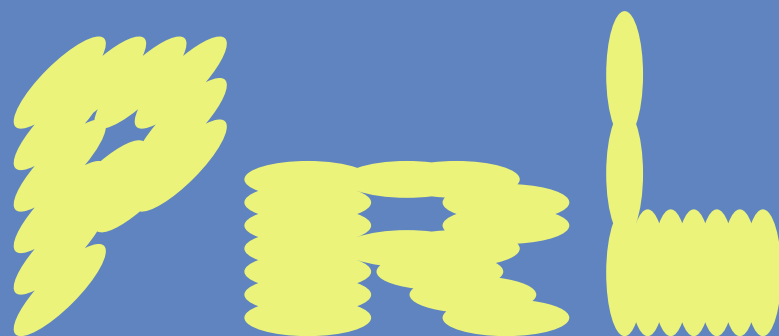


COMMUNITY CONSULTATION

Old Beaufort Primary School Masterplan



Always was. Always will be.

We acknowledge and pay our respect to the Wadawurrung People, the Traditional Owners of the lands on which this project takes place.

We extend this respect to Ancestors and Elders, past and present.

We strive to be good allies and to protect Country.

Project Overview

Masterplan Purpose + Goals



Identify opportunities, challenges and limitations at the site



Hear from your community to understand need and develop evidence base for future strategic direction of site



Provide development, management and financial sustainability modelling

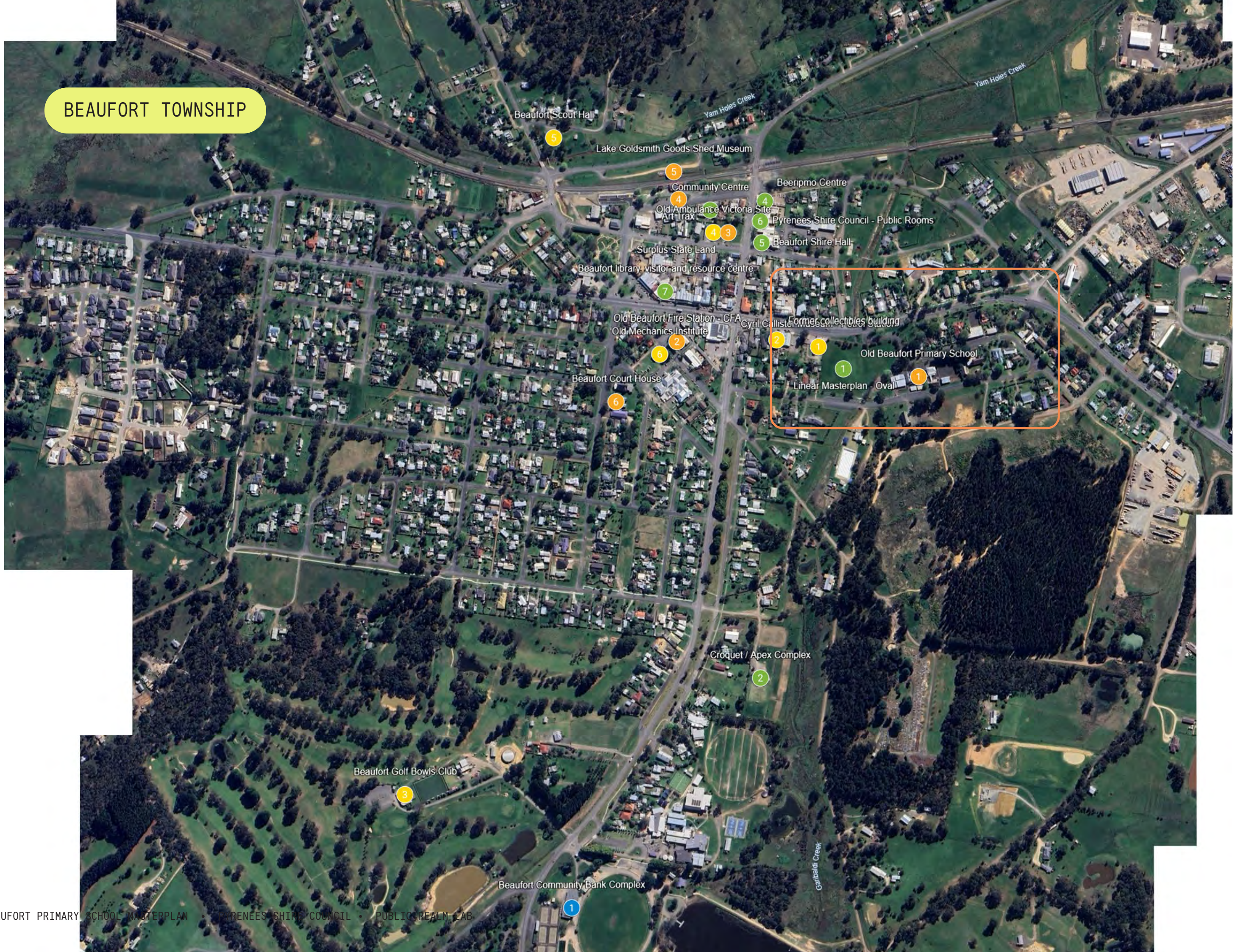


Investigate the condition of existing infrastructure and make recommendations on early works

The goal is to produce a masterplan for a community hub at the school site based on the outcomes above.



BEAUFORT TOWNSHIP



OLD BEAUFORT PRIMARY SCHOOL SITE

HERITAGE



Masterplan Process



Project Governance

PROJECT STEERING GROUP



PROJECT CONTROL GROUP



PROJECT WORKING GROUP



KEY STAKEHOLDERS

Site + Background Investigations

Background Investigations

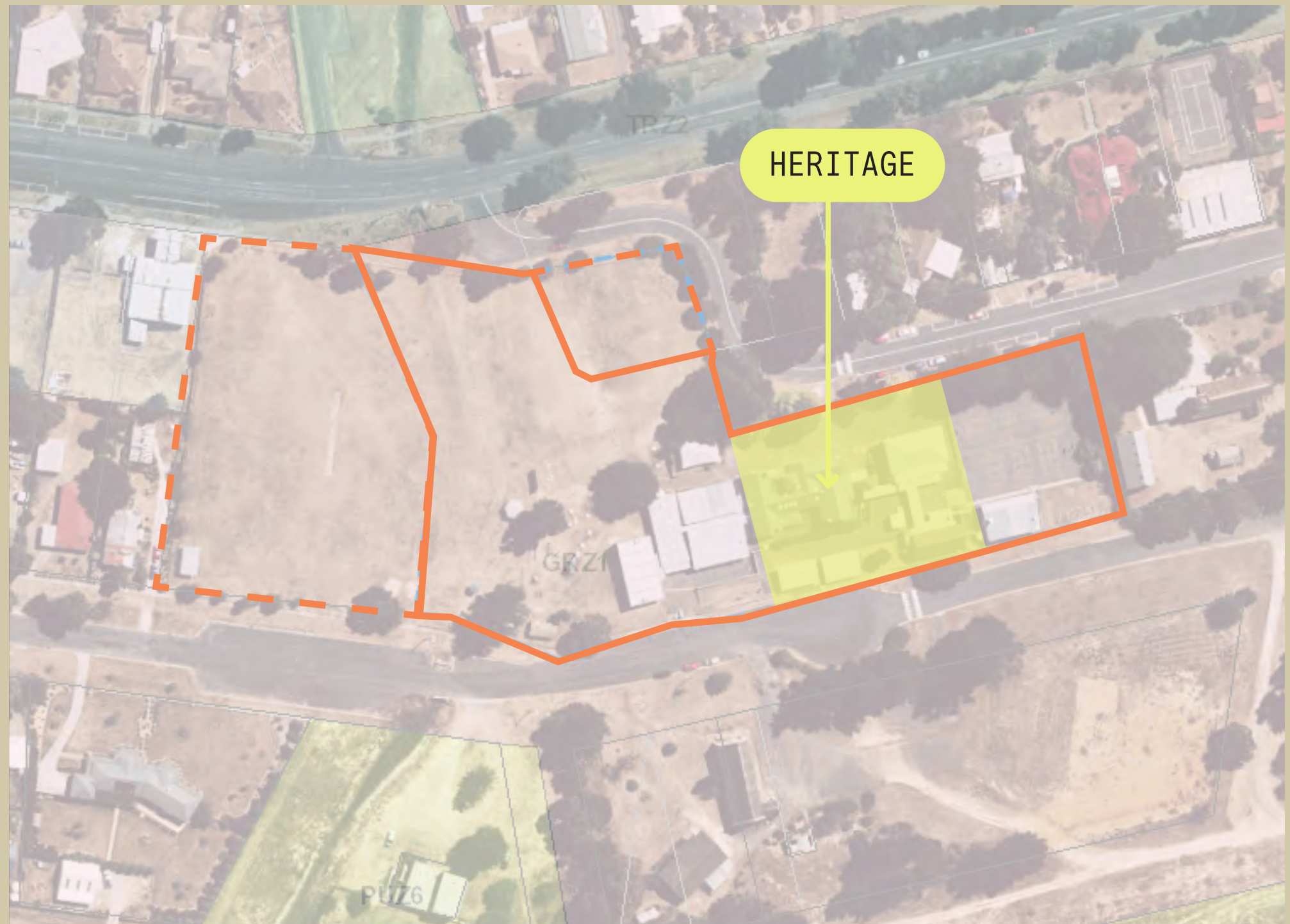
- Review of existing Council Strategies and background documentation
- Heritage and Conservation Management
- Community Infrastructure Needs
- Building Condition Assessment
- Site Survey
- Services + Infrastructure (ongoing)
- Town Planning and Environmental Constraints (ongoing)
- Land ownership and costings (ongoing)



Challenges

HERITAGE

- Heritage overlay is considerable in size
- Buildings A, B + D and Gates C have been identified as significant
- Protected sightlines and relationships between buildings limits capacity for new works within overlay
- Maintenance of heritage buildings long term often has additional cost implications
- Non-compliant existing external access to heritage buildings is required to be replaced with ramps sympathetic to heritage



Challenges

BUILDING + SITE CONDITIONS

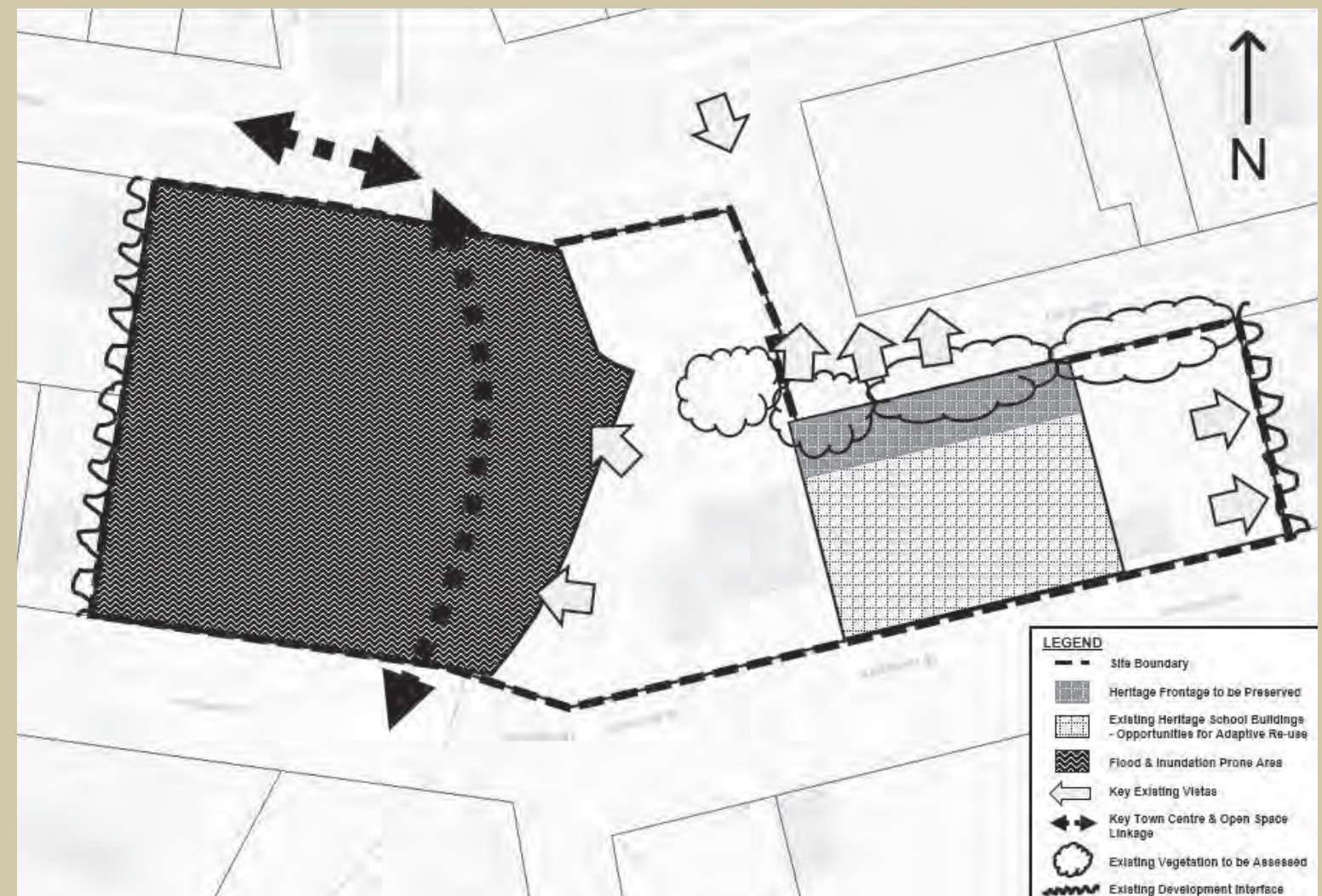
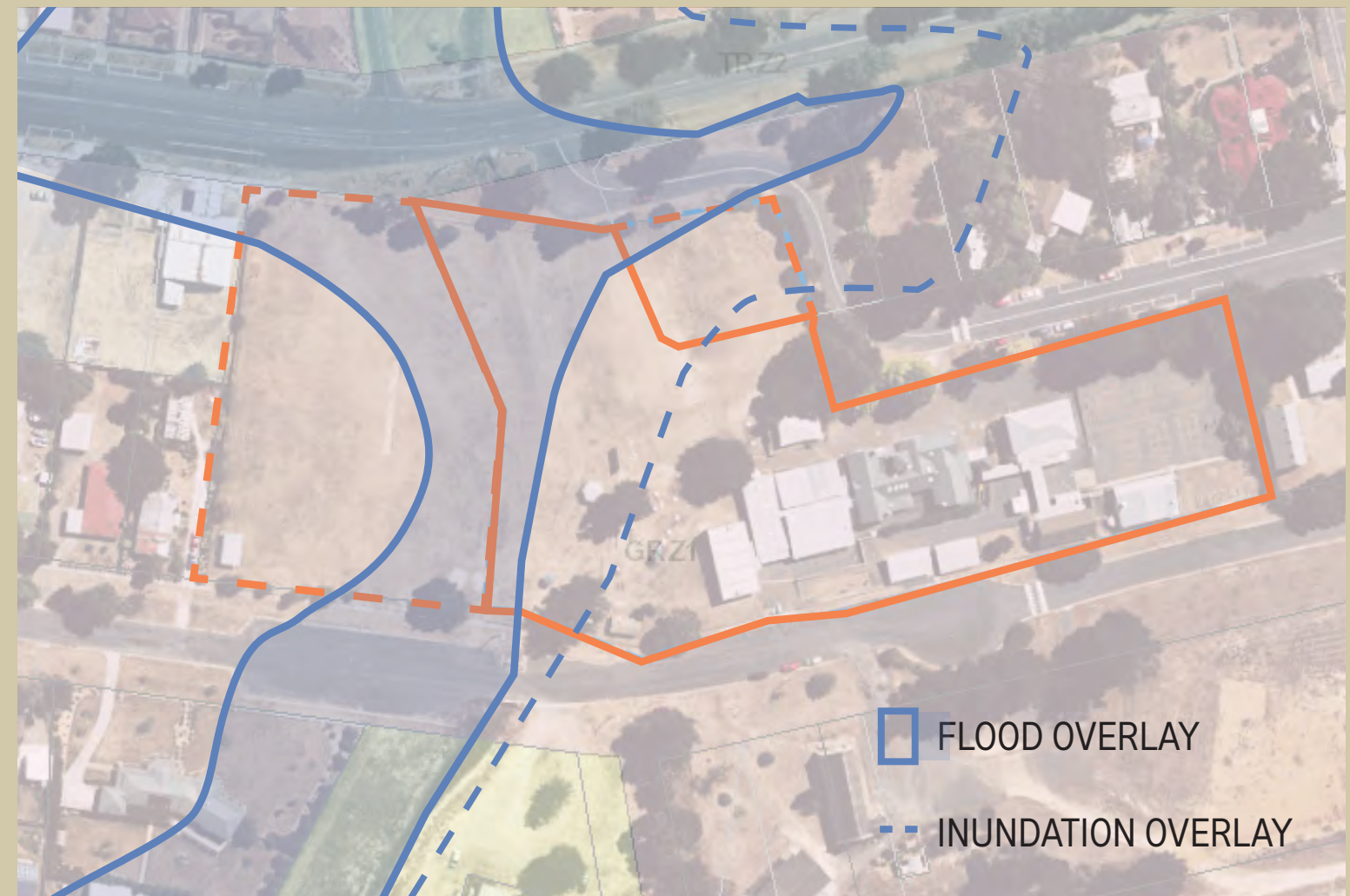
- Costs are estimated at \$3–4M for restoration works to base build
- Non-heritage assets are recommended for demolition due to condition or to support heritage reading of site
- New compliant access must be sympathetic to heritage
- Site will require significant security and protection to stop further vandalism



Challenges

PLANNING + ENVIRONMENT

- General Residential Zone
- Overlays including:
 - Development Plan
 - Heritage (H054)
 - Aboriginal Cultural Heritage
 - Bushfire Prone
 - Flood + Inundation
- Over 6m of fall across site
- Considerable flood overlays on portion of site outside the heritage overlay



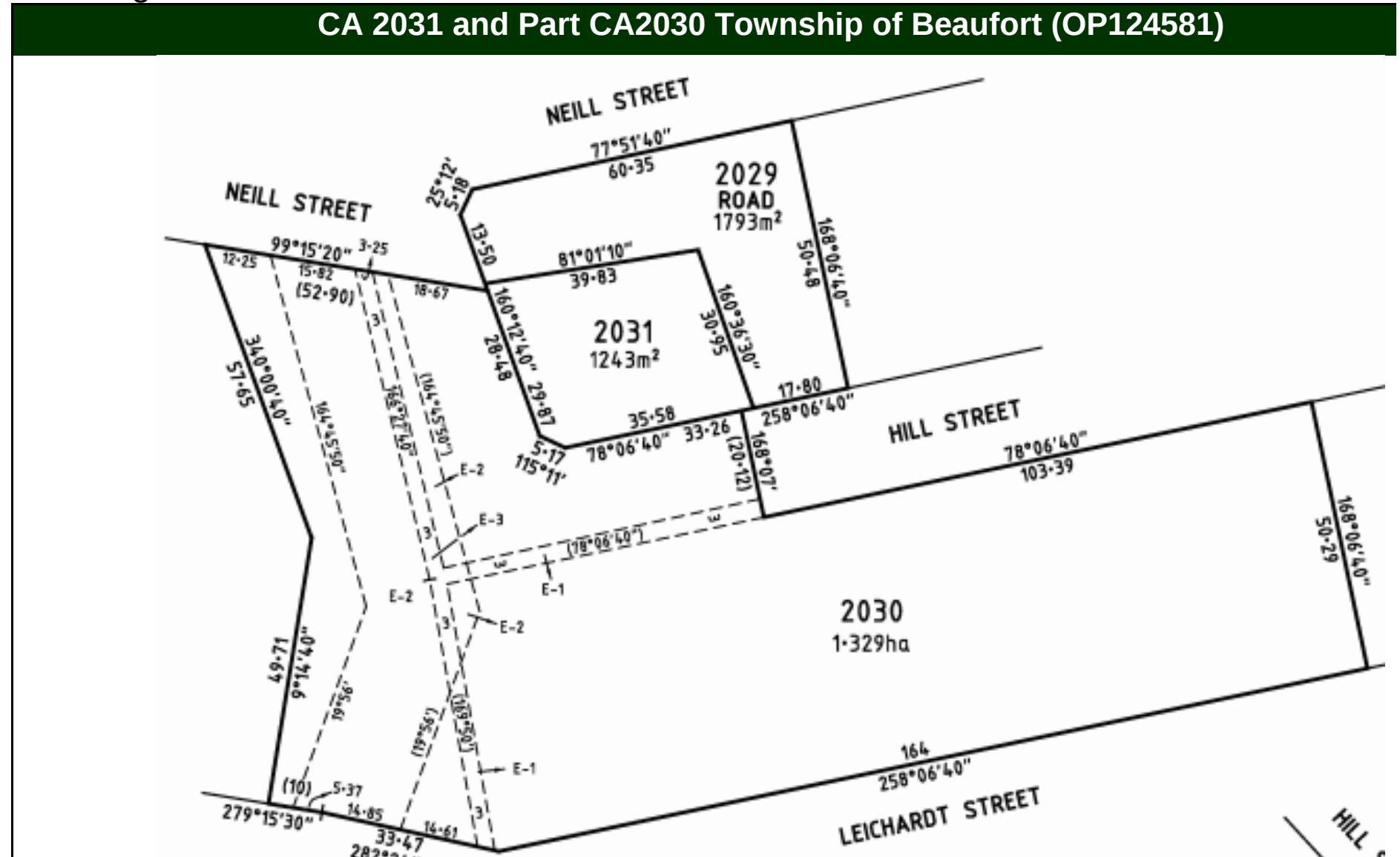
Challenges

LAND OWNERSHIP

- Site is Crownland – complexity in management and investment opportunity
- Options for transfer:
 - disposal via market sale
 - transfer responsibility and use via Committee of Management (at no cost)
- Council ownership or management

The following is an extract of Plan of Crown Allotment OP124581.

CA 2031 and Part CA2030 Township of Beaufort (OP124581)



Challenges

COMMUNITY INFRASTRUCTURE

- Beaufort has an extensive supply of existing community facilities – most are single use or single user facilities
- Limited forecast need for additional facilities
- There is a noted lack of contemporary, multi-purpose community hubs in the Shire.



Community Survey Results

Community Survey

KEY FINDINGS



Strong support for Community Hub by the community

town great facilities good area
people need will housing
Council shire **community** support
old use Beaufort space building encourage
school community hub school
hub services spend new moved

Community Survey

KEY FINDINGS



An active community hub will provide spaces and activities that:

support creative + educational uses

include community gardens / local nursery

are easy to book and affordable to hire

provide access to technology (e.g. wifi)

showcase local produce

can be utilised for health + medical consultations

support programs for youth and elderly

are adaptable + support a range of community uses

Community Survey

KEY FINDINGS



Opportunities for innovation and entrepreneurial growth

spaces for social enterprises

supporting local economy

small business opportunities
(spaces for lease)

Community Survey

KEY FINDINGS



Strong support for housing in some form from aging in place to visitor accommodation

small housing types
for downsizing

social housing

emergency housing

visitor accommodation

retirement housing

Community Survey

KEY FINDINGS



Site should be linked to the township through:

landscaping

play

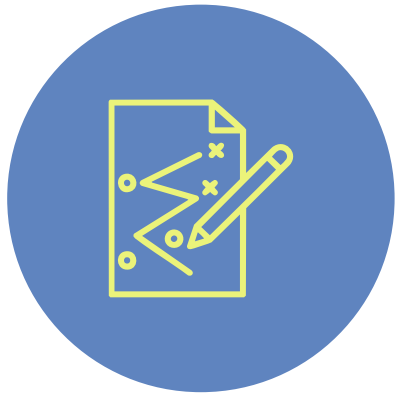
paths + wayfinding

connection to the
creek reserve

connection to the
linear masterplan

Community Survey

KEY FINDINGS



Need to develop cohesive strategy for Community Hub that includes:

understanding existing assets worth from a community perspective

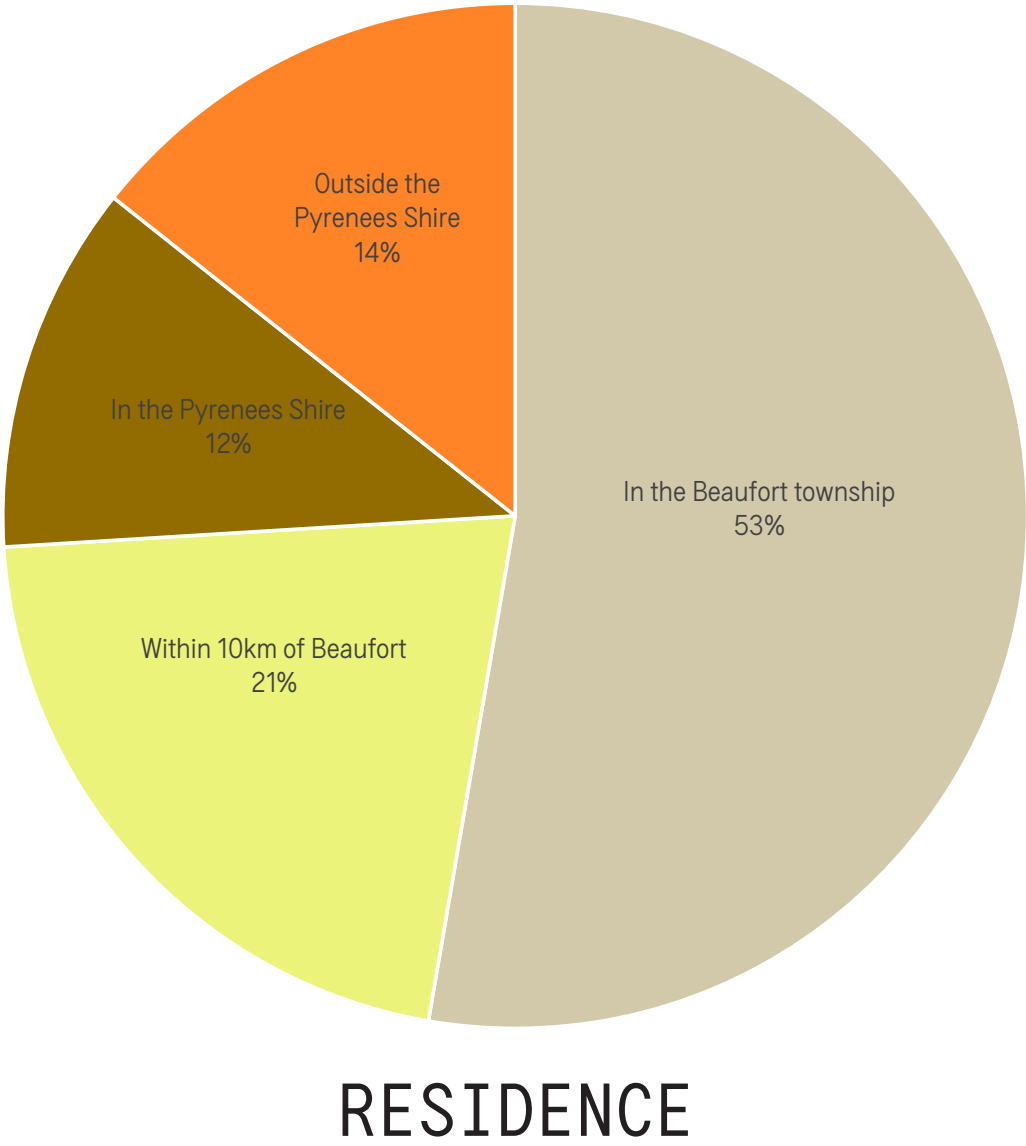
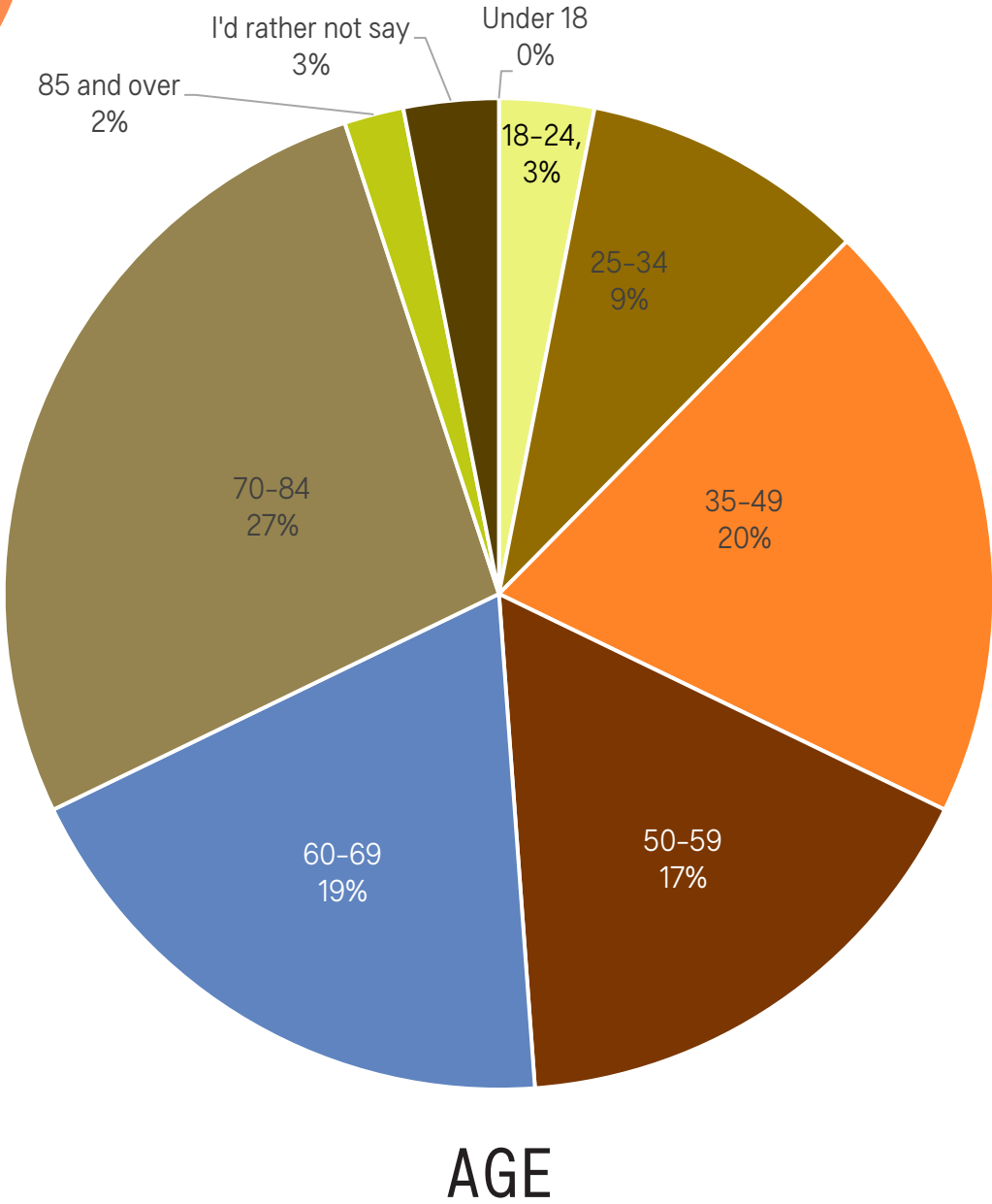
developing multi use spaces different to existing facilities

supported by Council facilities (e.g. library)

community wide usage

Community Survey

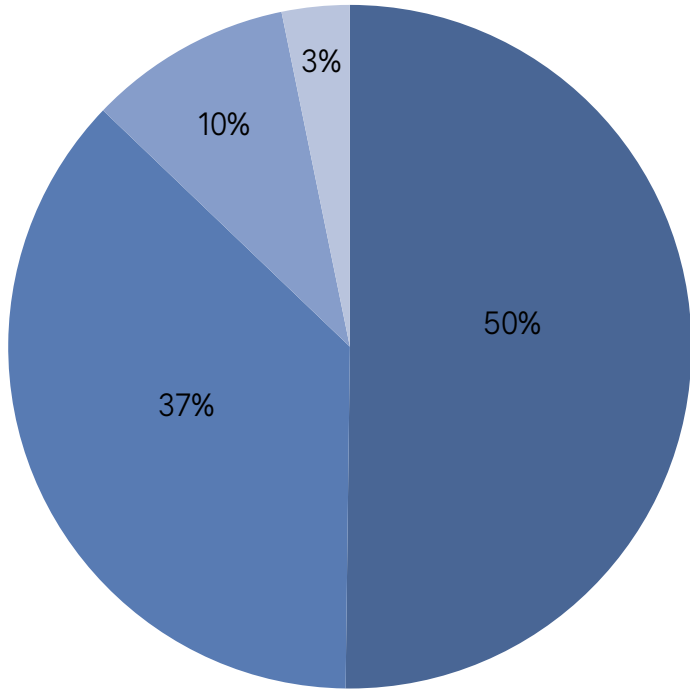
250 RESPONSES
MADE UP OF :



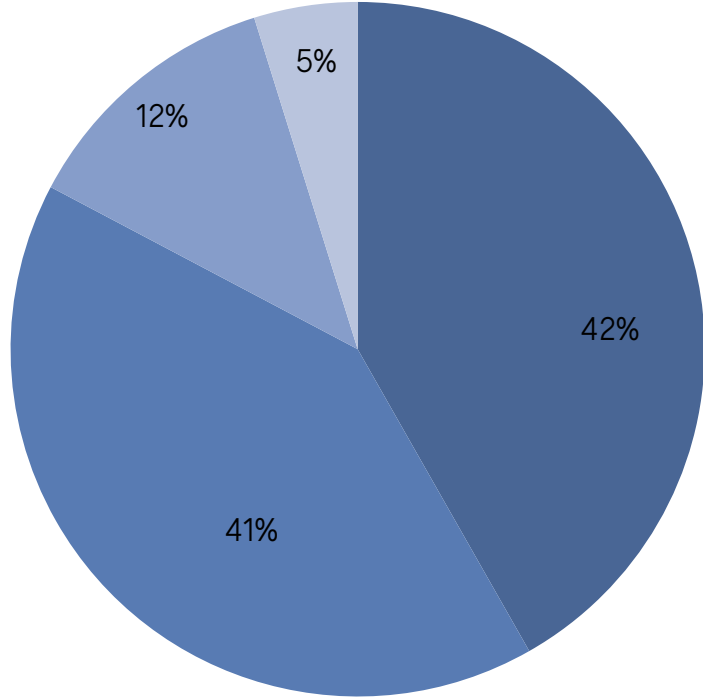
Community Survey

WHAT BASIC FEATURES OR OFFERINGS WOULD YOU NEED IN A COMMUNITY HUB FOR YOU TO USE IT?

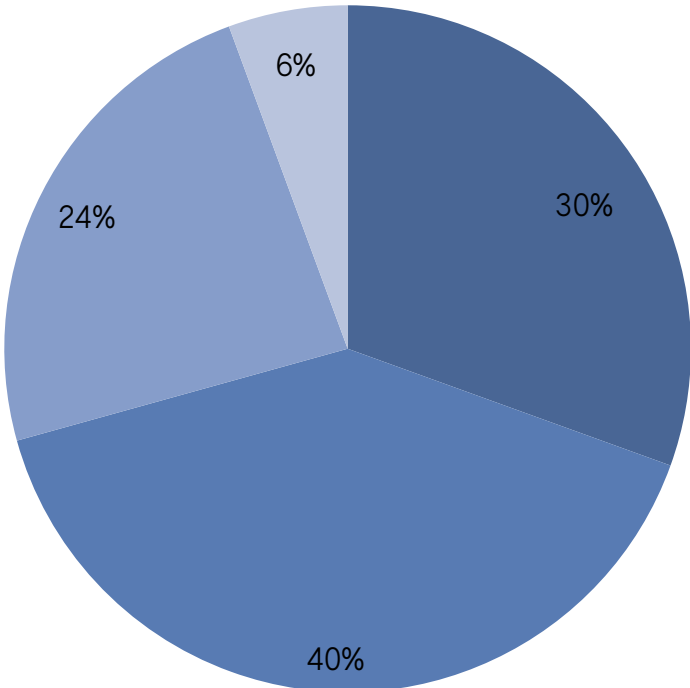
- VERY IMPORTANT
- NICE TO HAVE
- NEUTRAL / NO IMPACT
- DO NOT WANT (WOULD DISCOURAGE USE)



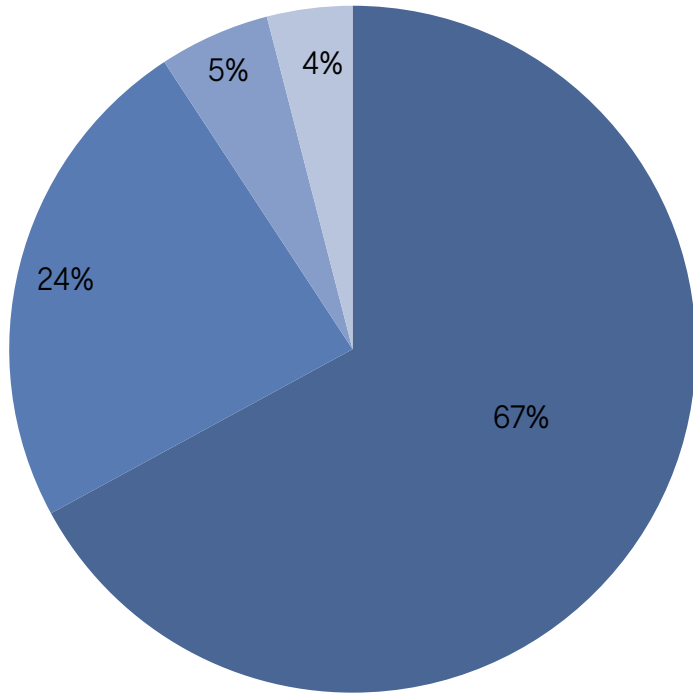
WARM AND WELCOMING ENTRANCE SPACE



ABILITY TO MAKE A COFFEE AND COMFORTABLE SPACE TO SIT/GATHER



RECEPTION STAFF

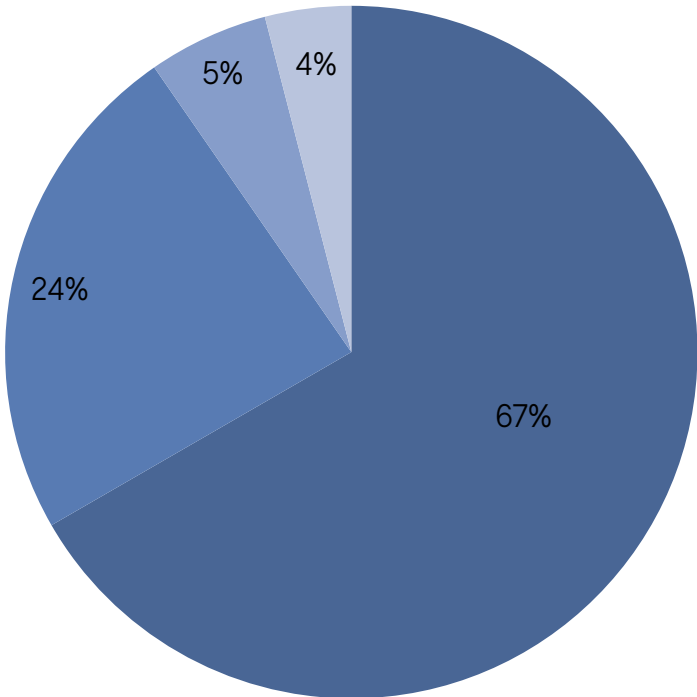


FLEXIBLE SPACES + QUALITY FACILITIES
(MULTI-USE ROOMS, ADAPTABLE LAYOUTS)

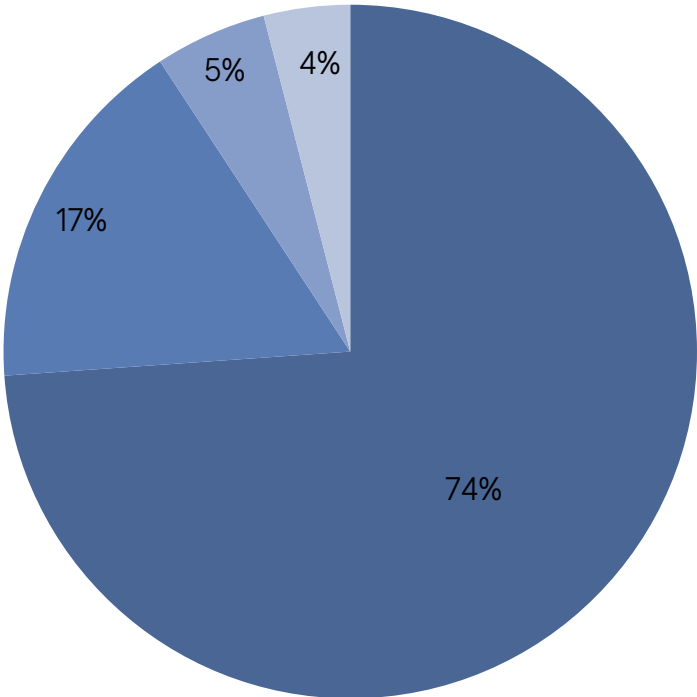
Community Survey

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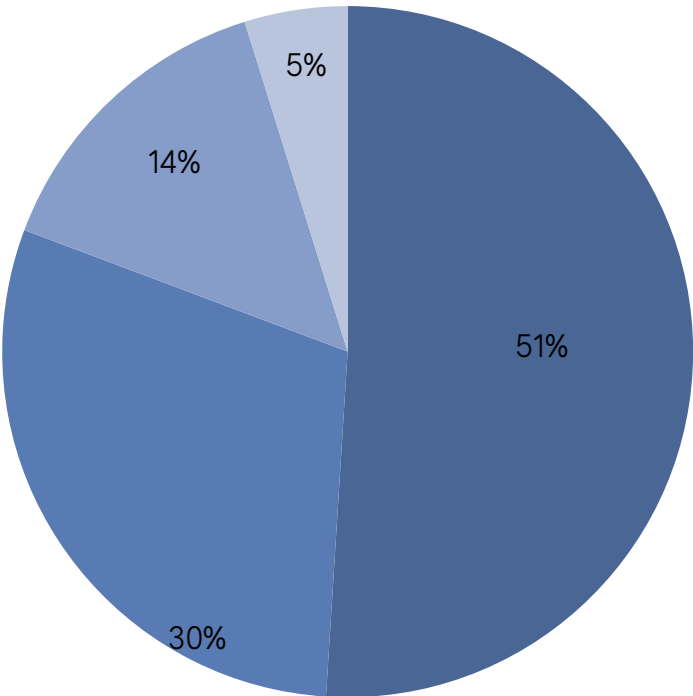
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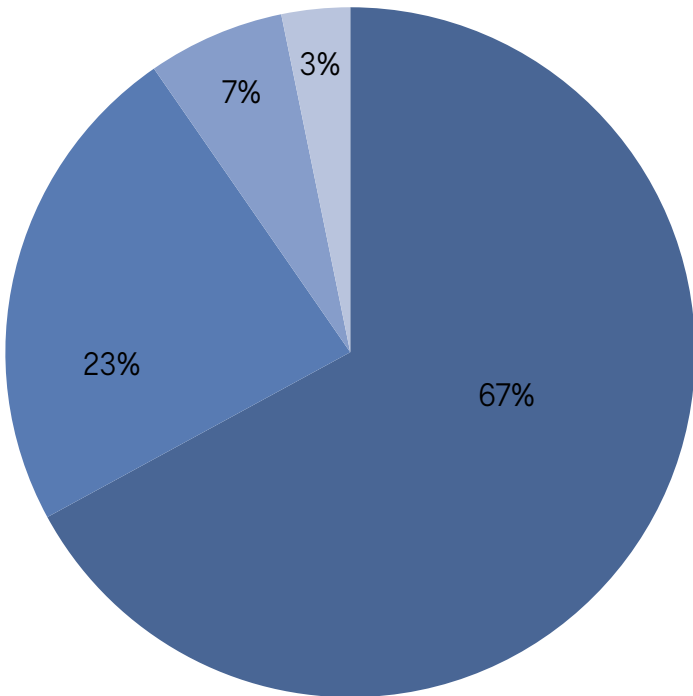
VARIETY OF PROGRAMS, WORKSHOPS AND ACTIVITIES



AFFORDABLE HIRE COSTS AND EASY TO BOOK



RECOGNITION OF BEAUFORT'S UNIQUE CULTURE AND HISTORY

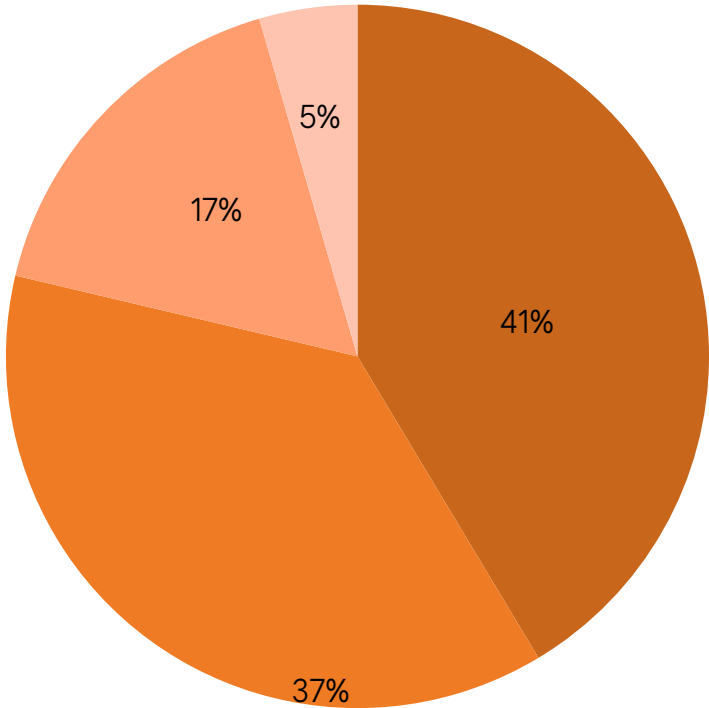


ACCESS TO TECHNOLOGY (E.G. FREE WIFI)

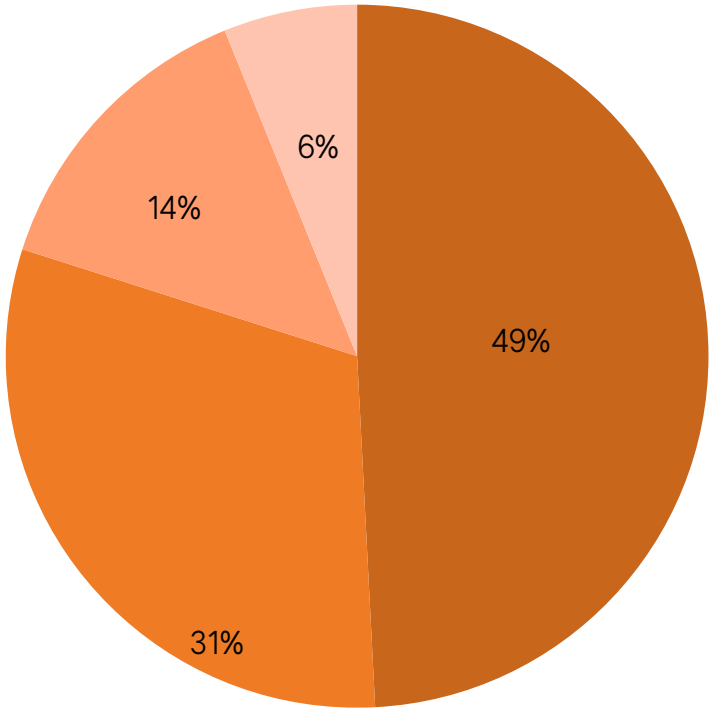
Community Survey

WHAT FACILITIES
WOULD YOU LIKE TO
SEE INCLUDED AT A
COMMUNITY HUB?

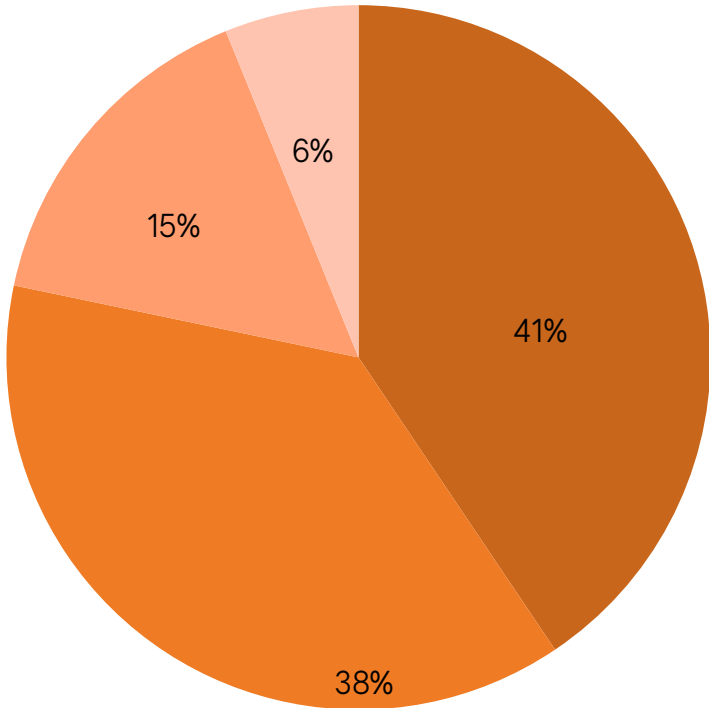
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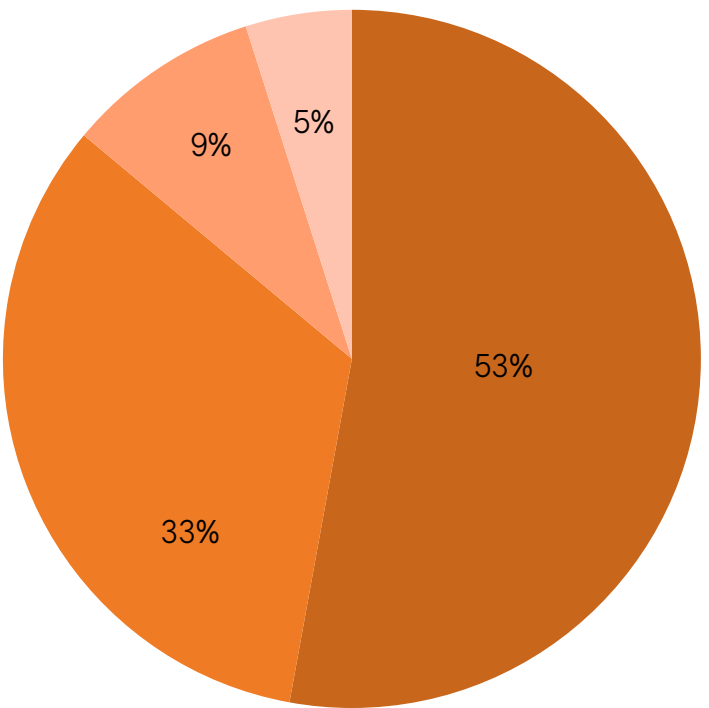
MEETING ROOMS



A DEDICATED YOUTH SPACE



SOCIAL SUPPORT SERVICES E.G.
FOOD PANTRY OR OTHER

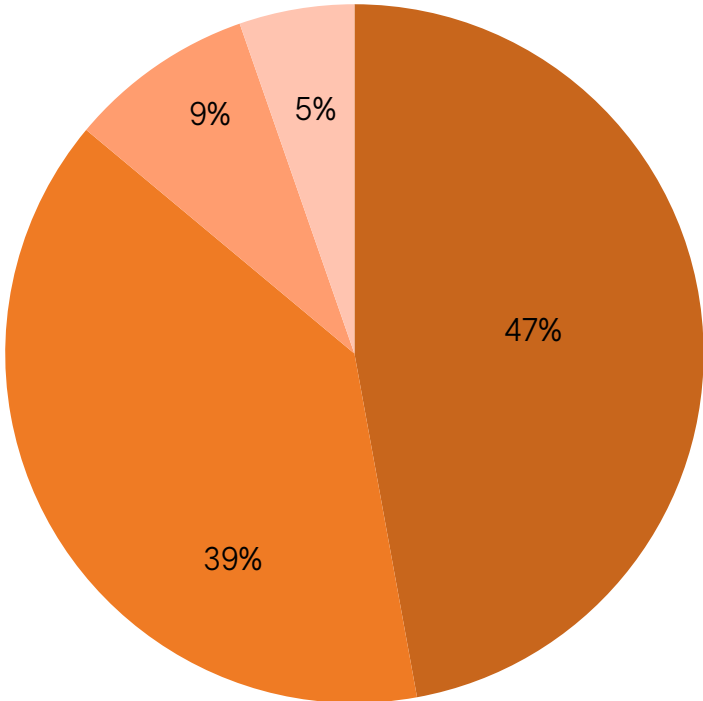


COMMUNITY GATHERING /
CONNECTION SPACES

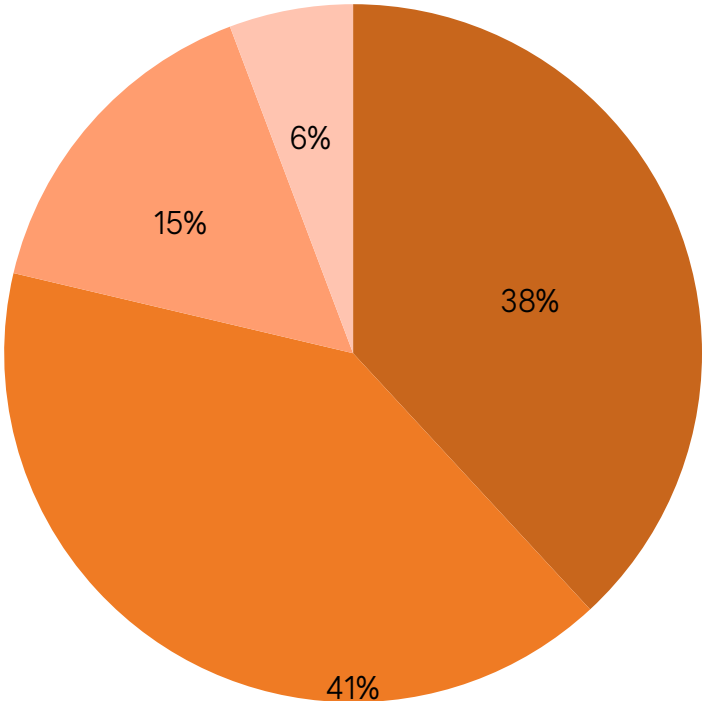
Community Survey

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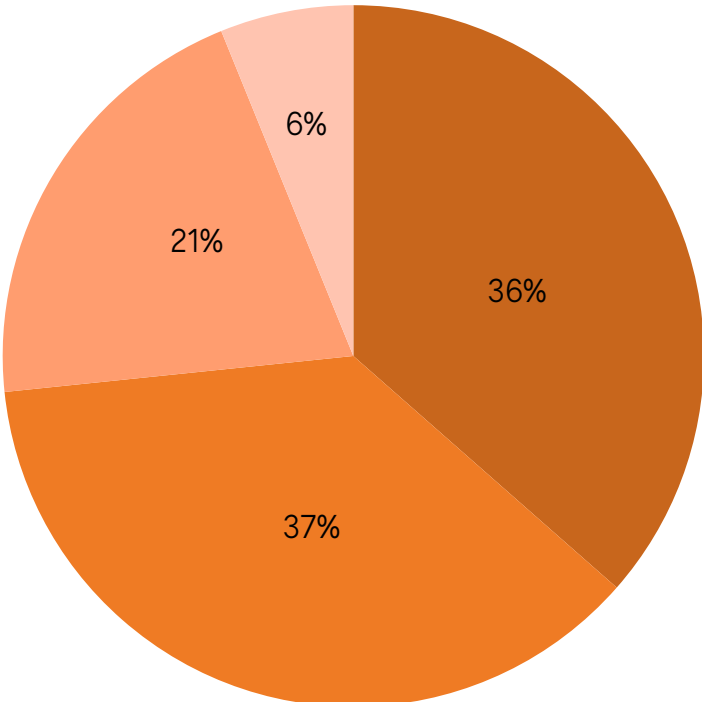
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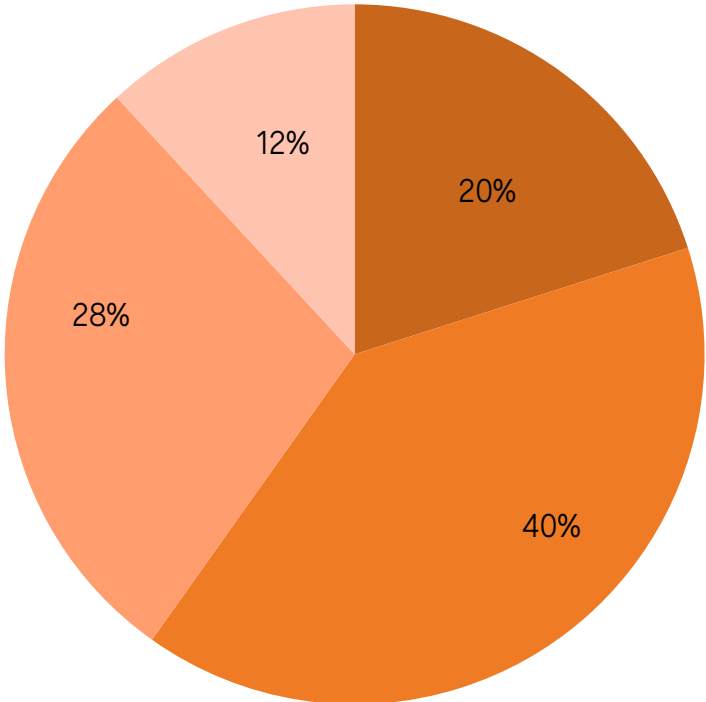
EVENT SPACES



COMMERCIAL KITCHEN



PYRENEE'S COMMUNITY HOUSE

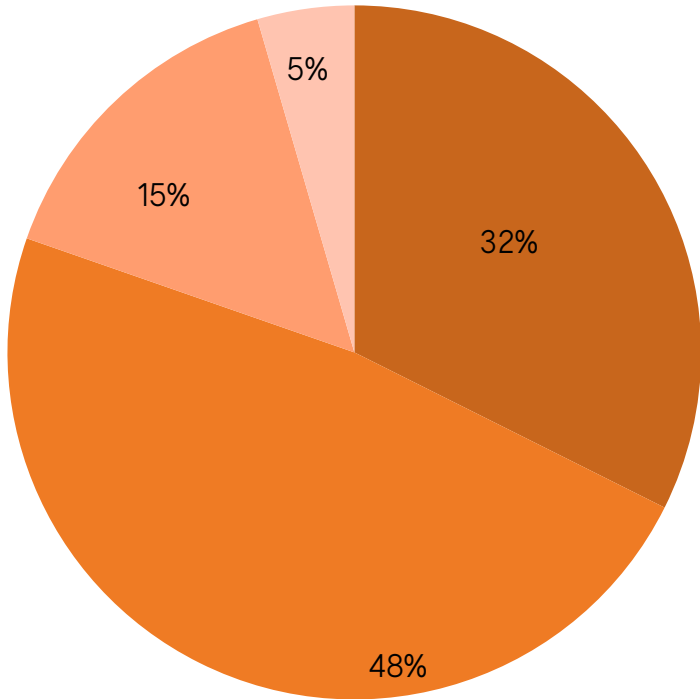


LOCAL MUSEUMS

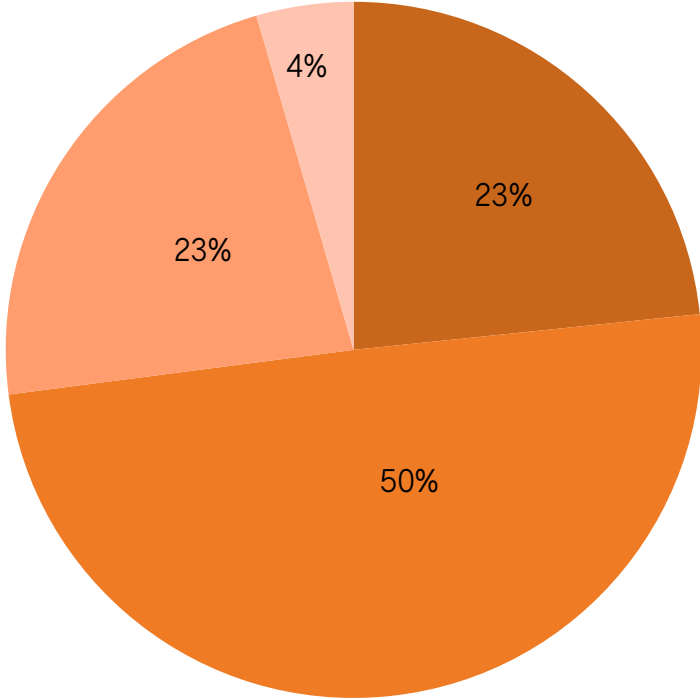
Community Survey

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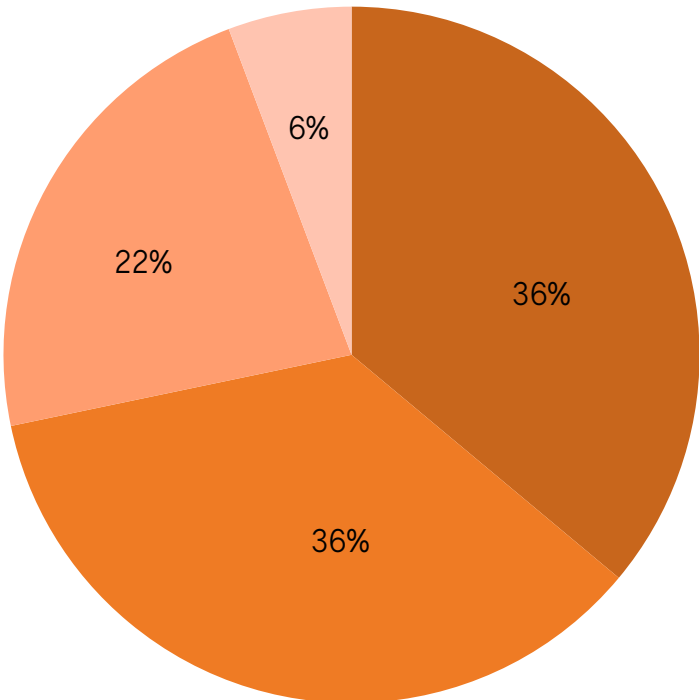
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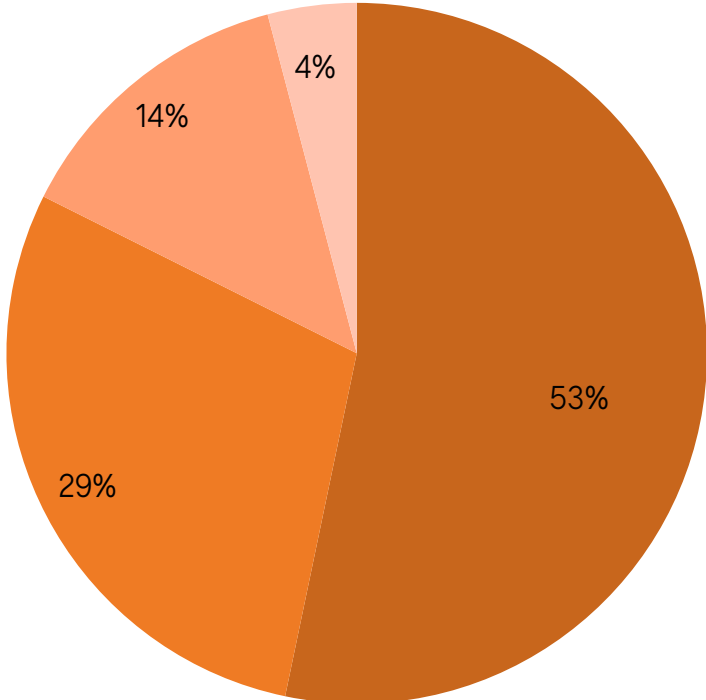
CREATIVE SPACES



REHEARSAL SPACES



A HOME FOR THE
BEAUFORT MUNICIPAL BAND

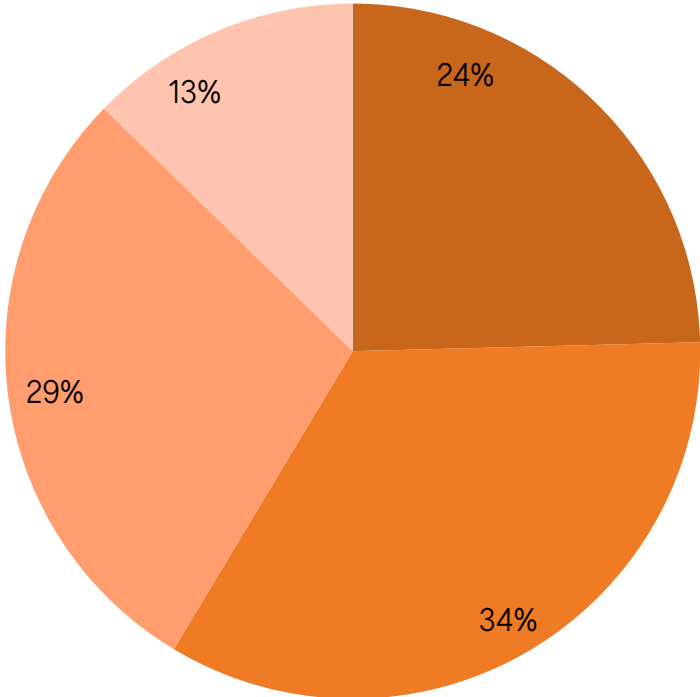


EDUCATION SPACES:
YOUTH AND ADULT

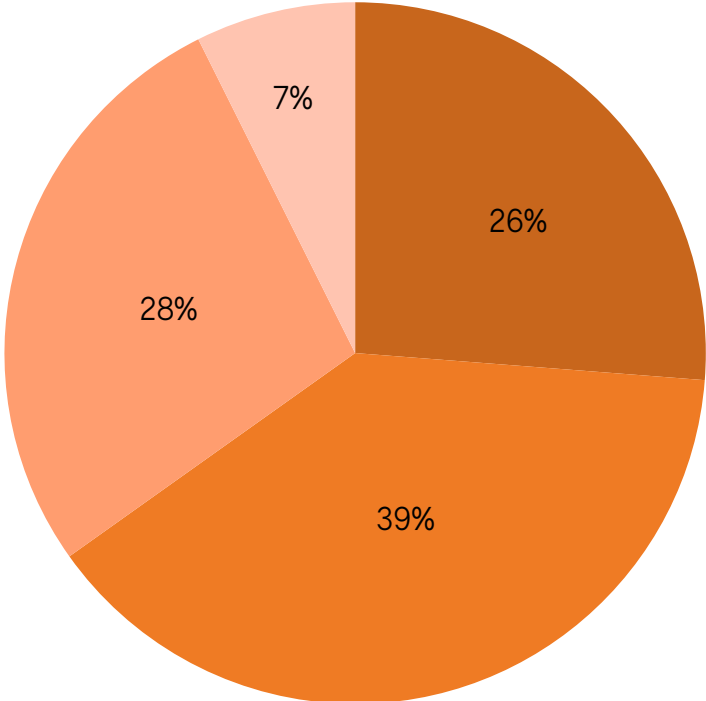
Community Survey

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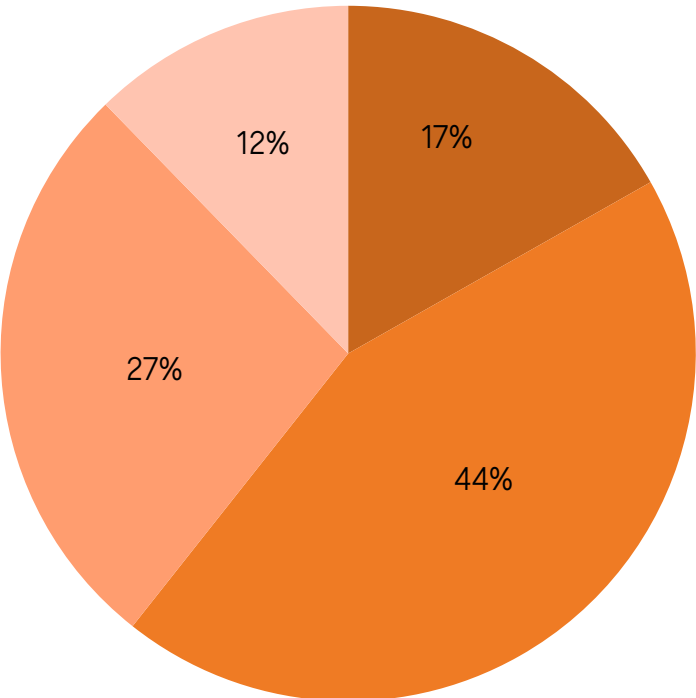
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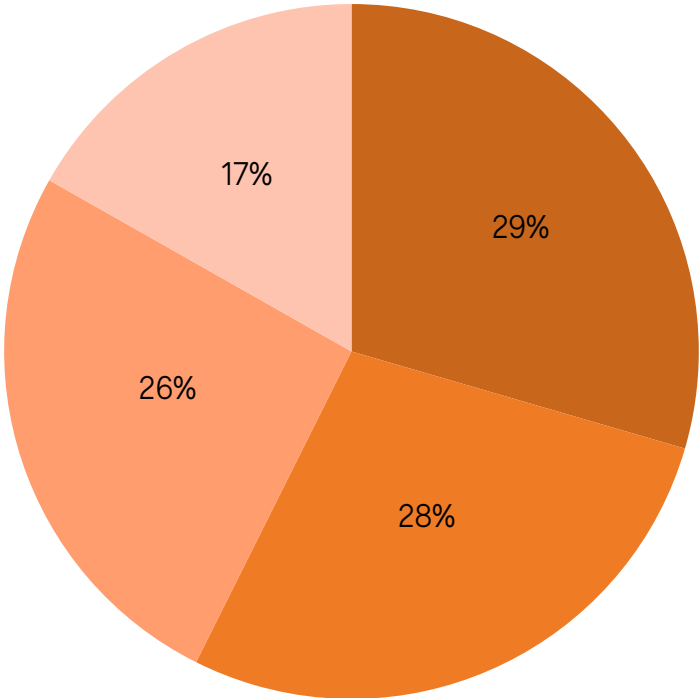
ADDITIONAL SCHOOL CAMPUS
FACILITY



FITNESS CENTRE



FOOD AND BEVERAGE OFFERING
(COMMERCIAL OR SOCIAL ENTERPRISE)

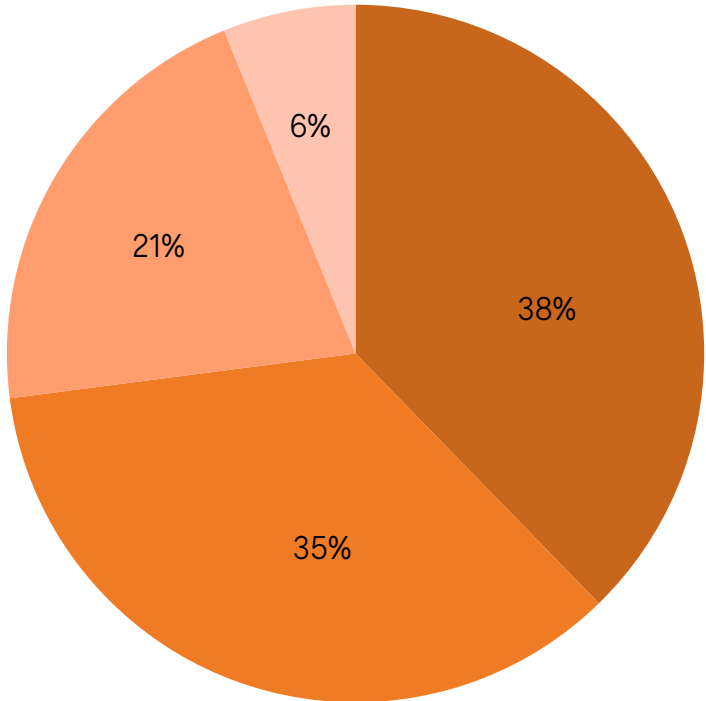


LIBRARY / RESOURCE CENTRE

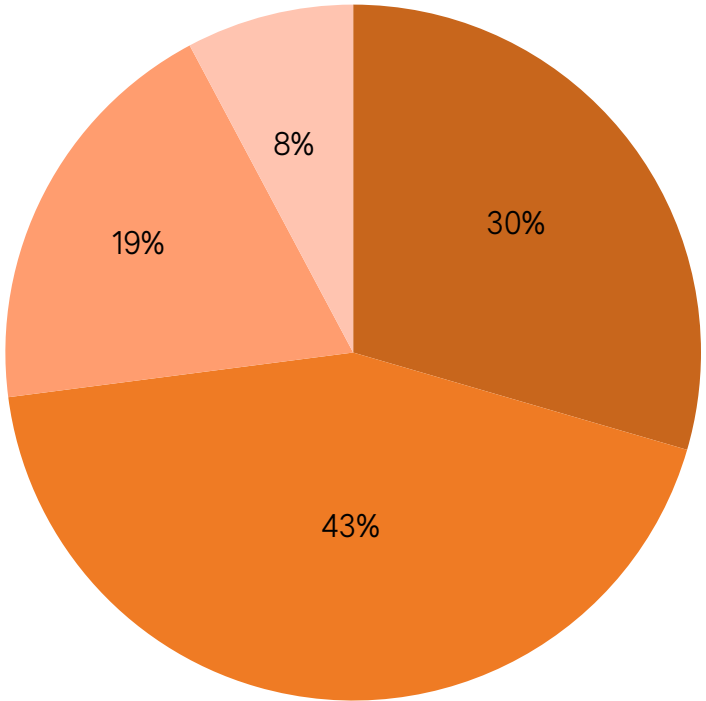
Community Survey

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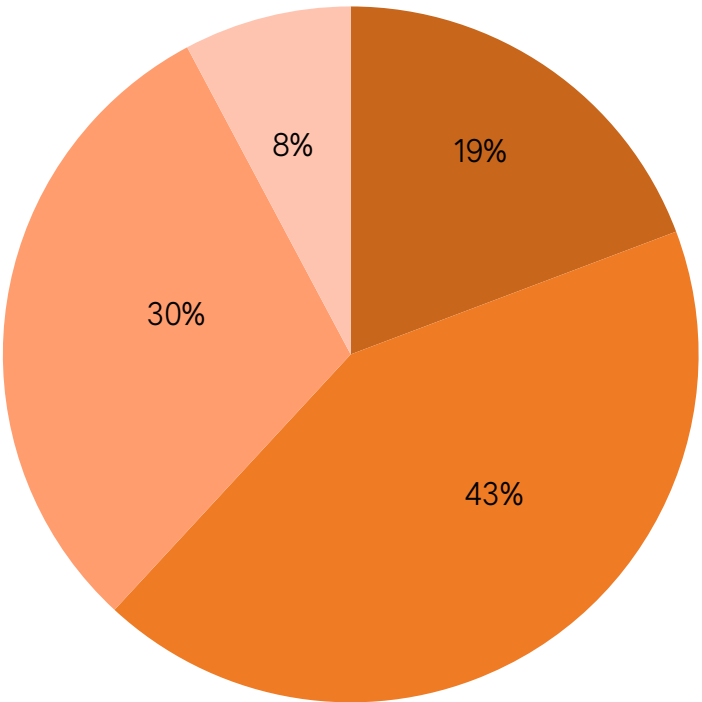
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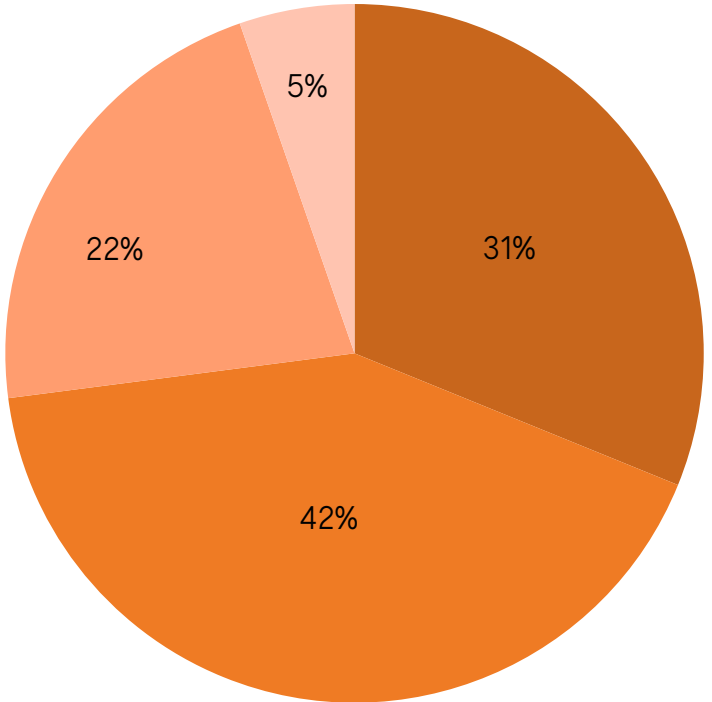
SECURE STORAGE FOR
COMMUNITY GROUPS



COMMERCIAL SPACES FOR HIRE
(E.G. CONSULTING ROOMS)



BUSINESS CENTRE
(E.G. BUSINESS INCUBATOR/DIGITAL HUB)

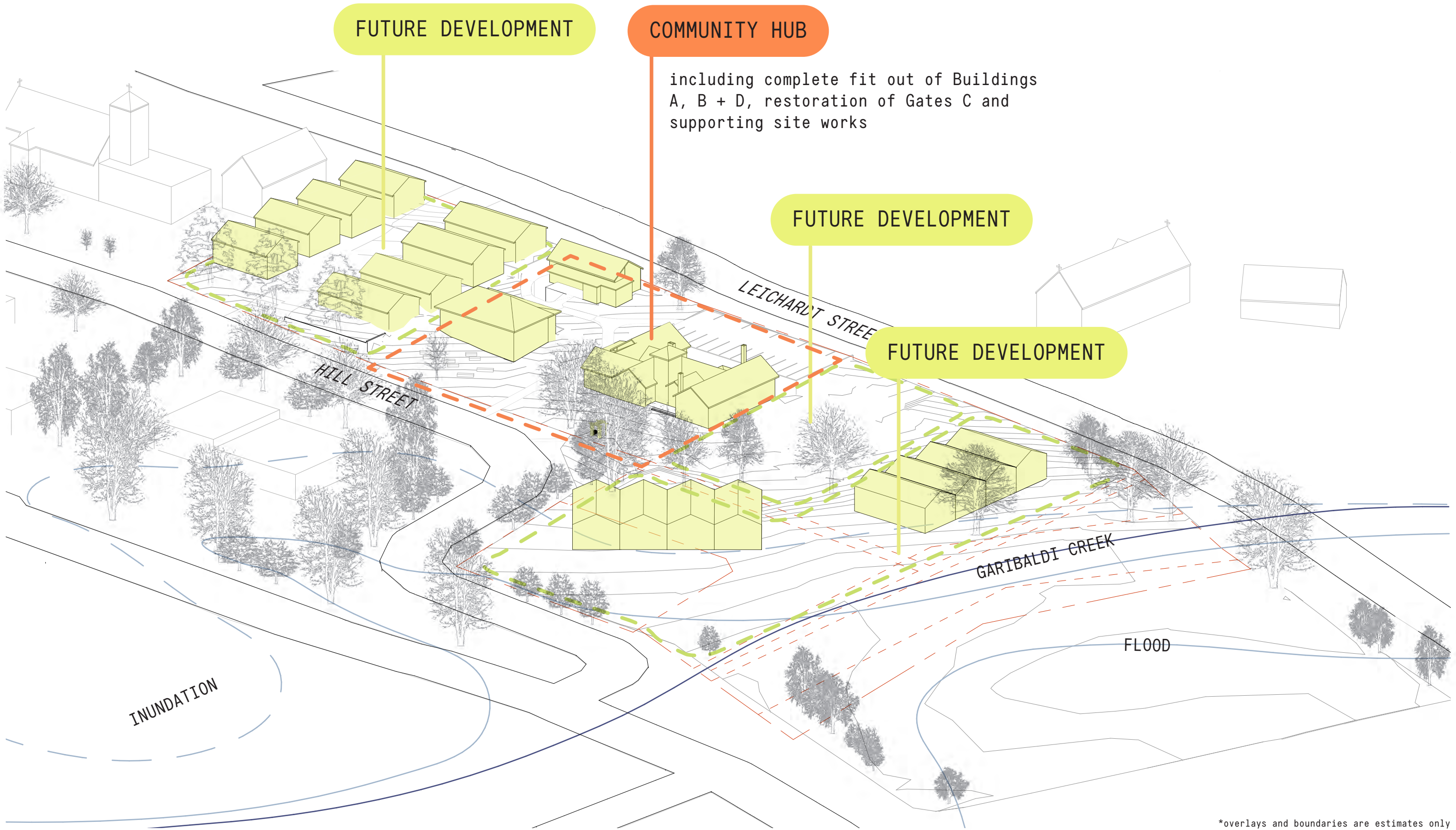


COMMUNITY COWORKING
(E.G. BOOKABLE DESKS / COMPUTERS WITH
LOW BOOKING FEE)

DRAFT MASTERPLAN

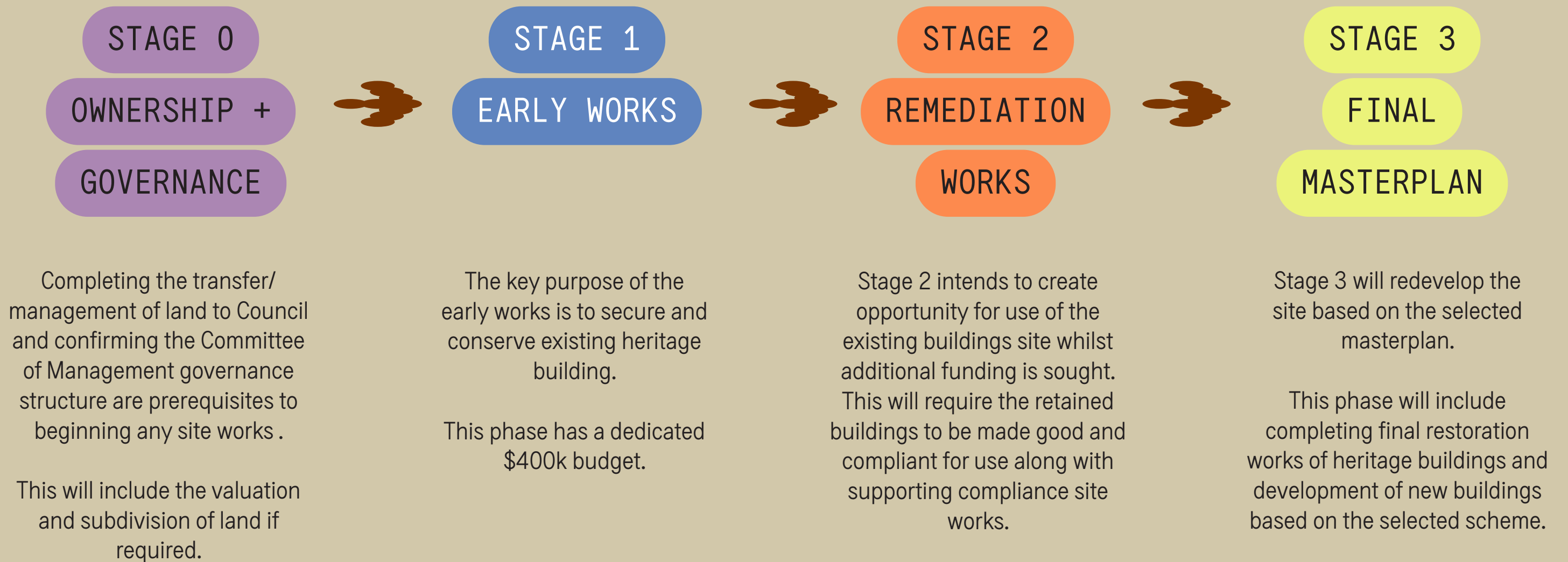
Stages of Masterplan

Masterplan Overview



*overlays and boundaries are estimates only

Staging of Masterplan



Masterplan – Stage 0

OWNERSHIP + GOVERNANCE

SITE OWNERSHIP / MANAGEMENT

Negotiations between Local and State Government are required to determine Ownership / management and site subdivision. This process is estimated to have a 2-3 year minimum timeline.

GOVERNANCE

Committee of Management to be formed by Council, BPS60 Advocacy Group and other interested community members/groups

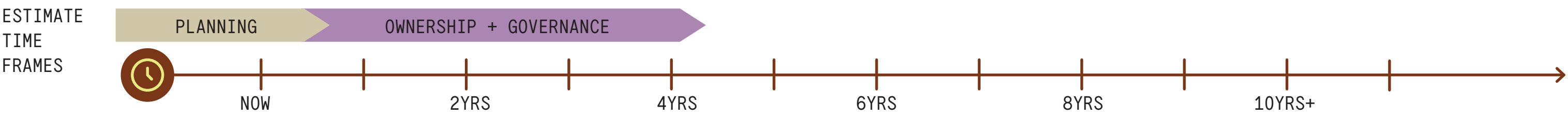
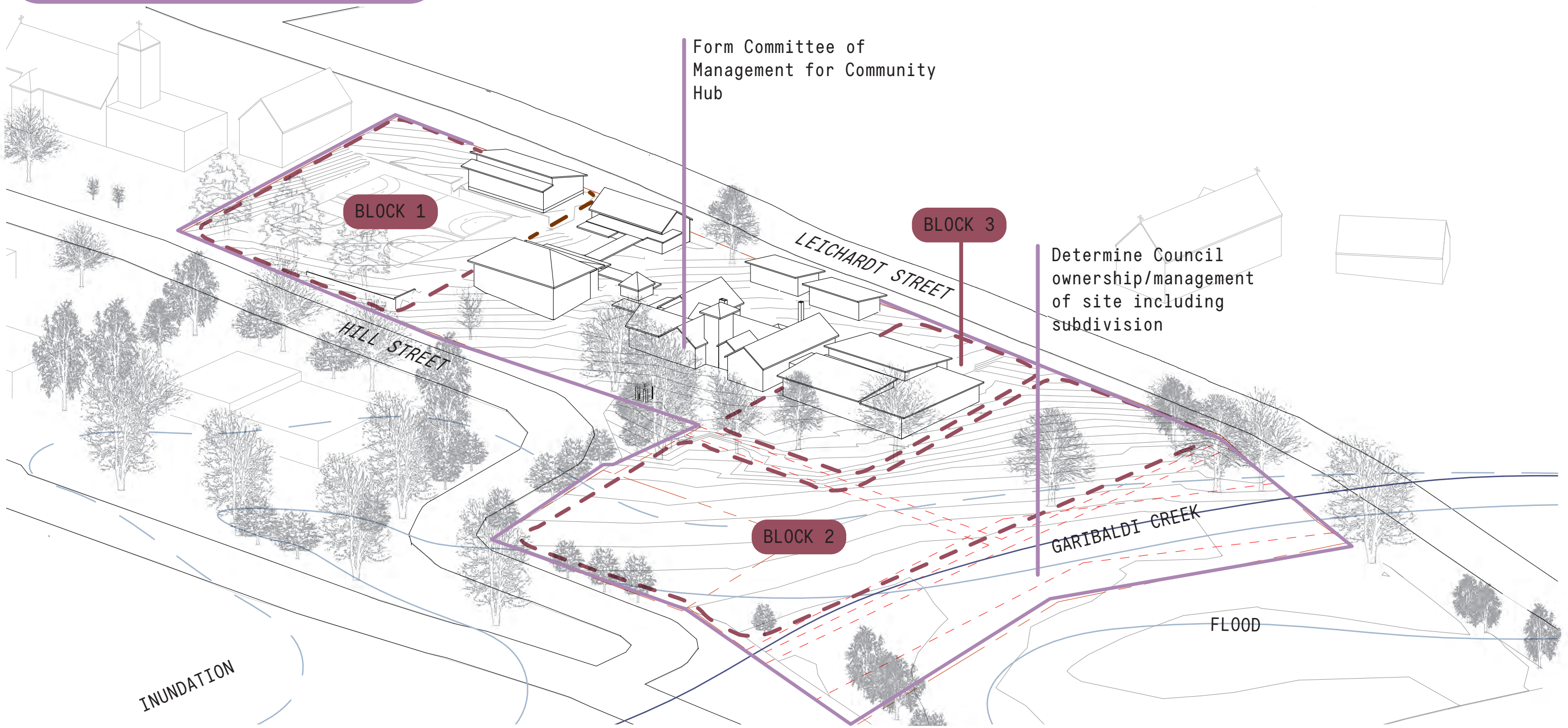


1:1000

*overlays and boundaries are estimates only

Masterplan – Stage 0

OWNERSHIP + GOVERNANCE



Masterplan – Stage 1

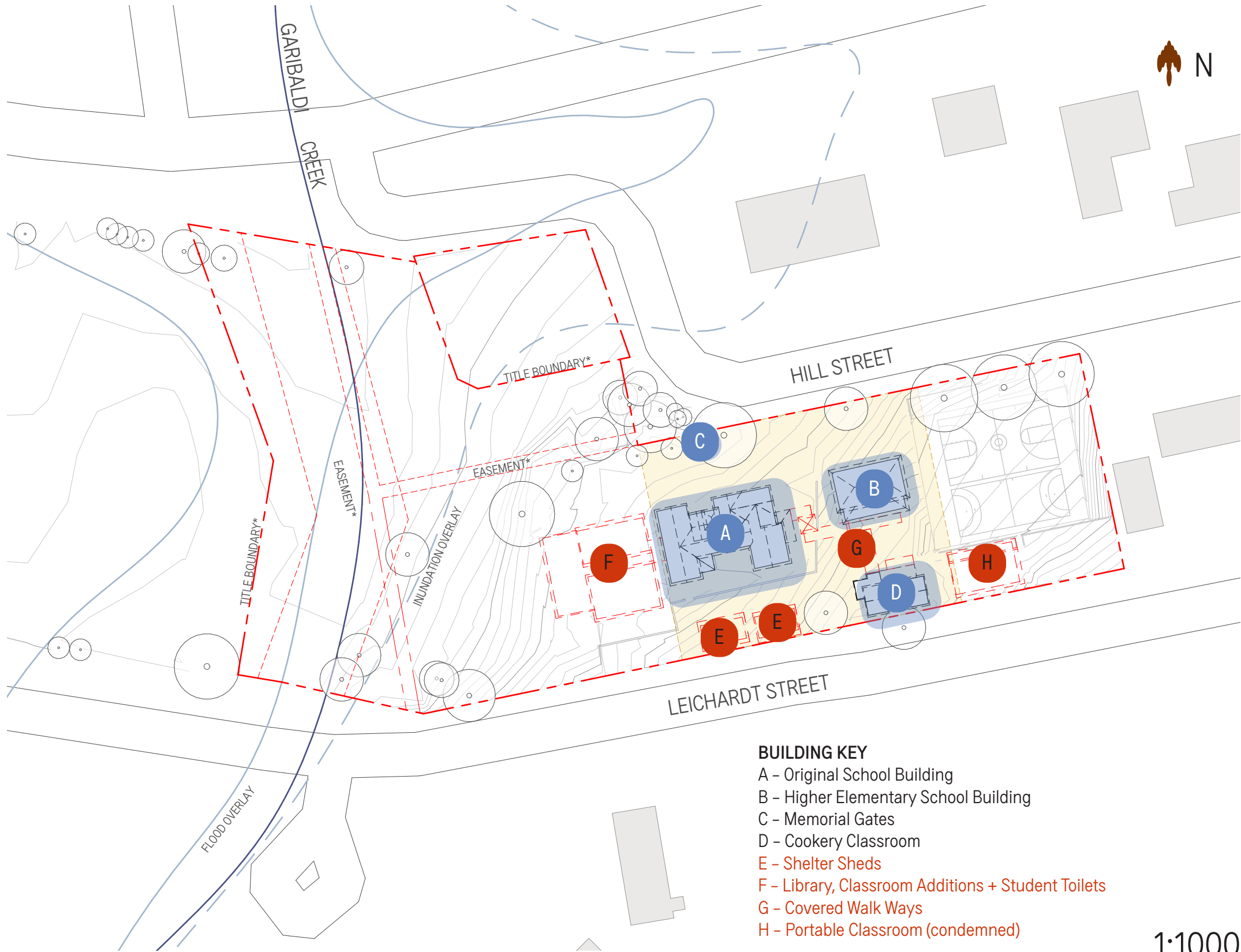
EARLY WORKS

STAGE INCLUSIONS:

The Conservation Management Plan determines Buildings A, B + D and Gates C as significant and recommends the following early works to support conservation:

- Restoration of heritage windows to Building A
- Conservation Works Plan (CWP) Documentation of heritage buildings and gates (A-D) by Heritage Architect (to support later restoration)
- Undertake the minimal works necessary to 'mothball' Building B + D and make them secure
- Demolish Building E, F, G +H

STATE GOVERNMENT
BUDGET :
\$400k

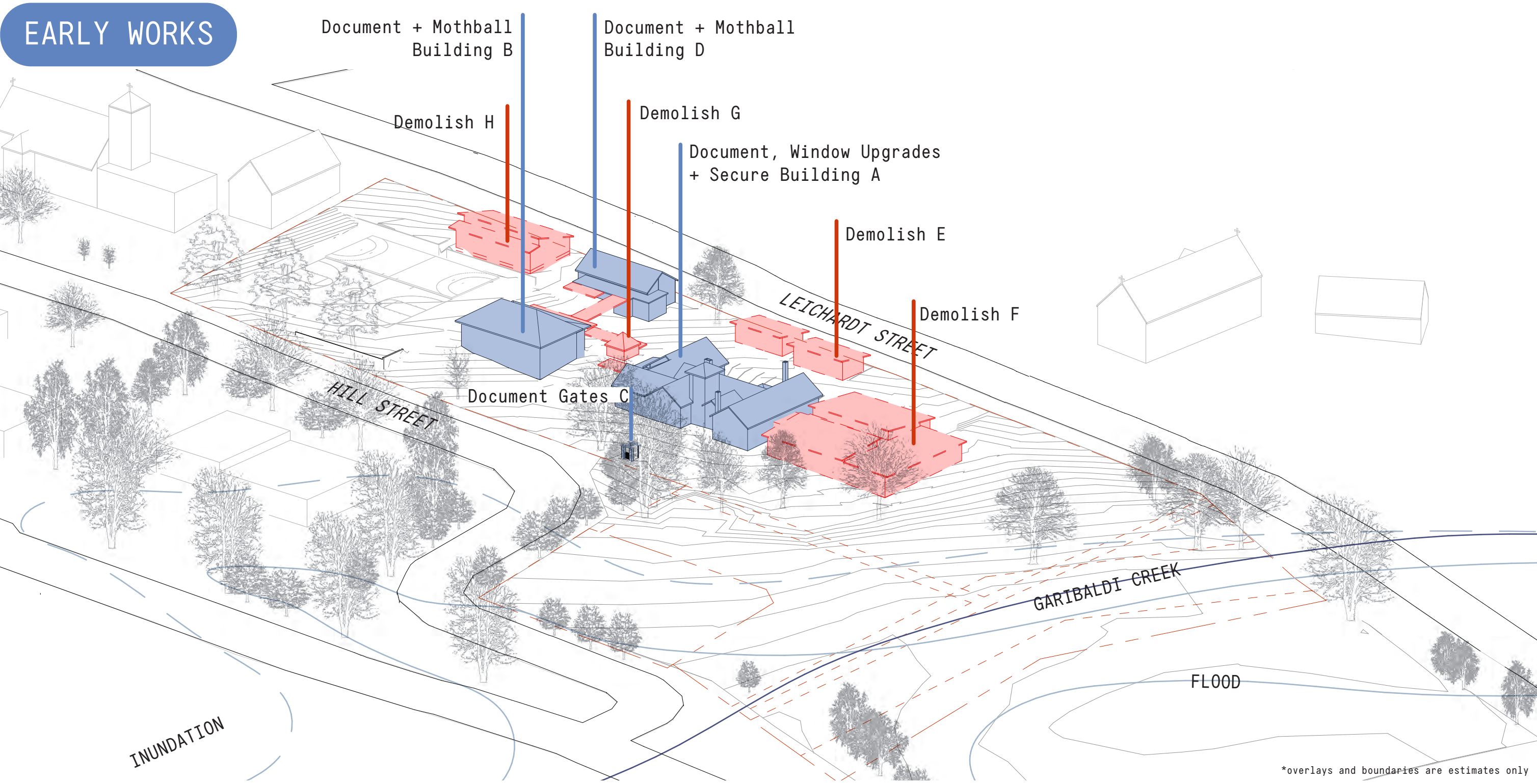


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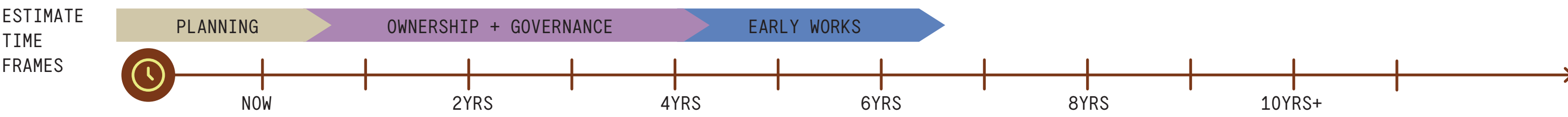
*overlays and boundaries are estimates only

Masterplan – Stage 1

EARLY WORKS



*overlays and boundaries are estimates only

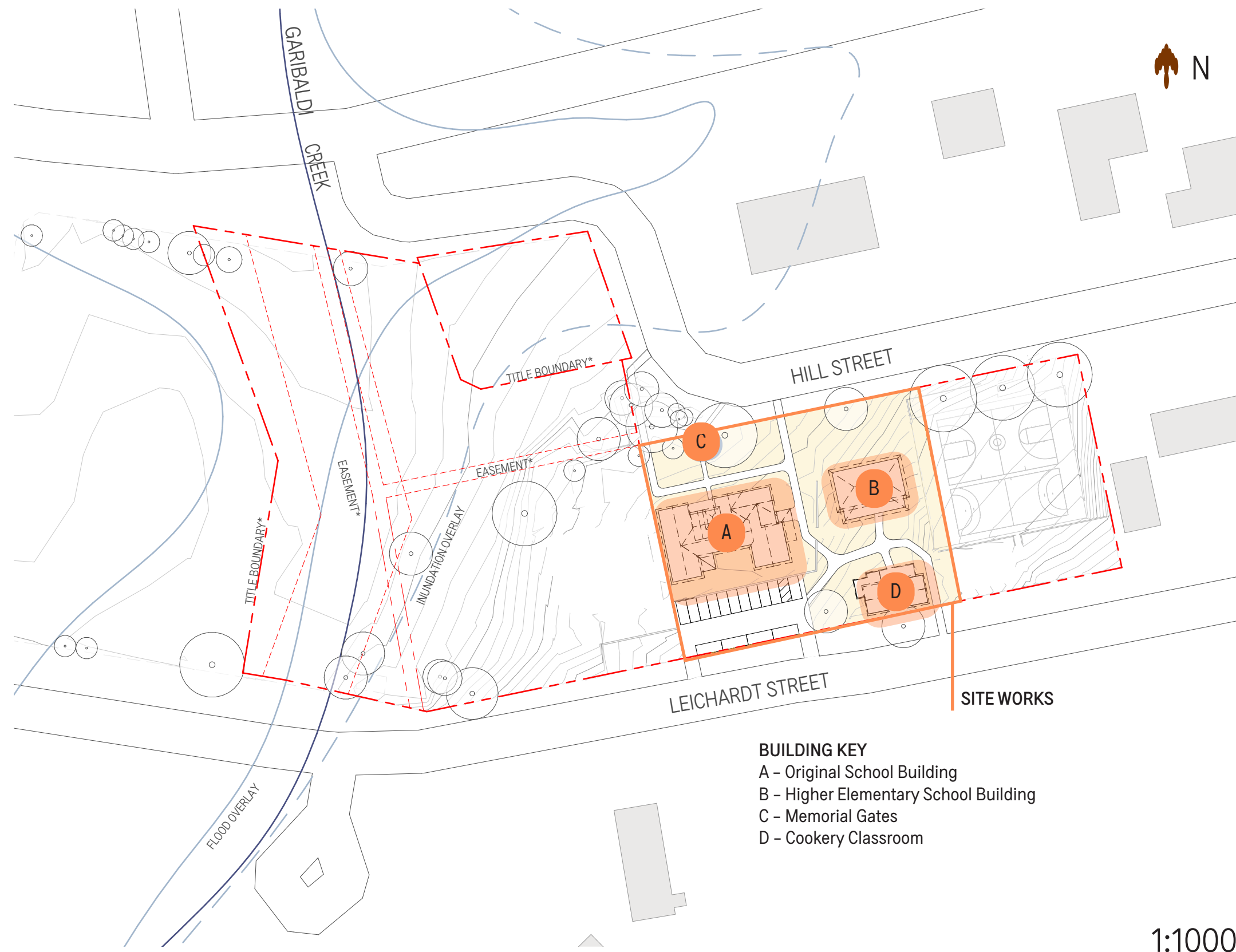


Masterplan – Stage 2

REMEDIAL WORKS

STAGE INCLUSIONS:

- Internal works in line with masterplan and heritage requirement to make Building A, B + D compliant for use (base fit out only including addition of compliant toilets and kitchenettes)
- Restoration of Gates C
- Construction of accessible paths
- Services upgrades
- Site works (carparking and landscaping)



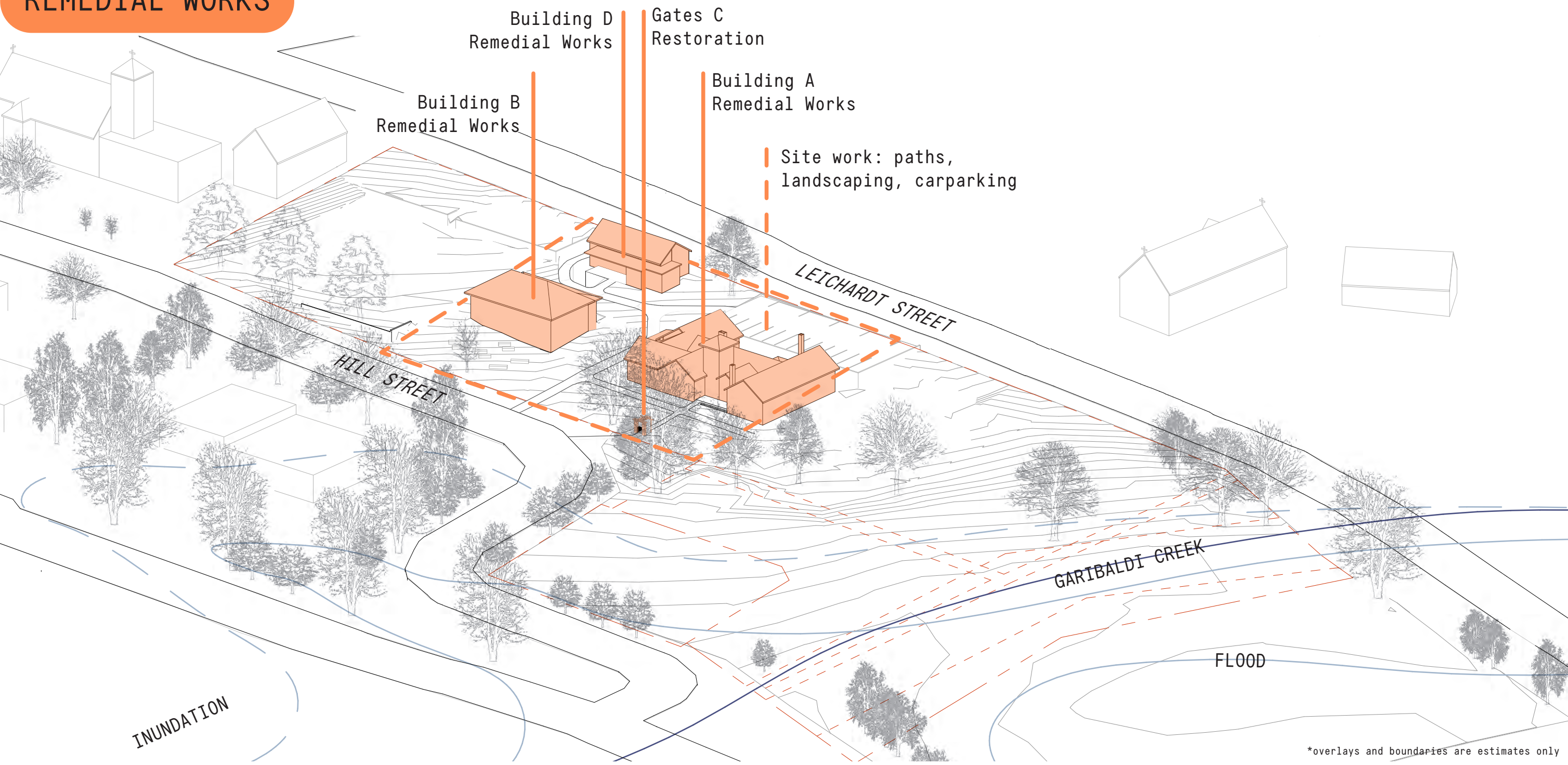
BUILDING KEY
A – Original School Building
B – Higher Elementary School Building
C – Memorial Gates
D – Cookery Classroom

1:1000

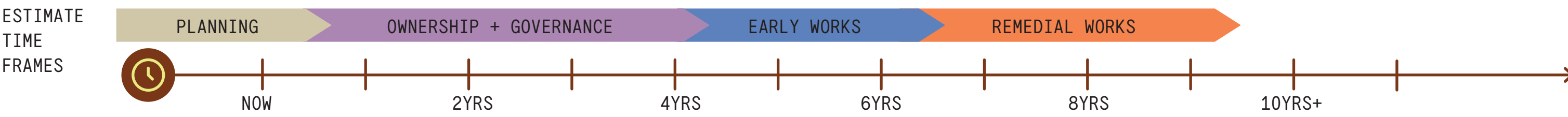
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Masterplan – Stage 2

REMEDIAL WORKS



*overlays and boundaries are estimates only



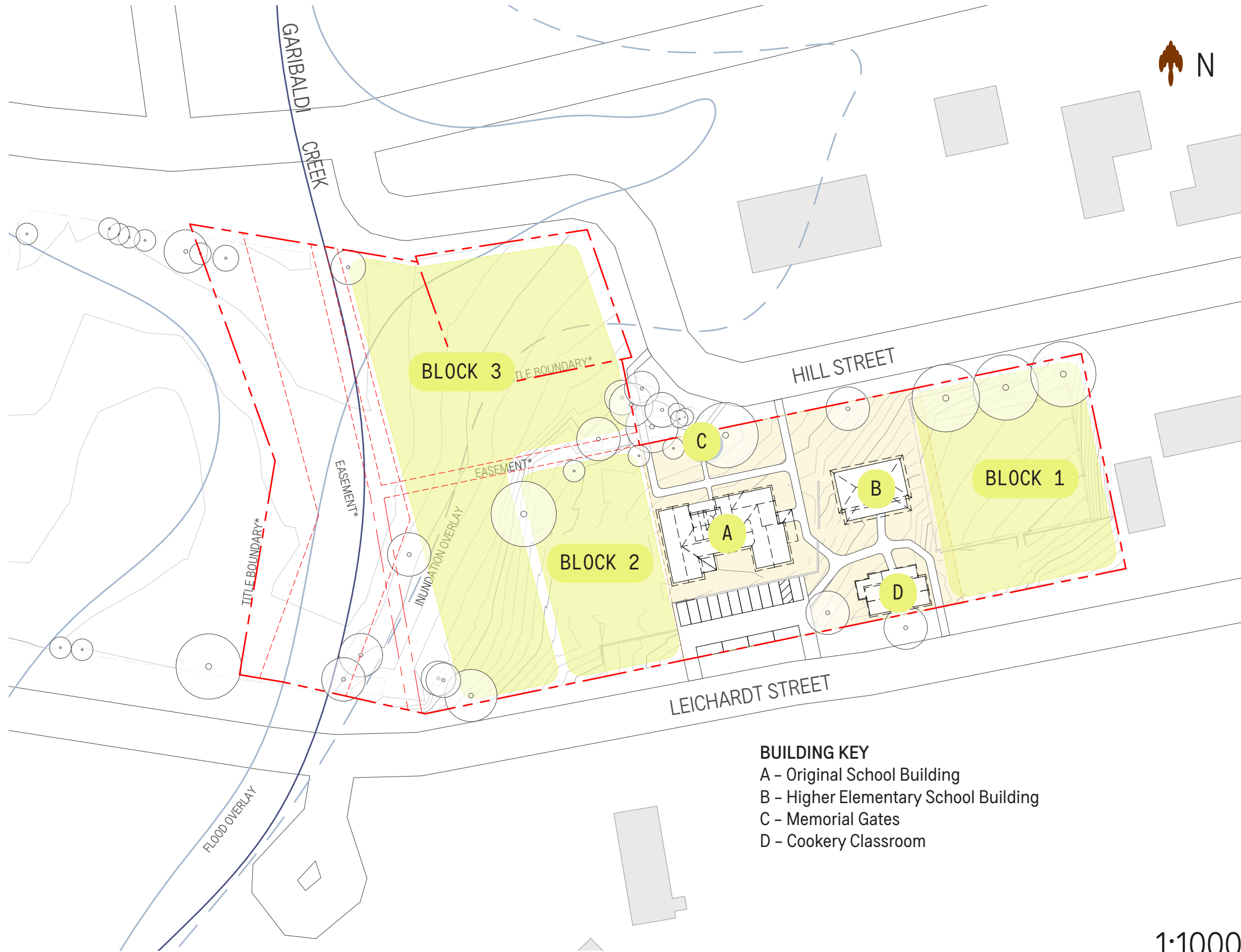
Masterplan – Stage 3

FINAL MASTERPLAN

POTENTIAL INCLUSIONS:

- Sale of excess land
- Development of housing
- Custom fit out of heritage buildings (for community use)
- Development of new community building (to support heritage buildings)

This stage will likely be sequenced based on site ownership, funding availability and Council capacity.



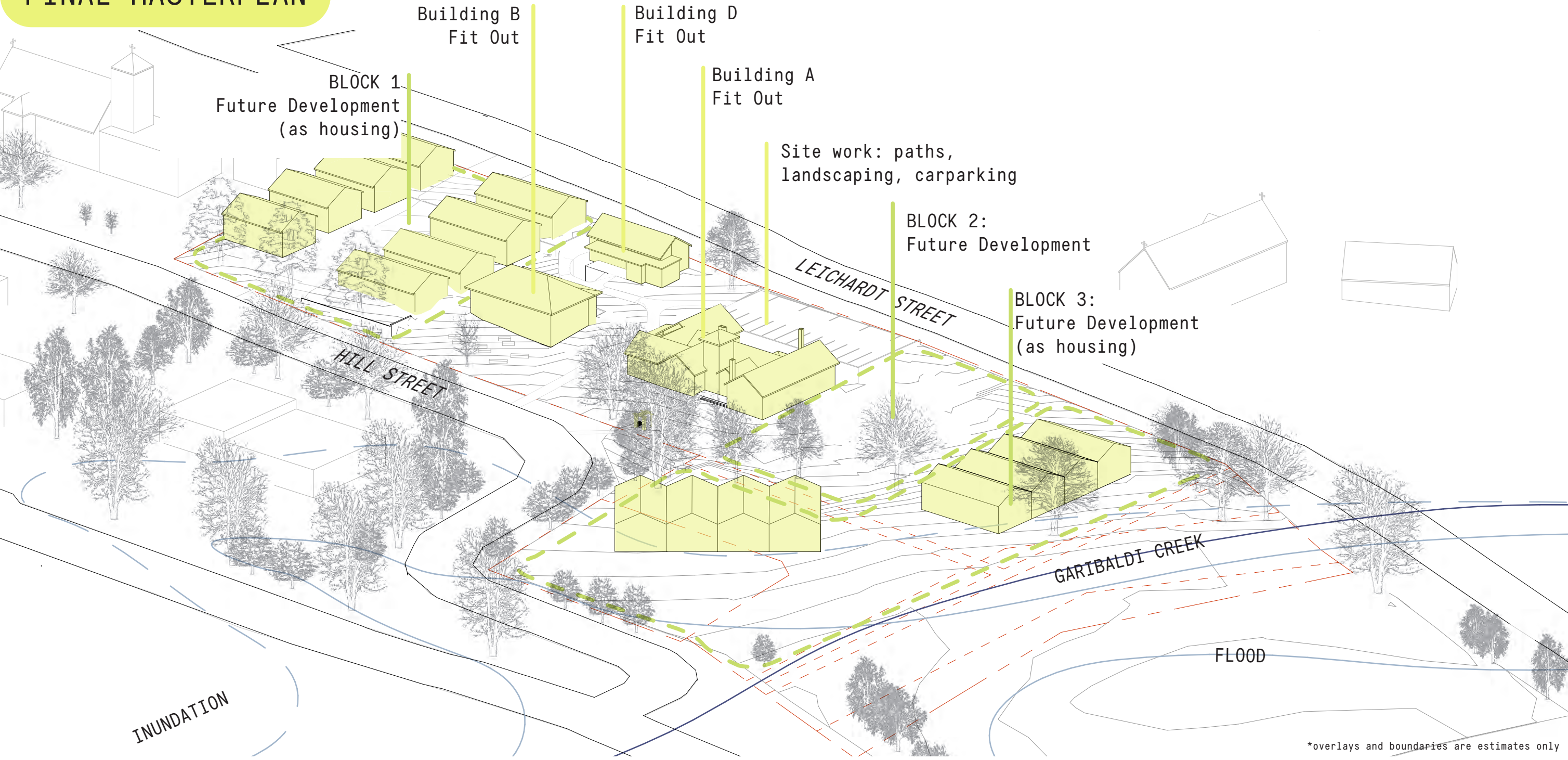
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1:1000

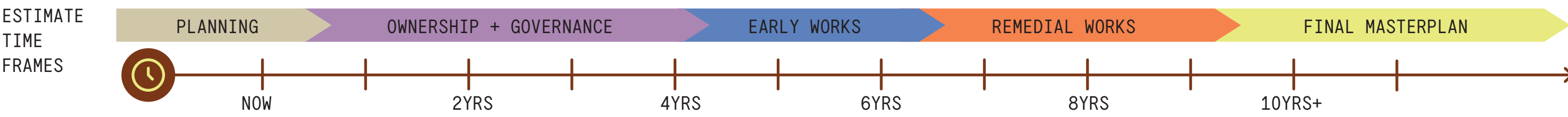
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Masterplan – Stage 3

FINAL MASTERPLAN



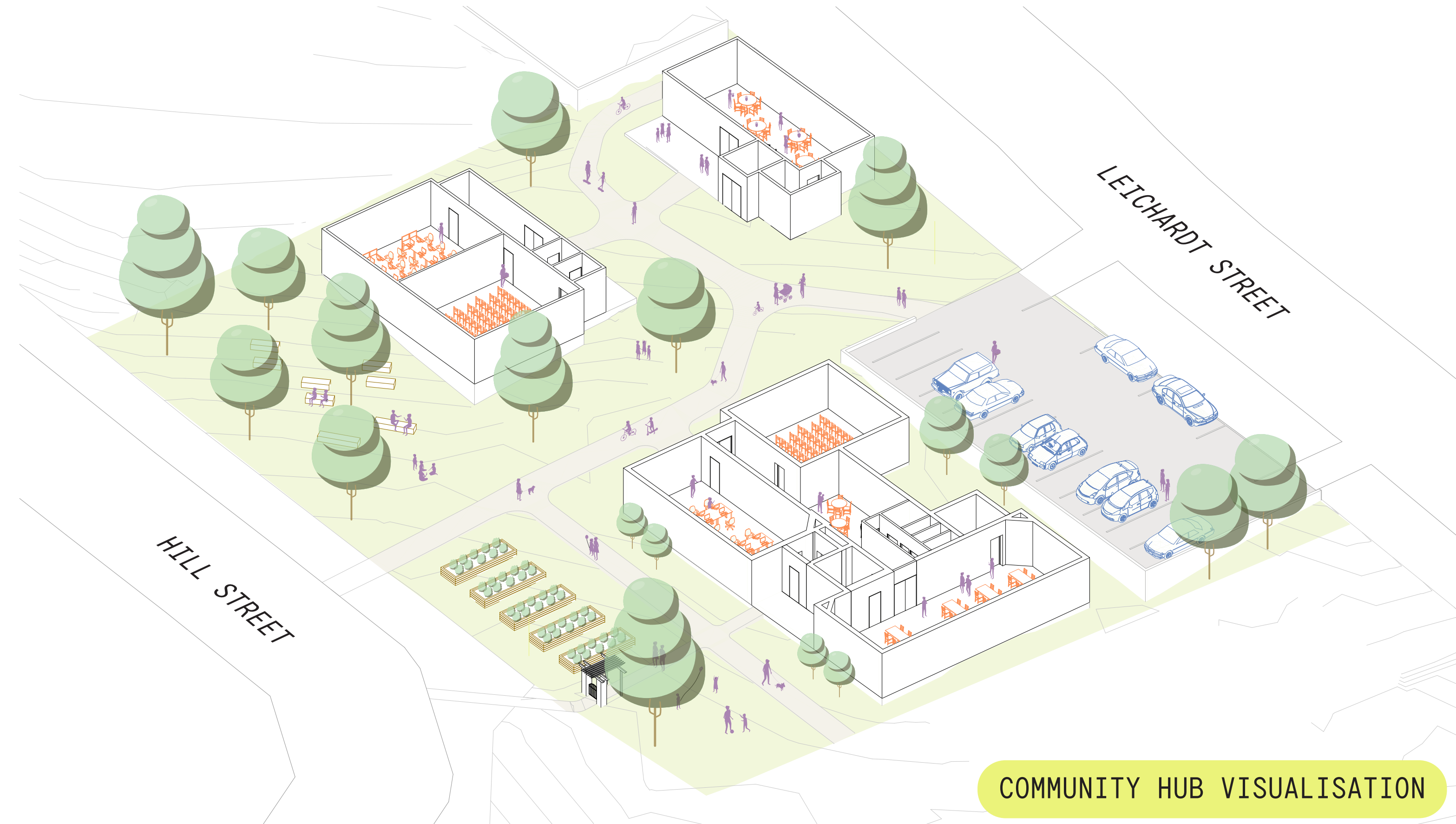
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DRAFT MASTERPLAN

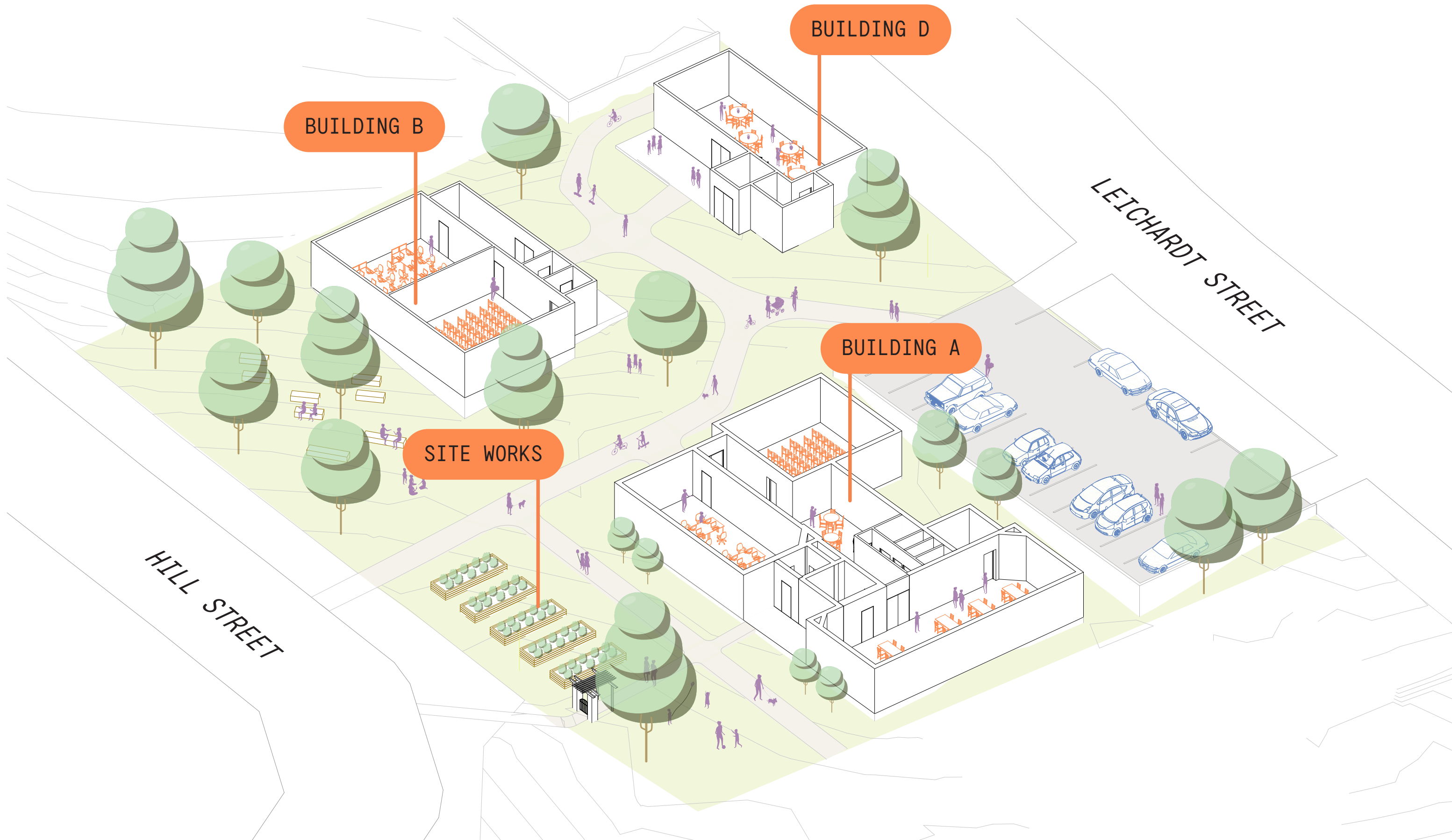
Community Hub Vision

Vision for the Community Hub



COMMUNITY HUB VISUALISATION

Vision for the Community Hub



Precedents



BALUM BALUM PLACE

by Kennedy Nolan



Precedents



EMERGING ARTIST HUB

by Sibling



Precedents



JOYNTON AVENUE CREATIVE CENTRE

by Peter Stutchbury



Precedents



WOODFORD ACADEMY

by Design 5



Precedents



OLD BEGA HOSPITAL

by Design 5



The background features large, flowing, organic shapes in shades of orange and yellow, creating a warm and abstract visual field.

Thank You!