



INGLEWOOD FOCUS ON FEASIBILITY REPORT

MARCH 2011



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Executive summary

The Focus on Feasibility report was prepared to investigate the need for a new or upgraded community hub in Inglewood.

The hub would need to accommodate the requirements of the Inglewood Community Resource Centre (ICRC) and other services, organisations or activities identified as part of the project.

The ICRC has an average of 340 visitations a month. Programs are run at a number of venues, which creates significant operational inefficiencies and dissipates resources. This in turn diverts resources from developing new programs that respond to community need.

Five key findings emerged from the project. Most of these verify existing understandings and knowledge, however this project provides the data to substantiate and explain them.

Key Finding 1 – The needs of the Inglewood Community Resource Centre (ICRC) are not being met at its current venue

Key Finding 2 – There is a need to renew the Inglewood Town Hall

Key finding 3 – The community strongly supports the Inglewood Town Hall is the most appropriate site for any future community hub

Key Finding 4 – There is an opportunity to achieve township sustainability outcomes as a result of improved infrastructure at the town hall

Key Finding 5 – There is an opportunity for better-integrated Inglewood Community Plan outcomes

The Focus on Feasibility Report found there was sufficient justification to proceed with stage 2 of the project - preparation of a Strategic Plan for the proposed Inglewood Town Hall Hub because:

1. There is a need to secure an appropriate base for the Inglewood Community Resource Centre (ICRC).
Current facilities do not allow the centre to carry out activities in a viable and sustainable manner. In addition, the centre does not have assured long-term tenancy security, and the venue is old and has very basic amenities.
2. There is a need to renovate and preserve the town hall to ensure its longevity and optimise use by the community.
The town hall is a highly valued facility the community wants to see revitalised, made more accessible, and better used.
3. There are strong synergies between the needs and aspirations of the community in relation to both the ICRC and the town hall. As a result, the project recommends that discussions take place between relevant parties to explore potential partnership opportunities.
4. Of the community's desire to put in place quality community infrastructure that will place the township and district in a good position to capitalise on its proximity to Bendigo.
Council has in place a number of strategies to attract residents to the shire. A focus will be on areas such as the Inglewood / Bridgewater district that have existing services and will provide an alternative lifestyle option for people who work in Bendigo. Modern community infrastructure is a key requirement of a population growth strategy.

The town hall site provides the best opportunity to achieve a number of short and longer-term outcomes for the community. It addresses the community's shorter-term needs relating to the

ICRC; public event, private hiring and modern meeting space availability; and the preservation and reinstatement of the town hall.

Longer-term objectives to reduce Council's infrastructure maintenance gap, improve the quality of community infrastructure, and establish infrastructure that supports township and regional growth strategies are all supported by the town hall hub proposal.

However this will involve significant financial investment in the upgrading of the town hall in the short to medium term, and in the ongoing maintenance of the facility.

It will also require a clear plan to guide future discussions about the upgrading of the hall, associated funding, management, and use.

1. Introduction

The Focus on Feasibility Study was undertaken to identify if a need existed for a new community hub in Inglewood. There were 2 stages to the project:

Stage 1 – The purpose of stage 1 was to undertake research and consultation to provide the information necessary to determine the need for additional facilities in Inglewood.

Stage 1 considered:

- The current and future needs of the Inglewood Community Resource Centre and how these might be addressed as part of a community hub
- The community's need for additional services that could be provided through a community hub
- The viability and sustainability of opportunities identified during the project
- Opportunities to bring services and / or programs together at one venue to achieve budget and other resource efficiencies and create additional opportunities
- Opportunities to optimise use of existing facilities, and
- Opportunities associated with existing venues in Inglewood.

Stage 2 – The purpose of stage 2 was to prepare a Strategic Plan to guide the planning and development of a community hub at a location identified as a result of stage 1.

Stage 2 would proceed only if stage 1 found there was a need to establish a new community hub or consolidate an existing one.

The document provides the background material and an analysis of key project findings that informed the Inglewood Town Hall Strategic Plan.

2. Overview of Inglewood

Inglewood is a historic gold mining town situated on the Calder Highway 45 km north west of Bendigo and 195 km north west of Melbourne and is a service town for the surrounding district.

The population of Inglewood is 684. Between the 2001 and the 2006 census the population remained stable at around this number. This is contrary to the population trend shire wide. South Loddon, where Inglewood is located, had a 6.3% decline and the shire overall had a 7.8% decline in population between 2001 and 2006.

The 2006 census shows that compared with the Loddon Statistical Division (LSD) Inglewood had:

- a smaller percentage of its population in the 0-4 year age group (4.4%, LSD 6.1%)
- a smaller percentage of its population in the 5-17 year age group (14.2%, LSD 19%)
- a smaller percentage of its population in the 18-64 year (working) age group (50.1%, LSD 59.6%)
- nearly double the percentage of its population in the 65-84 (26.9%, LSD 13.3%)
- more than double the percentage of its population in the 85+ age group (4.4%, LSD 2%)

This trend is likely to continue because services such as the Inglewood hospital make the town attractive to older residents and proposals to develop housing that caters for older residents.

3. What is a Community Hub and why are they effective?

A Community Hub is a term given to a facility or site that brings together a range of services, programs, resources and / or organisations in one place.

A hub may comprise similar organisations or activities or it may comprise a range of different services and activities. This depends on the needs of the organisations involved and the needs of the local community.

Hubs benefit *the community* because they provide a one-stop venue for a range of social wellbeing, employment, information services and community programs. They may also provide a venue for a range of key community based organisations, depending on community needs and Council policy.

Hubs benefit *service providers and community organisations* because they provide the opportunity to share costs and resources, exchange ideas and advice, and refer people to allied services and programs under the one roof.

Co-locating programs and services also reduces promotion and marketing costs because of cross promotion of services and referral between groups and people visiting the hub. The hub also becomes a focus for sharing of information about activities, events, and volunteer opportunities in the area.

The often-overlooked benefit of a hub is the energy and activity that is generated, and the symbol of unity or collectiveness it promotes.

3.1 State government and community hubs

In order to meet the growing demand for high quality, well-integrated community facilities in Victoria, the state government supports the development of community hubs or precincts from which a variety of services can be delivered to communities.

The state government identifies a number of key requirements necessary to achieve a successful community hub or precinct development. A hub will achieve the greatest success if:

- it is located on a suitable and strategically located site
- it is designed effectively so it can meet existing and anticipated future community needs (e.g. opportunity for expansion and staging), is well placed on the site, is easy to access by all ages and abilities, is sustainable, has adaptable or multi-purpose spaces, can be accessed by a variety of transport modes, and has a strong relationship with nearby facilities
- it is delivered in a timely, well-coordinated and sequenced manner
- it can achieve good outcomes for funding partners, provide good value for money, capitalise on land ownership opportunities, and has enduring community support
- it integrates well with adjoining land uses (e.g. historical, commercial, urban and rural environments) using appropriate built and natural design elements.
- It can leverage required funding from public and private sources.

(Reference: A Guide to Delivering Community Precincts, Victorian State Government)

3.2 Community hubs in Inglewood

There are a number of community hubs in Inglewood that continue to expand to incorporate emerging services, programs and facilities. These include the:

Hospital and health and wellbeing hub in Hospital Street Inglewood.

This site brings together a number of hospital, residential care, medical services, and community health services on the one site. Over the last 2 years a number of community based services and activities have been added to the site including a community gymnasium and the Men's Shed. Consideration is also being given to establishing a community garden.

The close proximity of this hub to the St Mary's Primary School provides opportunities for intergenerational and volunteer based programs that create environments for learning, understanding and community giving.

The recreation and sport hub at the Inglewood Recreation Reserve

This hub brings together the town's recreation groups. The master plan for the reserve and *Inglewood Urban Design Framework (2004)* recommends the Inglewood Bowling Club be relocated to the reserve. The cost-benefits outcomes associated with the master plan recommendation should be assessed once the proposed Town Hall Hub has been operating for 12 months, and also give consideration to the program partnerships that may be established between the hub and the bowling club.

The Inglewood Town Hall Hub

The Inglewood Town Hall is a magnificent historical building that has no likeness anywhere in the shire. A dedicated committee of management maintains the hall, but because of limited resources the committee has not been able to address major infrastructure shortcomings that severely limit use. As a result, the hall has limited impact as a community hub but has significant potential.

In the past the hall has been a major social and civic hub and there is the opportunity to reinstate some of these activities.

There are a number of other stand-alone facilities in Inglewood, which have developed over time. Some of these buildings were designed to cater for communities of the past and do not cater for modern day community needs. Some buildings were designed for specific activities or organisations and so are less relevant today, and others are on sites that have no room for expansion.

Other more recently constructed buildings, such as the combined senior citizens and childcare centre, were designed to cater for specific purposes and have limited opportunity for expansion.

Background Paper 4 lists these buildings and identifies the benefits and constraints associated with establishing them as a community hub.

2.3 What are the benefits of a community hub?

The following highlights some of the advantages associated with co-locating community activities and groups on one site. Advantages include:

- the opportunity to share operating costs including those associated with management and building maintenance
- the opportunity to cross market activities and events and share in the marketing expenses

- increased passive marketing because more people are coming and going from the one site
- the opportunity to integrate services, programs and information between different services
- increased opportunities for joint initiatives and joint management of these initiatives
- the provision of a mix of activities that will maximise 'the stay' at the hub which provides opportunity for increased community engagement
- opportunities to create an environment that generates 'energy' and 'vitality' because of increased patronage associated with a hub
- the opportunity for services to share spaces such as meeting rooms, outdoor spaces and kitchens. This reduces the need to duplicate facilities in the town.

There are a number of challenges that generally need to be addressed before a comfortable and workable partnership can be achieved between potential co-tenants in a hub. These challenges include:

- the need to focus on the longer term benefits associated with achieving the hub, and recognise the disadvantages that may ensue if co-location is not achieved
- a possible difference of opinion about the use of spaces
- a difference of opinion about project priorities
- a difference in opinion as to the priority use for spaces, particularly where there is a need for a permanently set up space e.g. computer room
- a perceived loss of identity by one or all of the co-located partners
- expectations parties have of each other in terms of generating income and contributing to costs associated with the day to day operation the facility, building maintenance and renewal.

4. Key findings

Four key findings emerged from the project. These are outlined below.

Key Finding 1 – The needs of the Inglewood Community Resource Centre (ICRC) are not being met at its current venue.

The ICRC is a valued community service that has a number of severe operational inefficiencies that cannot be overcome at its current site. These inefficiencies will undermine the viability of the organisation and its ability to cater for future township needs.

The ICRC has surmounted a number of operational challenges over the last 2 years. It now attracts an average of 340 visitations a month for a regular calendar of skill development courses, technology programs, social support groups and one off events.

The ICRC also provides administration and office support to a number of community groups and small businesses, is a source of information and referral to services for residents, and it supports a range of community events. It recently established the community bus program with the assistance of the Inglewood and District Community Bank, which it now manages.

Attendance at the centre across all service and program types has grown over the last 18 months. The most significant growth in demand has been for non-accredited and accredited training programs, social inclusion programs, and demand for administrative support services.

The centre receives funding from the State Government Department of Planning and Community Development to assist with payment of the co-coordinator's salary. This funding is renewed every three years on application.

The ICRC pays a commercial rent for use of the building. Other similar organisations - the Wedderburn Community House and the Pyramid Neighbourhood House - do not pay rent to occupy their buildings. Council provides facilities to these organisations at no cost.

The ICRC's program is restricted by a lack of appropriate space on site. The small size of spaces limits the number of people who can attend programs which then impacts on their viability. This is particularly relevant to computer and technology classes because the centre can only accommodate 6 computers in the classroom, when 10 are required to enable the centre to generate a profit.

Spaces at the ICRC are not sound proof, which means many programs cannot operate concurrently. As a result, programs have to be time-tabled at separate times. This is an inefficient use of staff and volunteer time because it unnecessarily extends the time they have to be in attendance. This then limits their availability for other activities.

A number of programs are held at other venues, many of which do not have the required amenities such as seating, audiovisual equipment and kitchen facilities that comply with regulations. Because the current ICRC venue, and many of the other venues in Inglewood are old, they do not have the amenities that make them attractive and comfortable for community use.

Conducting programs at other venues requires ICRC staff and volunteers to attend two venues at the same time. This is a significant strain on personnel resources, as it often requires the transfer of equipment, tables and chairs between venues. It also often requires the closure of the ICRC while staff and volunteers set up facilities and run programs at other venues.

Spreading programs across a number of venues undermines the important community engagement role the ICRC plays. It also diminishes opportunities for passive marketing and cross promotion of services and programs because potential course and program attendees are not exposed to opportunities advertised at the ICRC.

Ideally the ICRC should be located at an established facility to avoid the unnecessary duplication of buildings. The facility should have the capacity to bring together a number of existing community programs and / or groups, the capacity to offer a range of community support and skill and knowledge development programs, and the capacity for future growth if required.

The survey conducted as part of the project indicates the community perceive the ICRC to be most relevant to women, followed by volunteers or potential volunteers, lonely or isolated people, older people, and people running community groups or events.

The survey also indicates the community would like to see the ICRC refine its focus to include young people, followed by families, lonely or isolated people, people looking for work, and people in business or wanting to learn business skills.

Any change in focus will be dependent on attracting relevant funding and partnerships, and having the requisite spaces to run programs.

The project survey indicated a desire for the following type of programs. The type and level of need would have to be explored before they are introduced.

- Meaningful things for young people to get involved in (87% of survey respondents)

- Hobby and special interest classes (71% of survey respondents)
- Access to additional online information about local facilities, programs and events (69% of survey respondents)
- Information about services, programs and community initiatives (66% of survey respondents)
- Work related / vocational training (62% of survey respondents), and
- Wellbeing and physical activity programs (60% of survey respondents).

These are mostly within the scope of a community centre, however a lack of facilities, and income generating capacity limits the ICRC's ability to incorporate these into the centre's program of activities at this time.

The implications of the findings for the project

A more appropriate venue is required for the operations of the ICRC. This needs to occur as soon as possible to enable the ICRC to address operational inefficiencies and other community service and program needs.

The ICRC will need to relocate within the next 18 months because the current venue will no longer be available.

Key Finding 2 – There is a need to renew the Inglewood Town Hall

There has long been a need to address the under utilisation of the town hall caused by its aged amenities. A number of spaces do not comply with building codes of practice, there is inadequate provision of toilets and storage, amenities are outdated, and there is no access to the second story for people with limited mobility, which limits access to three significant upstairs spaces.

As a result the town hall cannot generate the funds necessary to preserve, enhance and modernise the building and its surrounds.

The Town Hall Committee of Management reports approximately 6 enquiries a month from people and groups outside the area but very few from the local area. Local people no longer enquire because they know of the limitations associated with the hall. People further afield are aware of the hall but are less aware of the issues associated with it and hence enquiries are still made. However, enquiries rarely convert into bookings once potential users are informed of the lack of facilities and modern day amenities.

In the past the hall was a popular venue for many local and out of town groups, businesses, and government departmental functions because of its uniqueness. The hall is now unable to capitalise on this because of the poor state of amenities.

Anecdotal feedback received through the project indicates strong community sentiment and passion associated with the town hall, and the desire for it to again be a vibrant community hub.

The hall would be a preferred venue for family functions, community events and regular hirings if it was operational and better catered for the community's needs. Seventy-seven percent of respondents to the Focus on Feasibility Study survey said they want the town hall to cater better for modern day needs, and 73% want the town hall to be more available and relevant to the community.

In addition, respondents to the survey identified the town hall or a shop in the main street as the most preferred locations for a new community hub. Anecdotal feedback indicates this is in

recognition of the convenience associated with a central location and the promotional benefits associated with a high profile site.

If a community hub is to be established at the town hall significant works will be necessary which will require significant community, Council, philanthropic and state government funding.

These findings reinforce findings and recommendations made in the in the *Inglewood Urban Design Framework* relating to upgrading and increasing use of the town hall , enhancing parkland around the hall and better linking it to the main street.

The implications of the findings for the project

The town hall as a community hub is well supported by the community.

Key finding 3 – The Inglewood Town Hall is the most appropriate site for any future community hub

A number of existing facilities in Inglewood were considered as possible sites for a new / expanded community hub. Refer Appendix 4 for an evaluation of these sites

The town hall site satisfied a number of key criteria to establish it as the most viable and practical venue for consideration as a consolidated community hub. This is because:

- It is an opportunity to preserve and enhance an important historical building and make it more accessible
- it is an existing venue with a mix of different size indoor spaces that can cater for a range of different activities and events
- of the opportunity for expansion of the building if required
- it avoids the duplication of facilities, but rather builds on existing ones
- it is high profile and is close to the main street
- it has excellent open space areas associated with it
- street parking is available
- it is not in a compact / dense residential area
- there are excellent opportunities to leverage funding because the proposal optimises heritage, social and economic outcomes for the town, and because
- the community strongly supports it as a hub.

The use of the town hall will increase dramatically with the relocation of the ICRC to the venue. Approximately 340 people visit the ICRC every month and visitation is expected to increase significantly if the ICRC relocates to an upgraded town hall.

The ICRC can then offer a larger program of activities because of the availability of rooms; the high profile and appeal of the town hall compared to the current ICRC venue; and the passive marketing benefits that come with co-locating a number of activities and services on one site.

Other facilities in Inglewood do not have the existing or potential capacity to accommodate the needs of the ICRC or other activities because of their location, a lack of space for expansion or lack of space that can be dedicated to a single use e.g. computer room.

Usage aside, the town hall is a significant historical building that requires immediate works to minimise deterioration. Given these works need to be undertaken, it is critical that any

investment optimises returns to the community in terms of activity, program and meeting space for current and future generations.

The Focus on Feasibility Study found a number of synergies between the needs and aspirations of the community in relation to both the ICRC and the town hall. As a result the project recommends that discussions take place between relevant parties to explore potential partnership opportunities.

The implications of the findings for the project

The town hall site is the most appropriate site for a community hub that will cater for current and future community needs relating to training, social support, community and private events and as a base for community groups.

Further discussions need to take place with the Town Hall Committee of Management, the ICRC Committee of Management and relevant Council and community representatives.

Key Finding 4 –There is an opportunity to achieve township sustainability outcomes as a result of improved infrastructure at the town hall

The community is keen to pursue initiatives that will optimise the sustainability of Inglewood and the surrounding district in the longer term. A number of aspirations have been identified and regularly raised through various community planning projects.

Unfortunately, many of these are dependent on state and federal government policies and priorities, which do not necessarily align with local community priorities. A road by-pass, a passenger rail service, connection to the gas pipeline and the broadband network are examples of projects that fall into this category.

The community also has aspirations for the main street. These relate to the renovation of shops and the transfer of land from state government authorities to enable infill development, and to create an active main street precinct. Landlords, who understandably, do not want to redevelop because of the poor return expected on their investment, heritage planning overlays, and the reluctance of state authorities to discuss the transfer of land all frustrate these aspirations.

The survey conducted as part of this project identified that strategies to improve the sustainability of the township are a high priority for the community. This is indicated by the following survey responses:

- 73% of survey respondents want to more effectively plan for population growth and diversity
- 63% want business development and innovation programs and advice
- 57% want strategies for rejuvenating the main street
- 55% want advice relating to community sustainability advocacy strategies
- 54% want to investigate opportunities associated with a 'tourists volunteer program'
- 43% want additional business development and marketing skills.

The community believes it is well placed to take advantage of the town's proximity to Bendigo, and the new industrial estate being developed on the Loddon side of Marong. Given the significant health and hospital and education services in Inglewood, residents feel there is an opportunity to grow and diversify the population over time. This would need to be further investigated and population growth models explored.

Feedback through the project indicated a desire for information and advice that would assist small business to establish, expand and / or identify opportunities, particularly those relating to on-line business strategies. Facilities for tourists in town rather than at the recreation reserve was seen as an opportunity to attract tourists into the main street where they may choose to frequent eateries and other local businesses, as well as Inglewood's heritage features.

A lack of employment opportunities particularly for young people and young couples with families was seen as a disincentive to population growth.

The implications of the findings for the project

The upgrading of the town hall is an important investment in the town's future.

Opportunities to address immediate and longer-term township development and sustainability objectives as part of a proposed community hub should be considered.

Key Finding 5 - There is an opportunity for better-integrated Inglewood Community Plan outcomes

The large number of community projects and community groups in Inglewood has the potential to extend the time required to complete projects and dissipate the community's energy. This increases the prospect of conflict because of the different and sometimes opposing priorities. As a result, many projects are drawn out over time to such an extent that interest and energy wanes and frustration increases.

The community is looking for guidance as to how to prioritise its aspirations, understand how best to address the barriers that prevent these aspirations from being achieved in a timely manner, and attract the necessary partnerships and funding.

Anecdotal feedback received during the project also identified the need for Council staff to ensure Council processes are well understood by community groups, and are as seamless as possible.

This will minimise frustration and encourage greater community involvement in community project initiatives.

The implications of the findings for the project

The town hall hub will need to be incorporated into the Community Plan as a key project for the next 3 to 5 years.

There is a need to refine the liaison process between Council and any town hall hub working group to ensure a clear understanding of processes and to minimise duplication of work.

5. Project outcomes

The Focus on Feasibility report found there was sufficient justification to proceed with stage 2 of the project – the preparation of a Strategic Plan for the proposed Inglewood Town Hall Hub, because:

1. There is a need to secure an appropriate base for the Inglewood Community Resource Centre (ICRC).
Current facilities do not allow the centre to carry out activities in a viable and sustainable manner. In addition, the centre does not have assured long-term tenancy security, and the venue is old and has very basic amenities.
2. There is a need to renovate and preserve the town hall to ensure its longevity and optimise use by the community.
The town hall is a highly valued facility the community wants to see revitalised, made more accessible, and better used.
3. There are strong synergies between the needs and aspirations of the community in relation to both the ICRC and the town hall. As a result, the project recommends that discussions take place between relevant parties to explore potential partnership opportunities.
4. Of the community's desire to put in place quality community infrastructure that will place the township and district in a good position to capitalise on its proximity to Bendigo.
Council has in place a number of strategies to attract residents to the shire. A focus will be on areas such as the Inglewood / Bridgewater district that have existing services and will provide an alternative lifestyle option for people who work in Bendigo. Modern community infrastructure is a key requirement of a population growth strategy.

6. Project understandings

The following project understandings were developed to ensure all project participants and the community was clear about project directions, and as a reference for project discussions and decision-making, particularly in relation to the selection of a site for any future community hub.

1. There are management, marketing and infrastructure advantages associated with a number of services and programs operating from one site as opposed to them operating from separate sites.
2. Opportunities to maximise the use of existing community facilities should be a priority over establishing a new facility.
3. There is a need for a secure and functional base for the ICRC to operate from.
Ideally, this would be part of a facility that provides, or could provide, for other community needs.
4. A new community hub should not undermine existing community hubs e.g. the health and wellbeing hub at the hospital site and the sports centre hub at the recreation reserve.
5. A high profile site in or near the main street precinct should be a priority for a community hub.
6. A site that can accommodate a mix of indoor and outdoor activity spaces has significant benefits e.g. for large events and displays.

7. Opportunities to improve the serviceability of community / Council owned facilities should be a priority over using / upgrading private facilities.
8. Opportunities to optimise funding from a number of sources should be a consideration in site and facility selection for a new hub.
9. The development of a community hub should not duplicate existing functional spaces in Inglewood.
10. The Town Hall presents the most feasible and attractive site for consideration as a community hub that might accommodate the ICRC, community events and celebrations, and community arts and recreation groups because:
 - the community is very supportive of it as a site for a community hub and see the creation of a hub at the hall as an opportunity to increase use.
 - it is a community / Council owned building
 - it is in a high profile position just off the main street precinct
 - it is a highly valued building the community wants to encourage greater use of
 - the relocation of existing and viable activities (e.g. ICRC programs) to the Town Hall will provide a sound basis for seeking external funding to update amenities (e.g. toilets, kitchen, heating / cooling).
 - it has the potential to attract financial support from a number of funding sources (e.g. heritage, small towns, sport and recreation, Council funding)
 - it is managed by a Committee of Management that is supportive of investigating opportunities to increase community use of the hall
 - there are opportunities to extend the building while maintaining its historical integrity

7. Project research and consultation

The project involved extensive consultation that built on research and consultation undertaken for other Council and community planning projects including the Loddon Council Plan, the Inglewood Urban Design Framework, the Loddon Municipal Public Health Plan, and the Inglewood Community Plan.

In addition, relevant Council policy such as contained in Council's Asset Management Plan and the Loddon Recreation Strategy were used to guide project discussions and recommendations.

Extensive consultation was undertaken with individuals and representatives of key community interests and organisations. Consultation included:

- 3 community forums / Project Reference Group meetings - 45 people
- Project Management Committee meetings
- A community survey - 200 hand delivered surveys with 80 respondents
- Interviews with local community and business
- Workshops with the Inglewood Town Hall Committee of Management and the ICRC Committee of Management

The project was widely promoted

- In community newsletters
- Via project flyers

- On community noticeboards – posters Bendigo Bank
- In the Loddon Times and Bendigo Advertiser
- On the ABC Radio
- Via Email information updates

8. Background Papers

Background Paper 1 - About Inglewood

Inglewood is a historic gold mining town situated on the Calder Highway 45 km north west of Bendigo and 195 km west of Melbourne and is a service town for the surrounding district.

The population of Inglewood is 684 having remained stable between the 2001 and the 2006 census. This is contrary to the population decline experienced in south Loddon (6.3%) and in the Shire overall (7.8%) over that time.

Inglewood as with most of the communities in Loddon, face a number of challenges because of a declining and ageing population, and a population that is among the most disadvantaged in the state. The following population data is particularly relevant to this project:

- Inglewood has a significantly higher percentage of its population in the 65-84 age groups than the shire as a whole and the Loddon Statistical Division*
- Inglewood has a higher percentage of its population in the 85+ age groups than the shire as a whole and the Loddon Statistical Division
- South Loddon Statistical Subdivision*, where Inglewood is located, has a higher rate of unemployment (8.5%) than the shire as a whole (5.8%)
- Inglewood (7.3%) has a higher rate of unemployment than the shire as a whole (5.8%) and the Loddon Statistical Division (6%)
- Employment fell by 1.4% across the shire as a whole and in the South Loddon Statistical Subdivision
- Lone person households make up 30% of the shire's households which is significantly higher than for the Loddon Statistical Division (25.3%)
- Inglewood has a significantly higher percentage of single parent households (20.7%) than the shire overall (13.2%) and the Loddon Statistical Division (16.2%)
- 6.1% of the households in the southern region earned a high income, and 38.3% were low income households, compared with 14.6% and 23.8% respectively for the Loddon Statistical Division and 6.7% and 34.6% for the shire
- 6.8% of the population in the southern region reported needing assistance with core activities, compared with 6.3% for the shire and 4.8% for the Loddon Statistical Division.
- The shire has a larger number of households with connection to the internet than does the Loddon Statistical Division, however this is in relation to connectivity overall. The important variable is in relation to high speed and reliable internet access, which is not available in most areas of the shire. Only 12% of Loddon households have access to broadband compared to 28% of households in the Loddon Statistical Division.
- A small tourism industry recognized because it has fewer tourism establishments per head of population and per capita takings from accommodation.

* Areas established by the Australian Bureau of Statistics for the analysis of population data)

(Please note: For some categories comparative data is not available)

| Category | Loddon Shire | | South Loddon Statistical Subdivision | | Loddon Statistical Division | Inglewood |
|-------------------------|--------------|-------------|--------------------------------------|-------------|-----------------------------|------------------|
| | 2001 | 2006 | 2001 | 2006 | 2001 | 2006 |
| Total population | 8,197 | 7,557 | 4989 | 4677 | 170,000 | 684 |
| Males | 4,234/51.8% | 3851/51% | 2260/48.3% | 2,260/48.3% | 48.8% | 351/51.4% |
| Females | 3,943/48.2% | 3698/49% | 2418/51.7% | 2418/51.7% | 51.2% | 332/48.6% |
| 0-4 years | 487/6% | 422/5.6% | 261/5.2% | 226/4.8% | 6.1% | 30/4.4% |
| 5-17 years | 1,582/19.3% | 1359/21.8% | 961/19.3% | 814/17.4% | 19% | 97/14.2% |
| 18-64 years | 4,545/55.6% | 4181/55.4% | 2796/56.1% | 2639/56.5% | 59.6% | 343/50.1% |
| 65-84 years | 1,392/17% | 1384/18.3% | 887/17.8% | 902/19.3% | 13.3% | 184/26.9% |
| 85+ years | 1,71/2.1% | 206/2.7% | 102/2.1% | 101/2.2% | 2% | 30/4.4% |
| Employment | | 94.3% | | | 94% | 92.7% |
| Unemployed | 251/7.2% | 191/5.8% | 202/9.9% | 165/8.5% | 6% | 17/7.3% |
| FT employment | 2,176/62.2% | 1,967/60.2% | 1190/58.4% | 1013/56.7% | | |
| PT employment | 948/27.1% | 1,015/31.1% | 563/27.6% | 624/32.1% | | |
| Household income | | | | | | |
| Low - < than \$350/wk | | 24.2% | | | 17.5% | 30.3% |
| - > than \$500/wk | | 34.6% | | 38.3% | | |
| High - > than \$1700/wk | | 6.7% | | 6.1% | | |
| Other | | | | | | |
| Lone person households | 27.3% | 30.1% | 28.1% | 30.3% | 25.3% | |
| 1 parent families | 13% | 13.2% | 13.2% | 12.9% | 16.2% | 20.7% |
| Needing assistance | | 6.3% | | 6.8% | 4.8% | |
| Internet access | | | | | | |
| - Broadband | | 12.7% | | 11.4% | 28% | |
| - Dial up | | 31% | | 30.7% | 26.6% | |
| - Nil | | 50% | | 52% | 39.6% | |

Loddon Shire is considered a significantly disadvantaged area according to the Index of Socio-economic Advantage and Disadvantage (SIEFA Index). The shire has a SIEFA score of 941.6 which ranks the Shire as the second most disadvantage municipality in Victoria.

References: www.profile.id.com.au/Default.au.spx?id=329; SEIFA Index of Advantage and Disadvantage 2006; www.vlga.org.au; Regional Economic Development in Victoria, Victorian Competition and Efficiency Commission

This demographic information indicates a need for facilities, services and programs that address the requirements of the wider community with special attention to strategies that:

- assist lone parent families, older adults, and people needing assistance
- encourage young families to the area
- increase employment and associated training opportunities
- increase tourism related opportunities

- improve access to high speed and reliable internet services
- enhance opportunities for communities to access low cost services, programs and facilities.

Background Paper 2 - The Inglewood Community Resource Centre (ICRC)

Background Information

The Inglewood Community Resource Centre opened in 1997 as an extension of the Wedderburn Community Centre operations. In 2002 the ICRC commenced operations in its own right as an incorporated organisation.

The ICRC operates from a shop in the main street which consists of a reception area (the shop front), a kitchen, a general purpose space / 'sit and chat' space, two small general purpose rooms, an office area and a small computer room with 6 terminals.

At the commencement of its operations the ICRC was funded for 10 hours of co-ordination time by the now Department of Planning and Community Development (DPCD). In 2009 the co-ordinators hours were increased to 20 hours due to additional funding from the DPCD.

In 2008 the Centre was challenged by a number of governance issues that had developed over time. These issues significantly impacted on the viability of the centre. The current committee and management are in the process of re-establishing the centre as a valuable community resource.

Unlike similar centres the ICRC is paying commercial rent to occupy its premises. Generally these types of operations are located in community centres and are not required to pay rent. The committee has been notified that the building (privately owned) will only be available to the ICRC for the next 12-18 months.

Management and Operations

A committee of management consisting of 7 people oversees the strategic planning for the Inglewood Community Resource Centre (ICRC). The centre is managed on a day to day basis by the co-ordinator who is employed for 20 hours a week under a Department of Planning and Community Development grant scheme, and it employs a part-time book-keeper. There are also 8 active volunteers who assist with basic administration tasks at the centre.

The co-ordinator is responsible for program development, management, and promotion; volunteer training; general administration including budget management; liaising with user groups and the writing of grant applications and acquittals.

The centre has well-established relationships with a number of agencies, community associations, and businesses including:

- the Inglewood and District Health Service
- Inglewood Development and Tourism Committee
- Inglewood and District Community Bank
- Inglewood Historical Society
- Inglewood Lion's Cub
- Landcare
- Regional training and employment organisations
- Specialist and general service providers
- Council

The Inglewood Community Resource Centre (ICRC) operates a diverse range of programs. Many of these programs are run at other facilities in the town because the ICRC rooms are too small to accommodate the number of course participants or activity / program requirements. Other venues used for these activities include the RSL Hall, the Town Hall, the Golf Club and the meeting room at the local hotel.

Visitations

Accurate attendance figures for the ICRC are not available prior to April 2009 therefore it is difficult to compare visitation statistics for any extended period. Data indicates that there is an average of 340 visitations to the ICRC each month. This takes into account school holidays when the centre is closed

| General attendances | | | | | | |
|--------------------------------------|------------|----------------|---------|--------------------|------------------|------------------------------------|
| * NOTE: Centre closed all of January | | | | | | |
| Period | Volunteers | General Public | Courses | Self help programs | Total for period | Extrapolated for 11 month period * |
| April 09 to Dec 09 | 444 | 1189 | 107 | 1007 | 2909 | 3,555 |
| April 10 to Dec 10 | 399 | 1100 | 570 | 962 | 3031 | 3,704 |
| Change | -45 | -89 | +463 | -45 | +122 | +149 |
| % change | -10.1% | -7.5% | +432.7% | -4.5% | +4.2% | +4.2% |

A comparison of the visitations for the period April to December 2009 and for the same period in 2010 shows:

- A 4.2% increase in visitations overall
- A very significant increase in visitations for accredited and non-accredited courses that include food handling, farm chemical handling, computer, and first aid courses
- A small decrease in volunteer visitations (10.1%)
- A small decrease in visitations by the general public (-7.5%) and by people attending self-help activities (4.5%).
- In 2009 visitations by men comprised 30% of all visitations. In 2010 this had decreased to 23% of total visitations.

| Attendances by males and females | | | |
|---|-------|--------|-------|
| Period | Male | Female | Total |
| April 09 to Dec 09 | 882 | 2017 | 2909 |
| April 10 to Dec 10 | 749 | 2282 | 3031 |
| Change | -133 | 417 | 284 |
| % change | -15.1 | 22.4 | 10.3 |

Overview

In the 2009 / 10 financial year the ICRC had an operating income of \$78,609 and expenditure of \$73,130, resulting in a surplus of \$5,479. At the end of the same year the ICRC had retained earnings of approximately \$55,590.

| | 2008/9 | 2009/10 |
|-------------------------|--------------|--------------|
| Total income | \$105,369.29 | \$ 78,609.75 |
| Total expenditure | \$ 93,792.34 | \$ 73,130.20 |
| Profit or loss | \$ 13,576.95 | \$ 5,479.55 |
| Total retained earnings | \$ 45,545.86 | \$ 59,223.81 |
| Total Equity | \$ 59,223.61 | \$ 64,703.36 |

Community Events and Support

The Inglewood Community Resource centre (ICRC) works closely with many other community organisations and groups to develop and promote programs and projects. The ICRC has played a significant role in supporting or instigating community initiatives such as:

- The men's shed located at the Inglewood and District Hospital and managed by the hospital
- The community garden relocation and future development
- Community Expos such as the Garden expo
- The Community Bus

2009 – 10 Strategic Plan

Noted the following key achievements

- Increase in co-ordinator funding
- Modernisation works
- 'My Connected Community' (MC2)
- Public internet access program
- Work for the Dole program
- Challenges
 - Lack of permanent accommodation
 - Lack of core funding
 - Impact of the drought
 - Geographic isolation
- Strategies key to the project
 - Securing of permanent, affordable accommodation, p6

Background Paper 3 – Inglewood Town Hall

The Inglewood Town Hall was the seat of the former Borough of Inglewood and Shire of Korong. It is managed by a committee of management appointed by Loddon Shire Council under section 86 of the Victorian Local Government Act. Section 86 of the act allows Council to delegate certain functions, duties, and powers to a 'special committee'. A special committee can comprise any combination of community representatives, Councillors, and Council staff.

The committee currently consists of 8 people who have the responsibility to oversee the management and operation of the hall on behalf of the community.

There is currently no strategic plan in place that articulates the principles and philosophy that underpin the management and future aspirations for the hall. This is largely because there have been very few opportunities to expand the use of the hall given the current operational limitations, and therefore little benefit in investing the time to prepare a strategic plan.

The Town Hall Committee of Management reports approximately 6 enquiries a month from people and groups outside the area but very few from the local area. Local people no longer enquire because they know of the limitations associated with the hall. People further afield are aware of the hall but are less aware of the issues associated with it and hence the enquiries are still made. However, enquiries rarely convert into bookings once potential users are informed of the lack of facilities and modern day amenities.

In the past and because of its uniqueness, the hall was a popular venue for many local and out of town groups, and business and government functions. The hall is now unable to capitalise on opportunities associated with these groups because of the poor state of amenities.

Given the age of the hall and the lack of funds available to undertake major maintenance works over the last 20 years there a number of significant maintenance issues that need to be addressed if the integrity of the hall is to be preserved. This is beyond the capacity of the community and the committee of management to deal with alone, particularly given the current low level of income for the hall.

The average income for the hall over the last 3 years is \$2,913. An operating grant from Council of \$1,895, means just over \$1,000 was generated each year from hiring's. Most of this income is committed to supplies and labour for basic maintenance and repair works.

Background paper 4 – Site options for a community hub / expanded community hub in Inglewood

The facilities identified in this section were listed for consideration as possible venues for a new or expanded community hub that would include the ICRC. An evaluation of the possible benefits and disadvantages associated with each site is also included.

Site 1 - The Inglewood Town Hall

The town hall is a historic building constructed in 1887 and previously used as the base for the former Borough of Inglewood and Shire of Korong Councils, and later as theatre and general community meeting place. The town hall is managed by a committee of management on behalf of Council (section 86, Victorian Local Government Act)

The hall is located in Verdon Street and shares the site with the Inglewood bowling green and clubrooms, and a public toilet block. Good street parking is available but parking is limited on the site itself.

Structurally, the facility is in fair condition but requires modernising of areas such as the kitchen, toilets and meeting rooms. Services to the building (e.g. electrical, plumbing) require replacing and there is limited heating and cooling. There is no disability access to the second floor.

Because of the lack of modern amenities current use of the hall is low. The average income for the hall over the last 3 years was \$2,913. An operating grant from Council of \$1,895, means just over \$1,000 was generated each year from hiring's.

Key benefits of the site for a community hub

- Site facility supported by respondents to the community survey / consultation
- A facility that will have to be upgraded / restored because of its historical value to the district and importance to the community
- It is close to the main street / shopping precinct
- A number of different size indoor spaces already exist
- No / minimal regular users, therefore minimal displacement of regular users
- Significant open space surrounding the building that can cater for outdoor events and incorporate extension to existing buildings if required
- No abutting residential properties
- Good street parking

Key constraints of the site for a community hub

- Cost associated with restoring the facility including upgrading services, renovating rooms, providing for the needs of the ICRC and providing access to the 2nd floor
- Difficulty in achieving consensus within the community in relation to the future use of the hall, and operational and governance structures and protocols
- Day to day costs associated with an expanded use of the centre
- The capacity of the centre to generate maintenance and replacement costs associated with the historical venue over time

- Level and type of Council involvement in the upgrade and the maintenance of the hall is unclear at this time .

Site 2 - The Inglewood Senior Citizens Centre

The centre is located in Grant Street North and is co-located with the Inglewood Maternal Child Health Centre and the Childcare Centre. The building is owned by Council and managed by a committee of management.

The senior citizens component of the building comprises a small activities hall with a small stage, a meeting room, a basic kitchen and a tearoom. There is a vacant block behind the building and residential properties to either side.

The building was constructed in 1980s and is in good condition.

Key benefits of the site for a community hub

- Is a well known community venue
- Has some, but limited, space for expansion to the rear of the building

Key constraints of the site for a community hub

- Closely abuts residential properties
- Poor access to toilets and some rooms (swinging doors, narrow door openings) for people using mobility aids or with limited mobility
- Street parking only available in a compact residential area. Any significant increase in car parking requirements associated with a community hub would impact on the residential amenity of the street.
- Building could not accommodate administrative needs of the ICRC and program requirements. Site has limited capacity for expansion
- Part of the building is used by children's services (sole use) and cannot be shared on an effective basis
- Not a high profile site – removed from the main street
- Not favoured by respondents to the community survey

Site 3 - Inglewood RSL Hall

The Inglewood RSL Hall is located in the main street and is abutted by the Inglewood Hotel to the east and a retail shop to the west. The facility is owned by the local Inglewood RSL branch and comprises a meeting room, a small hall, large kitchen and a newly constructed toilet block to the rear of the building.

Key benefits of the site for a community hub

- On a high profile main street site
- An impressive and historic building
- A small hall and meeting room.

Key constraints of the site for a community hub

- No room for expansion

- Use by ICRC would require sole use of spaces
- The main hall is a 'thoroughfare' through the building to the kitchen, outdoor toilets and open space to the rear of the building
- No off-street car parking

Site 4 - Inglewood Railway Station Buildings

The station is located in Thompson Street approximately 1km from the main Street. It comprises the old station administration building and rail / storage sheds.

The building is in need of significant restoration works. Opportunities to establish an economic enterprise hub at the station are under investigation by Council. A caretaker resident currently tenants the buildings.

Key benefits of the site for a community hub

- No current / competing use
- Use as a community centre would justify works (upgrade / preservation) of the building
- Unlimited car parking

Key constraints of the site for a community hub

- Too far from the main street / difficult to access for ICRC target / user groups
- Low profile site (impact on promotion)
- Old building and infrastructure
- Would need extensive renovations and additions
- Possible heritage restrictions will apply
- Not favoured by respondents to the community survey / consultation

Site 5 - Inglewood Community Resource Centre Building

The resource centre is located in a private shop / dwelling in the Inglewood main street and leased to the ICRC.

Key benefits of the site for a community hub

- Main street profile
- Street car parking (low competition with shop parking because of location)
- Location favoured by respondents to the community survey

Key constraints of the site for a community hub

- Not the room for expansion to cater for ICRC needs
- Old / tired building that would require extensive renovation
- Would have to be purchased from private owners
- Poor access to toilets and some rooms (swinging doors, narrow door openings) for people using mobility aids or with limited mobility

- Does not cater for current or projected future needs

Site 6 – The Eucalyptus Museum

The museum is located on the Calder Hwy on the fringe of the township, approximately 1km north-west of the town centre. A museum and tourist centre including a cafe is currently under construction and recently opened.

The museum is owned and operated by the Inglewood and District Historical Society and it is proposed that volunteers will manage the centre on a day-to-day basis.

Key benefits of the site for a community hub

- Space to expand the existing building or construct additional facilities
- Opportunities for training placements as part of ICRC programs
- Opportunity to share resources including volunteers and administration
- Good car parking on site

Key constraints of the site for a community hub

- Would require extensive additions to the existing building or provision of additional facilities to cater for the needs of the ICRC
- Distant from main street focus
- Core activities of ICRC and the centre possible too divergent

Site 7 - Inglewood and District Hospital and Health and Wellbeing Hub

The Inglewood and District Hospital is located in Hospital Street approximately 1km from the main street.

The hospital accommodates a number of community development initiatives including the Men's Shed, the community gym and is considering the development of a community garden on the site.

Key benefits of the site for a community hub

- An established community hub
- Community development programs already occurring e.g. Men's Shed
- Some underutilised spaces in the hospital
- Health services have an established relationship with the ICRC
- Fair car parking available
- Opportunities to leverage funding for joint community development programs

Key constraints of the site for a community hub

- Too far from the main street / difficult to access for ICRC target / user groups and will impact on profile
- Would need additional indoor spaces added
- Late night and weekend access may be a barrier

Site 8 - Inglewood Recreation Reserve

The reserve includes an football / cricket ground, an outdoor swimming pool, a play ground, the golf course, a pavilion, and netball / tennis courts

Key benefits of the site for a community hub

- High profile site
- Popular community hub
- Good car parking
- A range of support / aligned amenities that could be used for ICRC programs e.g. playground, swimming pool, outdoor spaces

Key constraints of the site for a community hub

- Not a site favoured by respondents to the community survey and discussions
- Community desire for a site separate to a sport precinct
- Distant to the main street precinct
- Would required extensive infrastructure development to cater for the needs of the ICRC

Site 9 - St Augustine's Church building in Sullivan St Inglewood

The church hall is located in Sullivan Street approximately 500 metres from the main street. Feedback indicates the building is underutilised.

Key benefits of the site for a community hub

- Opportunities for potential expansion
- Hall has limited use
- Church is open to discussions about further community use

Key constraints of the site for a community hub

- Privately owned (church) facility
- Has limited rooms / spaces available and would require significant additions of rooms / or internal modifications to accommodate the ICRC
- Limited amenities such as toilets, kitchen etc.
- Not a high profile site – removed from the main street
- Away from the main street / difficult to access for ICRC target / user groups

Background Paper No. 5 - Community workshops / forums

This Background Paper provides a summary of the discussion and comments from the workshop. Comments reflect:

- the range of issues and opportunities community representatives see as relevant in Inglewood today
- the issues that need to be addressed and the opportunities harnessed to achieve a sustainable future for Inglewood and district
- the resources, services, skills and knowledge required to assist Inglewood and district become a sustainable community
- perceptions about the Inglewood community (Discussion Point 6)

DISCUSSION POINT 1 - THE INGLEWOOD OF TODAY – WHAT IS THE SITUATION?

TABLE

- Set in nice surrounds – Melville caves, wineries, sports facilities, forests, river
- Main street unique but needs improvement – too many empty / poor condition shops
- The town is not attracting or holding younger people
- Lack of consistent funding from government programs
- Lacking in basic housing and associated infrastructure – i.e. gas, water, dentist, transport
- Work prospects locally are limited
- Commodities and labour costs expensive
- Lots of crown land (throughout the town) that could be considered for development
- Has sewerage

TABLE

- People – friendly, high level of volunteering, ageing of local community
- Infrastructure
 - some run down, scattered assets, some functional and valuable, absentee landlords, unsightly premises
 - has some key infrastructure – ambulance, hospital, police, IGA, town hall, sports facilities, town hall, light industry, Calder Highway
- Tourism
 - Blue Plaques
 - CD drives – (self-drive tourist routes), walking trails in development, eucalyptus museum in development, Kooyoora, wineries
- Attributes - eucalyptus museum, boutique wineries, historical society
- Opportunities
 - childcare, visitor accommodation (nowhere to accommodate a busload of tourists), houses to fill in main street, industrial estate

TABLE

- Eucalyptus museum – unique, tourism opportunity, decline in production in state forests may provide opportunity for farmers growing mallee for private forestry
- Benefits – the buildings / historical town, mining / timber history, natural assets, hospital / doctor, bank, pubs (x2), emergency services (fire, ambulance)
- Dangerous main street – intersection and trucks through centre of the town detracts from main street
- Kindergarten and 2 schools – potential to attract families but the lack of building blocks hampers growth of this market

TABLE

- Quaint – ‘a goldmine waiting to happen’ with regard to tourism and business development in the main street
- The town has issues – the main street is bare, needs greening, more open shops, and by-pass (trucks a problem)
- Good facilities – medical / doctor, community facilities
- History / heritage – a strong local interest but not necessarily further afield. Some good architecture and some houses need TLC
- Need non-sport alternatives for young people
- Nature tourism potential

TABLE

- The town needs a ‘make-over’ – old buildings not maintained, ‘new attitudes’ needed
- Disadvantaged population – aged. Opportunity to attract retirees may also be a plus but requires appropriate housing developments.
- Lack of community facilities
- Good hospital and emergency facilities
- Lack of gardens and public space

DISCUSSION POINT 2 - THE INGLEWOOD OF 30 YEARS HENCE – WHAT DO WE WANT TO HAVE / BE?

TABLE

- Gas pipeline
- Traffic by-pass
- Water plan – being implemented
- Different health services e.g. female doctors
- Electronic services e.g. education
- Solar power development
- Passenger train re-opening / improved refurbished station
- Redevelopment of the main street
- Bowling green to the sports centre / consolidated sports facility / a good community centre / gymnasium, heated pool as part of the sports centre
- Land opened up for development
- Inglewood / Bridgewater partnership focused / strengthened
- Consolidate ties with Bendigo

TABLE

- Closer ties with Bendigo
- More attractions for visitors and residents
- Less gaps in the main street
- Improved water supply
- Broadband and improved mobile telephone reception
- Consolidation of sporting clubs – Bridgewater, Inglewood
- Increased population
- More housing – particularly for the elderly and young families

TABLE

- Population of 4,000 – 5,000
- Retained the town's unique character
- Passenger rail
- No trucks travelling through the town
- Sustainable community – diverse range of business, variety of health services, solar power, water, geothermal power
- 'Twin towns' a reality – Bridgewater and Inglewood
- More opportunity for local business
 - employment for young people
 - 'internet-based' business
- Further education – University annex

TABLE

- 'Lygon Street flavour' around history, environment / eco tourism etc.
- All shops in the main street utilised
- Heavy vehicle bypass
- Increased emphasis on older people and accommodation for nurses
- Progressive sporting facilities
- Recreation for young people
- Relevant public transport
- Improved higher education facilities
- Improved hydro and physiotherapy facilities
- A major town

TABLE

- Population of 3,000+
- High school to year 10
- Public transport – train, taxi
- Broadband network a reality
- Infrastructure – heated pool, gymnasium, accommodation for older adults
- Plan for housing development
- Truck bypass opened in 2038!
- Premiership in 2041!
- What will enable this to occur?
 - Marong industrial estate
 - Release of crown land blocks in the main street for redevelopment
 - Inglewood a dormitory suburb of Bendigo
 - Water
 - Natural gas via the Calder pipeline
 - Jobs – light industrial

DISCUSSION POINT 3 - WHAT MIGHT BE THE OBSTACLES TO INGLEWOOD ACHIEVING ITS VISION

TABLE

- Lack of land and building blocks within reach of services
- Planning regulations may be a drawback to encouraging investment
- Lack of a common vision and purpose
- Water issues / impact of climate change
- Rural decline
- Lack of qualified trades people, industry and employment opportunities
- Declining enthusiasm / 'burn-out'
- Lack of communication between organisations, fragmentation
- Broader promotion of community events
- Government recognition of issues that are affecting the town

TABLE

- Attracting state and federal funding, confusions about funding programs
- Lack of unity / focus – too many groups, not communicating well, self-interest coming ahead of town-interest
- Lack of high speed broadband access
- 3 schools – would be better if there was one
- Employment opportunities that would attract younger people
- Centralising of government is compounding the 'rural drain'
- Cycle of socio-economic issues in and around the town
- Poor public transport and school bus availability
- How to overcome obstacles
 - Generate gas from the tip or the sewerage farm
 - Gymnasium, heated pool
 - Housing for the aged
 - Better transport
 - Female doctor
 - Smaller houses / units
 - Access to water, natural gas
 - Identify demographic groups to target and work on what will attract them e.g. retirees

TABLE

- Difficult to maintain enthusiasm when projects go on too long
- Ageing of volunteers and no succession plan
- Lack of opportunities to encourage young people to stay – employment, training
- Lack of voting power which leads to a lack of resources

TABLE

- Apathy – nobody attends meetings, NIMBY (Not in my backyard) syndrome, lack of communication between groups
- Length of projects – people lose enthusiasm / burnout
- Need to expose the Community Plan better to the 3 tiers of government
- How to remove obstacles
 - effective planning
 - more communication channels
 - employ someone to assist with the community planning process
 - volunteering opportunities / activities that are focused on the community plan priorities / succession planning for volunteers
 - publicity officer / support

TABLE

- Climate change impacts – water not available, population decline agriculture not viable
- Quality of education – secondary, TAFE / tertiary
- Ability to attract – professional people, trades people, investment and people

DISCUSSION POINT 4 - WHAT ARE WE PASSIONATE ABOUT

TABLE

- Moving the bowling green to the sports centre to create a consolidated sports hub
- Getting water from the reservoir to the sports centre
- Water plan for Inglewood and Bridgewater
- Pedestrian access around town
- Traffic by-pass of the town
- An aged care facility
- Eco-heritage development
- Climate change preparedness – solar / renewable energy options

TABLE

- Animal welfare
- Museum, historical society
- Men's shed
- IDTC (Inglewood Development and Tourism Committee)
- Anti-cancer group
- IT, web communication
- Passenger train service
- Water security
- Expanded walking opportunities

TABLE

- Survival of the Neighbourhood and Learning Centre, Health, education opportunities
- Attracting people with skills to Inglewood
- Sustaining what we have – sporting clubs, education

TABLE

- Inglewood to Kooyoora track
- Keeping RSL going
- Funding and support for ambulance service
- Community hub
- Development of sporting facilities
- Accessible public transport
- Local services

DISCUSSION POINT 5 - IF WE HAVE A COMMUNITY HUB – WHAT SHOULD IT BE ABOUT?

TABLE

- Education, training, apprentice training
- Industry or business development
- Expanding health services
- Community focused enterprise – intensive farming education
- Support with grant writing / submissions
- Access to information and expertise
- Open, friendly, professional, confidential
- Arts and recreation

TABLE

- Childcare
- Education and training – for stay at home mums, young people who want a ‘locally based trade e.g. shearing
- Industrial estate established for people to start employment after their training

TABLE

- Childcare
- ICT / Job Centre at the hub
- Shire Officer at the hub
- Visitor centre
- Tax centre
- RTC (Rural Transaction Centre) / Neighbourhood House
- Specialists – veterinary, health

TABLE

- Greater focus on culture and arts
- Entrepreneurs / entrepreneurial activities – social, business / financial / investment
- Events – capitalise on existing and new e.g. more field days
- Skills Audit
- Wealth in the community
- People with time and skills to grow the community

DISCUSSION POINT 6 – WHAT DO WE THINK ABOUT OURSELVES?

Attendees were asked to respond to a number of statements. Those statements are listed in the following table together with the number of people (of 32 at the meeting) who agreed with each statement.

| | QUESTION | NO OF PEOPLE AGREEING |
|----------------------|--|-----------------------|
| INGLEWOOD IS: | | |
| 1. | A community that loves sport | 30 |
| 2. | A community that is great at its sport | 8 |
| 3. | A community that has a quaint and unique main street | 28 |
| 4. | A community that is united for a common cause or causes | 14 |
| 5. | A community that embraces change | 1 |
| 6. | A community that considers you a local even if you have only lived here 12 months | 5 |
| 7. | A main street that has far more potential than it is currently realising | 30 |
| 8. | A community that is seen by others outside the community as united or cohesive | 1 |
| 9. | A community that accepts people for who they are | 15 |
| 10. | A community that is struggling to maintain its assets | 24 |
| 11. | A community that values artistic pursuits | 6 |
| 12. | A community that is trying to achieve too much with too little (i.e. not enough resources to do what needs to be done) | 16 |
| 13. | A community that is comfortable with new people with big ideas and whirlwind energy | 5 |
| 14. | A community that needs to revisit its community plan and vision | 19 |

Background Paper 6 – Survey results

1.0 Introduction

This report is a results summary of the Inglewood community survey in August 2010. It contains tabulated results of the surveys as well as a summary of written comments.

It is important to note that not all respondents answered every question. Hence, most percentage values are not of the total respondent group (69). For tables 4-13, the percentage values are of the number of respondents who gave an answer for *each statement*, not the whole question. See example below:

10. Who the current ICRC is most relevant to NOW

| Groups of people | No. respondents (% for each group) | |
|--|------------------------------------|---------------|
| | Most relevant | Less relevant |
| 1 Lonely or isolated people | 44 (79%) | 12 (21%) |
| 2 Women | 42 (89%) | 5 (11%) |
| 3 Volunteer or people looking to volunteer | 41 (89%) | 5 (11%) |

56 out of 69 respondents made a selection for "Lonely or isolated people". 79% of these 56 answered "Most relevant", and the remaining 21% answered "Less relevant"

2.0 Survey results

2.1 Respondent information

AGE & GENDER OF RESPONDENTS

| Age group | No. respondents | Gender | No. respondents |
|-----------|-------------------|-----------------|-------------------|
| 15-19 | 1 (<1%) | Female | 48 (70%) |
| 25-34 | 8 (12%) | Male | 18 (26%) |
| 35-44 | 14 (20%) | Did not specify | 3 (4%) |
| 45-54 | 17 (25%) | | (Total 69) |
| 55-64 | 13 (19%) | | |
| 65-74 | 10 (14%) | | |
| 75 + | 6 (9%) | | |
| | (Total 69) | | |

WHERE RESPONDENTS WORK

| Place of work | No. respondents |
|--|-------------------|
| In Inglewood or surrounding district | 30 (43%) |
| Do not work | 25 (36%) |
| In or around Bendigo | 7 (10%) |
| In another place outside the Shire of Loddon | 4 (6%) |
| In another place in the Shire of Loddon | 3 (4%) |
| | (Total 69) |

- Of the 44 respondents who *do* work, about 70% work in Inglewood or surrounding districts.
- Of the 30 respondents who work in Inglewood or surrounding districts, 25 (83%) are age 35-64.

EMPLOYMENT STATUS

| Employment status | No. respondents |
|--|-------------------|
| Employed part-time | 19 (28%) |
| Retired or unemployed but not looking for work | 19 (28%) |
| Run own business | 14 (20%) |
| Employed full-time | 11 (16%) |
| Studying | 3 (4%) |
| Unemployed but looking for work | 2 (3%) |
| | (Total 68) |

- Respondents who are employed part-time are likely to be age 35-64.
- 16 out of 19 respondents (85%) who are employed part-time are female.
- Respondents who are retired or unemployed but not looking for work are most likely to be age 65+.

TIMES SERVICES USED OVER LAST 12 MONTHS

| Service | No. respondents (% for <i>each service</i>) | | | No. respondents (% of <i>total respondents</i>) who used more than once |
|--|--|------------|---------------|---|
| | Never | 1-20 times | Over 21 times | |
| Inglewood Community Resource Centre | 18 (28%) | 32 (50%) | 15 (22%) | 47 (68%) |
| Inglewood District Health Services | 18 (31%) | 37 (63%) | 3 (5%) | 40 (58%) |
| Wedderburn Community Centre | 37 (76%) | 8 (16%) | 4 (8%) | 12 (17%) |
| Council's Community Planning Services | 39 (83%) | 7 (15%) | 1 (2%) | 8 (11%) |
| Community Support Services in Bendigo | 41 (85%) | 7 (14%) | - | 7 (10%) |
| Council's Economic Development Service | 42 (89%) | 5 (10%) | - | 5 (7%) |
| Boort Information & Resource Centre | 47 (100%) | - | - | - |

- Of the 47 respondents who have used the Inglewood Community Resource Centre more than once, 37 (79%) are female.

WHAT WOULD BENEFIT RESPONDENTS IN COMMUNITY & BUSINESS ROLES

| Needs | No. respondents (% for <i>each need</i>) | |
|---|--|-------------------------|
| | Relevant | Not relevant/ Unsure |
| 1 Strategies for improving Inglewood's viability | 35 (66%) | 18 (34%) |
| 2 A Community Development Plan that Inglewood was more united about. | 34 (61%) | 22 (39%) |
| 3 Strategies for rejuvenating the main street | 31 (57%) | 23 (43%) |
| 4 Additional computer and / or internet skills. | 30 (54%) | 26 (46%) |
| 5 Assistance with identifying grant opportunities and writing submissions | 29 (51%) | 28 (49%) |
| 6 Being able to attract, support and retain volunteers better | 28 (47%) | 31 (53%) |
| 7 More effective communication and advocacy skills | 24 (45%) | 29 (55%) |
| 8 Ideas for working with other groups and individuals with similar goals | 23 (45%) | 29 (55%) |

| | Needs | No. respondents (% for <i>each need</i>) | |
|----|--|--|-------------------------|
| | | Relevant | Not relevant/ Unsure |
| 9 | Additional business development and marketing skills | 23 (43%) | 31 (57%) |
| 10 | Being able to promote and market my cause, group or initiatives more effectively | 20 (38%) | 32 (62%) |
| 11 | Strategies for making my activity or group more financially viable | 19 (37%) | 33 (64%) |

2.2 Inglewood district

PRIORITIES FOR INGLEWOOD

| | Priorities | No. respondents (% for <i>each priority</i>) | | |
|----|--|---|---------------------|---------------|
| | | Need more / better | Currently OK | Unsure |
| 1 | Meaningful things for young people to get involved in | 58 (87%) | 3 (4%) | 6 (9%) |
| 2 | A Town Hall that caters for modern day needs | 48 (77%) | 6 (10%) | 8 (13%) |
| 3 | Effective population planning, growth and diversity | 43 (73%) | 1 (2%) | 15 (25%) |
| 4 | Information about services, programs and community initiatives | 41 (66%) | 9 (15%) | 12 (19%) |
| 5 | Main street rejuvenation, advice and guidance | 40 (67%) | 7 (12%) | 13 (22%) |
| 6 | Business development and innovation programs and advice | 37 (63%) | 3 (5%) | 19 (32%) |
| 7 | Rural Transaction Centre services e.g. Business, Centrelink | 37 (62%) | 5 (8%) | 18 (30%) |
| 8 | Work related / vocational training | 37 (62%) | 8 (13%) | 15 (25%) |
| 9 | A Community Resource Centre | 37 (58%) | 21 (33%) | 6 (9%) |
| 10 | Community sustainability planning and advocacy advice | 33 (55%) | 5 (8%) | 22 (37%) |
| 11 | Hobby and general interest activities and programs | 33 (53%) | 18 (29%) | 11 (18%) |
| 12 | Health services | 30 (48%) | 26 (42%) | 6 (10%) |
| 13 | Community meeting rooms | 26 (43%) | 22 (37%) | 12 (20%) |

RESPONSE TO STATEMENTS

| Statement | No. respondents (% for each statement) | |
|--|--|-----------------|
| | True | Not true/unsure |
| New health services should be located at Inglewood District Health Services (Hospital) with existing services | 59 (90%) | 6 (10%) |
| 2 It would be good if Inglewood groups worked together more | 51 (76%) | 16 (24%) |
| Inglewood needs assistance to help it capitalise on its proximity to Bendigo | 48 (73%) | 18 (27%) |
| 4 The Town Hall needs to be more available and relevant to the community | 47 (73%) | 17 (27%) |
| 5 Inglewood has good access to health services | 46 (71%) | 19 (29%) |
| 6 The opportunity to consolidate community buildings should be considered as part of the project | 45 (68%) | 21 (32%) |
| 7 It would be good if Inglewood people and groups were more open to different ideas | 44 (70%) | 19 (30%) |
| 8 It would be good to have access to more online information about local facilities, programs and events | 43 (69%) | 19 (31%) |
| 9 Inglewood needs to review its Community Plan to reflect new priorities | 42 (66%) | 22 (34%) |
| If possible the community hub should be located in conjunction with an existing facility | 38 (59%) | 26 (41%) |
| 11 The old railway station is too far out of town for a Community Hub | 38 (57%) | 29 (46%) |
| 12 It would be good to investigate a visiting / tourist volunteer program to support local initiatives | 34 (54%) | 29 (46%) |
| 13 I would / could travel to places like Wedderburn or Bendigo to access services and programs of interest to me | 30 (45%) | 36 (55%) |
| 14 The senior citizens centre is important to me / will be important to me in the future | 29 (44%) | 37 (56%) |

- Males are most likely to view the following as true for them: Statement 1 (17 males), and Statements 2, 3, 4, 6, 7, and 11 (14 males for each).
- Females are most likely to view the following as true for them: Statement 1 (41 females), Statement 2 (35 females), Statements 3 & 4 (31 females) and Statements 5 & 6 (30 females).

POPULATION GROUPS TO ATTRACT/RETAIN TO IMPROVE TOWNSHIP VIABILITY

| Population Group | No. respondents (% for <i>each population group</i>) | | |
|--------------------------|---|------------------|------------------|
| | Priority 1 group | Priority 2 group | Priority 3 group |
| 1 Families with children | 62 (93%) | 1 (1%) | 4 (6%) |
| 2 Young adults 25-35 | 45 (75%) | 11 (18%) | 4 (7%) |
| 3 Adults 36-60 | 34 (58%) | 18 (31%) | 7 (12%) |
| 4 Young People 12-25 | 30 (57%) | 18 (34%) | 5 (9%) |
| 5 Visiting volunteers | 17 (32%) | 20 (38%) | 16 (30%) |
| 6 Retirees | 16 (28%) | 19 (33%) | 23 (40%) |

OTHER GROUPS TO ATTRACT/RETAIN TO IMPROVE TOWNSHIP VIABILITY

| Population Group | No. respondents (% for <i>each population group</i>) | | |
|--|---|------------------|------------------|
| | Priority 1 group | Priority 2 group | Priority group 3 |
| 1 Tourists | 50 (78%) | 9 (14%) | 5 (8%) |
| 2 Business people | 49 (78%) | 9 (14%) | 5 (8%) |
| 3 Accommodation investors | 38 (66%) | 15 (26%) | 5 (9%) |
| 4 Businesses that can operate remotely | 28 (49%) | 16 (28%) | 13 (23%) |
| 5 Visiting volunteers | 14 (27%) | 27 (53%) | 10 (20%) |

2.3 Current Inglewood Community Resource Centre (ICRC)

WHO THE ICRC IS PERCEIVED TO BE RELEVANT TO NOW

| Groups of people | No. respondents (% for each group) | |
|--|------------------------------------|---------------|
| | Most relevant | Less relevant |
| 1 Women | 42 (89%) | 5 (11%) |
| 2 Volunteers or people looking to volunteer | 41 (82%) | 9 (18%) |
| 3 Lonely or isolated people | 44 (79%) | 12 (21%) |
| 4 Older people | 41 (79%) | 11 (21%) |
| 5 People running community groups or events | 37 (79%) | 10 (21%) |
| 6 Retirees | 39 (74%) | 14 (26%) |
| 7 People looking for work | 32 (67%) | 16 (33%) |
| 8 People in business or wanting to learn business skills | 31 (60%) | 21 (40%) |
| 9 People with special needs | 29 (55%) | 24 (45%) |
| 10 Men | 23 (50%) | 23 (50%) |
| 11 Young people | 22 (46%) | 26 (54%) |
| 12 Families | 16 (33%) | 33 (67%) |

- Both males and females are split 50/50 on whether the current ICRC is relevant to men, however 21 out of 33 women (64%) believe it should be more relevant to men in the future, as opposed to 6 out of 15 males (40%).

WHO THE ICRC SHOULD BE RELEVANT TO IN THE FUTURE

| Groups of people | No. respondents (% for each group) | | |
|-----------------------------|------------------------------------|----------|--------------------------|
| | Needs to be more relevant | OK as is | Not relevant/ don't know |
| 1 Young people | 37 (76%) | 5 (10%) | 7 (14%) |
| 2 Families | 34 (74%) | 5 (11%) | 7 (15%) |
| 3 Lonely or isolated people | 29 (66%) | 10 (23%) | 5 (11%) |

| Groups of people | No. respondents (% for each group) | | |
|--|------------------------------------|----------|--------------------------|
| | Needs to be more relevant | OK as is | Not relevant/ don't know |
| 4 People looking for work | 33 (65%) | 9 (18%) | 9 (18%) |
| 5 People in business or wanting to learn business skills | 28 (64%) | 10 (23%) | 6 (14%) |
| 6 People with special needs | 28 (61%) | 12 (26%) | 6 (13%) |
| 7 Men | 27 (55%) | 11 (22%) | 11 (22%) |
| 8 People running community groups or events | 24 (48%) | 14 (28%) | 12 (24%) |
| 9 Volunteers or people looking to volunteer | 23 (47%) | 19 (39%) | 7 (14%) |
| 10 Women | 15 (31%) | 25 (52%) | 8 (17%) |
| 11 Older people | 14 (30%) | 25 (54%) | 7 (15%) |
| 12 Retirees | 13 (26%) | 28 (56%) | 9 (18%) |

SERVICES THAT WOULD ENCOURAGE USE OF A COMMUNITY HUB

| Services | No. respondents (% for each service) | |
|---|--------------------------------------|------------------------|
| | True for me | Not true for me/unsure |
| 1 Availability of information about activities in the district that are of interest to me | 58 (91%) | 6 (9%) |
| 2 Hobby and special interest classes | 45 (71%) | 18 (28%) |
| 3 Work / vocational training courses | 38 (62%) | 23 (37%) |
| 4 Wellbeing and physical activity programs | 38 (60%) | 25 (40%) |
| 5 Tourism information | 37 (60%) | 25 (41%) |
| 6 Information about volunteer opportunities that take advantage of my skills | 37 (60%) | 25 (41%) |
| 7 Visiting health services | 36 (58%) | 26 (42%) |
| 8 Women's interest groups | 35 (56%) | 27 (43%) |

| Services | No. respondents (% for each service) | |
|---|--------------------------------------|------------------------|
| | True for me | Not true for me/unsure |
| 9 Professional meeting spaces | 29 (48%) | 31 (52%) |
| 10 Business planning, marketing and sales courses | 25 (42%) | 35 (59%) |
| 11 Playgroup | 25 (42%) | 35 (58%) |
| 12 Men's interest groups | 22 (37%) | 38 (64%) |

- Females are more likely to use a community hub for: Service 1 (43 females), Service 2 (35 females) and Service 6 (30 females).
- Males are more likely to use a community hub for: Service 1 (12 males), Service 3 (11 males) and Services 2, 4, 9 and 10 (10 males each).

PREFERRED SITES FOR A COMMUNITY HUB

| Site | No. respondents who ranked site 1-3 (% for each site) | Total respondents for each site |
|---|---|---------------------------------|
| 1 A shop in the main street | 42 (68%) | 62 |
| 2 The Town Hall site / building | 40 (67%) | 60 |
| 3 The existing Community Resource Centre building | 33 (54%) | 61 |
| 4 The Senior Citizens Centre | 32 (39%) | 57 |
| 5 The RSL Hall | 15 (25%) | 60 |
| 6 The old railway station site | 13 (23%) | 58 |
| 7 Inglewood Sports Centre | 12 (20%) | 59 |
| 8 The Inglewood and District Hospital site | 7 (12%) | 57 |

2.4 Summary of written comments

Potential sites for a community hub

Many written comments suggested a site near the town centre or just off the main street.

Other suggested sites:

- Smiths IGA (3 respondents)
- Old Church of England next to school (1 respondent)
- Old shop front next to Bendigo bank (2 respondents)

Recommended Priorities for Inglewood

- Child care services were mentioned by 6 respondents
- School holiday programs
- Large playground and BBQ facilities for tourists and families – playground at footy oval too small and busy during weekends.
- Skate ramp for kids – currently they hang around outside shopping centre.
- Sports centre needs upgrading
- Better footpaths
- Bus/train service to Bendigo
- Visiting dentist
- Female GP (2 respondents)
- Free internet for seniors
- Health services should be based at the hospital
- Mental health services
- Drug and alcohol support workers
- Need more opportunities for kids to develop skills e.g. art, music, sport

General Comments

- There were many general comments recommending:
 - Community groups should work together rather than focus on their own tasks/needs in order to improve the community as a whole, and that
 - Bridgewater and Inglewood should also work together and combine facilities – many comments
- There should be a volunteer co-ordination/sign up program (3 respondents)
- The Eucy Centre could work as a tourist hub (2 respondents)
- Welcome day and info packs for new residents
- Large yearly calendar on show – display events
- Emphasis on showcasing local groups to community
- Area to plant a family/memorial tree – sense of pride and ownership of town

Background Paper 7 - Document review

This paper provides an over view of documents relevant to the project

Document – Council Plan 2008-2013

- Vision “Loddon will be a proud community leading rural Australia as a great place to live work and visit “
- Mission - To continue to lead and maximise community growth and development. Building viable small communities with strong links to regional centres
- Major Areas for focus for 2008-2013 are:
 - Economic development
 - Housing
 - Affordable asset management
 - Township amenity and beautification
 - Youth
 - Community engagement
 - Climate change adaption
 - Advocacy
- Key directions that may be of particular relevance to the project:
 - **Supporting the Inglewood Bridgewater Community Building Initiative (CBI)** through liaison with the Inglewood and Bridgewater communities, identification of collaborative projects, facilitation and project management, source grants and administer applications, identify, develop and support arts and cultural projects, foster cooperative local community planning.
 - **Economic development** including support to new and existing businesses through direct facilitation, development of networking opportunities, provision of information, leadership in development, promotion and marketing of opportunities within the shire and referral to internal and external agencies to encourage access to shire, state and federal development programs.
 - **Community planning for the 15 communities across Loddon Shire** builds Loddon communities through facilitation, logistical and financial means to improve the environmental aesthetic of communities and develop key community assets. A key aspect involves support, management and assisting communities to realise strengths and opportunities and to determine pathways for development, facilitate novel approaches and solutions to local issues.

Document – Inglewood Community Resource Centre – Strategic Plan 2009 - 2010

Refer Background Paper 2

Document – Inglewood Urban Design Framework (2003)

- Key elements of the vision are:
 - 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;
- Establish and develop other facilities required by the community;
- 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
- 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.
- Town Hall Precinct -
 - is a hidden asset and underutilised and cost prohibitive for local groups
 - the Borough/Town Hall should be connected back into Brooke Street.
 - 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
 - Enhance the ‘town square’
 - Move community activities to the hall
 - Expand the parkland around the hall
 - Improve appearance of interface between open space and bowling club facilities, perhaps landscaping

Document – Inglewood Community Plan (2010)

Priorities identified in the Community Plan are listed below. Where recommendations may be relevant to this project they have been listed.

- Landscape and streetscape
- Open spaces, parks and recreation
- Heritage and culture
 - Town hall. Recommendation - Local groups to be encouraged to use the town hall.
 - Gordon Park. Recommendation - Investigate a better use of this green space.
- Tourism
 - Museum. Recommendation - Continue to support the museum.
 - Old Inglewood. Recommendation - Need the shire to clean up the site. Better

signage for the site maybe an interpretive board be placed there.
Caravan stop. Recommendation - 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 – Recommendation - Support the Inglewood Community Resource Centre with their hub.
- Business and Economy

Document - Building Asset Management Plan (BAMP) (Loddon Shire Council, 2009)

The BAMP provides a strategy for the maintenance and upgrade of Council's built assets. The following references in the BAMP are relevant to Community Centres:

- Section 2.0 Asset Function and Levels of Service
 - Part 2.3.2 - Notes there is no hierarchy proposed for community centres. Each will be treated on an individual basis.
- Section 6.5 Asset Valuations
 - In some instances in preparing this plan assumed replacement on what Council is prepared to invest in the new building the existing structure. For example the Inglewood Town Hall valued at \$2,240,670. In this plan a replacement value of \$750,000 was allocated.
- Section 7.0 Acquisition Plan – New and Upgrade Strategies
 - Part 7.2 – Notes Council will provide community centres where it is satisfied that there is a demonstrated demand. All upgrade works are to be funded by the community centre operators along with any external funding available.

Demand for a community centre building in Inglewood, when the present lease expires, has been identified.

Part 2.7.3 Notes that unless specifically provided for by existing lease agreements no Council funding will be provided for any works on 'other buildings'.

Where these buildings are occupied by a tenant Council will investigate opportunities to transfer funding responsibility for maintenance, renewal and upgrade to users. This applies to buildings such as the current doctor's surgery in Wedderburn.

- Section 8.0 Operations and Maintenance Plan
 - Part 8.5.2 Community Centres – Notes that under this plan Committees of Management will be fully responsible for all operations and maintenance expenditure.
- Section 9.0 Renewal and Replacement Plan
 - Part 9.1 – Notes that funding for renewal and replacement works for the various categories of buildings is detailed under the individual building categories in this section. Notes that:
 - Renewal works will be given high priority over other capital works.
 - Funding is generally heavily reliant on funding from external sources.

- However where urgent renewal is required to keep a building operational, funding will be assessed on a case-by-case basis at the time of project development.

9.3 Community Centres – Notes that all works are to be funded by the service providers with any external funding available.

Inglewood Town Hall identified as a ‘Level 1’ facility, which means it is eligible for a Council funding contribution in conjunction with external funding. Level 1 Halls are to be at least 20 kms distance from each other.

Document – Loddon Recreation Plan (Loddon Shire Council)

Loddon Recreation Plan makes a number of recommendations that may be relevant to the project:

- Action 2: Healthy Lifestyle Groups - Support the establishment and promotion of ‘healthy lifestyle’ activity groups e.g. ‘mums and prams’ walking groups, ‘walk and coffee’ groups.
- Action 5: Gymnasium Facilities - Work with local communities to investigate opportunities to establish sustainable gymnasium facilities at appropriate locations.
- Action 6: - Fitness / Exercise Programs - Actively encourage the establishment and promotion of exercise programs / classes for a range of age groups e.g. gentle exercise for older adults, youth fitness programs.
- Action 16: Community Houses - Work with Committees to maximise provision and promotion of recreation opportunities provide through Community Houses.
- Action 19: Increased Participation by ‘Isolated Groups’ - Recognise and support initiatives that encourage participation by people that are ‘isolated in the community’
- Action 20: Holiday Programs - Facilitate discussions between local and regional agencies / organisations to expand the range of Holiday Program opportunities and promote activities.
- Action 62: Small Business Development Initiatives - Support private providers / small business initiatives that aim at addressing service gaps in the recreation sector e.g. fitness instructors, child ‘play therapists’, gentle exercise for older adults.

Document - Loddon Tourism Plan 2010-13 (Loddon Shire Council)

The Tourism Plan includes the following information that may be relevant for the project:

Makes reference to the need for tourism boards in Inglewood. (Note this may be incorporated in the new Eucalyptus Museum centre once it is completed, estimated 2011)

Notes the need to continue to strengthen relationships with tourism providers

Document - Loddon Municipal Public Health Plan 2010-2013 (Loddon Shire Council)

The MPHP includes the following information that may be relevant for the project:

- Objective 3: The health and wellbeing of young people within the Shire is supported
 - 3.1 Work with the BLPCP to investigate and implement a local 2012 online youth hub that acts as a gateway to other websites containing positive lifestyle information. (2010-2012)
 - Work with the BLPCP to investigate, document and distribute best practice “Arts in Health” programs that result in the wellbeing of young people and communities. (2010-2011)
- Objective 4: The health and wellbeing of older people within Shire is supported
 - 4.9 Seek funding for a joint project between a Senior Citizen Centre and Neighborhood House to provide social and/or recreational programs for older people in Loddon (contingent on external funding grant). (2011)
- Objective 5: Health promotion measures are implemented to address the high prevalence of Diabetes
 - 5.3 In collaboration with the BLPCP, conduct two better health self management programs in the Loddon Shire for people with Chronic Disease
- Objective 7: The positive health and wellbeing effects of physical activity are maximised
 - 7.4 Seek funding applications for recreational programs and/or equipment specifically for older people in the Shire

Document – Loddon Active Ageing Plan 2009-2013 (Loddon Shire Council)

The Active Ageing Plan includes the following information that may be relevant for the project:

- Key Area (Community Development)
 - Fund a joint project between a Senior Citizen Centre and Neighbourhood House to provide social and/or recreational programs for older people in Loddon (contingent on external funding grant). (Nov 2010)
- Key Area (Participation)
 - Funding applications for recreation programs and equipment for older people