

**01**

# **Introduction**

## 1.1 PROJECT OVERVIEW

**Surf Coast Shire Council (SCS) is seeking to develop an integrated community and health precinct plan for the Anglesea Community Health Hub (the Site) on McMillan Street in Anglesea. The Site is vitally important for the Anglesea community and currently delivers a range of community services and programs.**

Anglesea provides access to critical health and community services for the district, with many of these facilities located within the Site. Many of the facilities provided on site are reaching the end of their life, are no longer able to be used or require expansion and maintenance. For example, significant termite damage to the former Senior Citizens Centre has led to its closure and deactivation.

Additionally, Anglesea is also facing an acute crisis of housing affordability, whereby many businesses in Anglesea are unable to attract and retain workers due to a lack of affordable accommodation. A recent business survey and discussions with Barwon Health (a key tenant on the Site) have identified that there is a need to deliver key worker rentals to attract and retain local workers within Anglesea. In fact, there have been many recent examples of businesses either closing or operating with reduced staff or for reduced hours. This adds to the pressures facing businesses and impacts the services available for residents and visitors.

A master plan for the site will deliver a new multi-service, multi functional community and health service precinct close to the heart of Anglesea and will also deliver some new homes for key workers in the Town's local economy and services.

The master plan will leverage the site's inherent opportunities, prioritise and promote the history and culture of the Waddawurung Nation, protect environment features and cater to diverse needs of the Anglesea community. The master plan is being informed by stakeholder feedback so that it truly reflects the needs of the people who live, work and love Anglesea. The inclusion of housing for key workers will support economic growth and development in the region.

## 1.2 WHAT IS IN THIS DOCUMENT?

This document aims to provide a deep understanding of the Anglesea Community Hub site, its context and history, and identifies a number of challenges and opportunities to be addressed through the master planning process.

It has been informed by a range of technical assessments prepared concurrently and by a number of studies previously undertaken for the site. The key findings of these assessments have been summarised in this report and a number of the technical assessments have been included as appendices.

Being a community hub, it is vital that the master plan is informed by the ideas and aspirations of the Anglesea community. The first phase of community engagement has been completed and feedback has been gathered through a number of community events and surveys. Over XX people participated and the findings are summarised in Chapter XX.

The project team has also engaged with site tenants and a number of interest groups to understand their current and future needs and ideas for the site. This information will inform a future functional brief for the facilities on the site.

The findings of the technical assessments and community engagement have been synthesised into a number of guiding principles outlined in Chapter XX. The principles will be used to guide future master planning options for the site. Each option developed, will be tested against its alignment with the guiding principles.

Specifically, this document aims to:

- Consolidate a broad range of existing and new technical studies undertaken for the site.
- Identify the key state and local policy provisions, programs and strategies with relevance to the site
- Map and describe opportunities and challenges for the site and outline any areas that may require further investigation
- Benchmark best practice community and health infrastructure arrangement options
- Outline affordable and key worker housing opportunities and benchmark similar examples.
- Synthesize community and stakeholder input with technical assessments of the site;
- Provide direction and recommendations for the Master Plan, namely through developing guiding principles

## 1.3 WHAT HAPPENS NEXT?

This findings of this report will be inform the development of a master plan for the site, which will provide for better integrated community and health facilities, new public spaces and affordable key worker housing. A delivery model and costing plan will also be developed to provide Council and the community with greater certainty on how the project will be delivered.



HEREFORD STRANDED 1881

TO WENSLEYDALE STATION SITE 1890

PT ROADKNIGHT 1890

LUGGS FARM 1891

INVERLOCHY WRECK 1902

FIRST TOLL GATE 1922

OLD GOLF LINK 1927

COAL DISCOVERY 1958

MARKET OIL RIG 1962