INGLEWOOD
COMMUNITY PLAN
2010
INTRODUCTION

This is the fourth stage in the development of the Inglewood Community Plan. The first was the Inglewood Urban Design Framework, begun in 2002 and completed in April 2003. The second took place in January/February 2004 when the Inglewood Development and Tourism Committee bought the UDF up to date by;

1. Adding items that were not initially included in the UDF, and

2. Noting the outcomes that had taken place since April 2003.

The third stage took place in 2004 when further public discussion focused on the progress to date and for further development and consolidation. Whilst the Smith Report was comprehensive it was not exhaustive and there were controversial items that needed resolution. Public meetings were held with the Inglewood Development and Tourism Committee acting as convenor. The outcomes from these meetings were used to prioritise submissions made for Community Planning funds.

Stage four was a public meeting held in 2008 where it was recommended that a group be formed to oversee the Community Planning process with the Development and Tourism Committee to act as co-ordinators.

It has always been the groups aim to have as much community input into Community Planning as possible. Therefore, all meetings held have been advertised as public meetings giving everyone in the community the opportunity to be involved the entire Community Planning process.
LANDSCAPE AND STREETSCAPE

- **Street tree planting.** Encourage the local Landcare group to plant trees along the streets but we need a theme.

- **Traffic and transport.** There should not be any gravel roads within the town boundaries for example Camp Street, Reef Street from Heales Street to Borung Street.

- **Signage.** There needs to be an audit of the signs around the town. Such places as Brooke Lane at Verdon Street both directions need signage.

- **Footpaths.** There are still many footpaths in the town that need a lot of work.

- **Trucks only detour.**

- **Railway travel.** Investigate the possibility of rail travel to Bendigo or Eaglehawk.

OPEN SPACES, PARKS AND RECREATION

- **Skate Park.** Revisit the idea of establishing a skate ramp for the youth of Inglewood.

- **Swimming Pool.** Investigate whether it is feasible to cover the swimming pool and heat it so that it can be used all year round. At the moment the seniors in the town have to travel to Bendigo once a week to the heated pool for rehab we have a wonderful health service in this town this would be another asset. The local schools and kindergarten could take advantage of this asset for swimming lessons all year round.
HERITAGE AND CULTURE

- **Blue Eucy Festival.** To be revamped now that we have the ideal site at the Museum and Gordon Park.

- **Town Hall.** Local groups to be encouraged to use the Town Hall.

- **Court House.** The Community Plan group to support ongoing maintenance of the Court House.

- **St Augustine’s Church.** To be supported in any grant applications to restore and maintain the heritage organ and also the Church. The potential for tourism with the organ needs to be investigated and utilised.

- **Eucy Distillery Museum.** Continue full support of this project.

- **Gordon Park.** Investigate a better use of this green space.

- **Brooke Street.** Continue to seek funding to replace some of the verandahs in Brooke Street. When the decorative flags wear out, replace them with a design representing a blue mallee leaf.

- **Railway Station.** If the funding being sought for the upgrade of the station is not successful, the IDTC continue to maintain the building through community planning.
TOURISM

. **Museum.** As mentioned in Heritage and Culture continue to support the Museum.

. **Old Inglewood.** Need the Shire to clean up the site. Better signage for the site maybe an interpretive board be placed there.

. **Daly Hill Lookout.** Needs to be upgraded with better access and signage.

. **Kooyorea State Park.** We need to utilise the fact that Inglewood is a major gateway to Kooyorea State Park and the wine area of Kingower. Give full support to the concept of a walking track from Inglewood to Melville’s Caves.

. **Caravan Stop.** Continue to investigate a rest area close to the centre of the town for caravans and mobile homes. (needs to be as close to the Town Hall as possible)

COMMUNITY FACILITIES

. **ICRC.** Support the Inglewood Community Resource Centre with their Hub.

BUSINESS AND ECONOMY

. **Bakery.** Continue to investigate the possibility of establishing a bakery in the town.

. **Housing.** Emancipate all suitable crown land for housing.
**BROOKE STREET**

As Brooke Street is the first thing people see of Inglewood we need to continue our efforts of beautification.

In 2002 we were successful in gaining grants from Heritage Victoria to renovate and paint the frontages of numbers 42, 46-50 and 58 Brooke Street however there are at least 5 empty shops that are in need of drastic work on them.

- **Revolving Fund.**

We would ask the Council to have another look at the concept of a revolving fund, in the interests of assisting the commercial development of Brooke Street and to realise that the complications of having a heritage overlay do make such renovations more difficult in this commercial strip. A revolving fund is one that does not topping up. The amount set aside is returned at little or no interest and always remains an asset of the Council.

The Shire of Korong used a revolving fund most successfully in assisting the development of sporting facilities in the Shire.

Such a revolving fund would suit two purposes; one is as a loan to local businesses to improve the looks of their premises in the expectation that such enhancement will contribute to their bottom line. The other is to cover the cost of the Shire Council compulsorily acquiring certain derelict premises, restoring them to their full utility and having them used again as viable business premises.

In each case, the revenues would be placed back in the fund. No topping up would be required by Council. Further successful grant monies sought for this purpose could be added to the fund.
URBAN DESIGN FRAMEWORK
LODDON SHIRE COUNCIL

INGLEWOOD
URBAN DESIGN FRAMEWORK

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April 2003
EXECUTIVE SUMMARY

The Inglewood Urban Design Framework is a long-term strategy, which sets a vision and action strategies for the enhancement of Inglewood.

The Framework is a practical resource that will assist Council, landowners and community groups to achieve significant improvements in the quality of the town centre’s environment including strategic sites. The Framework is designed to serve as a primary reference guide for future capital works and private investment in Inglewood.

In developing the Framework consideration has been given to the strengths, weaknesses and opportunities inherent in the town’s environment as indicated through consultation with the local community, visitors, the Steering Committee and representatives from the Loddon Shire Council.

A detailed analysis of perceptions of Inglewood’s image, attributes, issues and opportunities to improve the overall area and several key sites in particular has been undertaken as a critical input to our vision for the future and action strategies necessary to achieve it.

Our urban design vision for Inglewood builds on the directions in Council’s Municipal Strategic Statement (M.S.S.). Key elements of the vision are:

- Recognise the importance of the heritage streetscape of Brooke Street;
- Build upon the references to the history and heritage of Inglewood;
- Recognise the humble historic development of Inglewood and that improvements to built form and community facilities need to be considered in reference to the heritage and cultural development;
- Create a living town centre through various initiatives, community-based activities and events and not just a “showcase” or static display of history and buildings;
- Develop further events, festivals and township activities that can bring together the local community to provide a sense of well-being and pride and to improve the physical appearance of the town;
- Develop and promote Inglewood as an attractive and friendly town in which to live close to Bendigo, so as people will consider moving to Inglewood;
- Establish and develop other facilities required by the community;
- Improve signage to the outskirts of Inglewood and also within the centre of town;
- Promote the surrounding attractions such as the local wineries, Melville Caves and Kooyoora State Forest to the west of Inglewood and closer to town the Dusty Town Trail and the Botanic Gardens. Develop a sustainable tourism industry drawing from the Calder Highway travellers;
- Develop niche market shops such as a bakery, wine sales outlet, antique shops and wireworks product outlet;
- Provide an environment in which businesses, both commercial and home-based, would wish to locate and operate in Inglewood;
• Enhance the open space trails, particularly those to the north of Inglewood. Physical improvements to be made to the Recreation Reserve to the south of town;
• Provide strategies to assist building owners in their efforts to restore heritage buildings;
• Provide direction in developing a marketing strategy plan for the township;
• Promote the use of former civic buildings located in various areas of town and other vacant buildings on Brooke Street for use by the community; and
• Develop strong linkages within the town and to surrounding features and townships, building on Inglewood’s close proximity to Bendigo.

From this vision the Framework provides a comprehensive series of strategies under the following headings;
• Community facilities;
• Cultural heritage, the arts and education;
• Tourism;
• Landscape and streetscape;
• Business economy;
• Built form;
• Open space parks / recreation areas;
• Traffic and pedestrian safety; and
• Key sites – Verdon Street link, Brooke Street and vacant corner opposite Dunolly-Inglewood Road.

The Framework puts forward concepts and actions for key sites and action areas identified as priority areas during the project. They are, in order of priority, as outlined below:

**Inglewood Tarnagulla – Dunolly Road Corner.**

Develop the land to the south end of Brooke Street as a community park, petrol station and tour bus stopping point. Currently a disused petrol station occupies a portion of the otherwise vacant site. The site is strategically located on a key access route from the south and is highly visible. The community have been pro-active in establishing a new fuel outlet and this is to be located on this site.

**Town Hall and the Verdon Street Link**

The Town Hall, with its cupola and the significant number of palm trees surrounding the building is located within the town centre. It possesses a visual prominence and close relationship to Tivey’s House, the Bowling Club and physical connection to Verdon Street that is of significant importance.
The idea of the Inglewood Memorial Boulevarde within Verdon Street has been suggested by the community. Revealing the view of the Town Hall is fundamental in establishing the link and luring visitors off the main street to expose other areas of the town, in particular Verdon Street, which links to the Courthouse Museum, Post Office and the War Memorial.

**Brooke Street**

Brooke Street was identified in the former Shire of Korong’s Heritage and Conservation Study as being a significant heritage precinct. The Loddon Shire Planning Scheme now incorporates a Heritage overlay and Brooke Street commercial precinct is listed on the National Estate Register. The Framework provides guidelines and directions in which building owners, Council and the community can source funding to assist in maintaining the heritage character.
1 INTRODUCTION

Inglewood is an historic township in central Victoria’s north west. Located approximately 200kms from Melbourne, with Bendigo as the nearest rural centre half an hour away, Inglewood grew as a large township during the gold rush era. The main highway to Mildura, the Calder Highway, makes up the main street and gives rise to a regular traffic flow through the town.

The objectives of the study are as follows:

- Define an image for Inglewood to aid in the provision of township points of memory such as town entrances;
- Determine the impact the Calder Highway has on the social, economic and physical aspects of Inglewood;
- Develop overall framework strategies for key aspects of Inglewood;
- Take into account social, economic, physical and cultural influences that have made up the urban fabric of Inglewood when developing guidelines and opportunities for the township;
- Identify key physical precincts and provide strategies for their development and enhancement;
- Recognise and define existing access links and develop new pedestrian and vehicular links particularly from Brooke Street to other areas of the township.
STUDY AREA

The Study Area of this Urban Design Framework is outlined in Figure 1. It includes the area along the Calder Highway between the 80kph speed signs at the eastern and western ends of the town. The southern portion extends to the 80 kph speed sign on the Dunolly-Inglewood Road and north to the intersection of Kurting and Belmont Streets.

The key precincts / elements in our urban design framework are:

- Brooke Street and the commercial precinct
- Verdon Street link (Town Hall / Town Square to the War memorial)
- Open space, particularly the vacant corner site (opposite Dunolly-Inglewood Road)
- Town Entrances and image
2 STUDY TEAM AND STEERING COMMITTEE

In May 2001 Council appointed the following Study Team firm of Michael Smith - Landscape Architecture and Urban Design, in association with the following sub-consultants, to undertake the study:

- **Michael Smith Landscape Architecture & Urban Design**
  
  Michael Smith – Landscape Architect and Urban Designer is the Study Team Manager. He has overseen the project, attended all meetings of The Steering Committee and the public consultation meetings and oversaw all plan and report outputs.

- **Peter McNabb and Associates – Business and Economic Analyst, Town Planner**
  
  Peter McNabb – As part of the Study Team made presentations at each of the Steering Committee and public consultation meetings. Peter met with retail and commercial business owners and provided specialist input into the economic development and future marketing of Inglewood. Analysed and made recommendations relating to planning arrangements for the town.

- **brecknock consulting – Urban Art and Cultural Planning.**
  
  Carol Atwell – As part of the Study Team Carol met on several occasions with the Steering Committee and made a presentation to the public meeting reviewing the analysis and opportunities research. She developed broad parameters for enhancement of relevant themes, events and strategies.

- **Donald Walker and Associates – Architect.**
  
  Donald Walker – reviewed the architectural heritage of the retail precinct of Brooke Street, the civic precinct area and the Town Hall area. He presented information to the first public meeting and prepared information on the history of Inglewood and its architectural heritage.

- **Totally Sustainable – Open Space and Environmental Planning**
  
  Lisa Kendal – reviewed the existing open space areas and linkages between open spaces including the recreational reserve, the railway line and various parks including Ham Park, the Botanical Gardens and Gordon Park. Lisa reviewed several historical reports including the Recreation Strategy and the Draft Review of the Inglewood Structure Plan. Lisa provided recommendations for the improvement and development of open space areas and associated linkages.

- **Andrew O’Brien and Associates – Transport Planners and Traffic Engineers.**
  
  Simon Beale - inspected several key areas of Brooke Street, Vernon Street and Grant Street and provided advice on the potential for a truck route bypass.
Procedures to reduce speeding vehicles were explored and recommended actions were provided.

Support member of Michael Smith Landscape Architecture and Urban Design:

**Hayley Valentine** – Project Assistant (Landscape Architecture & Urban Design), visited Inglewood on several occasions to undertake, analysis and preparation of all plans and co-ordination of the study report.

**Steering Committee**

*Loddon Shire Council* established a Steering Committee to oversee and advise the Study Team in the preparation of the Urban Design Framework. The Steering Committee members were:

**John McLinden** – Director of Operations, Loddon Shire Council.
**Cr. Colleen Condliffe** – Councillor and community member.
**Adele Patterson** – Loddon Shire Council
**Peter Ryall** – Department of Infrastructure
**Howard Rochester** – Secretary of the Inglewood Football Club and member of Historical Society and Development and Tourism Committee.
**John Morieson** – Convener of Friends of Kooyoora, member of Development and Tourism Committee.
**Lynette Rose** – member for Development and Tourism Committee, member of Inglewood Historical Society.

*Loddon Shire Council Representative for administration and organising meetings: Kirsty Malley* – Planner, Loddon Shire Council

*The Inglewood Town Hall  Rear lane access to the main street.*

*Inglewood’s main street, Brooke Street  Chancery Lane, view to the Post Office*
3 METHODOLOGY

The following study process was undertaken to address the project objectives:

PRELIMINARY PHASE AND DATA REVIEW

- Initial meeting with the Steering Committee who briefed representatives of the Study Team on key issues particularly within the Town Centre;
- A physical, cultural and visual analysis of the township within the study area, undertaken by the six team members;
- Preparation of base plans;
- Review of the town’s history; and
- Preparation of two questionnaires, focussing on local community and visitor perceptions of Inglewood.

ANALYSIS/OPPORTUNITIES PHASE

- Relevant documents supplied by Council were summarised and analysed. These were Council’s Corporate Plan, M.S.S., Inglewood Structure Plan, several historical reports, the Recreation Strategy and the Draft Review of the Inglewood Structure Plan. Other reference material included tourist brochures and current interpretive information available at key sites.
- Analysis of 70 returned questionnaires.
- Development of the physical and visual Analysis and Opportunities plans.
- Township and surrounding area tour with the Steering Committee and interested members of the public on 12th July 2002.
- Town workshop in Lions Park on 9th August 2002. Informal drop-in session attended by approximately 40 people.
- Analysis and Opportunities plans were on public display for a period of two weeks. Two written responses were received and one verbal response was phoned through.
- Site visit to confirm opportunities for key sites.
- Presentation of the opportunities to the Steering Committee on 16th September 2002 and to the public on 30th September 2002.
- Amendments made to Analysis and Opportunities plans based on public, Steering Committee and Council feedback.
DEVELOPMENT AND REVIEW OF THE URBAN DESIGN FRAMEWORK

- Site measure-up of key sites and preparation of base plans;
- Commencement of the draft report;
- Preparation of design concepts for key sites including the war memorial, Town Hall square and vacant corner site on Brooke Street, opposite Dunolly-Inglewood Road;
- Preparation of strategic and action area schedules identifying budgets and priorities;
- Preparation of the draft Urban Design Framework plans and continuation of report;
- Presentation on 10th January 2003 to the Steering Committee of the draft Framework and strategies and concepts for key sites;
- Presentation of the draft Framework to the community at the second public meeting on 11th February 2003.
- Period of community review of draft report and strategies during February 2003;
- Meeting with the Steering Committee and Council representatives to review comments and Steering Committee review of document.
4 CONSULTATION PROCESS

In response to Council’s brief for the consultation process to provide ownership of the study outcomes by the Inglewood community, the Study Team conducted the following process:

- **Briefing** by the Steering Committee held on 12th July 2002 to introduce the Steering Committee and the Study Team. Hand over of relevant documents. Listen to key issues and opportunities relating to the Inglewood town centre as raised by the Steering Committee. Refer to Appendix 3 for minutes of meeting and Appendix 6 for a summary of the Review of the Inglewood Structure Plan.

- **Questionnaires** prepared and circulated to local residents. 70 were returned and subsequently analysed. Five visitor surveys were completed. The results highlighted local and visitor perceptions of key attributes and issues. Refer to Appendices 1 and 2.

- **Township tour with the Steering Committee** conducted Friday 12th July 2002, which was attended by 16 people including the consultant group, Council and Department of Infrastructure representatives and the Steering Committee. The tour was conducted by Council representatives and the Steering Committee. The tour visited key sites such as the Botanic Gardens, St. Augustine’s Church, Gordon Park, the Dusty Town Lookout, old miners house sites, underground bakery oven, Melville Caves, a general overview of the township, Brooke Street and various public buildings and reviewed elements of infrastructure such as open space, street trees and key areas including the Town Hall area and the war memorial. Refer to Appendix 4.

- **A Township Workshop** held in Lions Park on 9th August 2002, with local residents and businesses invited to attend to discuss issues and opportunities in the town. Refer to Appendix 5.

- **A public meeting** held on 30th September 2002 with the community. The meeting was attended by approximately 40 people. Refer to Appendix 8 for agenda and outline.

- **Steering Committee meeting** was held on 10th January 2003. Refer to Appendix 11 for notes.

- **Presentation of draft Framework to the community** on 11th February 2003 at 7pm. Held in the Town Hall. Attended by approximately 50 people. Refer to Appendix 12 for notes.

- **Steering Committee meeting** held on 13th March 2003 to review amendments to the report and comments made by the Steering Committee. Refer to Appendix 13 for notes.
Inglewood – a town with a proud history and the buildings intended to display it.

Inglewood's History and Settlement Pattern

The Borough of Inglewood, before its absorption in 1961 into the Shire of Korong, had a strong sense of identity and a proud civic tradition. Half a century later this is still reflected in the grandeur of the former Town Hall with its (more recently reinstated) cupola surmounting an imposing two-storey form. The town and borough drew its name from Inglewood in England, a forest near the birthplace of the wife of the squatter who owned Kingower Station – whereon the township grew in such meteoric fashion.

From the records of the day it is obvious that from early on Inglewood was a town wanting to be noticed and determined to outshine its nearby twin Wedderburn.

Today Inglewood sits astride the Calder Highway. The town’s commercial barons of those early days were quick to assemble flanking buildings around this rich artery that bore the hopeful and the resigned alike further west. Known to this day as Brooke Street, along its length were to be found numerous hotels - many of two storeys and verandah adorned. Here miners could celebrate their “lucky strike” or bemoan the heat and flies of the diggings. The very way Brooke St meandered its way through town was permanent testimony to the ascendant and unchallengeable role of gold. This town’s roads (or more correctly tracks) were simply forced to go around a mineshaf or pithead.

The first European to traverse this country had been Major Thomas Mitchell in 1836. He had presented glowing reports of the potential of this country upon his return to Sydney. The country he saw belonged to the Djadja Wurrong people – rocks and carvings, axe and tool sharpening places bare mute testimony to the passing of a whole people group – well fed and provided for on their plains and rocky outcrops.
Mitchell ensured that it would not be long before squatters took up runs in the district of enormous sizes. In 1837 Messrs Ray and Brown selected the Loddon Run - an astonishing 64,000 acres in area and one small corner was where Inglewood now stands. Within fifteen years however the herds of cattle and sheep were to be pushed aside as the region became incurably infected with the hunt for gold.

It was actually toward the close of the golden decade of the 1850’s in 1859 that the precious metal was discovered at Inglewood - seven years later than Wedderburn. Then in 1860 more good strikes was found two miles to the southeast from Inglewood.

The effect on the country side was calamitous - gullies dug out, soil stripped, vegetation cleared; the ground would show the scars of erosion for years to come - never completely healing so that a walk through the surrounding hills today, nearly a century and a half later, will reveal the scale of the changes wrought.

Yet this first wave of seeking surface gold was to be soon eclipsed by the frenzy to dig deeper - hunting quartz reefs. By 1862, twelve crushing batteries were at work in the town precinct, their noise matching the mounting devastation. As long as the gold yield in ounces per ton of ore and the ground water problem could be controlled they hammered away.

A contemporary description of Inglewood’s main street at this time reads “one long, street of closely built shops if such a title may be given to the hastily thrown together shelters of canvas, boughs, old tins, bush timber and bark and every {second} appeared to be a drinking saloon.”

The Surveyor General’s Department surveyed Inglewood Township in 1860 - present day Brooke Street acquired its name from this step but not its alignment. The crooked and arbitrary line on a piece of paper was given scant attention by the property owners of Inglewood. The town’s population by 1860 was already 12500 but within a year it had dropped to 2,845. Such was the fate of a town that had no purpose before gold was found.

December 1861 saw the township of Inglewood formally gazetted and a degree of permanence was observable. That year there were some 1400 dwellings in Inglewood – only two of them of brick.

Roads were deplorable - a quagmire in winter, dodging tree stumps at the best of times. It was 1862 before Brooke Street was graded and given an all weather surface. Roads and water supply were understandably the highest priorities of the new Borough of Inglewood. Brooke Street was difficult to drain and still surrounded by working mines when in 1863 a decision was taken to erect a hospital on the hill to the north of the town. This “break away” form Brooke Street was followed by construction of a courthouse in 1866 and this pattern of settlement and urban form is still evident today.
Then in 1876 the railway came. The railway station was closer to “Hospital Hill” than Brooke Street and ensured that Inglewood would always be a spread out town. The other settlement pattern readily discernable in Inglewood sprang from the 1865 Lands Act whereby it was possible to lease or purchase small blocks mostly less than 10 acres.

Industry and small scale farming evolved through to the close of the 19th century. Then, through two world wars, Inglewood gradually saw its importance slipping as Bendigo, through better transport, exerted an irresistible gravitational pull on Inglewood residents - entertainment, shopping, professional consultations the “business of life” were increasingly done in Bendigo. Longest survivor has been the Eucalyptus Oil Industry even today still to be seen on the outer edges of Inglewood.

At the various recovery peaks along this slow decline residents of Inglewood have built a number of imposing residences. Many are close to Brooke Street most notably Tivey’s House in Verdon Street, appropriately sited opposite the rival for grandeur - the Borough’s Town Hall.

Hotels came to dominate the main cross street intersections on Brooke Street a memorable and endearing impression of Inglewood taken away by visitors. Other impressive shops filled in the rest of the street not occupied by the Masonic Lodge, Show Rooms and Banks.

To walk down Brooke Street and around the corner into Verdon Street and up to the old Court house via Southey Street is to be see Inglewood’s turbid history on display. The recommendations and conclusions of this report are based on the premise that Inglewood’s past needs to be appreciated visitors to and residents of the town alike. The charm and idiosyncrasies of Inglewood’s built form need to be taken account of as they can contribute in a vital to a new town future.

*The Railway Station precinct – reminders of when Inglewood was a destination in itself and a “door” to the wider world.*
Inglewood has a built form characterised by:

- A relatively narrow misaligned Brooke Street that withstood the efforts of government surveyors to make it conform and then assembled, like beads on a string, an impressive collection of two storey hotels at cross streets.

- A separation of Post Office, Court House, churches, Borough Hall and schools back one street from the main highway reflect Inglewood’s perception of a grander future awaiting it while commercial pursuits were concentrated in Brooke Street.

- Key vistas and corridor views off Brooke Street that invite visitors passing through to tarry longer. The most obvious are those views out toward the Borough/Town Hall along Verdon Street and (looking in the opposite direction) down toward the WW1 cenotaph and the Post office flanked by the (albeit unsympathetically “modernized”) C.F.A. building.

Inglewood invites exploration of streets leading off Brooke Street.

- Inglewood has a “concentrated” urban form where one (particularly approaching from the east) suddenly senses arriving in a “place of civilization” where (after 1870) the railway led away to places of your dreams.

- From the broad paddocks and distant horizons that still constitute the rural landscape around Inglewood the visitor’s eye is drawn into the delights of a 19th century bustling town. This was heady stuff in its day and can provide – today, when sympathetically interpreted, and “visually amplified” - be felt and appreciated by a new generation of visitors.

6 BUILT FORM

Recommendations:
The architectural fabric of Inglewood was studied in great detail in the 1991 Shire of Korong, Heritage and Conservation Study. That study recommended that the one building on the Register of the National Estate be joined by a group of other highly significant buildings and features of the town - from drains to old fences. The implications of failing to act were clearly spelt out.

That very little was done to protect these buildings in a Planning Scheme or further work carried out on the recommended Heritage Overlays by the former Shire after preparation of such a detailed study, is very unfortunate.

The Loddon Shire Planning Scheme now incorporates an Heritage Overlay which grew out of the 1991 Conservation Study with 46 sites in the Inglewood area identified. This overlay should now be reviewed to take account of the current condition of individual buildings and their capacity to be adapted to new uses.

Currently three buildings/items are listed on the State Register. These follow: Charlie Napier Hotel; Inglewood Court House; and the organ at St. Augustine’s Anglican Church (obviously not a building).

There are a number of other buildings in Inglewood which may merit State Government protection after further research is completed, namely:
- Former Shire Offices
- Tivey House and grounds
- Interior of the Masonic Lodge

The fact that the Brooke Street Commercial Precinct is listed on the National Estate but has no State Government protection is a contradiction requiring further investigation of funding to be sought for restoration of those vital components of Inglewood’s core. Recently the Loddon Shire have made inquiries as to the status of their past application for inclusion on the National Heritage Commission’s listing and ways of seeking financial assistance.

Notwithstanding the existence of Heritage Guidelines the Bendigo Bank has been placed on a critical corner where a lack of textural sympathy, brick colour and window proportions is on display for all to see. The harmony evident in the streetscape has been lost and the adjoining buildings context compromised.

*Brooke Street has a memorable “lop-sided” arrangement of hotels fronting its twisted alignment.*
It is a sad reflection of the low priority placed on issues to do with civic image and pride (and the general state of the rural economy) when buildings in an Heritage Precinct such as Brooke Street are allowed to deteriorate to the state some are most obviously in. Symptomatic of Inglewood’s malaise is seeing once key shops used as sheep pens.

Inglewood’s future is inextricably bound up with its past. This report has identified a number of important precincts where the retention and restoration of heritage buildings plays a critical role. It is to be hoped that another decade is not lost. To quote the prophetic words of the 1991 Study –

> Despite the findings of this Study, its recommendations for recognition of the heritage of the Shire and proposals for community and Council action, its heritage will only be as important as the people of the Shire want it to be. People can come from outside and indicate the significance of the heritage, but its true recognition must come from those who hold the heritage in trust, in their private home, commercial buildings, land and towns. Therein lies the challenge created by this study.

Both front and rear of Inglewood’s buildings are capable of interpretation for visitors.

**CRITICAL ISSUES**

**CONSERVATION AND HERITAGE**

The following comments deal with various precincts and buildings identified in the main body of this Report at **12.1 Heritage and Culture**

**Town Hall Precinct**

In the Heritage and Culture section of this study, it is recommended the Borough/Town Hall be “connected” back into Brooke Street.

- The corner of Verdon Street and Brooke Street should always be “readable” as an intersection. Sadly key buildings have been lost however any new “civic hub” that opens up views of the Town Hall must also deal with the retention of the shop focus along Brooke Street – by way of sculpture or other devices necessary.

- In the long term demolish the existing toilet block in the small park alongside the Town Hall. This facility should be located near the preferred location for at Tourism Information Centre at the entrance to the Town (refer to section “12.6
Tourism and Visitor Amenities” of this Report). A toilet facility should be incorporated into the park link between the Bendigo Bank and the Town Hall.

- Ensure the preservation of Tivey’s House. Investigate all means that would encourage the owner and or occupier to make:
  1. Essential repairs to the roof and balcony verandahs in order that the weather be kept out and the building not deteriorate to a state (for all practical purpose) that is irretrievable.
  2. Verify that electrical works are safe with smoke detectors installed.

- Retain the brick and stone drains as they demonstrate Inglewood’s long association in dealing with drainage and the priority given it by the Borough.

![Interesting utilitarian buildings in the rear streets of Inglewood.](image)

**Brooke Street**

- Carry out a detailed study of the surviving architectural fabric and signage of the street with particular emphasis on:
  - Retention of the verandahs, chimneys and detailing of the key hotels (and former hotels) in Brooke Street, (reinstatment of verandahs requires consideration of viewline, particularly at key corner intersections).
  - Retention (and repainting where applicable) of the signs at parapet and roof levels owing to their high visibility and indissoluble link with the character of the street. Removal of badly located signs that obscure views of the street proper.
  - Restoration repair of the streets and verandahs in an appropriate manner as well as removal of inappropriate verandahs (particularly steel ones) at Mandy & Kims, Brooke Street. Reinstate verandahs to the Porter’s Drapery Emporium and marry in with the wall mural.

![Unsympathetic adaptation juxtaposed with novel built forms.](image)

Repairs are (in some cases urgently) required to the certain properties and their owners should be encouraged to consider sources of low interest loans and
grants. Sadly the obvious slow demise and general state of these building’s fabric is a barometer of Inglewood’s general malaise.

Visitors make decisions on where or when to stop taking into account a number of factors – toilets, ease of parking, somewhere for the children to play, but when confronted by buildings in so sad a stage of neglect, in the very centre of town, the visitor who associates dilapidated buildings with a lack of safety will be less than enthusiastic about stopping.

*The erosion of building’s details and fabric is highly visible to pedestrians.*

**Other important Buildings in the main street are:**

- **Former Pelican Hotel**
  - This imposing building’s 1907 front is sadly degraded with an unsympathetic aluminium roof tray deck cladding - possibly intended at one time to carry signs. Its Flemish parapet and corner urns establishes a bold silhouette when viewed from anywhere along this end of Brooke Street.

*Inglewood’s old hotels testify to vanished grander times.*

- **Royal Hotel 67 Brooke Street.**
  - Again this hotel has its iron first floor balcony covered with signage panels. Its deep (constructed 1937) verandahs and walls anchor the Verdon Street corner and focus views east to the railway station precinct and cenotaph.
  - It is the oldest surviving hotel in Inglewood, constructed in 1864 and represents a tangible link back to the earliest days of the town.

*Brooke Street buildings – interesting details and silhouettes.*
• “Wyreema” 35 Brooke Street
  • This superb early Californian Bungalow residence demonstrates the affluence Inglewood carried into the early 20th century. It is unfortunate that a more sympathetic fence has not replaced the original, as pedestrians tend to engage a house such as this at the fence line.

• The Charlie Napier Hotel, 33 Brooke Street
  • This building anchors the western end of the town and gives a strong hint as to the wealth and respect that Inglewood sought and achieved in the 1860’s and 70’s. This two-storey hotel has ornate render moulding, including vermiculated pillars to each corner. A billiard room is located to one side. The hotel requires repairs and its condition needs to be monitored given its direct link with the “glory” days of Inglewood. An important series of murals around the interior of the former bar room lend weight to be importance of the building.

  ![The Charlie Napier Hotel](image)

The Charlie Napier Hotel – listed on the Victorian State Register as a protected building.
A building capable of “anchoring” the north-western end of Brooke Street.

• Porter’s Drapery Emporium Brooke Street
  • This, at first glance nondescript and unpretentious single storey building on the corner of Verdon Street, has lost its verandah but evokes the days when Inglewood had a thriving group of retail shops.

  • Consideration should be given to reinstating a simple timber verandah in order to protect the façade and restore the property’s intended design of 1881. Large (but now lifeless) windows and its commanding corner location offer a great opportunity for a commercial enterprise related to local produce and life style to act as a “front door” for tourists/visitors. This building given its close visual relationships with the Town Hall has the potential to act as the western end of a heritage walk commencing at the eastern end (currently vacant) block of land where this report advocates a Tourism Information Centre be constructed.

  ![The corner of Brooke and Verdon Streets](image)

The corner of Brooke and Verdon Streets. A collection of important buildings capable of revitalizing.
- Group of Shops including former Southey’s Newsagent, Jenning’s Shop
  - This sadly neglected group of shops require maintenance as a matter of high priority. Their neglected and shabby appearance cement an impression of Inglewood as not being a town you would choose to stop in.
  - Urgent repairs are required to verandah gutters and downpipes. The brutal removal some years ago of the verandah from the only two storey retailing building in Inglewood is plain for all to see - the flashing standing up as a reminder.

Owners of both old and neglected and the newer “stock” have a part to play in retaining a sense of activity in Inglewood.

As a consequence the windows are weather attacked and the street has lost any sense of familiarity and security for the pedestrian. If Inglewood is to find a viable future it must not continue to destroy the most endearing features of its physical character.

The removal of building details over a number of years can begin to produce a shabby feel to a town.

These shops also display a variety of later uses in their facades. Although unsympathetically performed in most cases they tell a storey of new uses needing to be found for old buildings and of a time (post WW 2) when progress justified wiping away “old fashioned” building’s details, doors and windows - the precast concrete lintel solved all access issues in a front wall. All this history of change can be interpreted in the fabric.

- Railway Station and Courthouse Precincts
  The railway played a critical role in the growth of Inglewood from its arrival in 1870. The railway station-building exterior has a neglected appearance, as does the Goods Shed across the lines in the now gone shunting yard. These are important buildings with excellent brickwork and slate roofs. Inglewood should protect them.
The railway station should be open to the public, its platform kept tidy and the current sense of it being a private residence with no connection with the railway countered. Inglewood is not alone in losing the opportunity to keep their railway station within the community. Many other Victorian county towns are placed in this position. The building is close to the Court House and the precinct as a whole needs visual links such as sympathetic fencing which could act as a visual clue to this part of Inglewood’s importance.

In 1991 when the Heritage and Conservation Study for Inglewood was completed the turntable was still in place and the building had a neat appearance. The goods shed survives but now the turntable has gone.

- Assorted Group of Houses
  The 1991 Heritage and Conservation Study identified a number of important houses. These properties could and should form the nucleus of an Historic Walk through Inglewood illustrating the town’s prosperity and in some cases building in ingenious ways.

- 41 Verdon St “Young Jo Tiveys”
  A single storey Victorian/Edwardian Transitional red brick single fronted house. Tuck pointing cream brick quoins and gabled vents to the roof with deep valence verandahs create an attractive and impressive presence.

- 84 Grant St “Craignish”
  An impressive single storey residence.

- 47 Sullivan Street
  A large multi-faced weatherboard residence which has been allowed to collapse to a dangerous and ruinous state. Compulsory rectification orders should be considered by the responsible authority. The loss of this building is a microcosm of the problems besetting rural communities that have inherited buildings with high maintenance costs and where specialist tradesman are required.
Smaller miner’s cottages while not as arresting to view convey a storey of Inglewood’s history to list a few:
37 Tarnagulla Road single storey timber residence
18 Tarnagulla Road small brick cottage
82 Grant Street a late 1920’s early 1930’s intact American Dutch/Tudor Revival house.

Summary of key issues for Architectural Fabric:

- Small elements and details in a shopfront such as blue/white ceramic stretcher bond tiles, threshold feature floor tiling, brass framed shopfronts and timber stall boarding are critical to the impression pedestrians gain of a streetscape. The retention of these elements should be encouraged whenever possible with building owners required to justify their removal.

- Prominent signage on two storey walls are an important “layer” for the streetscape character and should be retained.

Old signs and two storey walls are highly visible as are unsympathetic alterations.

- Certain views down Brooke Street are made the more memorable through the juxtaposition of single and double storey walls with their prominent red brick parapets. This feature should be retained and new building work encouraged to not break the rhythm. This and a number of critical aspects of the Inglewood urban forms may necessitate the placing of Building Envelopes under a Planning Scheme Heritage Overlay.

- Inviting and intriguing views off Brooke Street eg. near the former State Bank where you catch a view of the Post Office down a pedestrian walkway should not be lost.

- The subtle twist of Brooke Street with the repeating hotels is a vital component of what makes the streetscape of Inglewood memorable.

- A number of significant buildings, in particular verandahs, are in a bad state of repair and require urgent maintenance. All restoration repair and reinstatement work should be done to standard Heritage Victoria Guidelines. Consideration needs to be given by the Shire to the preparation of Guidelines Notes for such repairs with lists of suitable contractors and component hardware. The use of the generic bull nose “nouveau heritage” verandah should be discouraged as it often bares no relationship to the original verandah which was more often than not an integral part of the building design.
The corner of Brooke and Verdon Street is critical to the future of Inglewood. This corner creates the key impression visitors obtain of the town. The town's building fabric, in earlier times, conveyed a sense of confidence and pride in the future. Civic pride is considered by some today a quaint and out dated notion. Inglewood's older building fabric in critical and highly visible locations, today conveys no sense of civic pride. The centre of Inglewood within 50 metres of this intersection should be restored and rejuvenated - employing some of the business suggestions given in the relevant portions of this study. The existing mural needs to be integrated better into the original building form of Inglewood.

Isolated and significant buildings such as churches, the courthouse and the railway station need to be promoted with a good quality pamphlet people can and would want to take home. The cycle of interest and referrals/recommendations is then potentially underway.

The Shire Building Surveyor is the officer responsible for dilapidated and unsafe buildings under the Building Control Act. Although only viewed from the outside there are a small number of residential properties which are in a semi – ruinous state. Heritage Grants should be promoted to owners as a possible way forward - including using the land as security for repairs required under the Building Control Act.

Large hotels and former hotels should be encouraged (and as well as shabbily reclad shops) assisted to remove metal tray deck from their verandahs and parapets. This device is used as a “quick fix” to the problem of retention of parapets (often originally timber) and as signage opportunities.

Inglewood has a significant grouping of buildings away from Brooke Street. Visitors need to be enticed to explore.

Buildings unmaintained reflect difficult times or other priorities.

Inglewood has the buildings to accommodate any number of new businesses.
7 HERITAGE SITES AND FUNDING SOURCES

The following recommendations need to read in conjunction with Vol 4 of the 1991 Heritage and Conservation Study of the Shire of Korong completed by Trevor Budge & Associates Bendigo. In the intervening twelve years government bodies have changed their titles and in some cases (Australian Heritage Commission being the most notable) significant redefining of core charter principles are contemplated.

Since the Budge Report was completed the key developments affecting Inglewood are:
- Recognition in the Shire Municipal Strategic Statement of the importance of the Heritage Buildings Streetscape and Landscapes.

As stated in the Draft Urban Design Framework, the very clear recommendations of the Budge Report remain relevant as a “manual” for ensuring that Inglewood’s (and the broader Shire’s) historic built fabric is not further eroded.

Key points to consider are:

(a) Australian Heritage Commission
- The Australian Heritage Commission (National Estate at the time of the 1991 Report) are now going through a major restructure and all grant programs are affected. In the case of the 2003-2004 Grants Program, advertising calling for Grant Applications have been delayed.
  
  - Special Grants are in place from time to time for certain building types eg. 2001, Historic Hotels. In this program the hotel owner’s contribution to upgrading and maintenance works was matched by the Commonwealth.
  - No applications were received from Inglewood. Grants by the AHC are for properties on their register or the equivalent register of Heritage Victoria.
  
  - Currently the following Inglewood (township) properties are registered by the AHC.
    - Charlie Napier Hotel
    - St. Augustine’s Anglican Church.
  
  - In addition the Brooke Street Commercial Precinct was nominated as an “Indicative Place” in March 1999 and in the intervening four years no detailed assessment has been made nor the registration progressed to listing. This matter should be pursued by the Shire.
  
  - Grants from the AHC are related to individual or groups of buildings and cannot be used for the setting up of Loan or Incentive Programs.
(b) Heritage Victoria (Victorian Heritage Register)

- This body is constituted under the Heritage Act (1995) and provides legislative protection for Victorian Heritage Places and is the equivalent to the Historic Buildings Register referred to in the Budge Report of 1991.

- A number of buildings were recommended in the 1991 Study as worthy of nomination to the Victorian Heritage Register. These buildings should be further investigated with a view to making application for registration.

- Two Inglewood buildings are currently on this register namely

  Charlie Napier Hotel (1874, 1879)
  Inglewood Court House (1866)

  Together with the St. Augustine’s, Anglican Church Pipe Organ.

- Loans and grants are currently difficult to obtain from Heritage Victoria 2001-2002 financial year, $15m loans/grant application with only $3.0m provided.

- Heritage Victoria is able to arrange variations on loans or grants with some repayments not falling due till the death of the owner or the sale of the property.

- Grants can only be given for properties on the State Register or the Loddon Planning Scheme’s list of Heritage Buildings.

- Facilitate use and distribution of Technology Notes published by Heritage Victoria on aspects of building repair and maintenance.

- Liaise with other nearby Shires in order to make most efficient use of Heritage Advisers and specialist resources.

(c) Local Government

- A number of Shires administer (or have in the past had) a low interest loans fund for building work to listed historic buildings or those forming part of an Heritage Overlay. A number of these programs were set up using Heritage Victoria funds in the mid 1990’s - two such are Bendigo and Queenscliff. No such funding program or source currently exists at Heritage Victoria.

- Issues with such schemes are costs associated with Administration, the necessity for Bank Guarantees adding to the set – up costs and the current relatively low interest rates and concurrent bank loans polices.
• Another approach is that of Mornington Peninsula Shire (adopted in late 2002) to “consider applications for a rate rebate, pursuant to Section 159 of the Local Government Act of up to 25% based on the difference between the Capital Improved Value and the Site Value” refer attached copy of “Heritage Places Policy.” Special precautions have been taken in the framing of this policy to ensure that those who have few other options for assistance enjoy the greatest benefit.

• The Shire of Loddon can act as the facilitator for linking owners of heritage properties into funding options available from bodies such as Tourism Victoria or the equivalent Federal bodies. Assisting building owners in the completion of loan applications and with the input of specialist technical advisers is another key role the Shire should fill.

• Vacant shops and similar buildings (garages, upper floors over shops, etc.) have the potential to provide basic office space for new businesses. The Shire of Loddon could set up a register of vacant spaces able to be used for new business ventures or as branch offices of Melbourne-based businesses desiring to expand or “test the water” for 12 months. The internet could be used for introducing owners of empty buildings prepared to accept a rent-free or reduced rent period. The Shire may consider a rebate with rates levied. Tenants would pay off outgoings – power, heating and interior decoration.

• Such a step would begin to bring business activity into Inglewood and enable businesses considering an alternative base to take a step they would otherwise be reluctant to.

(d) National Trust of Victoria

• This community-based body has over the last four decades listed significant buildings throughout Victoria in a registration system. This body was the first to identify and record the main heritage properties in Inglewood. Many of their listings have no more than initial citation. No large funding grants are available from the National Trust with so many calls on very limited funds.

Refer to Appendix 14 for typical loan and funding application forms.
8 ECONOMIC, SOCIAL POLITICAL & ENVIRONMENTAL CONTEXT

It is important to have an understanding of the economic, social, and political aspects of Inglewood as these factors underpin the Urban Design Framework. Our analysis draws on the commentary prepared by Adele Patterson in her Review of the Inglewood Structure Plan in April 2001. The main land uses in the Study Area are illustrated in Figure 2.

Economic Factors

Inglewood is a small town in the Shire of Loddon. The population of Inglewood in 2000 was 699, which was 8.07% of the Shire’s total population of 8,667 (June 2000). By June 2001 the Shire’s population had declined to 8,517, with a growth rate of –1.7%%. Between 1981 and 1996, the town experienced an annual population increase of 0.2% to a peak population of 740 in 1991. However, between 1991 and 1996, Inglewood had an annual decline of 1.1%.

The Department of Infrastructure’s population projections for the Shire of Loddon indicate that the Shire’s population is projected to decrease by 587 people or 6.5% between 1999 and 2021. In the same period, the number of households is expected to rise by 375 or 10.4% due to a fall in the average household size within the area (DOI, 2000). Inglewood is expected to experience a similar trend.

An analysis of Inglewood’s age structure between 1981 and 1996 population indicates a general ageing of the population. In 1996, the three largest age groups in Inglewood were the 5-17, 35-49 and 60-74 groups. In addition, household sizes are getting smaller with 69.1% of all households in 1996 consisting of one to two persons. The vacancy rate of dwellings also increased between 1981 and 1996 from 11.3% to 13.6%. In 2002 all occupiable houses were occupied.

In 1996, 19.3% of the labour force in Inglewood was unemployed. The unemployment figure has more than doubled since 1981 when the figure was only 7.0%. The township also has relatively low income. In 1996, 46.7% and 35.9% (a total of 82.6%) of all households fell within the lowest and second lowest income brackets respectively, whilst the percentage of all households within the second highest and the highest income brackets has decreased. These figures indicate that a majority of households within Inglewood are not wealthy.

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1Department of Infrastructure Research Unit, Victorian Population Bulletin, March 2002.
Agriculture, manufacturing, community services, and retailing form the backbone of the Inglewood component of the Shire of Loddon economy. Fat lambs, fine wool, pigs and cereal cropping are the most significant components of agricultural production in this part of the Shire. Manufacturing, wholesale and retail trade, and community services employ the largest proportion of Inglewood residents. These sectors represent 22.6%, 18.8% and 21.3% respectively of the employed population in 1996.

The Inglewood town centre acts as a service centre for its farming community. Loddon Valley Abattoir in the town is linked to this base and employs five people. No other engineering or fabrication services associated with agricultural production and handling have been developed.

The centre of the eucalyptus oil industry is located at Inglewood. The box-ironbark forests surrounding Inglewood are managed for eucalyptus oil production by the former Department of Natural Resources and Environment. Only in Inglewood can a person experience the box-ironbark in its natural environment and visit an operating eucalyptus distillery. However, the operator of the current Blue Eucy Factory does not develop or promote this feature to visitors. Furthermore, there is not an interpretative centre in Inglewood focusing on eucalyptus oil production and incorporating the sale of eucalyptus oil products.

The other industrial operation of note in Inglewood is Rodwells Wireworks. Rodwells Wireworks are major manufacturers of lampshades and hanging baskets. They are also commissioned as artisans to prepare wire and metal fabricated sculptural works.

Loddon Shire Council recognises that there are limited opportunities to encourage large-scale industrial development within Inglewood, given the extent of residential development. Industry has the potential to adversely affect the amenity of the area through the transport of materials or goods to or from the land, the appearance of stored materials or goods, the traffic generated by the use, and emissions from the land.

Inglewood is limited in traditional industrial development. However the economic base of Inglewood is gradually improving with on-line access to Centrelink, Medicare and all is available at the resource centre located in Brooke Street. This facility will transfer to the Rural Transaction Centre. Medicare payments are available through the local chemist.

The Community Resource Centre is a good facility for the town, allowing local residents to pool resources and develop their computer skills.
As a service centre, the Inglewood town centre provides retail and commercial services for local residents. There are about 20 small shops or offices situated along the compact central business area of Brooke Street between Heales Street and Houston Street. However, Inglewood does not have a strong retailing sector. Retailing focuses particularly around basic shops such as provided by the two supermarkets, butcher, hardwares, newsagency, chemist, cafes and hotels. The need for a petrol station in town has been recognised and a co-operative has been established by the townsfolk to run the new petrol station following the closure of the Shell petrol station in early 2002. Furthermore, along Brooke Street, there are over 15 vacant retail premises, undermining the strength of the shopping centre.

Many local businesses are struggling to survive. Many are reliant solely on ageing local residents. There is a need for more businesses that generate dollars from outside the town. However, apart from the craft shop, there is very little else that is unique about the retail sector that would attract people from a wider area.

Many shops have limited trading hours, particularly on weekends. Shop appearances are acceptable without being inviting. There are variable standards in merchandising and customer service on offer.

There are community perceptions that several shops are “too dear” and “lack variety”. There is evidence that the local community uses the centre only for minor convenience shopping and does most of its major shopping elsewhere. Businesses perceive a continual loss of many customers and market share to Bendigo.

Despite these limitations, many local people like the town centre as it is. However, to outsiders, the image of the centre is one that is run down, dilapidated, and in desperate need of repair.

Tourism in Inglewood has a very low key focus. Although the town is on a through route to Mildura, there is very little to encourage commercial travellers and tourists to stop. The Tourist Information Centre is currently not operating. The main public toilet facilities adjoining the Town Hall in Verdon Street are hidden from the main street. There is no sign or brochure in Inglewood outlining what the town has to offer. There are limited opportunities available for caravans or other larger vehicles to stop in a comfortable setting in Brooke Street.

Similarly, existing hospitality and accommodation facilities in Inglewood for passing travellers are limited. Accommodation facilities are restricted to the two hotels, a motel, and a caravan park.

Retail businesses in the town centre tend to promote themselves independently. There seems to be a lack of co-operation among businesses and no strong commitment by businesses to support one another. There are no major promotional events such as an Inglewood Festival where the town is marketed collectively.
Most businesses with a potential tourist orientation do not have a distinctive or appealing offering. This applies particularly to the Blue Eucy Factory. As a result, there is considerable potential to improve the town’s tourist services as a means to expanding the local economy.

**Social Factors**

There is a range of social forces at work in Inglewood.

The population of the town is about 660 and declining. In 1996, about 35% of that population was aged over 60, and that proportion is expected to increase in the future. Many older residents are retired. Young people are leaving the town to find jobs and experience the lifestyle of larger towns and cities. New measures need to be developed to attract younger people and particularly younger families to provide some longer term sustainability for Inglewood.

From the older persons in the town, there are increased demands for safe, attractive, accessible and pedestrian-friendly shopping and business areas. There also are increased requirements for more passive recreational activities.

Income levels in Inglewood are below the State average, with about 47% of households in the lowest income quartile as determined by the Australian Bureau of Statistics. The number of older or unemployed persons is a key contributing factor. The low income levels particularly affect expenditure patterns in the town centre.

Health care is an important issue for an ageing community. The Inglewood Hospital is a good facility with a full-time doctor and a special aged care unit. This makes health care not only a key component of the local economy but also a distinctive community building asset for Inglewood.

Housing in the Inglewood township generally consists of older stock. The property market is considered to be very quiet although any new houses put on the market are sold within weeks of their advertisement.

In recent years, younger people have been attracted to Inglewood’s outlying areas because of the environment, lifestyle and distinctive features such as the wineries. This is a key part of the town’s emerging social culture that needs to be developed further.

Services such as the Fire Brigade, SES, police station, schools and sports grounds and facilities are key assets in building a strong sense of community in Inglewood. It is necessary to harness the community energy behind these services as well as the hospital so that Inglewood can move forward and achieve higher levels of growth and prosperity.
Political Factors

Inglewood originally had its own Borough. Then it was annexed to the Shire of Korong. In 1995, as part of the amalgamation of local government areas across the State, Inglewood merged with Wedderburn as part of the new and much larger Loddon Shire. The creation of a larger Shire has caused concern within the community about the loss of identity. How to restore this sense of identity and at the same time increase the willingness of Inglewood residents and businesses to becomes more involved with the new political environment of Loddon Shire are key challenges for the future.

The economic, social and political factors provide a very important context for developing the Inglewood Town Centre Urban Design Framework. Not only are they key inputs into the shape of the framework, but there is the realisation that the framework is not an end in itself, but a catalyst to improve the economic, social and political fabric of Inglewood by stimulating business growth and facilitating further community development.
Environmental and Land Use Factors

The township of Inglewood is located within the Bullabul Creek Sub-Catchment of the Loddon River Catchment. Soils are predominately red duplex clay and the rainfall is between 400 – 600mm per annum. The landform in the area is relatively flat, with no waterways running through the town.

Inglewood is typical of the spread out settlement pattern of gold mining towns. The former alluvial gold diggings and panning produced a characteristic mounded gully terrain which surrounds part of Inglewood. The diggings also left a scarred terrain and landscape in parts. The old reservoir and former diversion channels, adjacent to the Botanical Gardens, were used in the alluvial mining operations.

The region south and east of Inglewood is primarily farmland, with some remnant vegetation consisting of Yellow Gum (Eucalyptus leucoxylon), Greybox, (Eucalyptus microcarpa) and occasional Yellow Box (Eucalyptus melliodora). Farming enterprises in the region include grazing, cereal cropping and equestrian pursuits, with emerging industries such as viticulture and oil seed production. There are also significant areas of land used for grazing and horse adjustment throughout the township.

To the north and west Inglewood is located within box-ironbark forests, which is almost exclusively Bull Mallee (Eucalyptus behriana) and Blue Mallee (Eucalyptus polybracteata). The State Forest areas of box-ironbark surrounding Inglewood are managed for eucalyptus oil production by the state government. Kooyooora State Park to the west, Inglewood Flora Reserve to the north, west and south west, and Inglewood Bushland Reserve, to the south, are managed by Parks Victoria. Apart from scattered occurrences of Bull Mallee near Bacchus Marsh, this and the Whipstick Forest immediately north of Bendigo, is the southern most occurrence of Mallee Eucalyptus as a major forest.

The natural environment surrounding Inglewood is extremely important in relation to regional biodiversity, with a number of state and nationally significant plants and animals identified. The vegetation surrounding Inglewood contains over 300 species of vascular plants, 13 of which are listed as threatened under state legislation, Threatened species include Ausfield’s Wattle (Acacia ausfeldii), Streaked Wattle (Acacia lineata), Cane Spear-grass (Austrostipa breviglumis), Dainty Phalabium (Phalabium obcordatum), several orchids, Woodland Blind Snake, Brushtailed Phascogale and Swift Parrot. The surrounding state forest also contains two endangered Ecological Vegetation Classes (EVC’s) – Grassy Woodland and Gravelly-Sediment Broombrush Mallee/Heathy Woodland Mosaic.

Natural resource management issues within this catchment include salinity, soil erosion, loss of remnant vegetation, fragmentation and destruction of wildlife habitat, pest plants and animals, water quality decline and flood plain management. Land management for environmental protection of the region should focus on protecting significant sites, remnant vegetation and maintaining and creating habitat corridors and buffers.
9 PLANNING CONTEXT

The Loddon Planning Scheme is the relevant planning policy and development control document affecting the Inglewood Town Centre. The scheme came into effect initially on 20 January 2000, and includes a State Planning Policy Framework, a Local Planning Policy Framework and Zones and Overlays.

The State Planning Policy Framework outlines State policies which planning authorities and responsible authorities must take into account and give effect to in planning and administering their respective areas.

Clause 13 establishes seven statements of general principles that outline the objectives of planning in Victoria and describe the factors that influence good decision-making in land use and development planning. These principles relate to land for settlement, protection of the environment, economic well being, social needs, proper management of resources and infrastructure and regional cooperation.

Clauses 14 to 19 outline specific policies relating to each of the above overarching principles. Relevant State policies to the Inglewood Urban Design Framework are:

 Clause 15.11 Heritage
 Clause 16.01 Residential development for single dwellings
 Clause 17.02 Business
 Clause 17.03 Industry
 Clause 17.04 Tourism
 Clause 18.01 Declared highways, railways and tramways
 Clause 18.06 Health facilities
 Clause 19.03 Design and built form

The Local Planning Policy Framework sets out the Municipal Strategic Statement (MSS) and the Local Planning Policies that apply to the area covered by the scheme. These policies must also be taken into account when preparing planning scheme amendments or making decisions.

In relation to the Inglewood Urban Design Framework, the MSS recognises the unique heritage character of the town, the high standard of existing services including health services, and Coliban Water’s proposal to sewer the town which has now been completed. The MSS also contains an Inglewood Structure Plan. This is illustrated in Figure 3.

In the MSS, Council’s vision for the use and development of land is stated as follows:

"The Loddon Shire Council will manage the Shire’s built and natural resources to ensure the enhancement of its:

- Natural resource base and environmental values;
- Economy, especially agricultural production, and employment opportunities;
- Community, cultural, heritage and recreational facilities; and
• *Townships and the Shire generally through improved presentation and amenity; to provide residents with an unrivalled high quality lifestyle and to attract new residents.*

The *Local Planning Policy Framework* contains two local planning policies of relevance to the Inglewood Urban Design Framework:

• the Townships Policy (Clause 22.02-1)
• the Built and Cultural Heritage Policy (Clause 22.02-2).

There are general and specific policy clauses in the Townships Policy that are relevant:

The general policy issues are:

• *Developments at the entrances to the towns should complement and enhance the character of the town, and assist to define the edge of the urban area by the sense of arrival...*
• *New buildings and works should be sympathetic to, and complement, the scale, bulk, character and setbacks of surrounding development*
• *Encourage appropriate restoration and reuse of heritage buildings in preference to construction of new buildings*
• *New developments must have regard to the recommendation of the “Streetscape Enhancement Plans” (CMPS&F 1998)*

The specific policy clauses relating to Inglewood are:

• *Support enhancement of existing medical and community facilities, especially those that compliment the existing high standard of services, to further expand Inglewood’s regional health role.*
• *Encourage new community or health facilities to locate in the vicinity of existing like facilities.*
• *Encourage new commercial development to locate within the existing commercial area of Brooke Street and use and restore existing historic buildings.*
• *Actively support the restoration and enhancement of Brooke Street with development and conservation of the Brooke Street precinct to be in accordance with the Guidelines identified in the Shire of Korong Heritage and Conservation Study, Vol. 4 App. 2-3 to 2-10 and Assessment and Recommendation Report by Ian Coleman (Heritage Advisor).*

The relevant clauses in the Built and Cultural Heritage Policy (Clause 22.02-2) are:

• *Local heritage values, landscapes, built character and streetscape of towns will be considered when designing and siting new development. The design of buildings, their mass and scale is important in preserving the historical attributes and visual character of towns. Design of new buildings and additions and alterations to existing buildings in heritage areas should be sympathetic to the streetscape character and built form of the area*
• *Proposals for the use and development of land should have regard for local heritage....*
The zoning of the Study Area is illustrated in Figure 4. The main zone is the Townships Zone. This zone provides for residential development as well as a range of commercial, industrial and other uses in the town. Other zones located within the study area include the Industrial 1 Zone in the south-west corner of the study area, a Public Park and Recreation Zone covering the recreation facilities along the Calder Highway and a Public Use Zone - Transport defining the railway line and station complex. Refer to Figure 3 zone plan.

The land surrounding the study area is zoned Public Conservation and Resource Zone (covering the State forest), Rural Zone, Rural Living Zone and Low Density Residential Zone. The Township, Low Density Residential and Rural Living Zones.

A Heritage Overlay applies to 51 sites within and adjacent to the Study Area. On these sites, a permit is required to:
- Subsidise or consolidate land;
- Demolish or remove a building;
- Construct a building;
- Externally alter a building;
- Construct or carry out works;
- Construct or display a sign;
- Externally paint a building (is external paint controls apply);
- Internally alter a building (if internal alteration controls apply); or
- Remove or destroy a tree (if tree controls apply).
10 PHYSICAL CONDITIONS, ANALYSIS AND OPPORTUNITIES

The analysis process was important in the resolution and prioritisation of action areas, key sites and recommendations. The process of analysis has been carried out in consultation with the community and the Steering Committee through site inspections, questionnaires, presentations and discussions at the public meetings and a tour of the town with the Steering Committee.

Brief analysis notes for key elements of Inglewood are provided below. More detailed analysis for the Study Area and Commercial Precinct is contained within Figures 5 and 6. Opportunities are contained within the Figures 7 and 8.

1) BROOKE STREET AND THE COMMERCIAL PRECINCT

Brooke Street has been identified as an Heritage Precinct.

Brooke Street has a neat and tidy presentation. However the number of vacant shops throughout the main street is a detracting factor.

Architectural detailing of built form, including several altered facades and verandahs, destroys the authentic completeness of remaining facades and verandahs.

The curve or bend in the main street at Verdon Street creates interest as it provides for a short duration, a termination view corridor thereby creating interest for the motorist and pedestrian.

2) THE VERDON STREET LINK

The Town Hall is located in Verdon Street, west of Brooke Street. It is a somewhat hidden asset of Inglewood being prominent for the more aware day tripper or longer-term visitor or visitors who stop to use the public toilets or explore the town on foot. The Town Hall has an almost exotic appearance surrounded by 18 Canary Island palms.

The mural wall on the vacant shop on the southwest corner of Verdon Street is a feature providing some visual and informative interest however it is fading.
Towards the other end of the Verdon Street link is the war memorial located east of Brooke Street, another “lost” asset of the town. It is located in the middle of a key road intersection which places the monument as risk of being hit by cars or trucks and creates uncertainty on the part of motorists unfamiliar with the area as to which way they should go.

On one corner abutting the “war memorial intersection” is the C.F.A. building. While the C.F.A. provides a vital service, the building’s shed-like appearance is unfortunate, particularly as it is central to the termination view from the Town Hall on Verdon Street. Its proximity to the Post Office and war memorial is also an important factor in the need for the building to project a continuous character.

Throughout the Verdon Street link tree planting is varied, with the eastern side of town near the primary school planted with elms. The Town Hall area has palms as does a small avenue of Verdon street between Grant Street North and Sullivan Street. Other major street tree planting occurs as spasmodic and limited groups of silky oak, ash, eucalypts and palm trees.
3) OPEN SPACE AND SETTLEMENT PATTERN

The large wedges of open space associated with the railway line that bisects the town to the east, the wedge of grazing and agistment land between Southey, Belmont, Houston and North Street, the open space parkland between Horan Street and North Street west of Sullivan Street allow visual and potential physical permeability and appreciation of space.

The significant amount of old vehicles and machinery stored on several sites detracts from the visual quality of Inglewood.

Sites beyond Brooke Street such as Potters Hill, the Botanical Gardens, the old reservoir and the recreation grounds are not well linked to the central commercial precinct of Brooke Street and are therefore often missed by tourists and frequented less by locals.

4) KEY SITES

Key sites identified during the study are: the Town Hall square, the War Memorial and associated link through to Brooke Street, the vacant corner site opposite Dunolly-Inglewood Road on the Calder Highway, the Eucy Distillery site and Brooke Street presentation.

5) ENTRANCES AND IMAGE

The town entrances are looking 'tired' with poor signage.

The visual prominence of the Motor Museum building is emphasised by the sharp bend of the road. This corner site is important as the first stopping point on the main street and with its link to the Masonic Lodge, the R.S.L. building and the former Motor Museum, (now a garage and second hand dealer) it is integral to the initial image of Inglewood and the Heritage Precinct.

Similarly the northern approach is on a sweeping bend of the road after the enclosure of the mallee eucalypts, which finish at the Shell Service Station. The terminal view at the bend is the Blue Eucy Distillery.

The Land Use Plan, Figure 4, Analysis Plans, Figures 6 and 7, Access and Permeability Plan, Figure 5 and Opportunities Plans, Figures 8 and 9 document key elements.
11 VISION FOR THE FUTURE

Inglewood is a town with a significant number of heritage buildings dating from the gold rush period that will be protected and recycled so that they are still used for commercial business, community facilities and tourism facilities thereby retaining the essential character and future prosperity of the town. The town entrances will proudly announce the town and encourage visitors to stop and linger, while the town will be accessible for both locals and visitors to walk around with directional and interpretive information and physical linkages encouraging and enabling this.

Inglewood’s assets and attributes are to be developed and further enhanced themselves and through establishment of other elements which compliment Inglewood’s image and character. The vision for the future is directed towards:

- Recognition of Inglewood’s history and heritage. The Brooke streetscape has a National Heritage listing. Provide strategies to assist building owners in their efforts to restore buildings.
- Create a living town centre through various initiatives, not just a “showcase” or static display of history and buildings. Promote the use of former civic buildings and vacant buildings on Brooke Street for use by the community.
- Enrich the social and cultural fabric of the town through establishment of further events and promotions.
- Develop and promote Inglewood as a friendly town close to Bendigo, so as people will consider moving to Inglewood.
- Develop market niche shops such as a bakery / wine sales outlet antique shops, equestrian specialist store, art galleries and possible Rodwells Wireworks outlet.
- Build a strong economic base.
- Promote surrounding attractions such as the wineries and natural attractions of the environment and open space.
12 STRATEGIES

The following are key strategies of the Urban Design Framework. The Framework directions for the Study Area and the commercial precinct are outlined in Figures 9 and 10.

The strategies are outlined, in a tabular form, in terms of proposed actions arising from the issues/attributes and opportunities identified in the previous analysis.

Each issue/attribute is given a priority rating, from high (H) to low (L), based on the time frame in which it is to be completed. The strategy tables following also provide budget estimates and indicate on whom the responsibility falls for undertaking the proposed actions required.

Following these tables there is a budget summary outlining a priority list of capital works to be and estimated budgeting costs for each year.

The key strategic areas are:

- Heritage and Culture
- Landscape and Streetscape
- Community Facilities
- Traffic, Transport and Access
- Business Economy
- Built Form
- Tourism and Visitor Amenities
- Open Space and Parks / Recreation Areas
- Brooke Street
12.1 HERITAGE AND CULTURE

The following section describes the key issues and recommended actions for guiding the retention and development of heritage and culture within the township. The broad objectives of the recommended actions are to:

- Develop the Blue Eucy Festival as a major local event;
- Promote the Court House Museum and activities of the Historical Society;
- Provide directional signage and interpretation. Interpretation is not limited to signage or storyboards. The current approach to interpretation can also include sculpture or the creation/placement of objects or artifacts to suggest the purpose or significance of a site, which can be both more evocative and encourage discussion;
- Encourage greater daily use and tourism usage of Inglewood's heritage buildings;
- Preserve gold prospecting sites and link via an interpretive trail;
- Incorporate Old Inglewood and Dusty Town into the township through interpretive material; and
- Retain the historical integrity of the open drains and provide interpretation as to the significance of these.
### 12.1 HERITAGE AND CULTURE

<table>
<thead>
<tr>
<th>ISSUE/ATTRIBUTE</th>
<th>OPPORTUNITY</th>
<th>ACTION</th>
<th>PRIORITY</th>
<th>BUDGET</th>
<th>RESPONSIBILITY</th>
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</thead>
<tbody>
<tr>
<td>St. Augustine’s Church organ.</td>
<td>The Fincham Pipe Organ</td>
<td>• Encourage church to keep the organ well maintained and used for performances of sacred music and recitals as part of special festival events or regular concert program.</td>
<td>H</td>
<td>--</td>
<td>Church</td>
</tr>
</tbody>
</table>
| Blue Eucy Festival | To develop the Blue Eucy Festival into a major tourism event attracting significant numbers of visitors to Inglewood | • Continue to develop the Blue Eucy Festival with a focus on alternative energy and farming 
• Involve all local community groups in participating in the festival 
• Apply to Arts Victoria for funding for artist involvement and arts activities as part of the festival 
• Promote the festival throughout the region | H | Arts funding $10,000 | Festival Committee Tourism Association Local Service Clubs Historical Society |
| War Memorial | Redevelop the area around the memorial to give it proper respect and definition | • Create a grassed roundabout around the memorial 
• Repair the broken chain on the memorial 
• Continue to use the memorial as a focus for commemoration ceremonies | H | $15,000 | Council |
| The Town Hall | Currently underutilised and cost prohibitive for local groups | • Encourage local groups to meet and stage community activities at the Town Hall 
• Encourage Council to locate visiting staff in offices at the Town Hall or small businesses to locate in upstairs rooms 
• Investigate visiting performers and regular concerts at the Town Hall eg. Freeza, Festival activities, Sunday band concerts on the balcony, schools performances, films, etc | H | -- | Tourism Association, Historical Society, Festivals Committee |
## 12.1 HERITAGE AND CULTURE

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</table>
| Recognition and promotion of the Old Inglewood near the Old Cemetery. | Build on the story of Old Inglewood and its history. | • Improve the signage at Old Inglewood at Kingower Road.  
• Develop interpretive information for this site.  
• Include information in new brochure. | M | $3,000 sign and graphics | Tourism Association |
| Headstones at the cemetery. | To build on the remnants of the Old Cemetery as another element of the heritage of Inglewood | • Reinstall further timber headstones but carve these more carefully into the style of the originals. | M | $2,000 carving | Historical Society |
| Gold prospecting and mine sites. | The rich number and variety of sites within close distance to Inglewood | • Provide additional interpretation and note mine site trails within the tourist brochure or develop separate trails brochure. | M | $5,000 trails brochure and graphics | Tourism Association & Historical Society |
| Tivey’s House. | Tivey’s House is in a strategically prominent location with respect to the improvement of the Brooke Street link to the Town Hall. | • Incorporate Tivey’s house into any linkage improvements to the Town Hall area and Brooke Street to enrich the square. | H | -- | Tourism Association |
| The Court House Museum and activities of the Historical Society | Locate some historical information in the main street.  
Better promote both the museum and heritage initiatives | • Establish a high quality display in the vacant shops within the main street.  
• Establish and promote regular opening hours  
• Establish a monthly or quarterly tour of an aspect of Inglewood’s history and promote | H | Relocation of some Court House display items $10,000 | Historical Society & Tourism Association |
| Historical Society and “Friends of Kooyoora”. | A link between the two bodies would strengthen each group’s presence. | • Continue the active involvement by community members within these organisations  
• Develop a stronger link between the various community groups | H | -- | Friends of Kooyoora & Historical Society |
12.1 HERITAGE AND CULTURE

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</table>
| Famous past residents | • Only Reginald Ansett is acknowledged as a past resident and the signage bearing his name looks sad and tired | • There are a number of past residents that have achieved fame beyond Inglewood who could be recognised. These include:  
   • Neil Farley – helped develop a cure for malaria  
   • Fannie Hines – was the first Australian woman to die in action  
   • Jack Donaldson – world champion sprinter  
   • Cargie Greeves – Geelong footballer and 1st Brownlow medallist  
   • Reginald Ansett – established the now defunct Ansett Airlines  
   These individuals could be commemorated through:  
   • The erection of a statue or bust for each  
   • A window display in an empty shop on each  
   • Re-enactments of key moments in their lives as part of the Blue Eucy Festival  
   • Plaques placed in the pavement along the main street  
   • Or some other means | M | $20,000 busts / displays / plaques | Historical Society, Private initiative |
## 12.1 HERITAGE AND CULTURE

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<th>BUDGET</th>
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</table>
| Use, maintenance and control of heritage buildings. | • Promotion of community pride.  
• Preservation of buildings in general. | • Encourage greater use of the various heritage buildings.  
• Include tourism usage such as B & B’s, winery outlets, galleries, cafes or restaurants.  
• Apply for maintenance funding for enhancement of historic buildings.  
• A Heritage Advisor will be available in town to give advice at certain times over a one month duration. Heritage advisor to “door-knock” buildings along Brooke Street ad give on the spot sketches of possible verandah treatments (absent landowners will be contacted by Council).  
• A Heritage Adviser from Planning and Heritage will be available to speak with the Steering Committee regarding built form heritage guidelines. | H | Maintenance fund $15,000 per annum | Shire Tourism Association & private initiative |
| Railway Station precinct | • Currently leased privately with opportunity for public use in future.  
• Restore the building and associated signage to its original state, a proud mark of Inglewood’s past. | • Open to the public once lease has ceased. Link with the Goods Shed and the Court House by consistent fencing and streetscape treatments  
• Restore signage to station and restore roof to original and tidy appearance. Keep well maintained.  
• Explore feasibility for future admission of public into the building. | M | $5,000 general improvement | Tourism Association |
12.2 LANDSCAPE AND STREETSCAPE

The following section describes the key issues and recommended actions for guiding the development of landscape and streetscape elements within the township. The broad objectives of the recommended actions are to:

- Consolidate community facilities and sites of interest through theme planting, signage and road surfacing;
- Plant trees in areas such as the Recreation Reserve to provide spatial definition of facilities, shade and other visual amenities for users;
- Suggest funding opportunities available for restoration works;
- Retain items of historical integrity such as the rock-lined open drains to the laneway west of Brooke Street, Sullivan Street and North Street;
- Establish surfaced footpaths to improve key links;
- Encourage property owners to undertake physical improvements to their properties;
- Establish town entrances with the incorporation of a town logo, perhaps building on the slogan ‘Blue Eucy Town’, incorporation into signage would enable visitors to identify with Inglewood in a unique way and establish points of memory;
- Establish visual links throughout the town other than street trees. Make use of the logo on entrance signage also on directional and interpretive signage throughout the town. Develop the township walk and link the information centre, Town Square, the Botanic gardens, the trotting track, the reservoir and various other open space recreational park areas;
- Establish a town square at the corner of Brooke Street and Verdon Street;
- Landscaped east-west link along Verdon Street from the Town Hall to the war memorial;
- Continue the linkage to the old railway station visually using landscaping. Palms would be a logical progression and addition to existing palms on Verdon Street;
• Maintain community enthusiasm for establishment of a town beautification committee. Link to the Landcare group; and

• Aerial bundle power wires along the west side of Brooke Street from the southern corner to Houston Street and along Verdon Street from the Town Hall to Grant Street South.
# 12.2 Landscape and Streetscape

<table>
<thead>
<tr>
<th>Issue/Attribute</th>
<th>Opportunity</th>
<th>Action</th>
<th>Priority</th>
<th>Budget</th>
<th>Responsibility</th>
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</table>
| Verdon Street and associated link to the civic buildings and the existing hospital to the east. | * Inform visitors of these sites and their relevance to the commercial precinct.  
* Develop a street tree planting theme of palm trees, building on current linkage along Verdon Street.  
* Improve ease of pedestrian access from Brooke Street to the hospital. | * Link the civic precinct to Brooke Street through inclusion in the town walk brochure and establish related signage.  
* Prepare a design plan for the linkage along Verdon Street from Brooke Street to the civic precinct.  
* Construct a footpath on one side of Verdon Street and a link to the hospital. | H | $5,000 plan. Interpretive signage already budgeted. | Council and Tourism Committee |
| Town Hall and Post Office, the rear access permeability. | * Feature open channel drains and the ‘village’ atmosphere established by the rear lane access to shops.  
* Existing wide laneways to rear of Brooke street shops. | * Develop village atmosphere by further street tree planting along laneways as well as streets.  
* Develop access links from car parks i.e. behind the Royal Hotel and at the Shire Depot making use of laneways. | H | $10,000 general works | Council and Traders |
| Link Brooke Street to the Town Hall. | * Connect the Town Hall and associated activities to Brooke Street as an open corner site. | * For the short term develop a town square park to the west of the Bendigo Bank building and possibly to the west of the two vacant shops adjoining the pharmacy.  
* In the longer term relocate the Bendigo Bank’s operations to a suitable building in the township when available. Demolish the Bendigo Bank building to reveal the town square and provide the final link to Brooke Street.  
* In the longer term locate toilets to the new town square and demolish the existing toilets to the east of the Town Hall. | H | Design $5,000 Park and facilities  
$60,000 Toilets  
(possibly use wash house as shell)  
$180,000 Future demolition (Bendigo Bank building)  
$20,000 | Council |
## 12.2 LANDSCAPE AND STREETSCAPE

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<th>ISSUE/ATTRIBUTE</th>
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| Community facilities and sites are fragmented, ie. war memorial, post office, Town Hall, proposed RTC | • Link through visual and physical access. | • Prepare design development proposals for key areas.  
• Develop a consistent street tree theme.  
• Prepare street tree strategy. | H | Refer above | Council |
| Presentation of shops. | • Incentive fund. | • Owners could renovate their shops.  
• Heritage Victoria could provide low interest loan for heritage restoration.  
• Prominent signage on two-storey walls. | H | Refer above | Council and Coordination by Traders and Tourism Association. |
| Beautification Committee | • Create community enthusiasm to improve streetscape. | • Maintain enthusiasm for establishment of a Beautification Committee. | H | -- | Tourism Association |
| Chancery Lane, laneway south of the Royal Hotel. | • Potential to visually connect the post office to Brooke Street.  
• Potential outdoor dining area. | • Develop the laneway through paving and signage indicating the post office’s location. Install bollards.  
• Develop outdoor dining / cafe area as part of the Royal Hotel. | H | $10,000 works. | Private initiative already displayed, Council approval required. |
| Rock-lined drains west of Brooke Street, Sullivan Street and North Street. | • Retain the integrity. | • Maintain continually to prevent blockages. | M | Maintenance $8,000 per annum | Council |
| Appearance of some properties with significant amounts of derelict vehicles act as deterring factor for tourism. | • Improve appearance and presentation generally.  
• Possible collective compound for vehicle storage. | • Encourage property owners to remove ‘junk’ and keep their properties tidy.  
• Consider a community compound at a single storage site. | M | Compound $5,000 (excluding land costs) | Tourism Association and Council |
### 12.2 LANDSCAPE AND STREETSCAPE

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<th>BUDGET</th>
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</table>
| Town entrances.                        | • Inglewood has existing identity as the “Blue Eucy town”.                  | • Incorporation of a town logo, perhaps building on the slogan 'Blue Eucy Town' onto entrance signage would enable visitors to identify with Inglewood in a unique way, establishing a memory point.  
• Make use of local fabricators in producing Blue Eucy signage. | M        | $50,000 artworks     | Private initiative and Tourism Association                                                      |
|                                        | • Local fabricators                                                         |                                                                                                                  |          |                      |                                             |
| Brooke Street and Verdon Street overhead power wires are a visual intrusion. | • Improve streetscape.                                                      | • Aerial bundle cables to Brooke Street and Verdon Street. This can be undertaken after planting of palms and Mallee eucalypts. | L        | $350,000 both streets | Council                                      |
| The War Memorial ‘sits’ in the middle of the road. | • Provide a physical presence to the War Memorial.                         | • Construct a raised grassed area surrounding the memorial.                                                      | H        | Refer to 12.1 Heritage and Culture |
| Verdon Street cross link from the Town Hall to the War Memorial. | • More should be made of the entire Verdon Street cross-link.                | • Establish directional viewlines with theme street trees to link visually.  
• Link also via the town tour brochure as a major pedestrian access. | H        | $40,000 palms        | Council & Tourism Committee                                                                    |
| Street tree planting.                 | • Identity and enhancement of tourism.                                      | • Undertake a street tree policy to include rationalisation of existing species and key streets to be planted or maintained as more consistent planting themes. | H        | $5,000 study. $ 100,000 implementation over 0-10 years. |                                             |
## 11.2 LANDSCAPE AND STREETSCAPE

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<th>BUDGET</th>
<th>RESPONSIBILITY</th>
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<tbody>
<tr>
<td>Brooke Street overhead power wires are a visual intrusion.</td>
<td>• Improve streetscape amenity.</td>
<td>• Aerial bundle overhead power wires on the west side of Brooke Street.</td>
<td>L</td>
<td>$200,000</td>
<td>Council &amp; Tourism Committee &amp; power supplier</td>
</tr>
<tr>
<td>Verdon Street overhead power wires.</td>
<td>• Improve streetscape amenity.</td>
<td>• Aerial bundle overhead power wires along Verdon Street between Brooke Street and Southey Street.</td>
<td>L</td>
<td>$150,000</td>
<td>Council &amp; Tourism Committee &amp; power supplier</td>
</tr>
</tbody>
</table>
12.3 COMMUNITY FACILITIES

The following section describes the key issues and recommended actions for guiding the development and preservation of existing community facilities within the township. The broad objectives of the recommended actions are to:

- Promote use of civic buildings through usage by community clubs and societies;
- Provide suggested locations for the proposed Rural Transaction Centre;
- Suggest methods for integrating the trotting precinct, the Botanic Gardens, the reservoir, mine sites and other assets that surround Inglewood into the town centre;
- Build closer communications between the community and Council;
- Encourage stronger Council leadership to develop a better framework for community facilities;
- Establish a petrol station in March 2003 as co-op is registered;
- Recreation facilities are dealt with in Section 12.8 Open Space and Park / Recreation Areas; and
- Establish accommodation suitable for elderly persons close to the centre of town. The former Shire Depot site in Market Street would be a suitable site.
## 12.3 COMMUNITY FACILITIES

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<th>ISSUE/ATTRIBUTE</th>
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<th>BUDGET</th>
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</table>
| Community activities such as the choir, youth group, school productions could use civic buildings. | • The Town Hall, Court House and churches are suitable venues.  
• In turn, sourcing greater funding to maintain these buildings.  
• During the warmer months these cooler buildings can be used, enabling reason to apply for maintenance funding. | • Ensure hire costs of facilities allows local groups to access these.  
• Discussion between facility owners/mangers and users groups may need facilitation. | H | -- | Community clubs and societies & Council |
| St. Augustine’s Church heritage listed organ. | • An excellent venue for performances and recitals. | • Promotes organ recitals within town and surrounding areas. | H | -- | Tourism Association & Church |
| Town Square. The current square in Brooke Street has limited space. | • Refer to 12.2 Landscape and Streetscape section. | • Refer to 12.2 Landscape and Streetscape section. | H | Refer to 12.2 Landscape and Streetscape | Council |
| Rural Transaction Centre. | • Greater community spirit and skills development. | • Investigate and identify appropriate building such as the Resource Centre | H | $3,000 | Council |
| Desire for a town square as a community meeting place. | • Town Hall has open space surrounding it and a useful public building for meetings. | • Move community activities held in the school and other locations in town to the Town Hall. | H | -- | Council |
| Older persons accommodation. | • Integration of the aged into the community so they remain within the community they know.  
• Further alternatives for accommodation of elderly close to facilities they know. | • Investigate the need / demand for aged accommodation.  
• Maintain enthusiasm of Lions Club and others to seek grant funding and fund raising to purchase land and build units. Shire Depot an option. | H | $3,000 review | Lions Club and other community clubs, Council and Tourism Association |
### 12.3 COMMUNITY FACILITIES

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<th>ISSUE/ATTRIBUTE</th>
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<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant corner opposite the Inglewood-Dunolly Road. Road with former petrol station on site.</td>
<td>• Former petrol station on site. • A strategically located site at a key entry point into town. It has potential for community and visitor focus capability.</td>
<td>• Restore petrol station for community and visitors to begin in March 2003 fuel co-operative. • Commence small visitor information centre with toilets, shade trees and seating. Provide caravan and bus parking.</td>
<td>H</td>
<td>$200,000 car park access landscape, toilets / information centre</td>
<td>Fuel Co-op, Tourism Association &amp; Vic Roads approval</td>
</tr>
<tr>
<td>Provision for accommodation for elderly people is necessary.</td>
<td>• Former Shire Depot site in Market Street is a suitable site.</td>
<td>• Initiate discussions with Shire, Church and other community-based groups, service clubs as to ways to find and manage establishment of several units.</td>
<td>M</td>
<td>$5,000 discussions. Excludes land transfer, legal and acquisition</td>
<td>Private initiatives, community groups, service clubs and Council.</td>
</tr>
</tbody>
</table>
12.4 TRAFFIC, TRANSPORT AND ACCESS

The following section describes the key issues and recommended actions for guiding the traffic, transport and access issues within and around Inglewood. The broad objectives of the recommended actions are to:

- Provide cycling opportunities for visitors and locals. Bicycle inverted U-shaped racks should be provided at some of the key points of interest beyond Brooke Street, ie. the Botanic Gardens, Dusty Town, the Court House, Mallee forest walk, Melville Caves and several historic grazing run properties;
- Provide a bike trail (if desired) by making use of wide road easements on side streets;
- Upgrade the local bus service to Bendigo;
- Establish a truck bypass to the far east of town. To begin at the Inglewood – Serpentine Road and rejoin the Calder Highway to the north east near Glenalbyn. Refer to map in Appendix 8;
- Develop the laneways as pedestrian pathways;
- Provide stopping areas in town for longer vehicles such as buses, caravans, campervans. The Town Hall, the Recreation Reserve or the vacant site on the corner once developed with toilet facilities would provide suitable venues; and
- Protect pedestrians from the deep drain in the lane along the eastern side of the Town Hall area. This can be addressed when the Town square is developed.
### 12.4 TRAFFIC, TRANSPORT AND ACCESS

<table>
<thead>
<tr>
<th>ISSUE/ATTRIBUTE</th>
<th>OPPORTUNITY</th>
<th>ACTION</th>
<th>PRIORITY</th>
<th>BUDGET</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
</table>
| Flat terrain and wider road reserves (with exception of Brooke Street). | Cycling for visitors and locals.  
• Build on events that currently exist nearby. | Promote bicycling as a tourist pursuit and provide bicycle racks at key points of interest. | M | -- | Tourism Association |
| Local bus service to Bendigo. | Access and convenience and greater employment opportunities. | Upgrade the local bus service to Bendigo and provide one additional trip per day. | H | -- | Bus service and community groups. |
| Truck bypass. | Suitable road and bridge available from Inglewood – Serpentine Road around to the far north-east of the township and back to the Calder Highway and then along the Kingower-Kurting Road. | Council to lobby for Vic Roads to have responsibility of the road as a truck bypass. | H | -- | Council and Vic Roads |
| Laneways in mid blocks. | Retain their integrity. | Incorporate laneways as part of the township walk. | M | -- | Tourism Association & Council |
| Deep drain to east of lane near the Town Hall area. | Space available around the drain to allow for fencing or other form of protection for people alighting parked vehicles. | Construct a fence without horizontal railing as this increases chances of vehicle impact. | M | -- | Council |
| Dunolly – Inglewood Road seal. | Area near Inglewood sign has enough space to increase the seal. | Increase the seal near the start of the Dunolly – Inglewood Road for ease of turning off the main highway. | M | -- | Council & Vic Roads |
| Lack of shade trees in access areas and other public spaces. | As part of the landscape / streetscape relating to access. | Plant shade trees. Refer to sections 12.8 Open Space and Recreation Areas and to 12.2 Landscape and Streetscape. | H | -- | Council and residents |
12.5 BUSINESS ECONOMY

The following section describes the key issues and recommended actions for guiding the business economy within Inglewood. The broad objectives of the recommended actions are to:

- Encourage the development of new businesses and the filling of vacant shops on Brooke Street, to serve local needs as well as catering for tourists;
- Maintain the historic appearance of buildings to attract visitors to stay and spend money;
- Improve the appearance of some businesses to increase usage;
- Provide shop guidelines for the main street in particular;
- Improve mix of shops in general; and
- Provide direction in developing a Marketing Strategy Plan for the township.
### 12.5 BUSINESS ECONOMY

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<tr>
<th>ISSUE/ATTRIBUTE</th>
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<th>BUDGET</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Need for new businesses and business residences in vacant shops and improve the business mix.</td>
<td>• Contribution to economy and local employment.&lt;br&gt;• The following businesses are missing from the town and, if established, would meet local and tourist needs:&lt;br&gt;  • Petrol station&lt;br&gt;  • Bakery&lt;br&gt;  • Coffee shop&lt;br&gt;  • Restaurant&lt;br&gt;  • Wine bar / outlet&lt;br&gt;  • Contemporary art gallery / high quality craft&lt;br&gt;  • Local produce and&lt;br&gt;  • Bed and Breakfast outlets&lt;br&gt;  • Raise shop display standards.&lt;br&gt;</td>
<td>• Advertise directly an approach desired new businesses to attract them to the town.&lt;br&gt;• Encourage owners to give rent reductions to new businesses.&lt;br&gt;• Encourage owners not to charge rent or charge minimal rent if the premises are used for community purposes.&lt;br&gt;• Investigate various funding initiatives to assist new businesses.&lt;br&gt;• Encourage new business to include interesting shop displays, existing businesses will follow.&lt;br&gt;</td>
<td>H</td>
<td>--</td>
<td>Traders, Council &amp; private initiative</td>
</tr>
<tr>
<td>The Motel's appearance from the Highway is uninviting however it is currently in the process of being improved.</td>
<td>• Owners are showing initiative as they have already provided new plantings in the front.&lt;br&gt;• Opportunity and enthusiasm for banners and other signage.</td>
<td>• Community and Council to encourage owners to continue with improvements to the motel and caravan park and recently painted building to attract tourists to stay in Inglewood. Establish banners at frontage to the highway.&lt;br&gt;</td>
<td>H</td>
<td>$10,000 banners, poles and rockwork</td>
<td>Private initiative. Council Tourism Association</td>
</tr>
<tr>
<td>Saddlery shop, equestrian and harness racing merchandise.</td>
<td>• Trotting, recreational riding and equestrian riding are important to Inglewood.&lt;br&gt;• People are drawn to live in Inglewood by the trotting precinct and by the excellent trails for recreational riding.</td>
<td>• Provide strong link between the shops and trotting precinct to further attract equestrian businesses into town.&lt;br&gt;</td>
<td>M</td>
<td>--</td>
<td>Harness Racing Club and Pony Club</td>
</tr>
<tr>
<td>Shop front guidelines and presentation.</td>
<td>• Retention of heritage details.</td>
<td>• Apply for funding to obtain a part-time extension officer.&lt;br&gt;</td>
<td>H</td>
<td>--</td>
<td>Tourism Association</td>
</tr>
</tbody>
</table>
## 12.5 BUSINESS ECONOMY

<table>
<thead>
<tr>
<th>ISSUE/ATTRIBUTE</th>
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</tr>
</thead>
</table>
| Marketing of Inglewood. | • Promotion of Inglewood’s attributes - a good place to live.  
• Promotion of existing businesses and employment opportunities. | • Prepare a marketing plan for Inglewood, involving all businesses and community groups.  
• Promote Inglewood through both the Bendigo and Melbourne Visitor Information Centres | H | $5,000 coordination. | All community groups & Council. |
| Use of produce and crafts of the district to promote the town and improve business. | • Filling of a vacant shop with a local produce store including a wine outlet.  
• Network of weekend craft markets that focus more broadly on areas of craft as already a craft shop exists in town. | • Encourage any local produce or craft centre to have high quality products and presentation.  
• Consider the establishment of a network of weekend craft markets in the region encompassing Inglewood. | H | -- | Council, Private initiatives and Tourism Association |
| Eucy Festival (annual event in October) | • Develop a network of volunteers and interested people within the region. | • Use the Blue Eucy Festival as a promotional opportunity to ‘show-off’ the town and its produce, history and other significant attributes. | H | -- | Tourism Association, festival and events group |
| Fuel outlet. | • There has been considerable community demand to restore a fuel outlet.  
• Tourism and people stopping to look at the town. | • Continue discussions to develop the proposed community run fuel co-operative. | H | -- | Tourism Association |
12.6 TOURISM AND VISITOR AMENITIES

The following section describes the key issues and recommended actions for guiding the development of amenities to attract and provide for visitors within and around Inglewood. The broad objectives of the recommended actions are to:

- Provide suggestions for the location and set up of a tourist information centre;
- Provide points of memory for visitors such as township entry points, local produce available for purchase, and historical displays;
- Develop the existing town walk to include open space links and the major link along Verdon Street from the Town Hall to the War Memorial and CFA, and ultimately continue on to the civic precinct on the hill; and
- Link surrounding sites such as the Botanic Gardens, Reservoir, Trotting Precinct, Kooyoora State Park, Old Inglewood, Dusty Town and areas of Aboriginal significance to the sites contained within the township area.
### 12.6 TOURISM AND VISITOR AMENITIES

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<thead>
<tr>
<th>ISSUE/ATTRIBUTE</th>
<th>OPPORTUNITY</th>
<th>ACTION</th>
<th>PRIORITY</th>
<th>BUDGET</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant site on north east corner of Brooke Street and Dunolly-Inglewood Road with a former petrol station on the site.</td>
<td>A strategically located site at a key entry point into the town. It has potential community and visitor focus capability.</td>
<td>Refer to 12.3 Community Facilities section.</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Former motor museum opposite vacant corner.</td>
<td>Location opposite a potential tourist focus point.</td>
<td>The owner of the museum should be encouraged to re-open the museum when the vacant corner across Brooke Street is developed into a pull-off point with an information centre and associated parkland.</td>
<td>M</td>
<td>--</td>
<td>Private initiative</td>
</tr>
<tr>
<td>Entry points to Inglewood township.</td>
<td>Key sites provide an overview of facilities and places of interest for the visitor to stop and find out about the town.</td>
<td>Develop rest areas and pull-off points for motorists to stop and recoup and a point at which to entice visitors to explore the town.</td>
<td>H</td>
<td>--</td>
<td>Tourism Association, Council and private initiative</td>
</tr>
<tr>
<td>The Blue Eucy Distillery.</td>
<td>Located on a key road junction.</td>
<td>Re-organise existing display of machinery and equipment.</td>
<td>H</td>
<td>--</td>
<td>Tourism Association &amp; private initiative</td>
</tr>
<tr>
<td>“Dustytown” walks and interpretive material currently incomplete.</td>
<td>Complete interpretive material and linkages to relative areas. Link with the town and Melville Caves.</td>
<td>Continue with development and promote as a township walk and drive, include on the (new) revised brochure. Apply for further grants.</td>
<td>H</td>
<td>$50,000 works and signage.</td>
<td>Inglewood Tourism Association</td>
</tr>
</tbody>
</table>
### 12.6 Tourism and Visitor Amenities

<table>
<thead>
<tr>
<th>Issue/Attribute</th>
<th>Opportunity</th>
<th>Action</th>
<th>Priority</th>
<th>Budget</th>
<th>Responsibility</th>
</tr>
</thead>
</table>
| Township walks to sites such as the Court House, railway station and the Blue Eucy Distillery. | • Inform visitors of these sites and their relevance to the commercial precinct. Include physical and visual linking. | • Provide signage, storyboards and interpretive material about these sites.  
• Incorporate signs and interpretive material as a complete graphic package, coordinate streetscape and tree planting to define the corridor along Southey Street. | H | $25,000 including graphics and 8 – 12 storyboards | Inglewood Tourism Association. |
| Public facilities toilets, seats and shaded seating areas. | • Provide facilities in prominent locations. | • Establish a toilet facility in the new corner development. | H | Refer to 12.2 Streetscape and Landscape | Council and Tourism Association |
| Township brochure, new publication. | • The new publication provides information in a quality brochure. | • Promote the brochure and circulate to the wider community. | H | Refer to 12.3 Community Facilities section. $5,000 circulation of additional brochures. -- | Inglewood Tourism Association |
| Charles Napier Hotel. | • Potential tourist destination in the main street. | • Encourage owner to promote as a Bed & Breakfast business. | M | -- | Private initiative |
| Wineries close to Inglewood, ie. Passing Clouds, Glenalbyn Grange and local high quality crafts and contemporary artwork. | • Link to the township and promote their presence through outlets in the township. | • Encourage various wineries too exhibit their product within the township. Locate into a vacant shop in Brooke Street.  
• Investigate start-up funding  
• Wineries could take it in turn to staff | H | $5,000 | Tourism Association |
| Local wineries | • Promote through festivals. | • Encourage visitation form Inglewood  
• Investigate tour of Glenalbyn Grange one or two days per year linked to festival. | L | -- | Tourism Association |
### 12.6 TOURISM AND VISITOR AMENITIES

<table>
<thead>
<tr>
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<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of V-Line bus stop.</td>
<td>• Increase exposure of the town to tourists.</td>
<td>• Relocate V-Line bus stop to the post office of the Town Hall.</td>
<td>H</td>
<td>$5,000 including advertising.</td>
<td>Tourism Association &amp; V-Line</td>
</tr>
<tr>
<td>The Kooyoora State Park. Aboriginal significance.</td>
<td>• Major tourist opportunity with link to Inglewood.</td>
<td>• Continue to work with the relevant Aboriginal organisation of the south-east. • Develop ½ day or full day tours departing from Melbourne and Inglewood.</td>
<td>H</td>
<td>--</td>
<td>Friends of Kooyoora State Park</td>
</tr>
<tr>
<td>Historical Society display and interpretive storyboards.</td>
<td>• Refer to 12.1 Heritage and Culture section.</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Visual detractions include derelict vehicles and machinery.</td>
<td>• Refer to 12.2 Landscape and Streetscape section.</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Promotional/marketing brochures and material on Inglewood are needed</td>
<td>• A general brochure is in the process of production. • Walking tour brochure needs to be updated and designed</td>
<td>Develop a series of marketing material in line with the marketing plan which could include:  - a high quality tourist brochure promoting Inglewood and its surrounding attraction  - walking/cycling/riding tours  - accommodation brochures</td>
<td>H</td>
<td>$5,000</td>
<td>Tourism Association</td>
</tr>
</tbody>
</table>
12.7 BUILT FORM

The following section describes the key issues and recommended actions for guiding the development of built form within the township of Inglewood. The broad objectives of the recommended actions are to:

- Retain as much of the original style elements of buildings within Brooke Street and the surrounding areas;
- Consolidate residential development to established core areas of town;
- Recommend methods of control for new building development to enable maintenance of Brooke Street’s integrity as an Heritage Precinct;
- Provide advice on the incorporation of disabled access points to shops while retaining the original detailing of shop thresholds;
- Encourage owners of the railway station to restore heritage elements including station signage, maintain and uplight the building;
- Provide uplighting to the Court House and replace windows with original style windows and maintain displays and interior styling; and
- Restore the original red brick facade to the CFA building located on a key visual axis to Brooke Street.
### 12.7 BUILT FORM

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<thead>
<tr>
<th>ISSUE/ATTRIBUTE</th>
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<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heritage architectural fabric.</td>
<td>• A number of surviving architecturally significant buildings exist throughout Inglewood.</td>
<td>• Carry out a detailed study of the surviving architectural fabric and signage of the town.</td>
<td>H</td>
<td>$10,000 (study)</td>
<td>Council &amp; Historical Society</td>
</tr>
<tr>
<td>Height controls and new development.</td>
<td>• Enhance the architectural integrity of Brooke Street.</td>
<td>• Controls to limit new development to maximum two-storey, colour range, verandah, window and facade articulation.</td>
<td>H</td>
<td>$5,000 coordination</td>
<td>Historical Society &amp; private initiative</td>
</tr>
<tr>
<td>Heritage buildings.</td>
<td>• Refer to 12.1 Heritage and Culture section.</td>
<td>• All restoration, repair and reinstatement work should be done to standard Heritage Victoria Guidelines. • Retain floor tiling in thresholds.</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Tivey’s House.</td>
<td>• The house is in a prominent location opposite the Town Hall.</td>
<td>• Seek grant funding to ensure restoration of the building can take place.</td>
<td>H</td>
<td>$40,000</td>
<td>Private initiative &amp; grant funding</td>
</tr>
<tr>
<td>Bendigo Bank building brickwork unsympathetic to streetscape.</td>
<td>• A Planning Scheme Heritage Overlay exists.</td>
<td>• Ensure building envelopes for new development are under a Planning Scheme Heritage Overlay.</td>
<td>H</td>
<td>--</td>
<td>Council</td>
</tr>
<tr>
<td>Disabled access at building thresholds.</td>
<td>• Allow access and respect original threshold detailing.</td>
<td>• Ensure adequate standards are met.</td>
<td>--</td>
<td>$2,000</td>
<td>Council</td>
</tr>
<tr>
<td>CFA facade is a key visual termination view from Brooke Street along Verdon Street.</td>
<td>• Improve visual presentation.</td>
<td>• Restore the visual quality of the past red brick facade to the current building.</td>
<td>H</td>
<td>$5,000</td>
<td>Council &amp; CFA</td>
</tr>
<tr>
<td>Charles Napier Hotel.</td>
<td>• Highly visible at night when surrounding areas of bush land are unnoticeable.</td>
<td>• Restore and repaint. Retain as much of the interior and exterior detail as possible.</td>
<td>H</td>
<td>--</td>
<td>Private initiative</td>
</tr>
</tbody>
</table>
## 11.7 BUILT FORM

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<thead>
<tr>
<th>ISSUE ATTRIBUTE</th>
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<th>PRIORITY</th>
<th>BUDGET</th>
<th>RESPONSIBILITY</th>
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</thead>
</table>
| Porter’s Drapery Emporium | • Key corner of Brooke and Verdon Streets, on the edge of the viewcone to the Town Hall. | • Reinstate a simple timber verandah to protect the facade.  
• Review viewlines, particularly for transport vehicles. | M        | --     | Private initiative |
| Groups of shops, incl. Former Southey’s Newsagency and Jenning’s Shop. | • Not an isolated shop but a group of intact shops with frontages telling the story of Inglewood. | • Maintenance of the buildings is urgently required.  
• Repair verandahs, gutters and downpipes. | H        | --     | Private initiative |
12.8 OPEN SPACE AND PARKS / RECREATION AREAS

The following section describes the key issues and recommended actions for guiding the improvement of open space within the township of Inglewood. The broad objectives of the recommended actions are to:

- Ensure adequate provision and distribution of open space throughout the township of Inglewood;
- Provide a suitable quality and range of open space opportunities and experiences for the local community and visitors;
- Provide appropriate activities and facilities for the Inglewood community and visitors;
- Ensure adequate access to open space and linkages between areas of open space;
- Interpret significant features in open space, and provide adequate directional signage; and
- Develop visually attractive open spaces that contribute to the character and amenity of the township.

Detailed recommendations for the development and improvement are provided in Appendix 7.
## 12.8 OPEN SPACE AND PARKS / RECREATION AREAS

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<tr>
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<th>PRIORITY</th>
<th>BUDGET</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
</table>
| Open space contribution to visual amenity of the    | • Open space areas have potential to contribute significantly to the visual amenity of the township. | • Keep open space areas neat and tidy.  
• Develop open space specifically to improve visual amenity of the town, in particular the vacant block on the corner of Brook Street and the Calder Hwy.  
• Upgrade the front fencing at the high profile areas of open space, especially the golf course and recreation reserve,  
• Improve the visual amenity of the main approaches to town be reinforcing and expanding lemon scented gum avenue to the east and creating an entrance feature designed around the Blue Eucy theme to the west.  
• Develop planting and park furniture themes for each park, consistent with the classification, function and landscape character of the park. | H        | --     | Private initiative            |
| township.                                            |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                          | H        | --     | To be in public ownership    |
| Lack of adequate centrally located “civic” open      | • Expansion of parkland around Town Hall, including improvement of accessibility from the main street. | • Explore opportunities for provision of civic open space either between the town hall and Brooke Street, or through relocation of the bowling club to allow the open space around the town hall to be fully developed.                                                                                                                                     | M        | --     | Council and Development Committee |
| space.                                               |                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                          | M        | --     |                               |
### 12.8 OPEN SPACE AND PARKS / RECREATION AREAS

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</table>
| Provision of senior play equipment and activities for young people. | • Provide a greater range of equipment and activities for young people. | • Install senior play equipment (7 – 14yrs), probably at the recreation reserve  
• Investigate the need for open space facilities for teenage activities other than ball courts and sports fields | H | $20,000 play equipment | Council and Development Committee |
| Signage and Interpretation | • Increase awareness of parks and open spaces | • Install place name and directional signage for all parks;  
• Develop interpretation about relevant parks in a coordinated fashion with other features around the town; | H | $15,000 graphics and signs | Tourism Association |
| Access and linkages. | • Equestrian events and facilities are dominant in Inglewood and there is an opportunity to improve linkages.  
• Bicycle links could be provided throughout the town | • Identify and designate key equestrian and bicycle links to minimise conflict with other forms of transport.  
• Retain and continually improve and promote the trotting precinct.  
• Improve provision of footpaths throughout the township, especially linking key community facilities and open spaces.  
• Create path networks in major parks and open spaces, and provide additional picnic/seating areas with landscaping and shade. | H | $20,000 general works | Council |
## 12.8 OPEN SPACE AND PARKS / RECREATION AREAS

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</thead>
</table>
| **Inglewood Recreation Reserve.** | - Inglewood Recreation Reserve is prominently located and there are opportunities to improve its appearance and function. | - Install directional signage to the reserve;  
- Improve the appearance of all facilities within the Recreation Reserve (see Appendix 7 for details).  
- Develop a planting theme for the reserve, using an over storey of lemon scented gums to link with the avenue tree planting along the main road.  
- Review opportunities to store water from roof drainage to irrigate trees.  
- Irrigate key activity areas, especially the playground, swimming pool, pavilion and clubrooms.  
- Improve access to the reserve and path network within the reserve (see Appendix 7 for details). | M | $100,000 | Recreation Reserve Committee of Management. |
| **Town Hall parkland** | - Improve access to the parkland surrounding the town hall, and increase use of this attractive area of open space. | - Install place name signage;  
Refurbish the existing public toilets in short term. In longer term demolish and establish toilets within the Town Square additional to the toilets at the vacant site at Tarnagulla-Dunolly Road.  
- Improve appearance of interface between open space and bowling club facilities, perhaps landscaping;  
- Upgrade bicycle rack and old galvanised pipe barrier. | M | $15,000 short-term refurbishment  
$15,000 long term demolition |  |
## 12.8 OPEN SPACE AND PARKS / RECREATION AREAS

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<thead>
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<th>PRIORITY</th>
<th>BUDGET</th>
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</tr>
</thead>
</table>
| The Botanic Gardens. | • Raise awareness of the Botanic Gardens.  
• Provide information about the plants and the Garden’s history.  
• Improve facilities to enhance the appearance of the gardens. | • Prepare a planting and interpretive plan for future development of the gardens;  
• Install directional signage to the gardens.  
• Provide interpretive signage throughout the Gardens, including tagging each plant with its botanical name, and providing information about the wetlands, reservoir and surrounding bush.  
• Upgrade park furniture and appearance of toilet block to be more in keeping with the gardens;  
• Upgrade and extend the play equipment in keeping with theme and character of the gardens. | M | $35,000 plan and site works. | Council & Tourism Development Association. |
| Link Botanic Gardens to “Dustytown”, cyanide ponds, the battery and the reservoir. | • Ad hoc works have taken place and an integrated project is required. | • Prepare a masterplan to link these key sites.  
• Incorporate on the tourist brochure as a township walk and drive. | H | $7,000 masterplan $80,000 on-site works. | Council & Tourism Development Association |
| Rural living and industrial zoning. | • Consolidate township and retain a defined rural edge. | • Amend planning scheme zonings. | M | -- | Council |
| Consolidate residential areas within the immediate township. | • Consolidate residential areas and required infrastructure. | • Apply for town planning controls and market to real estate agents | -- | -- | Council |
12.9 BROOKE STREET

The following section describes the key issues and recommended actions for guiding the development of the main street of Inglewood, Brooke Street. The broad objectives of the recommended actions are to:

- Recommend actions needed to retain the visual attributes of the main street, identified as an Heritage Precinct.

- Provide some guidelines specifically relating to existing verandahs, parapets and lighting to be maintained and / or restored and development guidelines for new ventures within the main street.

- Provide guidelines for the development of the Lions Park located centrally within the main street.

- General actions for improving the overall presentation of Brooke Street through the use of street furniture, toilets and other public facilities, signage, shop frontages and various street tree planting.
## 12.9 BROOKE STREET

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<thead>
<tr>
<th>ISSUE/ATTRIBUTE</th>
<th>OPPORTUNITY</th>
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<th>PRIORITY</th>
<th>BUDGET</th>
<th>RESPONSIBILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooke Street is an identified Heritage Precinct.</td>
<td>Maintain the character.</td>
<td>Ensure planning controls are sufficient and adhered to in any new development and alterations to buildings and verandahs.</td>
<td>H</td>
<td>--</td>
<td>Council</td>
</tr>
<tr>
<td>Verandahs.</td>
<td>Provide shade and shelter while contributing to the streetscape.</td>
<td>Ensure any alterations and replacement of verandahs are to heritage details.</td>
<td>H</td>
<td>--</td>
<td>Private initiative</td>
</tr>
<tr>
<td>Lighting.</td>
<td>Highlighting key buildings at night.</td>
<td>Provide uplighting to key buildings including the hotels and the motor museum to illuminate facade details.</td>
<td>L</td>
<td>Uplighting $15,000</td>
<td>Council</td>
</tr>
<tr>
<td>Bakery / coffee shop, wine bar featuring local wines of the district.</td>
<td>Street life and business enterprise.</td>
<td>Encourage development of the bakery and/or coffee shop, antique shop, equestrian shop and/or gallery in Brooke Street.</td>
<td>H</td>
<td>--</td>
<td>Tourism Association &amp; private initiative</td>
</tr>
<tr>
<td></td>
<td>Market local wines.</td>
<td>Encourage the establishment of a wine bar and wine sales outlet featuring local wines of the district.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lions Park.</td>
<td>Improve presentation including township information.</td>
<td>Install new seats, tables and several shade trees.</td>
<td>M</td>
<td>$8,000</td>
<td>Council</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Provide new township information.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Significant number of vacant shops within Brooke Street.</td>
<td>Establishing commercial uses or locating clubs and societies within vacant shops would improve the street's image.</td>
<td>Relocate the Historical Society as it is ‘hidden away’ in the Court House, locate in a vacant premises in the main street would improve their public image.</td>
<td>H</td>
<td>Relocation</td>
<td>Historical Society</td>
</tr>
</tbody>
</table>
13 IMPLEMENTATION PROGRAM AND BUDGET

Below is the priority listing and opinions of probable costs for components of the strategy. All projects will take time to implement and it is essential there is a balance of financially implementable projects achievable throughout the longer term duration, which may take 15 – 20 years to achieve. The Framework Plan establishes a series of strategies that provide Council, community service clubs and individuals guidance as to the funding required from both government and private sector sources.

The listing is as follows, in order of priority:

<table>
<thead>
<tr>
<th>CAPITAL WORKS COSTS:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Redevelopment of the War Memorial</td>
<td>15,000</td>
</tr>
<tr>
<td>Relocation of the Historical Society</td>
<td>10,000</td>
</tr>
<tr>
<td>Verdon Street link</td>
<td></td>
</tr>
<tr>
<td>- Palms</td>
<td>40,000</td>
</tr>
<tr>
<td>- Plan</td>
<td>5,000</td>
</tr>
<tr>
<td>Street tree planting</td>
<td></td>
</tr>
<tr>
<td>- Study</td>
<td>5,000</td>
</tr>
<tr>
<td>- Implementation</td>
<td>100,000</td>
</tr>
<tr>
<td>Street tree planting to laneways</td>
<td>10,000</td>
</tr>
<tr>
<td>Establishment of a Town Square</td>
<td></td>
</tr>
<tr>
<td>- Detailed design</td>
<td>5,000</td>
</tr>
<tr>
<td>- Park facilities</td>
<td>60,000</td>
</tr>
<tr>
<td>- Toilets</td>
<td>180,000</td>
</tr>
<tr>
<td>- Future demolition of toilets and Bendigo Bank</td>
<td>20,000</td>
</tr>
<tr>
<td>Short-term refurbishment of public toilets at the town hall</td>
<td>15,000</td>
</tr>
<tr>
<td>Development of Chancery Lane into walkway / cafe area</td>
<td>10,000</td>
</tr>
<tr>
<td>Town Entrance signage, artwork and graphics</td>
<td>50,000</td>
</tr>
<tr>
<td>Establish banners at motel frontage</td>
<td>10,000</td>
</tr>
<tr>
<td>Establishment of a Rural Transaction Centre</td>
<td>3,000</td>
</tr>
<tr>
<td>Review need for an older persons accommodation</td>
<td>5,000</td>
</tr>
<tr>
<td>Preparation of a town marketing plan</td>
<td>5,000</td>
</tr>
<tr>
<td>Development of vacant corner to include parking and fuel co-op</td>
<td>200,000</td>
</tr>
<tr>
<td>Development and promotion of ‘Dusty Town’ (works and signage)</td>
<td>50,000</td>
</tr>
<tr>
<td>Development of township walks through storyboards and graphics</td>
<td>25,000</td>
</tr>
<tr>
<td>Circulation of Township brochure</td>
<td>5,000</td>
</tr>
<tr>
<td>Encouragement/investigation of wineries to locate in Brooke Street.</td>
<td>5,000</td>
</tr>
<tr>
<td>Advertisement of V/Line bus stop relocation</td>
<td>5,000</td>
</tr>
<tr>
<td>Detailed study of Inglewood’s architectural fabric</td>
<td>10,000</td>
</tr>
<tr>
<td>Coordination of the development of height controls on new buildings</td>
<td>5,000</td>
</tr>
<tr>
<td>Restoration of Tivey’s House (seek funding)</td>
<td>40,000</td>
</tr>
<tr>
<td>Ensure disabled access standards are met</td>
<td>2,000</td>
</tr>
<tr>
<td>Restoration of the visual quality of the CFA facade</td>
<td>5,000</td>
</tr>
<tr>
<td>Provision of senior play equipment at the Recreation Reserve</td>
<td>20,000</td>
</tr>
<tr>
<td>Signage for parks</td>
<td>15,000</td>
</tr>
<tr>
<td>Linkage of the Botanic Gardens to Dusty Town</td>
<td></td>
</tr>
<tr>
<td>- Plan</td>
<td>7,000</td>
</tr>
<tr>
<td>- Site works</td>
<td>80,000</td>
</tr>
<tr>
<td>Development of access and linkages throughout township</td>
<td>20,000</td>
</tr>
<tr>
<td>Development of accommodation and cycling tour brochures in line with marketing strategy</td>
<td>5,000</td>
</tr>
<tr>
<td>Signage improvement to Old Inglewood (Kingower Road)</td>
<td>3,000</td>
</tr>
<tr>
<td>Replace headstones at the old cemetery</td>
<td>2,000</td>
</tr>
<tr>
<td>Project Description</td>
<td>Cost</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Production of a mine site brochure</td>
<td>5,000</td>
</tr>
<tr>
<td>Recognition of famous past residents (busts, displays, plaques)</td>
<td>20,000</td>
</tr>
<tr>
<td>General improvement to the railway precinct</td>
<td>5,000</td>
</tr>
<tr>
<td>Establishment of a compound for machinery (excl. Land costs)</td>
<td>5,000</td>
</tr>
<tr>
<td>Development of signage, planting theme, irrigation, access and general appearance of the Recreation Reserve</td>
<td>100,000</td>
</tr>
<tr>
<td>Long-term demolition of public toilets at the town hall</td>
<td>15,000</td>
</tr>
<tr>
<td>Plan and site works for development of the Botanic Gardens</td>
<td>35,000</td>
</tr>
<tr>
<td>Development of Lions park.</td>
<td>8,000</td>
</tr>
<tr>
<td>Aerial bundle power wires</td>
<td>350,000</td>
</tr>
<tr>
<td>▪ Brooke Street and Verdon Street</td>
<td></td>
</tr>
<tr>
<td>Uplighting of key buildings</td>
<td>15,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$1,610,000</strong></td>
</tr>
</tbody>
</table>

**ANNUAL COSTS:**

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance of heritage buildings</td>
<td>15,000</td>
</tr>
<tr>
<td>Heritage Advisor. Part-time and as required.</td>
<td>8,000</td>
</tr>
<tr>
<td>Develop the Blue Eucy Festival and events</td>
<td>10,000</td>
</tr>
<tr>
<td>Maintenance of rock-lined drains</td>
<td>8,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$41,000</strong></td>
</tr>
</tbody>
</table>
APPENDIX 1

QUESTIONNAIRE DATA
LOCAL RESIDENTS FEEDBACK – INGLEWOOD URBAN DESIGN FRAMEWORK

65 Complete or partially completed surveys received.

Note: Some respondents made irrelevant comments to some questions.
Some did not complete some questions
Many respondents stated multiple answers to most questions

1. AS A RESIDENT OF INGLEWOOD WHAT DO YOU CONSIDER ARE THE KEY FEATURES OF THE TOWNSHIP AREA OF BROOKE STREET AND THE SURROUNDING AREA?

<table>
<thead>
<tr>
<th>Feature</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic buildings</td>
<td>27</td>
</tr>
<tr>
<td>Town Hall</td>
<td>14</td>
</tr>
<tr>
<td>Main street</td>
<td>13</td>
</tr>
<tr>
<td>Shopping centre / shops in general</td>
<td>10</td>
</tr>
<tr>
<td>No answer</td>
<td>7</td>
</tr>
<tr>
<td>Health facilities</td>
<td>6</td>
</tr>
<tr>
<td>Hotels (2-storey feature and grapevines especially)</td>
<td>6</td>
</tr>
<tr>
<td>Tivey’s House</td>
<td>6</td>
</tr>
<tr>
<td>Court House</td>
<td>4</td>
</tr>
<tr>
<td>Surrounding bushland</td>
<td>4</td>
</tr>
<tr>
<td>Churches</td>
<td>3</td>
</tr>
<tr>
<td>Eucy Mill</td>
<td>3</td>
</tr>
<tr>
<td>Gold mining</td>
<td>3</td>
</tr>
<tr>
<td>Railway station</td>
<td>3</td>
</tr>
<tr>
<td>Schools</td>
<td>3</td>
</tr>
<tr>
<td>Bank</td>
<td>2</td>
</tr>
<tr>
<td>Bowling club</td>
<td>2</td>
</tr>
<tr>
<td>Elm trees</td>
<td>2</td>
</tr>
<tr>
<td>Highway and associated traffic</td>
<td>2</td>
</tr>
<tr>
<td>Lions Park</td>
<td>2</td>
</tr>
<tr>
<td>No key features</td>
<td>2</td>
</tr>
<tr>
<td>Reservoir</td>
<td>2</td>
</tr>
<tr>
<td>Sports facilities, oval and adjoining picnic area</td>
<td>2</td>
</tr>
<tr>
<td>Accessibility of the town to residents</td>
<td>1</td>
</tr>
<tr>
<td>Bend in highway</td>
<td>1</td>
</tr>
<tr>
<td>Botanic gardens</td>
<td>1</td>
</tr>
<tr>
<td>Cafe variety</td>
<td>1</td>
</tr>
<tr>
<td>Chemist</td>
<td>1</td>
</tr>
<tr>
<td>Clean air – sewerage</td>
<td>1</td>
</tr>
<tr>
<td>Entry points</td>
<td>1</td>
</tr>
<tr>
<td>Growth of the town</td>
<td>1</td>
</tr>
<tr>
<td>Internet cafe</td>
<td>1</td>
</tr>
<tr>
<td>Lookout</td>
<td>1</td>
</tr>
<tr>
<td>Neighbourhood house</td>
<td>1</td>
</tr>
</tbody>
</table>
Old Inglewood 1
Palm trees 1
Police 1
Post Office 1
Proximity to Bendigo 1
Primary school mural 1
Senior citizens building 1
Uniqueness of Inglewood 1
Wineries 1

2. ARE THERE ANY PARTICULAR FEATURES OF INGLEWOOD THAT YOU WOULD DRAW PEOPLE’S ATTENTION TO?

IF YES, PLEASE RECORD BELOW:

<table>
<thead>
<tr>
<th>Feature</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Hall</td>
<td>16</td>
</tr>
<tr>
<td>Health facilities</td>
<td>14</td>
</tr>
<tr>
<td>Gold mining</td>
<td>12</td>
</tr>
<tr>
<td>Tivey’s House</td>
<td>12</td>
</tr>
<tr>
<td>Bushland</td>
<td>11</td>
</tr>
<tr>
<td>Blue Eucy Distillery</td>
<td>10</td>
</tr>
<tr>
<td>Court House</td>
<td>10</td>
</tr>
<tr>
<td>Sporting facilities / area</td>
<td>9</td>
</tr>
<tr>
<td>Schools / education facilities</td>
<td>8</td>
</tr>
<tr>
<td>Churches</td>
<td>7</td>
</tr>
<tr>
<td>Historic buildings and general heritage of Inglewood</td>
<td>7</td>
</tr>
<tr>
<td>Railway Station</td>
<td>6</td>
</tr>
<tr>
<td>Melville Caves</td>
<td>5</td>
</tr>
<tr>
<td>No answer / No features</td>
<td>5</td>
</tr>
<tr>
<td>Blue Eucy Festival</td>
<td>4</td>
</tr>
<tr>
<td>Main street and verandahs</td>
<td>4</td>
</tr>
<tr>
<td>Wineries</td>
<td>4</td>
</tr>
<tr>
<td>Community amenities</td>
<td>3</td>
</tr>
<tr>
<td>Shops</td>
<td>3</td>
</tr>
<tr>
<td>Views/viewpoints</td>
<td>3</td>
</tr>
<tr>
<td>Botanic Gardens</td>
<td>2</td>
</tr>
<tr>
<td>Hotels (grapevine bug feature)</td>
<td>2</td>
</tr>
<tr>
<td>Mural painted by students</td>
<td>2</td>
</tr>
<tr>
<td>No petrol available in town</td>
<td>2</td>
</tr>
<tr>
<td>Reservoir</td>
<td>2</td>
</tr>
<tr>
<td>Cherry farm</td>
<td>1</td>
</tr>
<tr>
<td>Ansett home</td>
<td>1</td>
</tr>
<tr>
<td>First strawbale house in the area</td>
<td>1</td>
</tr>
<tr>
<td>Gardens around town</td>
<td>1</td>
</tr>
<tr>
<td>Highway</td>
<td>1</td>
</tr>
<tr>
<td>Lack of neatness (old machinery, cars etc)</td>
<td>1</td>
</tr>
<tr>
<td>Open drains</td>
<td>1</td>
</tr>
<tr>
<td>Private houses</td>
<td>1</td>
</tr>
<tr>
<td>Police</td>
<td>1</td>
</tr>
<tr>
<td>Post office</td>
<td>1</td>
</tr>
<tr>
<td>Proximity to Bendigo</td>
<td>1</td>
</tr>
</tbody>
</table>
3. HOW IMPORTANT IS INGLEWOOD’S IMAGE?

   a) Very important  
   b) Important  
   c) Of some importance  
   d) Of little importance

<table>
<thead>
<tr>
<th>Importance</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Important</td>
<td>49</td>
</tr>
<tr>
<td>Important</td>
<td>10</td>
</tr>
<tr>
<td>Of some importance</td>
<td>2</td>
</tr>
<tr>
<td>Of little importance</td>
<td>2</td>
</tr>
<tr>
<td>No answer</td>
<td>3</td>
</tr>
</tbody>
</table>

BENEFITS LISTED:

<table>
<thead>
<tr>
<th>Benefit</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>General appearance / image</td>
<td>13</td>
</tr>
<tr>
<td>Tourists</td>
<td>13</td>
</tr>
<tr>
<td>Community pride</td>
<td>9</td>
</tr>
<tr>
<td>Health facilities</td>
<td>6</td>
</tr>
<tr>
<td>Proximity to Bendigo</td>
<td>6</td>
</tr>
<tr>
<td>History / heritage buildings</td>
<td>5</td>
</tr>
<tr>
<td>Shops</td>
<td>5</td>
</tr>
<tr>
<td>Sporting facilities /area</td>
<td>5</td>
</tr>
<tr>
<td>Gold mining (incl. specific history)</td>
<td>4</td>
</tr>
<tr>
<td>Aboriginal and indigenous culture and pride</td>
<td>2</td>
</tr>
<tr>
<td>Churches</td>
<td>2</td>
</tr>
<tr>
<td>Court House</td>
<td>2</td>
</tr>
<tr>
<td>Main street</td>
<td>2</td>
</tr>
<tr>
<td>Schools</td>
<td>2</td>
</tr>
<tr>
<td>Town Hall</td>
<td>2</td>
</tr>
<tr>
<td>Attract business</td>
<td>1</td>
</tr>
<tr>
<td>Blue Eucy Distillery</td>
<td>1</td>
</tr>
<tr>
<td>Post office</td>
<td>1</td>
</tr>
<tr>
<td>Environmentally safe</td>
<td>1</td>
</tr>
<tr>
<td>Fire station</td>
<td>1</td>
</tr>
<tr>
<td>Open drains</td>
<td>1</td>
</tr>
<tr>
<td>Quiet</td>
<td>1</td>
</tr>
<tr>
<td>Railway Station</td>
<td>1</td>
</tr>
<tr>
<td>Retain / acquire youth</td>
<td>1</td>
</tr>
<tr>
<td>Senior citizens</td>
<td>1</td>
</tr>
<tr>
<td>Surrounding bushland</td>
<td>1</td>
</tr>
</tbody>
</table>
4. ARE THERE NATURAL RESOURCES OR HERITAGE AND CULTURAL VALUES OF INGLEWOOD WHICH YOU CONSIDER WOULD BE IMPORTANT TO TAKE INTO CONSIDERATION IN ASSISTING THE URBAN DESIGN FRAMEWORK DIRECTIONS AND STRATEGIES?

<table>
<thead>
<tr>
<th>Natural Resource/Heritage Value</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gold mining history and heritage</td>
<td>22</td>
</tr>
<tr>
<td>No answer</td>
<td>19</td>
</tr>
<tr>
<td>Blue Eucy Distillery, harvesting patches and eucalyptus history</td>
<td>17</td>
</tr>
<tr>
<td>Historic buildings, increase usage and provide linkages between them</td>
<td>16</td>
</tr>
<tr>
<td>Surrounding bushland / environment walks and information</td>
<td>13</td>
</tr>
<tr>
<td>Botanic gardens development (botanic names on plants)</td>
<td>5</td>
</tr>
<tr>
<td>Image and community pride</td>
<td>3</td>
</tr>
<tr>
<td>Basic services</td>
<td>3</td>
</tr>
<tr>
<td>Aboriginal heritage</td>
<td>2</td>
</tr>
<tr>
<td>Civic area important</td>
<td>2</td>
</tr>
<tr>
<td>Melville’s Caves</td>
<td>2</td>
</tr>
<tr>
<td>Reservoir</td>
<td>2</td>
</tr>
<tr>
<td>Wineries</td>
<td>2</td>
</tr>
<tr>
<td>Compensate owners costs in repairing heritage buildings</td>
<td>1</td>
</tr>
<tr>
<td>Demolish shops adjacent to Bendigo Bank to provide walkway to toilets</td>
<td>1</td>
</tr>
<tr>
<td>Farming</td>
<td>1</td>
</tr>
<tr>
<td>Old Inglewood and Dusty Town information</td>
<td>1</td>
</tr>
<tr>
<td>Precincts</td>
<td>1</td>
</tr>
<tr>
<td>Remaining eucalypt trees are old (St, Arnaud Rd and Calder Highway entrance)</td>
<td>1</td>
</tr>
</tbody>
</table>

General requirement for the history and heritage of Inglewood to be kept intact. Important part of cultural values, as is the image of various historical icons including buildings, botanical gardens, mine sites and civic precinct.
5. IS THERE ONE PARTICULAR THEME THAT INGLEWOOD SHOULD BUILD UPON?

<table>
<thead>
<tr>
<th>Theme</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gold mining town.</td>
<td>18</td>
</tr>
<tr>
<td>A Blue Eucy Town (not just past but present also) – Blue Eucy Festival</td>
<td>14</td>
</tr>
<tr>
<td>Historical aspects including buildings, wineries and gold mining.</td>
<td>11</td>
</tr>
<tr>
<td>‘City in the Scrub’, clean air, healthy environment, shady restful town.</td>
<td>10</td>
</tr>
<tr>
<td>No answer</td>
<td>6</td>
</tr>
<tr>
<td>‘Tourism aspects, including ‘environmental tourism’.</td>
<td>2</td>
</tr>
<tr>
<td>Sports including mountain bike competitions and cross-country running events.</td>
<td>2</td>
</tr>
<tr>
<td>“Welcome” – a community cohesion.</td>
<td>2</td>
</tr>
<tr>
<td>A destination for ‘day-trippers’ from Melbourne and surrounding towns.</td>
<td>1</td>
</tr>
<tr>
<td>An important service town.</td>
<td>1</td>
</tr>
<tr>
<td>Any we have left.</td>
<td>1</td>
</tr>
<tr>
<td>Clean air – a country town</td>
<td>1</td>
</tr>
<tr>
<td>Farming town.</td>
<td>1</td>
</tr>
<tr>
<td>Inexpensive town in which to visit and live.</td>
<td>1</td>
</tr>
<tr>
<td>Local shopping.</td>
<td>1</td>
</tr>
<tr>
<td>Looking to the future.</td>
<td>1</td>
</tr>
<tr>
<td>Part of the ‘Golden Triangle’.</td>
<td>1</td>
</tr>
<tr>
<td>Proximity to Bendigo.</td>
<td>1</td>
</tr>
</tbody>
</table>

6. WHAT BUSINESS AND INVESTMENT IMPROVEMENTS COULD BE MADE WITHIN THE COMMERCIAL PRECINCT OF BROOKE STREET?

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Better image, facades of buildings in main street need to be looked after.</td>
<td>19</td>
</tr>
<tr>
<td>Petrol station.</td>
<td>16</td>
</tr>
<tr>
<td>Coffee shops and restaurants (incl. Tea rooms and takeaway).</td>
<td>11</td>
</tr>
<tr>
<td>Bakery (entrance to town suggested).</td>
<td>9</td>
</tr>
<tr>
<td>Parking area for cars, tracks and buses (on or off main street).</td>
<td>9</td>
</tr>
<tr>
<td>No answer.</td>
<td>9</td>
</tr>
<tr>
<td>More local crafts and antiques / local produce shops.</td>
<td>5</td>
</tr>
<tr>
<td>Tourism information, leading to various attractions.</td>
<td>4</td>
</tr>
<tr>
<td>Stock feed store / farmwares.</td>
<td>3</td>
</tr>
<tr>
<td>Another pharmacy / extension of hours.</td>
<td>2</td>
</tr>
<tr>
<td>Clothes shops.</td>
<td>2</td>
</tr>
<tr>
<td>Fossicking equipment shop.</td>
<td>2</td>
</tr>
<tr>
<td>More shops / any improvement.</td>
<td>2</td>
</tr>
<tr>
<td>Population needs to expand first as economy cannot support new ventures.</td>
<td>2</td>
</tr>
<tr>
<td>Rural Transaction Centre.</td>
<td>2</td>
</tr>
<tr>
<td>Youth entertainment.</td>
<td>2</td>
</tr>
<tr>
<td>Drive-in bottle shop.</td>
<td>1</td>
</tr>
<tr>
<td>Unisex hairdresser.</td>
<td>1</td>
</tr>
<tr>
<td>Visible public toilets.</td>
<td>1</td>
</tr>
<tr>
<td>Wine bar, gallery, museum, bookshop.</td>
<td>1</td>
</tr>
</tbody>
</table>
7. WHAT PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE WITHIN THE INGLEWOOD TOWNSHIP?

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repainting and repair shops and verandahs.</td>
<td>26</td>
</tr>
<tr>
<td>Truck bypass.</td>
<td>11</td>
</tr>
<tr>
<td>Improve streetscape with plantings.</td>
<td>9</td>
</tr>
<tr>
<td>Improve footpaths, kerbs, walking path to the hospital – Gopher friendly.</td>
<td>5</td>
</tr>
<tr>
<td>Cover open drains (smell) or maintain better.</td>
<td>4</td>
</tr>
<tr>
<td>Tourism information centre and signage around town.</td>
<td>4</td>
</tr>
<tr>
<td>Lions Park needs shade, drinking tap, mural and be cleaned up.</td>
<td>3</td>
</tr>
<tr>
<td>Clean up old machinery etc scattered around town.</td>
<td>2</td>
</tr>
<tr>
<td>Improve tourism signage / street signage.</td>
<td>2</td>
</tr>
<tr>
<td>Limit parking in main street / provide off-street parking</td>
<td>2</td>
</tr>
<tr>
<td>No answer.</td>
<td>2</td>
</tr>
<tr>
<td>Reduce speed limit in Brooke Street.</td>
<td>2</td>
</tr>
<tr>
<td>Retirement units required.</td>
<td>2</td>
</tr>
<tr>
<td>Caravan parking.</td>
<td>1</td>
</tr>
<tr>
<td>Corner entrance to town as parking, garden, toilets, skate park...</td>
<td>1</td>
</tr>
<tr>
<td>Develop Botanic Gardens.</td>
<td>1</td>
</tr>
<tr>
<td>Increase shop hours.</td>
<td>1</td>
</tr>
<tr>
<td>Irrigation in playground.</td>
<td>1</td>
</tr>
<tr>
<td>More seating.</td>
<td>1</td>
</tr>
<tr>
<td>None required.</td>
<td>1</td>
</tr>
<tr>
<td>Pedestrian crossing.</td>
<td>1</td>
</tr>
<tr>
<td>Police required in town.</td>
<td>1</td>
</tr>
<tr>
<td>Quality of drinking water.</td>
<td>1</td>
</tr>
<tr>
<td>Replace sports centre toilets.</td>
<td>1</td>
</tr>
<tr>
<td>Relocate bowling green to sports area.</td>
<td>1</td>
</tr>
<tr>
<td>Slow trucks be speed humps or traffic lights.</td>
<td>1</td>
</tr>
<tr>
<td>Subdivision.</td>
<td>1</td>
</tr>
<tr>
<td>Town Hall area to be developed as garden and parking.</td>
<td>1</td>
</tr>
<tr>
<td>War Memorial improvements in image.</td>
<td>1</td>
</tr>
</tbody>
</table>

8. WHAT IS YOUR FAVOURITE USE OF BLUE EUCY EUCALYPTUS OIL?

<table>
<thead>
<tr>
<th>Use</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cleaning house / disinfectant</td>
<td>35</td>
</tr>
<tr>
<td>Laundry use</td>
<td>23</td>
</tr>
<tr>
<td>Cold, flu and other medical ailments.</td>
<td>18</td>
</tr>
<tr>
<td>Air freshener</td>
<td>7</td>
</tr>
<tr>
<td>Bath / massage</td>
<td>4</td>
</tr>
<tr>
<td>No answer.</td>
<td>4</td>
</tr>
<tr>
<td>Engine clogging / clean machinery equipment</td>
<td>3</td>
</tr>
<tr>
<td>Many miscellaneous uses</td>
<td>3</td>
</tr>
<tr>
<td>Remove sticky labels.</td>
<td>3</td>
</tr>
<tr>
<td>Do not use it.</td>
<td>2</td>
</tr>
<tr>
<td>Washing the dog</td>
<td>2</td>
</tr>
<tr>
<td>Bites</td>
<td>1</td>
</tr>
<tr>
<td>Mosquitoes</td>
<td>1</td>
</tr>
</tbody>
</table>
APPENDIX 2

QUESTIONNAIRE DATA
VISITORS FEEDBACK – INGLEWOOD URBAN DESIGN FRAMEWORK

Five questionnaires were filled out by travellers passing through Nhill.

1. HOW LONG DO YOU INTEND TO SPEND TIME INGLEWOOD?

<table>
<thead>
<tr>
<th>Duration</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>One hour</td>
<td>3</td>
</tr>
<tr>
<td>2 days</td>
<td>1</td>
</tr>
<tr>
<td>Longer than 1 week</td>
<td>1</td>
</tr>
</tbody>
</table>

2. IS THIS YOUR FIRST VISIT TO INGLEWOOD?

<table>
<thead>
<tr>
<th>Visited</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>4</td>
</tr>
<tr>
<td>Yes</td>
<td>1</td>
</tr>
</tbody>
</table>

3. A) IS THE APPROACH TO INGLEWOOD MEMORABLE?

<table>
<thead>
<tr>
<th>Memorable</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>5</td>
</tr>
<tr>
<td>No</td>
<td>0</td>
</tr>
</tbody>
</table>

B) AS YOU APPROACHED INGLEWOOD WHAT WERE THE DISTINCTIVE FEATURES?

<table>
<thead>
<tr>
<th>Feature</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic buildings</td>
<td>2</td>
</tr>
<tr>
<td>Auto repairs</td>
<td>1</td>
</tr>
<tr>
<td>“Daggy old dirty town”</td>
<td>1</td>
</tr>
<tr>
<td>Furniture shops</td>
<td>1</td>
</tr>
<tr>
<td>IGA shop</td>
<td>1</td>
</tr>
<tr>
<td>No answer</td>
<td>1</td>
</tr>
<tr>
<td>Parking</td>
<td>1</td>
</tr>
</tbody>
</table>

4. ARE THE KEY FEATURES YOU IDENTIFIED IN QUESTION 4 WORTHY ATTRIBUTES?

<table>
<thead>
<tr>
<th>Attributes</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>3</td>
</tr>
<tr>
<td>No answer</td>
<td>2</td>
</tr>
<tr>
<td>No</td>
<td>1</td>
</tr>
</tbody>
</table>

5. WHERE YOU AWARE OR INFORMED ABOUT THE HISTORY OF INGLEWOOD AND THE CIVIC FUNCTION BUILDINGS LOCATED OFF THE MAIN STREET?
IF YES, HOW COULD THEY BE PROMOTED FURTHER?

<table>
<thead>
<tr>
<th>Aware</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>2</td>
</tr>
<tr>
<td>Yes, no extra comment.</td>
<td>2</td>
</tr>
<tr>
<td>Yes, with interpretive signage.</td>
<td>1</td>
</tr>
</tbody>
</table>
6. WHICH ATTRACTIONS IN INGLEWOOD ARE YOU AWARE OF OR YOU HAVE VISITED? (HOW DID YOU FIND THESE)

<table>
<thead>
<tr>
<th>Attraction</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Blue Eucy Distillery (Not open)</td>
<td>2</td>
</tr>
<tr>
<td>The Court House (Not open)</td>
<td>2</td>
</tr>
<tr>
<td>The Town Hall (Not open)</td>
<td>2</td>
</tr>
<tr>
<td>Never visited (visiting relatives)</td>
<td>1</td>
</tr>
<tr>
<td>The Botanic Gardens</td>
<td>1</td>
</tr>
<tr>
<td>The Railway Station (Not open)</td>
<td>1</td>
</tr>
<tr>
<td>The recreation facilities (good)</td>
<td>1</td>
</tr>
<tr>
<td>The Flora and Fauna Reserve</td>
<td>0</td>
</tr>
</tbody>
</table>

7. WHAT NEW BUSINESSES OR SERVICES SHOULD BE ENCOURAGED TO ENCOURAGE VISITATION?

<table>
<thead>
<tr>
<th>Service</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurants / food</td>
<td>1</td>
</tr>
<tr>
<td>Tourist information centre and toilets.</td>
<td>1</td>
</tr>
<tr>
<td>Video Ezy and CD shop</td>
<td>1</td>
</tr>
<tr>
<td>No answer.</td>
<td>1</td>
</tr>
<tr>
<td>None.</td>
<td>1</td>
</tr>
</tbody>
</table>

8. WHAT PHYSICAL IMPROVEMENTS COULD BE MADE TO MAKE VISITORS’ STAY MORE ENJOYABLE AND MEMORABLE?

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Big and better motel / back-pack, Bed &amp; Breakfast or Hotel accommodation.</td>
<td>2</td>
</tr>
<tr>
<td>Slow through-traffic.</td>
<td>1</td>
</tr>
<tr>
<td>Streetscape improvements – trees and seats particularly.</td>
<td>1</td>
</tr>
<tr>
<td>No answer.</td>
<td>1</td>
</tr>
</tbody>
</table>
APPENDIX 3

INGLEWOOD URBAN DESIGN FRAMEWORK
PROJECT WORKING GROUP MEETING
HELD: INGLEWOOD COURTHOUSE 28TH JUNE, 2002 AT 11AM

Present:
Adele Patterson – Loddon Shire Council
Howard Rochester – Secretary of the Football Club, member of Historical Society and Development and Tourism Committee.
John Morieson – Convener of Friends of Kooyoora, member of Development and Tourism Committee.
Peter Ryall – Department of Infrastructure
Cr. Colleen Condliffe – Councillor and community member.
Lynette Rose – member of the Inglewood Historical Society, member of the Inglewood Development and Tourism Committee.

Consultant team:
Michael Smith, Peter McNabb, Carol Atwell, Donald Walker, Simon Beale and Hayley Valentine.

AP – Draft Structure Plan
The already completed structure plan contains;
• Review of precincts, draft plan philosophy for development of land,
• Outline of precincts and zoning,
• Identification of environ constraints,
• Identification of community transport services, and
• Township boundaries.
• DID NOT look at linkages such as access to the hospital.

Requirements of the Urban Design Framework are:
• To review the zoning and precinct boundaries – are they still appropriate,
• Establish linkages to areas such as the hospital,
• Identify transport requirements, populations, new dwellings...to build on current plan.
• Recommendations for the trotting precinct,
• Consolidation of fragmentation,
• Rezoning of trotting precinct and hospital, ie. allow horse keeping and sewerage.
• Mapping will be useful.

A rural residential strategy is currently being prepared.
Immediate requirements include:
- Questionnaires – for locals and visitors,
- Flyer to inform of the project

**JM** – Social aspects are important to the township.
- Willing to form specific working groups,
- Want this study to act as a catalyst,
- Wildflowers theme is developing in the district,
- Tourism report outlining issues was commissioned two years ago.
  - Three of the six ideas within report have partly been developed. One of the problems is in getting small groups of people to progress with these ideas (group amalgamation will help).
- La Trobe University, Bendigo outdoor education students completed a wildflower study which initiated a wildflower display to be placed in a shop in Brooke Street.
- Friends of Koonyarra may publish the wildflower document if funds are available.

**IMPORTANT COMMUNITY BASED ISSUES RAISED BY RESIDENTS**
- Health complex is the largest employer in the town (the next largest being the IGA supermarket).
- A youth group exists, but there is little else of interest for the youth, those finishing school have little incentive to stay in Inglewood. Some go to university and come back to work but the frequency of this is declining – people are not coming back as there is less to come back for.
- Eucy distillery has the potential of being a wonderful asset to the town as a tourist interest but currently is not presented adequately for tourist ‘wanderings’.
- Main street (Brooke Street) is very narrow. Colleen made the point that tourist buses and trucks find it difficult to park in the main street so don’t stop, they stop previously at Bridgewater (if regular travellers) or will continue towards Nhill to avoid the difficult parking issues. A suggestion put forward by Howard Rochester was of a truck route to be placed around town. Adele Patterson informed that this could be looked at but would need to be a long term outcome.
- Truck movements are generally only to service the IGA mainly for milk deliveries, this not seen as a major problem though.
- Town Hall is recognised as an asset but with the current funding of $2000 per year the maximum they are able to do is maintain the Hall.
- Many residents of Inglewood go to Bendigo for work and to do major shopping (including grocery shopping).
- Economy of the town is declining.
  - The Motor Museum is no longer a museum,
  - There is no petrol station left in the town,
  - Large proportion of population earn less than $300 per week,
  - Mining applications have dropped recently,
  - Orienteering is known worldwide in the area but this has not been sufficiently capitalised upon although the Lions Club in the past has aided in providing catering for the World Masters Games in Orienteering.
• No secondary education facility exists in Inglewood, the closest being Wedderburn or Bendigo – the primary schools are of five in the area (Tarnagulla, Wedderburn and Bridgewater also have primary schools).
• Horse trotting precinct needs to be retained, perhaps developed with better facilities ie. sewerage. Riding club have gymcarnas.
• Adele Patterson mentioned the streetscape planting could be a diverse issue.
• Rural Transaction Centre would be useful asset, perhaps including a tourist information centre.

HR – Suggestion that two towns, Inglewood and Bridgewater, be amalgamated into one with industrial zones occupying the current open space between the two towns.

Recreation activities:
• Trotting complex
• Australian Rules Football
• Golf
• Bowling
• Music (new choir starting up)
• Aerobics (3 evenings, 20 people
• Potential theatre and arts club starting up
• Walking tracks, including Old Inglewood and the old cemetery.

IMPORTANT ASSETS OF THE TOWN NOT CURRENTLY UTILISED

• Public buildings are all located off the main street. Majority are located on the hill near the hospital and the railway station.
• Grain freight service use the rail through Inglewood but no passenger trains run.
• Shunting yards could be cleaned up and used as a display case.
APPENDIX 4

INGLEWOOD URBAN DESIGN FRAMEWORK
TOWNSHIP TOUR

FRIDAY 12TH JULY 2002 AT 11AM

Tour was taken in a minibus

Attended by 16 people including the consultant group, Council and Department of Infrastructure representatives and the Steering Committee.

ST. AUGUSTINE’S ANGLICAN CHURCH

• First church blew down in a storm, existing church was re-built in its place.
• Side windows and window above alter are all stained glass, excellent specimens
• Stained glass end windows is floodlit at night
• Seen as a good performance venue in the future
• Associated with hall opposite Sullivan Street

PRIMARY SCHOOLS

• Only two schools left in Inglewood (used to be a high school in the town also)
• 70 children in larger school
• 50-60 children in St. Mary’s Primary School.

WAR MEMORIAL AREA

• An island treatment is required for protection.
• Increased awareness needs to be carried out on the main street.
• Red floodlights illuminate memorial at night.
• Old gas lamps (near CFA) are now bollards (4No). Potential exists to re-locate lamps to another area.
• Similar light poles (full pole version) exist outside Town Hall.
• Howard informed that there is a complete lamp in storage – perhaps use this to make moulds and re-locate lamps outside Bendigo Bank.
• A lamp is currently situated in the Lions Park

MASSONIC LODGE (AURORA LODGE)

• Open for the Blue Eucy Festival
• Used to have two palms framing the doorway
• New extension to the front was completed 10 years ago not in the style of the original building.
• Original building built in 1891 (informed by Ken Baker)
• French Salon style interior decoration, restored in 1958.
• Members meet once per month (current member list at 48 people)

BEND IN BROOKE STREET NEAR DUNOLLY – INGLEWOOD ROAD

• Potential for a tourist information centre seen as a good idea
• Steering Committee informed consultant team that the present owner (Peter Harris) may be encouraged to sell the land to Council if tourist centre was to be placed on site
• Steering Committee suggested that a plan be created for the area to help ‘sell the idea’.

MOTOR MUSEUM

• Closed five to six years ago but Steering Committee see the potential to open it up as a museum again once park is developed on previously mentioned corner site

HOTEL CAR PARK / POST OFFICE AREA

• Cobb & Co. Used the car park as the main horse changing area for 28 miles, first change west of Bendigo.
• Excellent viewcone through to Post Office from the main street.

BOWLING CLUB

• Some support (not majority) in the town to re-locate bowling club to recreational area (at the entrance to town).

TOWN HALL

• Town Hall has 25 foot ceiling.
• Stage has native temperate forest scene as backdrop and wings.
• Toilet block east of the Town Hall, unisex toilets would allow greater flexibility of access.
• Suggestion to move toilets to more appropriate place, away from view of the Town Hall form the main street.
• Flag is flown on special occasions (ie. Royal events such as birthdays and deaths, Australia Day etc.).
• Until relatively recently was used as a picture theatre.
• On occasion balcony has been used to house a band (Blue Eucy Festival) – apparently that works well.
• Town Hall Committee is protective perhaps not permitting use of the Town Hall be enough interest groups
BENDIGO BANK AREA

- Questionable who owns the bank building, Shire owns the site
- Popular view exists to keep facades of neighbouring derelict buildings and make the area a ‘walkthrough’ from room to a grassed area leading to the Town Hall
- View to re-locate verandah, giving the area and open green space image
- Perhaps link the area through to the war memorial (although the current link down Verdon Street has good potential).

RURAL TRANSACTION CENTRE

- Plans exist for a Rural Transaction Centre to move into the old bakehouse (next to Lions Park).
- Plans include proposed toilet block alongside building with a park.

BOTANIC GARDENS AND TROTTING TRACK AREA

- Botanic Gardens (approx. 20 acres) were established in 1863, previously an old cyanide plant.
- In 1983 Apex took the fences down as the Lions Club took over.
- Public land exists around the reservoir.
- Gardens linked to reservoir by walking tracks, good fishing for Red Fin in reservoir.
- Von Mueller has some business with the establishment of the Botanic Gardens.

YOUTH ACTIVITIES

- Buses to the surrounding high schools, free to travel to Wedderburn but a fare applies on the bus to Bendigo.
- General consensus that education standards are lower at Wedderburn than at Bendigo (also no choice between schools in Wedderburn).

RECREATION ACTIVITIES

- Two hotels / pubs
- Bike rides go through town (but are more for outsiders)
- Caravan park / motel for tourist accommodation
- Sled dog racing (huskies) on tracks just outside town (locals not interested).

FOOTPATHS

- To school
- Along the main street
WALKING TRACKS

- Inglewood Historical Society has built a lookout of Inglewood ‘the City in the Scrub’. A pleasant walk with good views of the surrounding area.
- Inglewood Historical Society is in the process of constructing walking tracks to various historical sites, including miner’s houses, old underground oven, dams and old vegetable gardens.
- Further in the future is the vision of a walking track to be constructed from the existing lookout through the surrounding wineries to Melville Caves (a two to three day camping trip).
- Goldquest mine shaft exists (though not currently used is still maintained) going 1200 feet deep.

MELVILLE CAVES

- Large rocky outcrop forming caverns with views of surrounding area.
- Natural springs feed the toilets and picnic area.
- Very good asset, currently draws Melbourne and surrounding town tourists. Has potential to draw in more tourists.
- Eucalyptus leucoxylon and Eucalyptus sideroxylon trees lead along the road towards the caves providing interesting images.
- Suggestion (as we travelled past the wineries) to have a cellar door within the township.
ISSUES RAISED BY THE INGLEWOOD COMMUNITY

Tree planting
- Re-establish school plantations
- Establish town entrances

Main Street
- Image, character improvement required, views along verandahs are important.
- Significant vacant shops are evident.
- Vehicle speed a concern on Verdon and Brooke Streets.
- Suggested 50 kph speed limit on Brooke Street (speed humps suggested solution).
- Demand for a bigger (and more) fresh bakery / cafes, not just take-aways.
- Better mix of shops required.
- Keep retail / commercial businesses at current building scale (avoid largely proportioned box-shaped buildings).
- Opportunity shop is a real asset in the town.
- Provide disabled access into shops.
- More prominent toilets (than those at the Town Hall).
- Pedestrian crossing not wanted in current location.
- Relocate bus stop away from Brooke Street.

Botanic gardens / reservoir
- Retain reservoir and enhance the Botanic Gardens (Masterplan).

Town entrances
- Better entrances needed by way of better signage, including signage to direct people to the toilets, the Town Hall and inform visitors of available activities in town.
- What is the town boundary?

Streetscape
- Better street furniture (bins, seats, lamp-posts).
- Plaques on historic buildings outlining historical significance.
- Better signage and uniformity on local attractions / lists of sites.
Marketing and business promotion
- Better marketing of the town’s assets, link with Bendigo Tourism.
- Shops need to have regular opening hours and be open especially at peak times.
- Need for a residential estate and employment opportunities for young people.
- Disappointment with Council attitudes towards Inglewood’s businesses.
- A need exists for the community to be consulted on issues more often by Council before works are carried out.
- Inglewood should remain known as a farming town, not developed in a similar way to Maldon.

Linkages
- Develop new pedestrian linkages of solid footpaths leading away from Brooke Street.
- Footpath required in particular from the hospital to Brooke Street. Possibility of bike / gopher lane.
- Improved link required between Brooke Street and the Town Hall.
- Link Brooke Street (by way of shop perhaps) to wineries. Display could be given in Brooke Street for each winery on a roster system.

Tourism and visitor amenities
- A good town walk exists that is popular with tourists.
APPENDIX 6

REVIEW OF INGLEWOOD STRUCTURE PLAN - SUMMARY

COUNCIL’S POLICY AND PHILOSOPHY FOR DEVELOPMENT OF LAND WITHIN INGLEWOOD TOWNSHIP

- Council’s vision for use & development of land is to ensure the enhancement of its
  - natural resource base and environmental issues;
  - economy (esp. Agricultural production & employment opportunities);
  - community, cultural heritage & recreational facilities;
  - improved presentation and amenity to provide resident with high quality lifestyle and attract new residents to the area.
- Support enhancement of existing medical and community facilities;
- Encourage new community health facilities;
- Encourage new commercial development;
- Support restoration and enhancement of Brooke Street with development and conservation of precinct to be in accordance with relevant areas of Heritage study;

PROVIDE PLANNING FRAMEWORK TO GUIDE ORDERLY DEVELOPMENT OF LAND WITHIN INGLEWOOD TOWNSHIP

- A commercial precinct – Town Centre;
- Several residential precincts;
- A Medical precinct;
- A recreational precinct;
- A horse trotting precinct;
- An industrial precinct;
- A heritage precinct;
- Vacant land – not all sites suitable for development;
  - West of town centre have been disturbed by mining activities – caution needed.
  - Use of vacant sites for horses.
- Development potential:
  - Opposite Shell Service Station including the Phillip’s brickworks site;
  - Former petrol station, opposite Tarnagulla Road;
  - Football oval and golf course;
  - Area with St. Mary’s Catholic Primary School and Church complex adjoining hospital.
- Approved development:
  - 6th October 2000 permit for two horse shelters, 40 Sullivan St.
  - 30th November 2000 permit for use of land for medical centre, 22 Southey St.
IDENTIFY EXISTING ENVIRONMENTAL & HERITAGE FEATURES, LANDSCAPES & CONSTRAINTS

- State forest areas surround Inglewood;
- Inglewood Flora & Fauna Reserve located to the north, west & south-west, unique for its biodiversity, 13 of the 300 vascular plants are listed as threatened;
- Significant sites, corridors & old trees, buffers & threatened species exist;
  - Roadside reserves;
  - Remnants of vegetation on freehold land is in close proximity to native vegetation – should be protected, further work required to locate specific sites;
  - Crown land, northern end of town contains significant population of Streaked Wattle (Acacia lineata), listed as rare in Victoria.
- Heritage through its compact main street, geometric form and location to flat plains;
- Visitors experience a distinct sense of arrival to and departure from Inglewood’s commercial area.
- Significant buildings of gold rush era are not on the main street and positioning of civic, religious, community and public facilities are unique.
- Three sites are included on the Victorian Heritage Register, the Inglewood Court House, the Pipe Organ of St. Augustine’s Anglican Church and the “Charlie Napier” Hotel.
- National Estate Register – Brooke Street commercial precinct, “Charlie Napier” Hotel and St. Augustine’s Anglican Church.
- Details of the schedules need to be checked.

IDENTIFY REQUIREMENTS RE: TRANSPORT, INFRASTRUCTURE, UTILITY SERVICES, COMMUNITY FACILITIES, OPEN SPACE ETC.

- Street network:
- Calder Highway:
  - High volumes of freight transport, business and personal travel;
  - VicRoads has no plans to construct overtaking lanes in the near future despite high accident rates between Inglewood and Marong.
  - Alternative route for trucks.
- Brooke Street:
  - Pedestrian facilities are being constructed - a pedestrian crossing.
- Verdon Street:
  - Increased numbers of heavy vehicles going between St. Arnaud and Kerang and Echuca.
- Public transport:
  - Two V-Line bus services now replace rail service operating once daily (3 days); Melbourne, Bendigo, Inglewood Sea Lake; operating once daily (3 days); Melbourne, Bendigo, Inglewood, Swan Hill.
  - No changes proposed in near future.
  - Pedestrian / bicycle trails / horse trails;
• New combined pedestrian / bicycle footpaths in place.

PROVIDE INFORMATION RESOURCE FOR LOCAL RESIDENTS, COMMUNITY GROUPS & PROSPECTIVE BUSINESSES

- Town Hall has toilet facilities but minimal visitor information exists on the toilet wall as a visitor map. However no interpretative centre exists were visitors (and locals) can learn about Inglewood;
- Natural resources;
- Historic sites, buildings, events
- Community facilities;
  - Health;
  - Education;
  - Child services;
  - Recreation facilities, and
- Horse Trotting precinct.
APPENDIX 7

OPEN SPACE PLANNING AND SOCIAL CONTEXT

Introduction
This section aims to assess the parks and open spaces throughout Inglewood to determine their actual and potential contribution to urban design of the township. In particular it presents an assessment and recommendations with consideration of the provision, function, appearance and maintenance of the parks and open spaces.

Open Space Provision
Inglewood is relatively well endowed with parks and open spaces. It includes a large recreation reserve for active sports, a Botanical Garden, a number of formal and informal parks and open spaces throughout the town. Inglewood also is surrounded by a large crown land Flora Reserve and Bushland Reserve.

Parks and open spaces that were reviewed as part of this assessment include:
- Open space surrounding the town hall
- Inglewood Recreation Reserve
- Inglewood Botanic Gardens and Reservoir
- Lions Park
- Gordon Park
- Ham Park
- Old Cemetery
- Surrounding Flora Reserve
- Golf Course
- Laneways
- Railway reserve, and
- School grounds.

Other surrounding open space opportunities include a Riding Club/trotting area, Melville Caves (15 km) and Kooyoora State Park.
**Open space type / classification**
The following Open Space Classification Table has been used as the basis of determining the main function of each area of open space.

**Table 1 - Open Space Type / Classification**

<table>
<thead>
<tr>
<th>Open Space Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic Space</td>
</tr>
<tr>
<td>Community Garden</td>
</tr>
<tr>
<td>Community Facility</td>
</tr>
<tr>
<td>Passive / informal recreation</td>
</tr>
<tr>
<td>Linkage</td>
</tr>
<tr>
<td>Nature Reserve / Wildlife corridor</td>
</tr>
<tr>
<td>Outdoor Sports / Active Recreation</td>
</tr>
<tr>
<td>Playspace</td>
</tr>
<tr>
<td>Sacred Place / Memorial area</td>
</tr>
<tr>
<td>Formal Garden</td>
</tr>
<tr>
<td>Visual Amenity</td>
</tr>
<tr>
<td>Water Based Recreation</td>
</tr>
</tbody>
</table>

Each area of open space has been allocated a classification type in accordance with Table 1 (see details in Park Specific Assessment and Recommendations below). Assessment of this provision shows that the types of open space that are not currently provided for within Inglewood include “Community Garden” and “Visual Amenity”. Given the population and size of residential lots, it is appropriate that there is no public open space dedicated for use as a “Community Garden”. Recognising the role of open space in contributing to the visual amenity of an area, it may be worth considering opportunities to develop open space for this purpose.

The areas allocated for “Civic Space” include the parkland around the Town Hall and the small Lions Park on the main street. Neither of these spaces provide completely satisfactory opportunities to function as a centrally located civic public space due to constraints to size, location and configuration. It would be valuable to consider creation of a more appropriate civic space, possibly between the Town Hall and Brooke Street, if the opportunity arises. Alternatively, the bowling club could be relocated from behind the Town Hall to allow the open space surrounding the town hall to be fully developed as Civic Space.

**View to Town Hall and surrounding open space from Brooke Street is constrained by fence and buildings on the main street.**
Distribution
There are six key areas of open space (recreation reserve, town hall, Lions Park, Gordon Park, Ham Park and railway) provided within the most densely populated area of the town. This is complemented by open space associated with the Primary School and Catholic School, and the surrounding bush/crown land. Given the town’s small population, quiet streets (off the main road) and extensive network of laneways and large private house lots, it is considered that the distribution of open space is adequate.

Activities and Facilities
An analysis of population break-down shows that the largest age groups within the community in 1996 were 5-17 yrs, 35 – 49 yrs and 60 – 74yrs. The implications are that facilities will need to be provided for children and teenagers, middle-aged adults, older adults and families.

The following table provides a summary overview of the main activity based facilities and equipment provided in Inglewood’s parks and open spaces. This does not include facilities provided at the local schools, which area not fully accessible to the public. It also includes an assessment of the general relevance of facilities for each age group.

<table>
<thead>
<tr>
<th>Relevance to age range</th>
<th>Provision in the township</th>
</tr>
</thead>
<tbody>
<tr>
<td>C = children</td>
<td>✓</td>
</tr>
<tr>
<td>T = teenagers</td>
<td>X</td>
</tr>
<tr>
<td>A = middle-aged adults</td>
<td>✓ ✓</td>
</tr>
<tr>
<td>O = older adults</td>
<td>✓</td>
</tr>
<tr>
<td>F = families</td>
<td>X</td>
</tr>
</tbody>
</table>

The table shows that:
- for children and teenagers there is adequate provision of ball courts and sports field, but there is limited other equipment/open space facilities for teenagers in particular;
- there is no senior playground and minimal provision of equipment for junior/intermediate play;
there is practically no interpretive/educational material available in the parks and open spaces; and
provision of paths and picnic tables/areas could be improved.

Access and links

Generally the open space is situated on roads which provides easy access and room for car parking on or adjacent to each of the sites. Two parks provide bicycle parking, the recreation reserve and Town Hall, but there are no dedicated bike lanes on roads, or signs indicating preferred bicycle routes around the town.

There are a limited number of paths in parks/open spaces, or footpaths linking these areas and key community facilities.

There a large number of horses in the town and laneways provide great links equestrian trails away from traffic.

Within the commercial precinct there is one key laneway between the Royal Hotel and Community Resource Centre that would be valuable to develop as an outdoor dining / cafe area.

Interpretation and signage

Whilst there is some signage at the majority of parks, there are limited place name signs or directional signage to the parks. This is particularly relevant for open space not located on the main road, and could be improved upon.

There is virtually no on-site interpretation at any of the parks or open spaces.

Visual assessment

With the exception of the open space surrounding the town hall and Ham Park, the majority of parks and open spaces throughout the township lack any distinct visual character or theme. This may be strengthened by adopting planting/vegetation themes for each area of open space, and building on some of the features that exist, such as the lemon scented gums at the recreation reserve.

This is equally relevant for built features throughout the parks. For example, park furniture at the Botanic Gardens could be designed to create a sense of formality about the garden, while maintaining a rural character. Additionally, a number of the high profile sites, in particular the golf course and recreation reserve could be enhanced significantly if the front fences were upgraded/improved. Any upgrade of fencing should be consistent with the purpose of the open space and the rural character of the town.
The visual impact of the town is particularly influenced by the approaches to the town. From the east the avenue of lemon scented gums could be built on, and the north western entrance to the town would benefit from the development of a gateway feature with associated landscaping, perhaps celebrating the Blue Eucy theme given the approach through mallee scrub.

Lemon-scented gums along Main Street would form an attractive signature tree for entrance into Inglewood from the east.

Summary of recommendations

The following provides an overview of general recommendations in relation to open space provision in Inglewood:

- Develop open space for Visual Amenity purposes – possibly using the vacant block at the corner of Brooke Street and the Calder Hwy.
- Create a new, central, public area for Civic Space, either between the town hall and Brook Street, or relocate the bowling club to allow the open space around the town hall to be fully developed as Civic Space;
- Install senior play equipment (7 – 14yrs), probably at the recreation reserve.
- Investigate the need for open space facilities for teenage activities other than ball courts and sports fields.
- Install place name and directional signage for all parks.
- Develop interpretation about relevant parks in a coordinated fashion with other features around the town.
- Designate and sign equestrian and bicycle links throughout the town.
- Improve provision of footpaths throughout the township, especially linking key community facilities and open spaces.
- Create path networks in major parks and open spaces, and provide additional picnic/seating areas with landscaping and shade, including shade trees...
- Upgrade the front fencing at the high profile areas of open space, especially the golf course and recreation reserve, consistent with the purpose of the open space and the rural character of the town.
- Develop planting and park furniture themes for each park, consistent with the classification, function and landscape character of the park.
- Improve the visual amenity of the main approaches to town be reinforcing and expanding lemon scented gum avenue to the east and creating an entrance feature designed around the Blue Eucy theme to the west
- Develop interest in nature strips.
Park specific assessment and recommendations

Open space surrounding the town hall

<table>
<thead>
<tr>
<th>Classification</th>
<th>Civic Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities:</td>
<td>Paths, picnic table, bench seats, bins, bike rack, tap water, public toilets, car parking (on-street), lighting, flag pole</td>
</tr>
<tr>
<td>Landscape character/appearance:</td>
<td>Strong formal vegetation theme with established palms, lawn and some garden beds. A very attractive area of open space set off by the historic town hall.</td>
</tr>
</tbody>
</table>
| Recommendations:        | • Install place name signage;  
                          • Improve appearance of the public toilets and consider integrating with adjacent bowling club building;  
                          • Improve appearance of interface between open space and bowling club facilities, perhaps using landscaping;  
                          • Upgrade bicycle rack and old galvanised pipe barrier. |

Palms at the town hall open space create a strong sense of formality and history. Appearance of toilet block, bicycle racks and old galvanised pipes could be improved.
Inglewood Recreation Reserve

<table>
<thead>
<tr>
<th>Classification:</th>
<th>Outdoor sports/active recreation, Playspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities:</td>
<td>Picnic tables, bench seats, bins, playground (junior/intermediate), BBQ, shelter, bike rack, tap water, public toilets, car parking (on-site), lighting for oval, signage, oval and pavilion, tennis courts and club rooms, cricket nets, netball/basketball courts, public swimming pool (outdoor)</td>
</tr>
<tr>
<td>Landscape character/appearance:</td>
<td>The plantings/vegetation around the reserve are irregular in theme and varied in health/condition. There are a few lemon scented gums, grassed areas and oval turf is of varied condition and few garden bed areas. Bush behind reserve provides a strong backdrop. Buildings are tired / out-dated.</td>
</tr>
<tr>
<td>Recommendations:</td>
<td>Develop a planting theme for the reserve, using an overstorey of lemon scented gums to link with the avenue tree planting along the main road; Improve the front fencing along the main road by – setting back where possible, landscaping, removing high fencing where not required and replacing old rusty mesh fencing with black mesh; Improve landscaping and fencing around the swimming pool, as a key activity area near the main entrance to the reserve, in particular screening the infrastructure services area; Investigate options to improve and coordinate the appearance of buildings throughout the reserve, such as rendering brick work; Install directional signage to the reserve; Upgrade and install place name signage which is visually prominent and attractive; Irrigate key activity areas, especially the playground, swimming pool, pavilion and clubrooms; Extend play equipment to cater for senior play and provide a shade structure in this zone; Develop a path network throughout the reserve, linking key activity areas off the vehicle track; Provide several pedestrian crossing and access points across the drain at the front of the reserve; Develop a shared path to link the township with the reserve (possibly between the drain and houses on the southern side of Main St); Water availability from reservoir for tree planting, watering of oval etc.</td>
</tr>
</tbody>
</table>
Improve the appearance of the recreation reserve by modifying the front fences: upgrade, setback and landscaping.

J Sloane Park, which is the playspace zone of the recreation reserve, could be improved by upgrading play equipment and extending equipment to accommodate senior play, adding a shade structure, irrigating turf.

Possible location of a shared path to link the township with the reserve between the drain and houses on the southern side of Main St.
## Inglewood Botanic Gardens and Reservoir

<table>
<thead>
<tr>
<th>Classification:</th>
<th>Formal Garden, Water Based Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Facilities:</strong></td>
<td>Walking trail to reservoir, picnic tables, bench seats, bins, small playground, tap water, public toilets, car parking (on-site), signage, BBQs</td>
</tr>
<tr>
<td><strong>Landscape character/appearance:</strong></td>
<td>Entrance feature wetland is attractive. A few established and new plantings of Norfolk Island Pines. New plantings of westringia and conifers around loop driveway. Garden beds in front of toilet block.</td>
</tr>
</tbody>
</table>
| **Recommendations:** | • Prepare a planting and interpretive plan for future development of the gardens;  
• Upgrade park furniture and appearance of toilet block to be more in keeping with the gardens;  
• Develop plant name signage and interpretation for the gardens, including the entrance wetlands and walk to the reservoir;  
• Upgrade and extend the play equipment in keeping with theme and character of the gardens. |

Wetlands form an attractive entrance to the Botanic Gardens.

Upgrading the appearance and style of the park furniture and toilet block in the Botanic Gardens would be beneficial.
Lions Park

<table>
<thead>
<tr>
<th>Classification:</th>
<th>Civic Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities:</td>
<td>Granitic sand surface, bench seats, picnic table, bin, car parking (on-street), visitor information map (basic information), lighting, shade from adjacent buildings and large eucalypt in the back corner, flag pole.</td>
</tr>
<tr>
<td>Landscape character/appearance:</td>
<td>Formal, civic space with small garden beds, large rocks and seating areas. Large eucalypt in the back corner. Well presented.</td>
</tr>
</tbody>
</table>
| Recommendations:    | • Update / upgrade tourist information board;  
                      • As the purpose of this site is constrained due its location, size and configuration, review the need for its provision if a more central Civic Space is developed. |

The Lions Park is located in a small space within the commercial precinct of the town.

Palms in Ham Park, adjacent to the railway reserve, provide a strong link to the history of the town.
**Gordon Park**

<table>
<thead>
<tr>
<th>Classification:</th>
<th>Passive/informal Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities:</td>
<td>Car parking (on-street)</td>
</tr>
<tr>
<td>Landscape character/appearance:</td>
<td>Scattering of established native vegetation across the site, new plantings, established avenue of sugar gums along roadside.</td>
</tr>
</tbody>
</table>
| Recommendations:           | • Develop facilities to support informal recreational activities, including paths, seating, shade/shelter and a kick about area;  
|                            | • Create mulched garden bed areas to include native grasses, forbes, shrubs and trees, while maintaining key view lines;  
|                            | • Install directional, place name and interpretive signage. |

**Ham Park**

<table>
<thead>
<tr>
<th>Classification:</th>
<th>Linkage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities:</td>
<td>Granitic path, car parking (on street), placename sign, tap water</td>
</tr>
<tr>
<td>Landscape character/appearance:</td>
<td>Small park adjacent to railway reserve. Attractive palm and iron bark overstorey and grassed understorey.</td>
</tr>
</tbody>
</table>
| Recommendations:           | • Strengthen planting theme to link palms to the town centre;  
|                            | • Link as part of a town walk to the old railway station. |

**Old Cemetery**

<table>
<thead>
<tr>
<th>Classification:</th>
<th>Sacred Place/Memorial Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities:</td>
<td>Old wooden name sign, new wooden tombstones</td>
</tr>
<tr>
<td>Landscape character/appearance:</td>
<td>Set in bushland/flora reserve</td>
</tr>
<tr>
<td>Recommendations:</td>
<td>• Upgrade place name signage and add interpretation (perhaps small information board and shelter).</td>
</tr>
</tbody>
</table>
Railway reserve

<table>
<thead>
<tr>
<th>Classification:</th>
<th>Linkage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities:</td>
<td>Nil</td>
</tr>
<tr>
<td>Landscape character/appearance:</td>
<td>Generally open grassy area along old disused railway.</td>
</tr>
<tr>
<td>Recommendations:</td>
<td>• Link into proposed township walk with appropriate signage, paths and seating.</td>
</tr>
</tbody>
</table>

Golf Course

<table>
<thead>
<tr>
<th>Classification:</th>
<th>Outdoor sports/active recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities:</td>
<td>Not assessed.</td>
</tr>
<tr>
<td>Landscape character/appearance:</td>
<td>Rural style golf course, set on Bendigo Road (eastern access to Inglewood).</td>
</tr>
<tr>
<td>Recommendations:</td>
<td>• Improve appearance from main road by upgrading signage, landscaping throughout carpark area and upgrading the front fence, perhaps with post and rail at the golf course entrance.</td>
</tr>
</tbody>
</table>

Golf course frontage could be improved by upgrading the front fence, signage and landscaping in the car park.
APPENDIX 8

INGLEWOOD URBAN DESIGN FRAMEWORK
PUBLIC MEETING MONDAY 30TH SEPTEMBER 2002 @ 7PM
AGENDA AND PROCESS

• INTRODUCTION

• PRESENTATION OF OPPORTUNITIES: 30 MINS – 1HR

• DISCUSSION

PROCESS TO DATE
Meeting with the Steering Committee.
Township and surrounding area tour with the Steering Committee.
Site analysis of the study area.
On-site community drop-in, morning of August 9th.
Steering Committee meeting.
Presentation of analysis and opportunities.

NEXT PROCESS
Development of draft Action Area plans.
Development of draft strategies.
Presentation to the Steering Committee.
Presentation to the community.
Period of community review and comment.

STUDY TEAM
Steering Committee
- Community representatives
- D.O.I.
- Council representatives

Consultant Group
Michael Smith Landscape Architect, Urban Designer and Horticulturist
Peter McNabb Strategic Planner and Business Analyst
Carol Atwell Urban Art and Cultural Planning Consultant
Donald Walker Architect/Urban Designer and Historian.
Simon Beale Transport and Traffic Engineer.
Hayley Valentine Project Assistant – Urban Design
APPENDIX 9

John Morieson’s notes

Fuel outlet
- Proposed set up costs of $40,000 funded by co-op members being distributed shares based on contributions;
- Pumps manned by volunteers for the first few months;
- Twelve-month review to determine if the business is viable and if it should be purchased privately and run as an independent business.

Aqueduct and Reservoir
- Water is directed to Inglewood from the Loddon River at Bridgewater but used to be via aqueduct and reservoir;
- Reservoir and aqueduct have fallen to disrepair, resulting in seasonal flooding on the western side of town;
- Propose to clear tunnel and lay a pipe from the reservoir to the recreation reserve to irrigate the sporting arenas;
- Drainage exists already from the reservoir behind the primary school to the drain next to the recreation reserve – the pipe could be laid along this drain;
- Aqueduct is a marvel to 19th century engineering and an argument for its maintenance and upkeep can be built solely on this.

Beautification Committee
- Recent suggestions have been to form a Land Care group, which could double as a beautification committee (reducing the number of committees in town), as a beautification committee doesn’t currently exist;
- Tidy Town’s competition may be favoured by residents, committee could lobby with Council and organise working bees;
- Development of the Blue Eucy theme could be enhanced through street tree plantings of the two local mallees (Green and Bull);
- Bring the bush into the urban environment, encouraging native fauna into the town.

Aged accommodation: Lions Project
- Aged residents on nearby farms and in large houses within the township find it difficult to maintain their properties;
- The number of aged persons are increasing;
- Lions Club have given the green light for establishing aged accommodation within Inglewood;
- A feasibility study would be completed;
- Proposed three two-bedroom units located close as possible to Brooke Street;
- Local management committee would need to be established to run the outfit.
APPENDIX 10

Truck Bypass

Approximate positioning of a truck bypass around the north-eastern edge of Inglewood.

Ref (base map): RACV Vic Roads
APPENDIX 11

INGLEWOOD URBAN DESIGN FRAMEWORK

STEERING COMMITTEE MEETING 10TH JANUARY 2003

Present:
John Morieson,
Colleen Condliffe,
Peter Ryall,
John McLinden,
Adele Patterson,
Howards Rochester,
Merv Mason,
Mike Smith,
Peter McNabb and
Donald Walker.

• Presentation of strategies by the Consultant Team.
• Need to apply for Pride of Place funding by 21st March 2003.
• Were rear fences considered?
• Shire Depot no longer have a depot in Inglewood. Now located at Newbridge.
• Surrounding environment is strong.
• Lighting of shops at night is important to entice people to stop.
• Interest free loan to improve shops and buildings. The Government lends money at time of sale. Title is used as security.
• Significant number of absentee landlords and shops converted to residences. Undesirable with respect to street life and township image/prosperity.
• Inglewood is at the "front door" to the wineries of the area.
• Council will need to get possible players to run through the strategies.
• Promote eucalyptus oil in shops and information centre.
• Under business development strategy list Bed & Breakfast.
• Town has two supermarkets.
• Inglewood could be a dormitory town for Bendigo.
• All four main Shire towns are similar population, possible link of craft and community markets between the four towns.
• A path linking from Brooke Street to the hospital has been approved.
• The railway station is currently leased and can greatly be enhanced and promoted in the future as a gallery and coffee shop. It requires a person to take responsibility.
Michael Smith and Peter McNabb presented the strategies under the following headings:

- Heritage and Culture;
- Landscape and Streetscape;
- Community Facilities;
- Traffic, Transport and Access;
- The Business Economy;
- Tourism and Visitor Amenities;
- Built Form;
- Open Space, Parks and Recreation Areas; and
- Brooke Street.

John McLinden advised if there was general community support to develop the corner at the south end of Brooke Street associated with the co-operative petrol station, then wider consultation concerning the details is required.

- Space for trucks, buses;
- Car parking;
- Access;
- Aerial bundling of cables is less costly than undergrounding. Quote for Brooke Street $166,000 so may be $200,000 now not $500,000;
- No major objections to Town Square, removal of the Bendigo Bank building, subject to Bank being located within a suitable main street building;
- Thanks given by the Development and Tourism Committee.
APPENDIX 13

INGLEWOOD URBAN DESIGN FRAMEWORK

STEERING COMMITTEE MEETING

Present:
John Morieson,
John McLinden,
Howard Rochester,
Merv Mason,
Laurie
Mike Smith,
Peter McNabb and
Donald Walker.

Toilets at the Town Hall are under a separate project. John Morieson advised keep toilets and refurbish.

John Morieson provided concept ideas for a memorial Boulevard on Verdon Street. Time walk through events. Statues and representatives of notable citizens to be erected along the way. Link Town Hall to the Courthouse.

M. Smith – We will strengthen the Executive Summary now that the visions have been determined. Information from Heritage Victoria received, issues raised had already been comprehensively covered in the report.

John McLinden advised there is a need to develop the vision for Inglewood. He will also write to Ray Tonkin thanking him for support. John also advised that there is no evidence to suggest the Bendigo Bank building proposed for removal is a heritage building. John advised that the Heritage Study recommendations to prepare overlay controls have been implemented. It will be difficult to get further assistance, recognition and funding. John will involve the Shire Heritage Advisor to assist in further applications.

The decision of the meeting regarding the Bendigo Bank site, retain as short term, still investigate its relocation, then removal of the building to reveal a link to the Town Hall.

Two shops that are becoming derelict, between the Bendigo Bank and the pharmacy, need review for urgent use. Retain verandahs. Relocate / establish toilet to the park created. Show on plan as longer term strategy.

John Morieson supplied additional information for clarification as a guide for the heritage listing, National Trust listing and process of obtaining financial assistance, ie. Low interest loan or open up vacant shops to various community groups to use, paying for outgoings.
APPENDIX 14

Information for guidelines for nominations for Heritage Victoria listing and funding and the National Trust listing.
PREVIOUS COMMUNITY PLAN DOCUMENTS
Inglewood

COMMUNITY PLAN
Introduction

There have been two stages so far in the development of the Inglewood Community Plan. The first was the Inglewood Urban Design Framework, begun in June 2002 and completed in April 2003. The second is taking place in January/February 2004 as the Inglewood Development and Tourism Committee brings the UDF up to date by;

1. Adding items that were not initially included in the UDF, and
2. Noting the outcomes that have taken place since April 2003.

A third stage will occur this year when further public discussion will be focused on progress so far and to allow for further development and consolidation. Whilst the Smith Report is comprehensive, it is not exhaustive and there are controversial items which still need resolution. Our 'Community Plan' should be regarded, therefore, as a work in progress.

Outcomes

Several things have happened since April 2003, and they are listed according to their classification in the Smith Report.

Heritage and Culture p.43

- Blue Eucy Festival is continuing to develop
- Local groups are making increased use of the Town Hall
- Court House is being promoted through the introduction of period dramas enacted for tourists and locals
- Grant applications for preservation of commercial properties in Brooke Street have been successful.

Landscape and Streetscape p.49

- Pride of Place application for Town Hall-Verdon Street upgrade was unsuccessful but resulted in $45,000 gift from Sate Government for Town Hall precinct development
- Street tree planting. Commitment from IDTC to form an Inglewood Urban Landcare Group.

Community Facilities p.54

- Rural Transaction Centre application rejection has been followed up by moves by IDTC to create a community centre.

Traffic, Transport and Access p.57

- Nil
Business Economy p.39

- Petrol Station and Hairdresser have opened since the study concluded.

Tourism and Visitor Amenities p.62

- Blue Eucy Distillery. IDTC facilitated sale of site to new owner who has intention of creating Research and Interpretive Centre and eucalyptus oil outlet.
- Bush Walks, Town Walks. In development stage.

Built Form p.66

- Nil

Open Space, Parks and Recreation p.69

- Nil

Brooke Street p.74

- Nil

Of the total of 83 items listed, there are 10 separate items which have had significant outcomes since the presentation of the Smith Report. IDTC has generated over $100,000 from sources outside the Shire since the study was concluded.
Additions

Items that were not included in the Smith Report include the Inglewood Reservoir and Catch Drains, and Town Drainage.

NB. It should be noted that normal Council works are not included in this ‘Community Plan’. We should normally expect our rates to cover roads and footpaths, kerbing and drainage, rubbish collection etc. These are normal Council functions.

Nor have we included in the ‘Community Plan’ items that are already set in motion and which have been included in budget allocation or set aside grant monies, eg Town Hall precinct grass expansion.

Our mission for this occasion has been to create the beginnings of a community plan which will be mutually agreed upon, which will be achievable, which can be divided into short term and longer term goals, but which are partnership goals between townspeople and the Council.

Catch Drain and Reservoir

We sent the ‘Reser to Res’ report to the Council over 12 months ago and we note that the Council commissioned geo-technical report on the Inglewood Reservoir was received late last year.

We expect that this report’s findings will find favour with Council. The first finding is that the reservoir can be restored at relatively little effort and the water level raised to a level of two metres below the top of the embankment. The second is that the fully functional reservoir can act as a temporary flood retardation basin. If this means that the plan to create surge ponds west of the township for flood mitigation will not be required then this will save a great deal of money.

The reservoir, however, will not fill unless the catch drains are restored to full efficiency. The western catch drain needs to be cleared of vegetation and accumulations of silt need to be removed. Where it has been breached it needs to be fixed. Whether the whole of the catch drain needs to be restored is a decision to be taken in due course. However, it should be noted that this catch drain serves to deflect storm water in times of heavy rain. If surface water is allowed to continue to flow across the drain at the breach, as it does now, then a new drainage channel will need to be built to take this water to the Bulabul drainage channel.

Similarly, work is needed at the eastern catch drain. At present all the water it collects flows through a breach near the Powlett Road end, and after solid rain this water flows out of the breach and down towards the northern end of Sullivan and Grant Streets.
The aims of the Reser to Res report are clearly spelt out. The benefits will include:

1. Ample provision of fresh rainwater, rather than treated water for irrigating the sports oval and other parts of the Sports Complex.
2. Providing a lake for passive recreation
3. Creating an emergency stock of water for firefighting
4. Flood mitigation
5. For continued use by the Shire for roadworks.

Drainage

The causes of inundation need to be properly explored, preferably at the time of the next heavy rain. Maintenance works need to be carried out and many of these tasks require individual, manual application rather than by machinery. Connections between excess water and its origin at points along the catch drain need to be established. It may be that excess water flowing through to the town can be captured by properly functioning catch drains and diverted to the reservoir. The remaining excess should be channelled through the existing drain system.
Inglewood Community Plan 2004-2005 Items

This list is compiled according to the categories in the Smith Report.

Heritage and Culture p.43

- War Memorial Improvement – create a grassed roundabout around the memorial.
- Town Hall – Council to relocate some staff functions to Inglewood in office space at the Town Hall OR Council to establish a local liaison office at the Town Hall.
- Tivey’s House – Council to look into acquiring the property for community use as a museum and interpretive centre.

Landscape and Streetscape p.49

- Verdon Street – to be developed as a streetscape boulevard of remembrance.
- Brooke Street – revolving fund to be established to assist in the renovation of certain commercial premises so that they can function again as retail outlets and businesses.
- Weeds – need for active eradication.
- Signage – needs to be updated, made effective and uniform within the town and at the town boundaries.

Community Facilities p.54

- Aged accommodation – Council to take a pro-active role in establishing a task force to facilitate an answer to this need.

Traffic, Transport and Access p 57

- Alternative Truck Route – Council to plan this with VicRoads.

Business Economy p.59

- Industrial Park – Council is asked to re-examine their view.

Tourism and Visitor Amenities p.62

- Court House – demonstrated need for toilet.
- Derelict vehicles – visual amenity of the town could be assisted hugely by Council being more energetic in this area.

Built Form p.66

- Reservoir and Catch Drains – these need to be revitalised for the various uses of water storage.
- Drainage – need proper maintenance.
Open Space and Parks/Recreation Areas p.69

- Reservoir and Catch drain, as above.

Brooke Street p.74

- Lighting – uplighting to key buildings and power lines placed underground.

<table>
<thead>
<tr>
<th>Council Categories</th>
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<th>Priority</th>
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<tbody>
<tr>
<td>Capital Works:</td>
<td></td>
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<td>Roundabout at War Memorial</td>
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<tr>
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<td>Uplighting</td>
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<td>Aged Accommodation</td>
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<td>Revolving Fund</td>
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<tr>
<td>Location of Council Staff at Town Hall</td>
<td>longer term</td>
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Note on the Revolving Fund

We are happy to have received grants from Heritage Victoria to renovate and paint the frontages of no.s 42, 46-50 and 58 Brooke Street. This series of adjoining shop fronts will combine with the Pharmacy and Bendigo Bank to create a refurbished and good-looking western side to this part of Brooke Street’s commercial hub.

However, one of these premises is in a sad state and to fix up the facade will not make it usable for commercial purposes. There are a number of other premises in Brooke Street that require radical action.

The action proposed is for the Shire to use the power it has under the Land Acquisition and Compensation Act 1986 to compulsorily acquire these buildings, to have them fixed up and make them available for retail and business purposes.

There are also some shop owners who missed out on this round of grants and who are keen to do up their premises, but do not have the ready cash. They would rather
enhance their premises at 2004 prices rather than the escalating cost in a few year’s time.

We would ask the Council to have another look at the concept of a revolving fund, in the interests of assisting the commercial development of Brooke Street and to realise that the complications of having a heritage overlay do make such renovations more difficult in this commercial strip. A revolving fund is one that does not need topping up. The amount set aside is returned at little or no interest and always remains an asset of Council.

The Shire of Korong used a revolving fund most successfully in assisting the development of sporting facilities in the Shire.

Such a revolving fund would suit two purposes; one is as a loan to local businesses to improve the looks of their premises in the expectation that such enhancement will contribute to their bottom line. The other is to cover the cost of the Shire Council compulsorily acquiring certain derelict premises, restoring them to their full utility and having them used again as viable business premises.

In each case, the revenues returned would be placed back in the fund. No topping up would be required by Council. Further successful grant monies sought for this purpose could be added to the fund.

Inglewood Development and Tourism Committee Inc. 23 February 2004
INGLEWOOD COMMUNITY PLAN 2006-2007

1 Town Entry and Main Street Beautification
   STAGE 1

   **Aim:** To plant low growing vegetation along the northern bank of the stormwater drain to act as an attractive screen from Southey Street to the western end of the drain. Shire has given advice as to size and nature of shrubs and members of Inglewood Landcare have volunteered to plant them. Arrangements are being made with local landholders to water and maintain the vegetation. Estimated cost of indigenous plants is $500.

   Similar work is anticipated for the flowerbed on the western corner of the highway into Brooke Street, and on the curve on the opposite side of the road adjacent to the Fuel Co-op. $4000
   **Contact:** Margot Leitch 54383042 margot.leitch@bigpond.com

2 Inglewood Directory

   **Aim:** To amend and update the ICRC directory of Inglewood phone numbers and to pay for a new printing, a copy of which will be delivered free to every premises in Inglewood. $1700.
   **Contact:** Bev McNaughton ICRC 54383562 Home 54383663 bevgord2@yahoo.com.au

3 Gazebo at Hostel

   **Aim:** To provide a shaded outdoor area at the rear of the Hostel for private recreation for Hostel residents. Includes the cost of concreting a level surface and pathway. This is not a priority and depends on the success or otherwise of an existing plan to provide such a facility and which is awaiting construction permit from Loddon Shire Council. Estimated cost: $10,000.
   **Contact:** Pauline Wagner 54383601 paulinewagner@bigpond.com.au
   **NB:** Pauline Wagner is the contact also for the overall expenditure from time to time of the CP allocation.

4 Footpath from Inglewood Fire Station to Post Office

   **Aim:** To repair by providing hot mix pavement from the Verdon Street end of the footpath on the east side of Grant Street in front of the Inglewood Fire Station extending to the southern end of the Post Office building. The length is 60 metres, width 4.5 metres and total area is 270 square metres. Council advice is $70-00 per square metre so total cost will be $18,900. This work should coincide with the Shire Works Program footpath improvement plan which includes the east side of Grant Street from the Calder Highway to the Post Office.
   **Contact:** Bert Bradley 5438 3336 23 Heales Street, Inglewood
5 Town Planning Issues

**Aim:** To receive preliminary expert advice on a number of town planning issues including
a) cost of development of industrial estate
b) possible location(s) of new residential areas including availability of Crown land
c) alternative road for trucks which bypasses the township
d) a traffic and parking plan for Brooke Street and adjacent streets and lanes
e) issues relating to district zoning changes

The cost involved will allow us to supplement the advice given in the Inglewood Urban Study of 2002 and to provide a basis for Community comment and suggestions. The drawings provided by the consultant would be on permanent public display. Cost $7500.

**Contact:** Barry Norman  54383357  fussspots@vic.chariot.net.au

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6 Mural at Sports Ground

**Aim:** To provide for a pilot project, which should attract positive attention towards artistic endeavour by having a mural painting executed on one of the buildings in the Sports Centre Complex. From this example and the extent to which it is appreciated by the community we will be able to judge whether or not this idea can be extended to suitable buildings in the commercial centre of Inglewood. The Sports Centre mural motif will be in keeping with the spirit of Inglewood and be a work in its own right. Cost $5,000.

**Contact:** Les Miller  54383214  27 Brooke Street, Inglewood

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7 Bosisto Development

**Aim:** To provide a lasting memorial to the eucalyptus oil industry and for educational and tourism purposes by developing the corner site which incorporates the former eucy distillery of the Jones family in Inglewood. In satisfying the request from the Shire and the beneficent gesture of the new owner, Mr. Peter Abbott, the Inglewood Community Planning Group recommends the setting aside of $50,000-00 (fifty thousand dollars) as a contribution from the Shire’s Community Plan allocation to the Inglewood Community. This is the biggest single set aside so far in the three year experience of the Community Plan and is an indication of the importance and the priority of this well received project.

Cost $50,000.

**Contacts:** Merv Mason  54388209  mmason@vic.chariot.net.au
John Morieson  54383094  starman@vtown.com.au

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8 Commercial Buildings in Brooke Street – An upgrade

**Aim:** To provide a redeemable, financial resource dedicated to the improvement of certain buildings in Brooke Street which originally were part of the retail spectrum but which have now fallen into disrepair and cannot be rented out or used by their owners in their present state. Amounts would be applied for and if they met the set criteria, no-interest loans would be made to the successful applicants to be paid back during an agreed time period. Criteria would include the demonstrated ability to repay over time and agreement as to what should be included in the works specified.

A system such as this was once used by the Shire of Korong for improvements to sporting facilities including club rooms. It worked very well and there were no examples of non-repayments. A detailed brief will be provided to Council prior to decisions being made on the C P. Cost $40,000.

When this fund has been used sufficiently for this purpose the criteria might be expanded to include private residential dwellings or alternatively, the fund might be closed down.

**Contact:** Catherine Norman  54383357  fussspots@vic.chariot.net.au
9 Southern Shire Community Bus

**Aim:** To contribute to the Tarnagulla Community Action Group’s application to the State Government for funds to purchase a bus to be used for Community transport purposes. The amount donated is to provide towards the first year’s registration, maintenance and depreciation and matches financial contributions from the other townships and localities involved in the project. Cost $2500.

**Contact:** Jan Sharman  54387302

10 Off Street Parking

**Aim:** To initiate a successful solution to problems of off-street parking to reduce the traffic pressures in Brooke Street. There is a need to identify specific areas that can be used to advantage by travellers with caravans in tow, bus operators, retail staff and shop owners as well as the general public. Traffic consultant to provide advice. Cost $2500.

**Contact:** Cr Colleen Condliffe  54373274  0428 778 025  robert.colleen@bigpond.com

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Please note that the above items are in no special order of priority.

If we are asked to we can prioritise them.

The contact named is the person or persons taking responsibility for the particular item.

All the people mentioned constitute the Inglewood Community Planning Group for 2006-7 plus others from the public meetings who volunteered their services to the planning exercise.

John Morieson, for the Group.

10 March 2006.