

Learmonth Community Skills Shed Concept Plan Consultation Report

December 2022



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Background

A new Community Skills Shed is being constructed at the Learmonth Recreation Reserve. The new shed will provide a place for the Learmonth Community Skills Shed group to come together to undertake community shed activities such as woodworking, metalwork, and other creative pursuits. It will also be a space that other groups can gather, have meetings, and run activities. A concept design for the Learmonth Community Skills Shed has been developed and the community was invited to provide feedback between Friday 18 November and Monday 5 December.

The Learmonth Community Skills Shed is a community group which aims to recycle, reuse, and rejuvenate materials into worthwhile products while contributing to the social networking and wellbeing of the town. Currently the group is accessing a private shed, but this is not a sustainable solution, and in order to continue the group is requiring a functional space to undertake their activities. The group were successful in a recent application to the State Government for a contribution towards building a new Community Skills Shed in Learmonth. The project is being auspiced and delivered by Council at the Learmonth Recreation Reserve which is Council owned land. Council has also made an allocation to the construction of the shed in the 22/23 budget. It is hoped that the shed will be completed by July 2023.

The scope and budget for the initial stage of the project is modest including a shed with a kitchen and accessible toilet, and which addresses minimal requirements for parking and connection. However, the concept plans will also demonstrate the longer-term aspirations for the site including the addition of a verandah, and opportunities for community gardening and other activities.

It should be noted that it is planned to include a number of considerations in the License Agreement with the Learmonth Community Skills Shed group such as: noise restrictions for power tools (based on standard EPA regulations); working with other reserve users to ensure that activities are not scheduled or can effectively occur at the same time as other community events such as football game days; and, ensuring that the allocated licensed area remains tidy and safe for other users of the reserve.

Summary of consultation

Between 18 November and 5 December 2022, consultation activities were conducted to gather community and stakeholder feedback about the new Community Skills Shed to be constructed at the Learmonth Recreation Reserve in 2023.

This included an online survey on MySay, hard copy surveys and plans to draw feedback on at Café Sidra, and a drop-in session on Friday 25 November with the architect also held at the café. To inform people of the consultation opportunities letters were distributed to 150 mailboxes through the local Post Office, emails were sent to community groups to share with their members, a sign was put up at the local café, and Learmonth Community Skills Shed also spoke to community members about the opportunity.

Despite circulating the information through several different avenues, participation in the consultation was relatively low. During the consultation 63 people visited the My Say page, there were 6 online surveys completed, no one completed hard copy surveys or submitted feedback via drawings, 4 people attended the drop-in session to provide feedback and one phone call was received.

The majority of people who visited the My Sage page (76.2%), either used the direct link that was provided in engagement materials or via the City of Ballarat Engagement HQ newsletter link. Of those who completed the survey 4 were from Learmonth and 2 were from the surrounding areas.

The community feedback gained from the engagement activities has identified that it is important to consider the south-westerly weather affecting the site and to ensure best thermal outcomes by better utilising northern aspects. The reorientation of the shed for better thermal outcomes and to get the best out

of future solar installation was mentioned in survey responses, drop-in session participants and the phone call received. It was also suggested to remove some of the see through roof panels to allow for solar installation and to consider wall insulation and soundproof plasterboard for the wall between the workshop and kitchen/toilet.

It was thought that inclusive advertising, gardens, a BBQ, equipment, and programs for women to develop new skills were important in making the shed welcoming and inviting as was having a culturally inclusive management structure. It was considered by one person that the shed was not interesting in design and that current community buildings are underutilised, also that as a farming community there is little need for community sheds and garden when people have their own.

While most respondents thought that the paths shown on the plans connected the building with surrounding facilities well, it was noted that it was important to consider the needs of older people with ambulatory difficulties. With regards to requirements for usage conditions of the facilities it was identified that noise curfews, safety considerations including training those using equipment, hours of operation, cleaning and security should be included in user group agreements.

4 respondents said that they were part of groups who may be interested in using the shed for their activities into the future and 5 said that they would be interested in being involved with the shed and have skills in fixing things, woodworking, reusing materials, plumbing and boat repair. 1 person indicated that they would be interested in being a drop in participant.

When provided with the opportunity to provide any other feedback there was a comment around ensuring that the community is consulted, not just a vocal few and two others commented that they thought it was a great initiative and valued Council support.

The next step of the project is to provide the relevant community feedback, along with internal Council department feedback to the architect who will consolidate the information into a final Concept Plan. Additional relevant information gathered will be used to inform the development of the user license agreement and passed on to the Community Skills Shed group for their planning and activities. Following that, detailed design for the shed in collaboration with the Learmonth Community Skills Shed Group will be undertaken, followed by the construction of the building at the Recreation Reserve.

Considerations to be included in updated Concept Plan

- Consider the reorientation of the shed to make best use of the northern aspect, improve thermal outcomes including the future installation of solar panels and reduce the impact of the weather and wind that comes from the south-west.
- Ensure that reorientation still allows for appropriate truck access and ability to expand the shed into the future.
- Consider protection from weather on external entrances facing west, including blocking wind into the western side of the verandah when constructed.
- Remove poly-carbonate roof panels on the northern most facing side of the roof to allow for the installation of solar panels into the future.
- Consider the needs of older people with ambulatory difficulties in both facility and path connection planning.
- Retain the gardens that are currently shown in the concept plans.
- Consider installing timber underneath window height so that the tin of the shed can not be cut through.
- Consider the merit of wall insulation and soundproof plasterboard for the wall between the workshop and kitchen/toilet.
- Plan for installation of drop-down power cords for tools.

- Make sure there is approximately 30cm between bench height and the windows to reduce the likelihood of impact of tools and equipment.

Known Reach

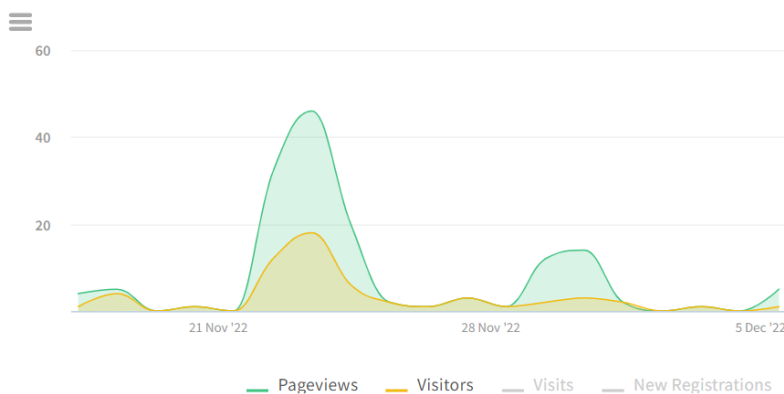
Communication channels	Reach
Poster and copies of plans at Café Sidra	Unknown
Letter box drop through local Post Office	150
Information emailed to local community groups	7
My Say page visits	63
Informed MySay visits (accessed documents)	25
Surveys completed (online and hard copy)	6
Attendance at drop-in session	4
Drawn feedback on plans submitted in box at cafe	0

My Say page data

Visitors Summary

MySay - City of Ballarat from 17 Nov '22 to 05 Dec '22

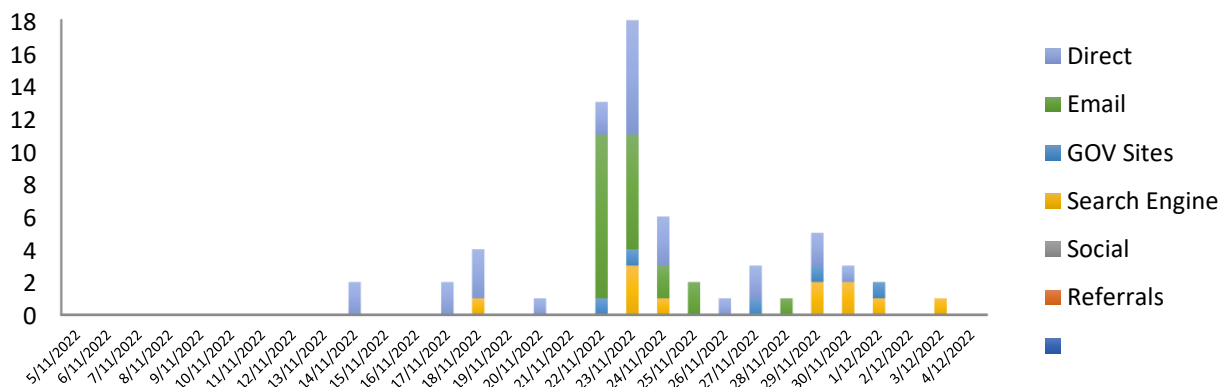
DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
63	18	0
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
6	25	55

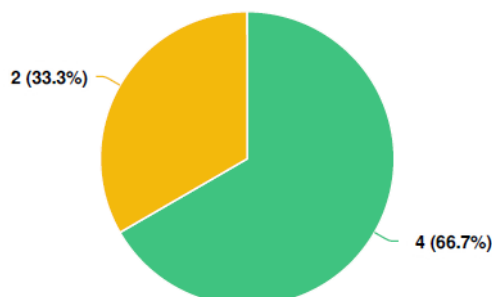
Visits by Channel



Collated feedback and responses

Survey

1. Where do you live?



Question options

● Learmonth

● Waubra, Addington, Mount Bolton, Coghill's Creeks, Ascot, Glendaruel, Blowhard, Weatherboard, Windermere, Burrumbeet or Miners Rest

2. Do you have any major concerns about how the design of the shed interacts with the surrounding area?

- No (2 responses)
- It's very ugly and boring. I am personally disappointed that there are SO MANY public buildings in the Learmonth area that are underutilized-or being sold for private use and still underutilized. There are very small groups of people who desperately push for community spaces- such as community gardens and men's shed type arrangements without realizing that Learmonth and District is basically a FARMING community where people have their own sheds and orchards and vegetable gardens. The real issue is sharing produce and helping each other repair and restore, not mucking about making wooden toys for charity in a Ranbuilt shed. (1 response)
- No concerns, great addition to our community (1 response)
- The current orientation of the shed will mean that the verandah area is exposed to the less-than-ideal West-facing weather. The shed should be oriented 90 degrees clockwise to take advantage of the northern aspect. A clear wall (perhaps polycarbonate) should also be included on the west side of the verandah position, as part of the original construction, to block wind from that side. Protection from weather on any external entrances on the west should be considered also. I am sure that a satisfactory/safe layout can be designed for all vehicle movements, including trucks, to accommodate the building re-orientation. (1 response)
- No except it should be able to be accessed by the community even when football is played. (1 response)

3. While unlikely to be delivered as part of the initial project due to budget constraints, what could be added in the future to make the area welcoming and inviting to you?

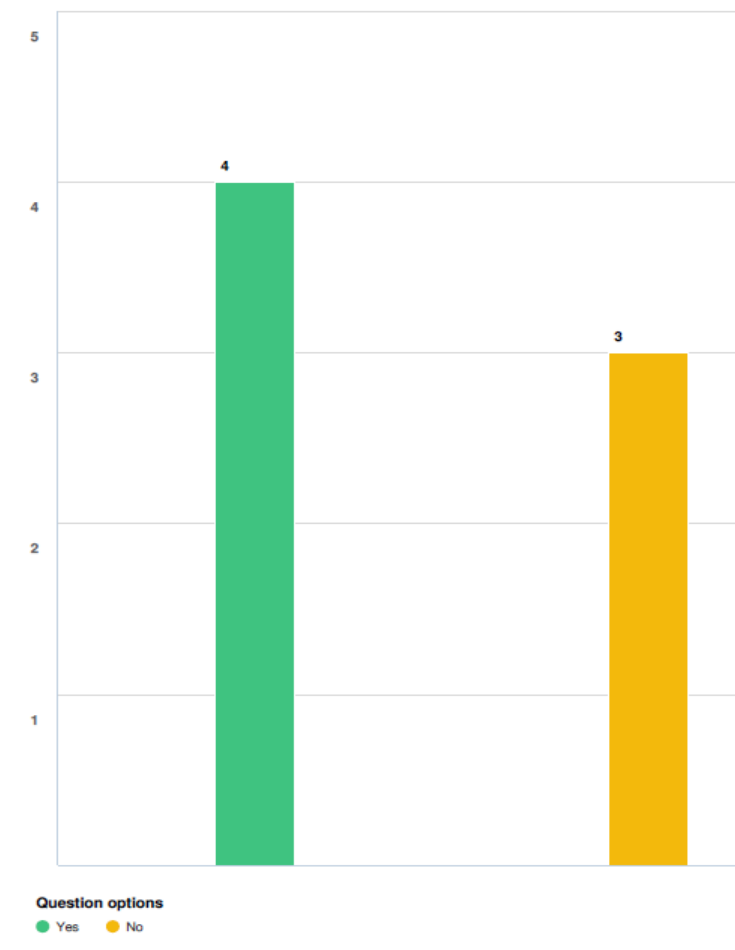
- Nothing - seems to be covered in the plans (1 response)
- It is the COMMUNITY which has to be welcoming, not the building. the key to this is in advertising FULL use of ALL people and having a management structure which is culturally inclusive (1 response)
- Garden space (2 responses)

- Extra equipment. Subsidised programs for women to learn new skills. (1 response)
- BBQ (1 response)
- Veranda (1 response)

4. Do the paths connect the building well with the surrounding facilities? If no, please describe why.

- Yes (3 responses)
- No comment (2 responses)
- No comment. there is a lot of cute stuff about disability access which does not consider the needs of older people with ambulatory difficulties. (1 response)

5. Are you part of a group who might consider using the new facility for some of your activities?



6. If yes, which group do you belong to and what types of activities do you run?

- Would love to learn more - courses could be run here for maintenance of equipment and other things
- Lake Learmonth Stakeholder Reference Group (a Council-run committee, (possibly quarterly) meetings.
- Several Sailing clubs and fixing and sailing yachts
- 'Friends of Learmonth' - community gatherings, public forums, playgroup, gardening group

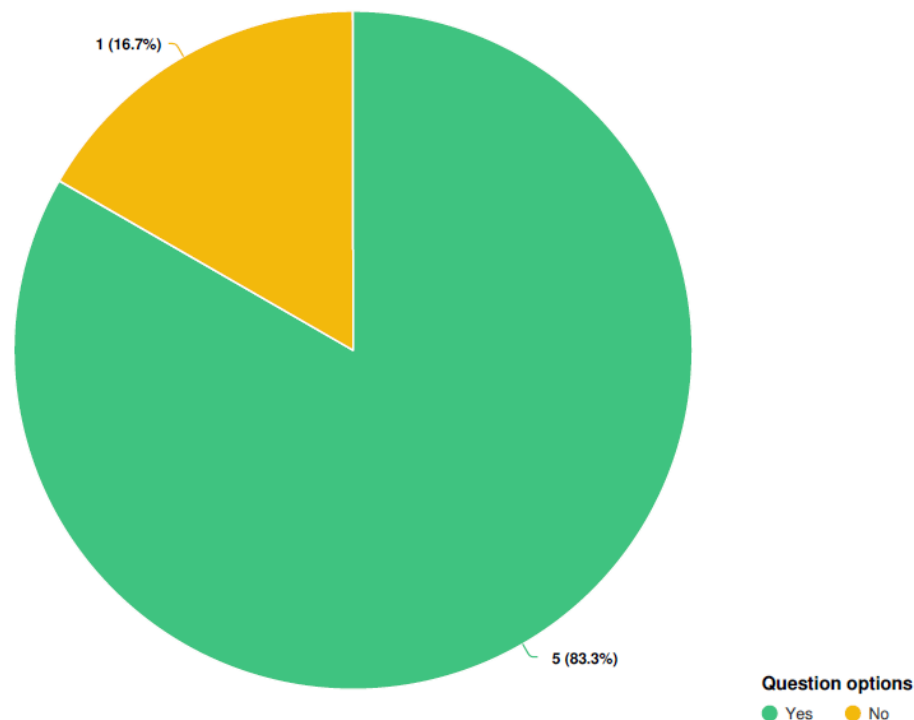
7. Are there any reasonable requirements that you think should be considered in the usage conditions of the facilities? (6 responses)

- Times i.e., no machinery noise before 8am and an evening curfew so neighbours are not impacted by noise
- Safety and noise
- No
- Training for participants in the use of some equipment
- Hours of operation, security, cleaning
- No response

8. Do you have any other specific feedback you would like to provide? (3 responses)

- Great initiative by locals - fully support it!
- The COMMUNITY b needs to be consulted. Not just a vocal few...
- It is great that council is supporting such a valuable initiative

9. Can you see yourself becoming a member of the skills shed and being involved in some way?



10. If yes, please indicate what your interest and/or expertise is. (4 responses)

- I am a forager who processes foraged food. I am also able to repair lots of things.
- Interest in woodworking and reusing goods to keep out of landfill
- I spend days each week in my shed and fixing things. I am probably quite skilled in carpentry, plumbing and fixing boats.
- Drop in participant

Drop in session feedback– 25th November, Café Sidra

- Ensure that there are paths of travel through the building to allow for a specific 'in' door and separate 'out' door for busy or event days.
- Consider the reorientation of the shed to make best use of the northern aspect and reduce the impact of the weather and wind that comes from the south-west.
- Consider reorientation also for the best outcomes for solar panels into the future.
- Plan for dust extraction.
- Plan for bench spaces.
- Ensure that there is still room for expansion even if shed is reoriented.
- Consider installing timber underneath window height so that the tin of the shed can not be cut through.
- Wall insulation and soundproof plasterboard for the wall between the workshop and kitchen/toilet.
- Installation of drop-down power cords
- Make sure there is a around 30cm between bench height and the windows to reduce the likelihood of impact of tools and equipment.
- Remove see through roof panels on the northern most facing side of the roof to allow for the installation of solar panels into the future.