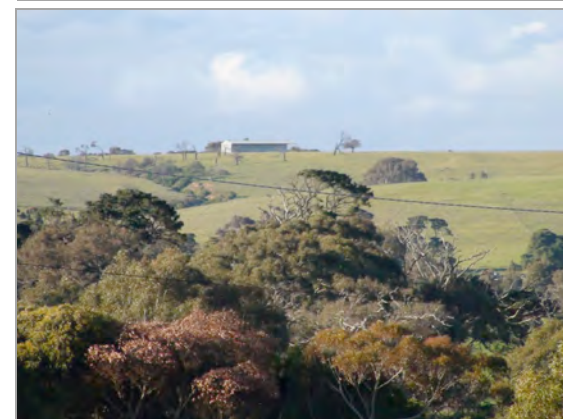




Inverleigh Community Plan 2013





Inverleigh Community Plan

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Introduction

About Community Planning

Purpose of the Plans

- Improve the town for the community
- Build a healthy and happy community
- Influence Council planning projects
- Grab opportunities when they come
- Minimise the need for additional consultation

Outcomes

- Software and hardware improvements
- Community building; engagement
- Strategic frameworks
- Well established sense of priorities
- Long term visions and plans- Grant ready
- Participation and engagement in developing the plan

An effective Plan will have many layers;

- Aspirational; Presently unlikely, needs major inputs
- Long term: Needs many inputs
- Mid term: Ready for grant applications!
- Short term; Ready to go; quick wins

The physical context: the large and small towns in the region, and nearby attractions and influences :
Role; Functional opportunities; Built Form

The environmental context: The landscape and topography :
Natural Assets

The social context:- the demographics, cultural trends, broad social trends : Community Needs and Aspirations

The strategic context: current plans, strategies, previous and current initiatives, etc : Policy Directions



Priorities and Drivers

The priorities identified in community plans are important as they are a key reference point in strategic plans developed by Council and the overall Council Plan. The information is highly valued by

Council and is used when determining priorities for external funding and for identifying the need for specific projects and programs

This is illustrated in the following diagram:

Vision	Small, Achievable, Short Term	Big, Complex, Aspirational
People (activities and events, uses, etc.)		
Place (Buildings, Public Spaces, Trails, Landscape, etc)		



Community Plans in Actions

Program
People
Plans
Process
Forms
Seed funding





Introducing Inverleigh

AUSTRALIAN BUREAU OF STATISTICS 2011 Census of Population and Housing
 Inverleigh (L) (UCL221039) 4.1 sq Kms [List of tables](#)
[Find out more:](#) [Data](#) [Maps](#)
[Registered Marital Status](#)

BOS REGISTERED MARITAL STATUS BY AGE BY SEX
 Count of persons aged 15 years and over

	Married(a)	Separated	Divorced	Widowed	Never married	Total
MALES						
15-19 years	0	0	0	0	28	28
20-24 years	0	0	0	0	23	23
25-34 years	15	3	3	0	18	39
35-44 years	40	0	0	0	17	57
45-54 years	42	5	3	0	5	55
55-64 years	33	4	4	0	4	45
65-74 years	19	0	0	4	0	23
75-84 years	5	0	0	3	0	8
85 years and over	0	0	0	0	0	0
Total	154	12	10	7	95	278
FEMALES						
15-19 years	0	0	0	0	32	32
20-24 years	0	0	0	0	15	15
25-34 years	16	3	3	0	8	30
35-44 years	43	0	3	0	7	53
45-54 years	49	3	12	0	4	68
55-64 years	27	3	7	3	3	43
65-74 years	15	0	0	4	0	19
75-84 years	10	0	0	3	0	13
85 years and over	0	0	0	4	0	4
Total	160	9	25	14	89	277
PERSONS						
15-19 years	0	0	0	0	60	60
20-24 years	0	0	0	0	38	38
25-34 years	31	6	6	0	26	69
35-44 years	83	0	3	0	24	110
45-54 years	91	8	15	0	9	123
55-64 years	60	7	11	3	7	88
65-74 years	34	0	0	8	0	42
75-84 years	15	0	0	6	0	21
85 years and over	0	0	0	4	0	4
Total	314	21	35	21	164	555

This table is based on place of usual residence.
 (a) Excludes de facto marriages.

Demographic profile census 2011

Town overview:

Inverleigh, like other areas in Golden Plains Shire, was once occupied by the Wathaurong of the Kulin nation.

Inverleigh is located approximately 30km west of Geelong and 10km south west of Bannockburn, on the Hamilton Highway.. It is nestled within a curve of the Leigh River, approximately 1 km north of the junction of the Leigh and the Barwon Rivers. Arrival at the town boundary from the east is spectacular as the highway “drops” into the river valley from the rural plains that separate Inverleigh from Geelong.

The township was officially proclaimed in 1855, following a crown survey undertaken in 1854. It is laid out in a conventional grid aligned north-south to east-west on the western side of the Leigh River. The early settlement of Inverleigh is associated with the Derwent Company's runs of the 1830s and 1840s. The Company laid claim to 26,000 acres of land in the Portland Bay District. When it was dissolved in 1842 its properties were divided up by mutual consent and pastoral runs such as Native Hut No. 3 and Weatherboard Nos. 1 & 2 were formed within the Inverleigh area. The new owners continued to be important patrons of the town. The Inverleigh township developed during the 1850s as a commercial and civic centre servicing surrounding pastoral properties. It was also an important stop on the colonial trade routes that linked Geelong to the Western District and the Woody Yaloak goldfields to the north. At first, a gravel ford provided access across the Leigh River. After the completion of a permanent bridge over the Leigh River in 1853 and the formalization of the township grid, High Street became the primary route into and out of town. The bluestone abutments survive but the bridge has been superseded by a modern structure. An impressive avenue of Cupressus macrocarpa (Monterey Cypress), established in the



early twentieth century, signals the Hamilton Highway's eastern and western entrance.

Important public and commercial buildings were established during the 1860s, such as the township's two bluestone hotels, a post and money order service, a Mechanics Institute, four churches and three denominational schools. The division of large pastoral properties at the end of the nineteenth century gave way to intensive agricultural activities such as dairy and horticulture. A farmer's common was established to provide inhabitants of the town access to pasture for the grazing of cattle and horses. Orchards originally established to supplement dairy farming developed into large commercial operations, supplying jam manufacturers located in Geelong. The Gheringhap to Maroona railway line was completed in 1910, with local produce dispatched from the Inverleigh Railway Station.

While surrounding townships experienced a decline in population and services during the mid twentieth century, Inverleigh struggled but survived. In the 1950s the townships population was 250 persons, with an increase to 350 persons recorded in the 1960s. During this period the township had a post and telegraph office, State School, savings bank, four churches, a public hall, police station, electric lighting and football, cricket, golf and tennis clubs. By the 1970s the public hall was extended to incorporate a baby health care centre and medical clinic. The township of Inverleigh remains substantially intact and the surviving buildings and infrastructure from a range of periods retain a high degree of integrity. Key public buildings, open public spaces and surviving examples of commercial and residential development provide a clear sense of past and present settlement.

Recent

Previously a rural service town, Inverleigh is now attracting lifestyle residents to low density rural residential living settings and continues to attract passing traffic for rest stops and refreshments. Inverleigh has an array of natural features including areas of environmental significance, rural landscapes and riversides, as well as areas and sites of historical and cultural significance. The Inverleigh Nature Conservation Reserve is of high conservation significance and rates in the top 5% of all parks and reserves managed by Parks Victoria.

Reflecting the popularity of this area and its proximity to Geelong, connection to the Geelong Ring Road and links to Melbourne; Inverleigh is experiencing pressure for increased residential development. Recently, the population dynamics have changed and the township provides a home base for many residents who commute to work in Geelong and Melbourne.

There is limited opportunity for new residential development within the established historic township area ('old town') due to flooding and limited capacity for effluent disposal. Growth areas for Inverleigh have been identified in the Inverleigh Structure Plan and these areas are located outside of the floodplain to the west and the north of the town. The community's vision for Inverleigh is a town that protects its environmental and heritage assets and rural appeal while providing new residential opportunities, services and facilities in quality, low density environments. It is Inverleigh's history, topography and community which make it a unique example of a rural township undergoing positive change. Development of the township in accordance with the Inverleigh Structure Plan will ensure that growth of the township maintains the characteristics and values that make the township attractive to residents and visitors alike.



How we prepared the Plan

The process commenced with a community meeting on September 13th and a mail out and survey to local residents.

The meeting was attended by local residents, included presentations from co-ordinators and Golden Plains Community Planning Team Leader Damian Waight and was facilitated by Christine Wallis and Stephen Axford. The presentations led to discussion of the achievements from the 2010-2012 Community Plan, what has changed in the town since it was produced, the ideas within the previous plan to be carried forward that have not yet been achieved, and new ideas.



Consultation meeting and workshop attended by community members;

Joanne Parke

Una Miller

Karen Wright

Liz McDonald

Bruce McDonald

Bill Ward-Moss

Robyn Erwin

Sue Lubcke

Jeremy Morris (Bendigo Bank)

Rosie Gillett (Bendigo Bank)

Keith Windle

Through general discussion the ideas for the new Plan were divided into focussing on People or Place and organised in relation to whether the ideas were short term and relatively easy to achieve or long term and more complex.



Introducing the Plan

2010-2012

1. Carried Forward

- Upgrading of the Inverleigh Hall

2. Community Suggestions

- (i) Build on Australia Day event
- (ii) Arts Festival
- (iii) Kindergarten - walk a thon

3. Recreation, Sport & Leisure Suggestions

- Continue to improve walking tracks

4. Healthier Community - Place for maternal or child health nurse

- Advocating for extension of boundary on specialist hospital in the home

5. Environment - None

6. Community Buildings and Infrastructure

- (i) Some street lighting
- (ii) Some footpaths
- (iii) Management of water pump

7. Economic Development

- (i) Retain small town with no further subdivision

- (ii) No business development on highway approach outside central (display structure Plan)



2012- 2014

- 1. Town Entrances

2. Community Suggestions

- (i) Bonfire night
- (ii) Fishing competition (catch and release)

3. Recreation, Sport & Leisure Suggestions

- (i) relocation of tennis club to recreation reserve
- (ii) Community Garden (decided not to go ahead)
- (iii) sport club entity for all sports



- (iv) indoor stadium
- (v) Relocate cricket nets and expand
- (vi) electronic scoreboard

4. Healthier Community - Ambulance station

5. Environment

- (i) Replacement of trees in main street, publicity on replacement programs and maintenance
- (ii) People living in sheds while house being built and house not being completed and degrade our town
- (iii) Encouragement for farmers to fence rivers from stock
- (iv) Keep pressure for burns in bush
- (v) Management plan for bush involving local groups
- (vi) Water licence pump

6. Community Buildings and Infrastructure

- (i) Turning lane on Common Road/Highway
- (ii) Natural gas
- (iii) Sewerage
- (iv) Clean out drains and upgrade
- (v) Truck parking on north side is poor/inadequate
- (vi) Intersection Dundas/Hamilton Highway
- (vii) Bike paths up to Gibson Road
- (viii) Speed restrictions around kindergarten

7. Economic Development

The New Plan 2012-2014

Our community vision

Our community vision

Town vision; Rural outlook

How the plan is organized- People and Place

People (Software):

- Social, activities, events, arts and heritage, youth
- economic development, tourism,
- management, groups and organisations, sports and recreation,

Place (Hardware):

- Built Form, facilities,
- infrastructure, roads, paths and trails, parking access, safety
- natural environment, landscape,

Actions- Short term and long term

Big ideas – Short term or relatively easily achieved

Big Ideas - Long term, harder to achieve

Smaller ideas- Short term or relatively easily achieved

Smaller Ideas - Long term, harder to achieve



People (Software):

- Social: activities, events, arts and heritage, youth
- Economic: development, tourism,
- Management: groups and organisations, sports and recreation,

People; activities, events, uses

Short term, ready to go

- More lifestyle retail
- Free parking for caravans needs to be limited. Not more signs, control through information on internet
- Community connections; season get togethers, Hall based, organise in first week of new season (eg Spring, Autumn, Winter, Summer), designed to introduce and welcome newcomers. Expand LeighFest, Expand Australia Day breakfast, Anzac Day, and utilise projector.
- Improve public toilet maintenance; need to be cleaned and serviced more regularly
- Another community event; a fishing competition, note Hotel Social Club
- Speed restrictions around the Kindergarten
- What's on sign; Progress Association concerned about image. Sign has to be beyond Common Rd, design and location to be further developed
- A regular market alternate dates to Bannockburn
- Tourism, small business B&B permits allowed away from town centre
- Bus service for school holiday periods

Long term Aspirational

- Ambulance/medical first response emergency service
- Community bus for Inverleigh; note 2 at Bannockburn
- Keeping town without commercial centre
- Inverleigh must maintain its country town identity and not over develop
- Postal services/delivery for township
- Need for a small supermarket



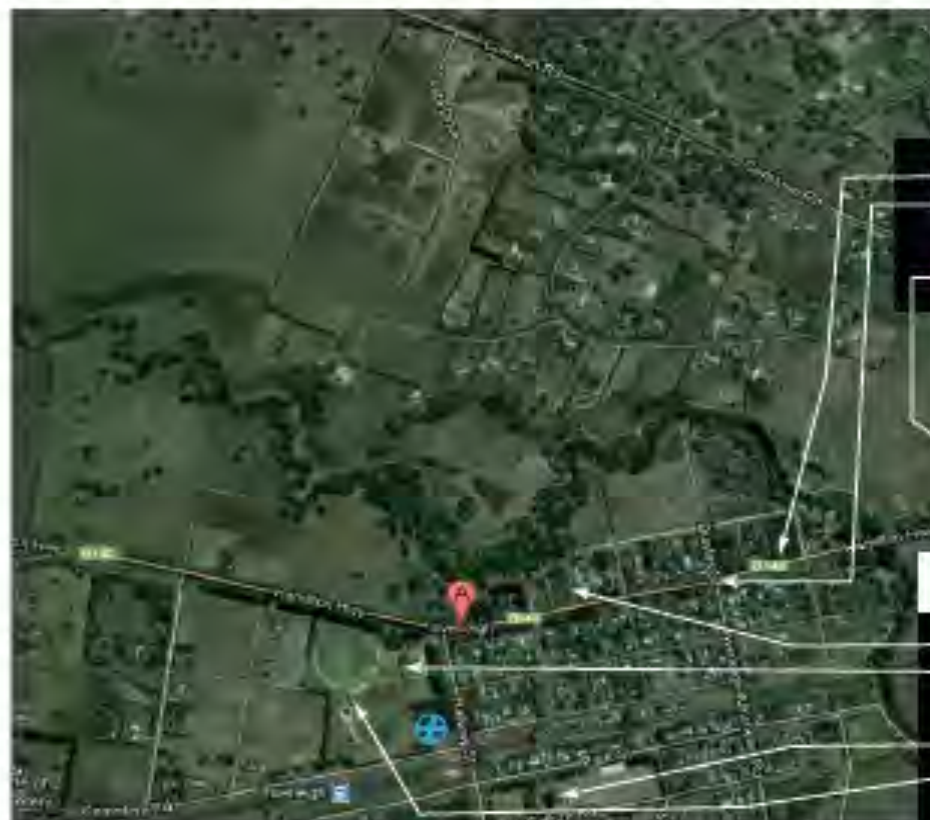
inverleigh community development plan 2013

Landscape and environment



- 1 Regular maintenance & grading of all walking track
- 2 Maintenance of Federation Bridge. This asset is deteriorating due to neglect
- 3 Rotunda or shade structure at Grey's garden
- 4 Integrate sculpture works into key sites around the Inverleigh river-walk
- 5 Develop a maintenance & renewal plan for the main street trees
- 6 Additional bollards to prevent Car access at the new toilet block
- 7 Walking tracks; upgrade from the Junction to the Winchelsea Rd
- 8 Shelter at the Cemetery with tank to collect water off roof and tap
- 9 Beautification of the Inverleigh Cemetery
- 10 Update & develop the main street Rotunda

Inverleigh community development plan 2013



Planning and utilities

- Town water supply improvements.
- Natural gas to be provided to the town
- Sewage to be provided to town
- Proper drainage in all streets and maintenance by Shire
- Increase street gutter sweeping & cleaning
- Install solar powered street lighting in township.

Roads, traffic

- Truck parking improvements on north side Hamilton Hwy
- Between Intersection of Dundas st and Hamilton Highway
- Take measures to prevent speeding in 50k areas.
- Additional street lighting in each access road into town
- Improve intersection of Hamilton Hwy and Common Road.

Integrate all sporting facilities;

- Relocation of Inverleigh tennis courts to sporting complex
- Electronic scoreboard for cricket and football ground
- Replace and relocate Inverleigh cricket nets
- Asphalt front of sporting complex
- Improve the facilities at Victoria Park, club rooms
- Upgrade to sporting facilities, indoor sports complex

Community Facilities

- Road Reserve caravan free parking an amenity block
- Develop a comprehensive catalogue of community assets & equipment, for full community access

Environment

- Repair and beautify railway station and adjoining area
- Poison weeds on footpath in Common Road.
- Cut grass along roadside Common Road.



**Inverleigh Consultation Community Plan
Actions for 2012-2014 *continued***

Place (Hardware):

- Built Form, facilities,
- Infrastructure, roads, paths and trails, parking access, safety
- Natural environment, landscape,



Place; physical development and improvements, environment, landscape

Short term, ready to go

Landscape and environment

- Walking tracks; upgrade from the Junction to the Winchelsea Rd
- A proper walking track all around the Leigh River to the Winchelsea Rd.. Regular maintenance of the track
- Asphalt or concrete paths along walking tracks. Along Leigh River to be more accessible for prams, etc
- Barwon Leigh river track in need of gravel and maintenance
- Car access removed from Leigh/Barwon river walk to decrease rubbish, vandalism and trees being chopped down for fires.
- Swing Bridge maintenance and a sign requesting motor cycles to dismount and walk
- Maintenance of Federation Bridge. This asset is deteriorating due to neglect
- Rotunda or shade structure at Grey's garden
- Shelter at the Cemetery with tank to collect water off roof and tap
- Main street replace trees, keep mix of trees
- Renewing trees that have been taken out in Main Street and Lawson's Park.
- Main street maintenance, Council to extend mowed area to all the park, lawn under the poplar & to the south
- Shade for skate park
- Beautification of Cemetery
- Bike paths to Gibson Rd



Facilities and infrastructure

- Expand the facilities at the hall to support the Festivals and events
- School crossing improvements; drainage, works to fix clogging and outflow from School septic, flashing '40' lights, bitumen on grass verges
- Parking outside shop needs to be increased and separate short and long term
- Rubbish bins picked up more in summer time



Long term, Aspirational

Planning and utilities

- Town water supply improvements.
- Extend mains water supplies beyond existing township parameters
- Sewerage and gas to be provided to the town
- Proper drainage in all streets and maintenance by Shire
- Improve street lighting in township, lighting along walking tracks
- Retirement housing

Roads, traffic

- Turning lane into Common Rd
- Truck parking improvements on north side
- Intersection Dundas and Hamilton Highway
- Take measures to prevent speeding in 50k areas. Country roads are often seen as outside road rules
- Badly needed light at the corner of East and Napier St before someone is killed there
- Limit 'B' double semi trailers going through township causing noise pollution and traffic congestion
- Visible street lighting in each access road into town to allow people driving through to realise they are in a built up area. This would enhance safety in the town.
- Improve intersection of Hamilton Hwy and Common Road, including lighting
- Finish the unsealed section of Faulkner Road.



Recreation facilities

- Integrate the sporting facilities; football, netball, tennis, cricket, bowls. Developing a sporting hub, would allow for school growth. Pros and cons for relocation of tennis
- Electronic scoreboard for cricket and football ground
- Improve the facilities at Victoria Park, sports and recreation events area gets heavily used
- Relocation of Inverleigh tennis courts to sporting complex
- Replace and relocate Inverleigh cricket nets
- Asphalt front of sporting complex
- Upgrade to sporting facilities, indoor sports complex
- Develop park area next to tennis club including river bank access





Community Facilities

- A portable ramp is needed for the seniors who catch the bus at the Inverleigh Hall on Fridays
- The ramp could be housed at the Simpson home next to the Hall when not in use.
- Children's playground on toilets side of Hamilton Highway so children are not crossing a busy road to use toilets
- Road Reserve caravan free parking and amenity block would be good

Environment

- Open defined areas of Inverleigh common to allow removal of fallen timber- fuel reduction for bush fires
- Repair and beautify railway station and adjoining area
- Hard rubbish collections bi annually
- Clean up dumping ground on bend in Common Road.
- Poison weeds on footpath in Common Road.
- Cut grass along roadside Common Road.
- Cease the depositing of screening dirt and trees (landfill) this is deposited on the land adjacent to the 'dog leg' in Common Road. Council has advised this is not a depot for refuse but it continues to be dropped there and then utilised by Council trucks especially during Summer.
- Level this land out and provide shrubs, small trees to beautify area. 'Depot' can be placed up on Common Road near common thus reclaiming this eye sore and dust emitter on residences located near to it.



Actions- Short term and long term

Big ideas – Short term or relatively easily achieved

Big Ideas - Long term, harder to achieve

Smaller ideas- Short term or relatively easily achieved

Smaller Ideas - Long term, harder to achieve





Priorities for Action

The priorities identified in community plans are important as they are a key reference point in strategic plans developed by Council and the overall Council Plan. The information is highly valued by Council and is used when determining priorities for external funding and for identifying the need for specific projects and programs

The priorities for Inverleigh have been developed through several processes; the workshop discussion, survey responses and the co-ordinators have reviewed the ideas and projects organize the categories to implement the Plan.



From this process our priorities are:

Overall Vision:

- Inverleigh must maintain its country town identity and not over develop

Key priority for Capital Works/ seed funding:

Landscape and Environment:

- Develop and enhance the river environs and walking track; consider developing a walking trail that celebrates the historic and natural assets of the area; including the platypus in the Lee River (“The Platypus Trail”). This could include interpretive signage, public artwork, creative wayfinding, and other aspects of interest. (see map 1)



Other projects and issues:

Planning and Utilities

- Improve drainage and provision of utilities such as natural gas and improved water supply (see map 2)

Roads and Traffic:

- Improve parking for trucks; take measures to reduce speeding and improve roads and lighting (see map 2)

Integrate all sporting facilities:

- Improve & consolidate sporting facilities (see map 2)

Community facilities:

- Provide caravan free parking; develop a comprehensive catalogue of community assets and equipment for community access (see map 2)

Environment:

- Repair/beautify railway station; remove weeds and cut grass roadside on Common Road (see map 2)

Other items raised by the community:

- Open defined areas of Inverleigh common to allow removal of fallen timber- fuel reduction for bush fires

- School crossing improvements; drainage, works to fix clogging and outflow from School septic, flashing '40' lights, bitumen on grass verges
- Ambulance/medical first response emergency service
- Improve street lighting in township, lighting along walking tracks
- Upgrade to sporting facilities, indoor sports complex
- Children's playground on toilets side of Hamilton Highway so children are not crossing a busy road to use toilets
- Turning lane into Common Rd
- Proper drainage in all streets and maintenance by Shire
- Importance of commercial centre to the future of the town
- Postal services/delivery for township
- Main street replace trees, keep mix of trees
- Regular maintenance of the track
- Rubbish bins picked up more in summer time
- A regular market alternate dates to Bannockburn
- Bus service for school holiday periods



Implementation

Administration and processes

The community planning group retains the right to establish procedures that will manage community affairs when implementing the community plan. These procedures will be developed to ensure transparency and democratic processes.

Alterations to the Community Plan

Since the Community plan has been established through a public process, any alterations to the Community plan also need to be undertaken through a public process. The community planning group therefore reserves the right to establish the procedures associated with any proposed change in order to retain the Community plan as a vibrant, flexible and dynamic document.

Review of the Community Plan

The Community plan will be reviewed approximately every two years through a public process to be determined by the community planning group.



Dispute Resolution

In the event of any dispute, all parties concerned should meet, discuss and resolve the matter as soon as possible. If the parties are unable to resolve the dispute, they must hold a meeting in the presence of a person nominated through the Golden Plains Shire Council.



For further information contact

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