

National Vietnam Veterans Museum



**ADVERTISED
PLAN**

The National Vietnam Veterans Museum (NVVM) brief

National Vietnam Veteran’s Museum aspirations

- Mitigate physical risks to the collection
- Improve the visitor experience through improved facilities, upgraded exhibits and a curated layout to better tell the stories of the veterans of the Vietnam war
- Better preserve and tell the stories of the Vietnam war through increased visitations
- Enable larger numbers of school age visitors to the museum annually
- Recognise volunteers in the local community
- Create regional tourism growth
- Better support war veterans

Key Landscape & Architectural aspirations

The intention of the landscape design is to demonstrate a logical and highly site-specific approach to site planning and to present a design that:

- Works with the natural characteristics of the site and its environmental systems
- Complements the building arrangement and functions
- Will be attractive to visitors in all conditions
- Functions in different modes of use and for different kinds of visitors. The design aims to be adaptable to future needs and an increasing number of visitors
- Creates a purpose-built facility designed around the collection
- Delivers an improved visitor experience
- Creates improved conservation and storage
- Supports additional revenue streams
- Provides for limited future public events



View towards existing Museum from Phillip Island Road

**ADVERTISED
PLAN**

Selection process - candidate sites

The NVVM Board’s priority location criteria were:

- On Phillip Island Road between the Phillip Island side of the bridge and junction of Phillip Island Road and Back Beach Road.
- Elsewhere on Phillip Island.
- Within Bass Coast Shire.
- Within Victoria.

13 initial sites were collated for consideration by the Board. This was refined to 3 key candidate sites. Tract undertook a detailed planning, landscape and site feasibility analysis for each candidate site. 24 Churchill Road was identified as the preferred candidate site for the NVVM.

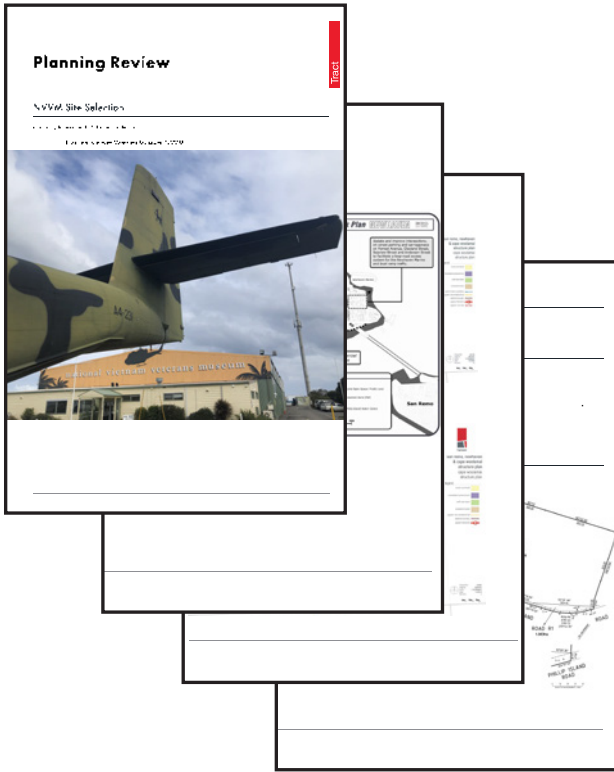
Benefits of this site include:

- proximity to the current NVVM site supporting ease of exhibit relocation,
- relatively poor agricultural quality land therefore not compromising regional agricultural capacity,
- potential for access off new roundabout at Cape Woolamai Rd,
- proximity to other tourism activities such as the Chocolate Factory, Information Centre, Churchill Island turn off and Helicopter Tours
- excellent exposure to visitors to the Island by virtue of location close to the gateway to the Island,



1. 24 Churchill Road, Newhaven
2. Former Airport site, 1 Veterans Drive, Newhaven
3. 1700 Phillip Island Road, Rhyll

ADVERTISED
PLAN



Site selection analysis

Selection process-strategic policy alignment

Bass Coast Planning Scheme - Clause 02.03-7 (Economic development):

Tourism is the pillar of the Bass Coast economy with internationally recognised tourism destinations such as Phillip Island and the coastlines of Western Port and Bass Strait.

Bass Coast Planning Scheme - Clause 11.01-1L-06 Newhaven Strategic Framework Plan

The Site directly adjoins land identified for tourism activity.

Farming Zone

The purpose of the Farming Zone is to provide for the use of land for agriculture however it allows non-agricultural uses that do not adversely affect the use of land for agriculture.

Gippsland Regional Growth Plan 2014

- Identifies the whole of Phillip Island as an ‘identified strategic tourism investment area’

Land Capability Assessment of Melbourne’s Green Wedge and Peri-Urban Areas 2018

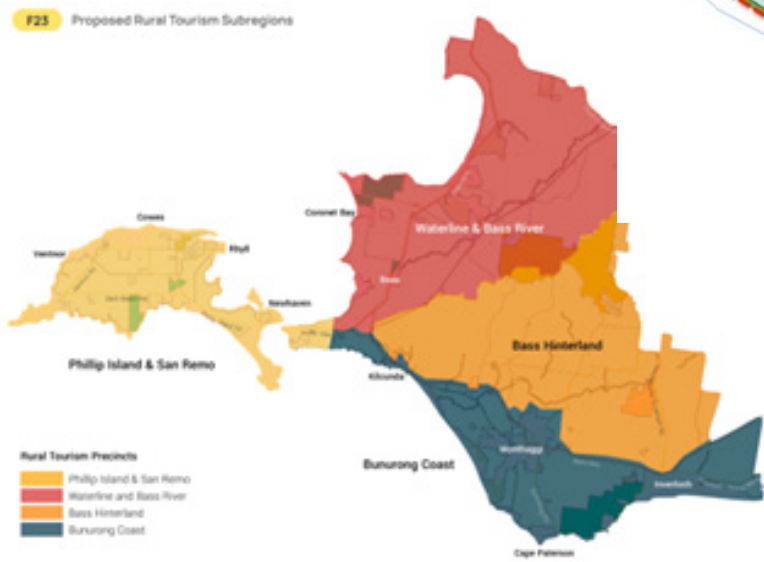
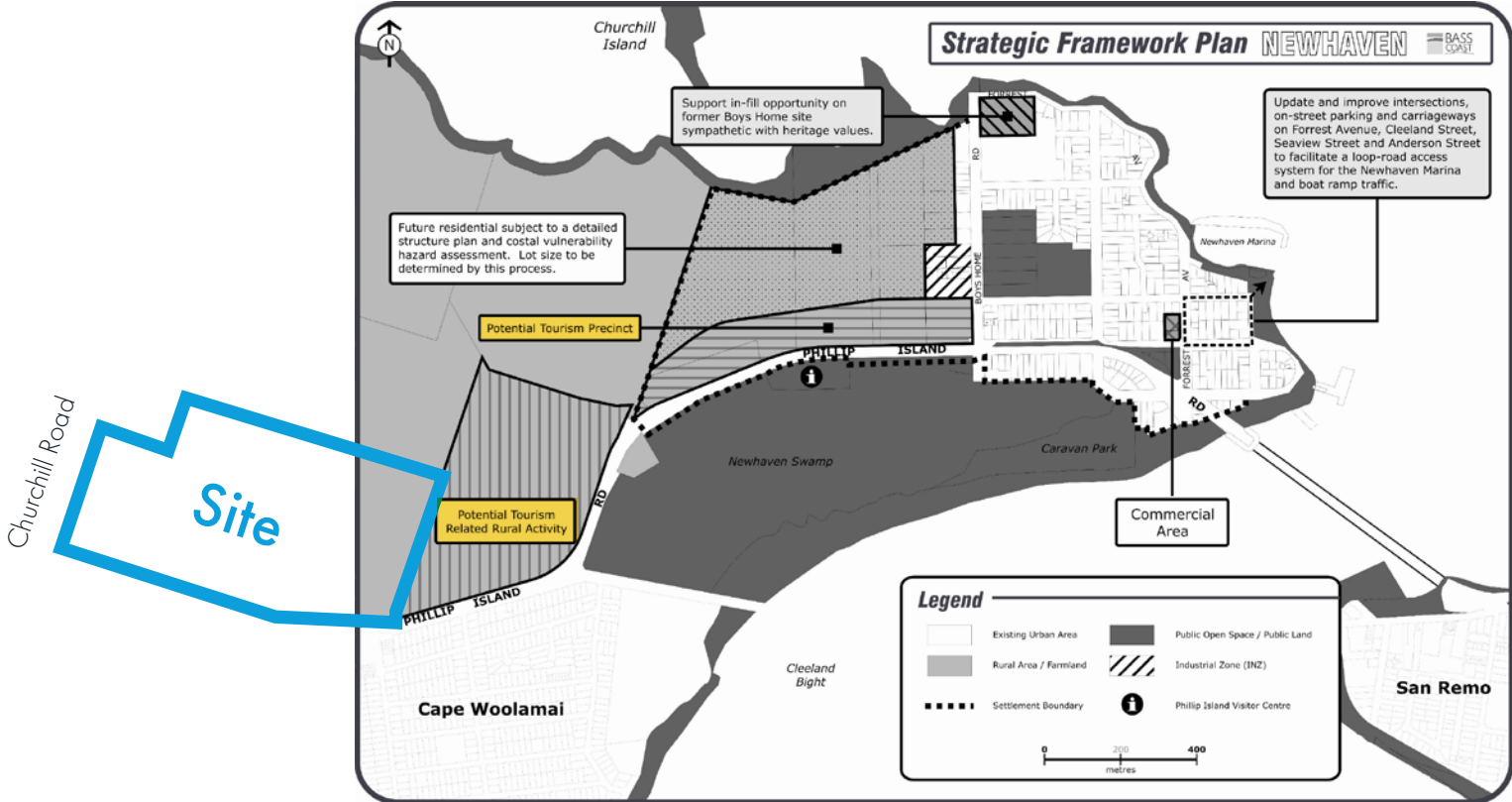
The site is outside of areas on the Island identified as having strategic agricultural importance

Amendment C140 (Rural Land Use Study)

To better facilitate tourism the site was initially proposed to be rezoned to the Rural Activity Zone under Amendment C140.

Bass Coast Unlocking Regional Tourism Strategy 2023 (“BURT”)

- Rezone to Rural Activity Zone
- Rezone land south of Phillip Island Road to Special Use Zone to expressly promote tourism investment
- Encourages a broader range of tourism activity on Phillip Island.



ADVERTISED
PLAN

NVVM recap - The design journey to date

ADVERTISED
PLAN

Summary of key project milestones

- Site selection process
- Planning review (Sept 2019) of multiple sites, narrowed down to 3 - investigation and consideration of EVCs, significance of views, landscape experience, access (RRV) including fourth off ramp to roundabout, Strategic Planning policy
- Initial Council briefing (April 2020)
- Detailed site assessment of 24 Churchill Road - selected site; Native Vegetation Assessment, Flora and Fauna Assessment (May 2020), CHMP (August 2020),
- Architectural and Landscape designs developed (over the course of 2020) and obtained in-principal agreement from RRV for access to site via roundabout,
- Oct 2020, pre-application meeting with Bass Coast, direction to shield views towards Museum, 3D views set up to test resulting designs.
- Incorporation of feedback and refinement of the Museum and landscape design including; planting palettes, extensive revegetation, CHMP complex assessment, detailed hydrology studies,
- Lodgement with Council (March 2021),
- Secondary Phillip Island Rd access removed at request of Regional Roads Vic,
- Adjustments to landscape layout and drainage to respond to Melbourne Water and Council Engineers,
- Public notice and community consultation session (October 2021),
- Notice of Decision (May 2022) following 10 objections, 1 supporting letter was unanimously in favour of NVVM proposal,
- Dec 2022 - Amended Plans circulated for VCAT - no change to building height or siting, most changes were to respond to drainage advice, additional screening vegetation was proposed along east boundary and shelterbelt planting within the western portion of the site to support agricultural use.

Councils preliminary feedback included:

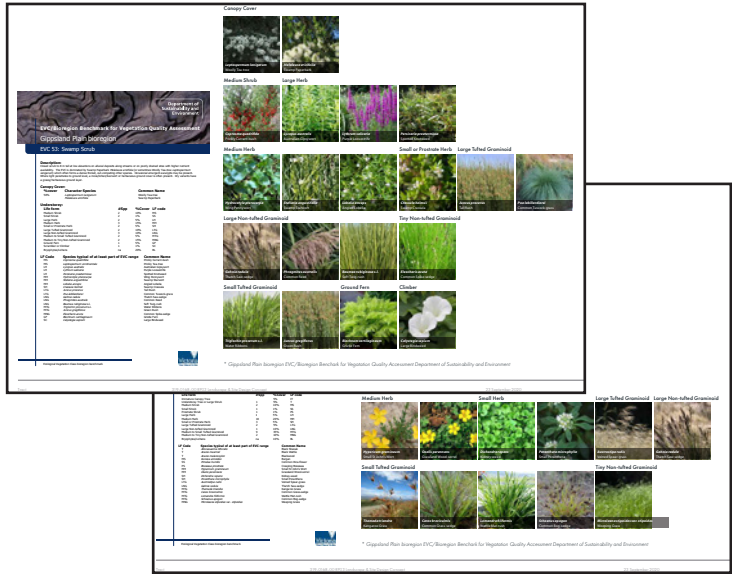
- Importance of preserving visual amenity without relying on boundary landscape planting
- Avoid an 'aircraft hangar' appearance
- Consider impacts on agricultural productivity (as relevant)



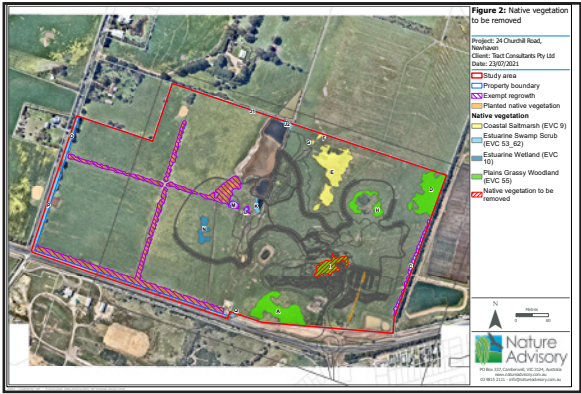
Site selection



Elevation and landform assessment



Development of planting palettes



Native vegetation assessment



CHMP survey



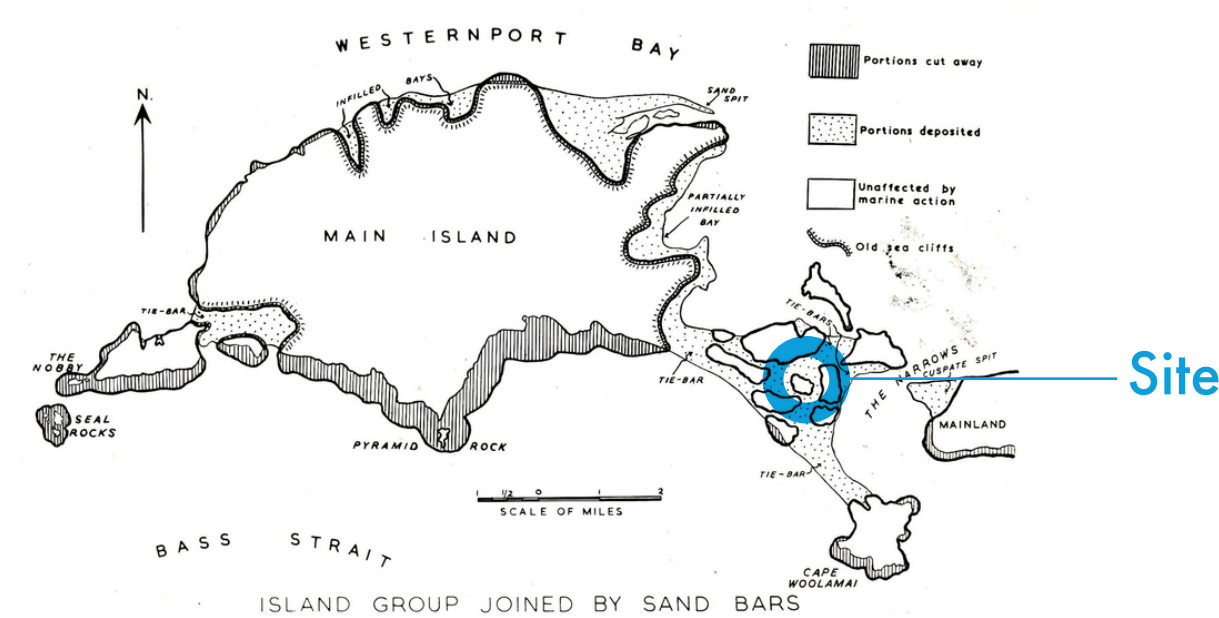
Town Planning landscape submission

Pre-settlement Landscape Character

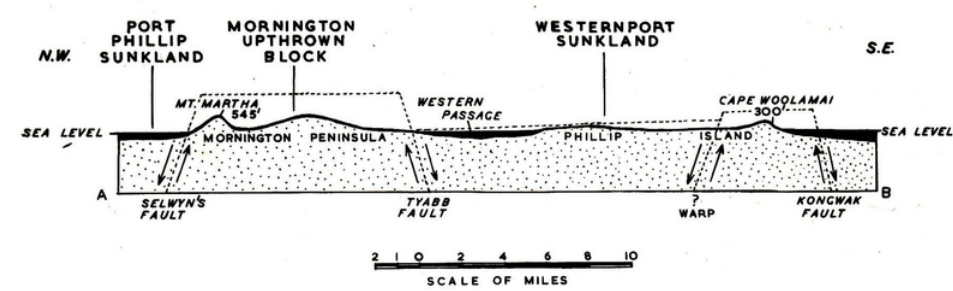
Recap of key landscape features surrounding the site

- Landscape character is natural ephemeral swamp - an extension of the Newhaven swamp which defines the eastern end of the island
- Gently undulating landscape with localised high points - typically now occupied by farmhouses
- Small differences in elevation are characterised by changes in vegetation
- Dominant vegetation is Swamp Paperbark (typ <8m) which naturally grows in dense thickets
- The original indigenous vegetation condition would not have enabled long-distance views

Opportunity for revegetation to reinstate original biodiversity and landscape values, in preference to agricultural landscape.



ADVERTISED PLAN



Vegetation circa 1750



Vegetation circa 2005

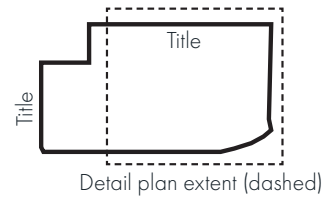


Landscape Plan

Legend

- 1. Existing dam
- 2. Swamp Paperbark Woodland
- 3. Vegetation conservation areas
- 4. Green roof
- 5. Commemorative Garden and Vietnamese cultural memorial
- 6. Terrace picnic lawn and Museum spill out space
- 7. Café Terrace
- 8. Nature Play area
- 9. Main Museum Entry
- 10. Carpark
Indicative carpark lighting shown in yellow
- 11. Caribou aircraft display
- 12. Event Lawn
- 13. Screen mounds
- 14. Site entry
- 15. Service entry
- 16. Overflow Parking
- 17. Swales
- 18. Central Wetland pond
- u/p Underground pipe

Key plan



NVVM recap - Eastern approach view VS01



Location plan



View as of 02.03.2021

Extent of Museum building visible

ADVERTISED PLAN



Render showing NVVM to current design

Extent of landscape mound

NVVM recap - Roundabout view VS02



Location plan



View as of 02.03.2021

Extent of Museum building visible

ADVERTISED
PLAN



Render showing NVVM to current design

Extent of landscape mound

NVVM recap - Telstra exchange view VS03



Location plan



View as of 02.03.2021

Extent of Museum building visible

ADVERTISED
PLAN



Render showing NVVM to current design

Extent of landscape mound

Interpretation of VCAT determination

Common themes articulated in the determination

- 1. Perceived negative impacts of the development on the existing landscape character
- 2. Size, length and general presence of the landscape mounds at odds with landscape character
- 3. Impact of the above on existing views to Churchill Island and Western Port

**ADVERTISED
PLAN**



This approach is aligned with the site context and a landscape character pre-dating the current agricultural setting. It aims to resolve the concerns raised around landscape character, views and the visual prominence of the Museum development through a considered regime of endemic planting appropriate to the location.

A. Extend revegetation of the site to include the road setback area (excluding EVC protection zones).

B. Reduce the prominence of the landscaped mounds by reducing their length, height and visual bulk.

How this response will address the concerns

Reduce the abruptness of the vegetation 'gap' currently experienced when driving along Phillip Island Road.

Moderate the viewer's experience of the site through gaps and articulation in foreground planting.

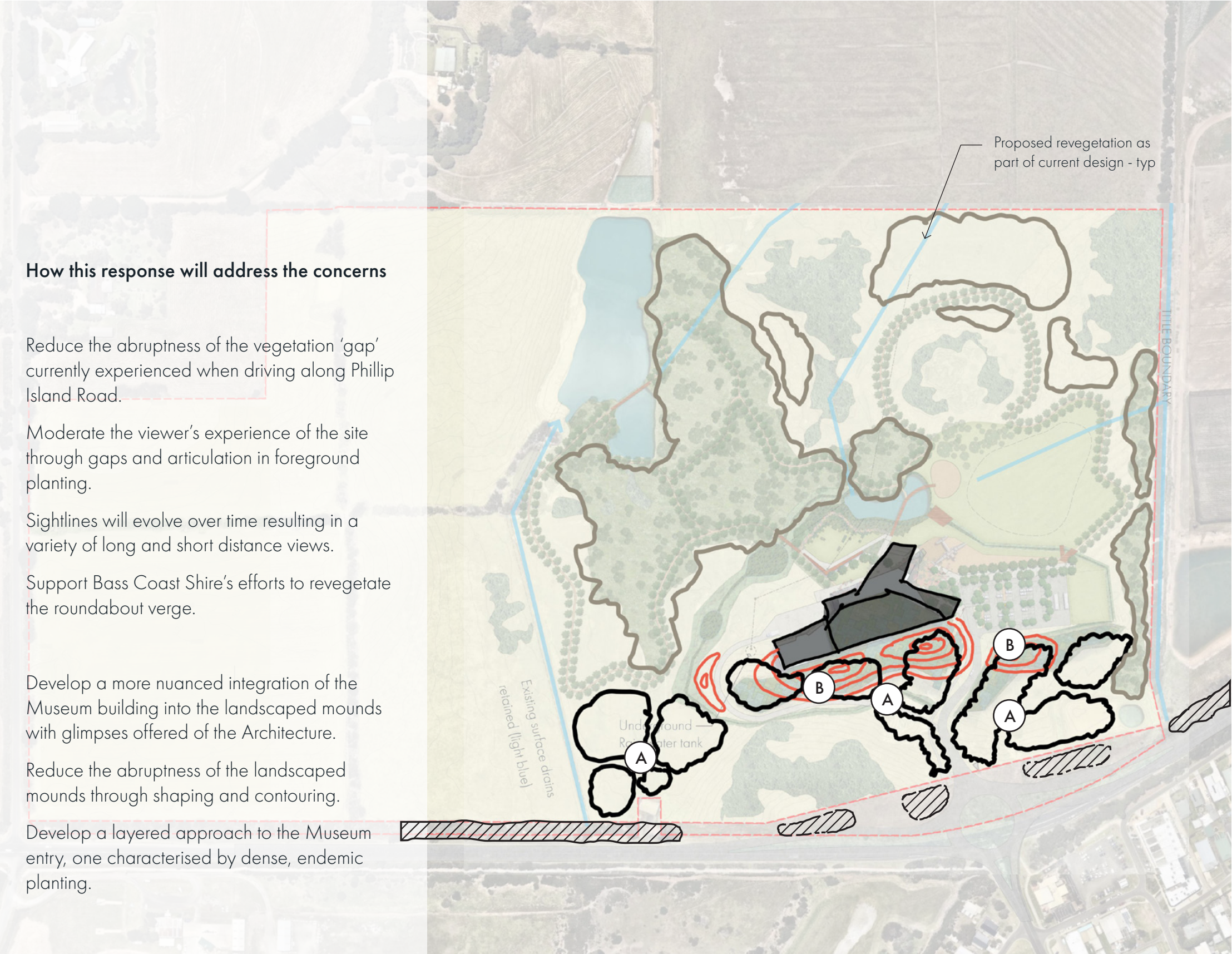
Sightlines will evolve over time resulting in a variety of long and short distance views.

Support Bass Coast Shire's efforts to revegetate the roundabout verge.

Develop a more nuanced integration of the Museum building into the landscaped mounds with glimpses offered of the Architecture.

Reduce the abruptness of the landscaped mounds through shaping and contouring.

Develop a layered approach to the Museum entry, one characterised by dense, endemic planting.



Preliminary responses to VCAT determination



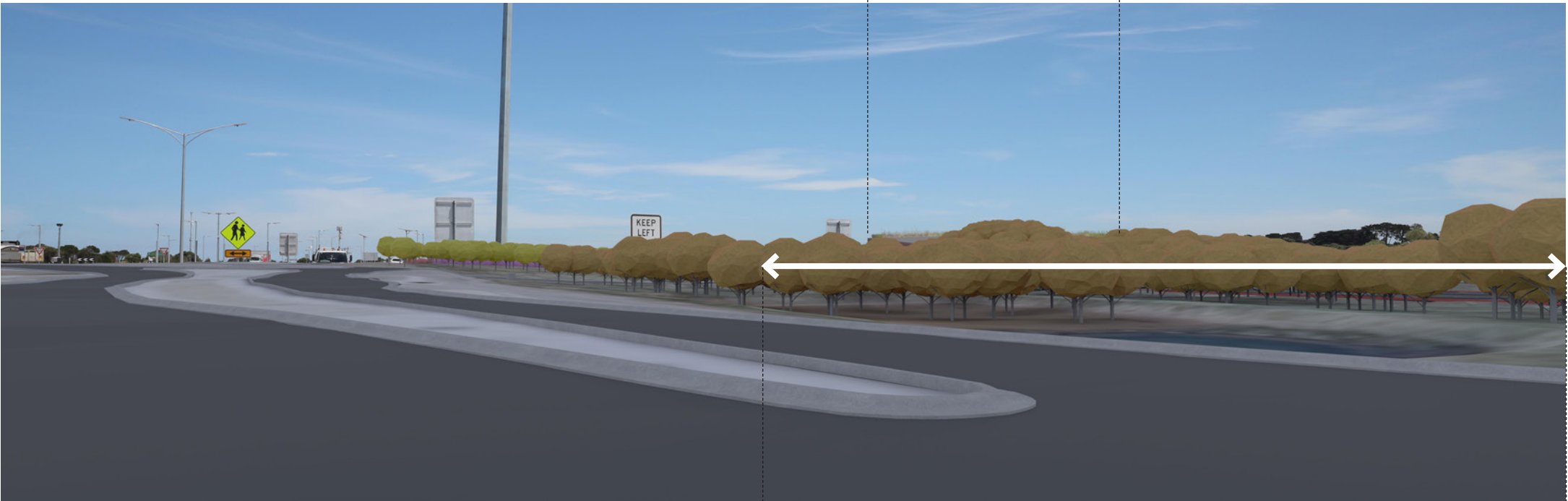
Location plan



View with 3m high trees (approx. 5-10 years)

Extent of Museum building visible

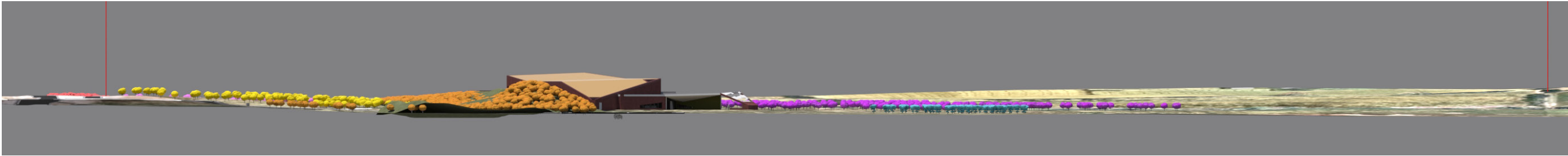
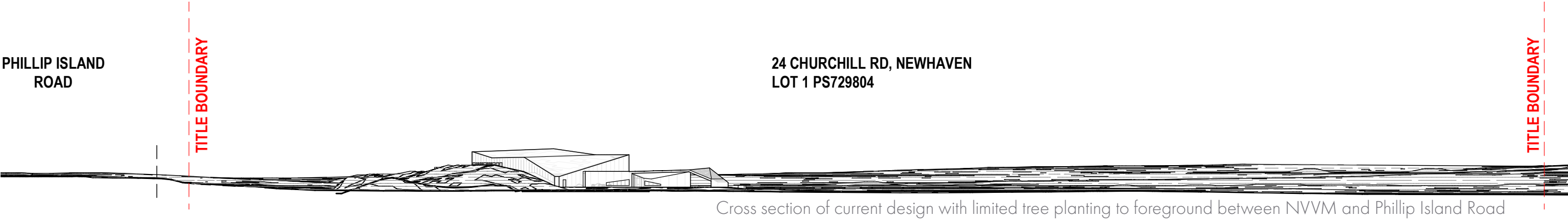
**ADVERTISED
PLAN**



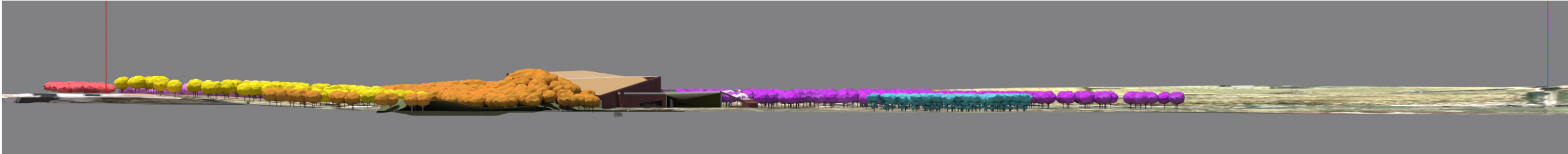
View with 6m high trees (approx. 20 years)

Former extent of landscape mound

Preliminary responses to VCAT determination - site section



Cross section with 3m high trees (approx. 5-10 years) and reduced landscape mounding



Cross section with 6m high trees (approx. 20 years) and reduced landscape mounding



**ADVERTISED
PLAN**