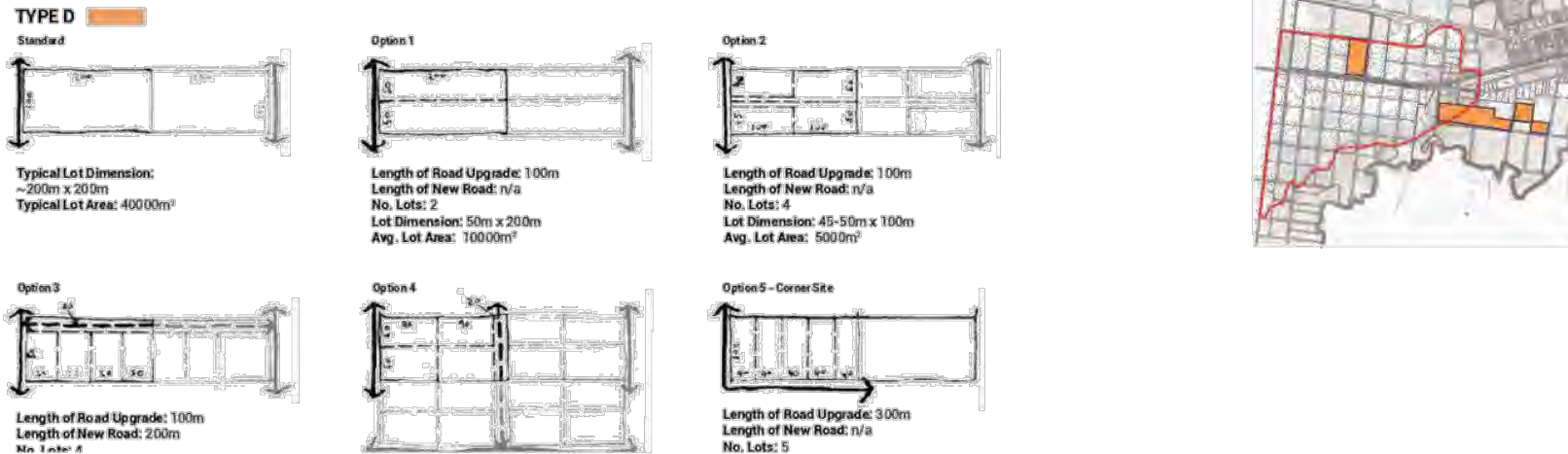


FIGURE 10 Subdivision Typologies - Type D



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4.2. 1ha Minimum Lot Size Case Study

The case study applies a combination of the 1ha minimum lot size subdivision typologies to the entire site. The design would provide for approximately 250 lots, accommodating a population of approximately 700 people (based on avg. household size of 2.8).

Issues

- > Difficult for developers to fund necessary infrastructure effectively discouraging residential intensification.
- > Funding for necessary surrounding infrastructure at risk of falling on council.
- > Unlikely to be able to deliver additional connectivity within the precinct.
- > Unlikely to deliver any whole Inverleigh community benefits.
- > Lends itself to an ad-hoc planning process.

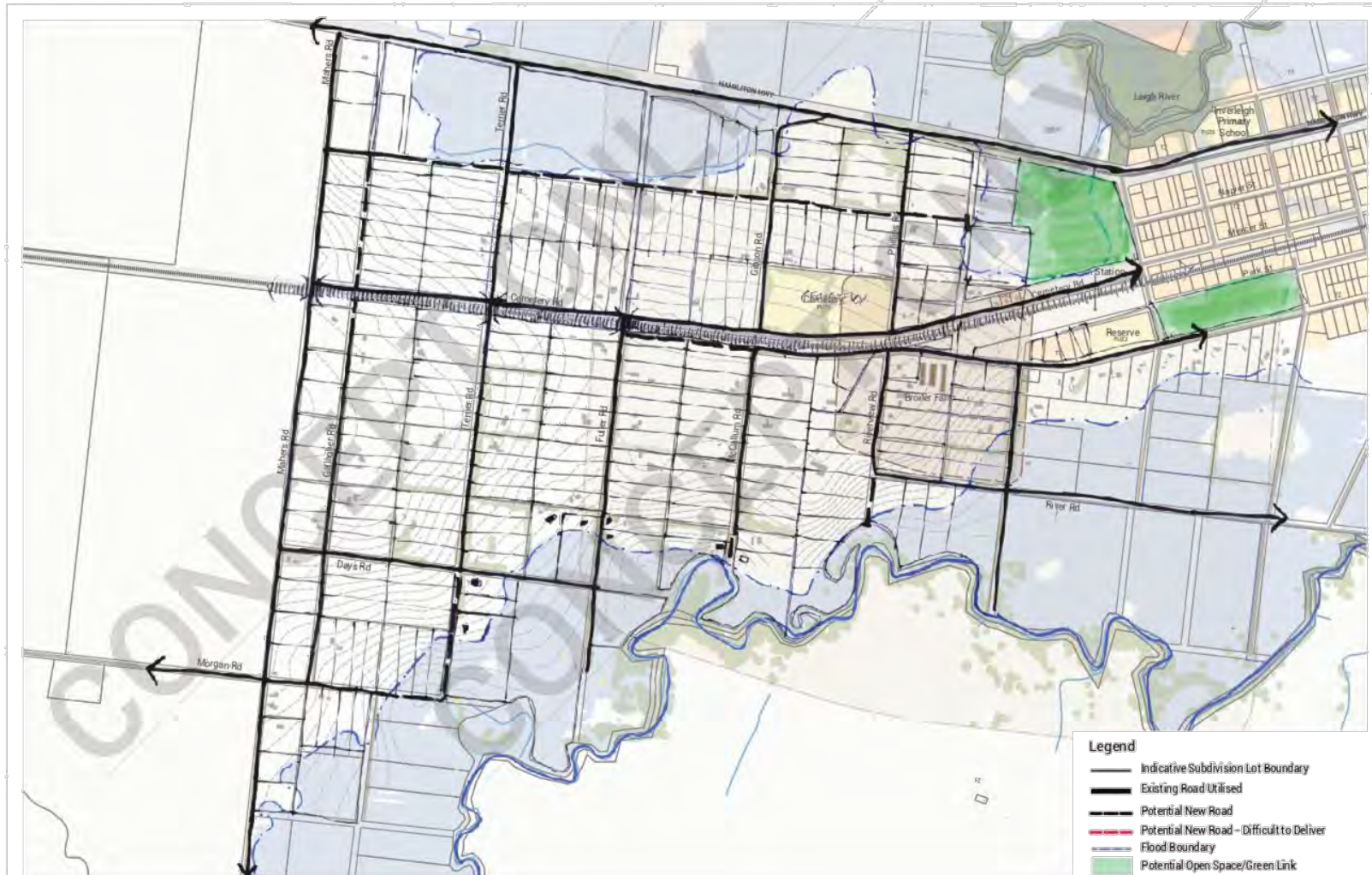
Considerations

- > Protects the low density character of the area.
- > Avoids development pressure nearby to intensive agricultural uses.
- > Ability to easily maintain flood areas and other topographical features within lots.
- > Smaller population capacity putting less pressure on township amenities.

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FIGURE 11 1ha Minimum Lot Size Case Study Plan



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4.3. 4000m² Minimum Lot Size Case Study

The case study applies a combination of the 4000m² minimum lot size subdivision typologies to the entire site. The design would provide for approximately 490 lots, accommodating a population of approximately 1370 people (based on avg. household size of 2.8).

Issues

- > Increased impact on environment and landscape features such as ridge lines and vegetation.
- > Potential complex interfaces between uses.
- > Significant population growth capacity for a rural town. Inverleigh had a population of 1,474 people at 2016 census. This case study almost doubles the existing population.

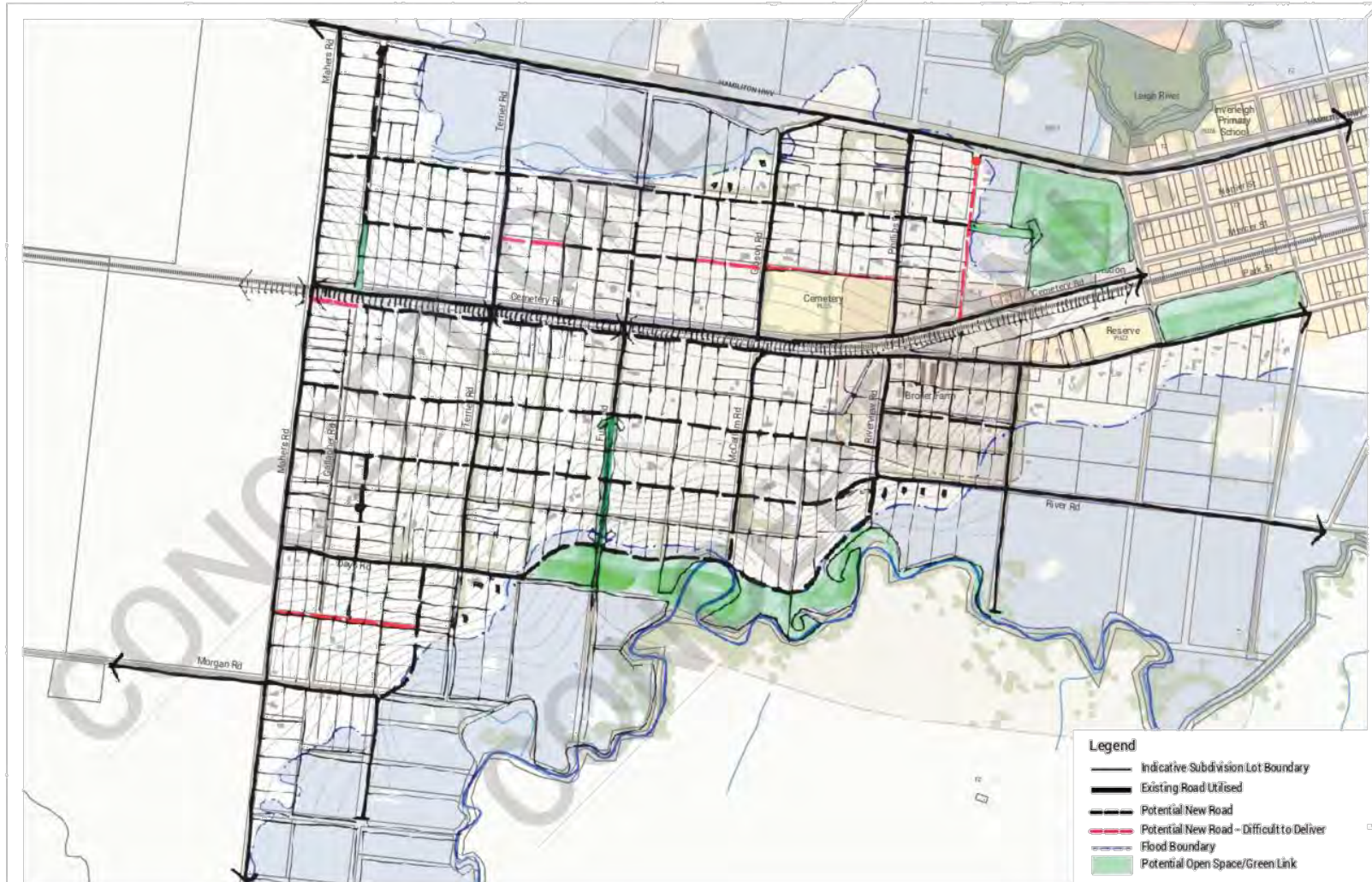
Considerations

- > Will require development planning controls to guide development to appropriate outcomes and utilise opportunities.
- > Significant population growth capacity.
- > More feasible for developers to fund necessary infrastructure encouraging a development outcome.
- > Potential to deliver benefits to the whole of Inverleigh through better connectivity and new public reserves along Barwon River.
- > Potential to improve connectivity to the Town Core.

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FIGURE 12 4000m2 Minimum Lot Size Case Study Plan



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7. CONCLUSION

This development feasibility study has been prepared collaboratively with council officers throughout this project. The outcomes are intended to equip council to prepare a more detailed and vigorous structure plan for Inverleigh.

The plans and analysis within this package clarify the constraints and complexities of the site but also reveal potential opportunities that might benefit the whole of Inverleigh. With the site currently zoned farming and no obligation on council to rezone the site within a certain timeframe there is an opportunity now to carefully consider the most appropriate vision for this site. Further more an appropriate planning strategy needs to be adopted to achieve the vision and enable current policy to begin framing and guiding an appropriate outcome.

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