

Glenlyon Structure Plan Engagement Report

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Contents

EXECUTIVE SUMMARY	3
ENGAGEMENT PROCESS	4
RESULTS IN DETAIL	5
ONLINE SURVEY	5
GENERAL RESULTS	6
HOUSING	10
BUSINESS	13
TRANSPORT	15
ENVIRONMENTAL ISSUES	17
HISTORY AND HERITAGE	17
NEIGHBOURHOOD CHARACTER	19
SOCIAL INFRASTRUCTURE	22
DEMOGRAPHICS	24
POP-UP ENGAGEMENTS	27
APPENDIX ONE – ONLINE ENGAGEMENT RESULTS	29
APPENDIX TWO – COMMUNITY CONVERSATIONS TRANSCRIPTION	55

Executive summary

Future Hepburn

Future Hepburn is a large strategic planning project. It will develop structure plans for the townships of Creswick, Clunes, Daylesford and Hepburn Springs, Glenlyon and Trentham. These plans will describe the desired outlook for the future of each township. They will outline how to protect the character of the townships and ensure appropriate growth into the future.

Purpose of the engagement

The voices of the community are integral to the planning process. Communities have lived experience, understand the changing environment and have opinions on the future of their townships. Community engagement provides local knowledge that is key to the planning process.

The engagement approach

The engagement process for the Glenlyon Structure Plan provides two opportunities for community members to have their say. Specifically:

- Phase One – Initial community engagement (this phase)
- Phase Two – Deeper community engagement.

This report provides an overview of the engagement process and the results of phase one of this process.

Participation

A total of 49 responses were analysed for this report including:

- 8 people who attended a Community Conversation engagement session
- 41 responses to the Glenlyon Structure Plan online survey.

Results

Across the engagement activities there were key elements of strong agreement principally that community members:

- Value the rural character of their town, the peace and quiet, trees and landscape
- Would like to see some additional infrastructure particularly public toilets
- Would like Glenlyon to stay small and rural
- Have a mix of opinions of growth, while there is no support for large scale growth there is some support for thoughtful and considered growth.

Engagement process

Purpose of the engagement

The Glenlyon Structure Plan is a significant project. It will guide how Glenlyon looks and feels over the coming decades. The direction the plan takes will have an impact on the current and future Glenlyon community. The lived experience and views of community members provides a critical knowledge base for the development of the plan. In addition, it gives an opportunity for planners to meet community members and discuss how a structure plan is developed. This helps to improve community understanding of the planning process and might lead to deeper engagement in the future.

The 2020 Local Government Act (The Act) outlines how communities must be engaged in decisions that affect them. The purpose of this engagement is not only to meet the requirements of The Act but move beyond that, to engage in dialogue with local communities to make informed decisions about the future of Glenlyon.

The engagement approach

The engagement process for the Glenlyon Structure Plan has been designed to give community members a range of opportunities to comment throughout the development of the plan. The initial stages of the engagement focused on broad ideas. A series of 'Conversation Starters' were developed on a range of subjects. Community members could then talk to planners at a 'Community Conversation'. In addition, an online survey led respondents through a series of questions related to planning and their experience of living in and around Glenlyon. The information collected during this process will be used in developing the Draft Glenlyon Structure Plan.

Phase two of the engagement will involve a deeper deliberative process where community members will meet and discuss the outcomes of phase one of the community engagement process.

The results of both phases will be used in the development of the Draft Glenlyon Structure Plan. Once the structure plan is developed there will be further opportunities for community members to make comment.

This report provides an overview of the engagement process and the results of phase one of this process.

Results in detail

Online Survey

Background

A specific Glenlyon Structure Plan online survey was live between 17 May 2023 and 2 July 2023. The questions asked related to key elements of a structure plan. This provided detailed community sentiment on a range of issues that will be addressed by the structure plan.

Participation

The survey received 41 responses which represents 9.1% of the population of Glenlyon. Most respondents (62%) live in Glenlyon. Most responses came from people aged 20 – 79 years with the largest percentage of responses coming from people aged between 40 – 59 years (41%). A total of 12 women and 24 men, 3 ‘prefer not to say’ and one ‘other’ completed the survey. Full demographic details of survey respondents can be found in appendix one.

Results – survey

The results of the survey are presented below. Questions relating to individual places are not included in this summary report but can be found in the addendum of results.

Qualitative results have been broadly themed. Where a response mentions multiple themes, it is included with the first theme mentioned. Questions with limited answers have not been themed.

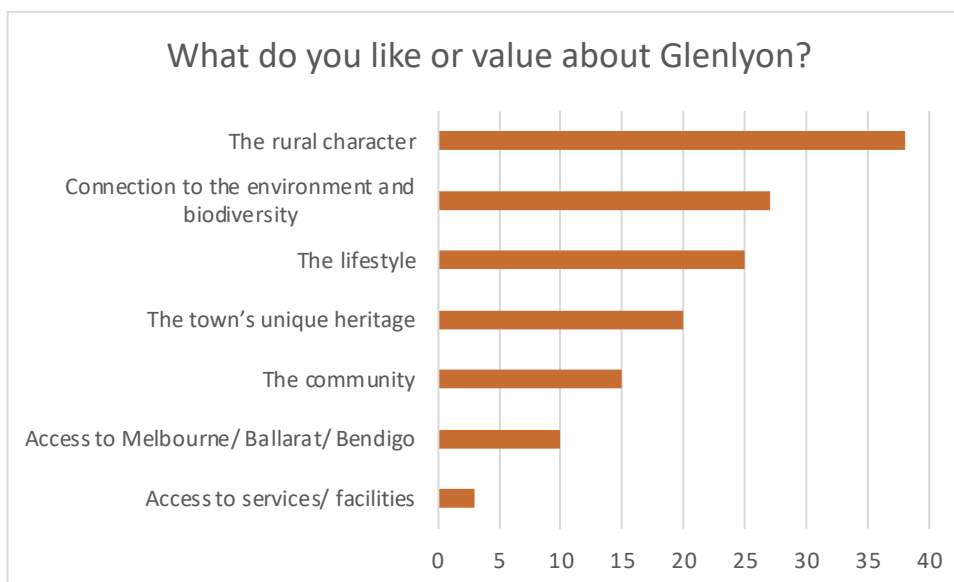
Full survey results

A full transcript of all survey responses is available as appendix one. Answers to questions that are specific in nature are provided in this appendix.

General results

1. What do you like or value about Glenlyon?

Respondents could choose as many statements as they liked and provide comments if they wished. The most cited comment was 'The rural character' which was cited by 38 respondents.

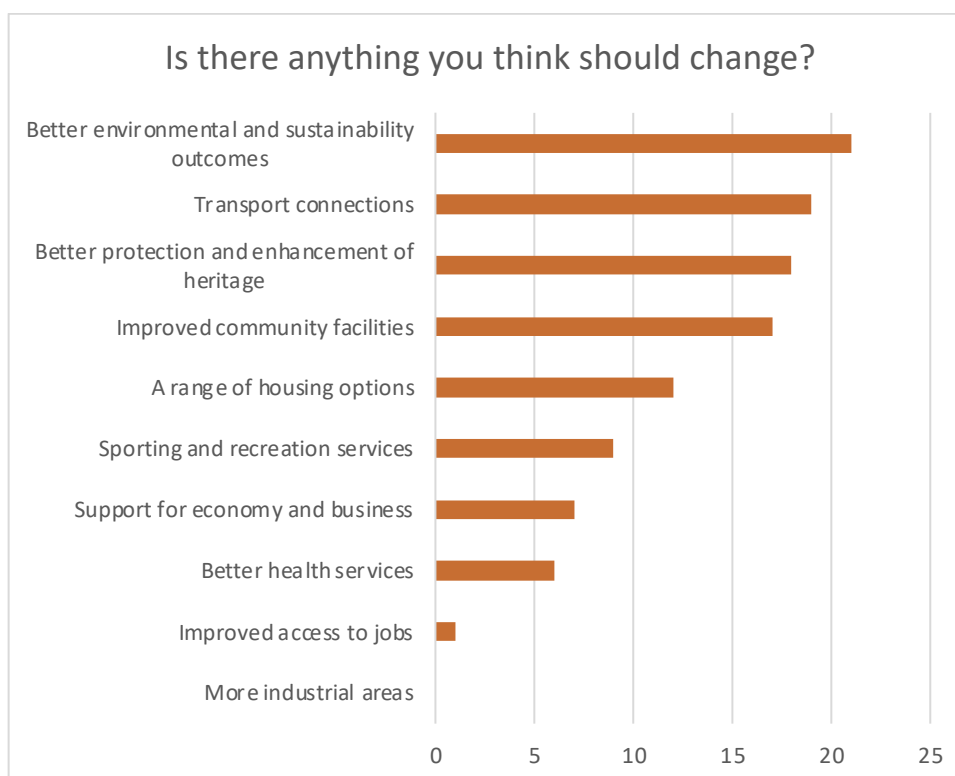


Other comments

Other comments reiterated the links to food and farming, the lack of short stay accommodation and the peacefulness.

2. Is there anything you think should change?

Respondents could choose as many statements as they liked and provide comments if they wished. The most cited element that should change was 'better environmental and sustainability outcomes' by 21 people.



Other comments

Other comments related the need for more/ better infrastructure, shops and services. The need for a public toilet and community garden and the need to preserve agricultural land.

3. Is there anything that should not change?

Respondents were invited to answer this question in their own words. Their answers have been themed.

Rural character (16 responses)

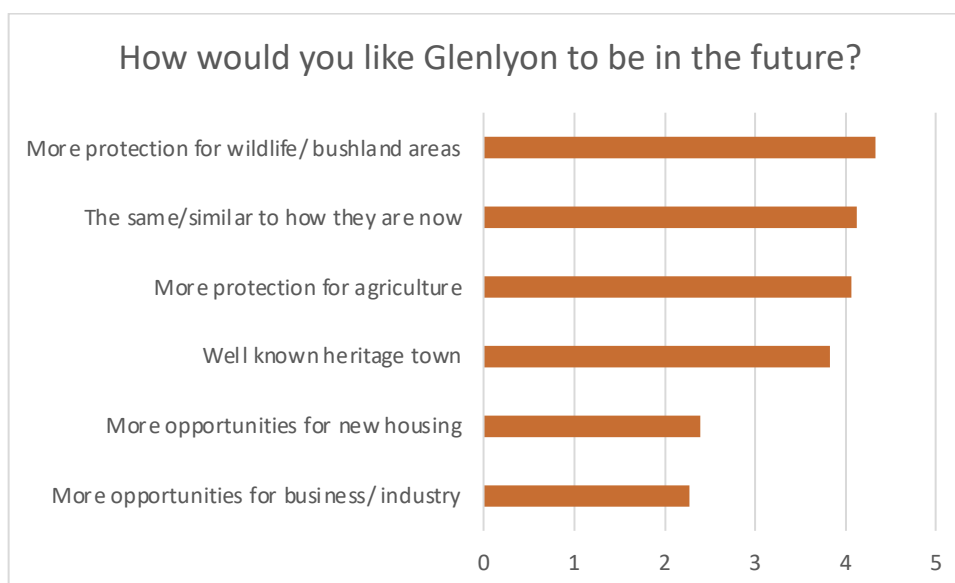
The most cited responses referred the rural character. This includes the peace, fresh air, lack of traffic, environment and farming.

Size (7 responses)

The size of Glenlyon was mentioned and a desire to minimise or prevent additional development and growth.

4. How would you like Glenlyon to be in the future?

Respondents were asked to rate the importance of six statements. The statement that received the highest score was 'more protection for wildlife and bushland areas'.



5. Do you have any concerns about the future of Glenlyon?

Respondents were invited to answer this question in their own words. Their answers have been themed.

Development (15 responses)

Most comments related to growth and development and the potential impact that might have on the rural feel of Glenlyon. There was a desire to keep any additional housing within the town limits and on large parcels of land.

Other

Other responses related to:

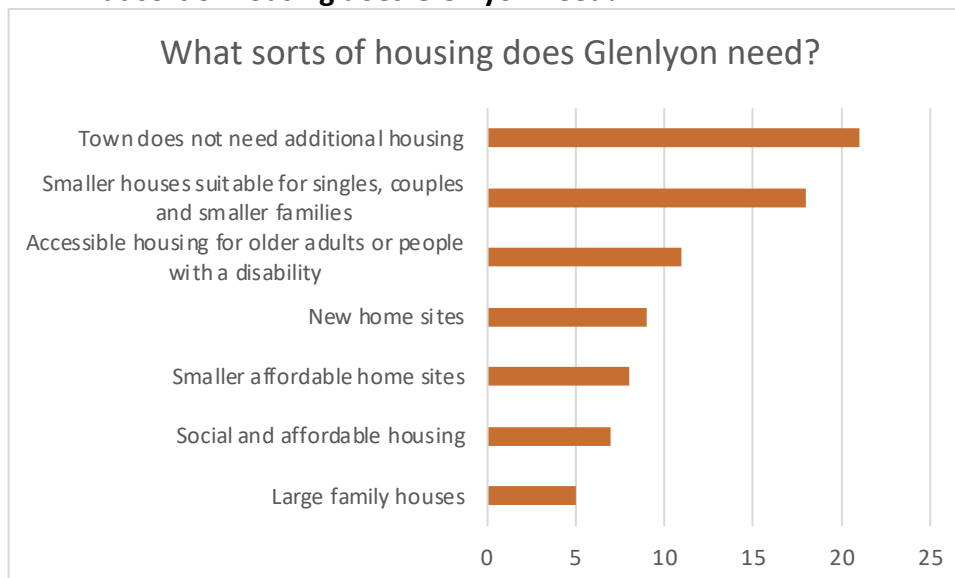
- Concerns about the water supply
- Concerns about the potential loss of farmland
- Concerns that the town needs to change and grow and that discussion on this is prevented.
-

6. Other comments or suggestions

Respondents were invited to provide any additional comments about Glenlyon and the Glenlyon Structure Plan. The comments reiterated concerns raised in previous questions.

Housing

7. What sort of housing does Glenlyon need?



8. Reflecting on your last response, how could this be improved?

Increase density and innovation (10 responses)

The potential to increase housing supply by increasing density or looking at other housing options. This includes tiny houses, developing empty blocks and subdivisions.

Stop development (8 responses)

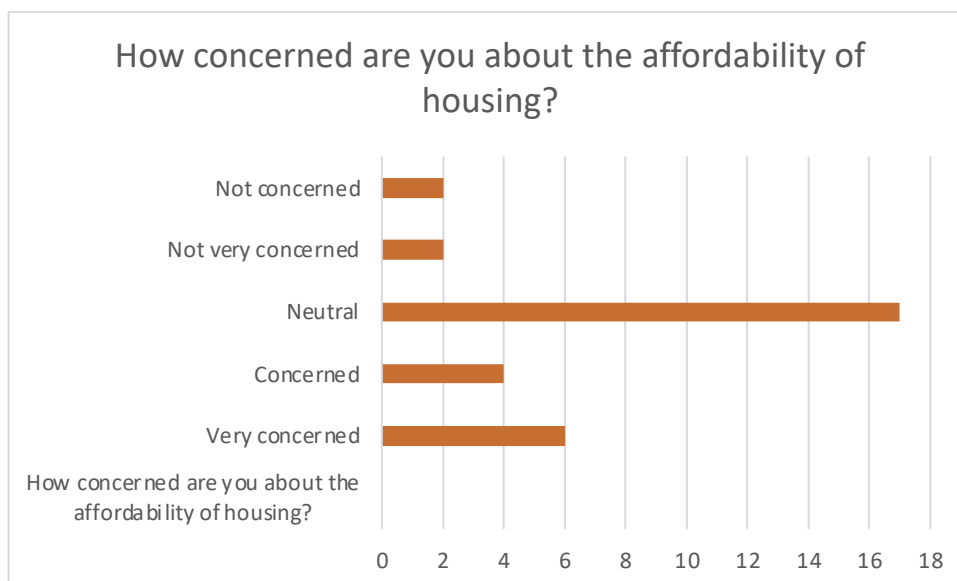
Development was not supported by all due to the potential to spoil the rural feel and because of a lack of infrastructure and services.

Other

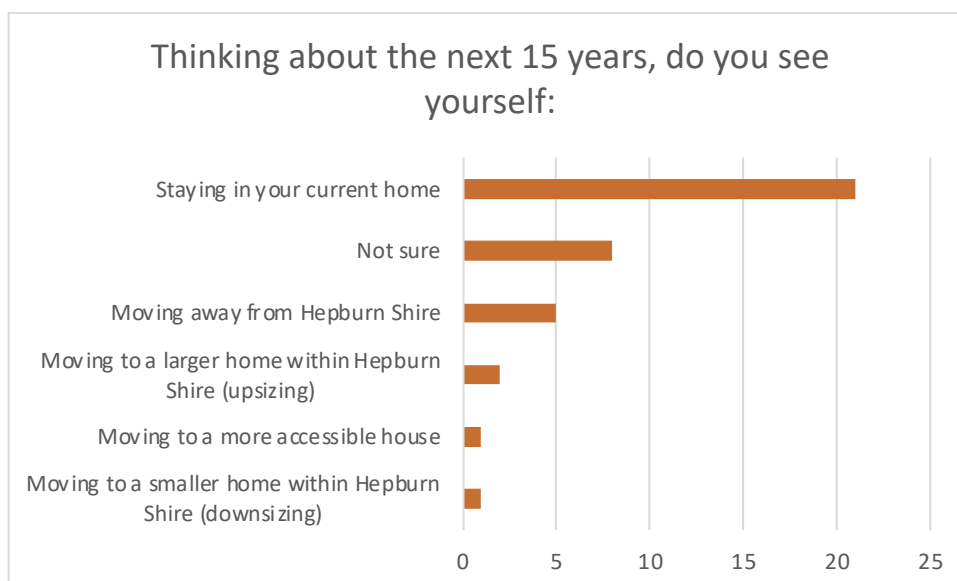
Other comments related to:

- The impact of short stay accommodation
- The lack of water
- The need to maintain agricultural land.

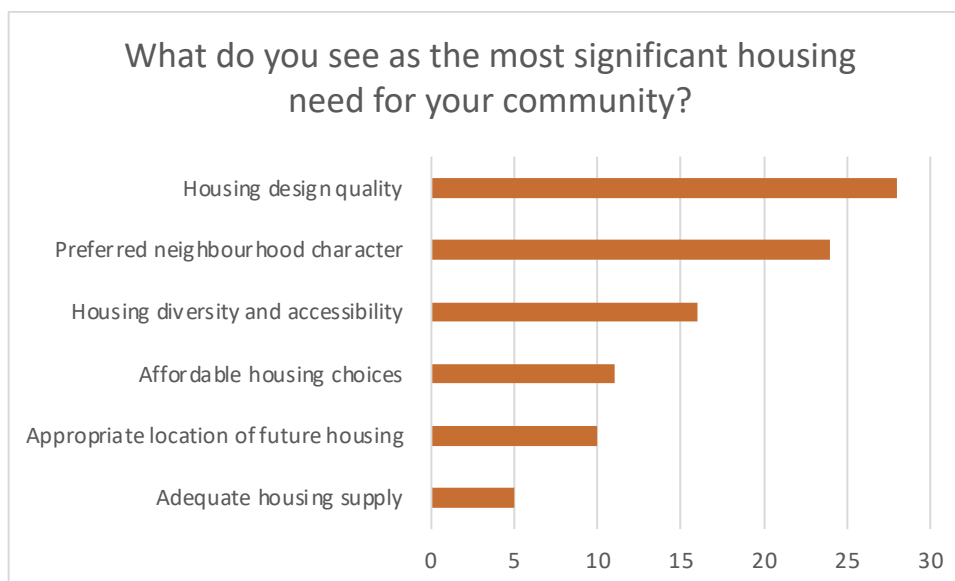
9. How concerned are you about the affordability of housing in Glenlyon



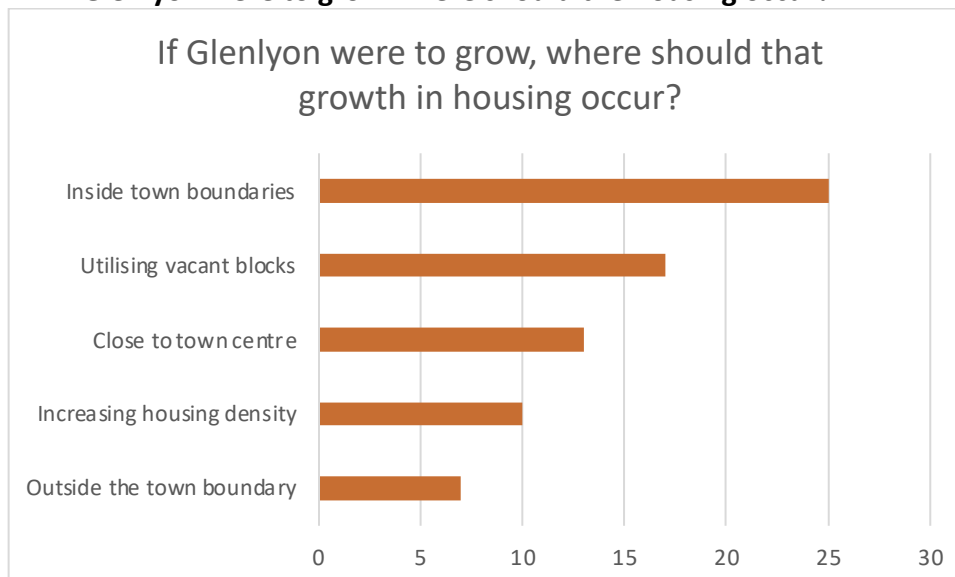
10. Thinking about the next 15 years do you see yourself



11. What do you see as the most significant housing needs for your community?



12. If Glenlyon were to grow where should the housing occur?

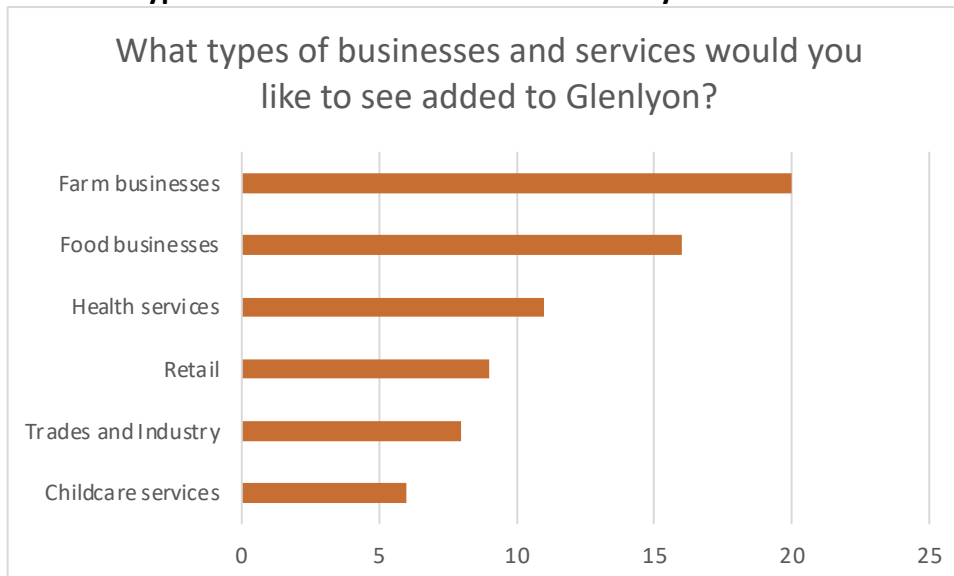


13. Other comments about housing

Additional comments reiterated comments related to the need to maintain agricultural land, a need to limit housing development, the need to look for affordable housing options and to have a planned approach to growth.

Business

14. What types of businesses and services would you like to see added to Glenlyon

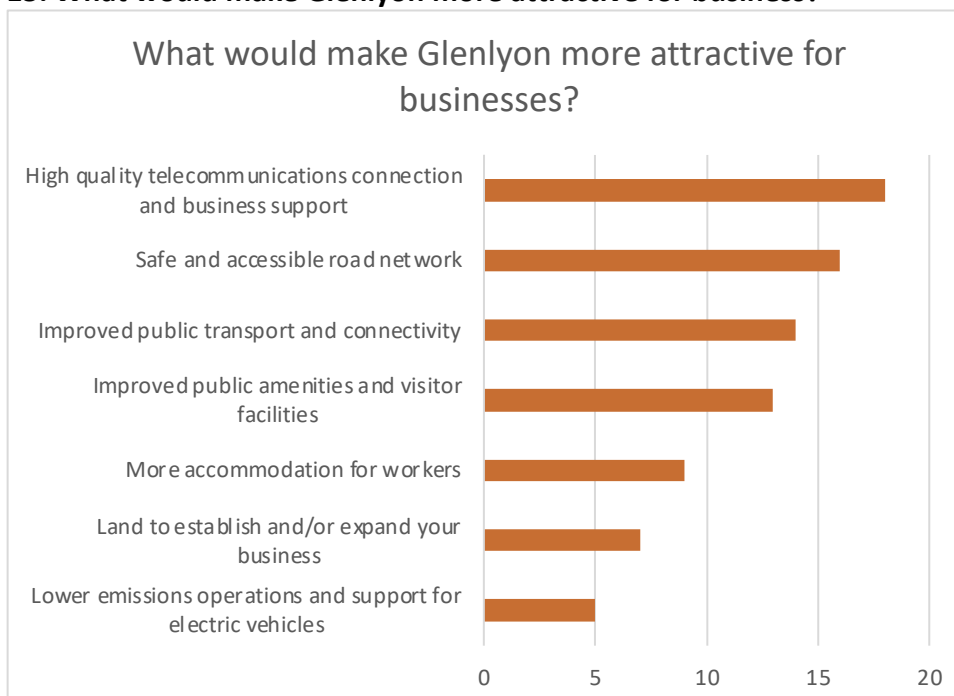


Other

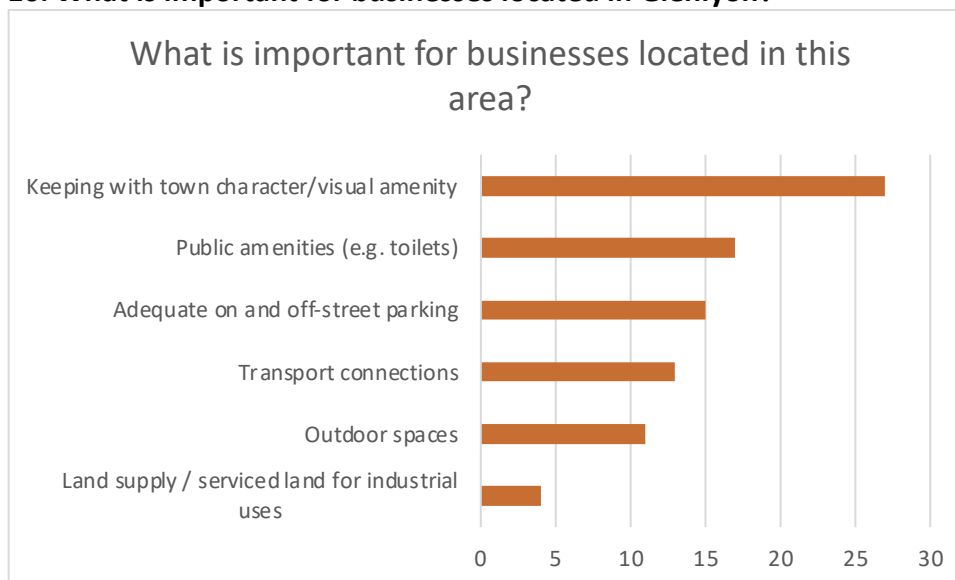
Other business and services that were mentioned included:

- A general store
- A pub.

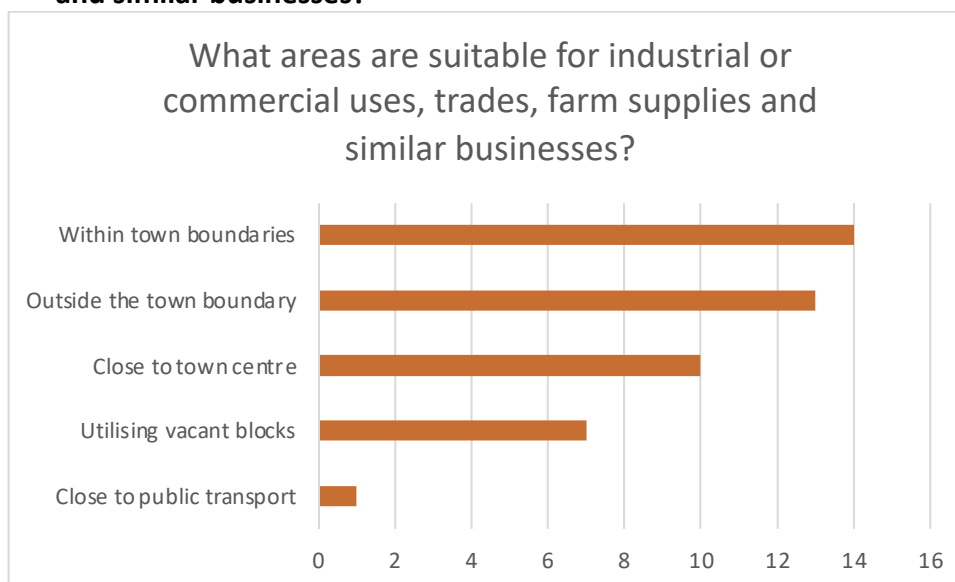
15. What would make Glenlyon more attractive for business?



16. What is important for businesses located in Glenlyon?

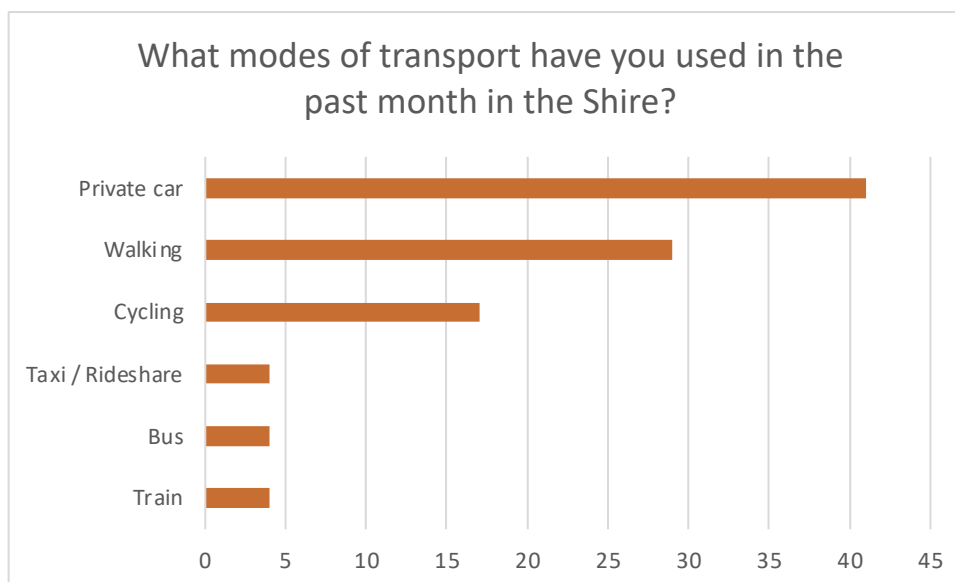


17. What areas are suitable for industrial or commercial uses, trades, farm supplies and similar businesses?



Transport

18. What modes of transport have you used in the past month in the shire?



19. Tell us where or how walking facilities could be improved

Issues relating to walking facilities included:

- The need for maintenance of existing facilities
- Maintenance on Biolink
- Facilities are sufficient and do not need improvement.

20. Tell us where or how cycling facilities could be improved

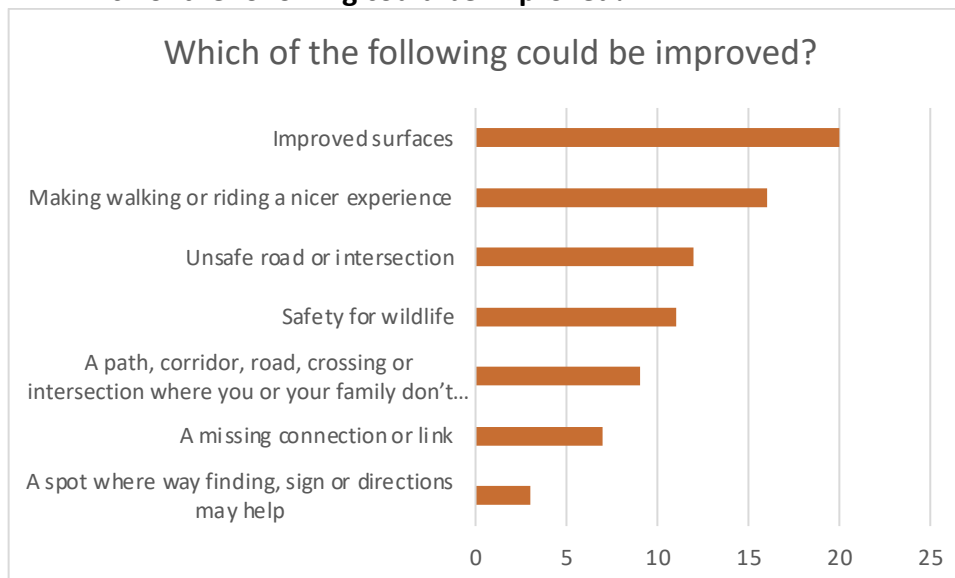
Issues relating to cycling facilities include:

- Links to other towns
- Reduce traffic speeds
- Maintenance of existing facilities.

21. Tell us where or how public transport facilities could be improved

The key concern in relation to public transport was the lack of services and a need for a bus link to Daylesford, Woodend, Kyneton and Malmsbury and access to taxis.

22. Which of the following could be improved?



23. Reflecting on the answer to your last question, tell us where the location is

Answers indicate a range of roads and a general need to improve the quality of roads in the area.

Environmental issues

24. Are there areas in your town that you think should not be improved due to biodiversity, flooding or other environmental constraint?

Respondents were invited to answer this question in their own words and the responses have been themed.

Glenlyon Recreation Reserve (6 responses)

The recreation reserve and land around that area were considered important to maintain.

River (6 responses)

The river, river banks and bushland around the river was considered important to maintain.

25. Are there particular biodiversity elements that you think should be protected?

Respondents were invited to answer this question in their own words. No clear themes emerged but comments related to:

- The river
- The recreation reserve
- Forests and trees
- A need to control weeds.

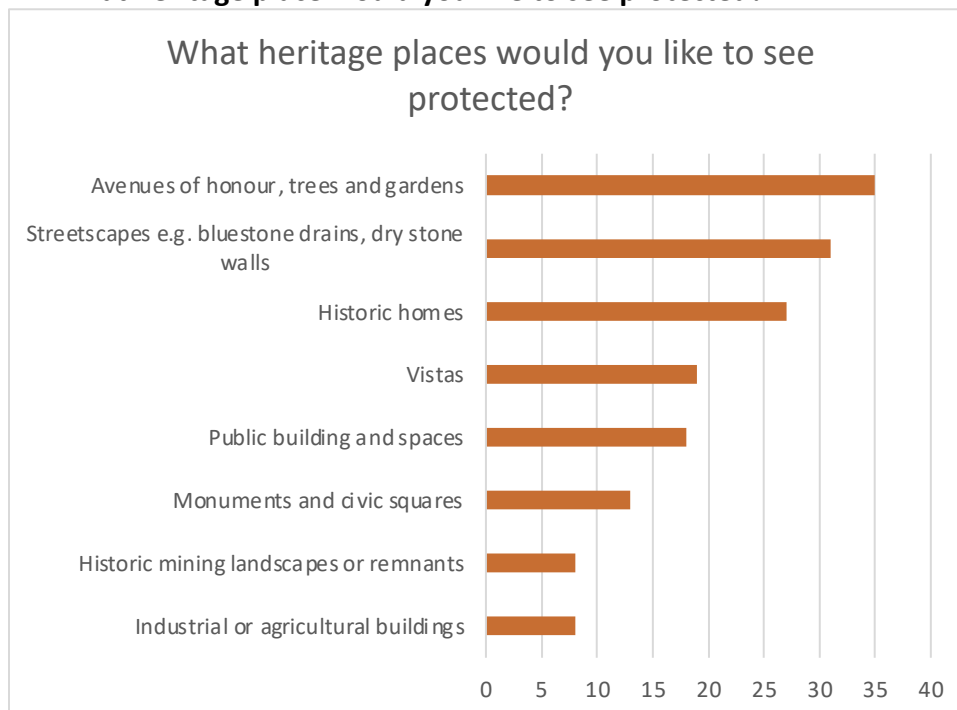
History and heritage

26. What is the most important heritage place or building in Glenlyon

Respondents were invited to answer this question in their own words the key heritage sites mentioned were:

- The General Store
- The Old Shire Hall
- The Lodden river
- The Glenlyon Recreation Reserve.

27. What heritage place would you like to see protected?

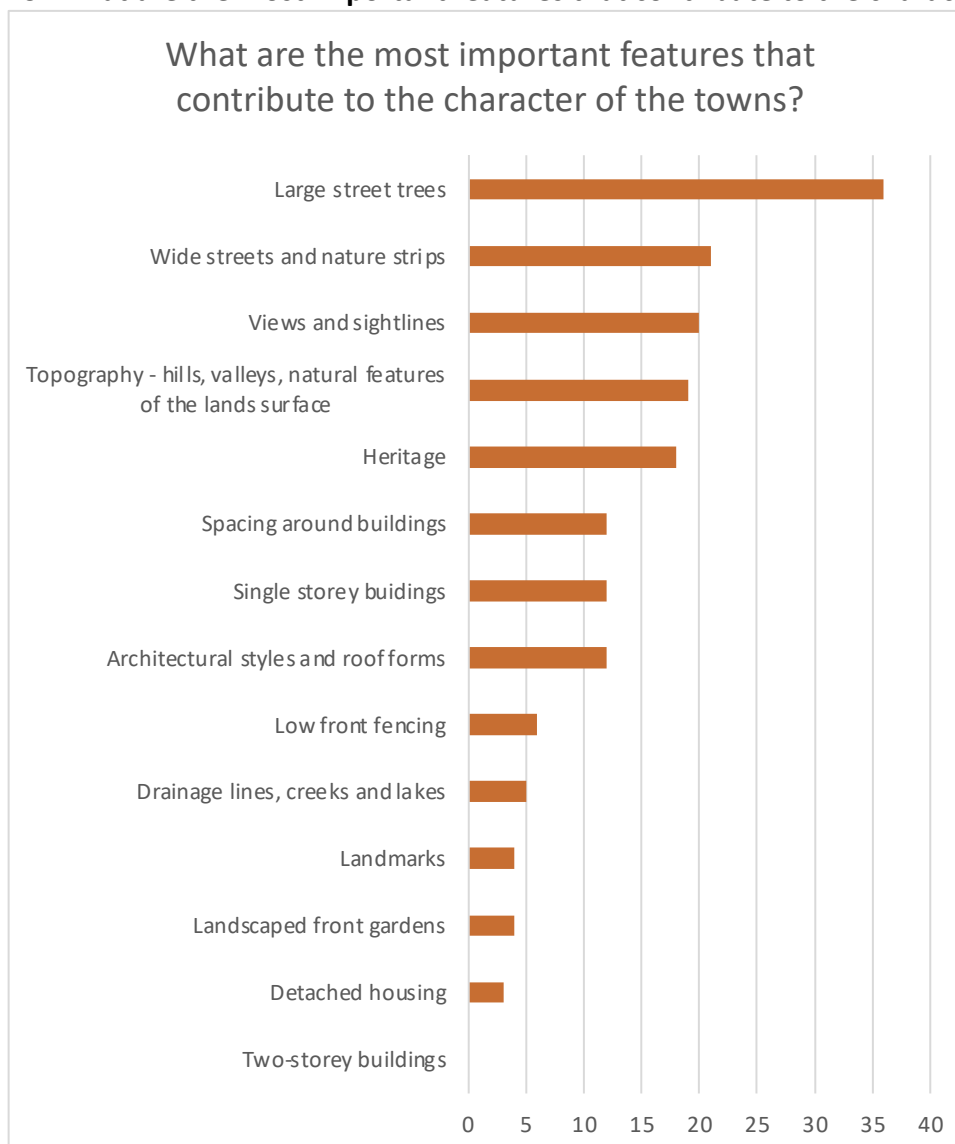


28. Do you have any stories about Glenlyon and what makes it special?

Stories have been provided in full in appendix one.

Neighbourhood Character

29. What are the most important features that contribute to the character of Glenlyon



30. What features of Glenlyon character would you like protected?

Respondents were invited to answer this question in their own words and the results have been themed.

Rural town (9 responses) – the heritage features of the town such as the space, lack of street lighting and rural views.

Avenue of Honour and street trees (5 responses) – avenue of honour and other street trees were highly valued.

31. What features of Glenlyon character would you like to see extended in the new developments?

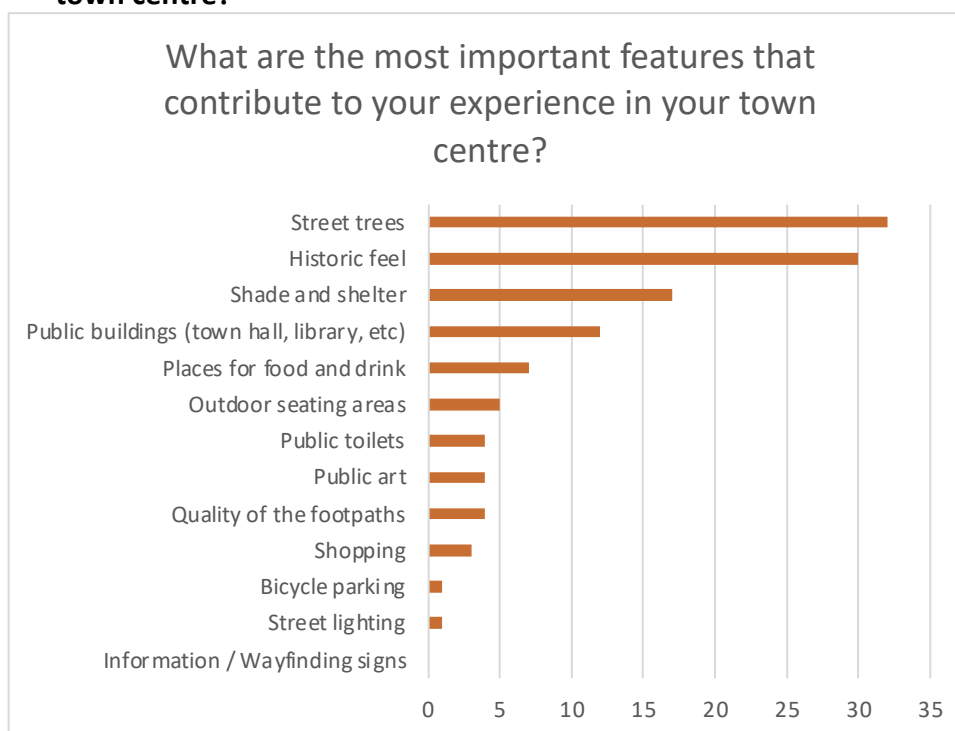
Respondents were invited to answer this question in their own words, comments included:

- Everything to ensure the character does not become fragmented and biodiversity is retained
- The reserve and space for quiet human activities
- The need for trees.

32. What is it about your local area that is important to you and the overall character, amenity and feel of your neighbourhood?

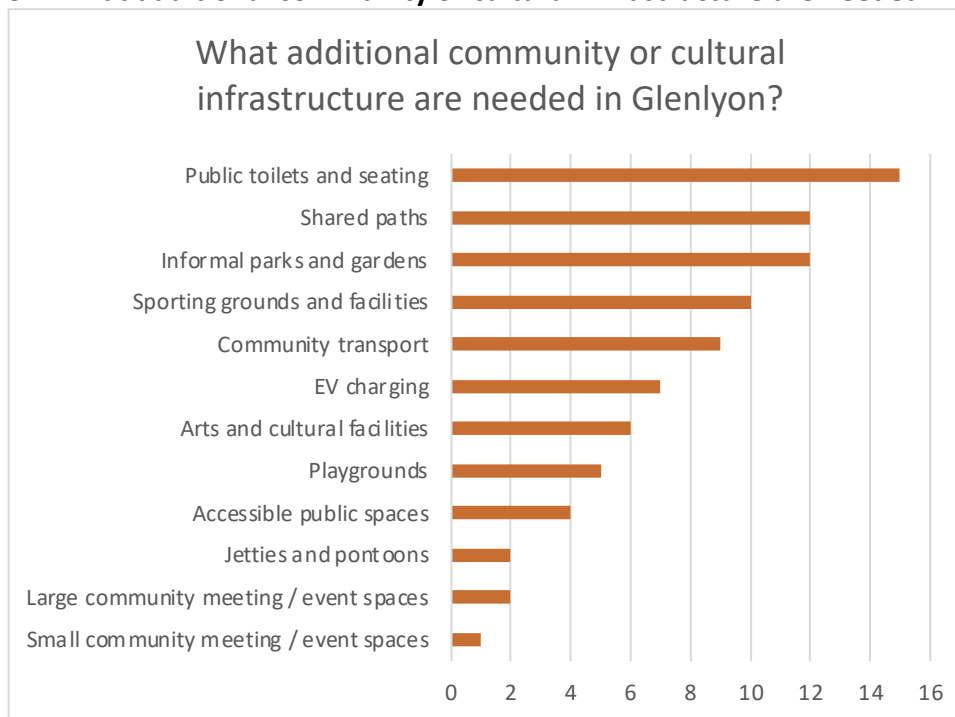


33. What are the most important features that contribute to your experience in your town centre?



Social Infrastructure

34. What additional community or cultural infrastructure are needed in Glenlyon?



35. Reflecting on the last question why is this infrastructure required?

Comments related to infrastructure being needed to support community events and visitors. The EV charging infrastructure would support locals and visitors and help future proof the town.

36. Are there any other community facilities and services that are lacking?

There were no clear themes but respondents suggested some infrastructure was lacking or in poor repair namely:

- A school
- Youth space
- A park
- Toilets
- A general store.

37. What are your top three priorities for community and cultural infrastructure?

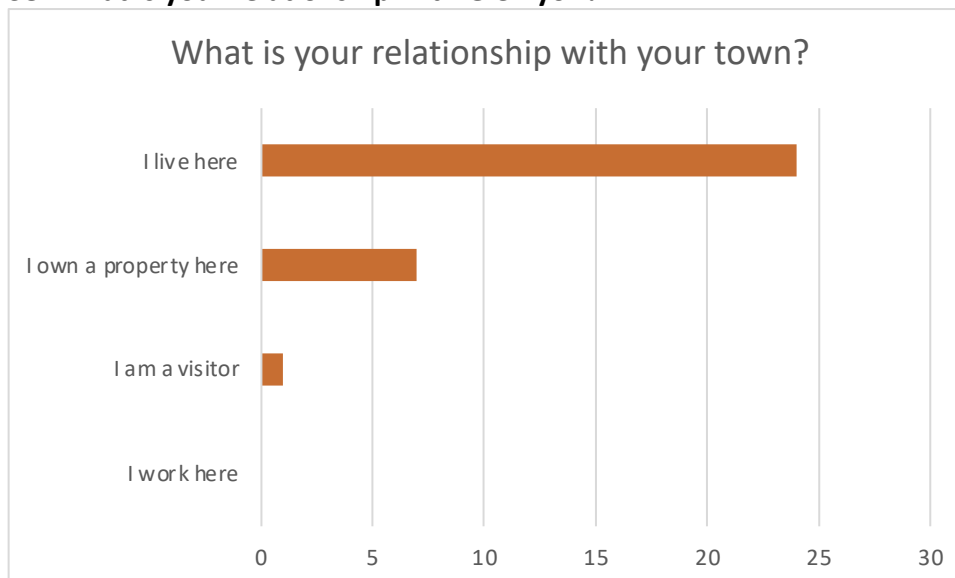
There were no clear themes but a comments included:

- A public meeting space

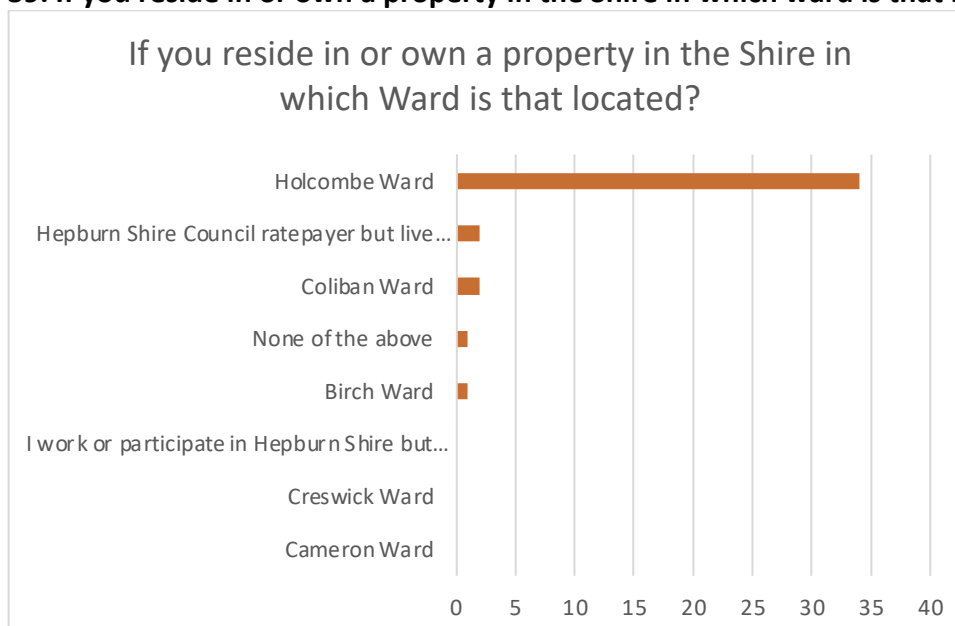
- A general store
- Community gardens
- A school
- Youth space
- Public transport.

Demographics

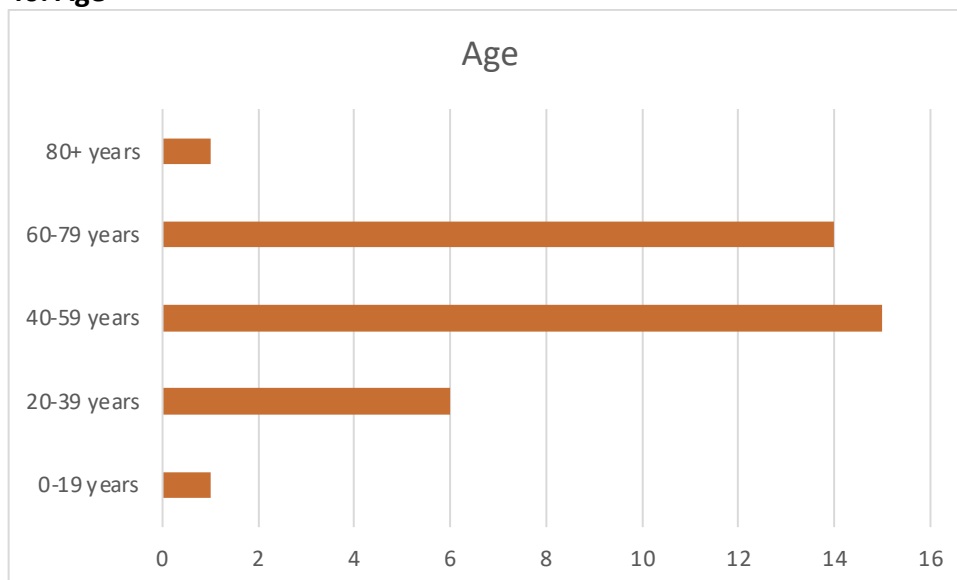
38. What is your relationship with Glenlyon?



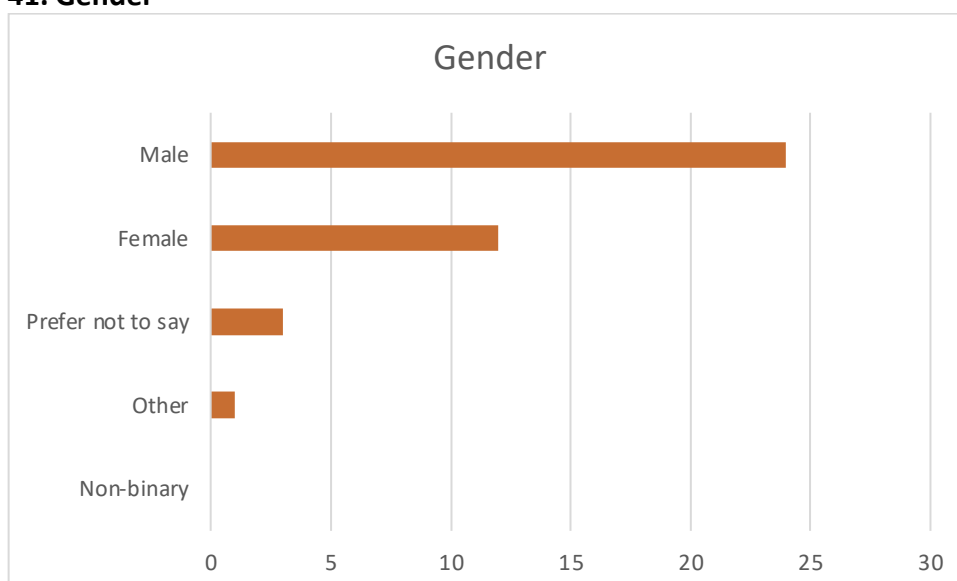
39. If you reside in or own a property in the Shire in which ward is that located?



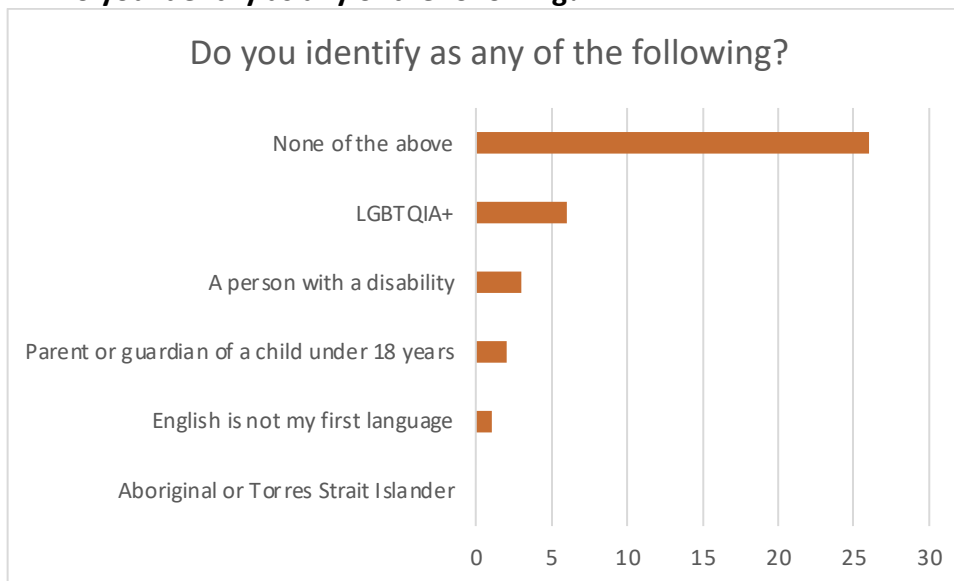
40. Age



41. Gender



42. Do you identify as any of the following?



Pop-up engagements

Background

A 'Community Conversation' was held on 8th June 2023. The purpose of this was to provide community members the opportunity to both have their say and ask questions about the structure planning process.

Participation

A total of 13 people participated in the Community Conversation. It was attended by people aged between 60 and 80+ years with the largest percentage of responses coming from people aged 60 – 79 years. A total of 9 women and 4 men completed the activity.

Results

The comments gathered have been reviewed and themed.

What is the one thing you love about Glenlyon and would like to keep, protect or enhance?

The elements that were most valued were:

- Trees, particularly the street trees
- The small rural town character.

What is the one thing you would change, remove or improve in Glenlyon?

There were a range of comments with no clear consensus on how Glenlyon should change. The most cited comments related to:

- The need to protect the farmland
- The need to protect the environment and biodiversity
- The need for better infrastructure and services particularly water, phone reception and drainage.

What type of businesses and services would you like added in Glenlyon?

The business that were mentioned were:

- Farm businesses
- Food businesses
- Small businesses

- Petrol station/ EV charging.

What sort of housing does the town need?

The type of housing needed includes:

- Accessible housing for older adults or people with a disability
- The town does not need additional housing
- Smaller houses suitable for singles, couples and smaller families.

Appendix one – online engagement results

The results in this appendix are provided exactly as they appear in the survey. They have not been edited and may contain typos, inaccuracies and strong opinions.

Where a large number of comments have been made, they have been broadly themed for ease of reading. Note that the theme will refer to the main point made, and the comment may include additional themes.

Not all questions allowed free text comments, these have not been included in the question numbers. The question numbers refer to the survey question number.

General questions

1. What do you like or value about Glenlyon

Other comments

The produce and focus on local farming, and regional good quality place and environment, the reason for investing and aiming to build and live in this place.

No noticeable short stay accommodation impacting people living in Glenlyon

The picturesque views, peacefulness, lack of traffic noise, gentle pace of life and friendly neighbours

2. Is there anything you think should change?

Other comments

The approval or shooting in the public reserve, the noise, dispersal of native wildlife, noise effects and incongruous usage in a space where amenity, families, cycling and walking is being promoted; this should happen in a space where parks and environment are not affected; why is there no other available place for this type of activity? How is risk to others and the sort of risk of unknown personalities engaging in shooting discouraged if it is in a community and environmental setting?

Council's awareness of the settlement's attributes and infrastructure - officers living in paved townships don't understand

Access to toilet in main Street

A community garden plot

STOP the use of Glyphosate in the area by council staff and encourage farmers to investigate other products - it has been proven that Glyphosate causes issues not only to soil but water ways and all forms of life

Keep the gun club. Part of town's history..

stop the selling of good agricultural land for houses

A sewage plant!

Infrastructure planning around increased population to the area.

More streets sealed. A few street lights at major intersections. Tree planting of oaks and elms in other residential streets. Town water.

Support for retail and other basic services. Everything requires a car - whether it's banking, postings letter or buying a load of bread.

Availability of farmland to new farmers

3. Is there anything that should NOT change?

Land for agriculture and bush setting.

The mainstay of agricultural activity in the Glenlyon region

Please don't change the rural hamlet nature of Glenlyon - ie minimal, and sensitive, development

The air quality, and ambience, moderate traffic and local store and rural/ heritage housing character, ensuring protection of environment and visual experience, ensuring good community built on character of place, and local production rather than as a high population growth corridor as occurring in other towns and major centers.

Rural environment close to town. Trees down main street.

The small settlement scenario - this is a town which has little infrastructure (no water or sewage).

Guttering and unsealed roads

streetscape and trees

Better protection and enhancement of heritage

The rural nature of the town and area. This is what attracted people to settle in the area.

The character of the area and the control over the sub-divisions around the area. additional sub-divisions as seen close by causes huge pressure on the lack of infrastructure especially the one road through the town site for people that don't work in the area or use the train service to to to & from work

The heritage and rural village character.

Retain existing habitat

No small blocks.

Avenue of Honours

The character of the town, the avenue of trees in the Main Street.

"Glenlyon is a perfect quiet place away from the busy daylesford area and should be kept that way.

To improve Jon's, industry etc would change the reason we all live there"

The rural character

Farming land should be protected and no farming land be developed. And no rural living areas be rezoned. No rezoning

Further subdivision other than original town plan

Yes. No more development. Stay rural.

Avoid housing sprawl into agricultural areas

"Protection of the existing natural environment.

- The risk of spoiling key local sites by mis-use and over-use by visitors is growing rapidly ie; Loddon Falls via Holcombe Rd, from property trespass, driving vehicles beyond the gate along the walking path right to the falls, leaving soiled nappies and other plastic rubbish, ."

No more subdivisions. The character of the hamlet has already been compromised.

I am concerned at the unintended consequences of reducing the minimum subdivisible size of land in Farming Zone (Area 3). We purchased our property relying on advice from Hepburn Shire Council reflecting the current planning scheme on the basis our 40Ha could be subdivided in two minimum 20ha allotments and still meet the Farming Zone requirements allowing the construction of a dwelling. Whilst I appreciate the arguments in respect to maintaining FZ/ Agricultural areas, our land is surrounded by other rural dwellings /state forest where this concern does not apply. It would also not meet current community expectations to turn our land into a productive agricultural area based on its biodiversity values which we value and wish to nurture and maintain. An exercise that can only be accomplished by living on the land. We wish to maintain our rights for the common enjoyment of the land for which it was purchased. To this end we have since submitted an application to subdivide that was complying but withdrew it based on CFA uninformed referral response. We are seeking to resubmit shortly following clarification with the CFA.

Public parks and spaces, mineral springs access to falls

4. Do you have any concerns about the future of Glenlyon?

Other comments

Yes - selling off of farming land and chopping up into small blocks for housing creating mini suburbs. This detracts from the rural and bush setting.

"People buying farmland without understanding the agricultural value of the land in the region. We have some excellent farmland around Glenlyon and it is often wasted.

Landowners complaining about legitimate farming activities.

Price of land is often beyond the reach of farmers"

"It's at risk of being destroyed by allowing suburban type (over) development. Leave city sensibilities in the city!

eg The potential mega Stonefields development in nearby Denver is inappropriate due to traffic/noise & light pollution/waste water management etc."

Residential growth and activity, tourism intensification such as aerial access (helicopters), high impact business and industry, noise and high volume/ high speed traffic, and pollution,

destruction of good crops, such as subdivisions destroying orchard/chestnut groves and small farming lots.

Very concerned about the future of Glenlyon. HSC (planning) staff have little appreciation of the type of "town" Glenlyon is, with no water or sewage infrastructure, only one street light, no traffic lights. The pandemic saw rampant greed change the town - land was sold at high prices to unsuspecting (big city) purchasers (ok - that's their problem; the owners had a right to sell their land) many who now are reselling the land, or waiting inordinately long times for planning etc permission.

"Losing its rural look and feel due to new households demanding services like a bigger town or city.

Disharmony due to changes that create conflict between community members

More housing more traffic

Our adult children already can't afford to buy a house in Glenlyon"

stay within township boundaries

Yes houses should be built on an acre of land

Small communities require small scale development to maintain their character and keep faith with the community that live there.

"Yes the lack of infrastructure - public transport, cycle ways to surrounding areas (Wheatsheaf Denver etc).

The pressure on the one (1) road through the township caused by the huge increase in blocks and therefore housing in close proximity to the township from through traffic of people working outside the area."

Council is approving sprawling subdivisions that feels like suburban Melbourne and doubles the population, and new homes that look like tin sheds. This careless attitude appears to be a money grab that will eventually destroy the character of the village as a small, rural settlement and turn it into just another soulless "Melton".

Water is an issue with more housing being developed. Drainage. Lack of street planting not being extended to surrounding streets. Unmade and poorly formed council streets and increased traffic.

Yes. I don't want Glenlyon to start looking like the new development around Gisborne for example, all brick veneer and grey roofs and housing blocks that are too small. We have no mains water and no sewage system for the town. If council keep on allowing small subdivisions we will have an accident that is just waiting to happen.

Future housing developments

Over development without proper water and waste infrastructure and the loss of productive farm land

Short term, ill considered planning that does not meet the criteria that preserves the character of the township

Yes. Too much development. City people with no country values moving in and trying to dictate how country people live and have lived for generations. Do not ban fishing in lake, do not ban gun club .

"Yes. the aquifer. too many new houses drawing on it, and no sewer, so danger to the aquifer from so many septs.

Doesn't have the services for more expansion"

"Access to water, many rely on aquifers that could dry up if tapped too much

Need to provide safer roads for bikes and pedestrians"

That short-sighted commerce and development objectives will outweigh the human need for the room to breath, the tranquil natural environment and the rural agriculture which have attracted inhabitants and visitors alike over time to this spot.

Yes. Will we run out of water? How will the Council plan to support the increased number of residents when there is already limited access to services, especially when there is an aging population that resides here.

Proper planning reflecting the extensive range of values and uses in Glenlyon needs to be established for its long term sustainability. Strong leadership against outdated NIMBYism attitude so that proper township growth can be sustained for the benefit of future generations. Welcome considered and circumspect development from its center to its agricultural interfaces, inviting like-minded people who share the values of the place so that this can be achieved and be well justified into the future.

There is too much housing development without the proper infrastructure such as road maintenance. With so many cars on Daylesford Malmsbury road now and new houses being built we need to extend the 60 zone when entering Glenlyon from Daylesford. Concerns about how many bore/septics are being installed and the quality of houses being built. Would have it to look like a metrickon estate

"1. Council must listen to all, rather than its current approach to only 'hear' the anti-progress naysayers

2. Council must be prepared to allocate more in its annual budgets toward the overall improvement of Glenlyon"

"Yes, the fire risk is significant. The surrounds forests are littered with fine fuel and no one is allowed to touch it. Only a very very small portion of the forest has been allocated as a fire wood collection area.

Glenlyon is looking like a tinder box ready to blow.

The housing unaffordability is through the roof. Alternative housing options need to be made legal including tiny homes and homes on wheels.

Glenlyon needs to build its community resilience with a community garden."

Glenlyon must be open to change, growth and progress in a sustainable and forward thinking manner. The GDN and the GPA are very insular and conservative. They are not representative of current Glenlyon and have far too much control and influence.

The GPA in Glenlyon needs to be disbanded. There are a small group of residents who believe they represent the community. There is no progress through this group of delusional individuals.

Possible big tourist development in Denver. Forced sewage and town water with new housing development causing pollution of natural water and surrounding bush land. Weeds out of control.

Yes. It needs to provide more than a general store. There needs to be retail and other business services for locals. Otherwise we're 100% dependent on cars to shop and transact in bigger towns.

I worry that it will lose its character with so many subdivisions going ahead

5. Other comments

A transparent report about the Rex would be helpful to foster future confidence in Council.

better walk cycle infrastructure incl state of the art loop to Coomoora, Daylesford, Musk & back to Glenlyon

"Council to get a better picture of planning and infrastructure requirements before approving large sub-divisions that are having an impact on the natural environment.

Stop the sub-divisions where the impact causes the loss of trees for both food (Hazelnuts nuts) and habitat for wildlife."

DON'T DESTROY the reasons why Glenlyon has the name it does - scenic main road, surrounding bushland, accessible natural sites (eg Glenlyon Dam). We are not NIMBYs - people are welcome to move here, but it is important to respect the town (structural) values and the few natural assets we have. This is a small country town - not a replica Melton on the Loddon.

Don't let the gun club shoot at our public reserve. They have already contaminated it and we don't want that happening again. Too many houses now close to the reserve. Think of us locals and protect us.

I work among communities that recognize value of place as a draw card for tourism and breakaway from high impact living, keep high impact air touring and infrastructure away, be known for specialized produce and character, becoming ever rarer and more significant a requirement and advantage as growth affects places and experiences, sustain farm produce linkages with the ring of like towns, of which Trentham, and Harcourt, as examples of a representative rural town mind map.

I would personally love to see Glenlyon grow into a thriving town with multiple businesses. As good as the general store is, it would be great to have some competition that is useable for the locals and not just aimed towards the tourists. A shop that is open during the week would be a game changer.

Implement guidelines for the gradual release of land, in order to preserve both the character of the town, and the property value of older residents. Releasing large tracts of land for development and flooding the market dilutes assets of poorer residents, in order to enrich a few wealthy and politically connected land owners. Similarly, draw up guidelines for homes to preserve the rural atmosphere and prevent a "toon town" of incoherent dwellings.

Keep it rural .

more eating businesses

"Shire rate rises with no additional services provided.

Faster repair of dangerously large potholes."

"The biolink walking track should be extended to meet up with the Glenlyon Falls.

More classes at the hall that could be funded by the shire to improve health outcomes like yoga, pilates etc.

A safe and wide cycling track into Daylesford. Improving health outcomes, reducing car use and increase modes transport.

Question 4 is also poorly worded. There is too much room for misinterpretation of what those things could mean."

The current rights of landowners must be well considered before any change impacting utilization of their land. Proposed changes impacting landowners must be laid out in detail and entirely so that it can be fully appreciated. Where Community/Government expectations are being placed above current land use rights, invitations for compensation must be made - it is not appropriate for individuals to be funding changing community and government expectation.

The joy of being able to drive along the Daylesford-Malmsbury road with the ever-changing views of rolling hills, forests and paddocks under crops and stock with the chance sighting of a pair of Whistling Kites or Little Eagles soaring on thermals, an occasional swamp wallaby or the flash of some aerobatic crimson rosellas makes life so much better in this world of haste and chaos. We have a responsibility to save this environment and experience for the next generation.

The town needs to develop its beauty. A planning and development overlay to maintain the look and feel. Community batteries, water security, bee corridors etc. Planting of additional tree avenues

"Traditionally, Glenlyon has more affordable housing compared to other townships that have better access to services, facilities and employment - this is no longer true.

More footpaths but in keeping with rural feel

There is no transport but the challenge is affordable options."

Housing

7. What sort of housing does Glenlyon need?

Other comments

Affordable housing on blocks that can support vegetable gardens and fruit trees to contribute to household food self sufficiency

Housing that suits the character of the township - no need to bring "Doncaster" to the country.

8. Reflecting on your last response, how could this be improved?

Allow dual occupancy on land where the housing already exists.

Allow greater density housing ie. allowing original subdivision allotments of 1/2 acre to be cut in half particularly along and around Barclay Street.

Allow second homes on larger blocks.

Allowing existing properties to have tiny homes built without having to wait years for approvals.

Any additional housing increases the strain on our lack of a sewage system and mains water. The possible contamination of our ground water from housing sites that are too small and close to each other result in bores that are too close to septic.

As stated before. No more houses due to no services and heritage.

By putting new homes on a acre block

Council could be faster to respond to building renovation/upgrading permits. More lenient to application for granny flats or studios if land is of suitable size

"Council having a strong voice to developers and being willing to stand up for the people in the area, most of the councillors had objections to the Daylesford Wombat Park development but strangely voted in favour of it. Surely if they have objections they need to stand up to the developers and follow through on the objections.

Regards question 9 what does affordable housing actually mean? Council are pushing up rates, utility prices are rising, interest rates are rising and the cost of living is out of control so what does council define a ""affordable housing""."

Diversity of housing with densification in the town centre to support infrastructure/business development to considered and appropriate interface dwellings on rural properties at agricultural / forest interfaces.

Keep a large block size at around 1 acre with maximum bedroom dwelling to 3 or 4 bedroom single storey homes. Homes with a country feel and appearance

Limit land division so the natural features which make Glenlyon what it is are not lost. We don't want wall-to-wall cookie-cutter housing estates and resorts that simply cause massive wear and tear and congestion on the local roads and remove the reason why these locations attract people in the first place. Driving along romantic roads through the countryside to wineries etc is why visitors bring their business.

Long term rental properties not air Band B properties. We need small one or two bedroom homes for renters

New housing development should not impact on the character of the town.

No more development town is being ruined.

No more subdivisions

Open to more smaller Hobby farm lots: 1 acre - 10 acres and house blocks in township.

Planning that allows for development of smaller units/town houses on smaller lots.

Plenty of existing blocks in town that are subdivided already (actually since the 1860's) but are not yet on market.

"Q 7. is too restrictive. Glenlyon's future planning should maintain the integrity of its long-standing township subdivision, and supplement this with more control over development within the surrounding fringe including limiting subdivision block size to a minimum of 1 acre.

The introduction of 'smaller houses suitable for singles, couples and smaller families'; 'accessible housing for older adults or people with a disability'; and 'Social and affordable housing' - is a broader Shire-wide matter and one that will evolve to include all areas"

Quality of environment, build and heritage quality, small produce space. More tree planting in the resi zone. Resident Minibus facility between towns would be of use

Reduce and restrict air bnb and short term rentals to ensure there is more affordable housing. Heritage overlay on the town to ensure future development os sympathetic to the town ook and feel.

"Refer [REDACTED] this is an eco sensitive, architect-designed small development (1/2 an acre) comprising single dwellings and a common area. It is cohesive, energy efficient, attractive and has minimal impact on its neighbours. Drainage and landscaping have been well thought through and it's a fantastic concept.

Please guard against the volume builder housing estate cancer we are currently seeing all over Victoria.

And don't allow enormous houses running edge to edge on their block - protect the environment by mandating a significant percentage of each block, whatever its size, be building-free and encourage planting with indigenous plants."

Stop allowing so many new houses to be built

Stop flooding the market with massive sub-development, and thereby encouraging sprawl. Instead, enable 1/4 acre subdivisions of existing land, by building a sewerage plant and freeing up the land currently used by massive septic dispersal fields.

Stop rezoning of farming and bushland and chopping up into small blocks for housing creating mini suburbs. This detracts from the rural and bush setting.

Unsure without reducing surrounding agricultural land that adds to the look and feel of Glenlyon.

within town boundaries

10. Thinking about the next 15 years do you see yourself

Other comments

either knock-down rebuild on current site or extension (2 bed to 4/5 bed to accommodate our growing family)

Family in the district, recent purchaser in the area, soon to builld and regenreate land with miox of native and orchard.

Building a new home on our land

11. What do you see as the most significant housing needs for your community?

Other comments

There are enough houses for this village. Older people will make way for houses to become available in a natural way

Council having a better understanding of the requirements of the area and not allowing a flood of developments to happen unless they have the funds etc to support the required infrastructure.

Given the limited infrastructure and location the priority is to protect the environment and limit the risk to water catchments for both local and downstream inhabitants, flora and fauna

12. If Glenlyon were to grow where should the housing occur?

Other comments

it should not grow for reasons stated

Before this should be considered there needs to be the infrastructure in place to support all developments not just a after thought once its all been approved

all forms of housing should be planned for living circumstances so we can grow and age in place

Growth seems unlikely given the points made at 11 above and population forecasts. This location is not geographically suited to growth.

No growth required

Glenlyon's future planning should maintain the integrity of its long-standing township subdivision, and supplement this with more control over development within the surrounding fringe including limiting subdivision block size to a minimum of 1 acre.

It appears this has already been designated with subdivisions; I think growth is a major issue for degradation of places and the agricultural rural context. Rampant landsale and subdivision should not happen in such a place adjacent to primary wilderness and park and river zones.

Where is outside the town boundary? Daylesford? We have enough houses being built currently anymore and we lost the character of the area

13. Do you have any further comments about housing in your town?

Living in Glenlyon is a lifestyle choice, however to preserve its character, construction of 'Mac Donalds' suburban mansions should not be allowed. The emphasis should be on building with environmentally sound constructions that minimise energy usage.

Removal of land taxes for people living in homes on wheels.

No

Infrastructure in place to get the public transport, paths (both walking and cycle) to allow better access then consider housing - this is being done upside down.

All forms of housing should be planned for and located appropriately based on town values such that the town values (Heritage, Agriculture, biodiversity etc) are protected into perpetuity by a fit for purpose Planning Scheme that it is supported and valued by its past and new population.

Proximity to Kyneton, Daylesford and Woodend with more facilities indicate that these would be better candidates in relation to addressing housing solutions.

Is Hepburn Shire and Coliban Water concerned about increased bores?

Lengthy planning delays do not support development by anyone but the wealthy who can afford the time to wait on council planning responses and decisions.

"We are a small rural town. We do not need tiny city blocks.

Lack of water and number of bores are a concern. Reliance on ground water rather than piped water."

To date, Council has, sadly, largely ignored Glenlyon - in fact, all Holcombe Ward. Glenlyon is small, but growing, and this future growth must be managed appropriately to maintain the character of the township and its surrounding biodiversity - all that makes the area attractive

There is enough Glenlyon tourism and housing.

We need more affordable housing and long term rentals

Be careful and mindful! Don't destroy the simple beauty that makes Glenlyon what it is. It doesn't need to be a suburb of Melbourne.

Yes, suggest a pause on new builds once all current sub divisions are built. It's getting ridiculous and we are going to lose the character of the area and that knocks on to tourism and people wanting to visit

Stop suburbia creeping in.

Housing types and styles are a private matter. However new builds need to take into account the lack of infrastructure and the need for sustainable environmentally sound design.

Avoid housing creep onto agricultural or pasture land

Business

14. What types of businesses and services would you like to see added to Glenlyon **Other comments**

A general store

history or heritage

A functioning general store selling newspaper, bread and milk and perhaps emergency groceries

Nothing, the general store is all it needs for the time being. maybe some government support to keep them running

The existing mix works well.

Natural disaster support

n/a

A pub.

None

15. What would make Glenlyon more attractive for business?

Other comments

It is already supportive for home based businesses of a varied nature, so not needed to make it MORE attractive

This is a stupid question there is no room for other businesses looking at the footprint council has as the area, there could be small farm shop business encouraged but this would not be in the prescribed area of Glenlyon according to council map on information

The existing mix works well.

A small town like Glenlyon does not require an influx of businesses, Dalysford and Kyneton are able to supply services.

No more business required

16. What is important for businesses located in Glenlyon?

Other comments

See above

Sustainability of water sources

17. What areas are suitable for industrial or commercial uses, trades, farm supplies and similar businesses?

As it is now, varied and small scale

See above - when talking to the planner at the Glenlyon hall there was no interest in anything outside the maps as per the information booklet, the only thing that could be considered is better support y council od the monthly farmers markets

Not applicable

A small town like Glenlyon does not require an influx of businesses, Dalysford and Kyneton are able to supply services.

Do not support increased businesses etc

Vague (purposely) question. Glenlyon if the person putting together this survey knew is not suited for industrial or commercial uses.

I will need to understand strategic plans to be able to answer this

n/a

In another town.

Transport

18. What modes of transport have you used in the past month in the shire?

Other comments

motorbike

not many real options

19. Tell us where and how walking facilities could be improved

Biolink - currently volunteers from Landcare maintain this very well, however, more volunteers would substantially improve the ongoing maintenance. Some newer walks should be created. More assistance from the council would make a difference.

Creating a track to the Glenlyon Falls

They are excellent as they are. Nothing needed

The walking tracks are OK

I won't walk along the main road as traffic is too fast, road too narrow and no area safe to walk along without being hit by a vehicle

Shared paths for bikes and walking, these need to be well maintained (maybe consider people taking ownership of sections of it) there is no "safe" way to cycle from Gelnlyon to Daylesford without going on major highways and busy streets.

Taxi service is fine and never had an issue

No improvement required

More walking tracks on river circuit.

Biolink track maintenance

More public walks and dog friendly off leash parks for socialising & community

Frequent clearance of nature strips with council mowing and cutting back trees specially heading down to reserve.

"1. formed tracks

2. access to toilet facilities

3. connecting villages

4. opening access to historic sites"

General precision - there are primary roads where walking is more hostile a process, and informal roads that are good for walking, plus off road that should be encouraged with vegetated zones and wildlife.

Footpaths and bike paths

Footpaths!

In Glenlyon footpaths so feet don't get so wet and less tripping chances, walking to the store, the hall or CFA station

Better footpaths everywhere

Footpaths

Regular cutting of grass to make walking safer during snake season

More paved or graded walking paths/tracks

20. Tell us where and how cycling facilities could be improved

There is not currently a safe bike path between Glenlyon and Coomoora, obviously the path as originally suggested by a former Mayor should be progressed ASAP

Creating a bike lane into Daylesford, linking up all the towns on the way. It would get used by many. The current road with a tiny shoulder is the only reason people aren't riding and could be resolved.

Good as they are.

Where we ride is ok

I don't ride a bike but similar to pedestrian use although like riders offer have no consideration of pedestrians

Put in cycle/walking paths and not waste rates payer money on special interest tracks like the one built in Creswick.

Safe passage alongside the Daylesford-Malmsbury road that avoids all the speeding vehicles

Fix the roads, they are in terrible condition and have been getting worse every year

Put in a dedicated mountain bike track

Track from Glenlyon to Daylesford created

Do not use

Off road bike paths that cut the distance travelled. So much land is available. We just need a vision and some effort to make it happen.

Not interested.

"1. connecting villages/townships

2. provision of safe pathways for cyclists"

slowing major roads and cross road access to landscapes and parks. The main road presently is too dangerous to ride on.

Bike pathx

Potholes

Cycle track but needs to be to/from a desirable destination so it will be used by a diverse number of people

State of the art walk cycle trail loop back Glenlyon rd, Coomoora, Daylesford, Musk, Glenlyon Rd

"Lower speed limits

Bike lanes

I acknowledge that these things are tricky and often not in Local Government control"

Bike trails that connect to be able to ride 50km distances

Build a bike path to Daylesford

Better road conditions - particularly on verges.

21. Tell us how public transport facilities could be improved

There is none in Glenlyon

Some public transport to and from Daylesford, Woodend or Kyneton for shopping or catching trains would be good

A bus into Daylesford/ Kyneton to link with the services to Melbourne

Bus from Daylesford through to Kyneton and return.

Good as they are. Not needed in such a small place. Most places like thi syou need to use car or rideshare

More taxis to the area

Run regularly

Anything would improve this as they are non-existent at this point in time. Council talks about people getting older in the area and "aging in place" but there is no support for this outside the major towns -Clunes, Creswick & Daylesford.

These are non existent

More bus connections to the train - including Malmsbury station, and back into Daylesford.

Local bus connecting towns on an hourly or half hourly basis. Current schedules are too infrequent.

A public bus could run through from Daylesford to Malmsbury and Kyneton via Glenlyon.

"1. With the Shire largely devoid of public transport the provision of access to public transport across the Shire would assist in employment opportunities and tourist access.

2. Shire-wide bus connection to train services enabling commuter access to Melbourne, Ballarat and Bendigo"

Public Mini bus of bus to suit scale of use access to Wood end train.

Some public transport would be a w forward

Have some 😊

A warmer bus shelter in Bridport St Daylesford

Unsure for Glenlyon but we drive to Malmsbury or Woodend stations rather than Daylesford as departure times are limited.

Given failure of extensive trialling of a public transport option several years ago public transport to/from Glenlyon is doomed to never happen. I assume the current council staff are unaware of what has been trialled before.

More frequent bus services

A regular bus to Daylesford

Frequent small electric powered buses

"Better links to major towns and train stations, providing tourists and locals with fast and efficient public transport travel options.

Better promotion of public transport options to tourists and locals.

Better encouragement to locals to use public transport eg, discounted or waived ticket costs."

22. Which of the following could be improved?

Other comments

Everything is good

23. Reflection on the answer in your last question, tell us where the location is?

"Signage on the approaches to Glenlyon showing attractions etc.

Missing link Glenlyon to Midland highway rather than needing to go almost to Daylesford and then out again

Roadways around Glenlyon are shocking [REDACTED] and a safety hazard. The council wastes so much money fixing potholes instead of remaking roads. its answer is to lower speed limits. Ha ha ha what a con."

Biolink extension

"Suttons Lane

Dysart st near the dam"

Corner of dysart Street and daylesford Malmsbury road

All along the main and subsidiary roads

Anywhere would be a start as there are none at present. It is hard to find the track along the Lodden as there is no signage.

Biolink walking track

"1: Daylesford-Malmsbury Road/ Barkly St/ Dysart st should have a few street lights.

2: Daylesford - Malmsbury Road/Goochs Lane/ McMahons Road should have 2 street lights.

3: Daylesford - Malmsbury Road/ Ford St/Glenlyon General store should have some street lights.

These are all both busy and somewhat sight impeded intersections that need lighting at night and can be affected by weather (fog/rain) and have cars pulling out into traffic. PS: street lights need to be better: not on a short 1 metre arm that lights up nothing but the post itself."

"Crossing Daylesford-Malmsbury Road in Glenlyon

Replace 'Give Way' with 'Stop'" at T-intersection of Daylesford-Malmsbury Road and Springhill Road"

Glenlyon generally for the main roads

The roads are appalling and need better maintenance

Vicroads roads throughout Hepburn Shire: continue repairs to potholes and collapses caused by weather events.

Foot paths all the way to Daylesford

During the Daylesford Sunday Market, Raglan St/Midland Hwy A300 adjacent to the market becomes very dangerous for through traffic as people rush to cross the road, cars attempt to U turn or park on the street (sometimes illegally) or turn out of established off street carparking areas. All cars should be directed to park in established off street car parking - perhaps entry/exit only from East Street.

Generally around town

All roads around Glenlyon suffer to the unnecessary sight of wild animals killed by vehicles of people passing through/around the town at speed. The locals are well aware of the need for animal safety.

All of the roads from Tylden to Glenlyon via Spring Hill

Build some bike paths in area

Public transport links.

Environment/ biodiversity

24. Are there areas in your town that you think should not be improved due to biodiversity, flooding or other environmental constraint?

Creeks

Area surrounding the glenlyon reserve. The eastern side of the town because it has the highest fire risk

Vacant land adjoining the Reserve.

Nowhere around the town any more should be developed. Town boundary needs to be looked at. Too much good ag land getting houses on it. Too much fire risk. Too much aquifer pollution risk.

The danger is blocks that are not maintained and should be slashed every year

River banks. Bush land

Yes council do not have a storm water flow plan and the ned developments are causing floods and erosion of un-made rode and other areas.

Loddon river

Area around the recreation reserve could be seen as being flood prone and fire risk.

"1. All areas along the Loddon River should be limited in block size on redevelopment.

2. All existing sewerage facilities on blocks adjacent to the Loddon River should be inspected as a matter of urgency - some are leaking into the river"

Not at this stage

Focus on the reserves and dam

Leave all of Glenlyon be!

Not aure

"Glenlyon Recreation Reserve

Areas adjacent to bushland"

"Around glenlyon reserve and the Loddon River and Falls

Forest"

All of Glenlyon.

In the forest

25. Are there particular biodiversity elements that you think should be protected?

Bushland

the wet lands west of Eldon / Spring Street should be developed for locals and visitors to enjoy.
So should the Loddon Falls.

The Loddon river.

All of the trees everywhere. The main road avenue of trees. The aquifer and the river Loddon
and Glenlyon reserve and Loddon Falls

No

All

"Increase the area around the reserve to prevent development.

Stop the use of Glyphosate by council workers, residents and farmers to protect the soil, water
ways and all life in the area."

The Reserve.

The main street trees. These should be enhanced and extended further up and down Barkly
street and into surrounding streets. They not only are attractive, they provide a cooling canopy
in summer (environmentally helpful for both animals and humans) but are also provide fire
protection as unlike many natives do not explode in flames when embers attack them so
provide some safety.

All natural assets surrounding Glenlyon should be determined, described, and protected

It should be reinforced and not considered elemental or fragmentary

Lets develop plantings and bee corridors

"Improve (and enforce mandates currently in place) introduced weed control

Cat curfew - 24 hour. All cats should be contained, feral cats trapped and humanely destroyed.

Trap and destroy foxes & rabbits

Continue and expand Shire support for Landcare initiatives, Gardens4Wildlife etc

Encourage new residents to engage with above types of groups and learn about the area they've moved into,"

Waterways and water table

Loddon River

Significant trees

Areas around the Glenlyon Dam and the return of the Glenlyon Recreation Reserve to being used for quiet human activities. The proposed return of the Daylesford (note Daylesford, not Glenlyon) gun club will cause a diminution of wildlife at the reserve. The years when the gun club has not been active has seen a welcome return of wild animals and birds to the reserve.

Heritage

26. What is the most important heritage place or building in Glenlyon Fraser Street/ The main street/ Town Centre

There is only two sites: The Glenlyon Hall and the Glenlyon Store

The supposed General Store that is now a cafe

Glenlyon Hall

The Glenlyon Hall

The old store

The glenlyon hall

Town hall, Glenlyon store and the wooded areas around Glenlyon to protect habitat for wildlife.

None.

General store

General Store, Old Shire Hall, the old school, catholic church, the old pub and post office.

Lodddon River and its surroundings

I love the council hall and general store, the heritage buildings like the churches, old farm sites.

General store

Lodden river

Shire Hall

Shire hall

Any natural sites

Oaks trees at the Recreation Reserve or the elms and oaks on the Malmsbury Rd

Village hall

27. What heritage place would you like to see protected?

Other comments

No comments

Neighbourhood character

28. Do you have any stories about Glenlyon and what makes it special?

It predates Daylesford as the Shire centre

I grew up here. The avenue of trees is my favorite part. It would be nice to have more street trees and native trees planted

The Italian settlers that came in the 1800,s

Peaceful, friendly, but a lot of traffic now. The gunclun was great for older locals like me. I like catching a fish in the dam. It was good when the hall had a toilet block. A lot harder to hang on when you are close to 70 with medical conditions.

I saw a wild platypus.

We need history boards in front of all the various historic buildings about their history.

Glenlyon has a unique history in local government and the thriving township of those days. The insight of its forefathers in defining township borders and subdividing the area - and the failure of subsequent councils to protect this history.

Sound scape and preserving tha, reducing road noise accordingly ie: reduce speeds assure no high volume growth.

What makes it special is that it is not crowded, it is quiet, there is limited light pollution, there are landscapes of farming and bushland.

Family were early settlers and then all moved away and we have moved back, although not due to family history

29. What are the most important features that contribute to the character of Glenlyon

Other comments

Drainage lines through out the town site is extremely poor

30. What features of Glenlyon character would you like protected?

Barclay Street trees, General Store, Shire hall

Rural aspects

The natural elements

"The avenue of oaks and elms in the Main Street.

No more development outside Glenlyon's structure plan. (There is one although we have been told otherwise)"

Views, trees, historic buildings, good ag land

The avenue of honour

The feeling of the small town

Leafy green little village in the countryside

Oak and elm trees. Historic buildings. Large nature strips.

All nominated above

As urban design, the topographic, wide-nature strips and streets and current forms of architecture, particularly heritage buildings and some of the contemporary designs with good materials and forms are important. Landmarks drainage lines and lakes, and heritage all fall under this as important considerations. The concept of creeks and lakes is fundamental to the integrated environmental and landscape definition, and shouldn't be blocked out; whether houses should be limited to one storey and architectural style and roof depends on what's already built in the residential zone and the overall strategy for ensuring the character of place, whether subdivisions do allow and realise the ripping cold winds that mean ensuring planting wind buffers, spacing around buildings and large trees, is a must. There is no issue with simple low fencing, although too much cheap appearing building design and fabric is a risk and tied to land and property affordability, so how good quality is achieved is a matter too of this and opinion, but architecture to make a great experience and neighbourhood, being an architect, matters. The residential experience should be about feeling in a unique living heritage and environment place, rather than uncontrolled expansion of mac mansions and road way development.

The soace and tranquility

Street scapes

The small, rural settlement character and lack of street lights / light pollution. The ancient Eucalyptus trees currently being decimated for sub development sprawl

Low density housing - single storey, farmland and bushland. No street lights. Rural character.

That it looks rural, including fencing similar to surrounding paddocks with rustic or modern entrances

General Store, community hall and old school.

Avenue of honour and farm land

Community

31. What features of Glenlyon character would you like to see extended in the new developments?

More trees, passive solar designed housing

I don't want to see any more new developments, Glenlyon is already at risk of being spoilt.

No new developments in Glenlyon, please. It is bursting with all the new houses already. It is a tiny place. Don't let it get ruined. Keep it for people to enjoy when they visit all year long.

The Glenlyon hall

NO new developments without the infrastructure being in place first

Sustainable housing that invites a like minded community supporting the town's long term future

Leafy green little village in the countryside

tree lined streets, heritage style

Oak and elm street trees (provide several benefits as outlined elsewhere including cooling, green in summer, hardy, fire resistant, bird life love the cooling green leaves). Wide drains. Wide nature strips. Low level housing.

All nominated above

"As new developments it is hard to comment given subdivisions do not allow larger sites as some of the former older sites and older houses with orchards have, and this is a pity to see this disappear in the township. I am not able to comment about the extent of development planned as I have yet to appreciate the intentions of and definition of township and expansions, but do not believe this is a Woodend or Daylesford scaling up - I question if it should be at all this. the wide strips and roads should remain as is, having had a family member in Merricks Beach and similar to other local towns here, the coast has been sustained the uniqueness.

Bike riding, horse riding, walking access, and not paving the entire road network. This is an interesting comment for observation and experience of interconnecting small localities between major towns. Paving unless for serious erosion, stores heat, and encourages a separation as road way versus shared walking, riding and animals crossing the area the typically a negative right to the road and speed mentality that prevents country cycling and walking. As a road user and cyclist, I have seen this in the main and inner main roads into forest and rural areas. It would be good to see a wider AUDAX like possibility interlinking inner towns, but for example, watching people on these town linked roads and including Spring Hill Road, this is a dangerous proposition."

Buildings in keeping with area

Large Eucalyptus trees, rural dwellings, sand roads

Don't want any new developments.

See above

No new housing developments

Heritage and country design

Space

32. What is it about your local area that is important to you and the overall character, amenity and feel of your neighbourhood?

Other comments

the organic farm operations in this zone, and specialised boutique suppliers that have put energy into ensuring the general store stays alive. The vineyards within the district are interesting and appear to protect and appreciate the overall forest and rural experience.

Agricultural land and activities

33. What are the most important features that contribute to your experience in your town centre?

Other comments

Only a few of the options offered are available in Glenlyon

Culture and community facilities

35. Referring to your response in the last question, why is this infrastructure required?

To encourage visitors to stop and spend time in Glenlyon. In conjunction with this more commercial enterprises (food). and shops/art galleries.

To increase biodiversity, provide opportunities for community events

More people will be buying electric cars and Glenlyon should be ready for this.

It is already there. Not needed

Some where to go and relax

EV is unavoidably necessary for future travellers.

There is very poor infrastructure in and around Glenlyon

Not required, but would be an advantage to town

"Since the GPA had the public toilet at the hall demolished it has not been replaced. The nearest amenities to the main road are at the Reserve.

Sports/recreation facilities encourage community and bring visitors to Glenlyon. EV charging stations are future proofing."

Make a permanent home for the gun club somewhere in the district. Promote fishing in the lake.

Support health and well-being

More families are living here permanently and with children and running businesses. Having the support and means for new residents to assimilate into local community

Because there is none at the moment

"Glenlyon has NO real infrastructure apart from the hall. End of story.

The public toilets were demolished leaving nothing for passing travellers outside the hall.

No street lights at important areas apart from hall (and that one is on an arm so short it effective lights up the pole and little else). Historic bluestone gutters have not been reset and cleaned out in 100 years it looks.

There are no parks within the town despite plenty of available land that could be bought and developed into a pocket park with large street trees. Council have not in 100 years planted many more street trees than a handful: in fact the new development The Hamlet developers have done a better job than council in all my time here which given the rate revenue is nothing short of disgusting with their fencing, street forming and street planting.

Not sure whose pocket Holcombe ward money is being spent on but it isn't in its largest town."

Hygiene, safety and access

"Having been involved in arts and design residencies, opening this up on Glenlyon would be interesting as to connect with the regional experience and network, offering a more compatible active and touring opportunity than intensive hospitality venues of which are clearly catered for in Glenlyon and main towns. There is not really any of this opportunity around, and this can become a local facility too. Linking to trains as mentioned previously, but that suits those connected to Melbourne and Bendigo really.

EV is one I thought about but people have this potential at home, or can main towns deal with that instead - not sure."

The current facilities are non-existent or deteriorating.

If you're going to allow so many houses to be built we need a decent play park for kids

Transition to EV cars, and providing infrastructure for visitors

Public toilets were taken away from outside the Glenlyon Shire Hall. These either need to be reinstated behind the hall or refurbishment of toilets at the Glenlyon Recreation Reserve needs to occur with signage from the main road directing to them.

"Improvement in acoustics in hall for example would improve accessibility across all types of events

Footpaths could increase likelihood of people walking and perhaps children biking with parents to events in hall and reserve"

Develop the facilities at Glenlyon Reserve

None of the above is appropriate to Glenlyon.

No public toilets near main road. Used to be for many years until a minority local group protested for their removal. Sporting facilities for leisure use including basketball/tennis courts or AFL goal posts

36. Are there any other community facilities and services that are lacking?

The Reserve - the pavilion is out of date and needs replacing (in 2023/24 budget. The only way to access Glenlyon is by motor vehicle.

A General Store

Community garden

No. Pity that the little school was closed

Good electrical supply with no black outs

Most

Maintenance of Government roads across the shire

Public toilet

Youth spaces

Would like to see Drummond Primary School reused for community groups, events or generally better utilised

See other questions on street tree planting, street lights at certain areas, guttering repair, a park in the actual town would be great.

1. public meeting space and toilets in Barkly Street

The note on sports facility is of interest as I think improving the park grounds could achieve this to serve community, as long as it is a cracking designed hall reflective of the heritage of the place - there are great examples of what that could be.

The Gpa are a nightmare and use the hall as their personal space

A pub.

Bike paths

37. What are your top three priorities for community and cultural infrastructure?

Get rid of the Glenlyon Progress Association.

"A General Store.

Community Art produced by local people.

Keep rural aspect"

"Community gardens,

Bike lane to Daylesford

Street trees"

It's good as is. Nothing more needed. The town hall caters for everything well. And the Glenlyon Store

Better roads Better footpaths better electricity supply

"Easy access to allow people safe transport without the need to use a car

Protection of existing ""green"" spaces

More information about the indigenous and European heritage around the area."

"Serviceable

Clean

Warm"

"Good roads which are well maintained.

Access to facilities which are not controlled by niche groups.

Diversity of interests"

Community's character

Gunclub, fishing, meeting place

Youth spaces.

seeing the Drummond Primary school repurposed to have a new life and more parks for children and dogs, walking tracks and playing

"1. Public meeting space and toilets in Barkly Street

2. Modern community/sporting meeting facilities at the Glenlyon Recreation Reserve

3. Formed pathways and safety lighting in Barkly Street"

"1. Expanding cultural opportunities for locals and opportunity for embedding programs that serve it, provide unique educative and interpretative experience and that can offer interaction and collaboration, and connect the main town opportunity such as shows and talks, etc.

2. A residency/art facility can also extend to library.

3. Allow new health sport opportunity to suit community. However as someone entering the community anew, I do not support hunting as a sport. Being familiar with handling guns, I am also extremely worried about firing ranges and gun culture in a small locality I question why soundscape disruption this creates is acceptable. I question what township growth and culture is intended with this, why there isn't an alternative place for this as aforementioned and how policing and checks work given my knowledge of AFP concern for problems with some cultural elements and guns in rural contexts."

The GPA needs to be disbanded and the management of the town managed by a different model.

More trees being planted - especially street trees - and fewer trees being removed; a hospitality venue for the community to meet and socialise e.g. a pub, additional infrastructure at the dam to encourage using it for leisure activities

"Attracting families especially those who grew up locally

Supporting households at different life stages"

Better footpaths, heated indoor pool at Daylesford, better walk / cycle trails

Appropriate signage to the public toilets at the Glenlyon Recreation Reserve.

Public transport, bike paths

Appendix two – Community Conversations transcription

What is the one thing you love about Glenlyon and would like to keep, protect or enhance?

The Avenue - council must invest in proactive pruning management of our avenue and consider succession planning 125 years (yes) old this year

Tree lined Streets

Small town character

un-commercialised

Mixture of housing

Finish projects that have been started

Public safety and overall understanding of a township which is totally different from a major centre

Trees need to be protected and be environmental overlays are useless

Preserve the oak elm avenue

Old oak trees along the road

What is the one thing you change, remove or improve in Glenlyon?

Keep Farmland

Halt housing development until sewage sorted!!

Drainage in all areas

Leave farming land as farming!

Phone reception (new towers) Denver

Considering Glenlyons domestic waste water management

Why not consider e.g. small community DWW spread 5 blocks etc

Fix the road, pot holes!!

Do not change farm land into lifestyle

Leave farming for farming please

Don't just consider - be active to protect it

Consider environment concerns, biodiversity

Pot Holes - health and safety hazard!

Business and housing

What type of businesses and services would you like to see added in Glenlyon

Food businesses	2
Farm businesses	5

Other comments

Petrol station - there was one at the general store, not no more

Electric charging station

Postal, banking, drop off, collection for bottle recycling

Any to create employment opportunities

Small scale unless industrial area

Gallery / café

One that is open please for locals

maybe food van at night

Maintain size of current blocks to reduce environmental impact from increased resource demand

Keep existing farming zones

Pretty good in area

Transport connections to health, childcare and for elderly no drivers

It's a low density residential area so no need for more retail apart from a good general store

What sorts of housing does your town need?

Accessible housing for older adults or people with a disability.	2
Smaller houses suitable for singles, couples and smaller families.	1

Other comments

Yes allow people to stay local in their community instead of moving away

Still no transport for disabled

Definitely needed

Lack of reticulated sewage - problematic

Only in township area

Explain other blocks Sharpes Lane

Can't do - no sewerage

maybe a residential hostel style development

Yes but needs to be in line with existing services

Airbnb regulation bed tax

Detail what does affordable mean?

Utilise existing town blocks

Determine appropriate developments for a village with no town water or sewage services

No more subdivisions

Yes for more subdivisions people need more homes Glenlyon can provide this

Limit impact of farmland overuse

Restrict development of town overlay or close environment with large blocks

Ensure "Town Zone" is not extended

Move 60 km/h out to edged of township towards Daylesford

Don't let developers wreck the place (i.e. Wombat Park)

Energy efficient sustainable housing

manage demand for water resources

Other notes

notes

"New developments - town expansion

Not sewerred - waste water/storm water

Could impact local water ways"

Central Highland Water a key stakeholder

How is council dealing with this issue

looking for volunteers with water watch -

Preservation of trees in the avenue

inappropriate development in Denver

Gun club use of recreation reserve a concern

Along the Loddon - Aboriginal preserved area, permission required to enter?

Is there a map of cultural Heritage overlay

Concern over development of [REDACTED] stonefields [REDACTED]

30Hz hum issue - [REDACTED] has details

Opportunities to recycle hearing aids for 3rd world

Demographics

Age

60-79 years	11
80+ years	2

Gender

Female	9
Male	5

Ward

Holcombe	9
Birch	2