

Former Wonthaggi Secondary College Site

Engagement Summary Report

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Executive Summary

Overview

The former Wonthaggi Secondary College (WSC) site has remained vacant since the school relocated in 2019. It is a large, strategically located site with significant potential to support a wide range of future uses.

Bass Coast Shire Council recognise the strong connection many in the community have to the site and its importance as a place of shared history and local significance. The site is currently managed by the Victorian Department of Education, however Council has an opportunity to reimagine the site as a space that serves the community. Unlocking the site is an Advocacy Priority for Council.

There are exciting opportunities for the site, but also some important challenges to navigate. Reactivating the site will require significant investment and careful planning to ensure it is financially viable and does not place an ongoing burden on ratepayers. Identifying what site uses are needed by the community will help shape a mix of uses that both benefit the community and ensure the site can be financially sustainable into the future.

Understanding what the community values most will help us work towards a balanced mix of uses that reflects local needs while supporting long-term sustainability and viability.

Engagement Activities and Promotion

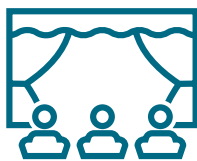
Council used a variety of activities and channels to promote the engagement opportunity, including online and in-person.

- **157** responses to online survey
- **114** responses to balancing the uses tool
- **1,151** visitors to the Engage Bass Coast project site
- **61** drop-in and perimeter tour session attendees
- **17** written submissions
- Coastell April Newsletter sent to **1,155** community members
- Engage email sent to **531** community members
- Social media posts with a total of **101,192** views across Facebook and Instagram (ranging between **190** and **64,519** per post) and **246** comments.

Key Findings



Green space (68%) was the most popular option in the 'Balancing the uses' activity



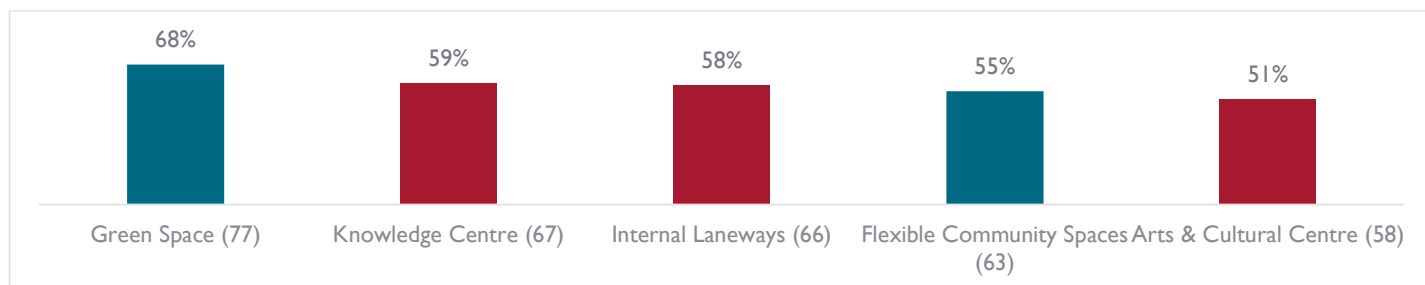
Arts & Cultural Centre (56%) was the most popular 'Community use' option in the survey



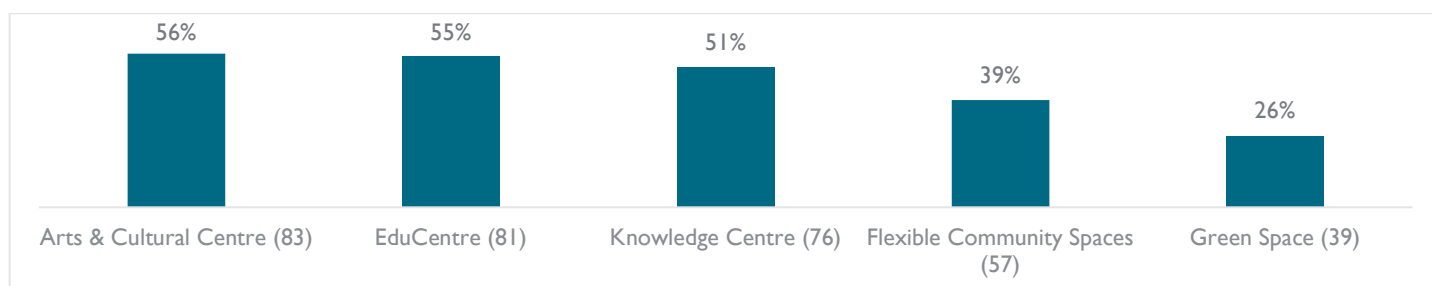
Retail Options/Hospitality (50%) was the most popular 'Revenue generating use' option in the survey

Top 5

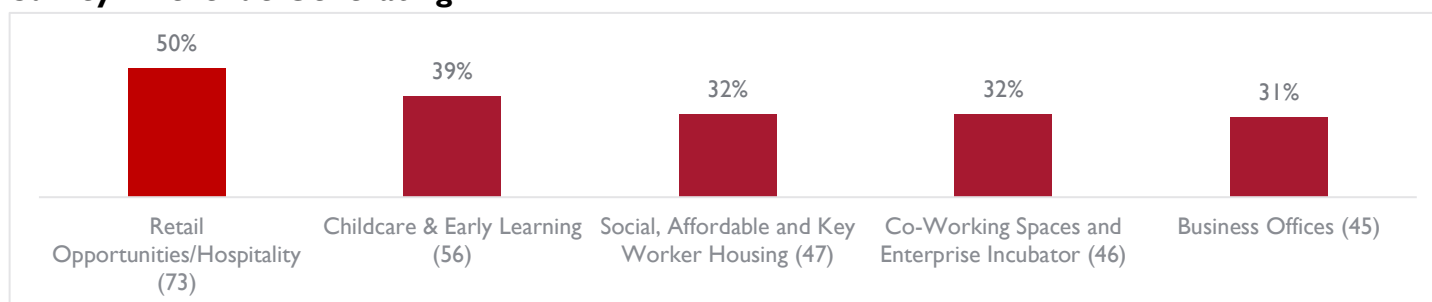
Balancing the uses

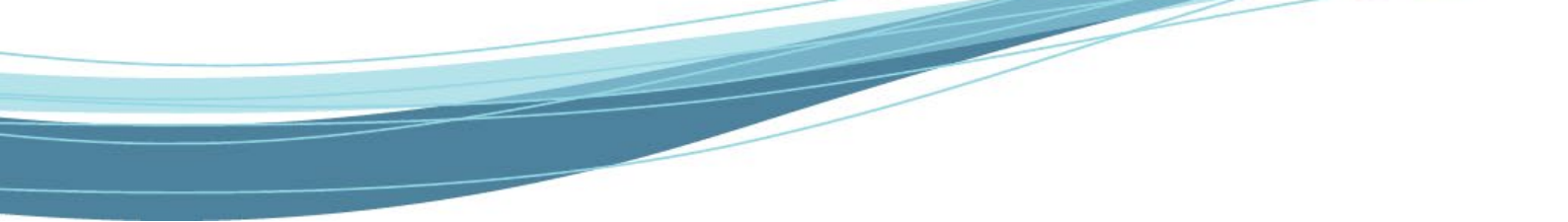


Survey – Community Uses



Survey – Revenue Generating





Introduction

About the project

The purpose of engagement was to better understand the community's priorities for the site to assist Council to progress to the next stage of developing a Land Use Framework.

The Framework prioritises land uses and allows Council to start more detailed planning work and further explore potential partnerships and advocacy opportunities.

Council has been working closely with the Wonthaggi Planning and Projects Community Reference Group to review the current data, feasibility work and previous community feedback obtained through related projects.

The Group assisted Council in the initial task of narrowing down the possible future land use options, allowing up to seek community input to help prioritise, identify opportunities for alignment and start to explore how different pieces could fit together on the site.

There are many potential key stakeholders in this project who will continue to be engaged throughout the project.

This is a very early stage of engagement designed to ensure community are involved from the start and throughout the process. Additionally, this stage will provide some background and understanding around potential land uses, which will guide Council's position with the state government and requirements around steps such as rezoning the site. Further community engagement will be undertaken at appropriate stages as the project progresses.

Next steps

The community feedback will help to inform the Land Use Framework which is the next stage of the project. The framework will formalise land uses on the site and will form one of the steps for development of a master plan.

Community Consultation

From 22 April and 3 June 2026, Council engaged community members from across the shire to share their ideas for the future of the former Wonthaggi Secondary College Site.

Feedback was captured via an online survey, online 'balancing the uses' tool, written submissions and at community drop-in and perimeter site tours.

Overall, the consultation was well received with feedback such as *'I applaud Council's outreach on this matter, and I trust that a great outcome will be achieved'*.

Objectives of Stage 1 Community Consultation

Table 1: objectives of the engagement and measures/actions for success

Objectives	Measures and actions for success
Comply with Local Gov Act 2020 requirements	Ensure all correct processes are followed, Engagement Plan and delivery is thorough and detailed, and engagement approach is inclusive and fair. IAP2 spectrum framework is applied. Approach aligns with Bass Coast Engagement Policy and principles.
Open and transparent community engagement.	Provide community with specific and clear information on what they can and can't influence. Publish a summary report of engagement findings after each stage, outlining what council heard from community and how the feedback was used in the final decision-making.
Ensure a diverse cohort of community members are notified of the consultation opportunity	Ensure stakeholder list is comprehensive and inclusive of all relevant clubs, groups and committees across Council and services. Dedicate time, resources and budget to have multiple forms of communications and engagement channels – online and in-person.

Engagement Findings

Drop-in sessions and perimeter site tours feedback

Perimeter tours were held across 3 dates, broken into 30 minute sessions. Council staff discussed potential options and current constraints for the site.

Summary of the main discussion points from the sessions:

- Concern around social housing becoming an issue for antisocial behaviour.
- Some groups supportive of housing, some not supportive.
- Some attendees suggested housing on the back third of the site.
- Good feedback around the Engage Page activities – several attendees said the spend activity helped them understand the project better.
- Gippsland Art Gallery mentioned several times as potential inspiration for the site.
- Concerns around retaining buildings – most would like to see the front building retained.
- Discussion around heritage value/significance and a bit of disagreement around whether it is heritage listed (it isn't currently).
- Concerns around project name – some attendees wanted to call it the “Old Tech School” project.
- Support to move the library into the space – concern around library being in a rented space currently.
- Support to increase public transport to the area.
- Concern around sustainable design – several attendees mentioned wanting to ensure the project was designed sustainably and using sustainable architecture principles.
- Suggestions for having solar panels and batteries on the site.
- Mention of VicRoads and the distance required to travel there currently.
- Most attendees wanted mixed use and understood the options.
- One attendee quite vocally against using the site for anything other than art.
- Parking was mentioned a lot as something people supported.
- Enthusiasm to “stage” the project and have things pop up as funding becomes available to build.
- Many mentioned this could become a central part of Wonthaggi and is positioned very well in the town.
- Permanent private housing was generally not supported.
- Several mentions of wanting to ensure developers stay away from the site.
- Concern that the site might be sold off before Council takes ownership/control of the site.
- General support for “peppering” social housing amongst other housing kinds.
- Reopening as a trade school mentioned multiple times and bringing TAFE/education back to Wonthaggi.
- Support for Robert Smith Collection display.
- Generally, attendees understood the need to fund the site long term and have uses that would generate income for the site.
- Support for safe affordable housing for women, including single mothers, victims of family violence, and women over 45.

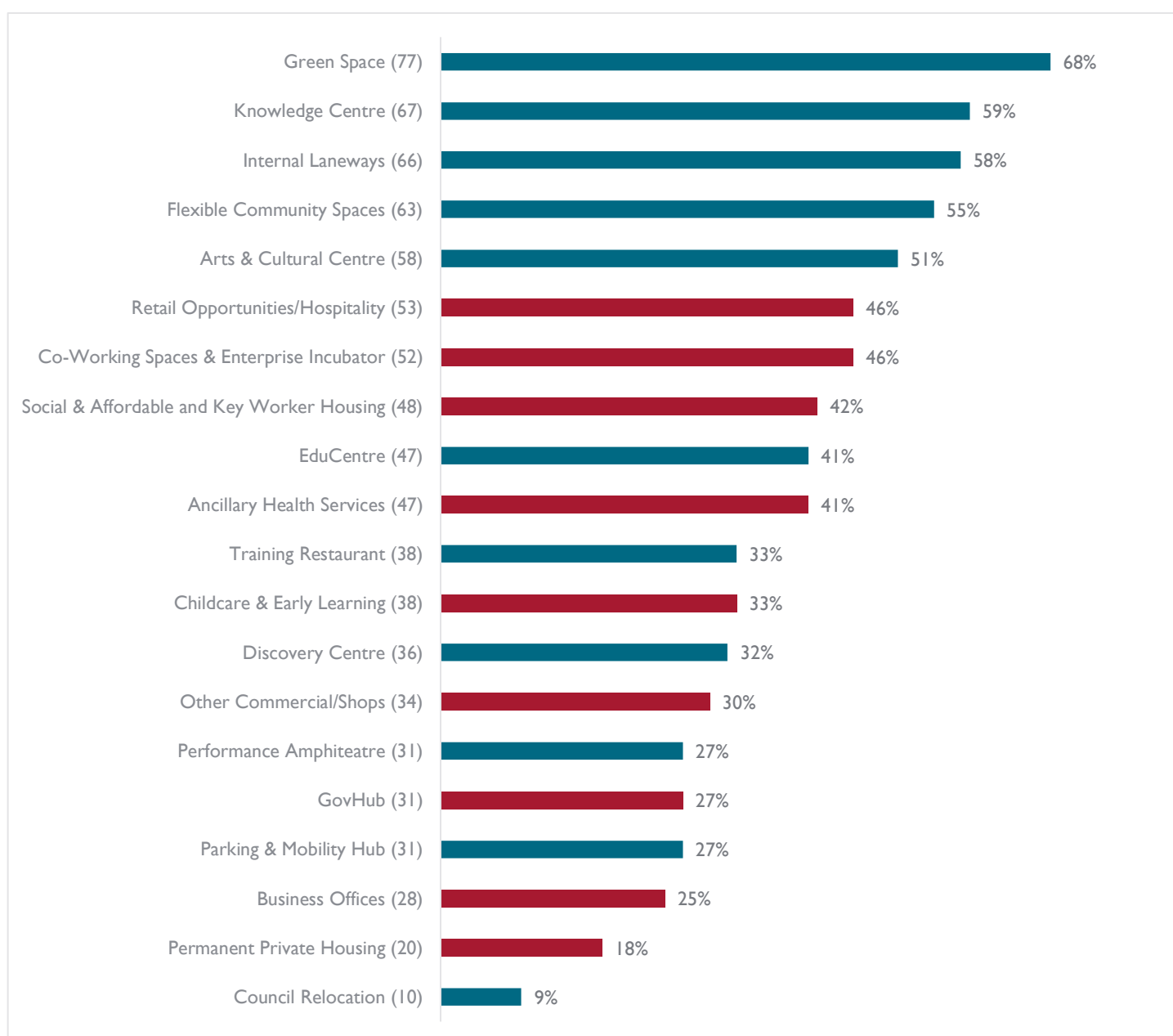
Balancing the uses tool

A 'balancing the uses' tool was used to encourage the community to consider how uses may be combined.

A total of 114 participants completed the activity. The options presented were separated into 'community uses' (blue) and 'income generating' (red) although some options do both (shown on the next page).

Each use was allocated a number of points which were positive for the community uses and negative for the income generating uses. Participants were asked to select their preferred combination with a total of 10 points allocated.

Green Space (68%) and Knowledge Centre (59%) were the most popular 'community' uses nominated. Retail Opportunities/Hospitality (46%) and Co-Working Spaces & Enterprise Incubator (46%) were the most popular 'income generating' uses identified in this activity.



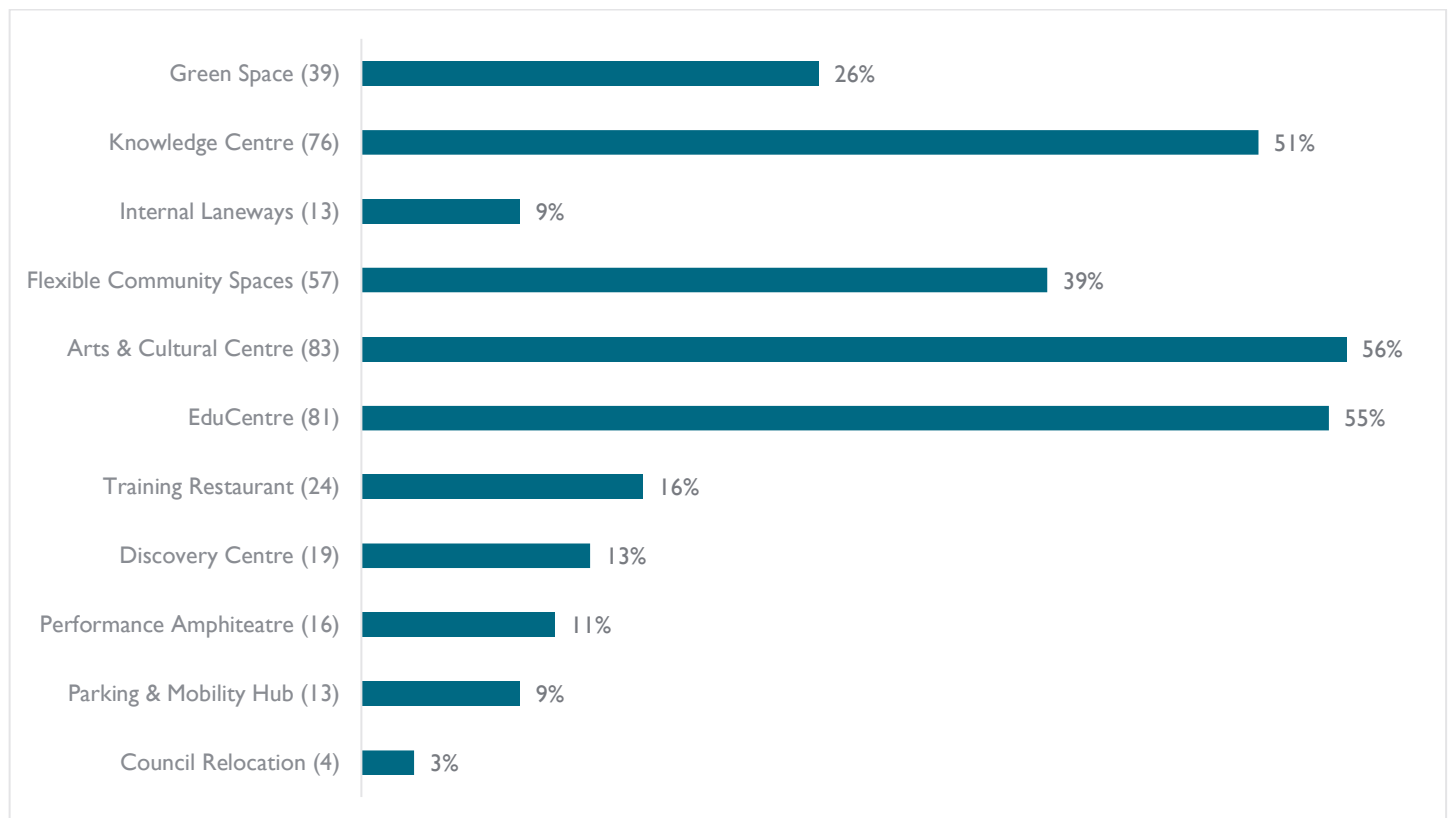
The table below details the land use options that were presented for consideration:

 EDUCENTRE Expand on existing services like Country universities Centre	 GREEN SPACE Landscaped parks, gardens and open areas for events	 COUNCIL RELOCATION Movement of all services from current site	 RETAIL OPPORTUNITIES /HOSPITALITY Small business spaces such as cafes	 BUSINESS OFFICES Leased office spaces
 FLEXIBLE COMMUNITY SPACES That local groups and organisations can use	 INTERNAL LANEWAYS Pedestrian-friendly pathways with seats, greenery, art etc.	 KNOWLEDGE CENTRE Library, events, classes, community meeting spaces	 PERMANENT PRIVATE HOUSING Sale of some land for private development	 CHILDCARE & EARLY LEARNING Potential new facility
 ARTS & CULTURAL CENTRE Gallery, exhibition spaces, artist studios	 TRAINING RESTAURANT Not-for-profit or social enterprise hospitality venue	 PARKING & MOBILITY HUB For precinct facility users, visitors and employees	 ANCILLARY HEALTH SERVICES Central space for services such as MCH	 GOVHUB Relocate/establish essential Government Services like Centrelink
 PERFORMANCE AMPHITHEATRE Outdoor space for live events	 DISCOVERY CENTRE Flexible spaces for workshops, exhibitions, talks etc	 CO-WORKING SPACES & ENTERPRISE INCUBATOR Shared work environments	 SOCIAL & AFFORDABLE AND KEY WORKER HOUSING Range of housing types/sizes	 OTHER COMMERCIAL / SHOPS

Survey Feedback

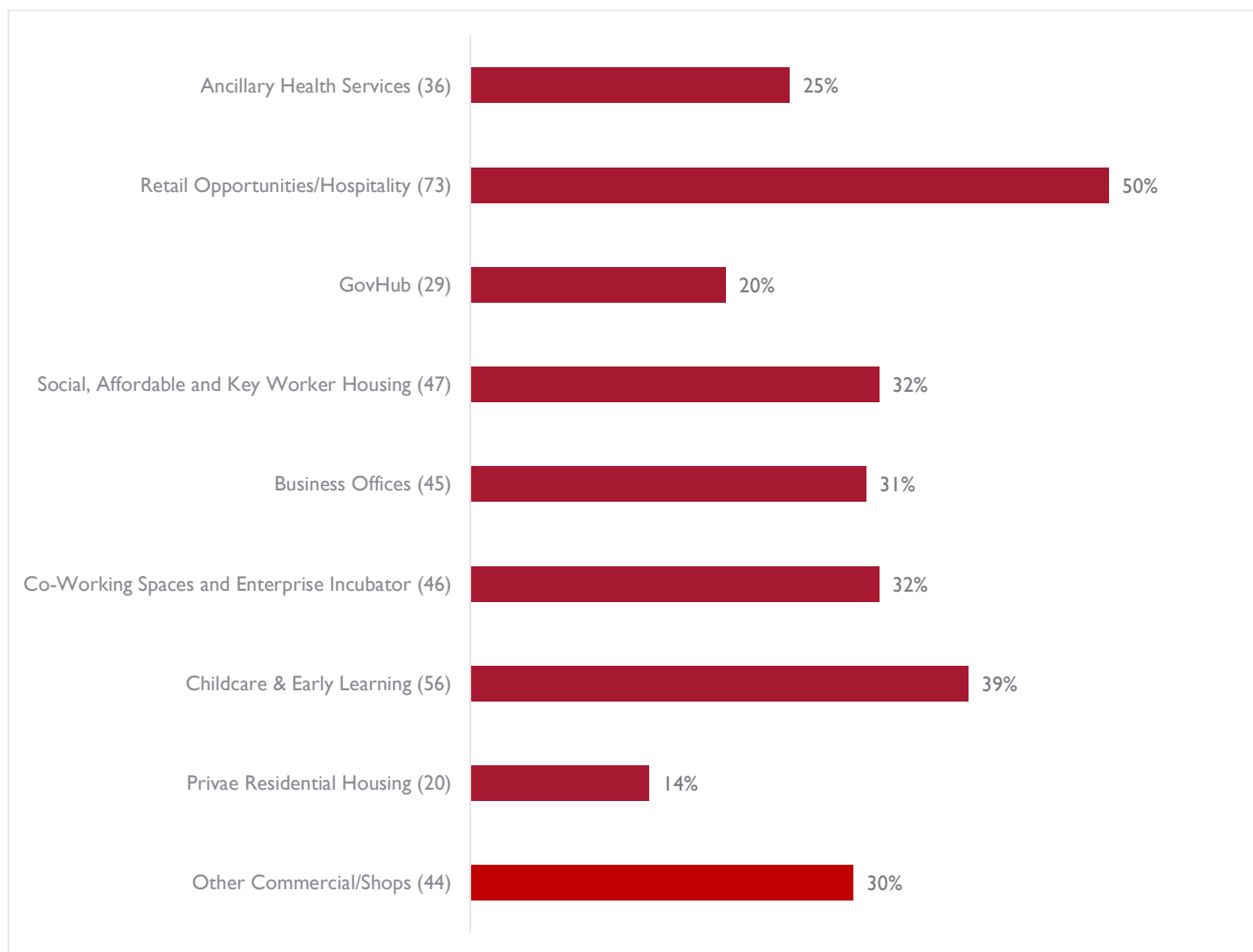
Question 1: We're exploring a range of possible future **COMMUNITY USES** for the site. Select your top 3 priorities.

This question was optional. 94% (148) of participants responded and 6% (9) skipped the question. Arts & Cultural Centre (56%), EduCentre (55%) and Knowledge Centre (51%) were the most popular community uses selected. Council Relocation was the least popular (3%).



Question 2: We're also exploring a range of REVENUE GENERATING USES for the site. Select your top 3 priorities.

This question was optional. 92% (145) of participants responded and 8% (12) skipped the question. Retail Opportunities/Hospitality (50%) and Childcare & Early Learning (39%) were the most popular 'Revenue Generating' uses selected. Private Residential Housing was the least popular (14%).



Question 3: Are there other potential land uses you would like to see included that haven't been listed?

89 respondents answered this question. The most common response was for a trade school and/or TAFE. Some of the suggestions were versions of the options presented in the survey.

The responses have been grouped into themes:

- **Education (43)** The most common response was for a trade school and/or TAFE with the belief that students shouldn't need to travel outside of Bass Coast for higher education. Some respondents also noted that the trade blocks are already there. Other education focussed responses suggested 'The Building School Proposal' 'Youth Foyer Initiative' and a private secondary college.
- **Community (10)** Some community suggestions focussed on a particular cohort such as youth or senior citizens. Others suggested relocation of community groups or services including Mitchell House, YES Youth Hub, South Coast FM or the Wonthaggi Library.
- **Entertainment (10)** Several suggestions were focussed on including entertainment options with some focussed specifically on youth and others mixed ages. Ideas included things like theatre complex, tenpin bowling and childrens play centre. Major indoor sports stadium and large aquatic centre were also suggested.
- **Housing (9)** A range of social and crisis housing options were suggested.
- **No Social Housing (9)** Some comments were against using the site for social housing with the location and safety/vandalism concerns cited.
- **Green Spaces (6)** Support for green spaces with some suggestion of the inclusion of playground, basketball, soccer, cricket etc. to cater for a variety of ages.
- **Commercial (4)** Commercial suggestions included shopping centre, undercover market and large indoor function space.
- **Arts & Culture (4)** Arts and culture focussed suggestions include an arts or creative neighbourhood hub, regional gallery or music venue for teaching and concerts.
- **Power generation (2)** Suggestions of a community battery and solar for power generation – noting this could also be revenue raising.
- **Car Parking (2)** Some feedback suggested the inclusion of car parking both for the activities on the site and the broader community.

Question 4: What is your ideal long-term vision for the site?

126 respondents answered this question. Many of the vision's described combined a number of uses and outcomes. The themes have been summarised below however this only provides a snapshot with many comments crossing over multiple themes, demonstrating support for a mixed-use approach.

THEMES

- **Welcoming and Safe Community Space** Most responses had an underlying desire for the site to support a connected and sustainable community. With a range of elements that bring the community together and benefit the community as a whole - with something for all ages.
'An active site with a combination of activities that engage diverse groups (all ages, genders etc.)'
'An area where people can enjoy our community'.
- **Thriving Arts Precinct** A thriving hub for making, creating and producing. Space for artists and artisans, art workshops, theatre, performance spaces and art gallery.
'Nurturing artisans by providing an affordable development space that can grow skills into variable regional businesses'.
- **Cultural Hub** Some called for a cultural hub with elements such as a library (to avoid paying rent), art gallery (to house Robert Smith collection and local/visiting artists), museum, performance spaces and theatre. Calls also for flexible, low-cost community spaces to support under-resourced and not-for profit groups and a home for cultural groups and institutions. Reference examples suggested include Bunjil Place, West Gippsland Arts Centre and Collingwood Yards.
'We have a once in a lifetime opportunity to develop this large centrally located CBD site as a creative community hub – a neighbourhood gathering place for our whole community'.
- **Retain History** Suggestions to retain the current building or preserve the heritage elements to retain its history. Many respondents shared a personal connection with the site and recognised its important history and significance within the town. Suggestion it could be a further opportunity to showcase the history of the area with historic photos etc. to celebrate and sell our town.
'Historical building but modernised'
'The site holds significant sentimental value to many locals'
- **Shops and Restaurants** A range of retail options were suggested from cafes, training restaurant, large shopping centre and undercover market. Longer opening hours were also noted to activate the space and encourage passive surveillance.
'Add more food and retail businesses to the area'
- **Education Space** Recognition of the sites education history with many wanting to keep the education focus. Many suggested a trade school or TAFE, noting that the trade wing is already there.

Others suggested less formal learning with opportunities to obtain trade tickets, learn hands on skills and community classes.

'By having a TAFE and/or trade facility in Wonthaggi it will provide an opportunity for local and surrounding communities an option for further education that does not involve having to commute to Melbourne and surrounding suburbs whilst providing an economic benefit to our local community'.

'Preserve its meaning – continue to teach and serve'.

- **Productive Mixed-Use Space** Most comments identified a mix of uses for the precinct.

'Something practical that will complement the town'.

'A mixed-use community-minded space that fills various needs for our local residents'.

- **Entertainment** A range of entertainment options were suggested such as cinema complex, tenpin bowling alley, food court. Some specified a focus on youth with ideas such as skate park and band room, noting that activities for this group are currently limited.

'A space for all things youth'.

'Wonthaggi is lacking in entertainment for people of all ages'.

- **Car Parking** The need for car parking both to facilitate the site and to cater for the broader area was highlighted.

'People who work in Wonthaggi need all day parking'.

- **Public Open Space** Green spaces were seen as important with suggestions of laneways, playground, areas for picnics, entertainment, markets and cultural presentations. Some acknowledged the need for accessible walking tracks to create easy access to and through the site. Others suggested making them interesting with art, gardens etc.

'Freely moving through the space – open and natural surveillance'.

- **Opportunity** The unique and significant opportunity that the site presents was highlighted. Some stating that it must be active daily to maximise potential.

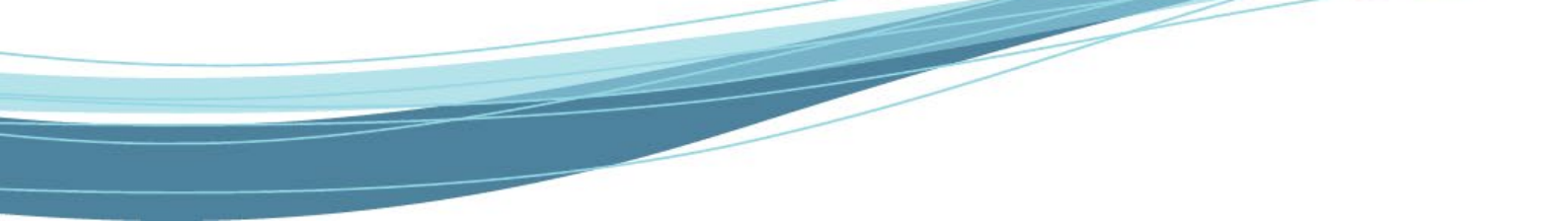
'The site is large and cannot afford to be underutilised'.

'This is a once in a generation opportunity to add green space and public community space to an area so close to town'.

- **Housing** Mixed use, key worker, private residential and transitional aged care (quality independent living options) were all suggested – usually as part of a mixed-use precinct.

'Including homes as part of the redevelopment that are affordable for low to moderate income households and key workers such as health and education staff, helping address housing shortages and supporting people to live closer to where they need to be'.

- **Affordable Housing** A range of social and affordable housing options suggested including for disadvantaged youth, emergency housing and short to mid-term/transitional housing. Some suggestion



of support services on site also. Examples include CEHL Common Equity Housing (community housing in a community environment) and Youth Foyer Initiative.

'An extension of the Wonthaggi CBD that would include a mix of affordable, social and key worker housing, local government buildings/office spaces and services. It should become a hub to help those that need it most in Wonthaggi'.

- **No Community Housing** Concern from some about the impact social and affordable housing may have on safety. Others felt this just wasn't the right location.

'Don't make it social housing!'

- **Destination** Regional destination which sets town apart and brings more permanent residents to the area through employment and training opportunities. Some thoughts that the site could become a tourism hub.

'Could be a tourist attraction like the Salamander markets in Hobart'.

Considerations raised include:

- Large scale movement of library and other services along with existing empty shops could impact 'sense of a thriving town'.
- Any development needs to support good traffic flow, safe off-street parking and public transport accessibility.

Question 5: If you wish to submit detailed feedback please attach

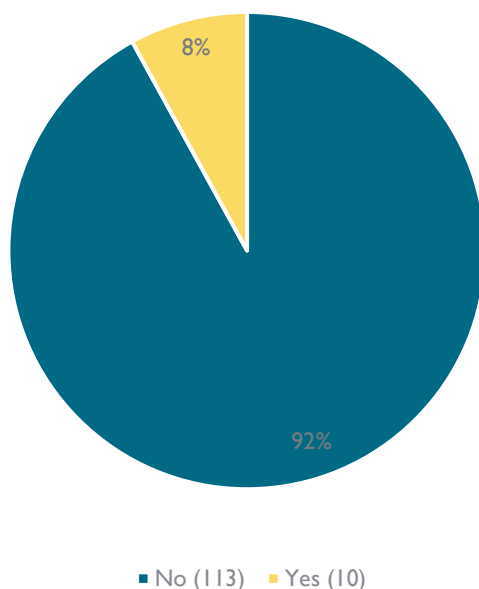
7 detailed submissions were received as part of the survey. Submissions have been summarised below.

Submission 1	• Framework should place greater emphasis on broader long-term economic and social returns, rather than focusing primarily on direct on-site revenue generation. • The site is already educationally zoned, centrally located and historically associated with learning. Given Wonthaggi's growing population and unmet vocational demand, expanding an education-focused use appears strategically efficient, rather than starting from scratch elsewhere. • Opportunity to invest in long-term productive capability for Wonthaggi and the broader Bass Coast region. • Education and workforce development should act as the core economic engine of the precinct, with complementary community uses built around that foundation.
Submission 2	• School site should be used to build a major, indoor sports stadium, similar to the stadium built in Traralgon. • It would provide social benefits, health benefits, and inclusivity, for all age groups (elderly and young alike), and all abilities. • Hiring out various sections of the stadium would provide a continual income to manage the ongoing costs of the stadium. • Major sporting and social events could be hosted, thus providing additional income for the facility. A café would also provide income for the venue. • Sports that could be accommodated are: Basketball; Netball; Indoor Soccer; Pickleball Badminton; Volleyball; Other indoor sports.
Submission 3	• Significant focus should be on relocating wealth and or revenue from outside Bass Coast to inside Bass Coast, and more specifically Wonthaggi. Eg. utilising local businesses and trades, attracting workers from lower paying jobs in Melbourne to locate here where they can have better lifestyle/quality of life. • The site is big enough to be used for multiple uses. • A verified business plan should be completed prior to commencing any/further works. • Technical School, focussing on hands on education of trades and crafts. • Serviced Offices. Micro professional businesses that need serviced offices are currently clustered in (picture St.Kilda Road and Glen Waverley) greater Melbourne. • Migrant short term halfway accommodation, supported by federal and state government. • Accommodation. Over summer, retail and hospitality businesses on Phillip Island cry out for cheap accommodation for workers. An over 55s housing similar to Paton Court in Frankston has merit. • Multi use Forum The Italian style Forum in Leichhardt NSW. Mixed use, housing, retail, hospitality, office space and craft making and sales. • Costs Saving: Any development should consider in detail whether a thorough refit or a knockdown rebuild is the most resource efficient and environmental friendly.

Submission 4	• Recognise the importance of the Site for Town's future growth. • Consultation must be done carefully to ensure best outcomes for all. • Need for Town Library remains, reducing the cost of private rental • Opportunity to expand the University site. • Expanded Arts Gallery to display Council's large art collection including Robert Smith collection. • Site lends itself to outdoor performances, community celebrations and become a community meeting space. • Consultation needs to look at the bigger picture – not just this site. • Opportunity to move community groups such as Men's Shed, South Coast Radio, U3A etc. to the Site. • Address the issue of social housing in a more appropriate location.
Submission 5	Submission outlines the 'Building School Proposal'. • This proposal outlines the redevelopment of the former school site into a new-style vocational education hub designed to provide an alternative pathway to trade qualification outside the traditional apprenticeship model. • The Building School blends university-style modular learning with hands-on practical training, focusing on the core trades of carpentry, plumbing, and electrical, while integrating essential life and business skills to prepare students for long-term success. • The site's existing land and infrastructure make it uniquely suited for a hybrid model where students learn, build, and contribute directly to the community through real construction projects, including relocatable buildings that can be sold or deployed as affordable housing.
Submission 6/7	Submission outlines proposal for a Traffic School.

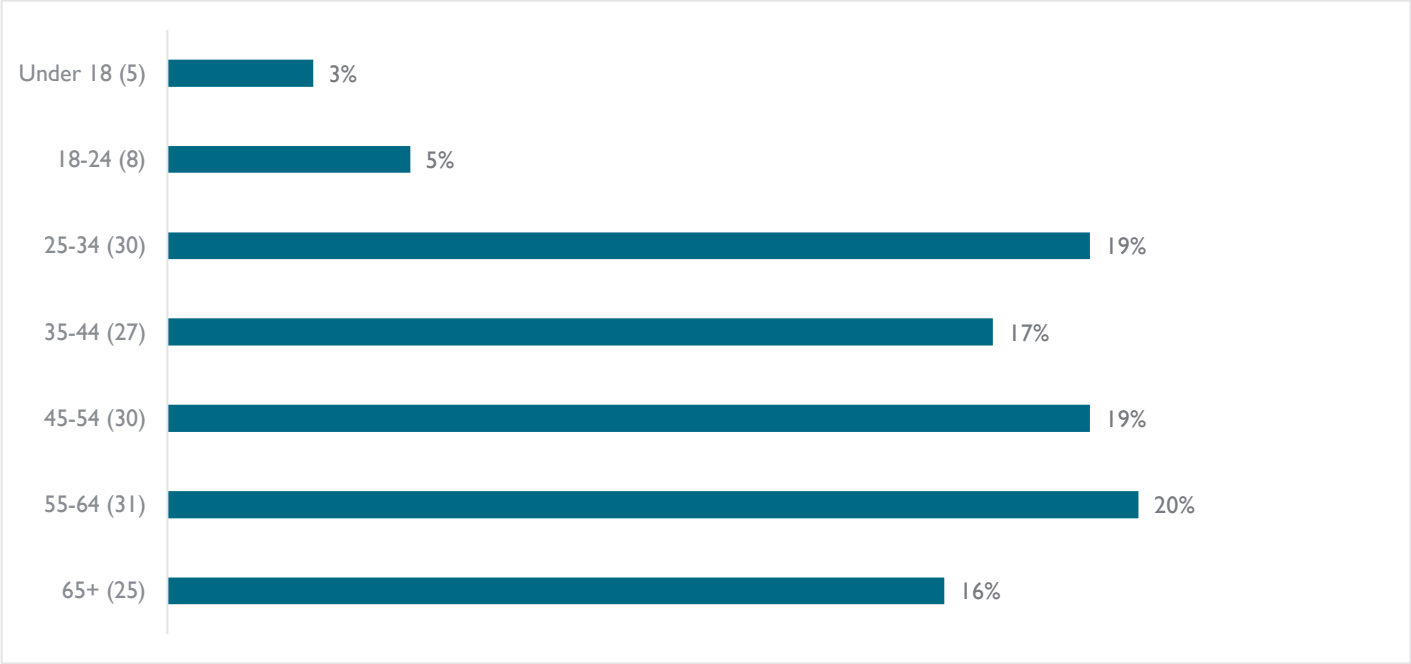
Question 6: Do you represent any local groups/organisations?

This question was optional. 10 respondents listed a local group or organisation which they were representing.

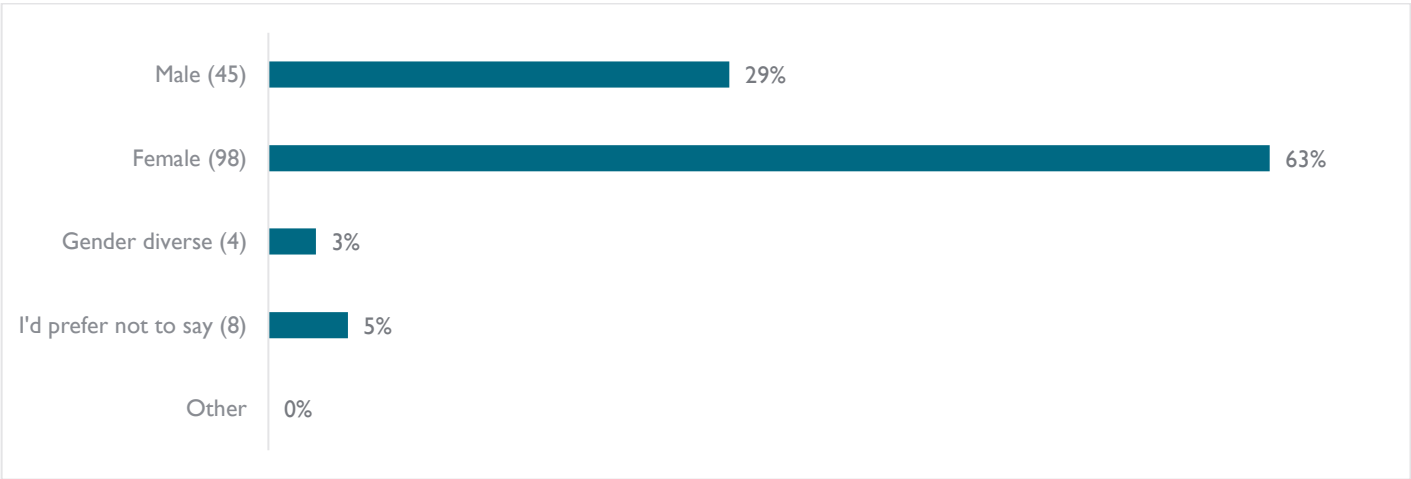


- Wonthaggi Old Tech Creative Hub (WOTCH) (5)
- Housing Matters Bass Coast (2)
- South Coast FM (1)
- Bass coast college student (1)
- Local business association (1)
- Wonthaggi Badminton Club (1)
- Community College Gippsland (Registered Private RTO and Learn Local Provider) (1)
- ECG Secondary College (1)
- Community garden (1)
- A loose connection with BCCAN (1)
- Bass Coast Councils Arts and Cultural Advisory Committee (1).

Question 7: Your Age

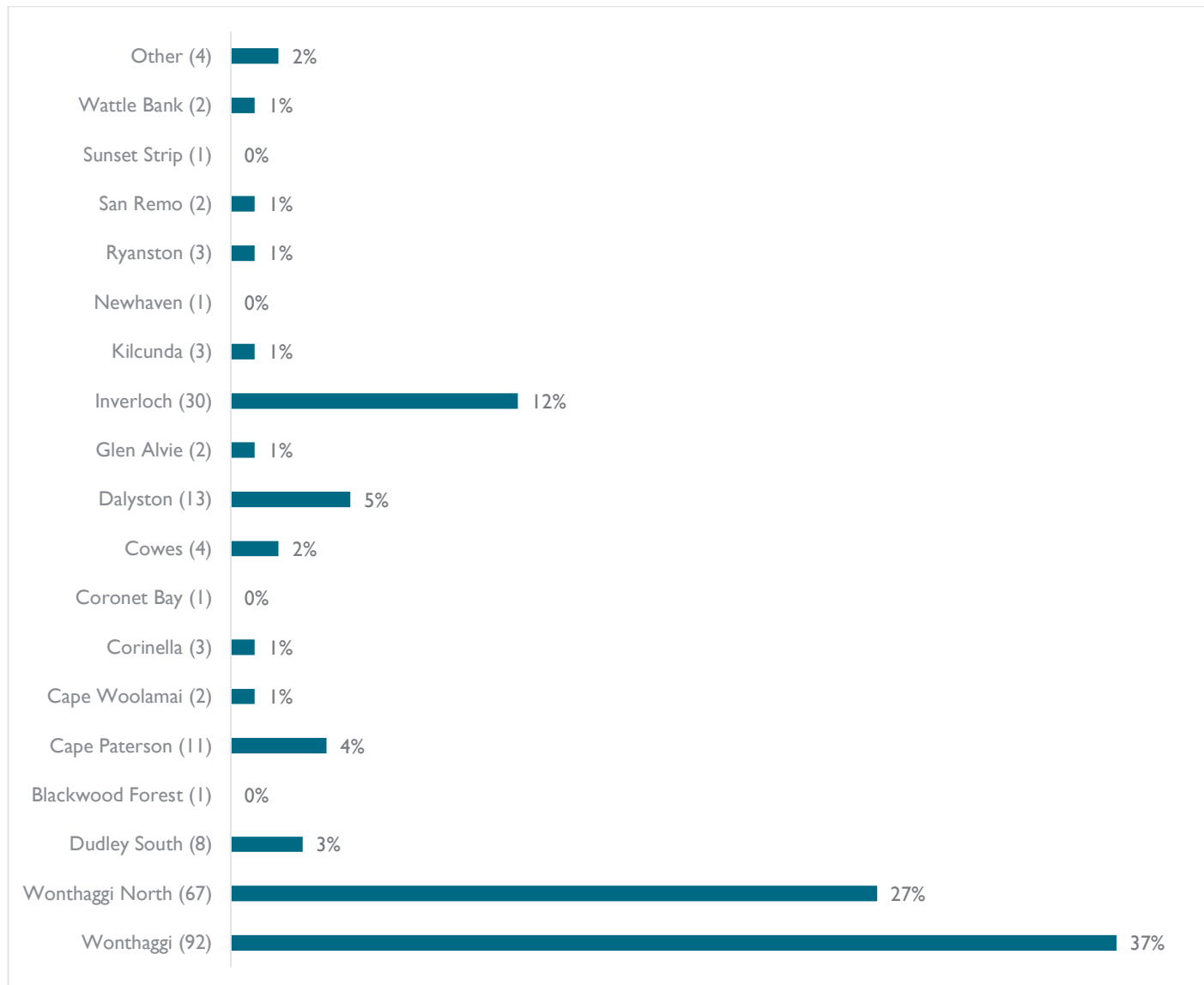


Question 8: Which gender do you identify as?



Question 9: The suburb you live in

Almost two thirds of respondents live in Wonthaggi (37%) or Wonthaggi North (27%).



Other:

- Venus Bay (2)
- Outskirts of Bass Coast
- Clyde North but work in Bass Coast

Summary of Written Submissions

A total of 17 written submissions were received. Submissions have been summarised below.

Submission 1	Request for inclusion of a place for Clubrooms for the South Gippsland Bridge Club.
Submission 2	Suggestion to transform the site into a major Arts Hub and International Artist Residency precinct. • Most significant civic opportunities Bass Coast Shire has seen in a generation. • This submission argues for the transformation of the site into a major Arts Hub: a permanent, purpose-built precinct of artist studios, workshop spaces, gallery and exhibition facilities, and an international artist residency programme. • Permanent Artist Studios. • International Artist Residency Programme. • Workshop and Teaching Spaces. • Gallery and Exhibition Spaces. • Maker Spaces and Specialist Facilities. • Public Forecourt and Activation Space.
Submission 3	Suggested retail ideas – stating that the community needs some competition: • Chemist Warehouse (to ensure best/cheapest price available locally). • Officeworks – provide an option to purchase office consumable. • Spotlight/Harris Scarfe to provide an alternative place to purchase clothing. • Petstock – larger range of stock.
Submission 4	• Not in support of public housing – should be mixed among other housing rather than in the centre of town. • Use existing trade block for the start of a trade school. • Large community building for 500+ (shed type that could be adapted to different uses). • Library – with second storey gallery. • Parking. • For commercial revenue – VicRoads, Centrelink or other Government agencies. • Gated Retirement Village. • Land should remain for public use. • All views should be considered – not just loudest voices.
Submission 5	• Real need for part of the development devoted to partnering with health/welfare/community services (health hub). • Specialist health services to cater for locals (reduce travel) but also draw people to the town.

Submission 6	Recommendations from Housing Matters Bass Coast: • Environmental Sustainability: A site redevelopment that is cognisant of the climate energy crisis we are experiencing and therefore adopts responsible principles of best-practice environmental sustainability. • Historical Heritage: Site redevelopment that takes into consideration the tangible heritage values as well as the intangible heritage values. • A needs-based redevelopment: An opportunity to positively act to start to redress the existing and forecast needs for non-market affordable (public and community housing) and market affordable housing needs of the Shire population. • Housing development, eastern-part of site – community focused redevelopment: design of the redevelopment should prioritise community-enhancing facilities and components. Vision: ○ Redevelopment of the site as a medium density mixed use site with a predominant focus on public, community and market-affordable housing. ○ Public and affordable housing would be affordable to the applicants of the Victorian Housing Register and the market-affordable housing should be of a type rented at least 20 to 25 percent below local area market values. ○ Housing to be the dominant site use on the eastern part of the site. Existing buildings for Arts, Culture, Library use would be a welcome and desired complementary use. ○ Redevelopment process should aim to maximise local employment skill development opportunities. ○ Planning for the site should be part of a broader strategic one of how the site and adjacent areas can help revitalise the Northern end of the CBD precinct. ○ An appropriate long-term process of consultation with community and interested stakeholders should be developed. ○ Recognising it may take years before actual development a process set I place to use the site for temporary emergency accommodation for those in immediate housing need and/or key workers accommodation. ○ Prioritise and facilitate the approval and implementation of public community and affordable housing development proposals ahead of for-profit developer projects.
Submission 7	• We have an opportunity, a chance to honour our past while shaping a bold and creative future. • Other regional communities have demonstrated the value of recognising their heritage buildings and investing in culture, creativity and community life. • Transformed historical buildings into something vibrant, useful and deeply loved by locals and visitors alike.

	• Ngununggula, the Southern Highlands Regional Gallery is a good example. • Can become a centre for arts, culture, education, heritage and community pride. With the right leadership, partnerships and brave creative thinking, this treasured site can be transformed into a landmark for Bass Coast, a place that honours our history, supports our artists, welcomes our community and inspires future generations.
Submission 8	• Most significant option is the development of a community arts and culture centre. This would cover many of the other options presented. • The suite of buildings and all of the surrounding land on the McBride site should be developed as a community arts and education facility in as many forms as can be included on the site: ○ Commercial studio spaces for artists such as: sculptors, potters, blacksmiths, carpenters, print makers, fibre artists, spinning, weaving, tapestry, jewellers. ○ Library. ○ Restaurant facilities. ○ Outdoor sound stage.
Submission 9	This submission proposed the ‘Victorian Innovations Node for Collaborative initiatives’. • It proposes a long-term development approach to design and deliver the following elements on the former school site at Wonthaggi: Development of a Master Plan or Framework identifying both the preliminary range of priority innovations or collaborative initiatives and their criteria for staged future development, timing and application across the school site; • To demonstrated feasibility and application of the GRIDD Centre concept, commence planning and implementation of a fast and / or ultra-fast public charging ‘hub’ to cater for Bass Coast and regional electric vehicle users; • Seek collaborative arrangements with a number of Victorian tertiary institutions to establish state-of-the-art research and learning areas for post graduate, Masters and PhD, candidates with stipends or incentives available on the basis candidates are undertaking supervised study and research on issues relevant to the priorities of the Centre; • Innovative architecturally designed and constructed multi-unit development (low rise up to 3 storeys) with preference offered to developers demonstrating capacity to translate construction designs of post graduate candidates studying on-site or constructing dwellings to the 8-star or higher building standard; • Develop and offer commercial floor space to parties committed to realising the range of innovation and collaborative priorities of the Centre e.g. bio-economy, co-working capabilities, energy transition and resilience;

Submission 10	Suggestion to connect with the Retrofit Lab at Melbourne School of Design to explore ideas.
Submission 11	• Site should be redeveloped keeping in mind the climate and energy crisis we are experiencing, therefore adopting responsible principles of environmental-sustainability, aimed at a redevelopment that, over its life-span, would achieve as much as possible a net-zero carbon footprint, adopting best-practice evidence-based Whole-Life Carbon (WLC) and Life-Cycle Assessment (LCA) parameters, based on a cradle-to-grave life-cycle of buildings, including the existing building's embodied energy. • Once the desired use-mix for the site has been outlined following the community consultation, there should be carried out an independent feasibility study that examines possible options for the redevelopment, comparing their costs and benefits according to the above principles.
Submission 12	Phone submission with key points including: 1 – library should go there 2 – there should be some multi parking facility 3 – maybe some childcare 4 – some room left for some physical activity – all courts, something physical for all ages on the facility 5 – to get an overall plan aimed at range of facilities for all ages that could be accessed in the middle of town 6 – young people housing If they demolish, they could sell bricks.
Submission 13	Phone submission suggestion to move the Neighbourhood House to the school site so they can expand their programs and the Neighbourhood House building could be used by the historical society as an extension of their museum.
Submission 14	Submission questioned whether the buildings will be retained or partly or completely demolished. Also seeking clarity about who the development is for? What are the priorities? What's missing? • Community hub – vibrant hub for the whole community which is inviting, accessible and useful for residents and visitors. ○ Should provide reasons for people to visit and activate the site during the day and evenings.

	• Affordable housing - private housing, commercial activities/shops, or business offices not priorities for the site but, it would be ideal for some social/keyworker housing on the scale of the existing two storey building. • Flexibility - Areas/spaces must be able to be configured for a variety of uses • Training café or Gov Hub could be options to include.
Submission 15	Submission outlines proposal for a Traffic School.
Submission 16	Prime location which should be kept for community use rather than social housing. Community Centre or Public Open Space would be suitable uses.
Submission 17	• Multi-storey section converted to apartments for social housing. • Community garden utilising some of the smaller buildings to store tools/equipment. • Community kitchen. • Angled parking bay for off-street bus parking along McKenzie Street. • Carry out projects using TAFE apprentices working with contractors to provide hands on training. Also involve high school students for TAFE Apprentices.

Summary of Facebook Comments

Council posted 3 Facebook posts promoting the engagement opportunity. The posts received a total of 246 comments. Many of the comments received reactions and further comments from the community.

Comments have been summarised into themes.

Note: only comments with 5 or more reactions have been included. Some have been para-phrased for ease of reading/space.

TRADE SCHOOL

- Bigger TAFE/technical school so locals don't have to travel long distances (155 likes)
- Trade school – then bring back Gippsland group training or similar to fill the trade shortage (71 likes)
- Trade school which teaches carpentry, motor mechanics, sheet metal, brick laying, plumbing etc. not just for the young – also catering for aged students wishing to learn (55 likes)
- Proper trade school. Youth often have to travel during their apprenticeship because we don't have the facilities here (36 likes)
- Should never have changed from technical school (31 likes)
- Trade school – was a nightmare having to drive to Moorabbin once a week for trade school when you were on \$300 a week (18 likes)
- TAFE and/or trade school would be great (10 likes)
- Trade school (9 likes)
- Trade School and TAFE (5 likes)
- Why not a trade school so locals don't have to travel to Melbourne or the Valley. Since there is already a mechanics area and arts area it would be perfect to add in some plumbing and electrical. Hair & beauty. Careers that are going to keep the area alive. Army Corps juniors could go there also. Plenty of fitness and dance clubs looking for permanent buildings (5 likes)
- Reade school (5 likes)

EDUCATION

- Keep the classrooms and offices and make it into a community space for all including running sessions in the old mechanic room with the men's shed teaching kids' hands on skills (20 likes)
- Turn it into another school – for coastal, environmental and agricultural studies and sciences. Area needs more education not more places to store humans in. (12 reactions)
- Upgrade and move the junior campus from South Dudley (10 likes)
- Is there a spot to have a dedicated blacksmithing workshop where people can come try their hand at the old craft (10 likes)
- It's a school precinct – keep it a school precinct. Childcare, kinder, trade school, playgrounds (6 likes)
- Tertiary Education. A property like this should be able to make money as well as provide space for further education, ideally with much of that overlapping (7 likes)
- Rent the building to Chisholm to allow more choices in education. Or community rooms to rent out to businesses, community run café, rooms for groups therapies etc. (5 likes)

HOUSING

- Emergency housing with short to mid-term accommodation. Accompanied by support services onsite. (65 likes)
- Public housing with an education centre, daycare etc. for those in the housing and nearby (24 likes)
- If this isn't perfect social housing, I don't know what is (18 reactions likes)
- Retirement Village – perfect near shops etc. With community veggie garden (11 likes)
- Social housing (11 likes)
- Convert the historic buildings to accommodation units. The rest of the site clear and build high density housing (10 likes)
- Emergency housing for those who need a roof over their head – it's going to be a cold winter (7 reactions)
- Retirement village - close to shops, doctors etc. (7 likes)
- Community housing/homeless housing (7 likes)
- A public housing crisis – now that's an idea (5 likes)
- A refugee Hub (6 reactions)

MENTAL HEALTH

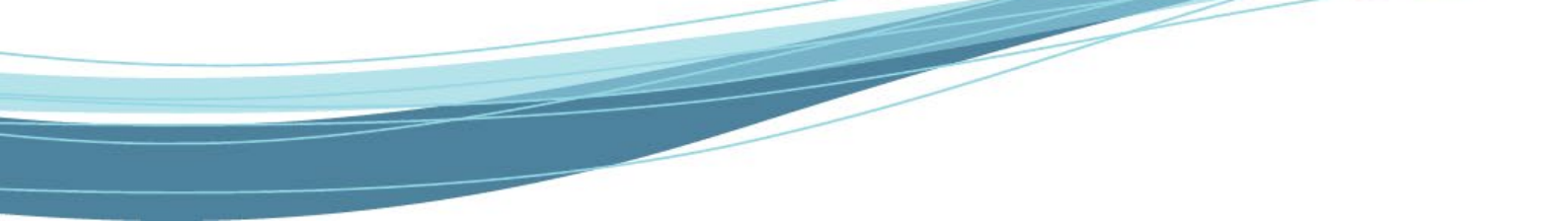
- A mental health hospital for youth and adults – bringing in desperately needed professionals (13 likes)

MIXED USE

- Split into sections (thinking about what Wonthaggi doesn't have) (31 likes)
 - Youth hub
 - Mental Health Resources
 - Community Activities
 - Housing option also sounds fantastic
- Library, art gallery, trade school and TAFE. Community space with café. Music and theatrical spaces. Meeting rooms for NFP groups that have no buildings of their own. Park (playground) on green space. (28 likes)
- Community skills centre. The space was built for learning so keep it that way. (24 likes)
 - Permanent home for men's shed
 - Space for social groups
 - Regular swap meets
 - Place for people to go in the evenings that isn't the pub or McDonalds – somewhere to mingle or gain new interests.
 - Some affordable housing arrangements for people in need.
- Library (so Council doesn't have to rent a space), with exhibition space and remainder used for offices and co-working/community spaces (7 likes)

COMMUNITY

- A facility for the whole community to have access to – market with fresh food with outdoor covering for year-round (13 likes)

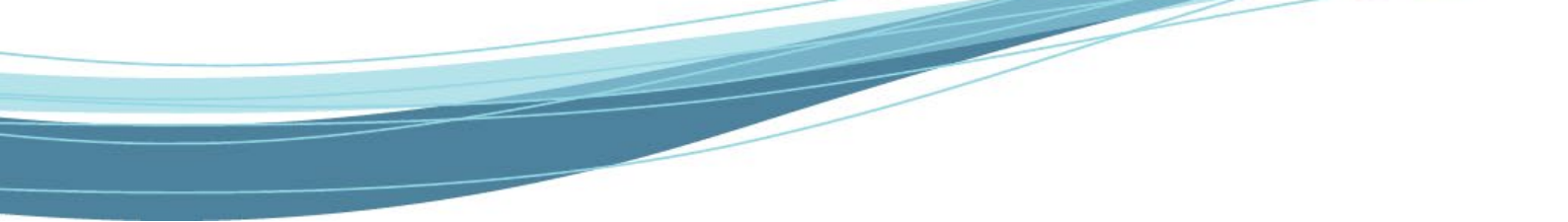


ACTIVITIES/ENTERTAINMENT

- Something fun for youth (14 likes)
- Multi-screen cinema with new release movies (11 likes)
- Something like Phillip Island Tenpin and Entertainment Centre (8 likes)
- More things for young kids – indoor skate/scooter track, ice rink, multi-level shops. Not suitable for housing close to town (5 likes)
- Brewery, live music, outdoor dining, retail spaces and pop-up shops (5 likes)

Additional concerns/ideas raised included:

- Fuel refinery (18 reactions)
- Asbestos (6 likes)



Conclusion

Summary

Council thanks all who contributed and participated in the community engagement activities during this consultation period for the Former Wonthaggi Secondary College Site. Your feedback is important, and it will ultimately help shape the future of the Site.

Feedback will be used to help to inform the Land Use Framework which is the next stage of the project. The framework will formalise land uses on the site and will form one of the steps for development of a master plan.

There will be further stages of community engagement as the project progresses.

