

Attachment 1

NOM.004/16

Cr Michael Young advised of his intention to move the following:

Motion

Cr Michael Young

Cr Helen Coleman

That Council:

1. Investigates the use of land adjacent to the south side of the kindergarten at 20 Wattletree Road, Eltham for the purpose of:

- a) Establishing an Eltham men's shed on the raised area above the designated flood level
- b) Creating a safe access and egress to Wattletree Road from the land
- c) Establishing convenience and all ability parking adjacent to the shed
- d) Establishing an overflow parking area on the lower area of the land
- e) Understanding possible future benefits and partnerships that could be engendered with Edendale and other like-minded community groups

2. Undertakes preliminary works including a soil test on the raised portion of the land and embankment facing Dansy's Paddock including recommendation for type of concrete slab floor and footing construction.

3. Formulate approximate costing and roll out of the project assuming the works will be undertaken in stages, that a shed size of approximately 360 square metres is achievable and that 1,000 square metres minimum of land is available.

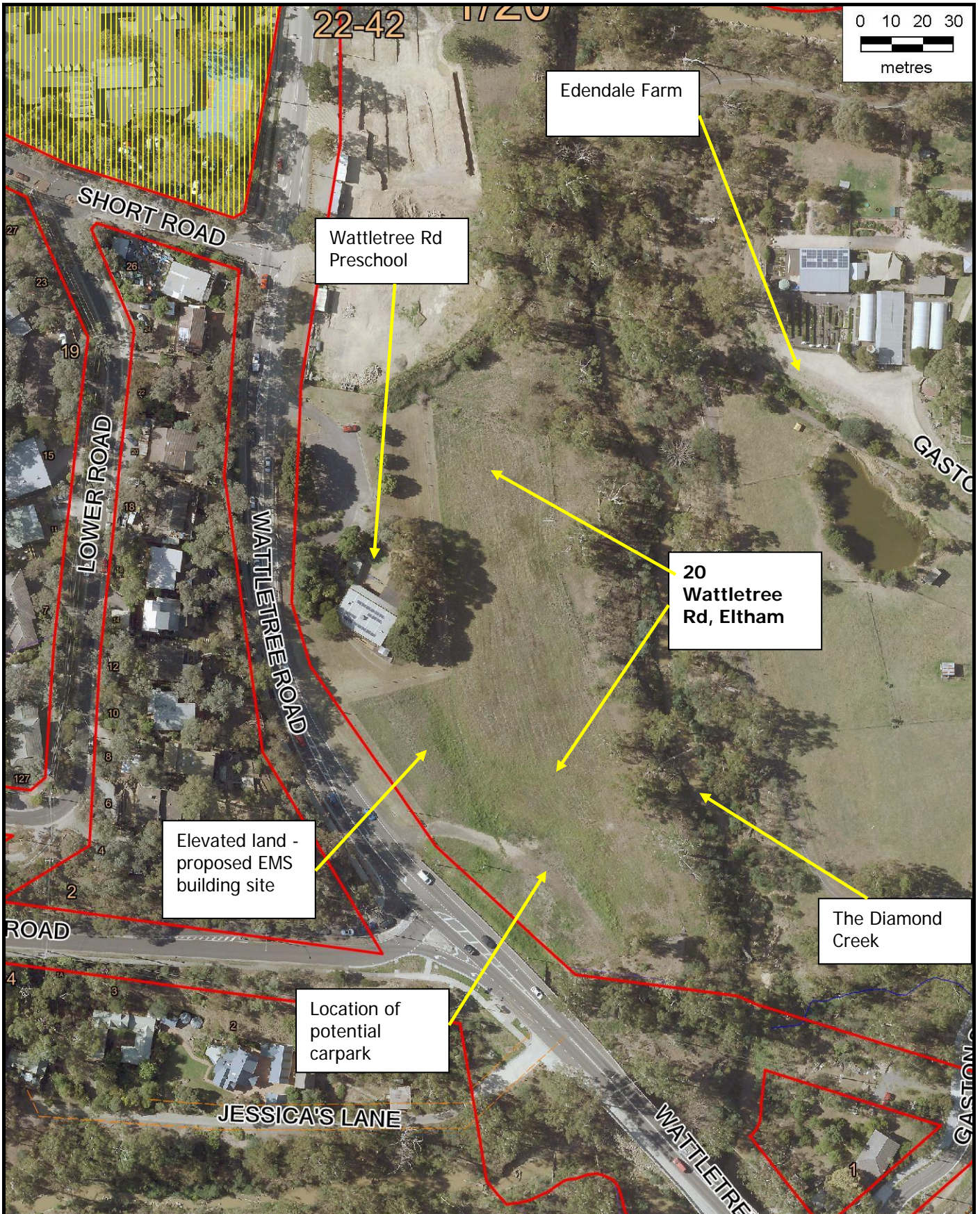
4. Seek out all possible funding options including grants, sponsorships and council contributions for the project.

5. Undertake these investigations and works in collaboration with the executive of the Eltham Men's Shed.

6. Report back to Council by the Ordinary Council Meeting of July 2016.

CARRIED

Attachment 2 20 Wattletree Road, Eltham (Dansey's Paddock)



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Map Width: 311.4 m

Date: Friday, 1 July 2016

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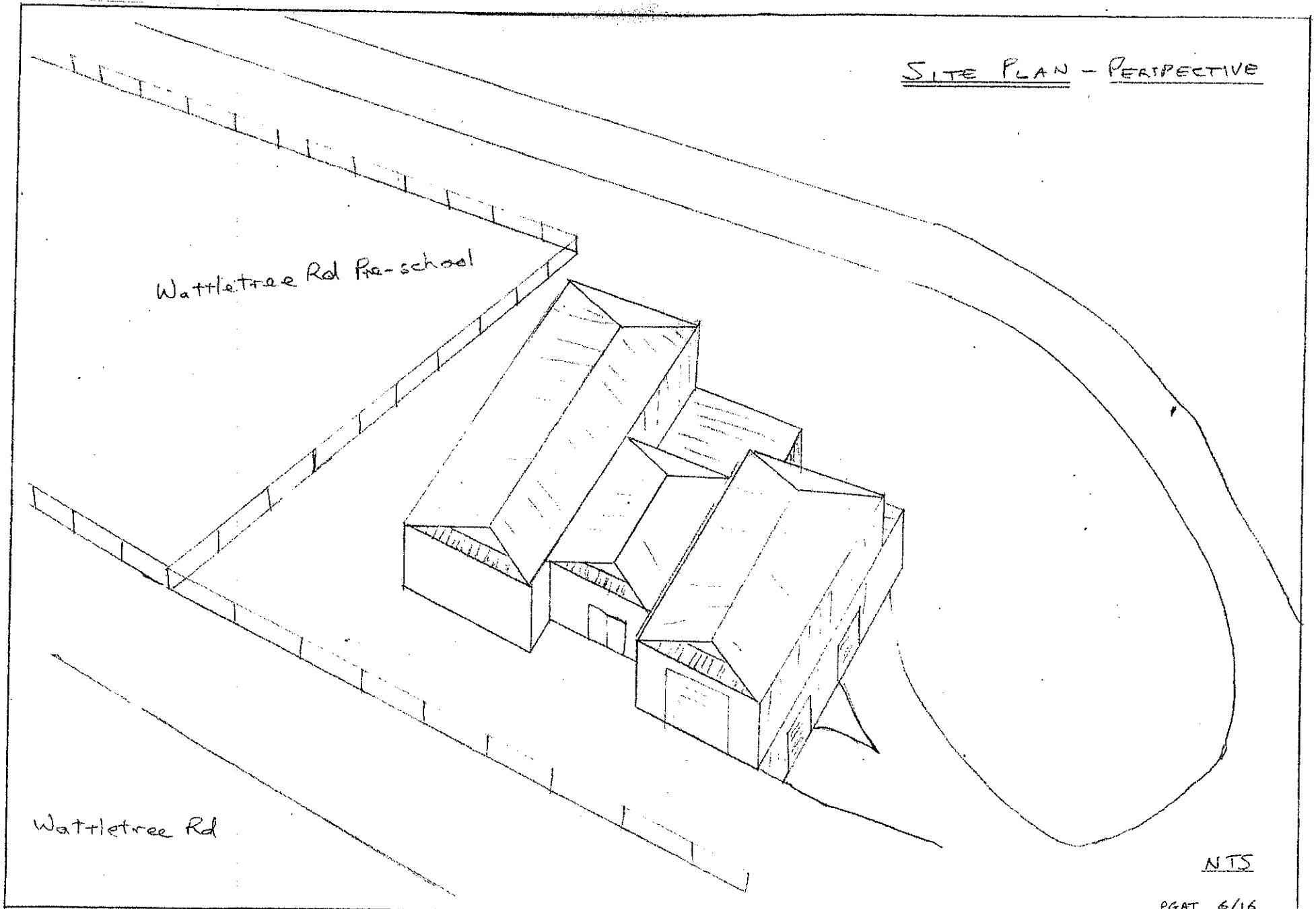
SITE PLAN - PERSPECTIVE

Wattletree Rd Pre-school

Wattletree Rd

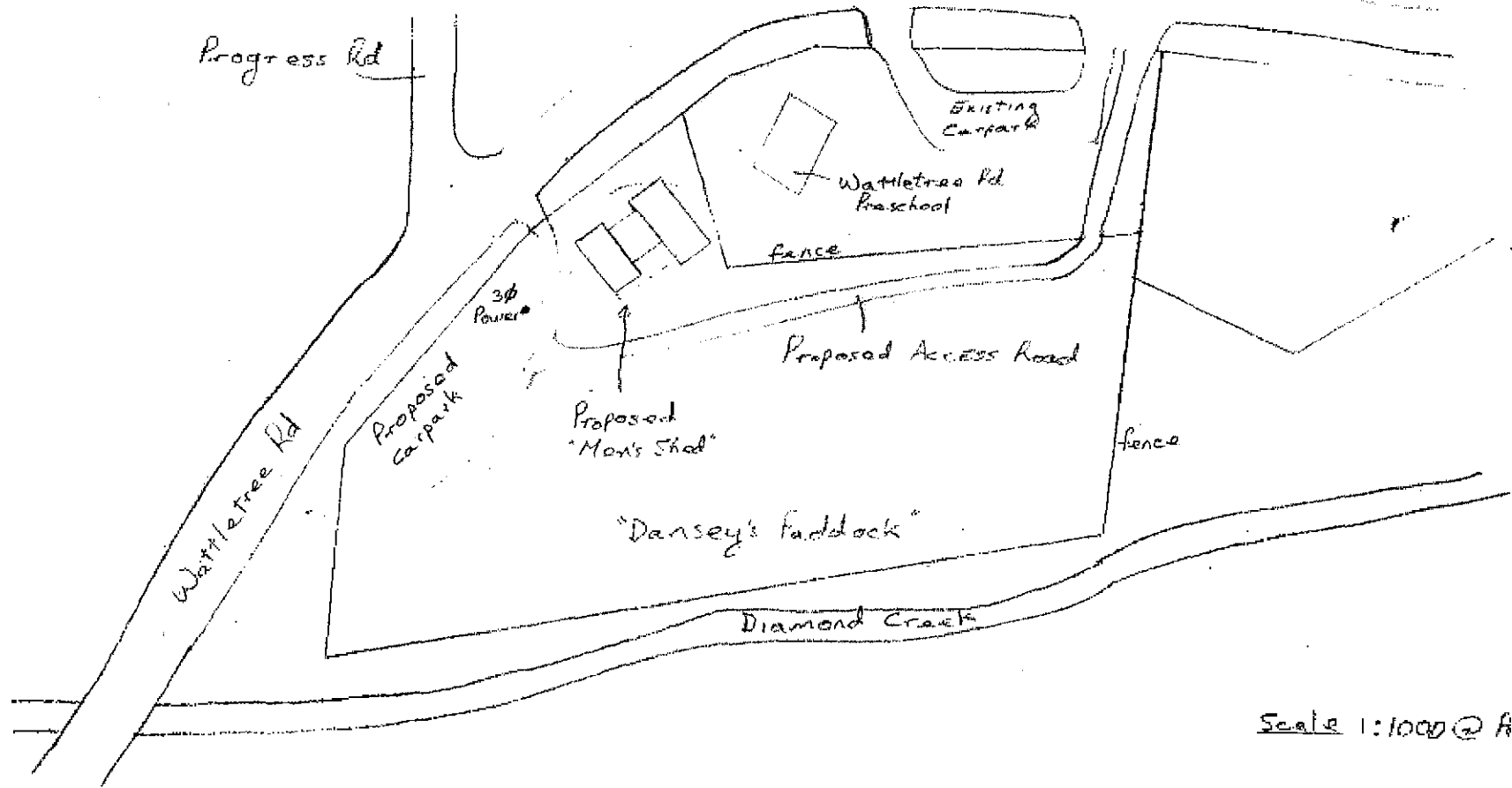
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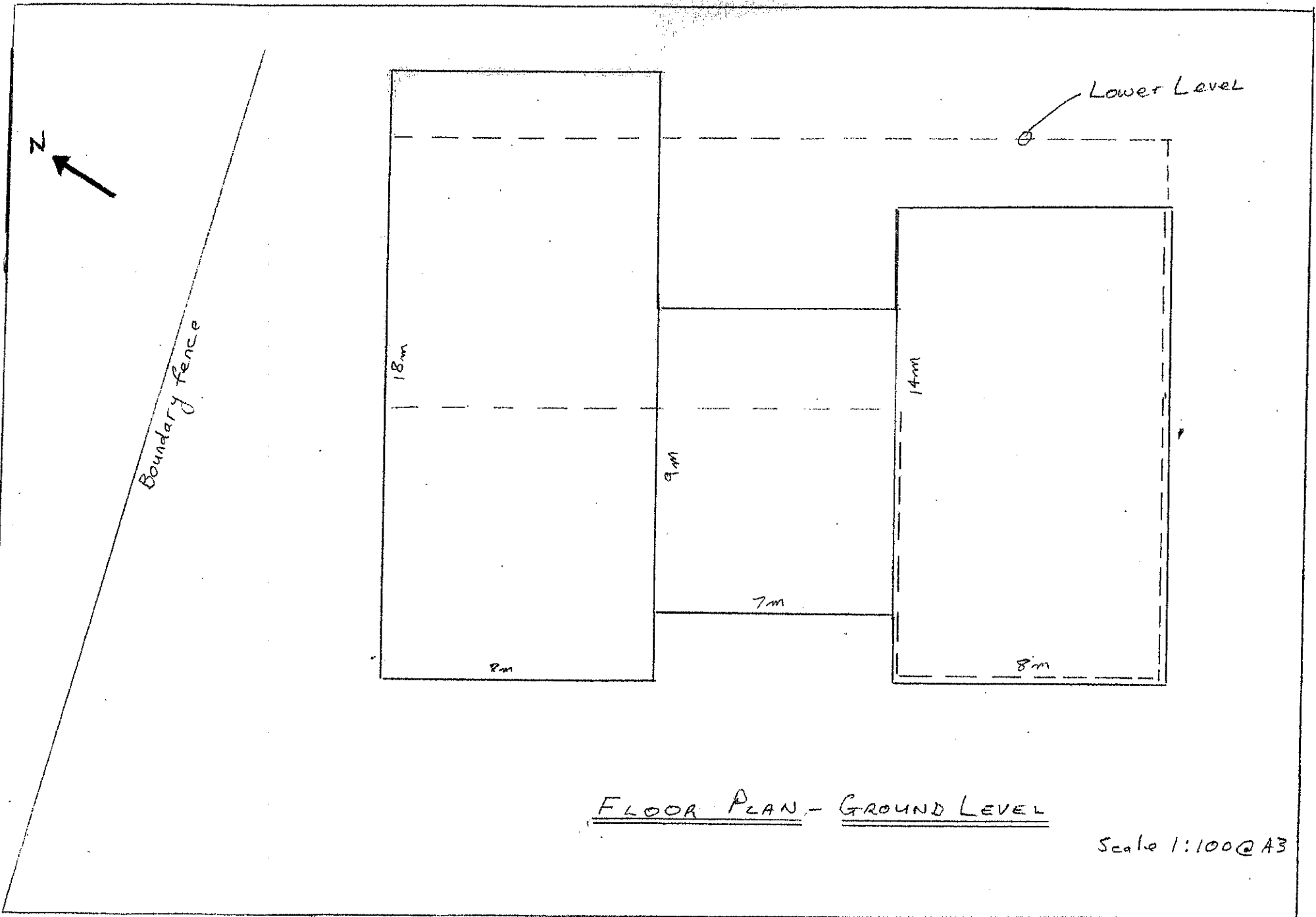
SITE PLAN

Proposed Eitham Men's Shed
at 20 Wattletree Rd, Eitham North



Scale 1:1000 @ A3

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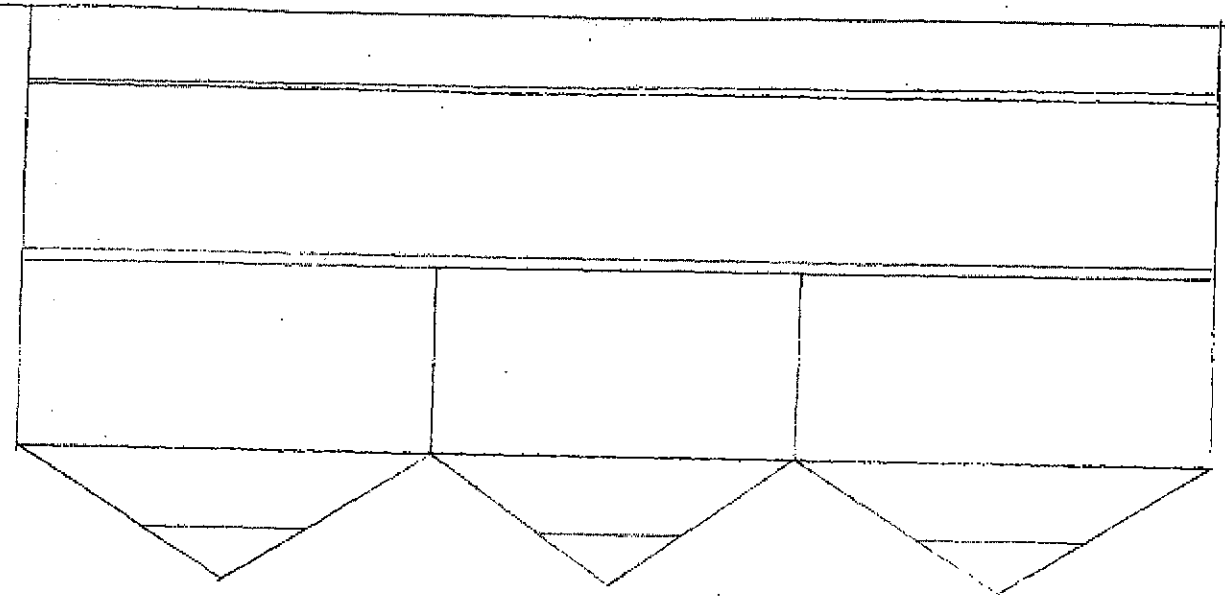


FLOOR PLAN - GROUND LEVEL

Scale 1:100 @ A3

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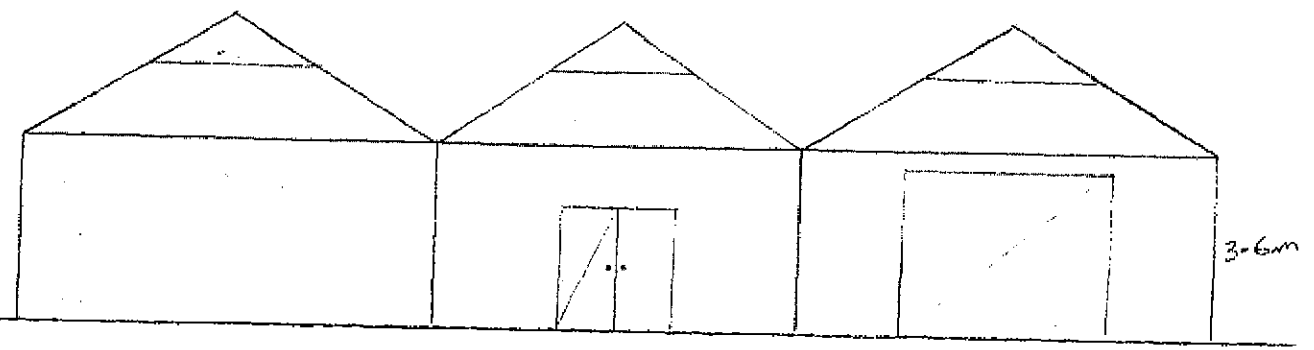
ELEVATION
EAST



ELEVATION VIEWS
West & East

WEST
ELEVATION

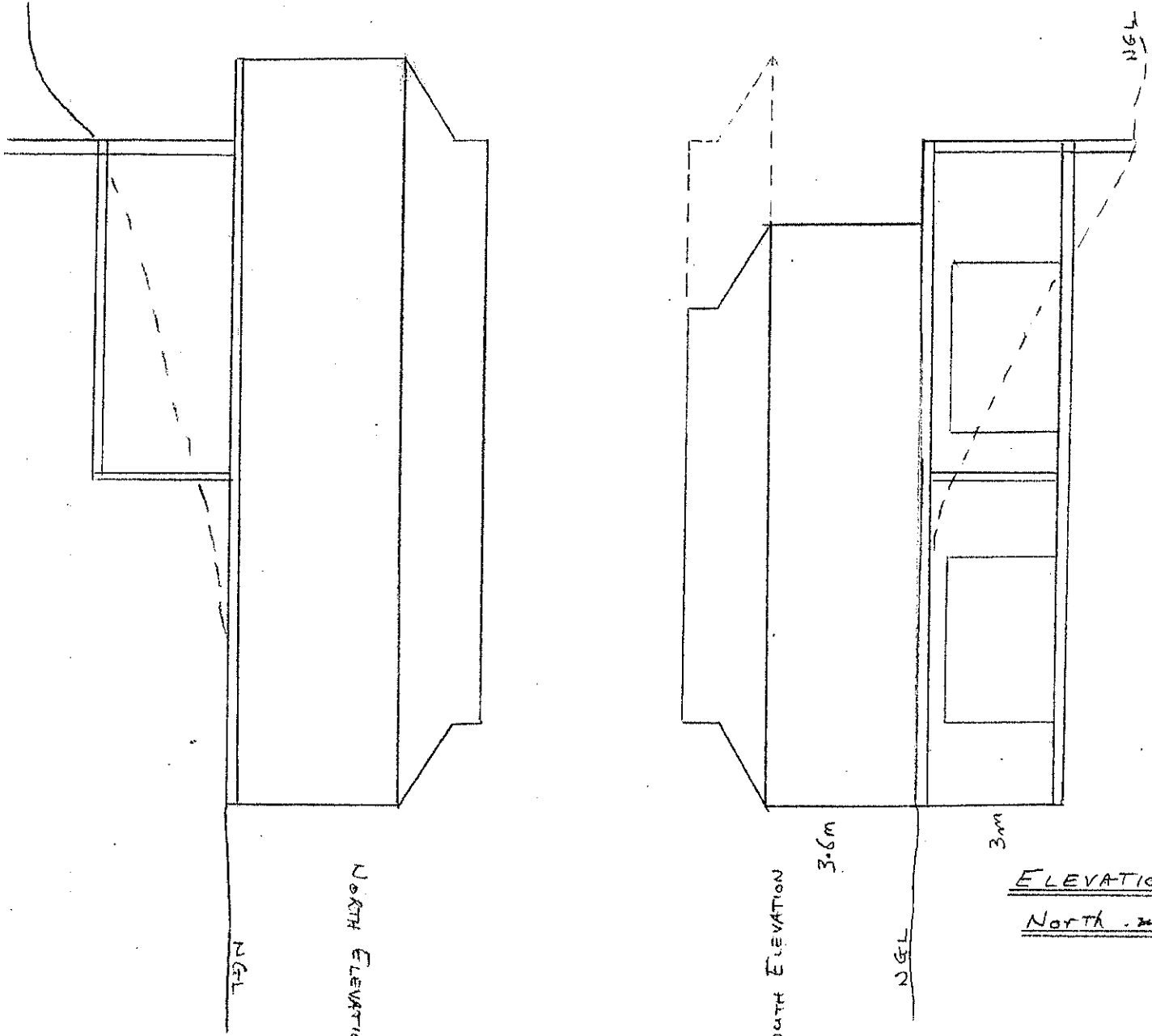
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NORTH ELEVATION

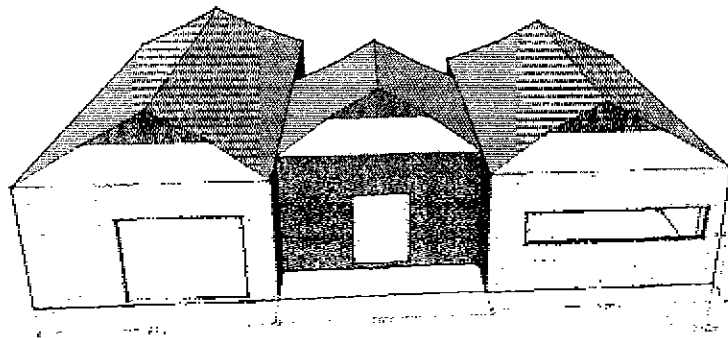
SOUTH ELEVATION

ELEVATION VIEWS
North & South

PGAT 6/16



**Proposal
for a
Men's Shed in Eltham**



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Table of Contents

1	Introduction.....	3
1.1	Background.....	3
1.2	Requirements.....	3
2	Building Concept Design.....	5
2.1	Site features.....	5
2.2	Multi use.....	5
2.3	Environmental Sustainability.....	6
2.4	Visual Impact / Aesthetics.....	6
2.5	Landscaping.....	6
2.6	Disabled access/facilities.....	7
2.7	Traffic management.....	7
2.8	Parking.....	7
2.9	Safety.....	8
2.10	Site and Building Security.....	8
2.11	Building maintainability.....	8
2.12	Low operating costs.....	8
2.13	Interaction with Edendale Farm.....	8
2.14	Project Management and Contracting Strategies.....	9
3	Management of Wattletree Rd EMS during Operations.....	10
3.1	Building Operations Committee.....	10
3.2	Building Management Committee.....	10
3.3	Stakeholders.....	10
3.4	Dispute resolution.....	10
3.5	Partnerships.....	10
3.6	Community use.....	10
3.7	Usage agreements.....	11
3.8	Usage rights.....	11
3.9	Operational costs.....	11
3.10	Operational safety management.....	11
4	Funding.....	12
4.1	Overview.....	12
4.2	Construction Funding.....	13
4.3	Funding Ongoing Costs.....	14
5	Appendix A - EMS User Requirements.....	15
6	Appendix B - EMS Fact Sheet.....	17
7	Appendix C - Site Plans.....	19
8	Appendix D - Concept Design Drawings.....	22
9	Appendix E - Building 'Views'.....	26
10	Appendix F - Sample Photo's of other Men's Sheds.....	27
10.1	Bright Men's Shed.....	27
10.2	Eltham Men's Shed.....	28

1 Introduction

1.1 Background

Eltham Men's Shed (EMS) was established in July 2014 with a membership of 8 and has rapidly grown to 45. The Rotary Club of Eltham (RCE) was a key facilitator in the establishment of the EMS and continues to be an active supporter.

EMS offers men in the Community a solution to the poor health outcomes that are associated with isolation, loneliness, depression, peer support, low self-esteem, grief, and etc. We achieve this solution by providing a venue where men of all backgrounds, ages and ability can connect with their community by meeting other men, developing new friendships, and re-connecting with their community via the activities conducted by the association.

Currently meetings are held weekly at the Eltham Retirement Centre (ERC). The facilities are provided by St Vincent's Care Services and the Judge Book Residents Association Inc. We have rapidly outgrown the facilities provided and have been looking for alternative sites on which to establish a permanent 'shed'. Membership is restricted by the lack of space and facilities available with prospective new members either going elsewhere or missing out on the health benefits of being a member of the EMS.

Over the past 2 years we have reviewed a number of buildings and sites in the Eltham area for the establishment of a permanent base. Following a resolution by the Nillumbik Shire Council (NSC) proposing an investigation into the site at 20 Wattletree Rd, we have prepared the following report. This report covers a concept design that meets the medium and long term needs. It also represents an opportunity to meet some of the needs of some other like-minded community organisations and a key asset for the NSC.

We have proven the need and also the viability of the EMS, but are limited by our accommodation and other facilities. Examples of some of our achievements are listed in Appendix B.

1.2 Requirements

During the course of our operations, members have become familiar with a number of Men's Sheds within Victoria and nationally. Based on this experience we developed a User Requirements document (see Appendix A) which is a realistic description of what is required for a vibrant and sustainable operation contributing to men's health. Overall the community benefits through improved men's health and connectivity within the community through volunteer participation and projects.

In addition, the Rotary Club of Eltham (RCE) has indicated a desire to co-locate some, and possibly all, of their operations with the EMS. They operate a project called Aquabox which assembles and distributes, locally and internationally, water purification kits for use in disaster relief operations. They are currently leasing a warehouse in Eltham for this project, but have expressed a strong desire to house this project within the proposed 'shed'. A dedicated space of 64m² has been included in the concept plans to accommodate their Aquabox Project requirements. The RCE would also share other facilities (office, social spaces, meeting rooms, etc) with EMS as required.

In developing the concept designs described below we have achieved a degree of flexibility that would also allow this facility to meet some of the demands from other like-minded community organisations. These Concept plans may change to suit different construction requirements and also to minimize the costs, however the area requirements shown are well established in comparison to similar 'sheds' reviewed to date.

2 Building Concept Design

2.1 Site features

The site at Dansy's Paddock consists largely of low lying flood plain below the 1-in-100 year flood level. The land adjacent to the south side of Wattletree Rd Preschool has a small area of land that rises 5m above the flood plain below. This is the proposed site for the Eltham Men's Shed (EMS) 'shed'.

The area of ground above the designated flood level is limited and slopes steeply down to the river flats. While this limits the overall building footprint it opens up the opportunity to use the slope to advantage. This can be achieved through judicious use of cut and fill techniques to provide an architecturally pleasing outcome, while optimizing the overall building footprint (~350m²) but still providing approximately 500m² of useable floor space.

Because of the small area of available land above the flood level and the high public visibility of this site, it is considered necessary to include all of the space requirements within the one building. Many of these requirements are often met, at other Men's Sheds, through the erection of a number of outbuildings – usually in the form of standard metal garages and/or shipping containers. For the above reasons, these options are not considered appropriate for this particular site. In addition, the site constraints would make it difficult to extend the building at a later stage.

2.2 Multi use

A key feature of the proposed EMS building will be the ability to share the use with like-minded community groups and also to hire out some areas (depending on availability) to broader community groups. Flexibility of this concept design allows for compatible activities to occur simultaneously for EMS and/or other Community users.

While the building will primarily be used by the EMS, the Concept design provides for the accommodation of multiple users and uses. To achieve this flexibility, the Concept design shown has 5 key zones:

1. Communal zone; including meeting areas, kitchen, eating/gathering area and outdoor area,
2. Administration zone; including building management office, resource area for printing/copying/stationery storage/communications panel, unisex toilets and showers,
3. Multipurpose activity zone; for light workshop activities, and
4. Major workshop zone; for woodwork, metal work, raw materials storage and storage space for various activity/user groups.
5. Dedicated Aquabox Project area for the Rotary Club.

It will be possible to control access between zones so different groups may be given entry to, for example the Communal and Administration zones or the Multipurpose zone but not the Major Workshop zone, or other combinations. In particular, controlled access zones will protect the non-EMS users from machinery and related hazards and also provide a level of security for the

various assets within the building. The RCE will have exclusive access to the Aquabox area.

2.3 Environmental Sustainability

Sustainability will be a key feature in the detailed design process for the EMS building. EMS will consult with the Council and other experts in the field of sustainable building design. Specific issues to be addressed will be:

1. passive solar design concepts,
2. energy generation and use,
3. energy efficient lighting,
4. heating and cooling (passive and active methods),
5. thermal and noise insulation to the exterior and also between building zones,
6. water collection and use, and
7. recycling of operating wastes.

2.4 Visual Impact / Aesthetics

As the building will be within suburban Eltham and overlooked by nearby residents it is important the building reflects the character of Eltham. It is proposed the front wall facing Wattletree Rd be predominantly constructed of mudbrick with large timber columns. Other external walls will be finished in similar 'Elthamesque' materials and style. For example the careful use of earth, rough sawn timbers, corrugated iron, rendered finishes, stonework and other natural materials.

The overall visual impact will be minimized and enhanced through breaks in the roofline, careful choice of external wall shapes and finishes and the size, shape and siting of the building.

This will be achieved by utilizing the site features such as the steep embankment and other features of the land while still providing adequate total floor space.

2.5 Landscaping

Landscaping will be carried out to minimize the visual impact of the building and site on the surrounding area. The aim will be to fit into the local environment rather than impose upon it. The landscaping will also be aimed at reducing any noise impact both on and by the users of the building.

During the site preparation and construction phase any major works requiring heavy equipment would be carried out by the main contractor e.g. terracing of ground and laying of water reticulation pipes.

EMS has an active gardening group who would participate in the selection and planting out of appropriate native and indigenous plants to enhance the environment around the site. This would be done in consultation with Edendale Farm and Nillumbik Shire Council who also have significant experience of native vegetation in the Nillumbik Shire. Wherever possible this work would be done as a community exercise involving other relevant groups within the Nillumbik area.

2.6 Disabled access/facilities

The site layout provides for disabled access to all parts of the building from the outside and disabled parking in close proximity to the building entries. Activity groups requiring access to the outdoors e.g. the gardening group, will have wheelchair access from the building to their outdoor activity areas.

Within the building there will be ramp access between the upper and lower levels and all doors and areas will be accessible for wheelchairs. At least one shower and unisex toilet will be suitable for disabled use.

2.7 Traffic management

Traffic management is seen as a key issue for this site. At present the only access is via a farm-style gate opposite Progress Road.

To ensure safe access and egress, the preferred position of the EMS is for general access to the site alongside the Wattletree Road Preschool. This could be achieved by widening the existing access road and providing a driveway between it and the residential development to its northern side. The driveway would then go along the flat of Dansy's Paddock, close to the fence with the Preschool and up to the designated car parking area as well as looping around to the front of the EMS building.

The road from Wattletree Rd down to the flat part of Dansy's Paddock would need to be a sealed surface to protect the slope of the land (approximately 80m). The road surface from that point to the carpark will only need to be of unsealed construction.

Entry and egress via the existing gate should be limited to large vehicles such as trucks doing deliveries and pickups. Except for during the construction phase, this would be an infrequent occurrence.

2.8 Parking

General user parking will be provided in the area to the south of the 'shed' near the Diamond Creek. This area was 'hardened' for vehicles during the reconstruction of the Wattletree Creek bridge. It is also used as 'overflow' parking when large events are held at Edendale Farm. With EMS membership at 48 and anticipated to grow to approximately 150 by completion of this project, parking spaces for a peak of approximately 60 cars would need to be provided. Similar to current practice, a number of EMS members would walk, ride bicycles, be dropped off and picked up, car pool or use public transport.

Disabled parking will be provided at the front of the building in the northwest corner of the land. This will provide easy level access to the front of the building. Disabled parking will also be provided near the main access doors on the south side of the building. There will be adequate space near the building main entrance for drop-off/pickup by taxis, minibus and vehicles carrying people with mobility restrictions.

2.9 Safety

Safety features of the building are mostly addressed by applying the Building Code of Australia (BCA) e.g. stair design, emergency access/egress, handrails, fire protection systems and facilities, electrical distribution and other electrical safety features, use of flammable materials, separation of hazardous materials and activities, noise reduction, etc.

2.10 Site and Building Security

Due to the high visibility of the building and surrounds the level of site security will primarily be limited to building access monitoring and control plus suitable external lighting. The possible need for fencing to control overall site access will be reviewed after operations commence.

2.11 Building maintainability

Low maintenance during operations will be a design feature of the building. This will drive the selection of internal and external finishes to be used e.g. paints, and other finishes. During the detailed design phase, attention will be paid to ensuring all internal and external parts of the building are easily accessible for cleaning and maintenance.

2.12 Low operating costs

Through the careful application of sustainable design principles to the building and the selection of building systems the operating costs will be minimized. Examples of these could (subject to cost/benefit analysis) be:

1. rainwater harvesting and use within the building and, if possible for landscaping features around the building;
2. use of grey water;
3. installation of a waste water treatment plant;
4. maximizing the effects of natural light within the building;
5. installation of LED light fittings;
6. installation of solar PV panels on the north facing roof areas;
7. installation of batteries or other energy storage devices;
8. use of solar hot water systems;
9. maximizing the use of solar heating and cooling to all areas;
10. the ability to isolate zones within the building. This will address a number of issues including thermal performance, noise transmission between zones and also fire risks and general building security.

2.13 Interaction with Edendale Farm

Dansy's Paddock is currently within the management oversight of Edendale Farm. With the establishment of EMS on a portion of Dansy's Paddock it is expected close links with Edendale Farm will be enhanced, to the greater benefit of both organisations and the community at large. It is anticipated in the future, a footbridge may be put across the Diamond Creek to provide direct access between the two sites. This will open up further opportunities for the development and use of the low lying areas of Dansy's Paddock as community

gardens or other similar activities commensurate with the local environment and community requirements.

2.14 Project Management and Contracting Strategies

As the NSC own the site and will be the ultimate owner of the building, they will appoint an overall Project Manager (PM). The EMS will appoint their own Project Manager (EMS PM) who will be the single point of contact with EMS for all issues relating to meeting the design intent throughout all stages of the design and construction. This strategy maintains clear lines of responsibility and accountability between the NSC, building contractors and the EMS.

3 Management of Wattleree Rd EMS during Operations

3.1 Building Operations Committee

A Building Operations Committee (BOC) will be formed from members representing stakeholders in the building. It will consist of EMS representatives, partner representative and a member representing the community. The BOC will be responsible for developing policies surrounding building use, fees and charges, dispute resolution, and development and improvements.

The BOC will meet twice a year, or more often as necessary.

3.2 Building Management Committee

A Building Management Committee (BMC) will be formed to handle the day-to-day activities including bookings, access, security and minor maintenance.

3.3 Stakeholders

Stakeholder management will be the joint responsibility of NSC and EMS during the construction stage.

On completion, stakeholder management will be the responsibility of the BOC.

3.4 Dispute resolution

A procedure for dispute management and escalation will describe how disputes regarding building use are managed. BOC will develop this procedure.

3.5 Partnerships

There are limited opportunities for partnerships as the premise's primary use is as a Men's Shed.

Discussions have been held with representatives from the Rotary Club of Eltham (RCE). They currently lease a small factory space where they conduct their Aquabox Program. RCE has identified potential advantages in forming a partnership, where convenience and cost savings, over the medium term can be had by contributing to the funding of the proposed building.

Eltham High School's VCAL Department has indicated they wish to extend and expand their relationship with EMS. The school is seeking further opportunities where Years 11 and 12 students are given work experience under the supervision of EMS members. Currently the Bicycle Activity Group are negotiating a work experience program, and this will be extended to involvement in other community projects as they occur.

The two Eltham Lions Clubs, OM:NI and other community organisations have also been consulted on their future needs.

3.6 Community use

Discussion with U3A confirms they have a need for more venues to conduct activities. They are interested in using the meeting rooms, communal area and

general purpose activity area to expand their course offerings. Two half days hire a week is an immediate need.

Nillumbik Living and Learning has also been approached to discuss their accommodation needs. They advise they have a need which may be satisfied by the general activities area and the kitchen and communal space.

Anecdotally, there is an ongoing need for more venues in the Shire where small meetings can be held on an ad hoc basis.

3.7 Usage agreements

Priority would be given to community not-for-profit groups and preferential rates set to cover costs of utilities and services. Preference would also be given to regular usage, such as for U3A and Living and Learning.

Commercial and personal use bookings would only be considered where regular use is not impacted. Where it is felt necessary, regular users must be consulted and alternate arrangements offered. Charges for these users would be set at a full commercial rate.

3.8 Usage rights

EMS requirements are to be the first priority for building use. EMS may require the entire complex at times, and lesser areas at other times. For example, on Monday of each week the whole complex would be reserved for EMS activities, and on other days, only the activities area and heavy workshop space may be required.

Access agreements with partners will be negotiated.

Regular users (such as U3A) will have priority over casual users.

3.9 Operational costs

EMS will have the responsibility for the following operational costs: utilities, services, cleaning and routine maintenance. These costs are to be covered by all users.

Hire fees will include a component charge for these costs.

3.10 Operational safety management

Operational safety will be addressed via an EMS Safety Management Plan (SMP). This will be applicable to all users of the facility. The SMP will be kept up-to-date by the BMC.

Day-to-day safety management will be the responsibility of the BMC.

Safety briefings and evacuation procedures will be provided to all users prior to occupying the building. Regular safety checks of building and surrounds will be conducted.

4 Funding

4.1 Overview

The table is indicative of where EMS expects to be able to raise sufficient funds to build and occupy the building. Federal and State Governments allocate yearly grants to Men's Sheds for the construction of new buildings. The Nillumbik Shire Council has expressed a commitment to establishing a Men's Shed in Eltham and we believe there is a one-off opportunity to access a considerable share of the proceeds from the sale of a Council owned property. Local businesses have also indicated they will offer sponsorships and donations.

As the Rotary Club of Eltham (RCE) has expressed a desire to share the facility with EMS and would have a part of the building dedicated to the operations of their Aquabox Project, both organisations will jointly seek sponsorship funding from local businesses and other local donors. In addition, the RCE also has access to potential funding from its parent body. At this stage the amount and timing of any RCE contributions are unknown. Should the project be given formal approval by the NSC, the RCE will make approaches to its parent organization and other specific sources of Rotary funding.

In-kind sponsorship opportunities will contribute considerably to reducing the building costs. This will include volunteered labour by local contractors, EMS members and from the community, such as the Nillumbik Mud Brick Builders' Association. Contributions of this sort are common in the development of other Men's Sheds throughout Australia and help to create a sense of community support and 'ownership' for the facility as well as significant cost reductions.

Sponsorships through supply and/or installation of systems could include:

- solar HWS
- PV cells etc
- Energy storage devices
- Water tanks/pumps/filters/etc
- Solar heating and cooling
- Insulation
- Glazing
- Paints
- Signage

4.2 Construction Funding

Victorian DHS - Men's Shed Grant	Annual - closes May each Year	Provided on a \$2 for each \$1 from other sources Must be acquitted within 2 years \$1M fund size	\$60,000
Commonwealth DSS – Stronger Communities	Annual - closes March each Year	Provided on a \$1 for each \$1 from other sources Applied by 'Expression of interest' Allocated by local community committee	\$20,000
Nillumbik Shire Council	Allocation of proceeds from sale of Luck Street property.	Anticipated sale proceeds \$850,000.	\$400,000
Rotary Club of Eltham		Partnership with RCE to accommodate the ongoing AquaBox program	\$tbd
Eltham Community Sponsorship	A variety of sponsors drawn from businesses, community funds and individuals	Examples – Bendigo Community Bank, Local Businesses, RSL Community Trusts, etc	\$100,000
Other Grant Sources	Philanthropic Organisations/people Sustainability Grants Utilities Companies		Unknown
Member Fundraising Activities	Various fundraising activities conducted by Members	Community BBQ's (Lower Eltham park, Bunnings) Community Projects Member levies and fees Other fundraising activities	\$20,000
In kind labour and materials	Various labouring activities and construction materials donated by members and community.	Donated labour by tradespeople Donated labour by members Donated labour by community Mud Brick Builders Association Donated carpets for social space, foyer, meeting rooms Donated wall cladding materials and insulation Donated paints Donated kitchen cabinets and benches Donated storage and shelving Donated signage	\$100,000
		TOTAL	\$700,000

4.3 Funding Ongoing Costs

Utilities	Cost of Electricity Cost of Fuel	Community Project income Member Subscription and Contributions Rental income from Community Groups – e.g. U3A, adhoc meetings and hire. RCE partner share	
Maintenance	Routine cleaning Cost of Waste Disposal Grounds maintenance	Member Subscription and Contributions Rental income from Community Groups – U3A, adhoc meetings and hire. Nillumbik Council	
Improvements and upgrades	Life cycle replacements Building modifications and improvements	DHS Stronger Community Grants DSS Mens Shed grants Fundraising, projects Member contributions Donated equipment, materials and services.	
Insurance	Building, Equipment and Public Liability Insurance	AMSA national insurance contract	

5 Appendix A – EMS User Requirements

Eltham Men's Shed

“User Requirements”

Background

The Eltham Men's Shed (EMS) is developing a 'shed' in the local area. This document outlines the basic requirements for the EMS. The EMS currently has about 35 members and this number is expected to grow to about 100.

The Building Subcommittee has visited the Men's Shed at St Andrews and the Diamond Creek Men's Shed to better understand the likely requirements for the EMS.

Requirements:

Based on our vision of the future the EMS will require:

1. a site of ~1000m²;
2. a main building of ~300-350m²; and
3. various storage spaces of ~110m²
4. carparking for 30-40 + cars

Additional areas are required for:

1.
 1. Social activities (~100m²): similar to ERC Cottage
 - a. Meetings
 - b. Catering
 - c. Cooking, including cooking classes
 - d. Home brewing
 - e. Photographic group
 - f. Computer group
 - g. etc
 2. Workshop spaces (~150-200m²):
 - a. Metal work, including welding
 - b. Woodwork
 - c. Painting
 - d. Bicycle maintenance
 - e. Small engine maintenance

¹ This document was originally prepared in March 2015. Since then the figures for required areas have been more widely compared with similar Men's Sheds around Australia and have proven to be appropriate.

- f. Etc.
- 3. Storage space (~110m²) for:
 - a. Timber (~30m²)
 - b. Metals (~15m²)
 - c. Tools (~20m²)
 - d. Trailer(s) (~25m²)
 - e. Furniture (~15m²)
 - f. BBQ equipment (~5m²)
 - g. Etc
- 4. Outdoor space for activities and storage
 - a. Gardening group (~40m²) beds and compost bins
 - b. BBQ/social area (~40m²)

Building considerations:

- 1. Sustainable building practices
- 2. Light & power
- 3. Water – supply and drainage
- 4. Heating and cooling
- 5. Toilet facilities
- 6. Washing facilities
- 7. Soundproofing and/or separation between certain areas – e.g. machinery and social areas
- 8. Vehicle access
- 9. Disabled access
- 10. Ability to extend if required.

Site Considerations:

- 11. Parking
- 12. Control of site
- 13. Security of site
- 14. Ready access to public transport
- 15. Building above any designated flood levels

6 Appendix B – EMS Fact Sheet

Eltham Men's Shed Inc. - Fact Sheet

Incorporated in August 2014.

Current Membership (April 2016): 45 Members.

Affiliated with:

- Australian Men's Shed Association
- Victorian Men's Shed Association

Community relationships established with:

- Rotary Club of Eltham
- Eltham/Montmorency RSL
- Greensborough RSL
- Bendigo Bank
- Bunnings Eltham
- Nillumbik Shire Council
- Vicki Ward MP
- Eltham Fort Knox
- Nillumbik U3A
- Nillumbik Community Health
- Eltham High School
- Bundoora High School
- Eltham Retirement Centre Residents Association
- Leith Park Retirement Village
- Montmorency Biodiversity Group
- Eltham Football Club
- Eltham OM:NI Group
- Fletchers Real Estate Eltham
- Friends of Kangaroo Ground War Memorial Park
- Many private individuals through donations of tools and equipment

Achievements

- More than 35 donated bicycles restored and presented to needy families
- Bundoora Work Experience student (bicycle maintenance)
- Eltham High School - Lone Pine Protection Project with Montmorency/Eltham RSL and Yr11/12 VCAL Students
- AquaBox packing assistance to Rotary Club of Eltham
- Several fundraising BBQ's held at Lower Eltham Park, including Nillumbik Council Children's Day.
- Caravan Restoration for a family where father suffers acquired brain injury after a motorcycle crash.

- Construction of 50 sugar glider nesting boxes for Montmorency Biodiversity Group, and assistance with a further 75 boxes.
- Information stalls at Eltham Town Fair
- Mud Tables for a day care centre
- Remembrance Day celebrations at Eltham Retirement Village
- Volunteer Drivers for Retirement Centre residents bus.
- Odd Job activities for Retirement Centre residents.
- Guest Speakers on Men's Health and aspects of aging
- Facebook and Website presence

Activity Groups:

- Monday Members Gathering,
- Monthly Luncheons,
- Bicycle Maintenance Group,
- Digital Photography,
- Garden Group,
- Travel Group.

Committee of Management:

- Executive comprising of President, Vice President, Secretary and Treasurer.
- Committee comprises of five ordinary members.
- Several sub-committees report to monthly committee meetings

Insurance:

- Personal accident and Public Liability Insurance through Australian Men's Shed Association National Contract.

Regular Meetings:

- Members meet socially every Monday morning from 9:00 to Noon
- Held in the Residents Cottage, Eltham Retirement Centre, 43 Diamond Street Eltham.

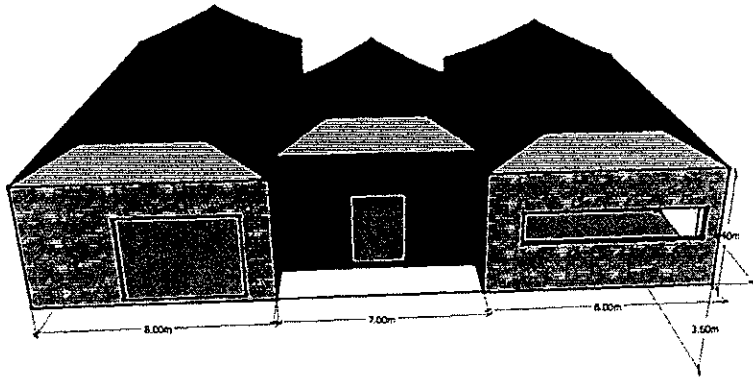
Contacts:

- Mail Address: The Secretary
Eltham Men's Shed Incorporated
c/- 31 Bonnie Doone Street
BRIAR HILL VIC 3088
- Email: elthammensshed@gmail.com
- Telephone: 03 9434 3329
- President: James Gundrum 0438 737 401
- Vice President: Leon Higgins 0448 223 999
- Secretary: Harry Morris 0408 642 756
- Treasurer: Lou Fazio 0498 730 830

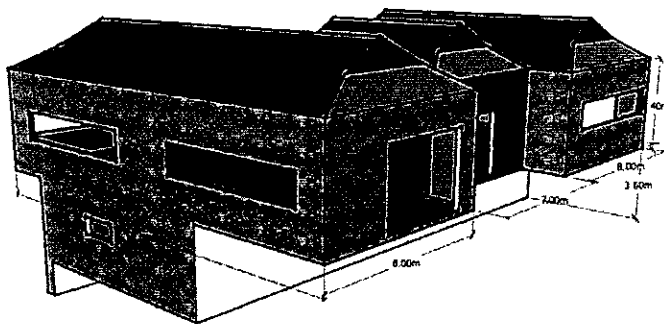
7 Appendix C – Site Plans

8 Appendix D – Concept Design Drawings

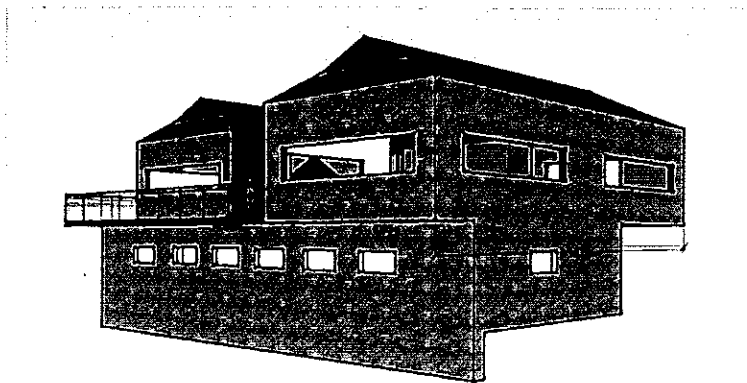
9 Appendix E – Building 'Views'



View from Wattletree Rd



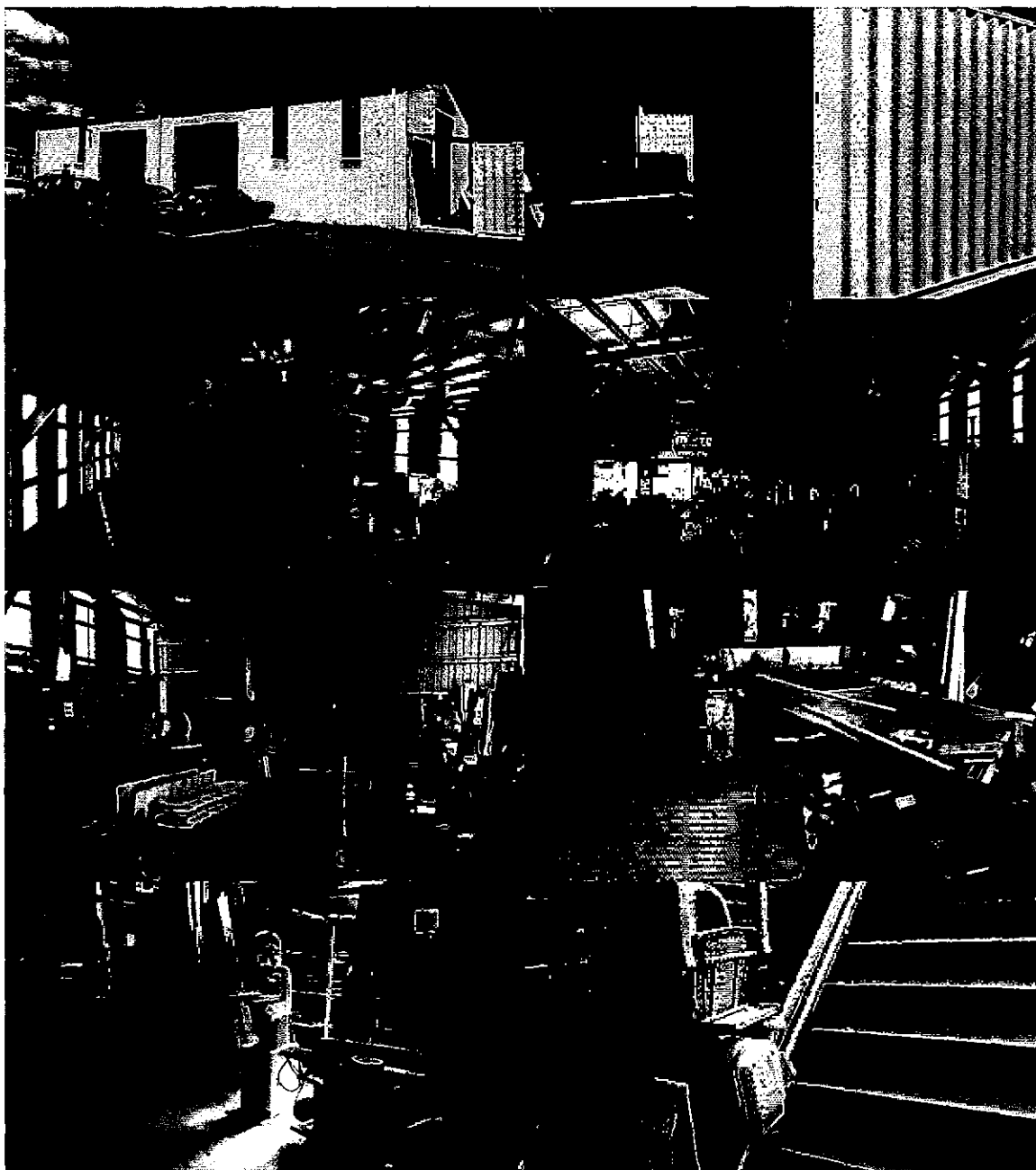
View of North West corner from Wattletree Rd



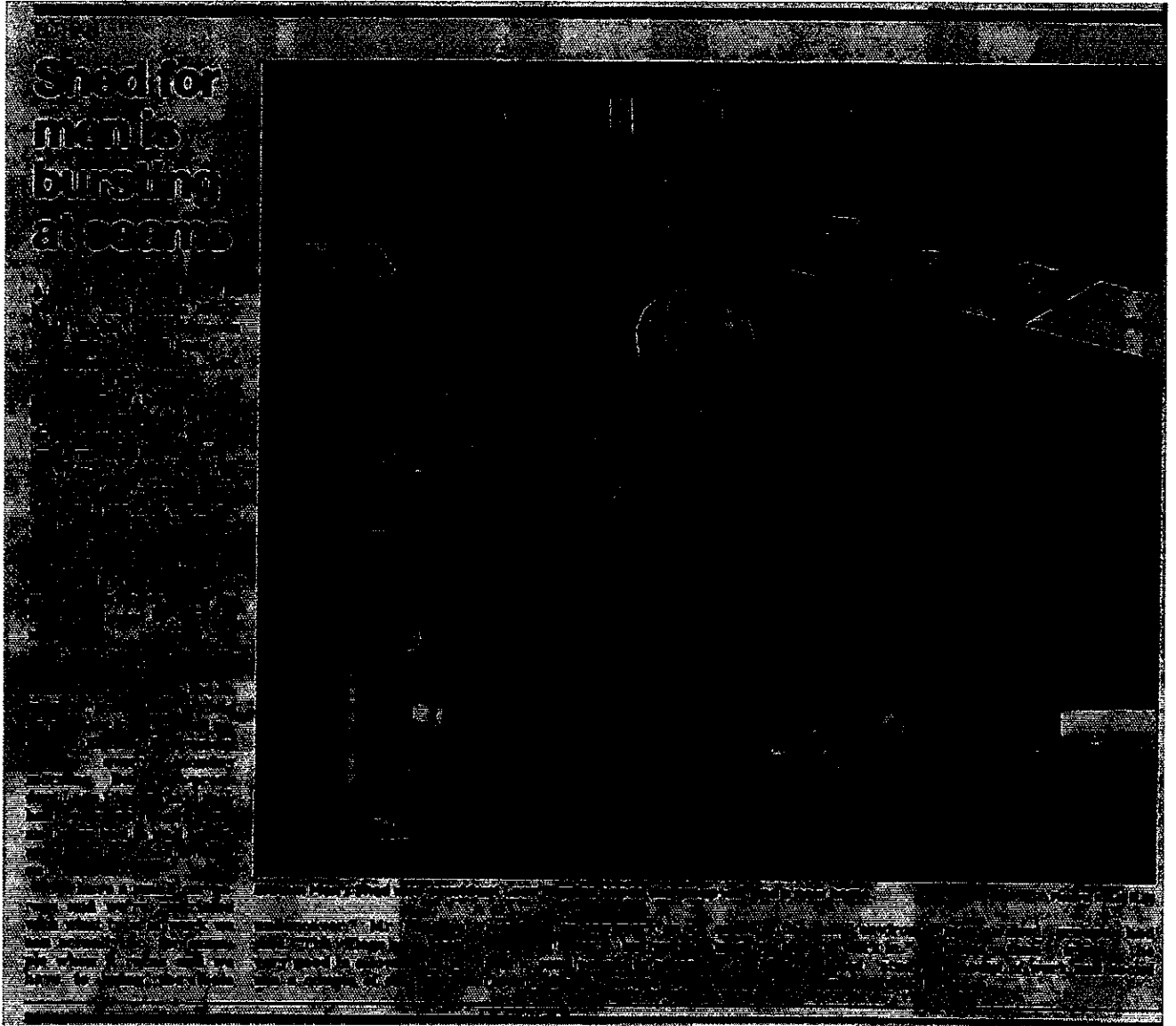
View of North East corner from Dansy's Paddock

10 Appendix F – Sample Photo's of other Men's Sheds

10.1 Bright Men's Shed



10.2 Eltham Men's Shed



Source: Diamond Valley Leader 18 May 2016