

Corporate Info Received

13 OCT 2021

Nillumbik Shire Council

Submission to the Nillumbik Council

I, [REDACTED]

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

I live at [REDACTED] which is directly opposite the old CFA. My children used the area which now is the "New" CFA to play. We were sad to see this area go and now hope that they can safely play where the old CFA exists. With many children living on this side of Memorial Drive (an extremely busy road) It would be fantastic to have an area at which they can safely play in without crossing Memorial Drive which has No safety measures in place to safely cross the road to access the ^{oval} ~~playground~~ / playground.

Signed: [REDACTED]

Address: [REDACTED]

Contact Details: [REDACTED]

Submission to the Nillumbik Council

I, [REDACTED]

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

Establishing a native garden to enhance the area.

The garden promotes outdoor activities & a common place for families in the community to meet.

The flora should be indigenous to the area.

The garden will provide a perfect connection to the community hall & the 'Old church'.

A native garden will also provide support to the local cafe by giving patrons a place to take their coffees & take away food.

Signed: [REDACTED]

Address: [REDACTED]

Contact Details: [REDACTED]



Hayden's Helping Hands

ACN: 617 841 157 ABN: 21 617 841 157

PO Box 89, Kingsbury 3083

<https://www.haydensthehelpinghands.org>

Registered Business Address – 194 Weidlich Rd, Eltham North

To whom it may concern,

We are reaching out in relation to the Old Plenty Valley Fire Station, and the current community engagement that is being undertaken regarding its use once vacated by the CFA early in the New Year. We would value the opportunity to be considered as a tenant for the space.

Hayden's Helping Hands has been operating in the local community over the past 6 years, having been established by then 8-year-old Hayden and 5-year-old Stephanie, providing for the relief and alleviation of poverty, and to enable young people under the age of 18 to volunteer. HHH is fully volunteer run, based on community donations, distributing food and supplies, and improve access to basic human needs. We help local families, homeless and those fleeing domestic violence. In doing so we also avoid many tonnes of items from being sent into landfill every year.

The impact of recent pandemic events has seen an increase in the demand for our assistance and support to the level where we can no longer sustain our operations from a home garage and storage facility. Our charity over the last three months distributed more than \$16,000 worth of relief into local communities, with over a quarter of a million dollars in six years being provided.

Hayden and Stephanie are also passionate about creating awareness and speak at many kindergartens, schools, higher education institutions as well as community events. This has resulted in many schools now adopting homelessness as part of their school's social justice curriculum and schools requesting volunteer days for their students, which has been hard to accommodate with our lack of facilities.

So, quite simply, the use of a facility such as the Old Plenty Valley Fire Station, or part thereof in the order of 70m² to 100m², for even a one year term, would be foundational to our continued support of the local community through the ability to:

- Open a permanent food pantry
- Have a safe space for our volunteers to work in preparing our essential items packs for distribution
- Provide for volunteer group opportunities for local schools and corporate group, which in turn will help us to help more, and build strong community bonds with the youth of Nillumbik and Banyule

Given our strong youth led principles, we would also welcome the opportunity to share the space with other youth-based activities, or providers of essential services, and would commit to maintain and enhance the building in a sustainable way.

If you would like to discuss further, please contact me on [REDACTED] or email [REDACTED]

Regards,

[REDACTED]

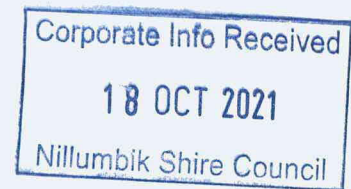


**Hotondo
Homes**



Arnold Bloch Leibler
Lawyers and Advisers

Submission to the Nillumbik Council



I, [REDACTED]

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

Between the new road and the new fire station Plenty has nearly been gutted. The road cut us in half and lost us so many trees - then along comes the enormous new fire station which destroyed one of the few remaining areas of tree covered public land and completed the deforestation of the area. Aren't we supposed to be the Green Wedge? Bit of a joke! The lovely old Hall and church desperately need some parkland around them - it is the only solution.

Signed:

Address:

Contact Details:

The Secretary
Planning and Consultation Committee
Nillumbik Shire Council
PO Box 476
Greensborough
Victoria 3088

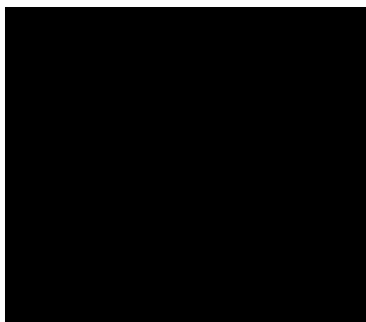


To whom it may concern:

Please find enclosed my submission in relation to the future of the old Plenty Fire Station site.

I would be grateful if this submission could be read on my behalf at the meeting of the Planning and Consultation Committee to be held on 16 November 2021.

Thank you.



PLANNING AND CONSULTATION COMMITTEE

NILLUMBIK SHIRE COUNCIL

PO Box 476

Greensborough

Victoria 3088

FUTURE OF OLD PLENTY FIRE STATION SITE

I wish to place on notice my interest in the removal of the old CFA station in Plenty and the redevelopment of the site as an open-space parkland with associated facilities.

In support of my position, I wish to make a series of comments and observations.

1. I note that the old station site was leased from the Council, being an area zoned as Public Park and Recreation Zone (PPRZ), an area recognised in the Plenty Park Masterplan (2004 - 6). As such the area has a restricted range of potential usage, a range which would exclude any commercialisation.
2. The new CFA station site is also being constructed in a PPRZ area. During discussion regarding the allocation of the new site there was a strong indication that the old site would be returned to parkland for public benefit, a move which I strongly favoured. This prospect was also raised at Council meetings in 2019.
3. Development of the old station site as parkland will increase local passive open space and enhance the local environment, an environment promoted and defended by local residents in a VCAT hearing against the issue of a permit for the new CFA station. Developing parkland would, to some extent, replace the land now occupied by the new CFA station.
4. The Plenty area has been subject to an extensive vegetation loss in recent times. For example, the redevelopment of the Yan Yean Road, Stage 1, resulted in the recorded loss of well over 3000 trees and, more locally, the development of the new CFA facility will see the removal of nearly 140

more. Additionally, the Plenty community has also lost the proposed park site at the old tip site (to become a solar park) and continuing canopy losses as development continues. Returning the old station site to parkland will obviously offer some redress.

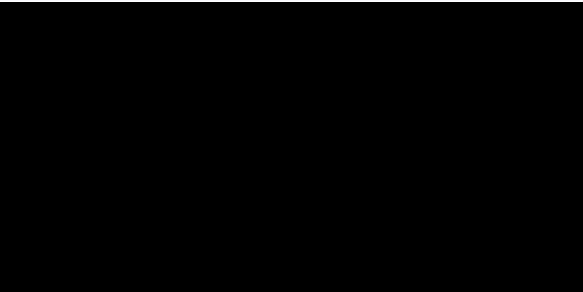
5. The old station site has no place in the heritage area in Plenty. Indeed the amenity and ambience of that area would be considerable enhanced by the removal of the old station and the site's redevelopment as parkland, which would increase the open space near the Plenty Hall.

6. Retention of the old station for repurposing requires an initial expenditure of \$200 000 to bring facilities up to date, and a further expenditure of some \$140 000 in the future. Such costings, once applied to enable the building's future use, would of course be increased substantially by the need for security and maintenance services dependent on the use of the facility and would be unlikely to be recouped. All these costs could be avoided if the area was returned to parkland. Council has noted that \$100 000 is available for work on the old station. This money could well be used for park development after the site has been cleared by the CFA, a process which will not cost Council anything.

7. Finally, the site is quite unsuited to a building facility in continuous use by a varying body of people. Space is restricted and any facility open to a flow of traffic would inevitably cause movement and parking issues and conflict in the heritage area and beyond. Such conflict already occurs when events are concurrently held in the Hall and Church. Additionally, noise, security, maintenance and vandalism would need to be addressed by continuous patrols who would also need to stop drug-related issues depending on what unsupervised use of the old station was allowed.

My request is that the site be returned to open space parkland.

Thank you for your attention.





Submission to the Nillumbik Council

I, [REDACTED]

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

DEMOLISH THE UGLY BUILDING
TURN IT INTO PARKLANDS

Signed:

Address:

Contact Details:

SUBMISSION: PARK FOR A PARK



Aerial Photo of Plenty War Memorial Park highlighting the Heritage area (red) and location of the new CFA building (yellow)

SUMMARY

Construction activities have commenced within the Plenty Heritage Park envelope of the new Plenty CFA building. Following the Blue Lake Ward Meeting (Monday 12 July 2021), where a future potential use of the current Plenty CFA building was presented, high levels of community concern regarding some proposals were raised and there has been strong opinion evidenced on social media and general community communications.

As part of the Local Government Act (2020), it is now a statutory obligation for the Council to have a Community Engagement Plan in place to provide the general Nillumbik community and, specifically in this case, the Plenty community with decisions, strategies and services that affect them. It is considered that any decision relating to the viability and use of the existing CFA building (called Old for this document) requires full and transparent Community Engagement. It was therefore considered inappropriate that an option for ongoing use of the building was presented prior to the Community having the opportunity to participate in the decision-making process on whether the building would be removed or retained. It may well be that no opinion has been advanced by Council to date.

There is great concern being expressed within community groups and amongst community members about the future of the Old CFA building. There is a generally held view that the Old CFA building would be demolished, and the area returned to parkland. This was the general Community understanding from several meetings during 2018/2019 at which the proposed plans for the new CFA complex within the Heritage Park were presented. In fact, the independent Town Planning Evidence Statement specifically identifies that the loss of open space on the western part of the site could, to some extent, be off-set if the Council decides to demolish the existing CFA station”.¹

¹ P 15, Town Planning Evidence Statement, Glossop Town Planning Ltd, Application for Review P702/2019



THE OLD CFA BUILDING (1970S BUILD AND NOT IN THE STYLE OF THE HERITAGE BUILDINGS OF PLENTY) IS UNFORTUNATELY, CURRENTLY THE FOCUS OF THE HERITAGE PARK AREA RATHER THAN THE BUILDINGS WHICH DISPLAY THE HISTORY OF THE AREA



REMOVAL OF THE OLD CFA BUILDING WILL HIGHLIGHT THE HERITAGE BUILDINGS OF THE PLENTY TOWNSHIP, WHILST PROVIDING THE OPPORTUNITY TO ENHANCE THE OPEN SPACE FOR THE COMMUNITY

BACKGROUND

- Whilst the physical township of Plenty developed in the early 1900s, events were recorded as occurring “on the Plenty” back in the 1830s - 1850s by pastoral settlers. The development of Plenty as a township began with the subdivision of large pastoralist holdings to smaller farming lots in 1913. Development of the township began in 1916, when the Plenty General Store was established, a State School developed in 1922 and a Post-office was opened in 1923. The Methodist Church was built in 1925, followed by the Community Hall in 1931. This group of community buildings was surrounded by a mixture of houses generally described as miner’s cottages and farmer’s structures. The Plenty Hall remains in situ, whilst the Methodist Church was moved in August 2018 to the area next to the Plenty Hall. A miner’s cottage also remains just outside of this area.
- The area which contains the Old CFA building is part of the Plenty War Memorial Park, situated at 109-115a Yan Yean Road – covered by Plenty Park Masterplan (also called the Plenty War Memorial Park Masterplan) which was adopted by Council in 2007 with reviews held in 2016.² The area contains:
 - The Plenty Hall (included in the Heritage Overlay, and listed as having Heritage Value by Nillumbik Council)
 - The Plenty Methodist Church (repositioned to the Plenty War Memorial Park as part of the Yan Yean Road Stage 1 Upgrade). This building is also listed as having Heritage Value³
 - The War Memorial Gates and garden (included in the Heritage Overlay, and listed as having Heritage Value by Nillumbik Council)
 - Various sports and recreational fields
 - The site of the new CFA building. This area was the original free space area of the Plenty Heritage Park
- The purpose of the Plenty War Memorial Park is recognised as a community activity and cultural centre which supports the population of both Plenty, and the wider Nillumbik area.
- The site is affected by the Heritage Overlay and therefore is protected by the local planning scheme. Nillumbik has recognised the importance of the cultural heritage in the Shire and the role the Council plays in the protection of community heritage places since “they help to strengthen personal and

² The name of the Plenty Park was changed to the Plenty War Memorial Park and accepted by Council in 2005. However later Council documents continue to use the name Plenty Park e.g. Plenty Park Implementation Plan dated 2016.

³ Listed as having Nillumbik Council Heritage Value on the site https://vhd.heritagecouncil.vic.gov.au/search?kw=Plenty&aut_off=1, which links to the Nillumbik Council Web site. Viewed 7-8-21.

community identity; we want to pass them on to future generations, there are spiritual, ethical and legal obligations to do so".⁴

- Council have stated that "A heritage place is ...a specific area or site ...which is valued by people for its natural and/or cultural heritage significance".⁵ It is argued that the Plenty War Memorial Park area meets that description for the people of Plenty. The area was developed in the 1920s and consisted of the Plenty Hall, the Plenty School and the original Plenty Store. The area made up the township of Plenty and was seen as the main meeting area for the community during the last century and continues to be the main community area for the township today.
- The Plenty Park Masterplan (2004-2006) which has been adopted by the Council (2007), even though it is neither incorporated nor referenced in the Nillumbik Planning Scheme, has been reviewed with implementation reviews undertaken in line with the Masterplan (e.g. 2016). This Masterplan acknowledged the importance of the area to the people of Plenty.
- The Town Planning Evidence Summary undertaken as part of the CFA permit application states "The Plenty Park Masterplan (2004-2006) was adopted by Council in February 2007. The Masterplan identifies the review site as within the Plenty Heritage Park. An opportunity was identified to relocate the existing Church and school and potentially establish a heritage precinct around the Plenty Hall.⁶ The Plenty Park Masterplan Implementation review (February 2018) Issue 7.1 stated "that a heritage precinct be formed around the Plenty Hall" with the Masterplan Action "Council to discuss proposal further with Historical Society and investigate costs. Council to allocate funding for works and completed associated works".
 - Since these reports the Church has been relocated to be within the Heritage Park area and thus establishment of the heritage precinct has advanced considerably
 - There is an expectation within the local community that this heritage precinct will continue to evolve. Any activity proposed should be in keeping with maintaining that evolution
 - Clause 15.03 of the Plenty Park Masterplan which covered the Plenty Heritage Park seeks to ensure the conservation of places of heritage significance. Further, the zoning of the site is Public Park and Recreation Zone. Whilst this allows for commercial uses where appropriate, Plenty does not have a commercial zone and it is argued

⁴ P 1, Heritage Strategy Identifying and conserving Nillumbik's cultural heritage, Adopted by Council on 6 September 2011.

⁵ P 8, Heritage Strategy Identifying and conserving Nillumbik's cultural heritage, Adopted by Council on 6 September 2011.

⁶ Clause 28, 54r1, Town Planning Evidence Statement, Glossop Town Planning Ltd, Application for Review P702/2019

that any commercial use of this building is not appropriate for this Heritage site.⁷

- During the CFA relocation period of assessment and during the review of the proposal there were detailed discussions and subsequent agreement to move the location of the CFA building, and the option of the CFA demolishing the existing (old) building and reverting it back to open space was raised to appease Community concerns with the loss of the Heritage Park area and which supported improving the visual impact of the Plenty Hall. The return of the Old CFA site to a cleared condition or parkland was indeed raised on several occasions (e.g., Future Nillumbik Committee Minutes, 12th March 2019, Council Meeting 26/3/2019).
- Clause 63 of the Town Planning Evidence Statement states;
“The loss of open space on the western part of the site could, to some extent be offset if the Council decides to demolish the existing CFA Station (which it will be given by the CFA) or the building could be given over to some form of community use.”
 - “the loss... (of land) ...would be keenly felt by nearby residents”
 - There is a community understanding that the offer by the CFA during the community consultations in 2018, to pay for the demolishing of the Old CFA building and development of Open Space is still available to the Council. Thus, there is no cost to the Council for the demolishing of the structure
 - In this regard, a petition on social media opposing retention of the Old CFA building has over 170 signatures and is growing daily. Further, hardcopy petitions targeting those not comfortable with, or having access to social media, have a further 143 signatures resulting in 316 signatures in total obtained during a period where COVID 19 lockdowns have drastically limited the ability to make community visits (copies of both petitions have been delivered to Council).
- The majority of the Plenty Community who attended the various communication meetings at that time have a general expectation that the Council would accept the offer to demolish due to the general conversations which occurred during public meetings. These discussions included:
 - The emphasis that the building is generally considered substandard and not fitting for the area, or aligned with the architectural style of the Hall, Church or War Memorial Gates
 - The ongoing maintenance costs associated with ongoing usage of the building would be high
 - At some time in the future removal of asbestos would be required and this cost would be avoided if Council accepted CFA’s offer to demolish the building and revert it to Open Space

⁷ Clauses 31, 44 49, Town Planning Evidence Statement, Glossop Town Planning Ltd, Application for Review P702/2019

- Ongoing support by the Council to achieve the goal of an Heritage Precinct highlighting the vista around the Plenty Hall and now the Plenty Church.
- There was a community meeting 26 April 2021 at Plenty View Golf Park organised by Blue Lake Ward Councillor Richard Stockman attended by approximately 100 persons. Amongst other topics there was considerable discussion of what to do with the Old CFA building. There are no votes at such meetings but the great preponderance of the voices and the clear desire of those present was that the Old CFA building was to be removed and the area revert to open space.

THE PLENTY HALL



REAR OF
THE PLENTY HALL



PLENTY
HISTORIC CHURCH



WAR
MEMORIAL GATES

REASONS TO DEMOLISH

- As described in the Nillumbik Shire Council's Annual Report for 2017-2018, the people of the Shire including the people of Plenty "enjoy a healthy, safe, family-friendly lifestyle within close-knit communities." The Plenty community "values and enhances the Shire's Green Wedge, with its history and diversity, its open spaces, bushland environment and artistic heritage".⁸
- The Plenty area has lost more than 3,000 trees in the last few years as a result of widening along the Yan Yean Road and the development of the "school estate". Further, an additional 138 trees have been lost in the last 6 months due to the development of the new CFA site. Nillumbik has a stated commitment to the Green Wedge, which includes the area of Plenty. Nillumbik have a legal obligation to protect the Green Wedge from development through the management of the area.⁹ The group which has developed this submission and supporting petitions recognise that the requirement to support CFA's presence in the area resulted in the loss of the 138 trees and the Plenty Heritage Park area now under development – but request the Council see the value of replacing that area with additional open park space through the demolition of the Old CFA building and replacing it with a Park, revegetation and associated facilities which would support the communities use of the heritage centre.
- The Park is zoned as Public Park and Recreation Zone. The Council has understood the purpose of this zoning as Public Recreation and Public Space and the area has been developed in accordance with that purpose for the majority of the local population. The Plenty community now look to the Council to further enhance that purpose by demolishing a building which does not support that concept and reverting it and the surrounding area to Open Space which can be used by the community.
- Plenty does not have a commercial zone (and arguably does not need one). It does, however, have an historical community activity centre based around the Plenty Community Hall and Plenty Heritage Church on one section of the Plenty War Memorial Park and sports fields on the other.¹⁰ The loss of the park area for the use of the new CFA building should be replaced by demolition of the Old CFA building thus ensuring that community space is retained. This is particularly important with the current subdivisions and increase in developments within the Plenty area.

⁸ P 8, Nillumbik Shire Council Annual Report 2017-2018.

⁹ Nillumbik Web Site <https://www.nillumbik.vic.gov.au/Council/Planning-for-Nillumbiks-future/Our-Green-Wedge>

¹⁰ P 11, Clause 44, Town Planning Evidence Statement, Glossop Town Planning Ltd, Application for Review P702/2019

- During the CFA Permit community consultations, several documents and meetings addressed the potential that the Old CFA Building could be demolished to offset the loss of open space on the western part of the Plenty Heritage Park for the new CFA building.¹¹ In fact the terminology used in the permit application was that the building would be “relocated”, indicating that only one building would remain.¹²
- Further, the Town Planning Review of the impacts which would be experienced through the development of the new CFA building were based only on the activities associated with the new building. No review was undertaken of the compound effect of retaining both the new building and the old building.
- Returning the Old CFA building area to open space provides a more expansive vista of the Plenty Hall and Plenty Heritage Church with the appropriate open space context. Historically, the Plenty Hall was once the centre of the Plenty Township and the prominent focal point for travellers going along the Yan Yean Road.¹³ With the construction of the Old CFA building this prominence and vista was destroyed. There is now a once in 50 years opportunity to improve the Heritage area and position the Plenty Hall and Church to the original focal point of the Plenty Heritage Park.
- The possibility of relocating the Plenty Heritage Church and the Plenty School was considered and found to be cost prohibitive as part of the Plenty Park Masterplan consultation and development.¹⁴ Since then, the Church was relocated into the area by Major Roads Projects Victoria. As the CFA has offered to pay for the demolition of the Old CFA building and reversion of the site to park, during community consultations in 2018/19, the cost is no longer an issue with meeting this goal.
- The Old CFA building possesses little, if any, architectural highlights and is not aligned with the architectural style of the historic buildings of the immediate area. Indeed, the current profile of the Old CFA building where the water tank, rubbish bins and other unsightly tin shelters and lean-to abuts the main entrance to the Plenty Hall and directly faces the Memorial Gates and Memorial Drive detracts from these historical buildings. Further, access to the Church is via a dirt track which transverses the front and north (opposite) side of the Old CFA building.
- During the CFA petition period the CFA used as a justification that the Old CFA building had high maintenance costs – issues like asbestos may be OK for now but WILL require expensive action at some point in time – as soon as

¹¹ P 15, Clause 61, Town Planning Evidence Statement, Glossop Town Planning Ltd, Application for Review P702/2019

¹² P 14, Clause 63, Town Planning Evidence Statement, Glossop Town Planning Ltd, Application for Review P702/2019

¹³ P 114, Future Nillumbik Committee Minutes (and Agenda) Officers Report, 12th March 2019

¹⁴ P 104, Future Nillumbik Committee Minutes (and Agenda) 12th March 2019

any activity, fit out changes or maintenance of the building disturbs it – for any reason.

- Council will avoid a large and ongoing liability if the building is removed now at CFA expense. Further, whilst many of Council's community infrastructure projects are reliant on achieving significant external funding, the CFA have documented their preparedness to undertake the demolition of the Old CFA building and facilitating the development of the open space, an outcome the members of this group are advocating.
- The people of Plenty expected the Plenty Tip (Waste Dump) area was to be reverted into Parkland after the closure of the Tip (the area was initially playing field for the local communities). Council have now announced that area will be used as a solar farm. Plenty residents consider that area is a further park area that has been lost to the people of Plenty (without any community consultation).
- Demolishing the Old CFA Building and reverting it to park space with appropriate seating, possible playground and other associated facilities which will support increased community use of the area. Some factors promoting development of the area for an open space include:
 - A local café is due to open in the near future providing an area where people can buy coffee and light snacks and go to the neighbouring park to relax and enjoy the ambience
 - Play equipment. Currently there are only 2 playgrounds in the entire Plenty area. Both are small and have limited equipment. Families find the long waits for toddlers to be able to get on a swing and other limited equipment frustrating or they are forced to travel for 20 minutes to Diamond Creek to access play facilities. Recent subdivisions in the township have resulted in increased numbers of families with children increasing the demands for these types of assets
 - Supports people residing in nearby Aged Care facilities Aurrum, BUPA and St Thomas Retirement Village being able to walk to the park as a nice destination and being able to rest before returning home. This aligns with Council's care and assistance to the Shire's Aged population (Positive Ageing Strategy)
 - The upgrade of Yan Yean Road included the development of a high-quality walking path which is now heavily used in comparison to the pre-road upgrade. The removal of the Old CFA building with restoration of the park provides an excellent target destination for users of the path, allowing them to rest and enjoy the heritage precinct before their return journey. Further the proposed open space would support the ambience which planners have developed with the street scape along Yan Yean Road (including seating)

- Plenty community is a changing dynamic. The area had a growth rate of approximately 13% based on the 2016 census (which was higher than both Eltham and Diamond Creek by over 10%). Ongoing development in the area will have only increased this growth rate in the last 5 years. Whilst the area has 33% of its population over 50 years of age, the new housing areas of the area will have increased the number of young (up to 14 years of age) in the area above the 20% reported in the 2016 census. Provision of open space which supported the meeting requirements of the older population whilst also covering the play areas of those children under 14 would provide an asset aligned with benefits for over 50% of the Plenty population
- Further, the location of the open space directly opposite the playing fields used by those aged generally above 14 would provide all other age groups with a nice pathway to the local café area



THE OLD CFA BUILDING WATER TANK, LEAN-TO, SHED AND BIN STORAGE AREAS DIMINISHES THE ENTRANCE VISTA OF THE PLENTY HALL AND IS DIRECTLY ACROSS THE ROAD FROM THE WAR MEMORIAL GATES

IF BUILDING IS KEPT ISSUES THAT WILL NEED TO BE RESOLVED

- Some issues were raised during the CFA relocation petition process and were recognized as being legitimate but the overall benefit of the area having robust and modern CFA premises which supported providing firefighting capabilities to the entire area was deemed more important. However, the issues are still valid and will be compounded by retaining the Old CFA building along with the increase of activity associated with the new CFA building. Issues include:
 - Local traffic increase which the existing road and road edges cannot support
 - Lack of parking at peak periods. The sports grounds parking is fully utilized during weekends and during sports events and practise and indeed may spill over into surrounding streets. The Plenty Hall and Church parking is used throughout a normal week by Community Groups whilst both assets are hired out on a regular basis, utilising all spaces available. The Old CFA building has very limited parking capability and it should not be assumed that other assets in the plot have parking available to cover alternative uses for the Old CFA building
 - Parking conflict occurs at present when events are held concurrently with the Plenty Hall and Church. Additional activities held in the Old CFA building will exacerbate this issue
 - Commercial versus recreation conflict
 - What is appropriate for the Plenty community
 - Lack of play equipment for the younger members of the area
 - Census details of the Plenty population indicates requirements for park facilities for the young and elderly. There is a need to ensure the area supports not only the groups from Greensborough, Diamond Creek etc but also Plenty inhabitants
 - Lack of general park areas for people to meet (playing fields do not provide the general park meeting areas)
 - Noise level associated with alternative use of the Old CFA building particularly after hours. The Hall can be hired but has restricted hours and is limited to functions which are not expected to disturb local people. The Hall usage tends to be limited to twice a month thus disturbance to local people is minimal and managed by the Hall committee. Lack of parking is already an issue within this section of the park and the potential noise associated with leaving any activities which may be associated with retaining the Old CFA building is likely to be invasive to the housing situated less than 100m from the area
 - Potential vandalism to the Plenty Hall and Church, War Memorial Gates and garden and the new café, particularly if encouraging commercial

activities bringing people from outside the area for extended and possibly unsupervised periods

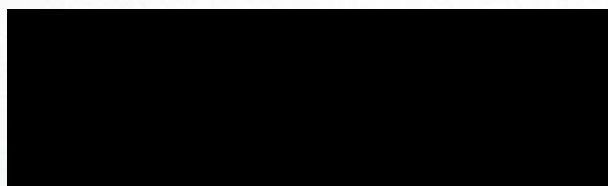
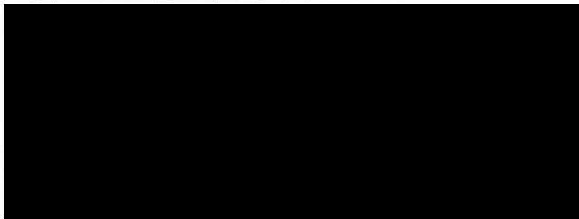
- Increased potential for graffiti, rubbish, and damage to historical buildings. Currently cleaning of both the Church and the Hall and overall maintenance of the War Memorial gardens are undertaken by Community Groups. These Groups are not prepared to cover any ground or building cleaning required if the Old CFA building is approved for alternative usage
- Some of the ideas being promoted do not meet Land Use regulations for the area
- Limited hours, requirement for onsite management, limited parking capability for commercial use (cannot take over the parking at the Plenty Hall and Church which would limit the community's ability to access and use the assets already in place), make a viable and economic commercial use of the property unlikely
- Potential damage to neighbouring homes on Howell Road and old Yan Yean Road, and the sporting facilities in the War Memorial Area

IN SUMMARY – WHAT IS BEING REQUESTED

Considering the strong demand by the Plenty community, on social media, via online and physical petitions and through voicing their choices in local community meetings, Council is requested to adhere to the community preference and arrange for the dismantling of the Old CFA building and revert the area to open space designed to support the Plenty community's general use.

If Council cannot make that decision directly, this group requests Council undertake full, transparent, and open consultation with the Plenty community to determine and understand the community's desires regarding the demolishing / keeping of the building BEFORE undertaking any decision regarding the use of the building. It is viewed that requesting any Expressions of Interests or submissions for the use of this building prior to obtaining and considering the communities desires regarding the ongoing viability of the building is not in line with Council's obligations.

Submitted by



21 OCT 2021

Submission to the Nillumbik Council

[REDACTED]

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

It is next to the ONLY shop in Plenty and could be used to eat takeaway from the Plenty Store. It would ^{also} be useful to have a seating area and a small covered area for shelter from the rain and in the summer heat.

Signed:

Address:

Contact Details:

Submission to the Nillumbik Council

I, [REDACTED]

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

THE PLENTY AREA LACKS 'OPEN SPACE' AREAS SIGNIFICANTLY. VEGETATION NEEDS TO BE RE-INSTALLED; SEATING INSTALLED; A ROTUNDA ERRECTED & PLAY EQUIPMENT FOR YOUNG CHILDREN. WITH THE DEMOLITION OF THE CFA BUILDING, THIS OPEN SPACE CAN THEN FOCUS TO THE PLENTY COMMUNITY HALL & ALLIANCE CHURCH. I ASK THAT COUNCIL GIVES CONSIDERATION TO THE RESIDENTS OF PLENTY & MAKE THIS AREA A TALKING POINT ATTRACTION.

SOME YEARS BACK COUNCIL WAS APPROACHED TO HAVE THE ORIGINAL SCHOOL ROOM FROM THE OLD PLENTY SCHOOL RE-LOCATED INTO THE HALL GROUNDS TO MAKE A HISTORICAL AREA - THIS REQUEST WAS DENIED. IRONICALLY THE SITE OF THE PLENTY TIP WAS MEANT TO BE TRANSFORMED INTO PARKLAND; ANOTHER DISAPPOINTMENT.

Signed: [REDACTED]

Address: [REDACTED]

Contact Details: [REDACTED]

Submission to the Nillumbik Council

I, 

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

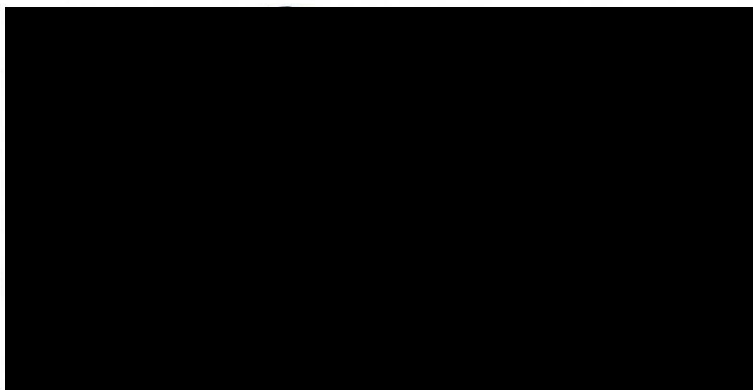
My reasoning for this request includes:

Clean up the site
Plant native trees.
Put up bird boxes.
Install some garden seats
Then residents in the area ^{can} sit in it quite good
and relax
Should not cost a lot
Spread wood chips. etc
and
= just do it
no great meetings
no voting
just do it

Signed:

Address:

Contact Details:



Submission to the Nillumbik Council

I, 

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

A PARK FOR CHILDREN
+ COMMUNITY

Signed:

Address:

Contact Details:

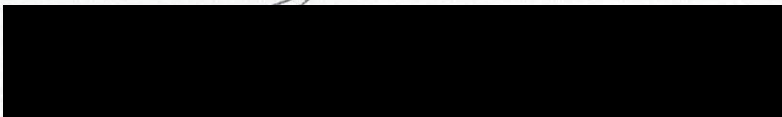
Submission to the Nillumbik Council

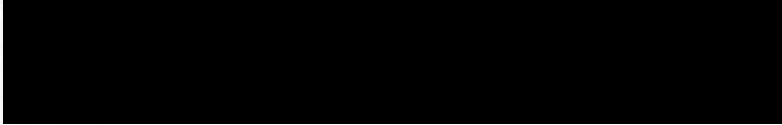
I, 

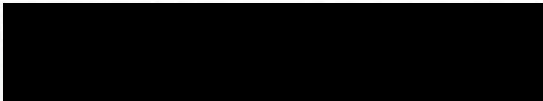
request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

needing a Park.

Signed: 

Address: 

Contact Details: 

Submission to the Nillumbik Council

I, [REDACTED]

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes: *TO HAVE A CHILDRENS PARK.*

Signed: [REDACTED]

Address [REDACTED]

Contact Details: [REDACTED]


Submission to the Nillumbik Council

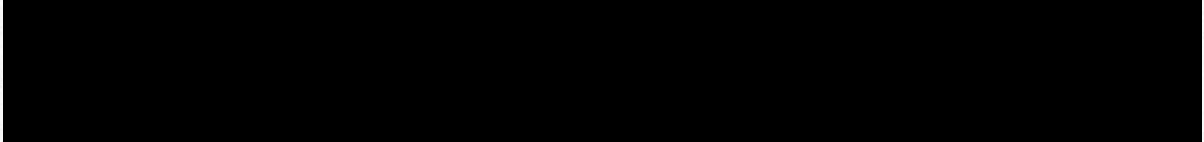
I, 

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

TO BEAUTIFY THE AREA
WITH HERITAGE AREA

Signed: 

Address: 

Contact Details:

1

Submission to the Nillumbik Council

I, 

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

*That this is in the best interest
of our community!*

Signed:

Address:


Contact Details:


Submission to the Nillumbik Council


I, 

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

Signed: 

Address 

Contact Details: 

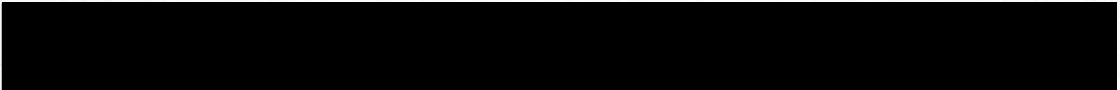
Submission to the Nillumbik Council

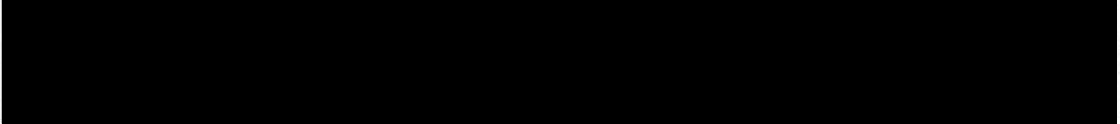
I, 

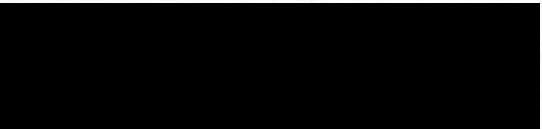
request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

PARK

Signed: 

Address: 

Contact Details: 


Submission to the Nillumbik Council


I, 

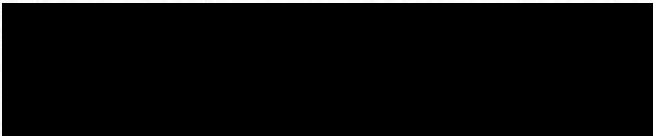
request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

TO HAVE PARK FOR
YOUNG PEOPLE

Signed: 

Address: 

Contact Details: 

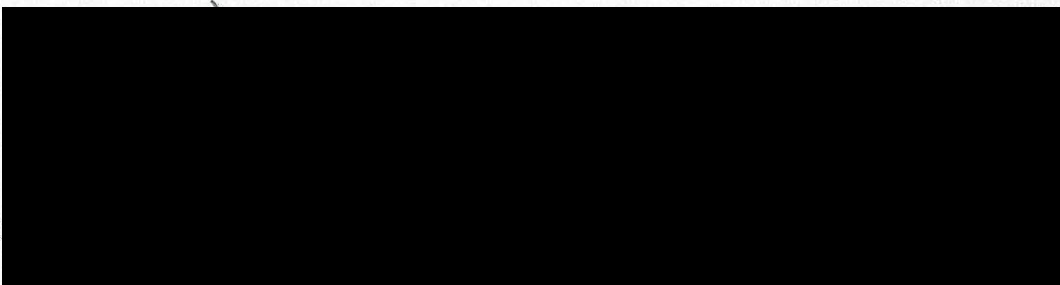
Submission to the Nillumbik Council

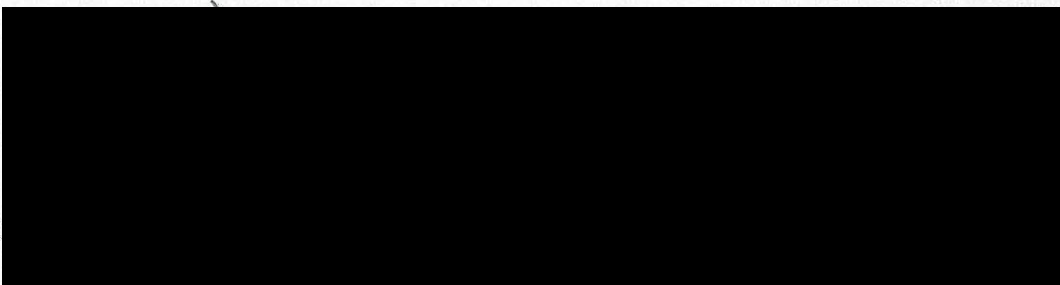
I, 

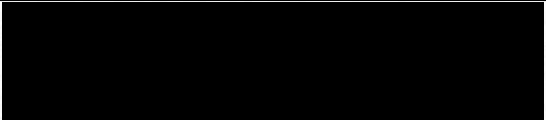
request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

The old station looks like
crap and should be turned into
Park land for people to enjoy -
Tables - BBQ - ect -

Signed: 

Address 

Contact Details: 



cfa.vic.gov.au

Submission 20

District 14 Headquarters Brigade East

Planning and Consultation Committee
Nillumbik Shire Council

26 October 2021

Ref: MG/211001

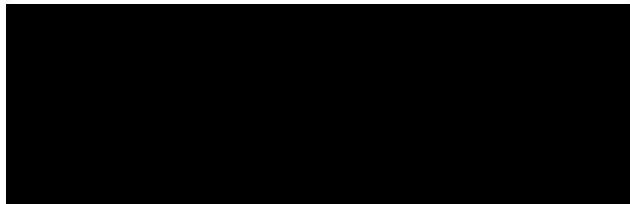
Dear Committee Members,

Subject: Old Plenty Fire Station

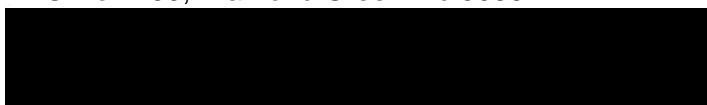
Please find follow our submission for the future use of the old Plenty Fire Station.

We would be happy to discuss our proposal further at a time convenient to you. We will also register to speak at the Planning and Consultation Committee Meeting on 16 November

Yours faithfully



CFA District 14 Headquarters Brigade East
PO Box 450, Diamond Creek Vic 3089



A Home for CFA District 14 Headquarters Brigade East

CFA's District 14 Headquarters East Brigade needs a new home.

Our old home the Kangaroo Ground Incident Control Centre has been closed and converted to a new facility for the Nillumbik Group of Brigades. That's good for the district, but it leaves us needing a new home for our vehicles, gear and activities.

Fortunately, the Plenty CFA Brigade will be moving into its new fire station, and the old Plenty Fire Station is slated for demolition or conversion to another use.

CFA District 14 HQ East Brigade can renovate the old Plenty Fire Station for storage of our vehicles and gear, training sessions and use as an expansion space for Incident Control Centres during major bushfires and other incidents.

Moving *D14HQE* to Plenty would also save CFA and the Nillumbik Council hundreds of thousands of dollars in demolition, site rehabilitation costs and other costs, while the Brigade sets about renovating and upgrading the building.

What is a Headquarters (HQ) Brigade and what do they do?

This is a CFA Fire Brigade with everything but the fire truck. Its members are CFA volunteers who fill a wide range of specialist and support roles. Its equipment enables the Brigade to train and support other CFA Brigades.

- We include experienced CFA volunteer firefighters who have retired from the front line, and others who volunteer with specialist professional skills or community experience.
- During major fires, you can find the HQ Brigade's trained, skilled volunteers:
 - In Incident Management Teams (IMTs) that command the fighting of major fires
 - Coordinating field intelligence and weather forecasting
 - Providing logistics so the front line crews have the food, water and equipment they need
 - Operating quick fill pumps to reload tankers in the field
 - Running rehabilitation tents where firefighters fresh from the front line can rest, cool off and have their wellbeing monitored
 - Working in planning and intelligence roles that make sure any preparations are days ahead of the fire's progress
 - Issuing urgent warnings to the public via radio stations, websites and social media
 - Running community information sessions
- Away from major incidents, the HQ Brigade's volunteers work in:
 - The training of CFA volunteers for IMTs and other Brigades
 - Community education and preparation
 - Fundraising and recruiting
 - Equipment maintenance

A Home for CFA District 14 Headquarters Brigade East

Why do we want the old Plenty Fire Station?

- While we are a Brigade without a fire truck, we do need a home base for all of the other vehicles, gear and activities of a regular CFA Brigade, including:
 - A support vehicle (to be purchased once we have somewhere to store it)
 - Specialist equipment trailer with specialist gear for major incidents
 - Training sessions
 - Multi-agency emergency response exercises
 - Brigade meetings
 - Storage of equipment

What will the Brigade do with the Old Plenty Fire Station?

D14HQE plans to renovate the old fire station and add to its facilities, including:

- Building a studio for weekly training webinars for CFA Brigades and other agencies across the state (the Brigade has been running these through COVID-19 at any location we can find)
- Establishing a Digital Classroom (while IMT work is computer-based, there's not a computer lab in the district that can be accessed by volunteers)
- The Facility would be suitable to provide off-site Incident Management support staff for additional IMT members to operate during COVID restrictions
- The Facility would provide a specialist IMT Training facility at a convenient location where regular exercises could be conducted.
- The Building façade could be modernised to change it from an eyesore to a community asset, in a sensitive manner, with:
 - Rendering of the external and internal brickwork
 - Updating/painting building features
 - Replanting of tree and gardens

Given the opportunity, D14HQE would also look to:

- Potentially partner with *Nillumbik Living and Learning* to provide Leadership and Management training to members of emergency services and possibly some contra arrangement for council staff
- Offer accommodation for CFA's District Ground Intelligence Vehicle or other specialist vehicles

A Home for CFA District 14 Headquarters Brigade East

Are there benefits for the Council and the wider CFA, on top of having an active HQ Brigade supporting front line CFA firefighters in the district?

- Closing and demolishing the fire station would cost CFA approximately \$350,000 in meeting its obligations to rehabilitate it as public land – that money can be saved
- The Council taking ownership as a shared community facility would also involve the spending of \$XXX,000 – again, money that can be saved

Handing over the old Plenty Fire Station to CFA's *District 14 Headquarters East Brigade* would maintain it as a community facility, continue the Brigade's support to front line CFA crews, provide a base for online skills training to CFA Brigades across the state, and save both CFA and the Nillumbik community hundreds of thousands of dollars each.



Registered No A0041710X

ABN: 58 472 605 779

We acknowledge the traditional landowners, the Wurundjeri people of the Kulin Nation and their Elders Past and Present

Re: Retain or demolish the old Plenty CFA station

This submission is made on behalf of the Executive and Members of the Plenty Historical Society Inc.

The Plenty Historical Society strongly supports the option to demolish the building and rehabilitate the site. The reasons for this position relate to the context and purpose of the Heritage Park and the impact to the environmental context of the Plenty Historic Church (former Methodist/Uniting church) and the Plenty Community Hall if the old CFA building is retained.

The Heritage Park was intended to provide a community space to commemorate the development of the original village which was on and immediately around this site. In 2004 the Plenty Historical Society argued in the development of the Plenty War Memorial Park Master Plan that the area of the park located on the northern side of Memorial Drive be named the Heritage Park. This section of the park represents part of the original town center of the village of Plenty. The vision was to celebrate the history of Plenty by developing a community educational hub within the park. The Plenty Community Hall was already located here. The Society proposed that the original church building when no longer required by the Uniting Church Australia and the original single room section of the Plenty State School be relocated to the park. Additionally, the site of the original CFA tin shed is at the north east boundary of the park; the original general store and post office was adjacent on the northern side of Howell Road; the War Memorial Gates are adjacent on the southern border across Memorial Drive along with the site of the original Plenty Cricket Club pavilion and the original tennis courts. The Heritage Park would provide a showcase of our history within the original bushland setting.

The Community Hall remains and the original church building has since been relocated to the Heritage Park and restored. The acquisition of the western section of the Heritage Park and development of the new CFA complex has resulted in the loss of a significant number of trees and substantially removed the rural setting that was integral to the heritage value of these buildings. The old CFA building is not consistent with nor complementary to the two existing heritage buildings.

The argument supporting demolition of the building and rehabilitation of the site is to provide an appropriate contextual environment for the remaining heritage buildings of Plenty. Development of vegetated parkland on the eastern section of the Heritage Park will provide a much-needed area for passive recreation and an area where educational signage could be placed to inform all visitors of the development of the township of Plenty and the significance of these central landmarks and buildings. The heritage value of both the historic church and community hall is significantly diminished if the rural context is lost. Parkland not only encourages local community to meet, learn about and enjoy our history but will also enable hall and church users to extend their usage to the outdoor environment which has been a much-appreciated feature of the hall in the past. Retention of the old CFA building negatively impacts the heritage value and environmental context of these two buildings which are the only two public buildings left from the initial 1920's development of the Plenty township. The Plenty Historical Society therefore supports demolition of the old CFA building.

President, Plenty Historical Society.

The old Plenty fire station should be demolished.

The old fire station is located in the eastern section of the Heritage Park, an area that is part of the original town centre of Plenty. The old station is not the original fire station; it is not in keeping with nor does it compliment the two existing heritage buildings also on this site.

Plenty has suffered a considerable environmental impact from the widening and realignment of Yan Yean Road (loss of approximately 3000 trees; loss of a further 140 trees with sale of the west section of the Heritage Park and construction of the new CFA complex. In addition, the subdivision of the former Plenty State School property resulted in further tree loss including a significant pine plantation.

If Council adopt the option to require the CFA to demolish the old fire station and rehabilitate the site this would in part mitigate the loss of vegetation and passive recreation space. Previously the western section of the Heritage Park has provided a natural bush area which has been used by Plenty Community Hall users such as the Girl Guides and Brownies and social users who make use of the park surroundings. Removal of the old fire station and rehabilitation of the land will continue to provide this valuable adjunct to the Community Hall and now also users of the Historic Church.

Currently the heritage buildings (hall and church) are hidden behind the old fire station and with the loss of the west section of the Heritage Park have little more than a gravel carpark as surround. Removal of the old fire station opens up the eastern vista of both buildings enabling these buildings to be seen from both Yan Yean Road and the service road (old Yan Yean Road). Along with the recently renovated Plentiful store this gives an attractive and interesting introduction to Plenty, highlighting that there is indeed a town here and not just a stretch of 4 lane roadway.

Whilst there are excellent sporting facilities in Plenty there is very little public open space for passive recreation. Provision of lightly treed open space in the Heritage Park associated with community meeting places such as the hall, historic church, War Memorial Gates and remembrance garden and the Plentiful store provide the basis for a pleasant meeting place and community hub which is currently lacking. This is an area that is suitable for all age groups in the community and could be used for many forms of passive recreation.

Issues with retaining the old fire station for community use (particularly as such use will be open to community groups anywhere in the Shire) will bring more traffic into an area of already high traffic volumes (Memorial Drive) and the problems of associated parking. The vehicles from the sporting grounds already overflow onto surrounding streets due to lack of parking and we need to coordinate larger planned events between use of the hall and church along with sporting events to ensure parking availability.

There are some very valid positive reasons for demolishing the old fire station to enhance the character of the existing heritage buildings, provide an attractive and flexible passive recreation space and restoring a section of the Heritage Park with natural vegetation. These are benefits for all members of the Plenty community and our visitors. The benefits far out weigh retention of an old building which has the potential to become poorly maintained and derelict over time.


Plenty resident

Submission to the Nillumbik Council

I, 

request the Nillumbik Council agree to the option of demolition of the Old Plenty CFA building and rehabilitation of the site once the Plenty CFA unit have moved into their new location. Further, I request that the site is reverted to open space for the use of the Community.

My reasoning for this request includes:

A passive recreation area for Plenty residents is needed. The sporting facilities within Plenty Park are well used but the majority of the members of these clubs except maybe the tennis club are not Plenty residents. There is only one picnic table in the park and a small playground that are well used but more would be good. The loss of our Heritage Park and the Yan Yean Rd works have meant the loss of many trees - planting out the old CFA site would go a very small way to replacing some. A park on this site would make the hall and church much more appealing and useable - hopefully increasing the hire rate of the hall. Much has been done in Plenty that does not directly benefit the residents - a small park is something that would be for us.

Signed: Address: Contact Details: 