

**07**

# **Key Challenges & Opportunities**

The following provides a summary of the key challenges and opportunities that will be addressed through the Precinct Plan. These have been identified through research and technical studies, site analysis and community and stakeholder feedback.

## 7.1 CO-LOCATE SERVICES AND PROVIDE FLEXIBLE SPACES

Services and activities on the Site are currently dispersed in a variety of locations which neither reflects operational patterns or user needs. A redesign of the Site will ensure the re-provision of all existing community uses in a more efficient manner.

Shared and flexible meeting spaces in a community centre would facilitate shared use by a range of groups rather than individual groups retaining separate spaces (like the Senior Citizens' Club, Angair and the Anglesea Historical Society).

Whilst childcare services could be co-located in adjacency, licensing requirements will necessitate a certain level of separation of kindergarten from occasional childcare.

### Storage

Storage will continue to be an important issue for sustainable and feasible community services and activities. Future building design will need to include sufficient storage space that is flexible and where possible able to factor in unknown future needs or trends.

Storage will be important specifically in new shared spaces in as much as ensuring various groups have a place to keep their items when the space is unoccupied or being used by another group.

## 7.2 INTEGRATED KEY WORKER HOUSING

Anglesea is suffering from a housing crisis particularly amongst workers in key services such as health, education, management, administration and hospitality. The redesign of this important community site in the heart of Anglesea opens up an opportunity to incorporate much needed homes for key local workers.

### Location

The Site's current land use zoning regime affords relative flexibility in terms of locating new key worker housing.

The GRZ1 is designed to facilitate residential uses. Key worker homes in this location would necessitate compliance with any relevant overlays and would need to respect the amenity of adjoining residential properties.

The PUZ could also facilitate dwellings, on the proviso these dwelling remain under the management and/or ownership of a public land manager such as the Council. Dwellings within the PUZ would also need to comply with any relevant overlays and respect the amenity of adjoining residential properties.

Alternatively, a new land use regime, through the application of a Special Use Zone across the Site would facilitate increased flexibility, particularly in terms of location, and the delivery and management model for key worker homes and would likely facilitate new overlay regimes.

### 7.3 REFLECT THE COASTAL BUSHLAND CHARACTER

Anglesea's unique character is defined largely by the town's low density development in a vegetated setting, the prevalence of coastal style structures and the mixture of paved roads and gravel roads.

#### Buildings

The master plan will propose a series of new buildings for the Site. The design of these buildings should reflect and even enhance the town's character.

Particular consideration should be placed on the use of appropriate materials, colours and building styles, as well as roof forms and the proximity of buildings from one another, to ensuring new buildings fit in with Anglesea's character.

#### Vegetation

The low density vegetation setting is defined by buildings separated by generous planted buffers.

Careful effort should be made to ensure new buildings on the Site sit in a rich vegetated setting. Any existing buildings that are to be retained will also need to be endowed with rich planting.

#### Paths and Roads

The master plan should ensure that new pedestrian paths and/or roadways in the Site reflect those prevalent in the area and minimise, as much as possible, hard concrete and asphalt paving.

### 7.4 ENHANCE MCMILLAN STREET

McMillan Street is the Site's primary frontage but currently lacks definition as a result of a mix of car parking, staggered building set backs and limited vegetation.

The master plan process presents an opportunity to strengthen the McMillan Street frontage through built form and/or landscaping. A strong street frontage will better define the main point of entry to the Hub, delineate the Site's role as an important community asset and reinforce pedestrian access to and through the site.



Community Hall from McMillan Street

### 7.5 RESPECT AND ENHANCE HERITAGE BUILDINGS

The Community Hall and Rangi Marie are two of Anglesea's important historical, social and cultural assets found on the Site. These structures will need to be protected and preserved and where possible, enhanced through the master plan.

The Heritage Assessment has defined zones of High Significance on and surrounding the buildings. It will be important for the master plan to respect these zones.



Rangi Marie

## 7.6 WORK WITH THE NATURAL LANDFORM AND DRAINAGE

### Rainfall and drainage

Rainfall follows the Site's natural slope from the north-west downwards to the south east. All buildings and uses, especially those susceptible to inundation from flooding will need to be located to minimise rainfall and drainage impacts.

### Elevation

Any development or uses located on the Site's highest point in the north western corner are likely to be more visible from other locations, including Anglesea River, the Great Ocean Road and surrounding residential areas.

## 7.7 INTEGRATE SIGNIFICANT TREES INTO THE DESIGN OF BUILDINGS AND SPACES

### Protected Trees

Tree Protection Zones (TPZ) for existing trees, particularly groupings of those of high value will limit the location and footprints of future buildings.

### Vegetation

Maintaining and enhancing the Site's unique natural landscape and vegetation coverage will help to retain existing indigenous vegetation, a sense of openness between buildings and the informal, coastal bushland character of the Site and the town at large.

The prevalence of large patches of vegetation and scrub, particularly in a line along the Site's upper third presents an opportunity to establish a green vegetation link stretching from Seravilla Retirement Village to Melaleuca Lane.

## 7.8 PROVIDE NEW SPACES FOR THE COMMUNITY TO ENJOY

The Site's vegetation clusters facilitate three informal meeting spaces at its centre which also benefit from high foot traffic as they loosely align with key pedestrian movement routes.

Well proportioned and punctuated by both natural and constructed features that encourage people to linger, engage and interact with one another, these informal meeting points should be preserved, enhanced and leveraged by new development.



Public open space on the Site



## 7.9 ENHANCE PEDESTRIAN & BICYCLE ACCESS

With sustainability, climate change and healthy living at the forefront, the master plan will prioritise pedestrians getting to and moving through the Site.

### McMillan Street to Mawson Avenue (north-south)

The McMillan Street to Mawson Avenue axis already serves an important role in facilitating access to, from and through the site. Retaining this axis is important in ensuring the future development of the Site is knitted well into the surroundings, ensuring services, facilities and open spaces are accessible.

### Seravilla to Melaleuca Lane (east-west)

An opportunity exists to link existing connections, improving connectivity with surrounding residential areas and Diggers Parade.

The informal connection between the Site and Seravilla Retirement Village is an important route, particularly in providing access to the Site's for Seravilla residents.

The existing narrow bush lane to the rear of the Community Hall and Kindergarten complex connecting Melaleuca Lane to Mawson Avenue connects the site both functionally and visually the nearby Diggers Parade precinct, the Great Ocean Road and its public transport links as well as the park and river beyond.

These two routes should be better integrated with one another and the McMillan Street to Mawson Avenue link.

## 7.10 CONSOLIDATE CAR PARKING & VEHICLE ACCESS INTO THE SITE

### Cars

Consolidating car parking can potentially lead to a more efficient use of the Site, opening up more land for homes for key worker or open spaces.

Sufficient parking for events and activities at the Community Hall and parking for pick up and drop off at the kindergarten will still need to be provided, alongside meeting parking standards and providing accessible parking for those that require it.

While improved pedestrian connectivity will be a priority for the site, access to the Site via private vehicles, ambulances and shuttle services will still need to be catered for.

### Emergency Vehicles

Ambulances and other emergency vehicles will still need to be able to directly access Anglesea Medical Centre wherever it may be relocated on the Site.

### Shuttle Services and other vehicles

Shuttle services will still need to be able to provide direct access to relevant community services and facilities, including the Barwon Health Social Support Service.

Servicing including garbage collection and deliveries will need to be facilitated for any new buildings across the site.

## 7.11 SUMMARY OF OPPORTUNITIES AND CONSTRAINTS

1. Opportunity to enhance the setting of heritage buildings through the location of future buildings, landscaping and improved viewlines
2. Opportunity to enhance the McMillan Street address for the precinct with high quality buildings that activate the frontage and landscaping
3. Potential to retain and supplement groups of high value trees to create open space and habitat corridors
4. Buildings, car parking and access ways will need to be carefully sited to minimise impacts on the tree protection zones of significant trees
5. Opportunity to connect vegetation groups with additional landscaping and pedestrian links
6. Potential for key public space node between the Memorial Hall and a future building
7. Opportunity to utilise Melaleuca Lane for vehicle and service access to a future building
8. Opportunity to create a high quality north-south pedestrian link connecting between McMillan Street and Mawson Avenue
9. Opportunity to strengthen east-west links through the sites to connect existing and future uses
10. Development around the edge of the site will need to respond to the sensitive residential interface

## 7.12 POTENTIAL DEVELOPMENT AREAS

Through the site analysis, technical assessments and stakeholder and community feedback, the following potential development zones have been identified:

### Area 1

- Centrally located with a strong presence to McMillan Street
- Large area presents an opportunity for a co-located facility
- Potential uses could be more community focused as it has a presence to McMillan Street
- Development would need to not encroach onto the viewlines of the Community Hall

### Area 2

- Enjoys good access from Melaleuca Lane
- Development will need to be set back to not encroach the setting of the Community Hall
- Limited size could accommodate some facilities but not an all-in-one.

### Area 3

- Tucked away at the rear of the Site
- Could be accessed from either or both Mawson Avenue and McMillan Street
- Development would need to consider the amenity of neighbouring residential properties
- Potentially suitable to residential uses as they could be separated from other activities on the Site and relate to the northern and eastern interfaces

### Area 4

- Zoned for residential uses
- Development would necessitate the relocation of the Community Garden. Community Garden members have expressed a desire to remain in the current location.
- Development would need to consider the amenity of neighbouring residential properties
- Access from McMillan Street
- Buffered from other activities on the Site.



Figure 24. Summary of Opportunities and Challenges