

# Inverleigh Structure Plan 2017 - Survey results

## Summary

A total of 123 surveys were received.

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

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

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

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

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

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

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

## Survey Responses

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

**Table 1: Responses to Question 1**

Proximity to Geelong, Ambience, Sense of Community, Facilities

Small Town

Town & Country

Country Lifestyle, Large Lots

Just Like It

Lifestyle, Sense of Community, Large Lots

Land in Flood area

Large Lots

Sense of Community, Country Lifestyle

Country Lifestyle, Sense of Community

Space, Large lots, Locational proximity to large towns

Historically lower rates, Own Council Depot

Proximity to Geelong, Ambience, Sense of Community

Sense of Community, Low Crime Rate

Undeveloped

Small Town

Country Lifestyle, Large lots

Sense of Community

Country Charm, facilities, proximity to larger towns

Sense of Community, Small School

No Commercial Centre, Sense of Community, Country Lifestyle

Country Lifestyle, Day trips, increased visitation

Country Lifestyle

Country Lifestyle, Sense of Community

Sense of Community

Rural Ambiance , Sense of Community, sporting and cultural amenities

Country Lifestyle

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

Everything

Sense of Community, Space, Environment , Shops

Country Lifestyle, Proximity to Geelong, Responsible subdivision

Small Town

Country Lifestyle, Environment, Proximity to Geelong

Country Lifestyle, Sense of Community

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

Proximity to Geelong & Melbourne, Country Lifestyle

Country Lifestyle, proximity to Geelong, Sense of Community

Country Lifestyle, Proximity to Broader Services, Access to Coast

Country Lifestyle, Larger lots, Sense of Community, Space

Country Lifestyle, Heritage Style, Space, No Supermarket Sense of Community, Country Lifestyle

Country Lifestyle, Large Lots, Ambience

Country Lifestyle, Primary School, Facilities, Environment

Country Lifestyle, Boutique Businesses

Ambience, Proximity to Geelong

Country Lifestyle, Layout of inner town area

Country Lifestyle

Sense of Community, Space, Environment, Country Lifestyle

Country Lifestyle, Environment, Ambience, Free Campsite

Environment, Sense of Community,

Sense of Community, Ambience

Country Lifestyle, Sense of Community

Sense of Community, Ambience

Environment , Country Lifestyle

Location, Larger lots, Sense of Community

Sense of Community, Country Lifestyle, Environment

Environment, Rural Town

Country Lifestyle

Sense of Community, Liveability

Environment, Rural Town

Country Lifestyle, Proximity to Larger towns

Sense of Community, Country Lifestyle

Space, Sense of Community, Country Lifestyle

Small Town

Country Lifestyle, Amenity

Sense of Community

Sense of Community, Environment, boutique business, no light pollution

Sense of Community, Rural Ambience

Sense of Community, Small Town, Large lots

Sense of Community, Rural Ambience

Small Town, Low Population

Rural Ambience

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

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

Note: 7 submissions did not respond to Q1

**Summary of Responses and Key Themes to Question 1:**

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

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

**Table 2: Responses to Question 2**

Nothing  
 Neighbours Pets  
 Lack of Medical Services  
 Nothing  
 Lack of Footpaths

Lack of Public Transport
Nothing
Subdivision on existing blocks
Limited retail need a supermarket
Development
Nothing
Rates - less value for services
Nothing need more units for the elderly
Poor condition of roads
Rates - too high
Nothing
Roads & Increase in Population
Lack of Council funding (compared to Bannockburn)
Increased development
Rates - less value for services
Nothing
Nothing
Lack of Medical Services and aged care facilities
Nothing
Lack of public Transport
Roads - Hamilton Highway
Lack of Day Care facilities
Lack of Public Transport
Fortnightly rubbish collection, Lack of Public transport, Poor water pressure
Roads - Hamilton Highway, disrespectful new residents
Lack of Services
Liveability - not walker friendly, Lack of Medical Service, Childcare, Library and supermarket
Trail bikes on low density properties
Tail bikes in low density areas
Dust
Lack of a small supermarket
Nothing
Roads - Hamilton Hwy
Roads - Hamilton Hwy
High rates - increased traffic, increased tourists
Fortnightly rubbish collection, Lack of safe crossing across High St
Lack of Public Transport
Roads - Hamilton Hwy
Increased development
Street landscaping for main street

Inadequate sporting facilities, derelict buildings
Leaving it
Require an in-depth community planning forum
Lack of Public Transport, Lack of small supermarket
Roads need improving (particularly dirt roads)
Rates - disgustingly high
People who want it to be a city
Road - Hamilton Hwy
Fortnightly garbage collection, Lack of town water
Nothing
Nothing
Irresponsible pet owners
Lack of medical services, lack of public transport
Development
No to our property being rezoned from FZ to LDRZ
Increased development
Nothing
Roads, Irresponsible pet owners
Nothing
Roads - Hamilton Hwy
Lack of public transport, lack of street lighting
Increased development
Road - Hamilton Hwy
Roads - poor roads to shops and schools
Increased development
Lack of public transport, unsealed dirt roads, no NBN, noise from highway traffic
Lack of public transport
Increased development
Nothing
Nothing
Nothing
Roads - Hamilton Hwy - lack of overtaking lanes
Lack of home postal delivery
Nothing
Lack of grocery shop
Lack of childcare services, lack of progressive plan for shopping precinct
Nothing, NBN would be good
Nothing, lack of overtaking lanes on highway
Nothing
Lack of public transport, lack of NBN, Roads - Hamilton Hwy dangerous

Roads, Potholes and Hamilton Hwy

Capacity for kindergarten and primary schools to take on more children

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

Lack of access to services

Traffic on the Hamilton Highway - trucks tail gating

Increased development

Lack of small supermarket, High rates, Lack of NBN

Nothing

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

Nothing

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

Nothing

Roads - Increased traffic

Roads - excessive trucks through the town - Hamilton Hwy

Lack of local employment

Nothing

Nothing

Fortnightly garbage collection, rotten rubbish and flies

Increased development - populations growth should slow down

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

Limited childcare, No postal delivery

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

No weekly garbage collection

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

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

Internet coverage

Nothing

Expensive to connect to town water, no town gas

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

Hamilton Highway

Note: 8 submissions did not respond to Q2



**Summary of Responses and Key Themes to Question 2:**

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

**QUESTION 3 - Where do you work?**

**Table 3: Responses to Question 3**

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

Note: some respondents worked in 2 locations per submission

Note: Some submissions did not respond to Q3

**QUESTION 4: How long have you lived in Inverleigh?**

**Table 4: Responses to Question 4**

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

Note: 1 respondent did not answer Q4

**QUESTION 5: Preferred Option for Future Growth**

**Table 5: Responses to Question 5**

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

**QUESTION 6: Further comments provided:**

**Table 6: Responses to Question 6**

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

Repair Hamilton Hwy, utilise small lake, clean up out of control vegetation

No comment

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

No comment

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

Leave Inverleigh as a small community - no growth

Leave Inverleigh as a small community - no growth

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

No comment

No comment

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

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

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

Correct the flood overlay

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

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

No sewerage for Inverleigh.

Oppose reduction of lots sizes to 4000sqm

Inverleigh has poor services that would not cope with increased community size

Sewerage is a must. Roads need overtaking lanes. Rates are too high. Increased growth requires increased and improved services

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

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

No comment

No small house blocks like Bannockburn. Keep larger rural blocks

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

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

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

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

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

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

No small lots. Provide town water to west of Inverleigh

No comment

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

No comment

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

Encourage new business and small supermarket

Facilitate long term community planning with professional consultants

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

No response

NO traffic lights

No response

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

100% support more land supply

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

Low density development only. If town grows the following is required: larger petrol station, increased parking around shops, larger children centre

Rates too high. No increase in services to compensate

Would not want to see housing estates. Leave us alone

Need a bus shuttle to Bannockburn for higher order services

No comment

No comment

Do not suburbanise Inverleigh. Value our large lots, space, freedom and privacy.

No comment

Need to consider education provision and infrastructure. Primary school at capacity. Solution consider land to the west of the current school and vacant land. Areas deemed flood prone could be play areas. School expansion is required.

No comment

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

No comment

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

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

No comment

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

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

Need shopping centre. Do whatever keeps land prices high

No comment

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

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

No supermarket

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

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

no comment

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

no comment

no comment

no comment

no comment

No greenfield housing already have 2 large new estates

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

Don't over populate Inverleigh

Do not subdivide under 4000sqm

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

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

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

no comment

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

Do not support future population growth

Charming safe community, comfortable raising my children there.

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

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

Do not support the introduction of sewerage.

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

no comment

Support controlled aesthetic landscaped subdivision on the Geelong side of Inverleigh. Larger 1ha lots can encourage storage and hoarding

Keep large lots

Growth is inevitable, but prefer a minimum lot size of 2.5 acres (10,000 sqm) for new subdivision. Not small lots like Bannockburn

Change Farming Zone to allow subdivision to 20-50 acres in size, to increase values, biodiversity, range of farming pursuits and local produce.

Identify areas for future retail and industrial development. Suggests the Highway, abutting Hopes Plains Road. Sewerage should be implemented now to accommodate expansion. Existing structure plan suggests drought proofing all sporting facilities. Inverleigh Golf Club needs water to protect its long term future. Track into the free camping area (east of town) requires attention.

Inverleigh shouldn't become like a suburb, Preserve its heritage and presentation

Don't expand town boundaries

**End of survey results.**