

Anglesea Community & Health Precinct Plan

Draft Situation Analysis Report

Tract



williamsross

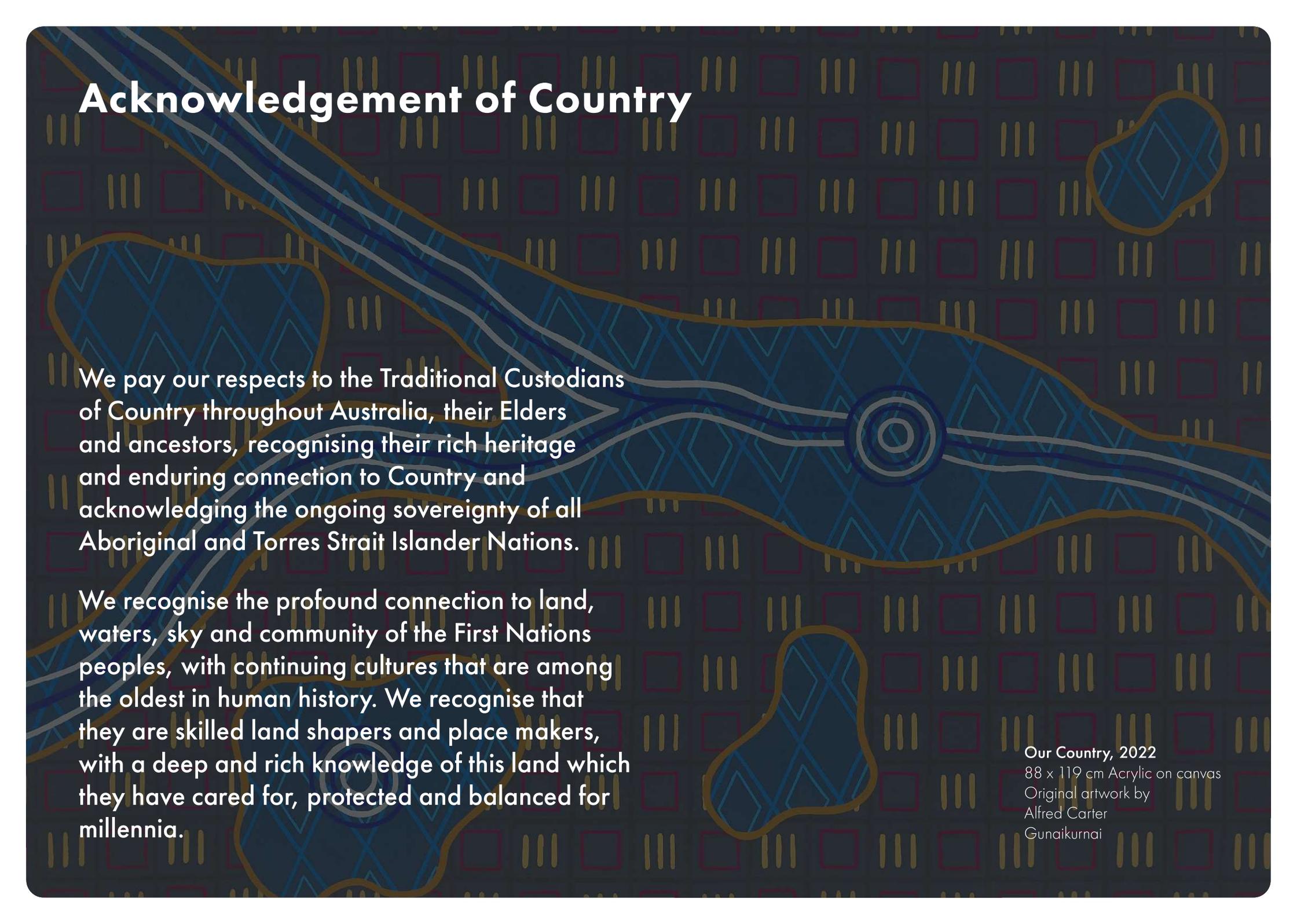
with

K2

URBAN CHANGE



Acknowledgement of Country



We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Our Country, 2022
88 x 119 cm Acrylic on canvas
Original artwork by
Alfred Carter
Gunaikurnai

Quality Assurance

Anglesea Community & Health Hub Precinct Plan

Draft Situation Analysis

Prepared for
Surf Coast Shire Council

Project Number
323-0064-00-U-02-RP01

Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	12 May 2023	Report	JK	MN	MN

Contents

1. INTRODUCTION	10	3.8 PLANNING ASSESSMENT	38
1.1 PROJECT OVERVIEW	10	3.9 SUMMARY OF KEY FINDINGS	41
1.2 WHAT IS IN THIS DOCUMENT?	11	4. SITE ANALYSIS	44
1.3 WHAT HAPPENS NEXT?	11	4.1 OVERVIEW	44
2. THE SITE	14	4.2 SITE CONTEXT & INTERFACES	44
2.1 REGIONAL CONTEXT	14	4.3 USE AND ACTIVITIES ON THE SITE	48
2.2 OVERVIEW	15	4.4 EASEMENTS AND ENCUMBRANCES	58
2.3 SITE HISTORY	16	4.5 HERITAGE	60
2.4 ANGLESEA COMMUNITY SNAPSHOT	18	4.6 TOPOGRAPHY & VIEWS	70
3. STRATEGIC CONTEXT	22	4.7 LANDSCAPE CHARACTER & VEGETATION	72
3.1 OVERVIEW	22	4.8 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)	76
3.2 STRATEGIC DOCUMENTS	22	4.9 ACCESS AND MOVEMENT	78
3.3 MUNICIPAL PLANNING STRATEGY	29		
3.4 PLANNING POLICY FRAMEWORK	30		
3.5 LAND USE ZONES	31		
3.6 OVERLAYS	32		
3.7 PARTICULAR PROVISIONS	37		

5.	COMMUNITY & STAKEHOLDER ENGAGEMENT	84	7.	KEY CHALLENGES AND OPPORTUNITIES	104
5.1	OVERVIEW	84	7.1	CO-LOCATE SERVICES AND PROVIDE FLEXIBLE SPACES	104
5.2	SUMMARY OF COMMUNITY & STAKEHOLDER ENGAGEMENT ACTIVITIES	84	7.2	INTEGRATED KEY WORKER HOUSING	104
5.3	HOW WILL THE ENGAGEMENT FINDINGS BE USED?	84	7.3	REFLECT THE COASTAL BUSHLAND CHARACTER	105
5.4	COMMUNITY SURVEY FINDINGS	85	7.4	ENHANCE MCMILLAN STREET	105
5.5	KEY STAKEHOLDER ENGAGEMENT FINDINGS	91	7.5	RESPECT AND ENHANCE HERITAGE BUILDINGS	105
5.6	SERVICE SYNERGY OPPORTUNITIES AND NEEDS	93	7.6	WORK WITH THE NATURAL LANDFORM AND DRAINAGE	106
5.7	IDENTIFIED ISSUES AND THEMES AROUND KEY WORKER HOUSING	94	7.7	INTEGRATE SIGNIFICANT TREES INTO THE DESIGN OF BUILDINGS AND SPACES	106
6.	KEY WORKER HOUSING	98	7.8	PROVIDE NEW SPACES FOR THE COMMUNITY TO ENJOY	106
6.1	WHO ARE KEY WORKERS?	98	7.9	ENHANCE PEDESTRIAN & BICYCLE ACCESS	107
6.2	WHAT IS AFFORDABLE HOUSING?	98	7.10	CONSOLIDATE CAR PARKING & VEHICLE ACCESS INTO THE SITE	107
6.3	WHY IS AFFORDABLE HOUSING IMPORTANT?	98	7.11	SUMMARY OF OPPORTUNITIES AND CONSTRAINTS	108
6.4	HOUSING AFFORDABILITY IN ANGLESEA	99	7.12	POTENTIAL DEVELOPMENT AREAS	108
6.5	WHY IS COUNCIL SUPPORTING KEY WORKER AFFORDABLE HOUSING WITHIN THE MCMILLAN STREET PRECINCT?	100			

Figures

Figure 1.	Regional Context Map	14	Figure 18.	Plan highlighting the levels of relative heritage significance on the Site.	68
Figure 2.	Site Location Plan	15	Figure 19.	Topography and Views	71
Figure 3.	Anglesea Structure Plan	23	Figure 20.	Landscape and Vegetation	73
Figure 4.	Excerpt from the Community Engagement Report showing the top 15 values of the Surf Coast Shire community, by age group.	25	Figure 21.	CPTED Analysis	77
Figure 5.	Anglesea Structure Plan Map	29	Figure 22.	Pedestrian and Cycle Access	79
Figure 6.	Planning Zone Map	31	Figure 23.	Vehicle Access and Parking	81
Figure 7.	Bushfire Management Overlay - Schedule 2	33	Figure 24.	Summary of Opportunities and Challenges	109
Figure 8.	Significant Landscape Overlay - Schedule 3	33			
Figure 9.	Heritage Overlays	34			
Figure 10.	Design and Development Overlay - Schedule 19	35			
Figure 11.	Neighbourhood Character Overlay - Schedule 3	36			
Figure 12.	Site Context and Interfaces	45			
Figure 13.	Existing uses	49			
Figure 14.	Interior of the kindergarten	50			
Figure 15.	The Toy Library	50			
Figure 16.	Site ownership, showing easements and encumbrances	59			
Figure 17.	Extent of Area of Aboriginal cultural sensitivity	62			

Glossary

SCS	Surf Coast Shire	HO100 / HO101	Heritage Overlay – Schedule 100/101
the Hub	Anglesea Community and Health Hub	BAL-29	Bushfire Attack Level – 29 (High)
the Site	the Anglesea Community and Health Hub	m	metres
LGA	local government area	VPA	Victorian Planning Authority
ANGAIR	Anglesea, Aireys Inlet Society for the Protection of Flora and Fauna	TPZ	Tree Protection Zone
GRZ1	General Residential Zone – Schedule 1	CPTED	Crime Prevention Through Environmental Design
PUZ6	Public Use Zone 6 – Local Government	IAP2	International Association for Public Participation
SUZ8	Special Use Zone – Schedule 8	DDA	Disability Discrimination Act 2005
BMO2	Bushfire Management Overlay – Schedule 2	MPS	Municipal Planning Strategy
SLO3	Significant Landscape Overlay – Schedule 3	MCH	Maternal Child Health
DDO19	Design and Development Overlay – Schedule 19	VAHR	Victorian Aboriginal Heritage Register
NCO3	Neighbourhood Character Overlay – Schedule 3		

