

02

The Site

2.1 REGIONAL CONTEXT

Anglesea is a small coastal township located on Victoria's southern coast. The township straddles the Anglesea River and the world famous Great Ocean Road runs through the heart of the town, following the coastline.

Anglesea is located approximately halfway between Torquay and Lorne and is home to 3,194 people. During summer peak holiday season, the town's population swells to approximately 16,000 people.

Anglesea is a renowned tourist destination, owed to its high quality natural environment, access to a variety of beaches and waterways, proximity to surrounding bushland, its vibrant town centre and access to the Great Ocean Road. Tourism and tourism related activities are vital to the local economy.

Anglesea is connected to Geelong and Melbourne beyond via Anglesea Road (C134). It is approximately 40 minutes drive to Geelong and one and a half hours drive to Melbourne by car.

Torquay is the largest township within the Surf Coast Shire and is a 15 minute drive from Anglesea. It is the location for a number of significant community and health services, which are utilised by many residents of Anglesea.

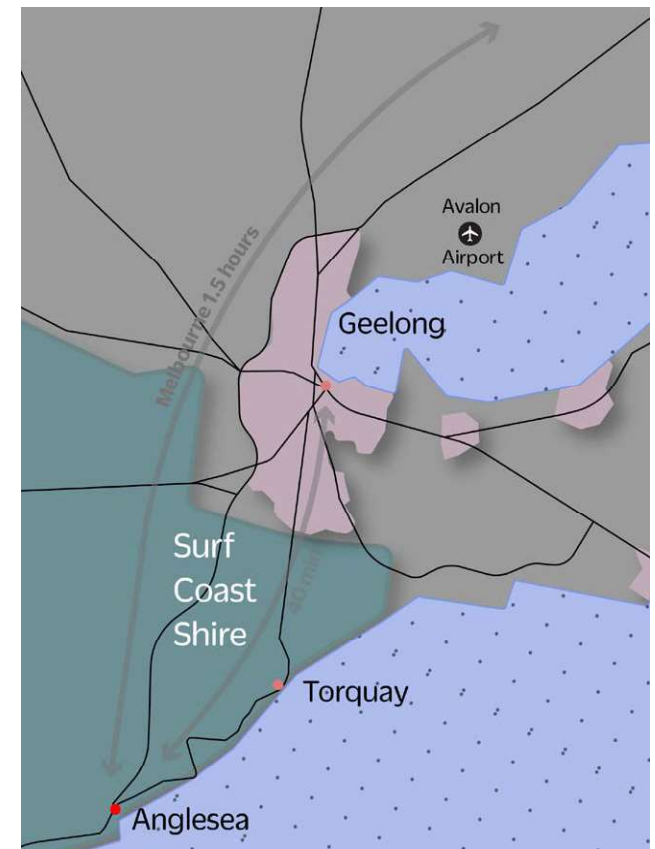


Figure 1. Regional Context Map

2.2 OVERVIEW

The Anglesea Community and Health Hub is located at 1 - 5 McMillan Street on the western side of Kuarka-Dorla - Anglesea River. The Precinct has a total area of over 16,000 sq.m.

The site is approximately 700m (as the crow flies) from Anglesea's main shopping area and is set back a short distance from the Great Ocean Road, which runs parallel to Kuarka-dorla and the Coast.

A small tourism oriented retail strip, known as Diggers Parade is immediately east of the site. This precinct includes a range of commercial uses and a number of dwellings. Tourism related uses within this precinct, are focused along Great Ocean Road.

Residential properties are located to the north, along with Mawson Avenue, which also provides pedestrian access to the Site. This residential area has a coastal bushland character due to its natural vegetation, low key dwellings and unmade, gravel roads.

The eastern boundary of the site includes Seravilla Retirement Village, which has direct access into the site via an unmade road, and two residential properties which are accessed from McMillan Street.

The southern boundary is formed by McMillan Street which is a key local road providing access to western residential areas of Anglesea. A mix of single and double storey dwellings are located along the southern side of McMillan Street.

The site incorporates a diversity of community, health and social services, across more than eight separate facilities, including Barwon Health Services, Senior Citizens, ANGAIK (Anglesea, Aireys Inlet Society for the Protection of Flora and Fauna), Anglesea Memorial Hall, Anglesea Kindergarten, Anglesea Community House, Anglesea Historical Society and Anglesea Community Garden. Refer to [Section 4.3](#), which identifies these uses.

Two bus routes use the Great Ocean Road near to the Hub. The Anglesea Motor Inn Bus stop is located a short distance from the Hub north of McMillan Street, on either side of the Great Ocean Road. The two bus routes are:

- Melbourne to Warnambool via Geelong and Apollo Bay VLine Bus
- Bus 101 from Geelong to Apollo Bay,

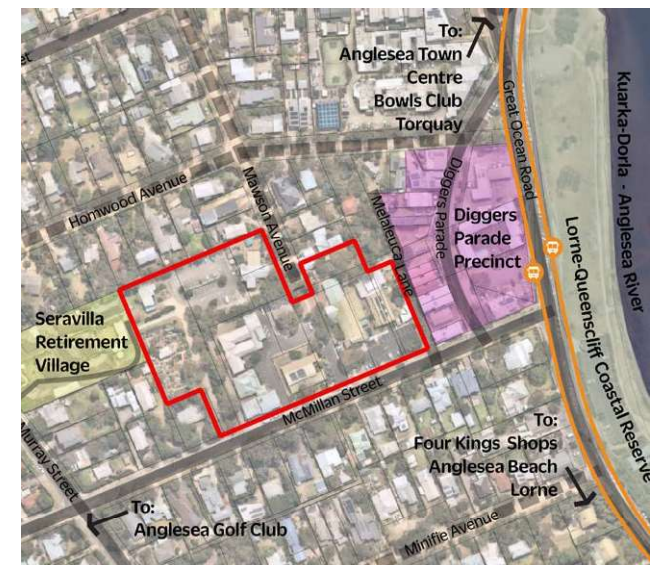
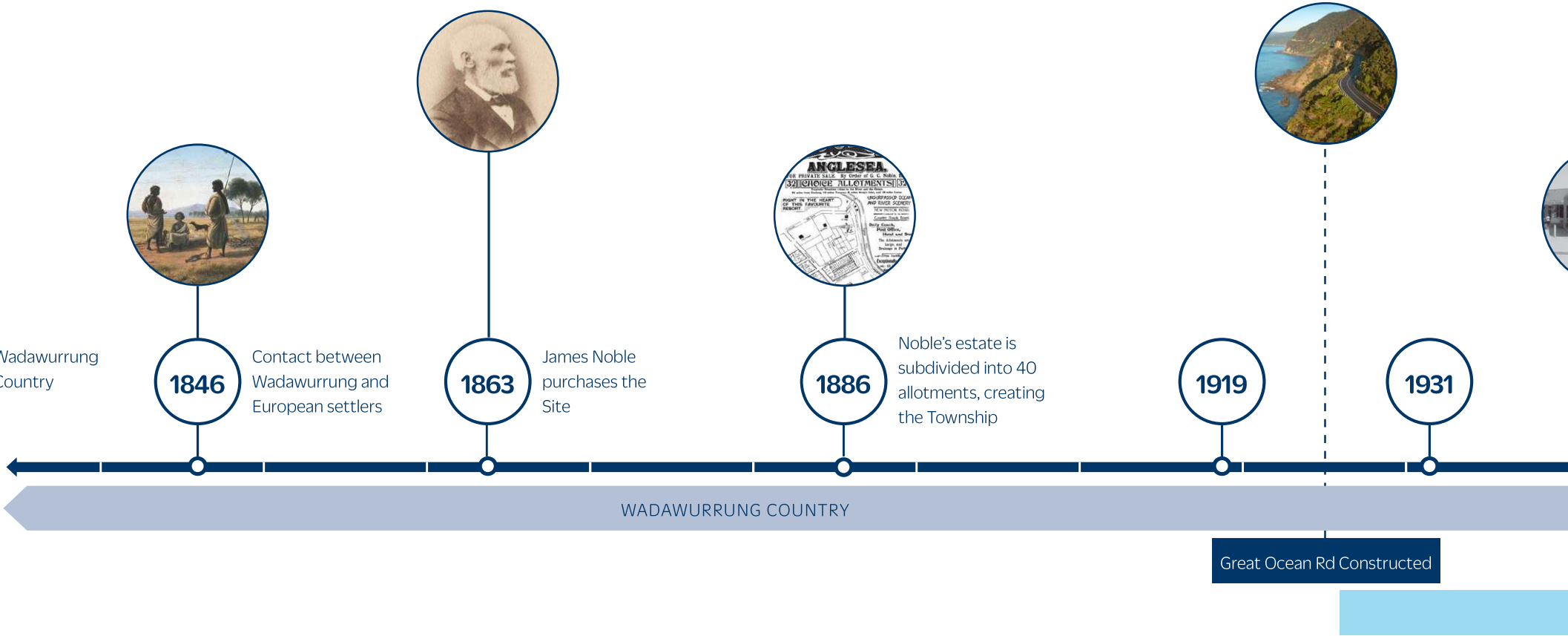
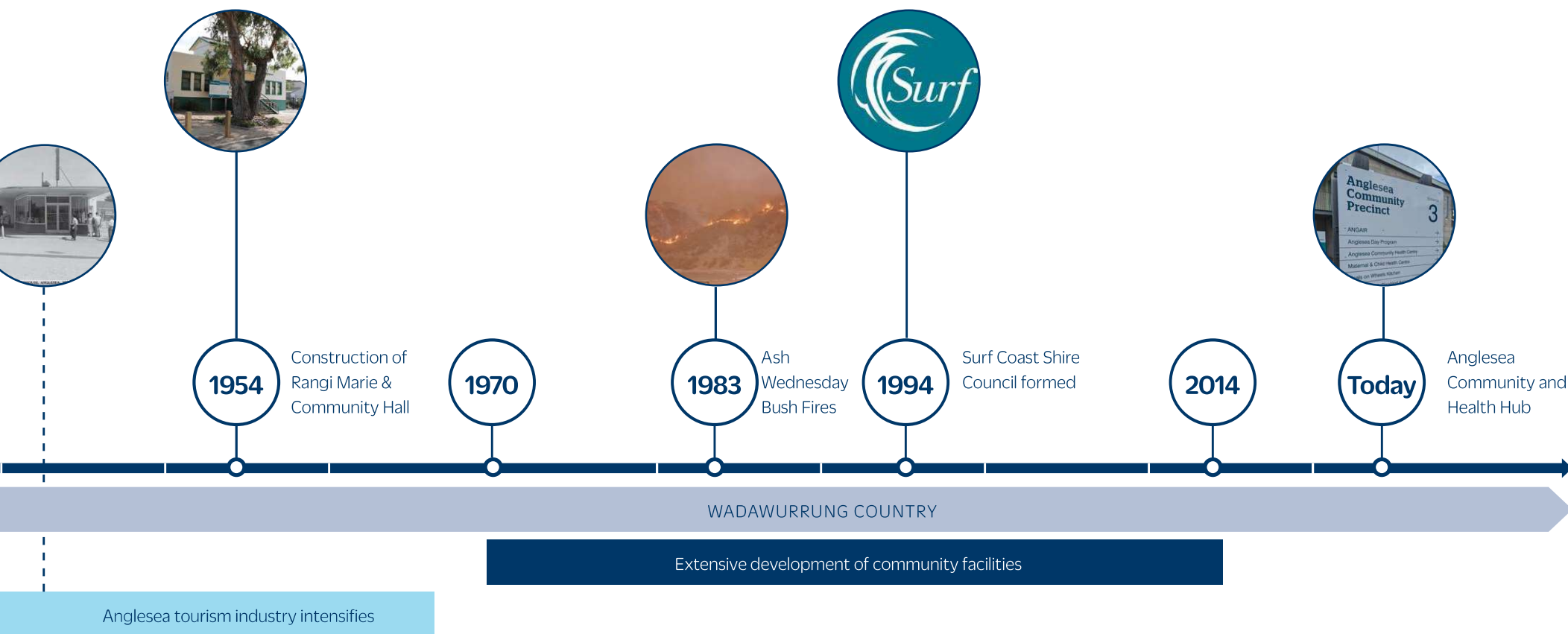


Figure 2. Site Location Plan

2.3 SITE HISTORY

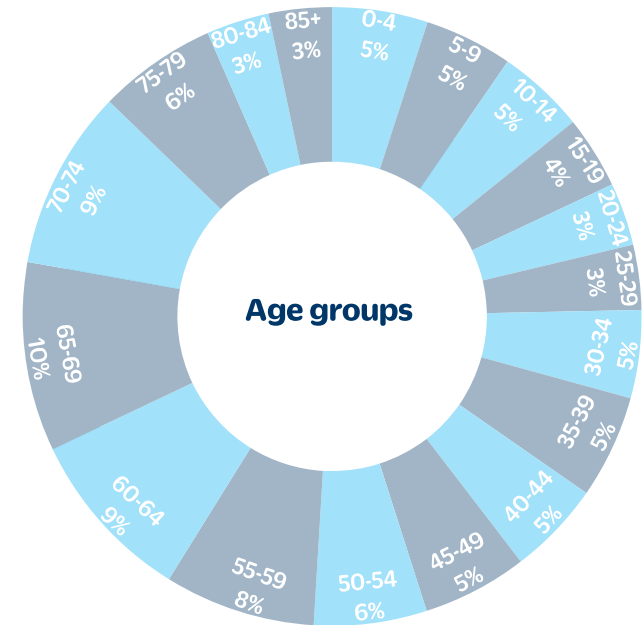
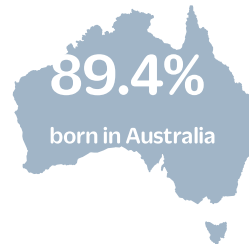
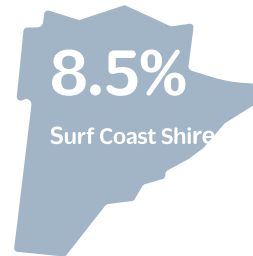
The following provides a snapshot of the site and region's history:





2.4 ANGLESEA COMMUNITY SNAPSHOT

The following provides a summary of key demographics within Anglesea as recorded through the 2021 ABS Census:



Between 2016 and 2021...



25% increase
from 2016
+649 people



46.4%
increase
+ 51 people



-89% decline
-992 people



59% increase
+ 111 people



86% increase
+ 92 people



48% increase
+160 households



The Anglesea Memorial Community Hall

