

Updated 30 June 2020

Hurstbridge Men's Shed Development Issues and Options Paper June 2020



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Executive Summary

The need for a fit for purpose Men's Shed in Hurstbridge has been identified as a priority through community feedback and confirmed as part of the Open Space Precinct Plan Graysharps Road, Hurstbridge - October 2018 (referred to as Precinct Plan throughout this paper). To embed the Hurstbridge Men's Shed (HMS) within the community a permanent location should be considered a priority.

Hurstbridge Men's Shed originated as a men's group at Allwood Neighbourhood House in Hurstbridge, and have had a thriving existence for many years. They became incorporated in 2015 to become the Hurstbridge Men's Shed. Their aim is to provide practical support, specialised services and resources. However, since 2015 they have been utilising a temporary location with a strong desire to one day occupy a permanent home.

A number of sites have been identified as potential permanent locations through working in partnership with the HMS and an internal working group (outlined on page 5). 11 sites have been reviewed as potential options through an assessment matrix. Throughout this process, public and private land which has been identified as available in the township of Hurstbridge, as well as already existing Council assets, have been considered. 9 of these sites have been determined as not suitable and currently 2 locations have been identified as potentially viable.

This issues and options paper offers both opportunities and challenges for permanent locations within Hurstbridge and has been prepared to:

- Help articulate a vision for the need and viability for a permanent location for the Hurstbridge Men's Shed
- Explore the issues and challenges facing the potential locations
- Suggest a range of options/pathways that could be employed to address those issues.

Background

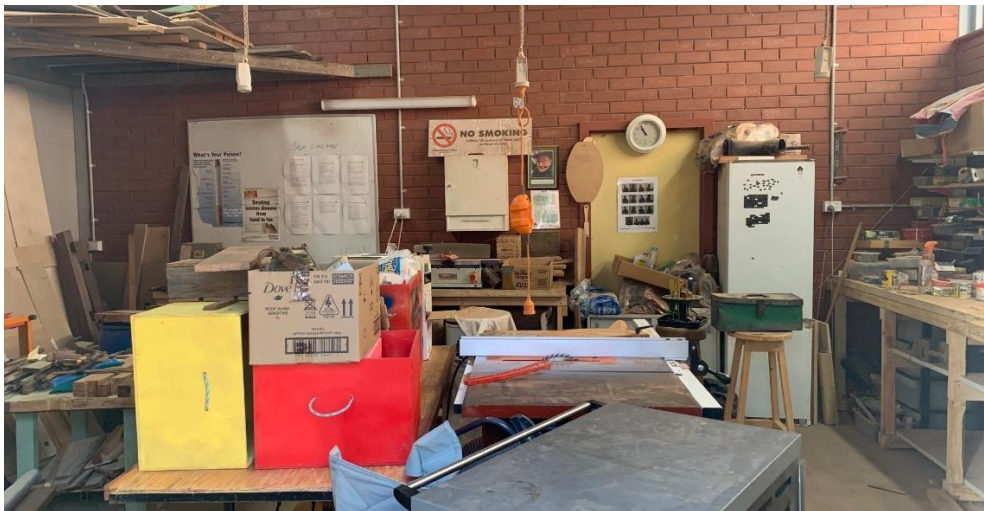
Hurstbridge Men's Shed originated as a men's group at Allwood Neighbourhood House in Hurstbridge, and have had a thriving existence for many years. They became incorporated in 2015 to become the Hurstbridge Men's Shed. They became incorporated in 2015 to become the Hurstbridge Men's Shed. incorporated with Consumer Affairs Victoria as a community-based, not-for-profit organisation dedicated to improving men's health. HMS are members of both Australian Men's Shed Association and Victorian Men's Shed Association.

Currently, the HMS meet in a small storage room at the Hurstbridge Basketball Stadium in Graysharps Road, which also serves as a workshop. The issues HMS have with the current arrangement are as follows:

- Space – due to the confined working area, only 2 members can work effectively inside the workshop at any one time. This causes an overflow whereby any additional work has to occur outdoors under the Perspex weather-shade. In addition, the shed is unable to consider or cater for any further activities other than woodwork.
- Noise - HMS are only 6 meters away from the long day-care centre area in the Hub. Doors need to stay closed to limit machinery noise to an acceptable level.
- Lighting – internal lighting is poor, particularly for operating machinery.
- Dust – although a simple system for dust extraction is used, this is substandard and requires upgrading, which is not possible in the current location
- Lack of communal space – it is common to see members sitting outside the shed as there is no communal space available, other than the Hub itself. This is a major drawback to the operation of the shed, as simple communal activity is vital to encourage the wellbeing of members.
- The impact of inclement weather means that most members spend most of their time at the shed outside, due to limited space inside. This is a significant problem if it is raining as there is limited shelter.



*Existing HMS
only allows two
men to work*



Hurstbridge Men's Shed have played a vital role in identifying potential sites for a permanent location. It has been acknowledged that with limited suitable land available in Hurstbridge, repurposing council assets would also be a favourable option. However in conducting physical site audits of various Council locations and through extensive conversations with a number of internal stakeholders, it was evident that only 3 sites had potential for meeting the fit-for-purpose specifications of the HMS, with a strong determining factor of being closely connected to the Graysharps Precinct.

On 11 December 2018 the Open Space Precinct Plan, Graysharps Road Hurstbridge was adopted. This Precinct Plan includes a priority area focusing on the development a new men's shed within the precinct or outside of the precinct. The report highlights that the community have indicated strong support for continuing investigations into the establishment of a new men's shed.

One of the priority options recommended in the Precinct Plan was for the HMS to be potentially housed in the Victrack compound. However, after extensive dealings with Victrack, this has now been rejected as a viable option and has been confirmed in writing by Victrack late 2019.

The Graysharps Road Precinct forms a critical part of the townships fabric, not only as a connective space but also through its contribution to the townships character and identity. It contains important community assets such as the football, cricket and bowling clubs, a community hub, early year's centers and the Hurst Family graveyard. It is also part of the highly valued public open space corridor, with Diamond Creek and surrounds providing habitat for diverse flora and fauna as well as flood risks.

The Precinct Plan identifies the sensitivity of the landscape setting, meaning that any incremental changes to the public realm would have the potential to impact the Precinct's character and the 'feel' of the broader township.

Recommendations from the Precinct Plan recognise that an on-going evolution of this space will establish a resource to facilitate social interaction across a broader cross section of the Hurstbridge community with an introduction of a number of "Elements" to enhance the space (see p18 Precinct Plan) as part of future planning.

The role and function of Lot 1 was explored extensively during a consultation process in preparation of the Precinct Plan in 2018 and a number of options were proposed and considered. The finalised Precinct Plan identifies that the site will be used as a flat informal area of grassed open space, allowing for informal activities to occur. This might include dog walking, community events (e.g. markets/festivals), informal socialising or exercise. In addition the form of the Amendment site provides a natural 'amphitheatre' on the sloped edge orientated towards the surrounding hills. This natural amphitheatre provides an opportunity for various community events and activities including outdoor cinema, theatre and music performances, community picnics, festivals and food truck events (along with the hard courts).

In November 2016, Council determined that Lot 1 (large open space area within the Precinct) should be retained as open space and rezoned to Public Park Recreation Zone (PPRZ). The impetus for this decision was in response to community feedback in opposition to use of the site for new housing as indicated through an online petition with over 1200 signatures which was received in August 2016.

In carrying through with this objective, Amendment C117 Part 2 was prepared to rezone Lot 1, 44 Graysharps Road, Hurstbridge from the Township Zone to the Public Park and Recreation Zone and to remove redundant overlays.

It should be noted that further consultation through exhibition of Amendment C117 was undertaken, and identified significant support for the retention of the Lot 1 as an 'unstructured' open space area.

The current status of Amendment C117 is: Amendment C117 Part 2, which relates to the rezoning of Lot 1, 44 Graysharps Road, Hurstbridge, was referred to a planning Panel by Council on 29 October 2019. The Planning Panel was held on 24 February 2020 and the resulting report was released on 10 March 2020.

The Panel accepted Council's decision to rezone Lot 1 from Township Zone (TZ) to Public Park and Recreation Zone (PPRZ) without making any changes. Council subsequently approved the amendment as recommended by the Panel without changes. The Amendment has now been forwarded to the Minister to request final consideration/approval with approval considered imminent.

The amendment makes it very difficult to consider the Lot 1 area of Graysharps Road a potential site for the HMS. This has been explored further in Site Options section of this paper outlined on pages 13-15.

The Graysharps Road Open Space Precinct Plan has been through significant community consultation. It is noted that use within the precinct for the Men's Shed as a community use is generally in accordance with the PUZ and PPRZ zoning located within the Precinct and can be strategically supported. However it is not considered that use of Lot 1 for a built form outcome is timely or appropriate given:

- It's identified role within the Precinct Plan for 'unstructured open space' – the impetus for a current planning scheme amendment to facilitate rezoning to the PPRZ;
- Significant (and recent) community support for use as an 'unstructured' open space precinct both through consultation on the Open Space Precinct Plan and through exhibition as part of the prescribed requirements of the Planning & Environment Act 1997 (the Act); and

- Imminent approval of the Amendment C117 by the Minister for Planning for rezoning based on both the Open Space Precinct Plan and support for Amendment C117.

The Strategic Planning Department has advised that it would not support the proposal of built form in the Lot 1 reserve, instead would favour the small provision of car parking that would facilitate the HMS.

Internal Stakeholders

In the development of this issues and options paper an extensive internal consultation process was undertaken to gather information on the range of sites. This working group met many times, both individually and collectively, to ensure all aspects of the project were considered.

The site options identified were largely determined by strong advocacy and consultation with the Hurstbridge Men's Shed as well as internal consultation with the many of the Council departments

The Value of Men's Sheds

Australian men suffer poorer health outcomes on most measures of health status when compared with women¹. This disparity increases with remoteness and is particularly evident in older, retired or unemployed men, men with limited education, with lower levels of health literacy and from disadvantaged socio-economic backgrounds are most at risk². Factors contributing to this disparity include cultural and social values that promote notions of masculinity where feelings and emotions are not acknowledged, and where help seeking behavior is not supported³.

Retirement can bring about feelings of loss for men, whether it is loss of income, autonomy or social support⁴, and other major life course events such as a loss of a partner and major illness can profoundly impact the health of older men⁵. The remote environment of rural areas is said to leave men more socially isolated, in need of social contact⁶ and generally at risk of poorer health than men living in urban areas⁷

Men's sheds are a grass roots phenomena which originated in Australia, and they provide a space for men to gather, feel included, and contribute to the community⁸. They aim to improve the health and wellbeing of their members⁹, and generally comprise of high proportions of older men. They are diverse in structure and function but common in purpose; they are a space for men. Australian national Men's Health policy identifies that men's sheds are key environments for indirect and direct health promotion and interventions to occur¹⁰.

The emotional and psychological benefits of membership derive from the perception of the shed as a safe place for men to discuss topics that they might not otherwise feel comfortable to talk about, and in this way, the shed acts as a source of indirect

¹ Commonwealth of Australia (Department of Health), 2019, National Men's Health Strategy 2020-2030

² Commonwealth of Australia (Department of Health), 2019, National Men's Health Strategy 2020-2030

³ Macdonald J.J. (2005) *Environments for Health: A Salutogenic Approach*. Earthscan, London, UK.

⁴ Gradman, T. (1994), "*Masculine identity from work to retirement*", in Thompson, E.H. Jr (Ed.), *Older Men's Lives*, Sage, Thousand Oaks, pp. 104-21.

⁵ Commonwealth of Australia (Department of Health), 2019, National Men's Health Strategy 2020-2030

⁶ Schmidt-Hertha, B., Jelenc Krasovec, S. and Formosa, M. (2014), "*Research on the education and learning of adults. Learning across generations in Europe. Contemporary issues in older adult education*", *Research on the Education and Learning of Adults*, Vol. 2, p. 26.

⁷ Beyond Blue, 2013, 'Men's sheds in Australia: Effects on physical health and mental wellbeing'

⁸ Australian Men's Shed Association, 2017, <https://mensshed.org/what-is-a-mens-shed/>

⁹ Australian Men's Shed Association, 2017, <https://mensshed.org/what-is-a-mens-shed/>

¹⁰ Commonwealth of Australia (Department of Health), 2019, National Men's Health Strategy 2020-2030

health promotion has been termed “health by stealth”¹¹. Additional benefits of involvement in sheds include regaining a sense of purpose in life, enhanced self-esteem, decreased social isolation, and friendship.

Sheds offer an environment conducive to men’s learning, and also offer positive effects for partners, families and communities, and provide opportunities for men to receive health information that they might not receive otherwise. Men happily share health experiences in sheds.

Appendix 1 recognises that:

- 93% of workplace deaths are men
- On average men die 6 years younger than females
- 2 in 3 preventable deaths are men
- 4 in 5 heart disease deaths are men under 65

Appendix 2: The Men’s Health Report Card recognises that:

- Victorian men score second highest, nationally, in all areas identified in men’s health.

What is unique about the Hurstbridge Men’s Shed?

Hurstbridge Men’s Shed have a solid member base of 10 regular members, however due to the confines of their site, this has limited the amount of members who can participate at any one time. Therefore they have lost members to neighbouring suburbs with larger premises.

Testimonial: *“Men’s Sheds are well recognized for their positive contribution to the health of the participating men and the broader community as a result. Hurstbridge Men’s Shed has provided and continues to provide a positive and supportive environment for the men in our community. HMS membership and support has included men with isolation, mental health, addiction and social isolation issues. Equally, we provide a safe and welcoming environment where any man can come and feel comfortable to participate or contribute. HMS has enjoyed a positive relationship with the local community and we look forward to being able to grow in our ability to provide for more in need.”* HMS member

¹¹ Milligan, C., Payne, S., Bingley, A. and Cockshott, Z. (2012), “Place and wellbeing: shedding light on activity interventions for older men”, *Ageing and Society*, Vol. 35 No. 1, pp. 124-49.

Proposal

The HMS require a venue that is better suited and fit for purpose - ideally a dedicated building preferably within its own compound/area, and preferably within the Community Hub Precinct to maintain continuity and connection with the existing members and community.

This report identifies two options for the future HMS site. One of the proposed sites fall within the Precinct. Based on previous Men's Sheds construction costs, it is estimated that the future build could be in the \$250k to \$400k cost range, depending on the location of the site, proximity to services, size and level of infrastructure required (including car parking). Preliminary works would be commenced post September 2020.

Preliminary activities include topographical survey, locating existing services (water, power, drainage and sewerage), geotechnical survey, the design of a masterplan and a cost plan (Cost Plan A). Development of this masterplan and the preparation of the corresponding cost plan are considered key to allow for detailed design considerations such as DDA compliance and ultimate construction costs.

HMS anticipate taking responsibility for sourcing funding through a range of options including fundraising, sponsorship and grant applications. Council would provide in-kind support by providing project management and support to the HMS in grant applications.

A thriving Men's Shed is a real asset to the local community. The limitation for the current venue have had a direct limiting effect on HMS' ability to grow and flourish further.

Adjacent towns, such as St Andrews, Diamond Creek and Eltham all have well established Sheds that are at or nearing membership capacity. These men's sheds are all located within fit for purpose sheds. All three started out in less than perfect sheds and over time through the desire of the members to seek out larger sheds with appropriate fit outs and amenities resulted in exactly that. In various ways Council provided significant support in helping the members achieve these goals. Currently the membership base of the three sheds includes:

- Eltham 120 members (with waiting list)
- Diamond Creek 90 members
- St Andrews 48 members

Men's Shed Requirements and Specifications:

Sizing. HMS currently envisage the new facilities would require the following spaces (approximate sizes noted):

- Communal area - the most important area where members / groups can meet on both a formal and informal basis. 100m²
- Woodworking workshop. Must be lockable and both soundproofed and dust proofed from other areas. 200 m²
- Kitchen - with large oven and range hood - 70 m² (Optional)
- Toilet and bathroom amenities (DDA compliant)
- Metal work area – acoustically insulated, mechanically ventilated, and separately lockable - 120 m².
- Outside areas - to include veggie gardens / areas for seedling growth etc.
- Separate storage area for bulk timber / supplies etc. preferably under cover
- 3 phase power
- All works will need to be in accordance with the relevant Building Code requirements
- Concrete floor for requirements of heavy machinery

It is estimated that all of the above could be provided within a fenced compound of 20m by 50m. If sufficient space is made available, with clever design all of the above features could be provided progressively over a number of fundraising/building campaigns, starting with the workshop.

Note all of the above specifications are indicative only and further consideration on requirements and specifications would be further considered once a site has been confirmed to ensure compatibility with the site and its surrounds.

Interim Options to Explore

- St Andrews Men's Shed may be open to the idea of sharing their space with Hurstbridge Men's Shed in the short term. St Andrews MS currently use the space 3.5 days per week (Wed, Friday and Saturday). This option would need to be explored with both St Andrews Men's Shed and HMS.
- Wattle Glen Scouts Hall is currently unused and is within public transport, has parking available and a secure compound. This site is located on Crown Land and Men's Shed could approach DEWLP without NSC taking over the land lease. Considerable works would need to be invested to make the building DDA compliant however.

If any of the above interim options are achieved this would provide a solution for now however the longer term goal of their own Hurstbridge based men's shed would remain a priority.

Planning Requirements

All site options will need to have the following requirements considered:

- **Vegetation:** Is any vegetation removal required? Is it native? If so, a planning permit may be necessary to remove vegetation.
- **Car Parking:** Evaluation of ability to provide required number of car parking spaces on site. Some sites may require a planning permit for car parking exemption. Loss of car parking might trigger other car parking permit requirements / arrangements (42A Graysharps Road).
- **Planning Scheme Clarifications:** There are various provisions within the planning scheme in order to clarify when (or if) a planning permit requirement is triggered.
 - a. **Planning Scheme Clause 62:** Clause 62.02 has an exemption for buildings or works with an estimated cost of \$1,000,000 or less carried out by or on behalf of a municipality. An option that uses this exemption is recommended. This is unrelated to use, car parking or vegetation removal.
 - b. **Public Use Zone Requirements:** A permit is required for use in the PUZ4 (801 Heidelberg-Kinglake Road Hurstbridge)
- **Cultural Sensitive Areas:** Having regard to the proximity of the creek Aboriginal Cultural Heritage needs to be addressed. A CHMP may be required for all options.
- **Bushfire Management Overlay:** To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Site Options

There are currently 2 locations that have been identified as potentially viable options to be considered for the new Men's Shed. 12 sites have been reviewed as potential options through an assessment matrix. 10 of these sites have been determined as not suitable (please see table below).

Initial investigations included a number of sites but were deemed unsuitable including:

Site	Reason Not Suitable
44 Graysharps Rd, Hurstbridge (referred to as Lot 1)	<ul style="list-style-type: none"> High public opinion that this is to remain an informal space and this has been endorsed by strategic intent. This option was explored further. See details regarding site analysis on pages 13 -15 of the issues and options paper.
Current basketball stadium (located within the Hurstbridge Hub precinct)	<ul style="list-style-type: none"> Deemed unsuitable based on this proposal being inconsistent with the priorities of the Graysharps Rd Precinct Plan 2019. The Diamond Valley Basketball Association has a higher demand for basketball stadiums than there are in Nillumbik. The priority for increased basketball stadiums within Nillumbik (specifically Hurstbridge) is required to meet current user demands not a reduction in facilities.
801 Heidelberg-Kinglake Road Hurstbridge (existing Victrack compound adjacent to the Hub)	<ul style="list-style-type: none"> Victrack denied leasing agreement
Historical Milking Sheds	<ul style="list-style-type: none"> Heritage listed Wooden floorboards not suitable for heavy machinery and risk of fire danger restricts the use of tools such as welders, grinder's and heavy machinery
Hurstbridge Scouts Hall	<ul style="list-style-type: none"> Wooden floorboards not suitable for heavy machinery and risk of fire danger restricts the use of tools such as welders, grinder's and heavy machinery Scout groups utilise this space.
Hurstbridge Primary School	<ul style="list-style-type: none"> DoE land. Multiple legislation requirements regarding WWCC and police checks
Hurstbridge Preschool	<ul style="list-style-type: none"> Lease agreement in place and fully utilised by 3 and 4 year old preschool. No opportunities for expansion
Site next to the CFA- old petrol station	<ul style="list-style-type: none"> Private land, soil issues (leaching)
Hurstbridge Hall	<ul style="list-style-type: none"> Multiple community groups use this space. Wooden floorboards not suitable for heavy machinery and risk of fire danger restricts the use of tools such as welders, grinder's and heavy machinery No room available on this site
Old Hurstbridge cricket nets (behind basketball stadium)	<ul style="list-style-type: none"> These nets are no longer in use, however the basketball stadium has plans to expand. Timeframes for extension of courts is 5-10 years away or may not eventuate.

44 Graysharps Road

Area adjacent to the Community Hub, Graysharps Road known as Lot 1.

This option would use a part surfaced, part grassed area which is a legacy from the old High school.

Through internal discussions this option remained a high priority in the development of this Paper, as conversations continued it became evident that this site has numerous issues which deemed this site unavailable for development. Further details outlining these considerations are provided on pages 14 and 15.



Considerations for - 44 Graysharps Rd, Hurstbridge

- High public opinion that this is to remain an informal space and this has been endorsed by strategic intent. However, community would need to be consulted to see if it has an appetite for HMS to be based on this site.
- Flat Surfaced – crushed rock surface in place
- Room for future expansion
- Existing Council Property
- Ample car parking available/carpark adjacent
- Sufficiently distant from Hub to reduce noise impact to a minimum
- Potential building expansion of existing sporting club assets (i.e. HFC)
- Not currently Serviced - Electricity, mains water and sewers to be provided adding to expense
- Ample car parking available, however would require a parking audit
- Existing services may remain from high school
- Proximity to existing Hub and township
- Clustering of community services
- Open Space Precinct Plan Elements A “Retain Open Grassed Informal Area”. The Lot 1 site to be retained as informal area of grassed open space.

Permits/ Permissions - 44 Graysharps Rd, Hurstbridge

- Imminent approval of the Amendment C117 by the Minister for Planning for rezoning based on both the Open Space Precinct Plan and support for Amendment C117.
- Currently Township Zone , Bushfire Management Overlay BMO, Design and Development Overlay DDO5, Aboriginal Cultural Heritage
- It's identified role within the Precinct Plan for 'unstructured open space' – the impetus for a current planning scheme amendment to facilitate rezoning to the PPRZ;
- Permit Required for Use (Place of Assembly?) if not by or on behalf of Local Government for that purpose
- Permit required for development (if not less than \$1 million and on behalf of Council).
- An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
 - To the application for permit being made.
 - To the application for permit being made and to the proposed use or development.
- Permit required for buildings and works in the BMO (if not less than \$1 million and on behalf of Council) - BMS / response to BMO required for place of assembly.
- Permit required for buildings and works in the DDO5 (if not less than \$1 million and on behalf of Council).
- Cultural Heritage Management Plan (CHMP) required.
- Site feature survey (Andrew Dark to provide) assessing the contours of the land for foundational building works.
- Change of carpark from L2P cars to be considered?
- Precinct Plan Detail "Elements" A
- This option would take over an existing road and parts of the existing car parks adjacent to the Community Hub
- Significant (and recent) community support for use as an 'unstructured' open space precinct both through consultation on the Open Space Precinct Plan and through exhibition as part of the prescribed requirements of the Planning & Environment Act 1997 (the Act)

Sites for consideration

The short-list of viable sites suitable for further consideration include:

Site 1 – 42A Graysharps Rd, Hurstbridge

Site 2 – 4 Arthurs Creek Road, Hurstbridge

A detailed summary for each of these sites is outlined below:

Site 1: 42A Graysharps Road, Hurstbridge

Adjacent to the Community Hub, Graysharps Road where existing parking and L2P cage is located.



Considerations for Site 1- 42A Graysharps Rd, Hurstbridge

- Provide a permanent long-term solution for HMS
- Is on existing Council Property
- Not currently serviced – Electricity, mains water and sewers
- Site feature survey would be required assessing the contours of the land for foundational building works
- Site is supported by HMS
- Sufficient distance from HCH (reduce noise impact)
- Would require fencing
- Cricket and Football club future extension identified
- Limited room for future expansion
- Car parking available, however would require a parking audit to determine if there is any loss.
- May need to reconfigure parking and entry – Lot 1 role
- Loss of some car parking space and fenced area for parking Council cars securely.
- Potential impact on existing trees subject to an arborist report
- Whole of eastern car park area could be re-developed to provide considerable increase in parking
- Clever design required to optimise site level and increased cost due to irregular site levels
- This location may impact on any future expansion of the Hurstbridge Football and Cricket club
- This location could contribute to traffic congestion in the Hurstbridge Hub precinct.

Permits/ Permissions for Site 1- 42A Graysharps Rd, Hurstbridge

With the understanding that the use will be conducted on a Council asset and leased by Men's Shed with works being less than \$1 million and on behalf of Council.

- PPRZ: Schedule 1 allows use for Place Of Assembly
- No permit required for building and works as less than \$1 million and on behalf of Council
- Car parking – depending on number of patrons as to how many car parking spaces are required – may need to apply for a permit for variation for car parking.
- Public Use Zone PUZ6 (Local Government) therefore permit is not required.
- PPRZ Rezoning underway on adjoining Lot 1
- Permit not required for buildings and works in the DDO5
- Permit required for buildings and works in the BMO
- Subject to Statutory Planning advice any vegetation removal may also trigger requirement for planning permit if trees are native, however there is no vegetation protection overlay applying to the site

Site 2: 4 Hurstbridge - Arthurs Creek Road

This vacant area close to Allwood Neighbourhood House known as The Old Pony Club – Hurstbridge.

This option would use an existing open space close to Allwood House in Hurstbridge and would bookend the northern section of the Graysharps Rd Precinct. This underutilised site within an existing community Precinct houses other community organisations such as Araluen Disability Service and Allwood Neighbourhood House, with close proximity to Hurstbridge preschools, Hurstbridge Tennis Club and the Hurstbridge Farmers Market. This site also has high visibility from the street, and which will create an increased presence within the community. This site is also accessible from the Hurstbridge train line and village centre.



Opportunities for Site 2- 4 Hurstbridge - Arthurs Creek Road, Hurstbridge

- This option would use an existing open space close to Allwood Neighbourhood House in Hurstbridge and would bookend the northern section of the Graysharps Rd Precinct.
- This underutilised site is part of a community Precinct that houses other community organisations such as Araluen Disability Service and Allwood Neighbourhood House, with close proximity to Hurstbridge preschools, Hurstbridge Tennis Club and the Hurstbridge Farmers Market.
- This site also has high visibility from the street, and which will create an increased presence within the community.
- This site is also accessible from the Hurstbridge train line and town centre.
- This site allows for adaptive expansion in comparison to Site 1.
- Provides synergy of use in this part of the precinct, as it keeps the adverse elements away from the Community Hub (noise, children using space etc.)

Considerations for Site 2- 4 Hurstbridge - Arthurs Creek Road, Hurstbridge

- Provide a permanent long-term solution for HMS
- Is on existing Council Property
- Not currently serviced – Electricity, mains water and sewers
- Site feature survey would be required assessing the contours of the land for foundational building works
- Is a site supported by HMS
- Would require fencing
- Greenfield site - however some services may exist
- Irregular site levels – possible increased costs

Permits/ Permissions for Site - 4 Hurstbridge - Arthurs Creek Road, Hurstbridge

- With the understanding that the use will be conducted on a Council asset and leased by Men's Shed with works being less than \$1 million and on behalf of Council.
- PPRZ: Schedule 1 allows use for Place Of Assembly
- No permit required for building and works as less than \$1 million and on behalf of Council
- Car parking – depending on number of patrons as to how many car parking spaces are required – may need to apply for a permit for variation for car parking
- Public Park and Recreation Zone PPRZ schedule 1 use - therefore no permit required
- Bushfire Management Overlay BMO permit required for use
- Part Environmental Significance Overlay ESO1 not triggered for buildings and works
- LSIO not triggered for buildings and works
- Cultural Heritage Management Plan - this is a flagged site. This doesn't automatically translate to the need to do a CHMP but it does mean that further investigation will be needed. Site 2 is within 200m of a named waterway which means the flagging is automatically applied.
- Application to Melbourne Water

Options for consideration

Pathway 1

- Present options 1 & 2 to the community for feedback.
- Complete Project Management documentation including communications and engagement plan to establishing agreed approach for next steps.
- Conduct further targeted conversations with community (the Precinct users) in partnership with HMS.
- Participate Nillumbik will be used as a tool for consultation of preferred site

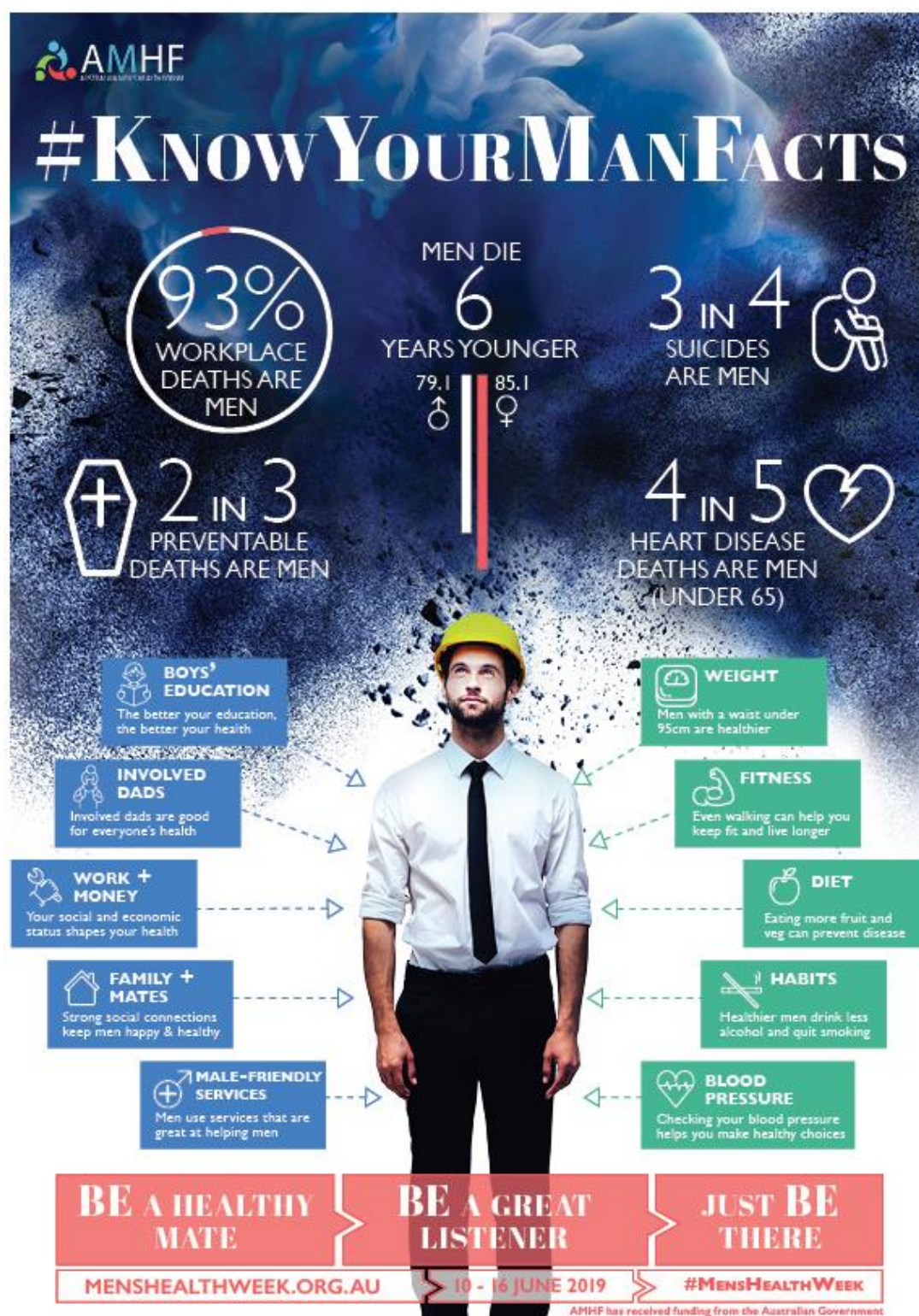
Pathway 2

- Present one option (either option 1 or 2) for community feedback.
- Complete Project Management documentation including communications and engagement plan to establish agreed approach for next steps.
- Conduct further targeted conversations with community (the Precinct users) in partnership with HMS.
- Participate Nillumbik will be used as a tool for consultation.

In reviewing all options and considerations and permit requirements it is apparent that the 2 site locations will require community consultation in partnership with the HMS to resolve a permanent home.

NOTE: Following the development of this Issues & Options Paper on the 23 June 2020 Council resolved to seek community feedback on their preferred proposed site, 4 Hurstbridge – Arthurs Creek Road, Hurstbridge for a future men's shed.

Appendix 1



Appendix 2

MEN'S HEALTH REPORT CARD

RANK	ACT	VIC	NSW	SA	WA	QLD	TAS	NT
LONGEVITY	4	1	3	2	6	7	5	8
HEART DISEASE	2	3	5	4	1	6	7	8
CANCER	3	5	7	1	4	6	2	8
SUICIDE	2	1	3	4	5	6	7	8
ROAD SAFETY	n/a	1	2	4	6	3	5	7
WORKPLACE SAFETY	1	2	4	5	3	6	7	8
FATHERHOOD	1	2	3	4	5	6	7	8
EDUCATION	1	2	4	3	7	5	6	8
ECONOMIC SECURITY	1	3	2	7	8	4	5	6
STRATEGIC SUPPORT	6	4	2	5	1	6	6	3
OVERALL	1 st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th

Table 11: 2019 National Men's Health Report Card. Source: Australian Men's Health Forum