

# **Hurstbridge Men's Shed Proposed Site**

## **Consultation Findings Report August 2020**

## Table of Contents

Executive Summary .....	3
Introduction .....	4
Hurstbridge Men's Shed (HMS) 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 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. ....	4
Consultation Strategy .....	6
Consultation Results .....	6
Response Rate: .....	6
Response to Questions: .....	8
Additional Comments: .....	8
Submissions: .....	11
Submitter 1 .....	11
Submitter 2 .....	12
Submitter 3 .....	15
Discussion and Key Findings: .....	17
Recommendations: .....	18
Appendices .....	19
Appendix 1: Hurstbridge Men's Shed Proposed site .....	19
Appendix 2: Consultation and Survey Information .....	20
.....	20
Appendix 3: Response by Melbourne Water .....	<b>Error! Bookmark not defined.</b>
Appendix 4: Community Submissions .....	22

## Executive Summary

Nillumbik Shire Council Plan 2017–2021 has goals of creating “Engaged, connected communities” and providing “Safe and healthy environments”. The Men’s Shed, is a not for profit community organisation with a purpose of providing a safe and friendly environment, where men are able to work on meaningful projects whilst also advancing the wellbeing and health of their male members and supports Council to achieve these goals for the community.

In October 2018, the need for a fit for purpose Men’s Shed in Hurstbridge was identified as a priority through community feedback and confirmed as part of the Open Space Precinct Plan Graysharps Road, Hurstbridge. The Hurstbridge Men’s Shed (HMS) currently facilitates its programs from Hurstbridge Basketball Stadium, which on review, has presented challenges associated with space, noise, lighting, dust and directly impacts the quality of their program.

On 23 June 2020, Council endorsed Officers to seek community feedback on the proposed site, 4 Hurstbridge-Arthur’s Creek Rd, Hurstbridge. A Community Consultation and Engagement Plan was developed and included the use of Participate Nillumbik, face to face conversations, a hard copy survey, and Question and Answer sessions. The primary aim of the survey was to gauge the community’s view on whether they support a future Hurstbridge Men’s Shed at 4 Hurstbridge-Arthurs Creek Rd, Hurstbridge.

A total of 62 survey documents were received with 90.4% supporting, 4.8% not supporting, and 4.8% maybe supporting the location. The results showed the respondents are in favour of the site, the provision of a future men’s shed and the benefit to the community. Respondents identified men’s health is a priority and that this project would contribute to positive wellbeing impacts for males in the community.

Positive respondents as part of their submission provided additional comments which pertained to planning considerations such as all abilities access, space for storage, adequate parking and keeping to local character as important.

Respondents who were not supportive, raised similar issues whilst also highlighting the historical element, loss of open space, breadth of consultation and environmental impacts.

Consultation with internal stakeholders identified that Council will take into consideration these important elements as part of future planning and investigation.

Based on these results, it is recommended that Council endorses:

- The establishment of three stakeholder groups to inform the planning and design of project. These include a Project Control Group, a Community Reference Group and a Project Review and Evaluation Panel.
- The development of Masterplan and schematic designs to inform the overall project elements and costs by February 2021.

- Hurstbridge Men's Shed to take a lead role in the procurement of external funding for the proposed new shed in consultation with and the support of Council Officers.

## Introduction

Hurstbridge Men's Shed (HMS) 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 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. \_*

On 11 December 2018 the Open Space Precinct Plan, Graysharps Road Hurstbridge was adopted. This Precinct Plan included 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.

In late 2019, the Hurstbridge Men's Shed approached Council to request assistance with identifying possible sites for a future shed and a number of sites were investigated. Council was first briefed on the issue on 2 June 2020 with a request for further investigation.

Hurstbridge Men's Shed played a vital role in identifying potential sites for a permanent location. It was 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 officers 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.

An issues and options paper was presented to Council on 16 June 2020 and on the 23 June 2020 at the OCM, Councillors endorsed the project to proceed to seeking community feedback on proposed site of **4 Hurstbridge-Arthur's Creek Road, Hurstbridge.** (Appendix 1).

A Community Engagement and Consultation Plan was developed centring on whether community support a future Hurstbridge Men's Shed at the proposed site. It must be noted that no design has been created around this site and that further investigations will need to be undertaken in future stages.

## Consultation Strategy

In partnership with the Hurstbridge Men's Shed, community consultation was offered to the public. This was conducted on Participate Nillumbik and was promoted through the Council website, social media channels, E- newsletters and pick up/drop off points at the Eltham, Diamond Creek and Hurstbridge Bendigo Bank branches. The latter option was seen as important to ensure the feedback was accessible to all residents.

The online engagement portal can be found on Participate Nillumbik;  
<https://participate.nillumbik.vic.gov.au/hurstbridge-mens-shed>

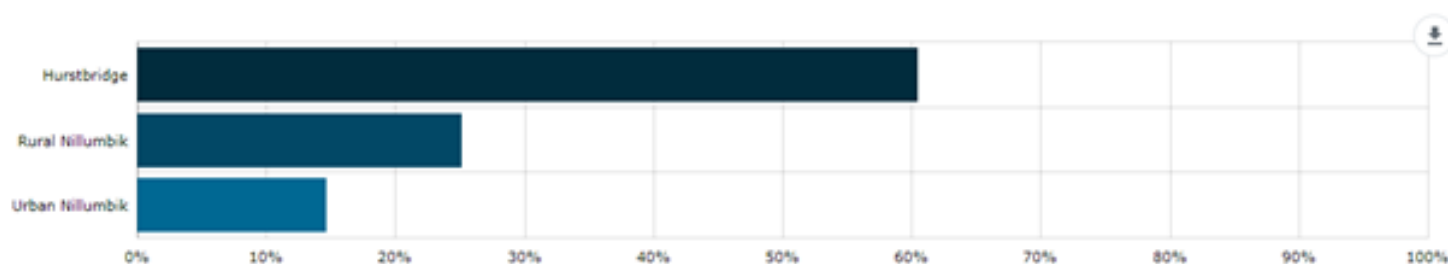
In addition to these options, Council offered a series of Question and Answer sessions on site both through on weekdays and weekends. To ensure compliance to COVID-19 restrictions, the public were required to register for these sessions. These sessions were advertised through social media, Council Website, through community networks and on Participate Nillumbik. Despite these efforts, Council did not receive any registrations for the sessions, therefore they were not conducted. Officers also offered the opportunity for one to one meetings at the site for interested parties if requested, again this option was not taken up.

To complement external conversations, an internal working group was established including representation from Communications, Capital Works, Building Services, Statutory and Strategic Planning and Infrastructure to explore issues being identified through the consultation process. This working group, will lead the next phase of planning if the site is endorsed by Council.

## Consultation Results

### Response Rate:

Participate Nillumbik along with hardcopy surveys amount to 62 responses. Of those 60.42% of respondents identified as living in Hurstbridge, 25% in Rural Nillumbik and 14.58% as Urban Nillumbik.



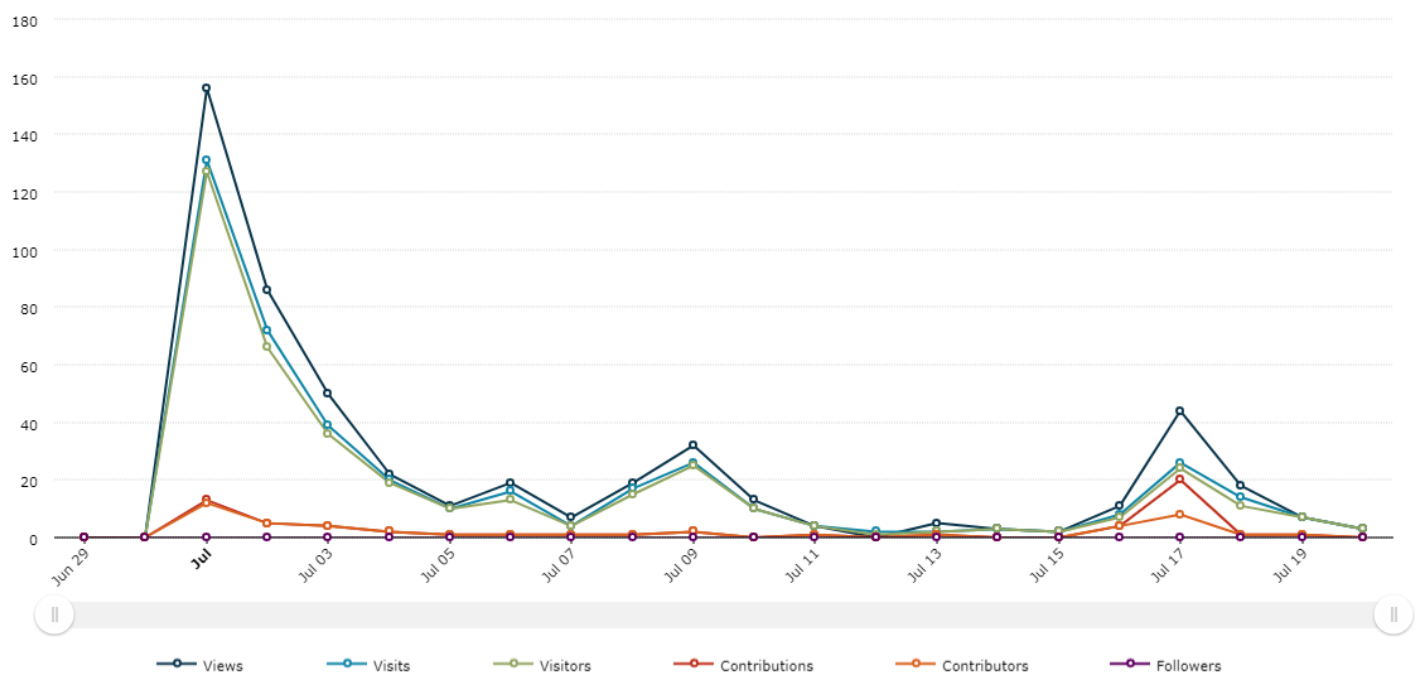
The total data includes online responses in addition to hard copy surveys received across key sites in Hurstbridge.

In terms of traffic to the site, there was clearly significant interest early on in the project when the initial promotion and marketing was the greatest. The team made ongoing efforts to promote the consultation, Q and A and one to one sessions through networks and community groups, along with traditional channels of media.

The total data includes online responses in addition to hard copy surveys received across key sites in Hurstbridge.

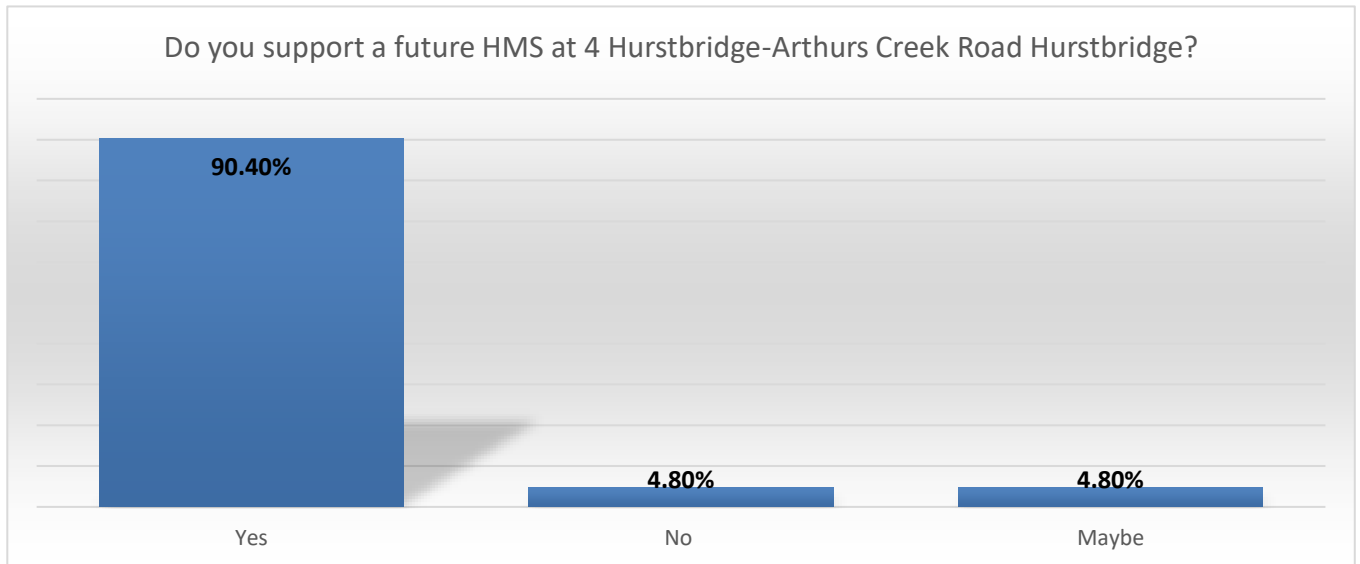
In terms of traffic to the site, there was clearly significant interest early on in the project when the initial promotion and marketing was the greatest. The team made ongoing efforts to promote the consultation, Q and A and one to one sessions through networks and community groups, along with traditional channels of media.

Unfortunately, in the midst of the consultation, efforts for broader face to face engagement was impacted due to further COVID-19 lockdowns. The figure below depicts the traffic received on the Participate Nillumbik site.



## Response to Questions:

All participants were asked to respond to “Do you support a future Hurstbridge Men’s Shed to be located at 4 Hurstbridge-Arthurs Creek Road Hurstbridge. Of the 62 responses, 56 indicated ‘Yes’ , 3 indicated ‘No’ and 3 indicated ‘Maybe’. The graph below clearly depicts a significant preference for the nominated site.



## Additional Comments:

Community were also given the opportunity to add commentary. The following responses were received:

	Response from respondents who said ‘yes’
1	Do not remove trees
2	Listen to what the Men's Shed want
3	Car parking due to number of people using tennis courts, drive in past toilets only allows for one car at once not one in each direction at the same time
4	Yes the men need an outdoor undercover area with seating so they can also have a space to chat and have coffee.
5	Parking
6	Would like to see a single story building suited to older and disabled participants. Also careful consideration of entry and exit to any car park as there are already so many distractions near the pedestrian crossing.
9	This site which would cause the least impact on other areas of the community Hub. It also allows for the development of community garden plots.



<b>10</b>	It would be good if separate storage space for Hurstbridge Farmers Market could utilise. Currently this is done via Scout Hall in Hurstbridge and DVCS office in Greensborough
<b>11</b>	Car parking must be totally within the site. Building design to be unobtrusive.
<b>12</b>	Solar power, if possible
<b>13</b>	For the building NOT to look modern.
<b>14</b>	Fenced off outdoor area for additional storage etc.
<b>15</b>	No. Their needs shouldn't cause anything that would be out of character, they aren't about to build a 6 story building.
<b>16</b>	Building to be in keeping with the area with adequate parking so vehicles are not parked on the roadside
<b>17</b>	Close to station/bus.
<b>18</b>	Solar panels would be good
<b>19</b>	As per submission could proposed shed by linked to the one footprint to the existing old pony club building and adjacent shed
<b>20</b>	Think this is a fantastic idea and a great opportunity for isolated men in our community.
<b>21</b>	It seems too small a footprint. Should double the size.
<b>22</b>	Best of the thee proposed
<b>23</b>	Very careful consideration on the real purpose of a Men's Shed, and how that applies to the local community needs.
<b>25</b>	It is a very important community group to keep our older gents in contact with others, to talk, to keep busy after retirement. These groups are essential for the mental health of our community!!
<b>26</b>	shed design should reflect the surroundings
<b>27</b>	Mens sheds provide a valuable resource to both the men & community with regards Mens health the need in Hurstbridge is for a resource well in excess of 10 men.
<b>28</b>	Wheelchair access, appropriate security measures including regular patrols as part of any patrol activity within Hurstbridge, trained members in First Aid and CPR along with defibrillator. Fire retardant system. Training in use of extinguishers.
<b>30</b>	Araluen totally supports the Mens shed and importance the program. Araluen supports any location that the Shed is relocated. On the provision that is provides enough space for those that utilise the program

	<b>Response from respondents who said 'no'</b>
<b>1</b>	No parking facility, no room for a building to be erected. It would be a disaster for the Allwood House Facilitates and Heritage Garden.
<b>2</b>	I have studied the earlier submission by Allwood Neighbourhood House and strongly support it. Also, it appears there is a water service through the proposed site and possibly high pressure gas main.
<b>3</b>	Allwood Neighbourhood House submission

	<b>Response from respondents who said 'maybe'</b>
<b>1</b>	Whether to support or not will depend entirely on the design of the building.
<b>2</b>	Cost of proposal for a very small group
<b>3</b>	Submission attached

## Submissions:

Three additional submissions were received. These are provided in **Appendix 3**. Officers have undertaken preliminary investigation into key concerns with responses provided below:

### Submitter 1.

This submission is supporting the proposed site but the respondent has requested as part of future planning and design, the old pony club building and attached shed are also considered.

<p><b>Council Officer Response:</b> Council Officers will be undertaking further planning and investigations to ensure designs align with local character and in ensuring the building footprint considers the appropriateness of its scale in regards to the size of the site. Council currently leases the milking sheds to a community entity and therefore the suggestion is outside the scope of this findings report.</p>
---

## Submitter 2.

This submission is opposed to the development of the Men's Shed for the following concerns

### **Utilisation as Passive Recreation and Open Space**

**Submission Comment** *"The entire park area is utilised on a regular basis by residents (and visitors) for its stated purpose, Passive Recreation. Any reduction in the area available for this purpose is to be regretted and avoided if possible."*

#### **Council Officer Response**

The Graysharps Road Precinct Masterplan identifies provision for a wide range of recreational and sporting opportunities to Hurstbridge residents, including specific areas allocated for only passive recreation in Lot 1 of the Precinct. Planning Scheme Amendment C117 Pt 2 to rezone Lot 1 to the Public Park and Recreation Zone from the Township Zone, will ensure that land in close proximity to the site will be retained for passive recreation into the future. Notwithstanding the designation of Lot 1 for passive recreation, the entire Precinct including the area surrounding the subject site, has significant opportunities for passive recreation particularly aligned to the creek. It is not considered that the proposed shed located between existing buildings in a cleared area (set back from the creek alignment toward the roadway) will have a significant impact on the communities access to and enjoyment of this community precinct.

### **Building dominating entrance to Paddock**

**Submission Comment:** *"The building will dominate the entrance to Fergusons Paddock and further reduce open space available for the many residents who use the site. "*

#### **Council Officer Response**

In regard to open space, see the comments above. Any building will be subject to design planning to manage any visual impact including using site levels to manage appearance of height. Consideration of materiality, colour (green muted tones to fit with the surrounding environment) and roof articulation (e.g. skillion) can also assist with recessing the building into the landscape. Design consideration must still consider the sites location within the Bushfire Management Overlay.

**Heritage Value:**

**Submission Comment:** *“The site has important heritage values and in 1975 the Eltham Shire Council acquired the land from Mrs Sheila Ferguson for use as a park, this was stipulated in Sheila’s agreement to sell the land, to prevent it being taken up by shopping and civic centres and car parks etc.)”*

**Officer Response**

The area is zoned for Public Park and Recreation Zone (PPRZ). The proposed use for a Men’s Shed is consistent with the purpose of the Zone. . The purpose of the PPRZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

**Submission Comment:** *“Vital link for habitat for a range of animals and birdlife that access the creek area.”*

**Officer Response**

As part of the formal application to Melbourne Water if the site is approved, an Environmental Management Plan will be submitted to ensure minimal environmental and habitat impact to the site and creek corridor. Further consultation should also be held with other environmental interests groups to consider their valuable input as the next phases of this project are undertaken.

**Car Parking Limitations:**

**Submission Comment:** *“Car parking is limited due to lack of space, the main parking area is currently shared by Allwood Neighbourhood House, the Hurstbridge Tennis Club, the Market, dog walkers and daily visitors.”*

**Officer Response**

Car parking would need to be considered as a part of the planning process. Car parking requirements are calculated on the maximum number of users (of the Men’s Shed) at any one time and this all needs to be considered as part of future planning. In managing carparking demand, maximum numbers (at any one time) of users can be capped for the use, and the formalisation of carparking (from an unmade status e.g. lined) can also achieve increases in net availability of carparking.

**Small Eco Garden:**

**Submission Comment:** *“Talks with Council to consider the site for a small eco community garden, the possibility of a lease for this purpose was discussed.”*

**Council Officer Response**

Hurstbridge Men's Shed have indicated that they are happy to collaborate in community projects that have beneficial outcome for all stakeholders. Council Officers are happy to facilitate or be involved in this process.

**Building to Fit Site:**

**Submission Comment:** *“To fit a building and a 20x50m compound in this area is virtually impossible.”*

**Council Officer Response**

The proposed building size is 16m by 8m in built form. The reference by 20X50m in the Issues and Options paper was aspirational and included a whole compound not necessarily the blueprint of the building. The remainder of the land footprint is available for community projects and the Men's Shed have advised Council officers that they are happy to partner with other neighbouring community organisations. The size of the building blueprint will need to be scaled in accordance to the size of the land available.

**Football Field Option:**

**Submission Comment:** *“It is curious that the placing of a Men's Shed in one corner of lot 1 is seen as unacceptable, partly because it may interfere with a possible future expansion of the Football Club building into the same portion of lot 1. The option of using one corner of Lot 1 has not been included in the shortlist. Why not?”*

**Council Officer Response**

As per the options and issues paper presented to Council in June 2020, Lot 1 was identified and endorsed within the Graysharps Precinct Plan for 'unstructured open space'. This recommendation has received high public support and the area is proposed to remain an informal passive recreational space.

### Submitter 3.

The feedback received from 'Submitter 3' is a 'maybe' in regards to the proposed site. The respondent did indicate that he was glad Council were seeking to continue measures of supporting the mental health and wellbeing of males in Hurstbridge. The respondent as part of his submission sought clarification with the following:

#### **External Consultation**

**Submission Comment:** *"I am personally interested in how many people outside of this group were engaged and directly consulted from the community for this process."*

#### **Council Officer Response**

This project in working towards identifying a suitable site for the HMS has invited broad level consultation over the last three weeks. All feedback received has been provided in this 'Hurstbridge Men's Shed Finding's report' which is available for review as a public document.

Council partnered with the HMS members to ensure that their feedback and requirements were considered throughout the exploration stage. Council also identified the need to engage broader stakeholder groups including organisations currently adjacent to the site, OMNI, the Positive Ageing Advisory Committee, Bendigo Bank, Eltham, Diamond Creek and St Andrew's Men's Shed Groups, Victrack and the Hurstbridge Traders Association.

Previous to this project, the Graysharps Road Precinct Plan Hurstbridge 2018 (GRPPH), undertook its own independent community engagement process, engaging with local and broader community groups, key stakeholders and residents. As a direct recommendation from the GRPPH, identified that a Men's Shed was a community asset that the community supported.

#### **Men's Shed Membership**

**Submission Comment:** *"Is there any quantifiable data regarding potential membership of the group that could be shared with the public as part of this project's consultation?"*

#### **Officer Response:**

Council Officers have not been able to find solid quantifiable research which demonstrates that provision of a 'fit for purpose' building on a suitable site increases membership however the HMS have indicated that many men whom have approached HMS over the years they have been based in the basketball stadium storage area have been unable to be accommodated due to the maximum capacity allowed in the space at any one time and the space being unappealing to potential members.

Other Nillumbik Mens Shed's have seen an increase in their membership base as their own shed's have expanded and become more fit for purpose and several now have a waiting list.

### **Reduced Access to Survey**

**Submission Comment:** *"I also specifically note the idea of transparency in these processes as I was prevented from completing the online survey consultation which was available to other submitters due it being closed prior to the prescribed closing date."*

### **Council Officer Response**

Unfortunately an administration error occurred resulting in the early closure of the consultation on the Participate Nillumbik site. It is noted that this may have impacted a small number of respondents who may have wanted to voice their opinion between Friday 11:59, 17 July and Sunday 11:59, 19 July.

However, the community were provided with many other avenues to inform the consultation during the 3 weeks including:

- \* Hard copy surveys at locations across Nillumbik;
- \* Registering for Question and Answer Sessions advertised on Participate Nillumbik and Social Media;
- \* Group sessions and virtual sessions for those unable to make it to the site; and
- \* One to one site meetings at the proposed site

Further to the above all respondents have been provided with a link to the Agenda of the Future Nillumbik Meeting (11 August 2020) which includes a copy of both the Council Briefing and this 'findings report'. All respondents have also been advised via email (where email addresses have been provided) of the opportunity to register and speak at this meeting.

### **Existing Members using HMS**

**Submission Comment:** *"How many members attached to the other Nillumbik Men's Sheds would have attended the Hurstbridge group if it were expanded?"*

### **Officer Response:**

The Eltham and Diamond Creek Men's Sheds are supporters of the HMS as both groups are at capacity in their existing membership. Eltham have a waiting list of 22 men and are supportive of having another local Men's Shed in Hurstbridge. Without further conversations with the men on the waiting list Officer cannot assume what choices these men may make about where they become members however an additional mens shed in Hurstbridge does provide an additional option.



## Discussion and Key Findings:

The community consultation showed overwhelming support for the proposed site with 90.4% of respondents in favour of 4 Hurstbridge-Arthur's Creek Road, Hurstbridge. The community felt that the site was suitable for a fit for purpose Men's Shed and that a thriving local community group that engaged and supported men's wellbeing and connection would be a significant asset if supported. The respondents also agreed that the new location would allow the HMS to grow and flourish, and the fact that it was close to public transport and near other local assets, was a bonus.

Of those in favour of the site, a few considerations were made for future planning including a building that is reflective of neighbourhood character, outdoor covered space, adequate storage, all abilities access, adequate car parking and inclusion of solar panels. Of the respondents who were opposed to the site, the key issues lay in terms of heritage value, a design that adhered to existing local character, capacity to fit the future building in to the area, the loss of open space, environmental impacts and existing car parking limitations.

Upon review of these matters Officers agree that it is important that these issues are considered as part of the development of the site Masterplan and designs. Officers also agreed that the engagement of an external designer/architect would provide transparency and provide Council with an accurate costing of the overall project cost. This can then be used to more accurately determine the budget and funding requirement, which has been projected between \$250,000 to \$400,000 dependent on the design and structure.

Officers have also identified the important role that HMS members play in identifying and seeking adequate funding to support the project costs. It would be anticipated that an agreed approach will be undertaken between Officers and the Committee of the HMS in sourcing and securing government and philanthropic funding. The HMS will also be encouraged to forge partnerships with local stakeholders, such as the Bendigo Bank, to maximise their chances for raising adequate funds.

Council Officers also recognise the important role that HMS and neighbouring organisations such as Allwood Neighbourhood House, Hurstbridge Tennis Club, Araluen, Hurstbridge Farmers Market, Hurstbridge primary school amongst others play in the success of this initiative. As a result, Officers should actively work with, and partner where appropriate, to ensure the outcomes of this project will be beneficial to all parties, along with the broader community. Officers also see the establishment of a Community Reference Group to act in an advisory capacity to the Project Control Group as highly beneficial. In addition, the need to review the project through a risk, functionality and all abilities is equally important and as such, consideration should be given to a further advisory group in the form of a Project Review and Evaluation Panel.

With these elements in place the evident support for the site and the HMS, this project has the scope of achieving significant community benefit, whilst also addressing growing needs in social connection, reducing isolation and positively impacting men's mental health and wellbeing.

## Recommendations:

Based on the responses received and the overwhelming support for the proposed site, it would be recommended that the following be undertaken to progress this work:

- Establish a number of key stakeholder working groups to inform the planning and design of the project. Membership should include community, neighbouring stakeholders, state government and council representation. The involved groups would be
  - a) Project Control Group (PCG) with Councillor representation;
  - b) Community Reference Group, including representation of neighbouring stakeholder groups and men's shed members; and
  - c) Project Review and Evaluation Panel (PREP) to assess risk, functionality and all abilities access of future works.
- Develop a masterplan and schematic designs to inform overall project costs by February 2021 using existing budget allocation. Key consideration will be made in response to community comments outlined in this reporting in regards to design and structure.
- For the Hurstbridge Men's Shed members to play a lead role in seeking and securing external funding for the proposed new shed, in consultation and with the support from Council Officers and other community interest groups.

## Appendices

### Appendix 1: Hurstbridge Men's Shed Proposed site



SCALE : NTS

**HURSTBRIDGE MENS SHED**  
SITE/LOCALITY PLAN  
ARTHURS CREEK RD HURSTBRIDGE

8 X 16M SHED FOOTPRINT  
(SIZE INDICATIVE ONLY,  
FOOTPRINT MAY CHANGE  
VIA THE DESIGN PROCESS)



DRAFT

## Appendix 2: Consultation and Survey Information

### Hurstbridge Men's Shed Site Feedback



Do you support a future Hurstbridge Men's Shed to be located at 4 Hurstbridge-Arthurs Creek Rd, Hurstbridge:

- ☐ Yes  
☐ No  
☐ Maybe

If YES: Are there any additional considerations for planning?

---

---

---

If NO: Please share reasons as to why not:

---

---

---

If MAYBE: What information do you need to know to be able to make a decision?  
What would help you say yes? What would make you say no?

---

---

---

#### Personal Information

First Name: \_\_\_\_\_  
Last Name: \_\_\_\_\_  
Email: \_\_\_\_\_  
Telephone: \_\_\_\_\_

Privacy Collection Notice: Nillumbik Shire Council is collecting your personal information for the purpose of facilitating effective feedback in relation to Hurstbridge Men's Shed site location. The information collected will not be shared with third parties unless we are permitted to or required to by law. You can access the personal information held by Council about you by contacting Council's Privacy Officer on 9433 3171 or by email [privacy@nillumbik.vic.gov.au](mailto:privacy@nillumbik.vic.gov.au), or PO BOX 476, Greensborough Vic 3088

# Have your say

Council are seeking community feedback on a proposed site for the Hurstbridge Men's Shed.



Proposed site: 4 Hurstbridge – Arthurs Creek Rd, Hurstbridge

## **Q and A sessions:**

Tuesday 7 July 4:30 pm (onsite)

Tuesday 7 July 6:00pm (virtual)

Further sessions may be added if required.

Registrations essential by close of business the day prior to session:

Email [community@nillumbik.vic.gov.au](mailto:community@nillumbik.vic.gov.au) or phone 9433 3111

**For more information about the proposal or to provide your feedback online, go to:**

<https://participate.nillumbik.vic.gov.au/>



## Appendix 3: Community Submissions

### Submission 1

I support the initiative and the plan by Council to find a new home for the Hurstbridge men's shed.

I support a future Hurstbridge Men's Shed to be located at 4 Hurstbridge-Arthurs Creek Rd, Hurstbridge, after the Council review of possible sites within the township.

The review identifies why this is the best available site in the township and I agree with those findings.

I agree that the Graysharps Road site identified as an option in the review is not the preferred site for the following reasons:

- The removal of 10 existing car parks, that would most likely need to be replaced near the Hurstbridge Hub with the only option existing open space which would negatively impact on the developed precinct plan
- The need to relocate the compound where the 3 learn to drive cars are housed
- The possible impact on a large gum tree adjacent to site
- The open vista to Lot 1 and the creek escarpment that you get as you drive down Graysharps road would be blocked.

If the 4 Hurstbridge-Arthurs Creek Rd site is chosen, I ask whether it is possible to incorporate into the final design the existing old pony club building and attached colourbond shed to lessen the required new building footprint. I understand from the report by Council officers that a new shed with a strong floor is required. Could some clever design incorporate the old with the new?

As the existing old pony club building and colourbond shed are unused they will continue to fall into disrepair and require additional council maintenance.

## Submission 2

### Possible location of Men's Shed

We strongly disagree with Council's preferred option.

4 Arthurs Creek Road falls within Fergusons Paddock, purchased by the then Eltham Council for **Passive Recreation**. This has been diminished over time, firstly by the construction of Tennis Courts, then by the relocation of the Primary School and more recently the construction of a skateboard ramp, and the monthly Farmers Market.

The entire park area is utilised on a regular basis by residents (and visitors) for its stated purpose, Passive Recreation. Any reduction in the area available for this purpose is to be regretted and avoided if possible. The site has important heritage values and is also a vital link, habitat for a range of animals and birdlife that access the creek area. Carparking is limited due to lack of space, the main parking area is currently shared by Allwood Neighbourhood House, the Hurstbridge Tennis Club, the Market, dog walkers and daily visitors. In 2019, Allwood House had onsite talks with Council to consider the site for a small eco community garden, the possibility of a lease for this purpose was discussed. Wick Beds have been installed adjacent to the site, created by members of the community in free workshops to further this aim and garner support for the idea of the garden.

To fit a building and a 20x50m compound in this area is virtually impossible. The 20m width would take it from the fence around the Revegetation project (sponsored by Allwood in 2002) across to the edge of the revegetation along the rear fence of Araluen. From the edge of the top carpark to the bottom access road is only 38 or so metres. There is no room for the proposed compound and certainly no room for any future expansion as referred to in the Council report.

The building will dominate the entrance to Fergusons Paddock and further reduce open space available for the many residents who use the site.

By comparison, the former High School site and the area containing the Hurstbridge Hub was acquired and the Hub built, to provide a focal point for Community activities, the site has ample car parking available. Both these points are made under the list of Considerations. In some instances, the considerations provided for both sites are the same. The matter of noise is listed under 44 Graysharps Rd. This would also be an issue at 4 Arthurs Creek Rd, not only for Allwood but potentially also for Araluen. Allwood House, being an old weatherboard building is probably more prone to external noise than the Hub, Allwood House has a Library space in the Studio area that will be affected by noise, this should be considered.

It is curious that the placing of a Men's Shed in one corner of lot 1 is seen as unacceptable, partly because it may interfere with a **possible** future expansion of the Football Club building into the same portion of lot 1. The option of using one corner of Lot 1 has not been included in the shortlist. Why not? This is a flat area requiring minimal, if any, earthworks, utilities (power, gas, water and sewerage) are connected to the Hub, and could be extended to this location at a low cost. It also has the advantage of including the Men's Shed in the 'cluster' of community services based at the Hub, where the men's shed has operated from since its Incorporation in 2015. Placing the shed in proximity to the hub and other men's interest groups would increase the sense of inclusiveness and fulfill agreements made by Council.

## **Fergusons Paddock - the original “Open Space Precinct”**

Initially formed in 1987, primarily to caretake the Ferguson/Gray collection donated to Allwood House by Sheila (nee Gray) Ferguson. The History Group established a small history museum room at the (historic) Allwood House. Interest in local history grew over the years and in 1998 the group was reformed as the Hurstbridge and District Local History Group, auspiced by Allwood House Inc.

We are disturbed to hear about Councils preferred option to the possible siting of a proposed Men's Shed building and development, that will be adding more concrete and steel onto a site that is meant to be for passive recreation. In 1975 the Eltham Shire Council acquired the land from Mrs Sheila Ferguson for use as a park, this was stipulated in Sheila's agreement to sell the land, to prevent it being taken up by shopping and civic centres and car parks etc. In 1975 Eltham Shire Council granted the Hurstbridge Horse and Pony Club temporary use of part of Fergusons Paddock and use of the Fergusons former dairy and milking shed as a club house. It was during the Pony Clubs time that the tennis courts were installed... and in 1982 the Hurstbridge Primary School, forced to relocate from Anzac Avenue, due to increasing enrolments and a lack of space to expand, moved to its new home on Fergusons Paddock, the low key building and the deliberate lack of cyclone fencing meant that it blended in with its surrounds – almost, as it should be, invisible.

The Dairy building is now used by Allwood House as a Studio for several classes and activities i.e. wood working, mosaics, carving, wet or messy activities etc. The building also houses a Sustainability and Aboriginal Culture Library, established in 2018. Allwood was offered, at our request, the use of the Dairy Building by Nillumbik Council in the 1990s. The building was vandalised and in poor repair, the Allwood House Committee fundraised and made improvements to the building at their own cost. It was also home to the Allwood men's group from 2006 – 2015. Council encouraged the group to become an official Incorporated Men's Shed Association and provided a base for the men at the Hub.

To say that (Site 2) at 4 Hurstbridge – Arthurs Creek Road is an underutilized part of the Precinct is just wrong, Araluen Disability Service, the Public Toilets, Allwood Neighbourhood House and the Allwood (Old Dairy) Studio / Library as well as the Hurstbridge Tennis Club, dog walkers and visitors all use the area for their activities and carparking. We note too with dismay, the proposed footprint, marked in yellow on the plan, which looks to be the size of two standard building blocks and appears to take up part of the parking area already much used by the Tennis Club, particularly on competition days, Allwood participants and visitors, tourists, dog walkers and Market visitors.

Members of the community are interested in establishing a small community garden on the proposed site, preliminary discussions have been held with Council staff on creating this project.

The build in this option is right next to the creek on a hilly site, the building will overshadow Araluen, generate noise and diminish the pleasant green and historical significance of the site, which most likely has Aboriginal significance as well. *N.B. “You don't know what you've got till it's gone!”*



We suggest that 44 Graysharps Road would be a preferable site for a Men's Shed given that the area on which the former High School was built on, is flat land. The building could be placed away from the rear of the Football Club house (where many men congregate), off the existing driveway, leaving more space for parking. Currently it is that area in the town that needs an increased presence within the community, and it is close to the Railway Station.

### Submission 3

#### RE: Hurstbridge Men's Shed Community Feedback

To whom it may concern,

I write regarding the proposed construction of a Men's Shed to be located at 4 Hurstbridge-Arthurs Creek Rd, Hurstbridge. As facilitated by Council Officer Bianca Caruso, I write with the interest of my words being included as part of the submissions incorporated in the community consultation process for this project.

My direct response to the first question posed, regarding my support of the project, is 'Maybe'.

My reasoning is outlined below:

While there is key mention of the Internal Stakeholders involved in the project being consulted in its development, I am personally interested in how many people outside of this group were engaged and directly consulted from the community for this process. I do not wish to make this point to antagonise what has occurred; I genuinely would like to know a clear and transparent breakdown of how many community voices were engaged in the construction of the proposal as it stands and how points of view were addressed in the plan when they differed to that of the internal stakeholders (I would hope this will be made available as a result of the submissions process). I also specifically note the idea of transparency in these processes as I was prevented from completing the online survey consultation which was available to other submitters due it being closed prior to the prescribed closing date. This survey has been noted in reply email by the Marketing and Engagement Officer as being closed "earlier than [it] should", with noted apology. This response has still however not addressed my original Participate Nillumbik Feedback question of \*when\* the online survey was closed to the public, as there may well have been several other Nillumbik residents similarly prevented from being involved in the consultation. In line with this, I'd be interested if there is any basis to quantify the effect this has had on the Council's consultation process (ie average site/page visits per day it was closed).

I am glad the Council are seeking to continue measures of supporting the mental health and wellbeing of the male residents of Nillumbik. As such I'd like some clarification on this point from page 8 of the Issues and Options paper:

*"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."*

Is there any quantifiable data regarding potential membership of the group that could be shared with the public as part of this project's consultation? As with any Council plan or undertaking, the most transparent and accessible data possible relating to the proposal would be in the public interest. For example, how many members attached to the other Nillumbik Men's Sheds would have attended the Hurstbridge group if it were expanded? I appreciate the opportunity to be included as part of the community consultation.