

Open Space Precinct Plan

Graysharps Road, Hurstbridge

October 2018



Date	Version	Issue	For
04.06.2018	A	Preliminary Draft Precinct Plan	Initial client review - not for circulation
19.06.2018	B	Consultation draft Precinct Plan	For public testing of 'options'
24.10.18	C	Final draft	For client review
05.11.18	D	FINAL	-



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wetlands



Ben Frilay Oval





INTRODUCTION

Nillumbik Shire Council has developed a Precinct Plan for an area of open space within the Hurstbridge Township commonly referred to as the Graysharps Road Precinct. This area is located between the town centre and Diamond Creek. It forms a critical part of the township's fabric, not only as a connective space but also through its contribution to the township's character and identity. It contains important community assets such as the football, cricket and bowling clubs, a community hub, early years centres and the Hurst family graveyard. It is also part of a highly valued public open space corridor, with Diamond Creek and surrounds providing habitat for diverse flora and fauna as well as flood risks.

This project commenced in early 2016 with an in-depth analysis of the existing conditions within the Precinct and initial identification of associated opportunities and constraints. This background work was then developed into a draft 'framework', tested with a range of key stakeholders through a series of workshops and walking tours in mid-2016. Background analysis including identified opportunities and challenges can be found in the Discussion Paper (2017) which is available for viewing via Council's website (<http://www.nillumbik.vic.gov.au/Planning-matters/Townships/Hurstbridge/Open-Space-Precinct-Graysharps-Road-Hurstbridge>).

The project originally excluded a central area south of Ben Frilay Oval known as Lot 1 which was, at the time, envisaged as accommodating a medium density cluster of housing. However, in November 2016, Council determined that this area should also be retained as open space and, as such, it now forms part of the study area.

The study area is shown on the aerial (Page 5) and is bounded by Arthurs Creek Road in the north, the railway line to the east, and Diamond Creek to the south and west.

creekside vegetation



Hurstbridge Community Hub





- ① Ferguson Park Preschool
- ② Hurstbridge Preschool
- ③ Gordon and Sheila Ferguson Park
- ④ Hurstbridge Memorial Park
- ⑤ Ben Frilay Oval
- ⑥ Bowling Club
- ⑦ Hurstbridge Community Hub
- ⑧ Hurstbridge Stadium
- ⑨ Welllands
- ⑩ Hurstbridge East Sportsground
- ⑪ Hurstbridge Train Station
- ⑫ Lot 1

Scale 1:4000 @A4
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BACKGROUND SUMMARY

The Discussion Paper which has been noted earlier (and is available via Council’s website) provided a summary of key background information, but key features and items are also summarised in this section in order to provide some overarching context.

WHY IS COUNCIL PLANNING FOR THIS AREA?

- This Precinct used to include Hurstbridge High. Following its closure parts of the school have been ‘re-purposed’ but not to any plan.
- Previous plans to use part of the Precinct referred to as ‘Lot 1’ for new housing (through the ‘Liveable Nillumbik’ project) met with community opposition.
- Council subsequently resolved to retain this area as Open Space and to plan for its future as open space.

WHAT ARE THE PRECINCTS DEFINING CHARACTERISTICS?

- The Diamond Creek corridor wraps around the western edge of the precinct, with a natural ‘amphitheatre’ of hills on the far side.
- The old school library has been converted into a new Community Hub incorporating a preschool, Maternal Child Health and community meeting rooms where a variety of programs are available. Other community buildings are located in the north.
- The Precinct contains a range of formal and informal recreation opportunities including the Football and Bowling Clubs and an indoor stadium.
- Large areas of commuter car parking owned by VicTrack adjoin the rail corridor.
- There are a number of important environmental areas within the precinct including the creek corridor, constructed wetlands and habitat for the Powerful Owl.

WHY IS THE PRECINCT IMPORTANT?

- The Precinct is a key ‘connecting’ area in Hurstbridge, connecting those who live west of the Diamond Creek to the town centre and train line.
- The range of community and recreation facilities mean this area is very important in lives of many Hurstbridge residents.
- The Precinct will also become the ‘gateway’ into or out of Hurstbridge for those using the Diamond Creek Trail.

HOW IS PLANNING FOR THIS AREA BEING UNDERTAKEN AND HOW CAN I INPUT?





CONSULTATION

The Discussion Paper was prepared in 2017 and placed on public exhibition for a period of four weeks. During this consultation period residents were encouraged to contribute their ideas for the precinct via leaves on an Ideas Tree.

Following a fantastic community response, Council, in conjunction with an appointed Community Reference Group assess the ideas which were provided. These ideas were summarised and consolidated into a list. This list was then assessed against a range of agreed criteria and broken down into 'Primary Elements' and 'Secondary Ideas'. Secondary Ideas were those which it was felt by the group could be integrated into the precinct without too much cost or without taking up significant space or which would be delivered in conjunction with Primary Elements - this included things like seating.

Following ranking of the Primary elements, the top ranked, as well as some of the more popular, ideas were taken forward into the Design Workshop phase of this project.



DESIGN WORKSHOP

A series of Design Workshops were held on the 20th and 28th November 2017. These workshops involved a number of key phases. Bespoke materials allowed design attendees to spatially distribute those Primary Elements which their group believed were appropriate to integrate into the precinct.

Primary Elements they believed should not be integrated into the precinct were left off. Following group sessions the feedback from each group was relayed to the wider group and consolidated to establish consistent elements and areas where there were differing options either between or within groups.

An impressive consistency was established though this process, with areas where consensus identified to allow for further consideration by the Community Reference Group.

In addition to this work-shopping of the Primary Elements attendees also provided feedback on any thoughts they had on identified Secondary Elements.

The final component of the workshops was a 'Dot What's Hot' exercise where attendees identified from a range of 'look and feel' elements what they thought were a good fit for the precinct and what they felt would not be suitable. This was intended to inform the proposed materials and finishes for the precinct.

Elements / approaches that were most favoured by the community tended to be as follows:

- Natural materials
- Timber shelters and platforms
- Nature and water based play
- Flexible spaces
- Permeable and landscaped parking
- Small performance spaces

- Natural ‘billabong’ pools
- Subtle wayfinding
- Protection enhancement of native vegetation
- Meditative paths
- Bike facilities
- Boardwalks
- Grassed amphitheatre
- Trees & Bush character
- Better pedestrian facilities

Feedback from the sessions was summarised and taken to the Community Reference Group. Of the Primary Elements (or ‘big ideas’) the following were identified as having almost unanimous support from attendees:

- Amphitheatre in sloped side of Lot 1
- Basketball / Netball 2 court stadium
- Waterplay
- Resurfacing of hardstand area (for multipurpose courts)



GRAYSHARPS ROAD PRECINCT PLAN
SECONDARY IDEAS

USE THIS SHEET TO PROVIDE ANY NOTES, COMMENTS OR IDEAS ON HOW YOU THINK THESE SECONDARY ELEMENTS COULD BE INCORPORATED INTO THE PRECINCT

Retention of space for informal/parklands

Park tables

Rafting / Adventure settings

Swing

Walking trail / Boardwalk

Mini park

Car Parking

Park Art

Enclosure along creek / wildlife corridor

Space for elderly / disabled paths

SPCA Area / Petio Area

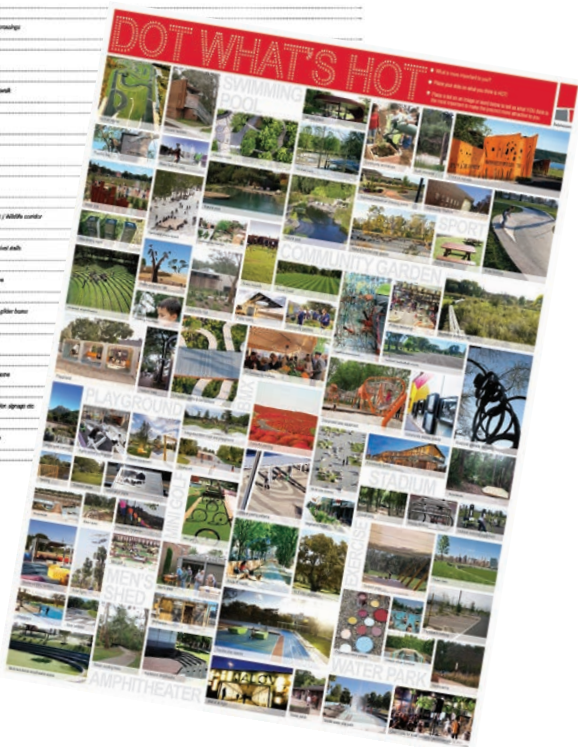
BMX pavilion / Burger/glass house

Bank Rappet

Developer special activities

Environmental education storage etc

Informal vegetation



- Protection of creek corridor and retention of environmental values
- Open space
- Horse Yards – very small element, perhaps just a couple of yards or hitching posts at end of trail

Through the workshops some ideas which had been identified as Primary Elements were identified for integration as ‘secondary elements’

- Community gardens – to be driven by community members rather than just ‘decided’, some potential to increase the heritage linked orchard near graves and increase integration of productive landscapes.
- Meeting spaces - to be integrated into new buildings or public spaces.

Other ideas were identified for consideration outside the scope of Precinct Plan, as follows:

- BMX – further discussion with BMX users to understand the parameters of what might be needed and to get some additional guidance on where this might be provided. Likely to be along trail or near skate park but to be confirmed.
- Exercise Stations – better suited along the proposed Diamond Creek Trail so should be considered as part of trail development.
- Library – to be considered separately, but integrated within hub (or small extension) if needed.

There were four main Options identified for testing (noting that the first Option was subsequently identified as too costly to take forward for meaningful testing with the community).

- **Lot 1 site:** Natural billabong style swimming pool and water play space vs retention as informal open space
- **Courts:** Two Court stadium only vs stadium plus provision of two additional outdoor courts
- **Mens Shed:** New facility vs facility elsewhere in Hurstbridge
- **Nature based play space:** Retention of existing playspace vs additional landscape based play trail leading from existing playground

These Options were tested with the broader community during a public exhibition period with ‘drop in’ sessions before this Precinct Plan was finalised. The Options as presented to the community and the subsequent response from the community are outlined on the following pages.

THE OPTIONS

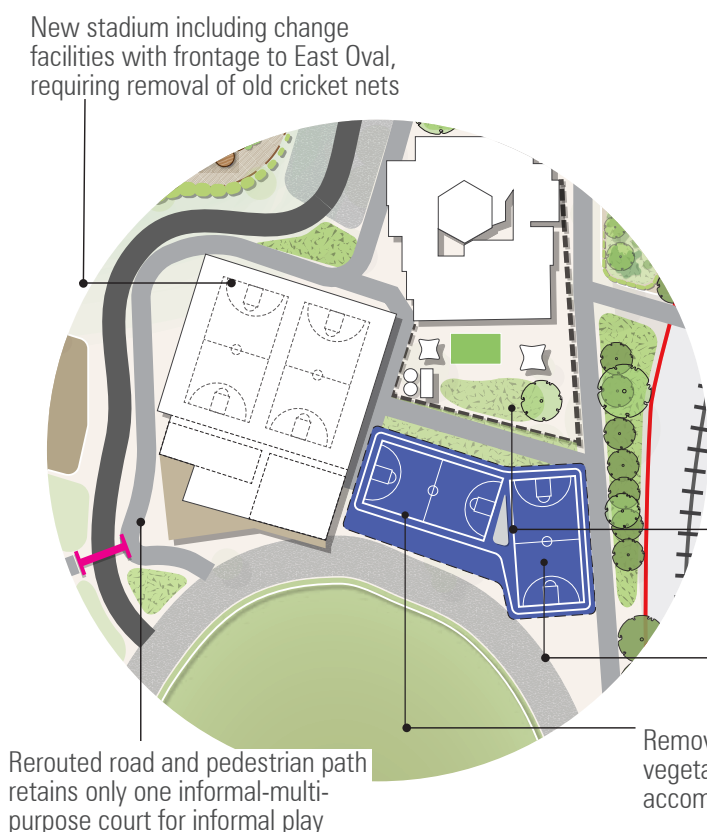
OUTDOOR COURTS

OPTION A - ADDITIONAL OUTDOOR COURTS

While the expansion of the stadium to ensure it is both 'fit for purpose' and provides adequate facilities to meet demand has strong support, one option which needs further consideration is the potential for a further 2 outdoor courts to be provided to anticipate future needs and provide additional training facilities. The requirement for these courts to be roofed and ideally lit means that a location of the Lot 1 site where a high roof form would compromise views to the tree covered hills is not desirable. A location closer to the proposed stadium, where access to change facilities would also be available is proposed for consideration.

OPTION B - RETAIN EXISTING LANDSCAPE SETTING

The alternative use of this area is to retain it as informal open space, including retention of the existing canopy trees. Additional landscape planting could then be integrated to soften the stadium form when viewed from the proposed Diamond Creek Trail alignment. There are no other sites within the precinct considered suitable for additional courts so no alternative has been proposed.



OPPORTUNITIES

- Provides for a future-proofing of court spaces
- Minimises conflicts between netball and basketball over usage
- Open undercover spaces could be used by sports teams to train in inclement weather
- Open undercover spaces could be used by young children to ride bikes / scooters in inclement weather
- Change facilities to be delivered as part of the stadium redevelopment could be used for these courts

ISSUES

- Canopy tree removal would be required if courts were provided to the east of the stadium
- Memorial stone would need to be relocated
- Excavation will be required to ensure that at-grade surfaces are achieved
- Area is flood affected which may increase maintenance costs, and drainage would need to be carefully managed
- Available space to the west would require potentially awkward configuration to incorporate two full sized courts
- If additional courts are integrated in the undercroft design of the building will need to be very careful to ensure safety issues are considered in line with CEPTED principles
- Presentation to the south would need to be carefully considered given gateway location and visual prominence from the main road. Additional roofing and / or undercroft configuration may negatively impact this
- Existing childcare centre may feel enclosed or crowded as a result of new roof structures to the immediate south

COMMUNITY RESPONSE

- Strong community support for additional netball courts within the precinct
- Little support for development of courts in this area, particularly given the need for canopy tree removal
- Subsequent funding of resurfacing of two existing outdoor courts a preferred alternative

VICTRACK LAND

OPTION A - INVESTIGATE LEASING OF VICTRACK LAND FOR THE MEN'S SHED

With an expansion of the stadium, existing issues with the size of the current Men's Shed will be exacerbated and a new 'home' required. This Option would see the development of a new shed facility on land leased from VicTrack. This would retain the connections to the other activities occurring within the precinct's 'activity node' but allow for greater space. A landscaped edge is proposed adjoining the railway crossing and a new building could be situated within this. An informal plaza space to the north would allow for larger projects and for future integration of other community uses in the future. This location would also allow the integration of a 'bicycle workshop' which could build on the precinct's location at the end of the Diamond Creek Trail as well as promoting inter-generational activities.

OPTION B - INVESTIGATE OTHER SITES IN HURSTBRIDGE OUTSIDE OF THE PRECINCT.

There are a number of other sites within Hurstbridge which have been suggested as being suitable to accommodate the Men's Shed and further investigations as to which of these sites would be most suitable is the alternative. The site where the Shed was proposed would retain the landscaped edge but accommodate further overflow car parking behind this landscaped 'edge'

OPPORTUNITIES

- Retains the Men's Shed as part of the community cluster and allows for attendees to remain connected to other community activities
- Potential for synergies with the proposed community bike hub
- Activates a poorly defined area
- Provide opportunities for improved landscape and other outcomes at a key point in the precinct, as well as the opening up of sightlines
- Improves passive surveillance of the southern crossing point and rear of the community hub
- Could be designed to allow for potential long term integration of other community uses

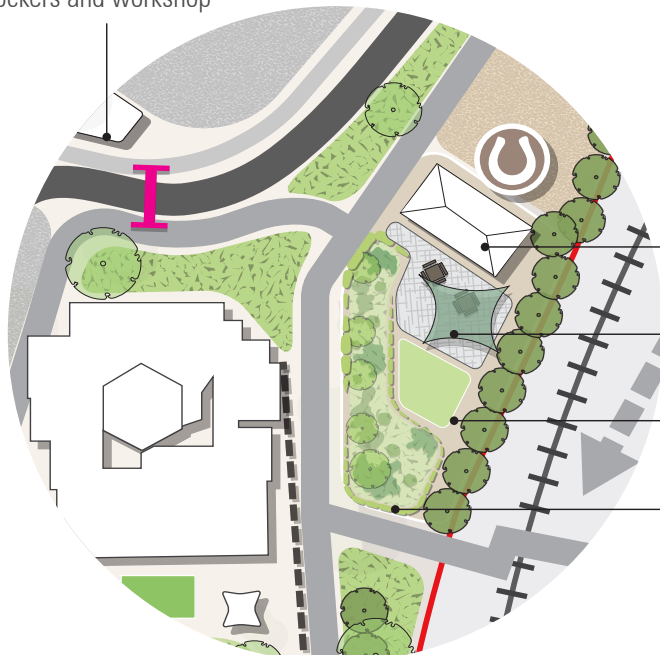
ISSUES

- Land would need to be leased off VicTrack
- Would need to consider nearby gas outlet
- Services such as electricity and water may not be currently available

COMMUNITY RESPONSE

- Support for continued investigations and liaison to establish options which could then be considered further once details are known

New bicycle hub with integrated lockers and workshop



New Men's Shed in updated facility with buffer from community hub

Forecourt for Men's Shed allowing spill-out space with seating and shelter

Flexible space for potential future use e.g. community garden

Landscaping to provide buffer from community centre and to not enclose the pedestrian path with additional built form

NORTHERN PLAY TRAIL

OPTION A - FOCUS ON WATER BASED NATURAL PLAY AREA ONLY

As identified, the location of the precinct, nestled in the curves of the Diamond Creek, lends itself to a water based play focus. Option A would see resources directed to ensuring this facility, proposed adjoining the community hub, is of the highest standard with the existing northern playspace remaining as it is, noting recent upgrades to equipment

OPTION B - ADDITIONAL 'POWERFUL OWL' PLAY TRAIL

The other option would be to undertake further works to this northern area. The focus would not be on the delivery of new play equipment but on the introduction of a landscaped trail, with sensory plantings and exploratory play elements leading children along a path. This children's corridor would be parallel to the existing trail to the west of the Hurst graves and could have a strong focus on environmental education, for example, the integration of elements like a kids bird hide, and references to the Powerful Owl who reside in the area.

Existing playground retained and integrated with new landscape works to create a more holistic nature based play space

OPPORTUNITIES

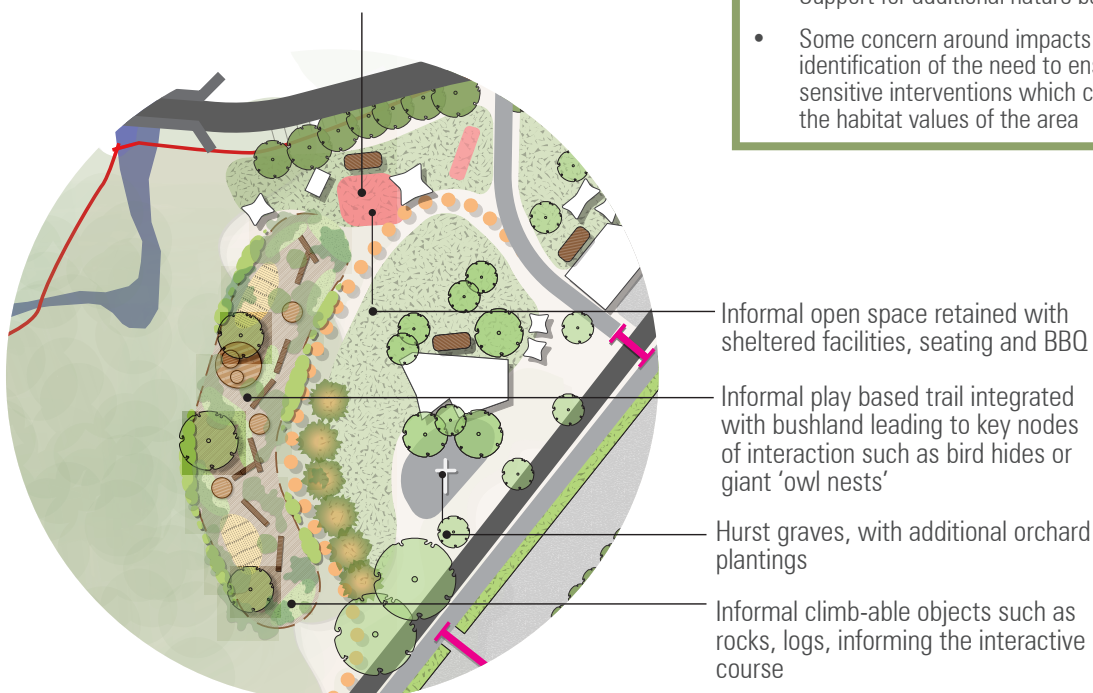
- Provides a meaningful 'nature based' play experience to complement existing formal play equipment
- Allows for new plantings to support the playspace to be integrated with invasive plant and weed removal as well as re-vegetation works
- Integration of environmental education close to an important habitat area
- Allows for rehabilitation through integration of the existing drainage line.
- Activates a relatively neglected area within the precinct
- Could provide a complementary function to the more 'constructed' play space allowing for meaningful 'exploratory' play which may suit an older age group

ISSUES

- Precinct already has play spaces and second area may not be required
- Area is flood affected which may increase maintenance costs
- Potential impacts on habitat would need to be considered
- Risk management would need to be considered given natural space (i.e. snakes)

COMMUNITY RESPONSE

- Support for additional nature based play in the area
- Some concern around impacts on the Powerful Owl and identification of the need to ensure any design is based on sensitive interventions which complement rather than conflict with the habitat values of the area





THE PRECINCT PLAN

The Open Space Precinct Plan illustrated over the following pages seeks to achieve a number of key objectives. These objectives have been identified following input from the community in terms of the issues and opportunities present in the precinct.

These objectives can be summarised as follows:

- To provide an improved network of pedestrian connections which are safe, pleasant and which support the future Diamond Creek Trail.
- To improve the functionality of both the East Oval and Indoor Stadium and provide safe access and appropriate facilities to support their on-going use.
- To enhance and expand the ranges of community activity around and within the Community Hub.
- To consolidate and more efficiently use car parking areas to cater for increasing demand while reducing the visual dominance of car parking within the precinct.
- To improve the key entries to the precinct, particularly to the north and south.
- To respect and protect the important natural values of the creek corridor and adjoining land.

Perhaps most importantly, and relevant to all other identified key objectives, the Plan seeks to reflect and support the township's identity and character which is of critical importance to the community. The Plan seeks not to fundamentally change the place, but to enhance and build on its already valued characteristics.

The sensitivity of the landscape setting mean that the design of pedestrian paths and other incremental changes to the public realm have the potential to impact on the Precinct's character and the 'feel' of the broader township. The extension of the Diamond Creek Trail and the 'gateway' function this bestows on the Precinct add greater weight to this. Recent development such as the community hub have been appropriately sensitive to this character and should serve as a model for further investment in both the public and private spaces of the Graysharps Road Precinct.

The Precinct Plan identifies a number of separate actions which are intended to not only support those key aspirations but also to address many of the issues identified through analysis and consultation, as well as to implement many of the great ideas shared with the project team by the community.

The overarching Precinct Plan, alongside specific directions is shown on the following pages, with the core activity area centred around the community hub following that. The spatial plans are also supported by a selection of preferred materials and other finishes, intended to ensure a cohesive public realm evolves over time within the Precinct.

The following pages contain the following:

- Identification of key project objectives. These are the 'priorities' for the precinct.
- An overarching Precinct Plan for the whole area, including details.
- A focus area (around the community hub), including details.
- A materials and finishes palette.

KEY OBJECTIVES

IMPROVED PEDESTRIAN CONNECTIONS

The Plan identifies a hierarchy of paths (shared, sealed, unsealed) designed to recognise the range of different pedestrian users within the area and ensure an appropriate balance between accessibility and the preservation of the Precinct’s character. Importantly, the Plan also sees changes which improve the functionality and amenity of many existing areas. The lack of a safe connection to the southern parts of the Precinct and the potential for an east / west link to the western bridge are identified but perhaps the priority in this area is improving access from the east, utilising the southern rail crossing. This is currently very uninviting and there is no footpath or road crossing proximate to the crossing on Hurstbridge – Kinglake Road. Access from the south where the proposed Diamond Creek Trail will enter the Precinct and continue on to the main street will also need to be improved.

EAST OVAL AND STADIUM IMPROVEMENTS:

The Precinct Plan establishes a term future for this space as an integral part of the township’s recreational assets. In seeking to avoid the establishment of bulky new building forms, the preferred location for expanded court spaces within the Precinct is to the south of the existing courts. This offers a number of benefits; it activates a currently blank façade and improves the presentation of the Precinct to the southern entry point, as well as better accessibility. Importantly it also provides an opportunity for the integration of change facilities and public toilets to support more intensive use of the East Oval.

EXPANDED COMMUNITY CLUSTER:

The Community Hub that has been established within the Precinct is a high quality asset and, as awareness and use of this resource grows, there are opportunities to expand community activities beyond the existing building footprint. Opportunities to use the existing landform at the edge of Lot 1 to incorporate a ‘natural’ amphitheatre are highlighted, as is expansion of available court space and retention of existing informal areas for dog walking and socialising. Establishing a community bike workshop as part of the Precinct’s on-going evolution will also provide a link to cycle activity anticipated to increase over the coming years, as well as establishing a resource to facilitate social interaction across a broader cross section of the Hurstbridge community.



CAR PARKING CONSOLIDATION:

The Precinct Plan identifies a number of changes to existing car parking arrangements to facilitate more efficient use of spaces, and to expand the number of spaces available during key times. The plan identifies opportunities to discuss with VicTrack the use of land to the north and south of commuter car parking areas to accommodate additional parking for community uses. It also identifies the reconfiguration of the old high school parking area to better utilise this space, including the introduction of a one-way access road and drop-off zone to allow for more efficient access to the footy club.

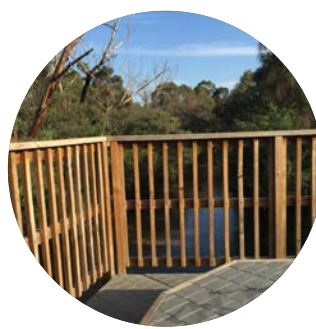
The unsealed commuter car parking is identified as undergoing significant improvements. This relates not only to the presentation, which is important given its strong influence on the appearance at key entry points, but also to the safety of movement and the efficiency of the use of this very large area within the Precinct. This will require advocacy on Council behalf given the land is owned by VicTrack and managed by Transport for Victoria.

IMPROVED GATEWAY PRESENTATION:

Despite its importance to the township, the Precinct has little presence at its key gateways. The Precinct Plan sees the creation of a small feature area where the Diamond Creek Trail enters the Precinct. Landscaping and / or sculptural features to mark the trails arrival in Hurstbridge should also be contemplated in addition to wayfinding signage. To the north, a small new entry park, centred around Burke’s Tree, will provide a clearer entry and a visual cue to the Precinct’s importance in the township’s history and identity. A re-configured access road allows for safer movement into the precinct and new gateway signage assist with wayfinding. Poorly presented tenancies also ‘block’ the southern rail crossing from the remainder of the Precinct and the plan sees this area transformed, with a focus on landscape interventions.

ENVIRONMENTAL REHABILITATION AND INTEGRATION

There is not only additional scope for rehabilitation of the creekline, continuing the significant work already undertaken by community members, but also to set in place a structure which seeks to direct access to key points to reduce the current levels of erosion. Key to this may be the identification of a series of key sites for more managed access to the creek corridor, where contemplation and appreciation of the corridor can be maximised. In addition, the integration of further opportunities for the precinct to contribute to environmental education outcomes is also highlighted.



GRAYSHARPS ROAD PRECINCT PLAN



Legend

- | | | | | |
|-------------------------------------|-------------------------------------|---|----------------------|---------------------|
| Informal open space | Pedestrian crossing | Continue rehabilitate/restoration of creek corridor | 'Sit and stay' node | Train corridor |
| Unsealed car parking | Resolve informal path with Victrack | Existing tree | Seating | Hurstbridge Station |
| Sealed road | Intersection improvement | Heritige orchard | Existing playground | Diamond Creek |
| Sealed shared path | Key precinct signage | Screening vegetation | Hurstbridge graves | Existing wetland |
| Sealed pedestrian path | Key entrance signage | Wetland planting | Horse hitching post | |
| Unsealed access track | Key heritige signage | | Key view opportunity | |
| Existing unsealed maintenance track | Investigate VicTrack lease options | | | |

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PRECINCT PLAN 'ELEMENTS'

1 ESTABLISHMENT OF A CLEAR EAST / WEST PATH

Establish a clear and accessible east / west path connection between the existing bridge and the station (around the oval) and to the community hub (along the northern boundary of Lot 1. The path around the oval should be constructed from natural materials.

2 ESTABLISH A VIEWING DECK AND SEATING

Establish a 'sit & stay' opportunity to the south of the existing pedestrian bridge, orientated to allow views south along the creek corridor from new seating areas. This should be a very simple structure in keeping with the surrounding landscape.

3 ENHANCE 'THE PADDOCK' & CREATE A CONTEMPLATIVE SPACE

Retain informal and low key nature of the 'Paddock' space and encourage the continuation of wetland planting and re-vegetation around oval discharge area. Retain vehicular barriers at entry to paddock space but introduce a 'low impact' picnic area at the entrance to the paddock space (i.e. tables and bin but no BBQ facilities or shelter). Consider establishing a memorial meditation walk around the perimeter of the space comprising round flat stones set in the ground. Establish new planting to better define spaces between the Ben Frilay Oval and the paddock space. Recognise gathering space at the northern edge of the paddock space and install additional seating.

4 NEW DIAMOND CREEK TRAIL ENTRY

Acknowledge a new southern bridge crossing will be implemented as part of the extension of the Diamond Creek Trail. Screen existing infrastructure units at the Diamond Creek Trail entry and establish a 'sit & stay' opportunity at the creek edge. This should be constructed on natural materials and be modest in scale. Appropriate signage and associated paths should also be delivered.

5 IMPROVED USE OF EAST OVAL

Recognise the important role of the East Oval in supporting a diverse range of sporting groups and establish defined, but unsealed, car parking area around the oval.

6 IMPROVED SAFETY AND PRESENTATION AT NORTHERN PRECINCT ENTRY

Establish a small park at the precinct entry to prevent informal vehicular movement and to create a 'space' to recognise Burke's Tree. Undertake intersection upgrades to improve safety of turning vehicles and pedestrian crossing. This should include realignment of the road to create a right squared intersection and the installation of a raised table treatment to highlight the intersection to drivers on Arthurs Creek Road. Upgrades should not impact on Burke's Tree which will be included within the new park. Adjustments to the location of the water pump to road alignment will improve functionality.

7 SEPARATION OF PLAYGROUND AND ROAD

Establish a vegetation buffer between Arthurs Creek Road and the existing playground and formalise some on street parallel parking to provide access to the playground.

8 CELEBRATION OF HERITAGE AND HISTORY

Recognise the Hurst graves and provide clearer access to informational signage. Extend the planting of heritage fruit trees along the western boundary of the graveyard to celebrate the area's history. Encourage the long term maintenance of these trees to ensure the productive use.

9 NORTHERN PLAY TRAIL

Establish a complementary nature based 'powerful owl' play trail along the drainage line south of the existing playground. This 'play trail' should include minimal structural elements, with a focus on plantings to drive the design. Education about the Powerful Owl should be fully integrated and any design must consider as a priority the minimisation of impacts on this habitat, and the opportunities for improvements to the weed management and drainage line in this area.

10 IMPROVED PEDESTRIAN PATHS

Establish formal pedestrian connections into car parking areas and to crossing points at key locations. Extend the existing path along Graysharps Road to connect to the town centre via Arthurs Creek Road.

11 IMPROVED SAFETY OF GRAYSHARPS ROAD

Establish additional traffic calming measures along Graysharps Road and implement a 40kmh speed limit. Establish pedestrian 'wombat' crossings at key points across Graysharps Road.

12 IMPROVED CAR PARKING AREAS

Advocate for the implementation of a consistent all weather surface treatment to car parking areas, including the identification of car spaces to ensure efficient use of the area. If possible through negotiations with VicTrack, areas should be set aside for community parking at the northern end (to cater for early years parking) and at the southern end (to cater for overflow sport or community users). These areas could be delineated from commuter car parking areas through colour changes in surface treatments.

13 NEW PEDESTRIAN CROSSINGS

Establish a new pedestrian crossing on the Heidelberg-Kinglake Road to provide safe pedestrian access from the south east of Hurstbridge to the precinct. Establish a footpath along the western side of Hurstbridge-Kinglake Road to the town centre. Liaise with Victrack / PTV to resolve the safety of the existing 'goat track' to the station.

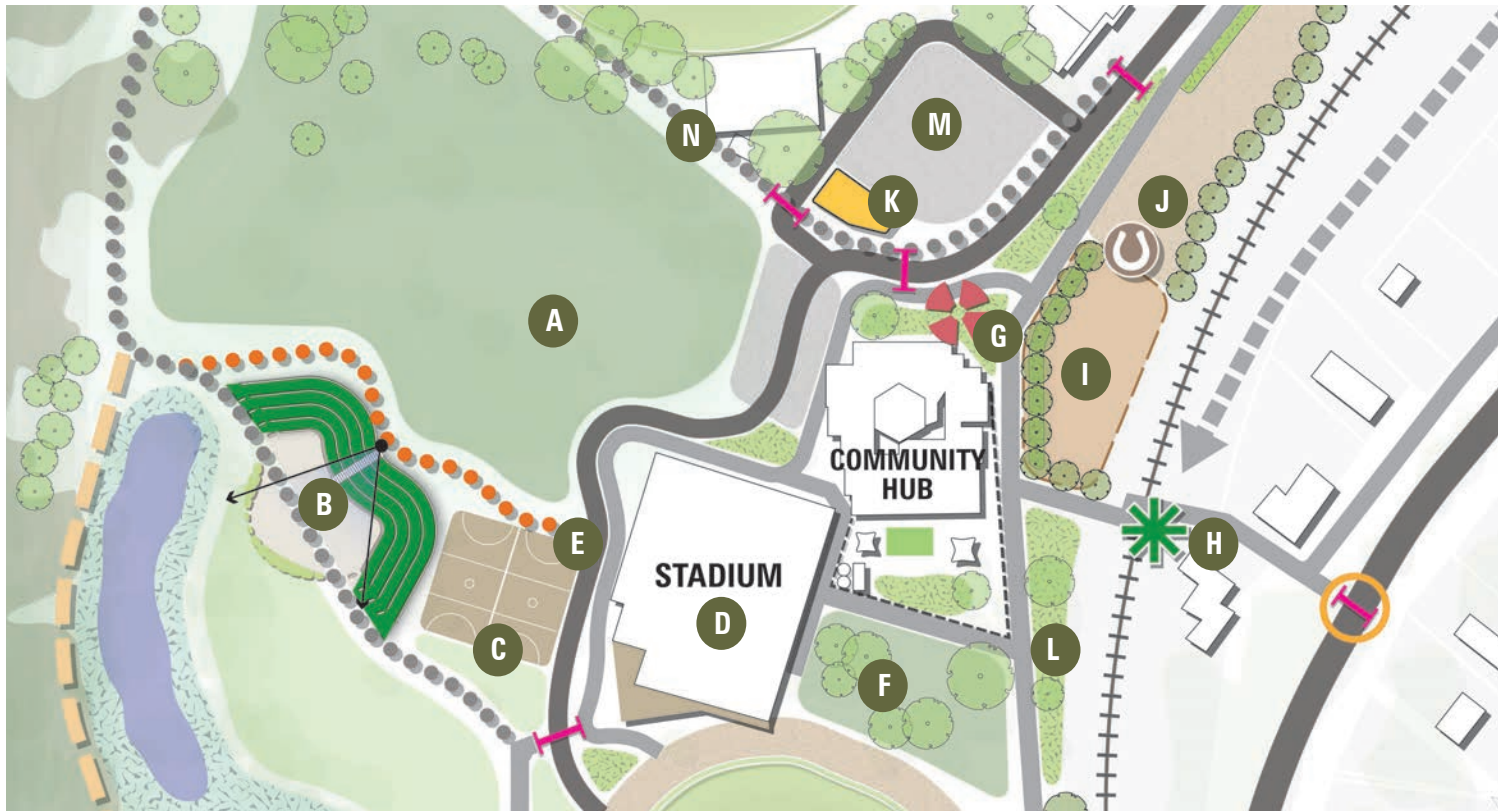
14 IMPROVED RAIL INTERFACES

Advocate for the establishment of a landscape screen along rail line fencing at the precinct entry and the establishment of a strong corridor of vegetation between car parking areas and pedestrian path along Graysharps Road

15 RESOLVED BOWLING CLUB INTERFACE

Formalise some on-street car parking immediately east of the bowling club and integrate additional vegetation along this edge. Establish garden beds at bowling club entrance and in front of schoolmasters house.

PRECINCT PLAN DETAIL



PRECINCT PLAN DETAIL 'ELEMENTS'

A RETAIN OPEN GRASSED INFORMAL AREA

The 'Lot 1' site previously proposed for development will be retained as an informal area of grassed open space, allowing for informal activities to occur. This might include dog walking, community events, informal socialising or exercise. No new structure are proposed for this area, which serves as an 'intermediary' spacer between the natural creek corridor and the activity centred around the Community Hub and Football Club..

B NEW 'NATURAL' AMPHITHEATRE

Provide a natural 'amphitheatre' on the sloped edge of the Lot 1 site, orientated towards the surrounding hills. This should comprise shallow grassed steps orientated towards the current flat grassed area to the north of the wetland.

C PARTIALLY RETAIN HARDSTAND AREA

Resurface the two western courts of the existing hardstand area (which has an existing hoop) for use as an informal multi-purpose court space and retain as much of this at-grade area as possible. This will allow use for community netball groups. This flat area can provide a multi-purpose flexible community space, to be programmed based on community aspirations. This space should not be developed with any permanent structures or fencing but could, for example, host a food or coffee van during a performance at the amphitheatre.

D STADIUM EXPANSION

The expansion of the existing stadium to accommodate two full size and 'fit for purpose' courts. Removal of obsolete cricket nets and integration of multi-user change rooms which can also service East Oval users, including publicly accessible toilets. Ensure that active frontage is provided to the East Oval as part of any expansion of the basketball stadium. The design, and in particular, the materials and finishes, of this new facility should have regard to the sensitivity of the landscape setting and its prominent location, particularly when viewed from the Diamond Creek Trail 'gateway'.

E BETTER NORTH / SOUTH CONNECTIONS

The stadium expansion will require the re-routeing of the existing vehicular access road, which offers opportunities to also establish a separated path. This clear north / south shared path provides a connection from the Community Hub to the East Oval and Diamond Creek Trail entry, complementing the alternative eastern link to the town centre.

F COMMUNITY HUB GATEWAY

A new 'focal point' planting bed and hub 'gateway' signage should be established. Encourage the removal of all high fencing in the area between the hub gateway and the southern rail crossing to open up this space. Integrate informal garden beds adjacent to path to southern rail crossing on both sides of the track. Establish low scale planting between community hub fencing and pedestrian path.

G ENHANCED PEDESTRIAN RAIL CROSSING

Formalise the pedestrian connection through to Heidelberg-Kinglake Road as an extension of the sealed pedestrian path within the precinct. Liaise with owners of existing paling fences on eastern side of rail line to improve their presentation, consider integration of low level planting and lighting, and encourage the community to develop plans for their decoration.

H VICTRACK LAND

Continue to investigate potential opportunities to lease land from VicTrack to retain the existing Men's Shed within the precinct.

I HORSE HITCHING AREA

At the southern end of the car parking area, an area to allow for the loading / unloading of horses accessing the Diamond Creek Trail should be provided. Associated water troughs etc could also be investigated if services available.

J COMMUNITY BIKE WORKSHOP

Integrate a bike storage locker and community based bike workshop to recognise the precincts location at the end of the Diamond Creek Trail. Ideally, the location of this facility should have a visual connection to the Trail.

K IMPROVE RAIL CORRIDOR INTERFACE

Establish additional canopy tree planting between East Oval and the rail corridor and encourage relocation of shipping container once other storage becomes available for sporting groups through the stadium redevelopment.

L RECONFIGURE CAR PARK

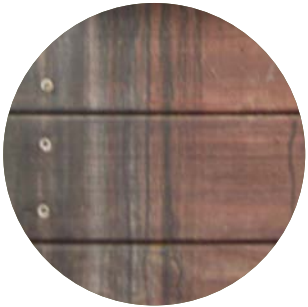
Reconfigure the car parking area adjacent to Ben Frilay Oval to improve functionality and create more car parking spaces, including drop-off spaces and storage for community vehicles. This should be accessed via a one way system to maximise efficiency, and include a drop-off zone in front of the football clubhouse. As part of (A) and (B), car parking associated with the community hub and indoor stadium should also be reconfigured to improve efficiency.

M IMPROVE SOUTHERN OVAL INTERFACE

Retain fencing to rear of Ben Frilay Oval building but integrate vegetation screening and gate to provide direct access from East Oval until such time as dedicated facilities area provided at that oval. Encourage planting and other improvements to 'soften' this interface. Encourage the removal of other high fencing around the oval except where required behind goals.



MATERIALS & FINISHES PALETTE





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.

For the last 11 years, the HMS has had a transient existence of moving from place to place in order to find space suitable for its growing member base, with the aim of providing practical support, specialised services and resources. HMS's strong preference is to propose a permanent site based within its current zoning within the Graysharps Road Precinct.

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). 12 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. 10 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

HMS has been running since 2008 and is 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 Community Hub 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 consultation process was undertaken to establish a collaborative approach in acquiring organisational knowledge and feedback. 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, site visits and external stakeholder communication.

Stakeholder	Department/Organisation
Brian Jones	Hurstbridge Men's Shed
Nichole Johnson	Youth and Community Partnerships
Anne Tuke	Youth and Community Partnerships
Melanie Holt	Community Partnerships
Keera Wise	Social Planning
Fiona Vuong	Community Services
Gavin Crawford	Planning Services
Jonathon Miller	Property and Facilities
Enrique Gutierrez	Capital Works
Steve Blight	Capital Works
Matthew Cornford	Landscape Architect
Julie Paget	Strategic Planning
Leigh Northwood	Strategic Planning
Alison Hickey	Recreation and Leisure
Danielle Phyland	Economic Development and Tourism
Andy Knight	Environment
Heath Gillett	Recreation and Leisure

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 been meeting since 2008 in various temporary locations. They have a solid member base of 10 regular members, however due to 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.

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 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 part of the 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 House in Hurstbridge and would bookend the northern section of the Graysharps Rd Precinct.
- This underutilised part of the 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 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.

Appendix 1

AMHF
AUSTRALIAN MENTAL HEALTH FOUNDATION

#KNOWYOURMANFACTS

93% WORKPLACE DEATHS ARE MEN

MEN DIE 6 YEARS YOUNGER
79.1 (♂) vs 85.1 (♀)

3 IN 4 SUICIDES ARE MEN

2 IN 3 PREVENTABLE DEATHS ARE MEN

4 IN 5 HEART DISEASE DEATHS ARE MEN (UNDER 65)

BOYS' EDUCATION
The better your education, the better your health

INVOLVED DADS
Involved dads are good for everyone's health

WORK + MONEY
Your social and economic status shapes your health

FAMILY + MATES
Strong social connections keep men happy & healthy

MALE-FRIENDLY SERVICES
Men use services that are great at helping men

WEIGHT
Men with a waist under 95cm are healthier

FITNESS
Even walking can help you keep fit and live longer

DIET
Eating more fruit and veg can prevent disease

HABITS
Healthier men drink less alcohol and quit smoking

BLOOD PRESSURE
Checking your blood pressure helps you make healthy choices

BE A HEALTHY MATE **BE A GREAT LISTENER** **JUST BE THERE**

MENSHEALTHWEEK.ORG.AU **10 - 16 JUNE 2019** **#MENSHEALTHWEEK**

AMHF has received funding from the Australian Government

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