Inverleigh

Policy application

This policy applies to the land identified on Inverleigh Structure Plan.

Land use and development strategies

Encourage sequential, serviced low density residential development in areas identified in the Inverleigh Structure Plan.

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

Direct rural based industrial activities, freight related activity and non-polluting developments to the area identified as to on the Inverleigh Structure Plan.

Direct non-polluting light industry and business to the Rural Industry Area, south of the ‘old town’ area on the Winchelsea Road, identified on the Inverleigh Structure Plan.

Support commercial development in the existing ‘old town’ area, in particular High Street, where infill development can occur and effluent can be treated and retained onsite.

Support light industrial businesses within the township, particularly adjacent to the railway sidings that will not detract from the local amenity.

Support the use and development of tourist accommodation.

Support the re-use of historic buildings for commercial uses to retain a sense of the existing town fabric, particularly along High Street.

Locate commercial/retail uses within the commercial/retail precinct, as identified in the Inverleigh Structure Plan.

Support new community facilities in the non-flood areas of the existing ‘old town’ area in locations identified in the Inverleigh Structure Plan.

Support the development of recreation, community, commercial and industrial precincts as identified in the Inverleigh Structure Plan.

Avoid out-of-centre commercial and industrial development unless it will benefit the needs of its local catchment and provide a net community benefit.

Discourage rezonings or subdivisions on the east approach to Inverleigh abutting the Hamilton Highway that will have detrimental effects on the function of the Highway.

Subdivision strategies

Encourage new subdivisions adjacent to the town boundary to provide concentrated native plantings to define the boundaries of the town.

Encourage new subdivisions to maintain existing remnant vegetation and significant trees.

Subdivision policy guidelines

Consider as relevant:

- Designing lots adjacent to the Inverleigh Flora and Fauna Nature Reserve and Inverleigh Golf Course to be a minimum lot size of 2 hectares.

- A land management plan or similar to minimise impacts on adjacent land uses, including the Inverleigh Flora and Fauna Nature Reserve and Inverleigh Golf Course that addresses:
  - Provision of adequate drainage.
  - Management of pets, weeds and access.
  - The use of vegetation protection envelopes as a tool for protecting vegetation.
Design strategies
Retain the historic buildings and fabric in the ‘old town’ area.
Design development, including buildings, car parking and landscaped areas to offer a high level of amenity to users through their experience and external appearance.
Maintain and enhance the Main Street avenue of trees through the town and at the entrances of the township.
Encourage new subdivisions and developments along the east and west town entrances to undertake extension plantings of the formal avenue tree planting.
Create strong visual edges, such as roads, along the township boundaries and enhance the distinctive entrance and gateways to Inverleigh.
Maintain fire breaks at the township boundaries and along the boundaries of the golf course and the Inverleigh Flora and Fauna Nature Reserve.
Design commercial development to respect and complement the historic character of the town.
Avoid development that encroaches into the open space corridors and floodplains of the Leigh and Barwon Rivers.
Support development that is sensitive and sympathetic to surrounding natural features, land forms and public spaces.
Protect the visual amenity along the Leigh and Barwon River environs.
Provide a vegetated buffer to the Hamilton Highway, Mahers Road and Barwon Park Road upon subdivision and development of the area identified for ‘Rural Activity and Industry within a Farming Zone’ west of Mahers Road.

Environmental strategies
Create an open space corridor for wildlife to move between the Inverleigh Flora and Fauna Nature Reserve, the town and the Leigh and Barwon Rivers.
Create pedestrian trails and green corridors to the Inverleigh Flora and Fauna Nature Reserve and Golf Course throughout the township as identified in the Inverleigh Structure Plan.
Protect the existing native vegetation and stands of significant trees that form the landscaped environs of the Leigh and Barwon Rivers.
Provide bushfire protection buffer areas in the form of roads, fire tracks and building setbacks between residential development and vegetated public land areas, including the Inverleigh Flora and Fauna Nature Reserve, Golf Course and the environs of the Leigh and Barwon Rivers.
Protect vegetated public land areas, including the Inverleigh Flora and Fauna Nature Reserve, Golf Course and the environs of the Leigh and Barwon Rivers from residential development in order to minimise encroachment of non-indigenous animals or plants.

Open space strategies
Facilitate open space areas in new developments that incorporate direct pedestrian and bicycle connections to green links, including those along the Leigh and Barwon Rivers.
Provide linear paths and maintenance vehicle access along the Leigh and Barwon Rivers while protecting riparian native vegetation.
Create flora and fauna corridors within open space reserves that enhance the biodiversity values of these areas.

Flooding strategy
Avoid residential and commercial development in the floodway of Inverleigh as identified in the Inverleigh Structure Plan.
Policy document
Consider as relevant:


Inverleigh Structure Plan