

04

Site Analysis

4.1 OVERVIEW

The following provides a summary of analysis undertaken for the Site. This integrates the findings of a number of technical assessments undertaken concurrently. The Site Analysis has been provided under the following themes:

- Site Context and Interfaces
- Use and Activities on the Site
- Easements and Encumbrances
- Heritage
- Topography and Views
- Landscape Character & Vegetation
- Crime Prevention Through Environmental Design (CPTED)
- Access and Movement

4.2 SITE CONTEXT & INTERFACES

The northern, western and southern boundaries of the site are bordered by residential uses, which exhibit an informal character, comprising of detached dwellings set in spacious gardens. There is a high presence of bushland vegetation and scrub in the streetscape as well as on private properties.

The eastern boundary of the site abuts the Diggers Parade Precinct, which has a more urbanised character. This comprises of 2-3 storey mixed-use buildings with limited landscaping.

The local street network is a combination of paved/bitumen roads and unsealed, gravel roads. The unpaved road network together with existing vegetation contribute to informal coastal bushland character for the area. Mawson Avenue which terminates at the northern end of the site is part of a larger network of these unsealed roads in the vicinity of the site.

The Site is bordered by the following adjacent uses include:

1. Seravilla Retirement Village.
2. Telstra exchange building on Melaleuca Lane.
3. Diggers Parade, a tourism oriented mixed use precinct offering a combination of holiday accommodation, shops (service station, surf store), restaurant/café and a number of dwellings (some recently constructed)

The Site is close to a number of key sites within Anglesea:

4. Anglesea Visitor Centre is located 200m south east of the site in the Foreshore Reserve on the eastern side of the Great Ocean Rd
5. Anglesea Town Centre is approximately 700m to the north
6. Anglesea Beach and nearby Four Kings retail strip is approximately 400 metres south
7. McMillan Street provides direct access to the west of the town and the Anglesea Golf Club beyond which is over 1 km to the west.





The existing Ambulance facility is located on McMillan Street with a smaller setback than other buildings on the Site.



The Anglesea Community Hall is set back approximately 22m from McMillan Street with car parking in front.



Melaleuca Lane



The former Senior Citizens building is set back from McMillan Street by approximately 9m. A large tree is incorporated within the setback.



View looking west along McMillan Street. Dwellings on the south side of the road are screened by vegetation in this view.



Existing residential development on Diggers Parade



Looking from the Site north up Mawson Avenue



Existing residential development in the vicinity of the Site



Looking into Seravilla Retirement Village, showing the informal gravel drive being used for access into Seravilla. The Community Garden is at left.



Existing residential development in the vicinity of the Site



Informal open space on the Site, to the rear of the Community Hall and Angair Plant Propagation Unit



Car park at the rear of the Seravilla Retirement Village, neighbouring the Anglesea Community Garden

4.3 USE AND ACTIVITIES ON THE SITE

The Site is currently occupied by a number of different social, community and health services. Uses are dispersed across the Site in various buildings the site with limited physical and functional connections between each use.

Figure 10 Maps the following existing uses across the Site:

1. Anglesea Maternal Health
2. Anglesea Kindergarten
3. Anglesea Toy Library
4. Anglesea Memorial Community Hall
5. Youth Room
6. Angair (Anglesea, Aireys Inlet Society for the Preservation of Flora and Fauna)
7. Anglesea Senior Citizens Club Room (currently defunct and in disuse)
8. Anglesea Medical Centre
9. Anglesea Community Hall
10. Barwon Health Social Support Service
11. Ambulance Victoria
12. Anglesea Historical Society - 'Rangi Marie'
13. Anglesea Community Garden



McMillan Street sign

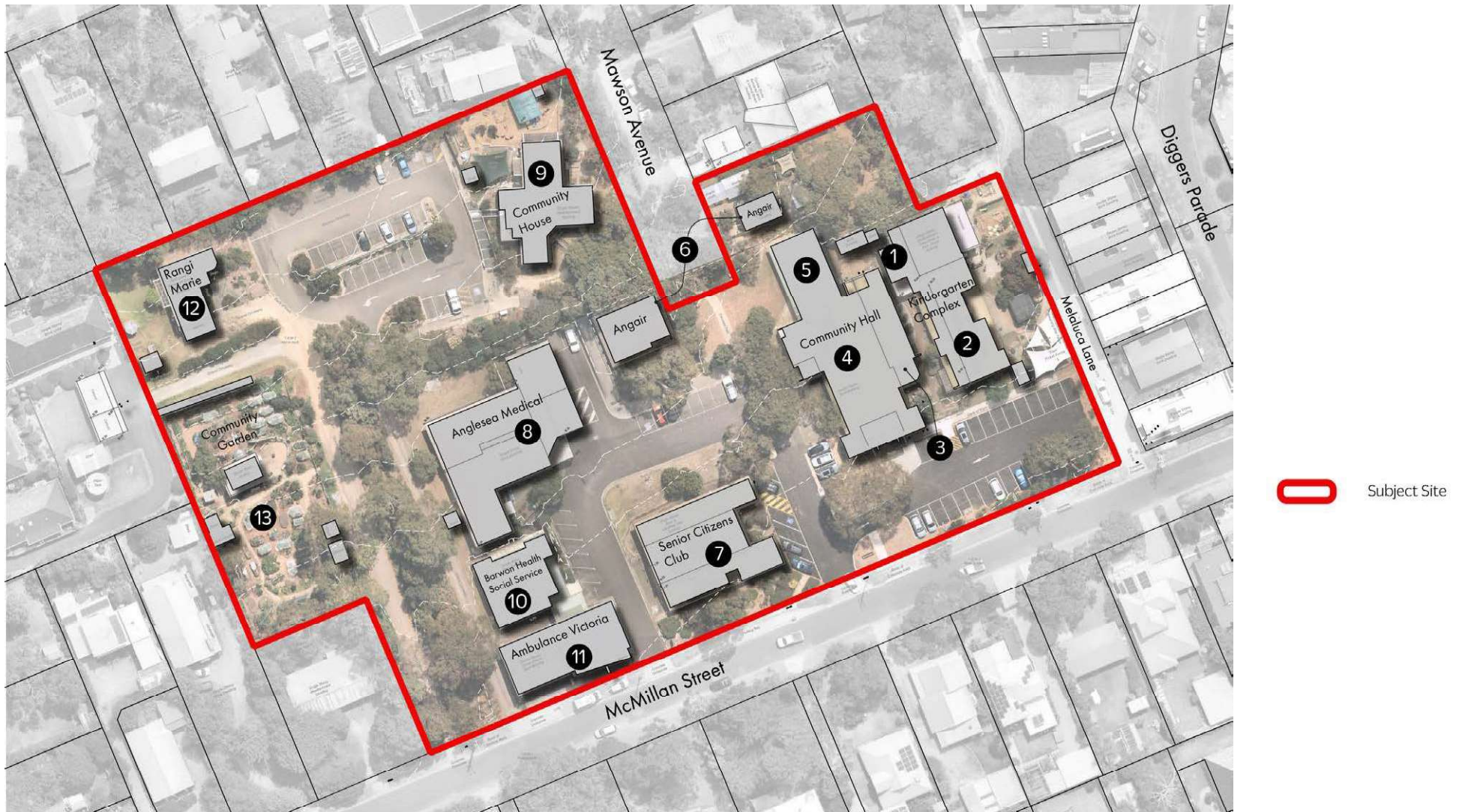


Figure 13. Existing uses

4.3.1 Anglesea Kindergarten (Map Ref. 1)

Anglesea Kindergarten is located on the eastern side of the Site and has one entry and exit point, which is provided from the car park adjacent to the Community Hall.

The Kindergarten operates two rooms serving up to 40 hours a week with capacity of 33 children in one room. The second room was recently constructed at the rear (north) of the kindergarten site as an addition and has capacity for 22 children.

Children's play and recreational spaces are located on the eastern boundary of the site, fronting onto Melaleuca Lane but secured behind a fence. The facility is surrounded by a security fence and a controlled gate.

The Kindergarten is experiencing a fluctuation in demand with enrolments having peaked in 2018, plateauing during the Covid-19 Pandemic and since dropping as some families return to larger urban areas.

The Kindergarten does not provide other services like after school or occasional care (which is provided by the Anglesea Community House).

4.3.2 Anglesea Maternal Child Health (Map Ref. 2)

This facility is located adjacent to the Kindergarten. It is a free service run by Surf Coast Shire Council and provides primary care essentially to newborn children, including the provision of inoculation and vaccinations for newborn babies. The facility operates once a week or three times a fortnight.

Access to the service is from the same controlled gate and lobby room used for the Kindergarten. The service also maintains a secondary egress for use in emergency situations.

One of the key current challenges the service faces is the location of its waiting room in proximity to the kindergarten, putting non-immunised babies next to toddlers, who may be vectors for infection. Private confidential patient conversations have also been reportedly heard from the waiting room.

Surf Coast Council Maternal and Child Health representatives have indicated that the current set up for the Maternal Health service is sub-optimal and would seek a more suitable space with opportunities for expansion.

4.3.3 Anglesea Toy Library (Map Ref. 3)

This facility allows for children's toys to be borrowed out for loan.

The facility is located in a separate building within the kindergarten precinct. It is accessed via the same controlled gate and open courtyard as the Kindergarten. The library and the kindergarten reportedly work well together and this synergy is beneficial to both.



Figure 14. Interior of the kindergarten



Figure 15. The Toy Library

4.3.4 Anglesea Memorial Community Hall (Map Ref. 4) and Youth Room (Map Ref. 5)

This is one of two heritage listed structures on the Site. The Hall is an important community asset for Anglesea, used by a range of community groups for activities and events, including concerts, meetings and social gatherings.

The facility is located in the eastern portion of the site, adjacent to the Kindergarten precinct. It is set back from McMillan Street behind limited planting and car parking but maintains a significant presence given its size, prominence and unique architectural detailing. Although it is renowned as an example of mid 20th Century architecture it has experienced a number of unsympathetic alterations over time. For more information about the heritage value of the building, see [Section 4.5.8](#).

The hall has two main entrances, one facing onto McMillan Street which leads through the main entrance hall. This entrance is access via stairs cannot be accessed by those with mobility issues. A second, more accessible entrance, is located to the western side of the hall.

The hall complex, constructed from solid brick includes a main hall with a stage, dressing rooms and a kitchen.

There is also a Youth Room at the rear which is a later addition to the complex. The use and activation of the Youth Room is unclear.

A small protected courtyard is shared between the north-eastern rear corner of the Hall and the side of the Youth Room. Surf Coast Shire Asset Management have reported that drainage and runoff in this courtyard is subject to overflowing.

This courtyard opens onto an informal pedestrian route connecting Mawson Avenue to Melaleuca Lane.



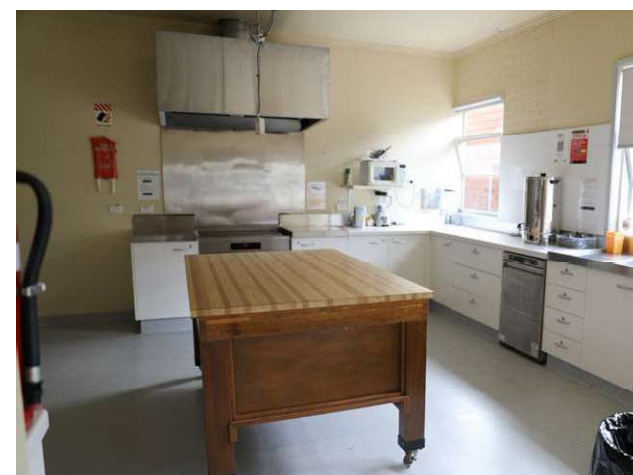
The Anglesea Memorial Community Hall



The Anglesea Memorial Community Hall interior



The Anglesea Memorial Community Hall, western entrance



The Anglesea Memorial Community Hall, kitchen

4.3.5 Angair - Anglesea and Aireys Inlet Society for the Protection of Flora and Fauna (Map Ref. 6)

This community group occupies two sites in close proximity to one another.

The first site, located almost at the very centre of the site, is a standalone building providing a meeting room and office space.

The second site, a Plant Propagation Unit is located north of the Community Hall complex and adjacent to residential property at 4 Mawson Avenue.

4.3.6 Anglesea Senior Citizens Club Room (Map Ref. 7)

This building has been used as a social space for Anglesea's older community members, however the building has been decommissioned because of termite infestations, making it unfit for occupancy and use.

Senior citizens' activities are currently provided at other locations in Anglesea, including the Football and Netball Clubs and the Anglesea Community House.

Prior to its decommission, the facility offered a range of activities including carpet bowls, billiards and card games.

Surf Coast Council have advised that the facility will be re-provided as part of the redevelopment and renewal of the site. It was also indicated that a re-provision of this facility should include a secure outdoor space.



Angair Office



Senior Citizens' Clubhouse



Angair Plant Propagation Unit



Senior Citizens' Clubhouse

4.3.7 Anglesea Community House (Map Ref. 9)

Anglesea Community House works to foster a sense of inclusion and connection amongst the local community. The facility has meeting rooms and provides community development activities and programs including running a twilight Farmers' Market on the Site, playgroup, occasional childcare, bee keeping, kids robotics, yoga, pilates and drawing classes and coordinating recycling activities for the community.

Of particular note is the lack of outdoor play space for playgroup and occasional childcare. The occasional childcare service is currently at capacity, with a long wait list. Difficulties finding and retaining staff means this service cannot serve all those in need.

The facility struggles to provide a range of different services and activities because of inflexibility of its spaces.

The Community House structure has been subject to significant termite infestations. Most recently necessitating a replacement of the wooden stumps that support the structure.

The building is located at the very north of the Site tucked away between Mawson Avenue and the northernmost car park. The building retains multiple access points but its main entrance is from the car park in the west. Other entrances are not used regularly. The adjacent car park is the location of the Anglesea Twilight Farmers' Market.

The Community House building was donated to the community by the Tasmanian Government, following the Ash Wednesday fires in 1983.



Anglesea Community Hall entrance



Anglesea Community Hall meeting room



Anglesea Community Hall meeting room



Anglesea Community Hall meeting room

4.3.8 Anglesea Historical Society - 'Rangi Marie' (Map Ref. 12)

The second of two heritage listed structures on the Site, Rangi Marie is a former house built in the mid-20th Century architectural style. For more information about the heritage value of the building, see [Section 4.5.9](#).

Located in the upper north western corner of the Site, Rangi Marie is occupied and used by the Anglesea Historical Society, a community group focussed on researching and preserving the local area's history

The building itself is raised high above the ground and accessed via steps. There is a large, unfenced rear garden which backs onto the rear of the neighbouring Seravilla Retirement Village.

At the southern flank of the building is a low garage/storage shed structure with a terrace or balcony above. Surf Coast Shire Council reports that this structure is not part of the heritage listing, is unsafe to use as it does not meet building codes and is scheduled for demolition.

The Rangi Marie site is flanked on the south by an informal gravel roadway connecting into the Seravilla Village to the Site's internal roadway system. On the edge of the Rangi Marie site and this informal gravel road is a relocated Bathing Box from Anglesea Beach from approximately 1930. The structure was relocated to this site in 2018.



Rangi Marie



Details of Rangi Marie



Historic items outside Rangi Marie



Rear of Rangi Marie

4.3.9 Anglesea Community Garden (Map Ref. 13)

The Community Garden is supported by the Community House and is a place for local community members grow organic fruit and vegetables.

The garden is located in the western portion of the Site and occupies an area of approximately 1,400 sq.m. The garden is accessed from the a long internal roadway running north-south. A number of large mature trees are located amongst the community planting.

The garden does not have a connection to sewerage and as a result, its not able to provide toilet amenities for its members.



Location of the Community Garden



Community Garden sign



Panorama of the Community Garden

4.3.10 Barwon Health Social Support Service (Map Ref. 10)

Run by Barwon Health, this facility provides support to people, so they can remain active, independent and continue to socialise as long as possible. Target groups include the elderly, people with memory loss or disabilities and people seeking more social interaction.

The service is situated in a building located immediately south of the Community Health Centre, tucked in at the rear of the Ambulance Victoria facility. The building is set slightly into the natural topography making it appear low.

The service currently operates a shuttle service which is parked to the side, adjacent to the Ambulance facility, however Barwon Health have indicated that the shuttle service will shortly be outsourced.

The current facility is in a good condition and may not be used to full capacity, although it does not provide any outdoor recreational space thereby limiting the social and recreational activities provided

4.3.11 Barwon Health Community Health Centre & Anglesea Medical (Map Ref. 8)

The Barwon Health Community Health Centre provides primary care services (diabetic educators, dietetics, nursing, physiotherapy, occupational therapy, social work, and speech pathology) and mental health services. Anglesea Medical, pathology services, optometry, Barwon Medical Imaging and Surfcoast Pharmacy are also housed within the centre..

Anglesea Medical Centre is a primary care service, i.e. a general practice surgery. The facility is in the ownership of Barwon Health - a regional health care provider based in Geelong. The Medical Centre leases the facility from Barwon Health.

Currently, the facility is at capacity in terms of consulting rooms and is seeking opportunities for growth. The waiting room can handle groups of approximately 4 - 6 people at any one time.

The Centre is accessed directly from a shared car park and internal roadway. An ambulance parking spot is located immediately to the side of the main entrance. The existing structure is ageing and no longer fit for purpose requiring significant sound proofing, repairs and maintenance and not well suited to accessibility requirements for some patients.



Entrance to Anglesea Medical Centre



Anglesea Medical Centre

4.3.12 Ambulance Victoria (Map Ref. 11)

Ambulance Victoria maintains a depot or station within the Site. Located with direct frontage to McMillan Street, the building is relatively new.

The facility has two parts, a double storey building with office, storage and ancillary spaces and a large single storey double frontage depot garage for ambulance parking.



Rear of Ambulance Victoria (left) and front of Barwon Health Social Service building (right)



McMillan Street looking west, with Ambulance Victoria on the right



Ambulance Victoria, looking east along McMillan Street frontage

4.4 EASEMENTS AND ENCUMBRANCES

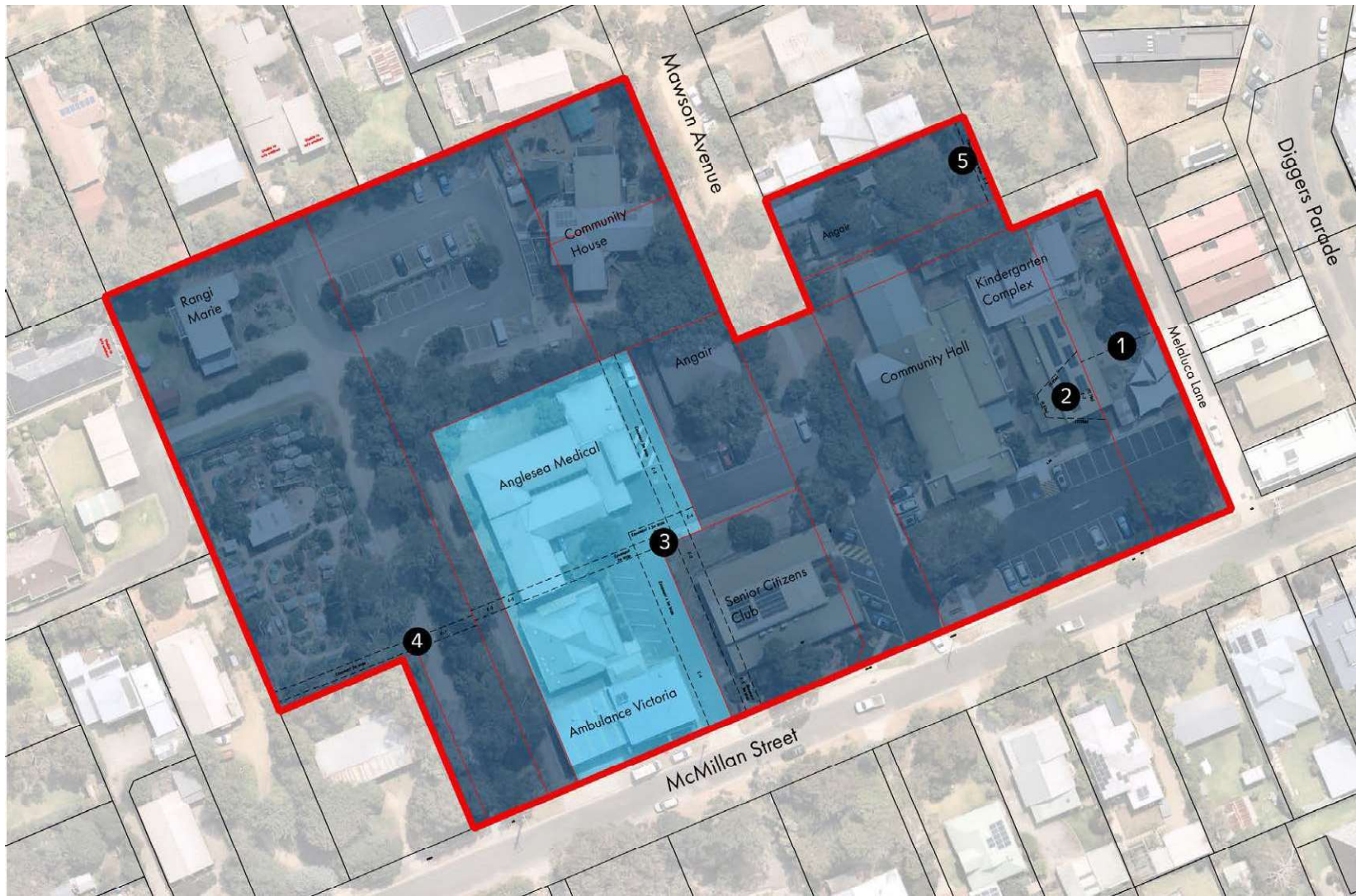
The Site is covered by a number of different land parcels, some of which carry the following easements and encumbrances.

Where the land is in the same ownership as the encumbrance, there is greater ability to vary or remove the easement.

Of particular note are Easements numbered 3 and 4 in the following table and on the opposite plan, which are to benefit of Barwon Water but are in the ownership of Barwon Health. As a result, these easements would require:

- Consent from Barwon Water to “build over”, i.e. construct within the Easement
- A planning permit application and consent from Barwon Water to vary these easements

No.	Address	Title	Encumbrance	Ownership
1	1 McMillan Street	Lot 1 Title Plan 342965K	Right of carriageway (i.e. movement)	Surf Coast Council
2		Lot 1 Title Plan 342965K (shown in yellow on Title) & Lot 1 on Title Plan 519511T (shown in blue on Title)	Drainage and sewage for the allotment at 1a McMillan Street only (not for the Drainage Authority)	Surf Coast Council
3	3 McMillan Street	Lot 3 Subdivision Plan 610286C (E1 & E3)	Carriageway easements (4.5m wide) in favour of Lots 2&3	Barwon Health
		Lot 3 Subdivision Plan 610286C (E2 & E3)	Sewerage easement for Barwon Water	Barwon Health
4	5 McMillan Street	Lot 1 Subdivision Plan 329493P	Sewerage easement for Barwon Water (2m wide)	Surf Coast Council
5	2 Mawson Avenue	Lot 1 Subdivision Plan 86764	Suspected drainage easement	Surf Coast Council



- Surf Coast Shire Ownership
- Barwon Health Ownership

Figure 16. Site ownership, showing easements and encumbrances

4.5 HERITAGE

The Site is situated on Wadawurrung Country and the Registered Aboriginal Party for Wadawurrung Country is the [Wadawurrung Traditional Owners Aboriginal Corporation](#) (WTOAC).

Wadawurrung Country was invaded by European settlers sometime between 1836 and 1845, leading to displacement of native populations and the establishment of European settlements and communities like Anglesea.

4.5.1 Wadawurrung History and Kuarka-dorla

Wadawurrung, which literally means 'no tongue' comprises of 25 clans which adheres to a patrilineal moiety system.

Wadawurrung People are one of five language groups that make up the Kulin Nation. Wadawurrung Country and the Wadawurrung People had been moulded by the creator, Bunjil, who at the beginning of time created the land, rivers, lakes, plants and laws of the Kulin Nation and live in harmony with their country.

Traditionally the coast provided Wadawurrung people with a rich source of food. Wadawurrung People would fish for a variety of species along the coast and in Kuarka-dorla. They would also collect shellfish such as mussels, pipis, and abalone, which were a valuable source of protein and nutrients. Aboriginal men spent much of their time hunting larger animals and birds. They also caught fish, which were speared or caught in nets. Aboriginal women and children mainly gathered vegetable food, caught birds and small animals, gathered shellfish, and fished. Women and children also participated in communal hunts, and in some instances women hunted large

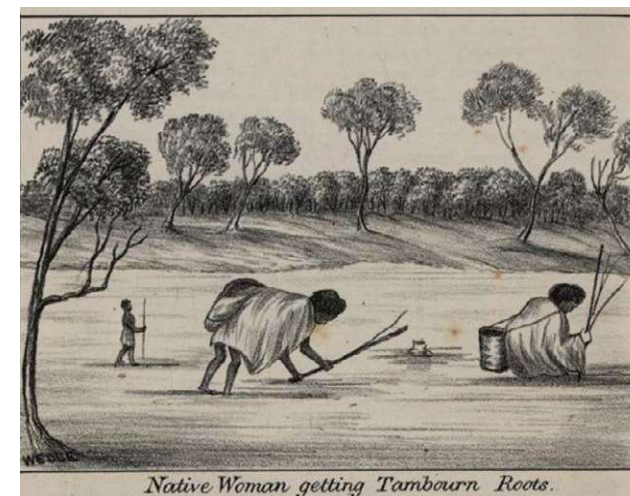
animals. The Wadawurrung people had intricate knowledge of the tides and the seasons, and they would use this knowledge to determine the best times and locations for fishing and gathering. Wadawurrung were also known for the production and cultivation of Murnong, a tuberous root, particularly on cleared 'fields'.

The Wadawurrung People experienced significant change with the arrival of the Hentys on neighbouring Gunditjmara Country around Portland in Western Victoria and John Batman on Woiwurrung and Bunurong Countries.

John Batman initiated two treaties between with for the purchase of land from the Wadawurrung and Wurundjeri Woiwurrung, although the concept of land purchases had no meaning to Traditional Owners.

During the invasion of Wadawurrung Country, Traditional Owners were blocked from sacred sites, restricted from camping where they usually would and accessing their food resources and this led to rapid displacement and disempowerment of the Wadawurrung People.

Following failed attempts to establish the Aboriginal Protectorate Scheme in the Port Phillip District in 1838, by 1860 the Aboriginal Protection Board was established to encourage Traditional Owners to move onto mission reserves. In 1861 surviving Wadawurrung People, recorded as 11 people, were gathered onto a land parcel at Mount Duneed and prohibited from staying in Geelong after sundown. By 1862 the recorded population of the Wadawurrung was 108 and by 1871 it had dropped to 65 people. Remaining Wadawurrung People today share a common ancestor John Robinson (1846-1919) and comprise of seven family groups.



J.H. Wedge's sketch of Wadawurrung women digging for tubers, August 1835 (Source: Wetgarth's Port Phillip Settlement 1883)

4.5.2 The Site following Contact

European settlement began around 1846 with the 'Anglowhawk'. Between 1852 and 1853 a lease was purchased by Thomas Buston Pease and Robert McConahy.

The Anglesea River was the boundary between the Shires of Barrabool and Winchelsea when the Shire of Barrabool was created in 1865. At this time Anglesea was known as Swampy Creek, an isolated fishing spot difficult to access.

325 acres of land on the west side of the Anglesea River was first purchased in 1868 by James Nobel in 1868, an Irish businessman and landowner who purchased large amounts of land in the Geelong District.

By the 1870s, there had been a number of applications for land having ocean frontages west from Point Roadknight. In 1877, a track from Jan Juc to Swampy Creek was surveyed. The impending permanent track appears to have prompted the Victorian Government to permanently reserve the western side of the land comprising the river bank and the sea embankments as a coastal reserve in 1876.

On 1 March 1884 Noble auctioned part of his land as the first allotments of the new Township of Anglesea. Prior to this, Anglesea was already a known popular holiday location. Many of the original purchases of the town allotments were people looking to build holiday homes in the area.

In 1886 Winchelsea Shire Council erected the first bridge over the Anglesea River and this helped the township launch its tourism industry. Three 'houses of accommodation' were reported in Anglesea in 1888.

In the early 1900s, Anglesea contained residential homes, a general store and a school. The nearby Great Ocean Road was constructed between 1919 and 1932. Anglesea continued to develop as a tourist destination throughout the 1940s and 50s. Although some structures had been developed on the Site by 1947, there was still a significant amount of native vegetation and disturbance to the area seems limited.

In 1954 both Rangi Marie and Anglesea Memorial Hall were constructed within the study area. The site of the Hall was on what is now a discontinued intersection between McMillan Street and Mawson Avenue.

In the 1960s and 1970s Anglesea experienced a period of rapid growth, with the development of residential areas and the expansion of tourism infrastructure. By 1970 several buildings had been constructed in and around the Site.

Between 1970 and 2014 significant development, vegetation clearing, and asphalt-laying had taken place on the Site. Activity on the Site shifted from primarily being for residential purposes to a cluster of community facilities. Mawson Avenue was shortened and transformed into to a dead-end street and Anglesea Memorial Hall was no longer positioned on an intersection. This period is also defined by significant asphaltting works to accommodate carparking. It is possible that during these works the ground may have been levelled by mechanical means, resulting in the topsoil being stripped before the asphalt was laid.

In February 1983, Anglesea Ash Wednesday bushfires burnt through 41,000 hectares from Anglesea to Lorne and along the Great Ocean Road. A total of 782 homes and buildings and three lives were lost across the Surf Coast.



1947 aerial photo of Anglesea



1970 aerial photo of the Site, showing Mawson Avenue extending through to McMillan Street

4.5.3 Identified Aboriginal cultural heritage places and objects

Under the Victorian *Aboriginal Heritage Act 2006*, Aboriginal cultural heritage, i.e. places, objects and ancestral remains are protected from damage, defacement, desecration, destruction disturbance, injury or being interfered with.

The Victorian Aboriginal Heritage Register (VAHR) provides a record of previously identified places of Aboriginal cultural heritage. A search on the VAHR within a radius of 1km from the Site has revealed 11 places of Aboriginal cultural heritage, including 7 sites of artefact scatter, 3 sites of shell middens and one site of low density artefact distribution (see Appendix XX for a detailed list of identified sites).

Between 2008 and 2016 five Complex Assessments have been undertaken within 500m of the Site as part of a Cultural Heritage Management Plan.

Given the historical development of the Site including its likely use for pastoral purposes in the early days of European settlement as well as its development into residential allotments, the construction of the Community Hall, the shortening of Mawson Avenue, trenching for sub-surface utilities and asphaltting, it is reasonable to suggest that it has been subject to substantial levels of disturbance since the 19th Century and any remnant objects of Aboriginal cultural heritage are likely to be isolate artefacts or artefacts in low densities in a disturbed context.

4.5.4 Areas of Aboriginal Cultural Sensitivity

Victoria's *Aboriginal Heritage Regulations 2018* identifies areas of Aboriginal cultural sensitivity and any tools and requirements that need to be adhered to for uses and activities that may occur in these areas. This includes identifying land within 200m of a waterway as being an area of cultural sensitivity.

The eastern part of the Site, including Anglesea Community Hall, Anglesea Kindergarten and the adjacent car parking is less than 200m from Kuarka-dorla (Anglesea River).

Should the Master Plan propose in this location what is defined under Division 5, Part 2 of the *Regulations* as 'high impact activities', a Cultural Heritage Management Plan will be required.

In the inverse it can be determined, at the desktop level that the area has been subject to significant ground disturbance and therefore, the *Regulations* actually consider the area no longer of cultural sensitivity.

However, without prior archaeological and geotechnical investigations that can determine level of soil disturbance, it is difficult to determine the precise likelihood of Aboriginal cultural heritage within the Site. Therefore, a Cultural Heritage Management Plan will be required unless significant ground disturbance can be confirmed.



Figure 17. Extent of Area of Aboriginal cultural sensitivity

4.5.5 Recommendations for the Site's Cultural Sensitivity and Heritage

Prior to the preparation of a Cultural Heritage Management Plan a Preliminary Aboriginal Heritage Test (PAHT) could be prepared. A PAHT would be used to formally determine whether proposed activities require the preparation of a Cultural Heritage Management Plan, and particularly to determine whether significant ground disturbance has extinguished the area's cultural heritage sensitivity.

The following should be considered as the next steps for respecting the Site's potential cultural sensitivity and mitigating any impacts on heritage assets:

- Engage early and meaningfully with WTOAC
- Determine whether significant site ground disturbance has occurred on the Site as a means to establishing the need for a Cultural Heritage Management Plan.
- Consider a staged approach wherein works are separated between areas of Cultural Heritage Sensitivity and non-Cultural Heritage Sensitivity. All works outside areas identified as sensitive will not require a mandatory Cultural Heritage Management Plan regardless of significant ground disturbance.
- Consider undertaking a voluntary Cultural Heritage Management Plan if determined that a mandatory Cultural Heritage Management Plan is not required.
- Focus new works within already disturbed areas.

4.5.6 Heritage Buildings and Structures

Two structures on the Site - the Anglesea Memorial Hall and Rangi Marie (Anglesea Historical Society), were built in 1954 in the inter-war Functionalist style and are included in the Surf Coast Heritage Overlay. The remainder of buildings have no heritage value.

The site is not included on the Victorian Heritage Register or classified by the National Trust (Victoria). Therefore, Surf Coast Shire Council is the heritage authority for the site.

The cultural significance of these two structures is articulated in the [Surf Coast Shire Heritage Study Stage 2](#).



Anglesea Memorial Hall



Rangi Marie

4.5.7 Land Ownership and Development of the Site over Time

In 1879 George Noble, James's brother, purchased 1502 acres of land in the Parish of Angahook, which covered James Noble's land and included the Site. Over the next 40 years, from 1884 onwards, George Noble gradually subdivided and sold off portions of his original land holding.

1 McMillan Street

Five acres of George Noble's land was acquired by Frank Roadnight in 1917. Roadnight subsequently sold on two acres of this land to Frank Wray in 1921. Wray sold off a further acre to Phillip Harvey in 1940. The land remained vacant until 1953 when Harvey donated the land for the construction of the Anglesea Memorial Hall.

The hall was funded through the fundraising activities of the Hall Investigation Committee (later the Anglesea Memorial Hall Committee). Tenders were called for the completion of the hall in July 1954, at which time the walls and roof were already standing.

The hall commemorates the early European settlers of the district and has been the centre for community activities, meetings, and recreational pursuits (such as the Anglesea Cinema) for over 70 years. It continues to be recognised and valued by the community for these reasons today.

The land on which the Anglesea Kindergarten is built was subdivided from the hall in 1971. Barwon Health purchased land to the west of the hall in 2009.

3 McMillan Street

Just over one acre of George Noble's land was acquired by Robert Hunt, Grazier in 1917. Hunt sold his land to Lillias Russell, married women, in 1927 who sold the land to John Filkins and his wife Mary in 1951.

By 1947 the land was vacant, however, by 1970 a house had been built at the rear of the property, presumably by the Filkins. John Filkins died in 1979 and Mary remained at the property until 1994 at which time it was sold to Barbara James.

Proprietorship was transferred to the Surf Coast Shire Council in 1995.

5 McMillan Street

A further acre of George Noble's early land holding was sold to Arthur Bingley, Grazier, Phillip Harvey, Gentleman and Frank Wray, Leather Merchant in 1933.

Bingley died in 1955 leaving Harvey and Wray as sole proprietors. The land was subdivided and Alfred Hollebon, weaving manger, purchased land in September of the same year. He subsequently constructed Rangi Marie as a permanent home for the Hollebon family. The family also built and rented out holiday flats on the land in front of Rangi Marie on which the community garden now stands and have since been demolished.

Ownership of Rangi Marie passed to Peter Wright in 1972, and to the President Councillors and Ratepayers of the Shire of Barrabool in 1977.

4.5.8 Anglesea Memorial Hall

Constructed in 1954, this single storey brick building is symmetrically arranged with a projecting central flat roofed entry canopy and parapeted flat roofed wings with curved inner corners to either side. A second story room sits above the entry. This room originally had a flat roof set behind a parapet to match the wings below, but the roofline has been altered with the addition of a transverse gable.

Extending behind the entry section of the building, running north-south below a corrugated sheet metal hip roof, is the main hall space. A later gable roofed entry addition is located to the west of the hall. This addition projects to the west and features rendered brick walls and floor to ceiling windows. To the east of the building a flat roofed wing with parapet runs adjacent to the rear half of the main hall. This appears to be largely original with only a small section at its northern end added.

The hall's rear has been extended to provide a second gable roofed hall. This addition features painted brick walls and top hung awing sash windows.

Generally, the original section of the building features timber framed windows divided horizontally into three panes. Upper and lower panes are fixed and the middle section is a fixed hopper, providing ventilation to the building.

Across the principal facade each of the flat roofed wings feature three vertically proportioned windows that are framed by a raised flat mould that runs across their top and down each side. Under the entry canopy, glazed entry doors are divided into three equal horizontal panes and are reached by concrete steps with a tubular steel balustrade.



West elevation with protruding bay with the green corrugated sheet metal roof is a later addition (c1990s).



Rear gable roofed addition



The Hall and its western addition looking southeast



Interior of entry foyer showing ticket booth and ladder to upper room.

4.5.9 Rangī Marie

This elevated single storey rendered dwelling was constructed in 1954. Built in the Interwar Functionalist style, the house is set back a substantial distance from McMillan Street and faces east towards the Anglesea River.

The house has a broadly L-shaped plan form and has a parapet to the east and south façade that conceal its main skillion roof form and the flat roofed eastern wing. The parapet features steps toward each of its ends.

The house is elevated on a base that has tooled render that simulates crazy paving stonework. The east and south elevations of this base have been overpainted, but it retains a tinted cement render finish to the west and north. Above this base the walls are smooth rendered.

The east-facing facade features a square internal entry and an elevated porch that is accessed via curved steps. The porch has a curved canopy that is supported by two slender steel posts. These curved elements reflect the curved southeast corner of the eastern wing of the house.

Adjoining the southern façade of the house at ground level is a single garage with a roof terrace that is accessed directly from the elevated main floor level of the house.

Windows are timber framed double hung sash units set into sheer rendered walls. Both this deck and the entry porch feature a mild steel balustrade with curved metal balusters and circular supports. The west and north elevations of the house are more utilitarian in nature with rendered walls and simulated stone base and double hung timber sash windows.



Gravel drive (looking south) connecting to McMillan Street. This appears in early photos and is part of the original battle axe title for the block.



Front steps and porch, note ruled patterning to simulate crazy paving stonework.



Rear elevation showing utilitarian nature of detailing.



North elevation showing junction between main skillion roof and flat roof section

4.5.10 Tolerance for Change

The Site can be broken down into three categories of tolerance for change - low, moderate or high. These are determined by the level of historic or heritage significance

Due to the high level of heritage significance of both the Hall and Rangi Marie the settings around each are considered as low tolerance for change. Of particular note is the western north-south roadway which connects Rangi Marie to McMillan Street as this has been sited as the original connector between the house and the street.

The rear of the Hall and the later additions such as the western gable roofed entry are considered as low heritage significance.



Figure 18. Plan highlighting the levels of relative heritage significance on the Site.

For a detailed listing of the tolerance for change of building elements and attributes on both structures please refer to Appendix X.

High Significance/Low Tolerance for Change

Buildings and elements should be:

- Maintained and conserved
- Replaced like with like

Changed is permissible to a small degree providing no adverse impacts on the overall significance of the place or on key attributes of primary significance.

Moderate Significance/Low Tolerance for Change

Buildings and elements should be:

- Generally, maintained and conserved
- Be removed. If removed, record before removal

Changed is permissible to an appropriate level providing no adverse impact on the overall significance of the place or on key attributes of primary significance.

Moderate Significance/Low Tolerance for Change

Buildings and elements may be:

- Changed or removed providing adverse impacts on overall significance of the place and key attributes of primary significance are avoided
- Removed providing adverse impacts on overall significance of the place and key attributes of primary significance are avoided

4.5.11 Heritage Maintenance Plan

Anglesea Memorial Hall and Rangi Marie buildings are in reasonable condition for their age but will require repair and conservation works.

On-going maintenance for the built fabric of the Anglesea Memorial Hall and Rangi Marie will be necessary to conserve the significant built fabric. Timely maintenance and repair, based on regular inspection and technically sound and appropriate construction methods, are essential for the conservation of historic fabric.

A Maintenance Plan for the heritage places and their components should be prepared. This plan should be acknowledged as the guiding document for the maintenance of the site and its components by current and future owners, and by all site users and managers.

4.5.12 What Can Change

Buildings and elements denoted as being of low significance can be changed in accordance with the approaches outlined earlier in 4.5.9 Tolerance for Change.

Removal of additions to the Anglesea Memorial Hall particularly the western entry and the reinstating of the pitched roof of the upper level room to a flat roof.

New development can be countenanced within areas of low significance as long as it is respectful of the heritage values of the place as outlined in the respective Heritage Overlays.

Change and new work should be in accordance with Article 15 and [Article 22 of the Burra Charter](#) and the relevant policies of the Surf Coast Planning Scheme.

4.5.13 What Needs to be Conserved?

Buildings and elements denoted as being of high and moderate significance should be conserved in accordance with the approaches outlined in 4.5.9. Tolerance for Change.

The historical use of the Anglesea Memorial Hall should be retained as far as practical, and any new uses should be compatible with the values of the place.

The visual prominence of the Anglesea Memorial Hall, particularly as viewed along McMillan Street.

A physical and visual link between McMillan Street and Rangi Marie should be maintained as shown on Figure 4.2

The interior spatial qualities, materials, and character of the main hall space of the Anglesea Memorial Hall should be maintained. This includes the retention of the raised stage area and the ticket booth and ladder in entrance foyer.

The first floor room must be retained. Its existing roof form is not original and could be subject to alteration that is sympathetic to the heritage values of the main building.

4.6 TOPOGRAPHY & VIEWS

4.6.1 Topography, Gradient and Drainage

The Site features a height difference of approximately 10 metres from the highest point (approximately 14 metres above sea level) in the north west corner, to the lowest point in the south east corner as it nears the Anglesea River and the coastline.

The most pronounced incline on the Site is in the area between the Community Health Centre and the Angair Office and Meeting Room and the Anglesea Community House. A retaining wall separates Anglesea Medical from the Angair Office and the Anglesea Community House. Similarly the area to the rear of the Community Hall and Angair features a low retaining wall. Access to Mawson Avenue and the Anglesea Community House is via a ramp,

Additionally, there is also a noticeably steep rise in the hard-standing roadway and car parking area leading from McMillan Street to Anglesea Medical Centre which is regularly used by pedestrians accessing the medical centre.

The levels of the rear car park are also pronounced with the southern portion significantly lower than the northern portion and a small retaining wall separating the both.

The relatively steep nature of the site means that the natural drainage paths run from the north-west corner down towards McMillan Street. In particular, the following points experience drainage and flooding issues:

- In the Community Garden
- In the rear courtyard shared by the Community Hall and the Youth Room
- In the Maternal Child Health facility

4.6.2 Views

The elevated section of the site near Rangi Marie and the Community Garden offer elevated views across existing buildings to the surrounding landscape.

Views into the site are provided predominantly from McMillan Street, which provides visibility to the Community Hall and other buildings. There are opportunities to enhance this frontage.

Another public viewing location is provided from the end of Mawson Street. This view is characterised by low scale buildings and natural landscape elements including trees, native grasses and gravel pathways.



Figure 19. Topography and Views

4.7 LANDSCAPE CHARACTER & VEGETATION

Landscape Character

The Site is typically characteristic of the Anglesea coastal bushland setting with significant vegetation, scrub and planting on the Site. Routes and paths, particularly in the interior are paved in gravel or other non compacted material and numerous mature trees provide a generous tree canopy cover across the site.

General Vegetation

Larger grass verges are located in areas around buildings that front onto McMillan Street, in particular the Senior Citizens Club House, along the interface between of McMillan Street and the carpark in front of the Community Hall and Kindergarten. Other parts of areas around building are a mix of scrub and sand or gravel typical of a coastal location such as this.

What appears as a dense but uncontrolled strip of scrub and bushes separate the eastern and western gravel paths that are part of a one-directional north-south route on the west of the site. This vegetation buffer together with unpaved roadways contribute to an identifiable bushland character at the western part of the site and stands in contrast to other parts of the site.

At the interior of the site are a number of generous, informal and well shaded open spaces or gathering places. Given their proportions or proximity to other facilities on the site or the natural and constructed features found in these spaces such as benches or tree trunks for sitting, these spaces maintain the character of 'outdoor rooms' or informal gathering spaces.

- One 'outdoor room' is located at the rear of the Community Hall and Kindergarten complex north of the pedestrian route connecting Mawson Avenue and Melaleuca Lane and to the rear of the Angair Propagation Unit. This 'room' features a number of large tree stumps and generous shading.
- Another 'room' is located between Angair's Office and Meeting Room and the rear of the Community Hall and extends to the front of the Community Hall's side entry. It is set up with a number of park benches around the periphery.
- The third 'room' is located between the rear of the Angair Office, Mawson Avenue and the Community House. It is the least manicured of the three outdoor rooms and is heavily shaded.



Site vegetation near Mawson Avenue



Site vegetation to the side of the Angair Plant Propagation Unit



Figure 20. Landscape and Vegetation

High Value Trees

The Site features numerous mature trees spread across all areas. There are however a number of identifiable groupings:

- At the centre of the site is a group of high and moderate value trees which roughly aligns with Mawson Avenue.
- In the west of the site particularly running between the two one-directional gravel roads leading up to the rear car park.
- At the east of the site, to the rear of the Community Hall and the Kindergarten complex is a cluster of trees of varying value around the informal open space in this location.

Large high value trees of note and associated Tree Protection Zones (TPZ) include:

1. A large Manna Gum out the front of the Community Hall, 14 metre TPZ
2. Two Manna Gums to the west of the Community Hall , 14 metre TPZ each
3. A large Manna Gum at the rear of the Angair Plant Propagation Unit, 14 metre TPZ
4. A Southern Blue Gum (18 metre TPZ) and a Manna Gum (13 metre TPZ) positioned between the Anglesea Community House and Angair's Office and Meeting Room
5. Two Mann a Gums at the front of Angair's Office and Meeting Room, one 14 metre TPZ and one 6 metre TPZ
6. A Manna Gum located between Anglesea Medical Centre and the rear car park, 14 metre TPZ

7. An English Oak on the eastern edge of the Community Garden, 11 metre TPZ
 8. A Gippsland Manna Gum located between the two one-directional gravel roads, 18 metre TPZ
 9. A Swamp Gum located between the two one-directional gravel roads, 14 metre TPZ
 10. Two Manna Gums on McMillan Street in front of the Senior Citizens Club House, 1 metre TPZ
 11. A Manna Gum on McMillan Street in front of the Kindergarten, 11 metre TPZ
 12. A Weeping Bottlebrush at the entrance to Anglesea Medical Centre, 6 metre TPZ
- Between the Community Garden and the rear Car Park are a Gippsland Manna Gum (12 metre TPZ,) a Manna Gum (9 metre TPZ) and a Moonah (4 metre TPZ).A Weeping Bottlebrush at the entrance to Anglesea Medical Centre, 6 metre TPZ



Large tree to the front of the Anglesea Community House



Large tree to the rear of the Community Hall and Angair Plant Propagation Unit



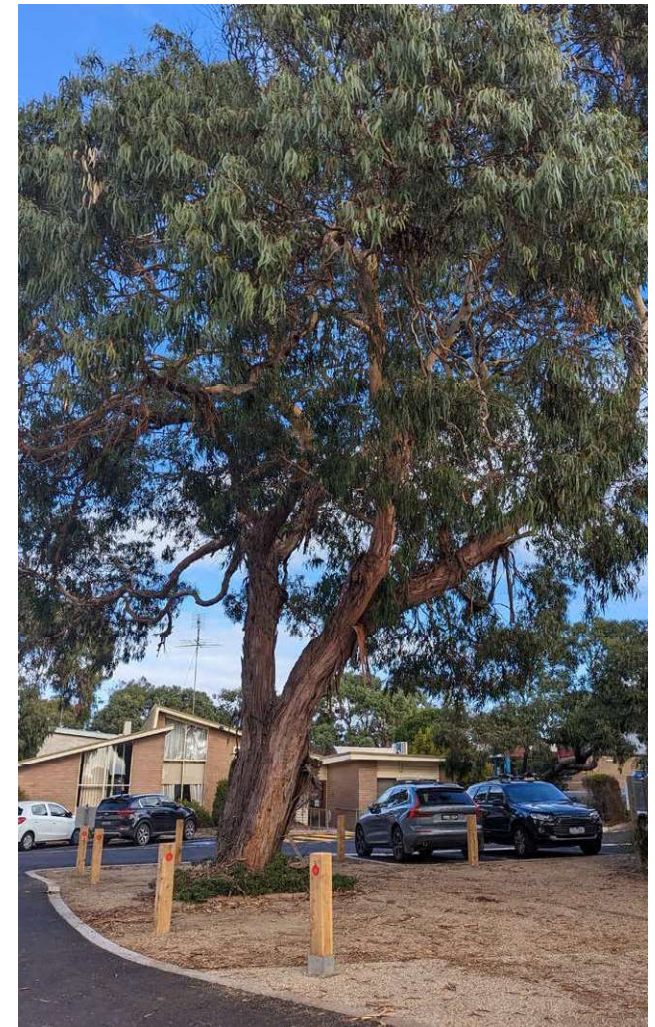
Large tree to the rear of the Anglesea Medical Centre



Trees to the rear of the Anglesea Medical Centre



Tree to the front of the Senior Citizens' Club House on McMillan Street



Trees to the side of the Senior Citizens' Clubhouse, close to the Memorial Hall

4.8 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED assessments consider locations that are likely to be hotspots for anti-social, criminal or inappropriate activity, and could potentially pose a risk to passersby.

The sorts of things that are identified are locations with poor surveillance by others - such as blank walls, thick or dense scrub or obstructed visibility from road, paths and thoroughfares.

Identifying 'blindspots' on the Site does not mean criminal or anti-social behaviour has or will happen in these locations, rather a CPTED assessment ascribes to 'prevention is the cure' whereby we can improve the surveillance and, visibility of these locations.

Our CPTED analysis has identified the following:

- The rear of the Angair Office, Community Hall and Kindergarten complex have blank façades with no windows or doors and little movement. These locations face onto pedestrian routes meaning that passersby could be vulnerable to attack or these could be gathering places for anti-social behaviour.
- A number of locations are spread across the site that could be used for lurking :
 - Rear of Rangi Marie
 - Between the rear of Ambulance Victoria and Barwon Health Social Service Building
 - At the rear wings of the Community House
 - In the open space to the rear of the Community Hall and Kindergarten Complex
 - In a small gap between the Angair Propagation Unit and no. 4 Mawson Avenue
- There is significant, thick and dense scrub and vegetation across the site, especially at the rear of Rangi Marie, around the Community House and to the south the adjacent car park and down the middle of the two one-directional gravel roads between the Community Garden and the rear of Anglesea Medical, Barwon Health and Ambulance Victoria buildings.
- Visibility and surveillance is compounded by this vegetation, particularly of any movement and activity at the rear of the site, when viewed from McMillan Street up the two one-directional gravel roads.



Figure 21. CPTED Analysis

4.9 ACCESS AND MOVEMENT

4.9.1 Pedestrians and Cyclists

Within the context of Anglesea, the site enjoys a high level of accessibility.

The McMillan Street frontage, is the Site's primary frontage. This frontage is noticeably "porous" with a large amount of surface car parking, vegetation and unbuilt areas lining the street. Whilst there are clear paths paved for direct pedestrian access into the site, the porous nature of this frontage means pedestrian access to the site's interior can be easily facilitated from most places along the street.

In addition to access from McMillan Street, the Site can be accessed on foot or by bicycle directly from Mawson Avenue in the north and via a laneway connecting the site to Melaleuca Lane in the east.

The key pedestrian routes into the site are shown at right in pink.

Open space asset audits from March 2023 have indicated that there are 10 cycle parking rails spread across the site. However only two of these have been identified on between the Community House and Mawson Avenue shown on the plan adjacent to the Community House.

The Mawson Avenue to McMillan Street axis is an important desire line for people moving through the site and to the Community House. Likewise, the connection between the site and Seravilla Retirement Village next door, access to Anglesea Medical Centre from McMillan Street and access to and from the Kindergarten from the McMillan Street/Community Hall car park are important desire lines across the site.

4.9.2 DDA Accessibility

The Site's topography may pose a challenging environment for visitors or staff that may have accessibility challenges particularly when walking up-hill towards Anglesea Medical. Existing gravel roads may also be difficult to navigate in for those in a wheelchair, walking aids or crutches.

A ramp is provided at the end of Mawson Avenue to assist people moving to or from the upper parts of the Site, although it needs to be assessed to ensure DDA compliance. Ramped access is provided to the Community House which is raised above ground.

While the Community Hall provides universal access from the side, the main entrance which fronts on to McMillan Street is raised at the top of a steep staircase and poses accessibility restrictions. Similarly, Rangi Marie is raised above ground level, is accessed via stairs to the front but provides universal access to the rear.

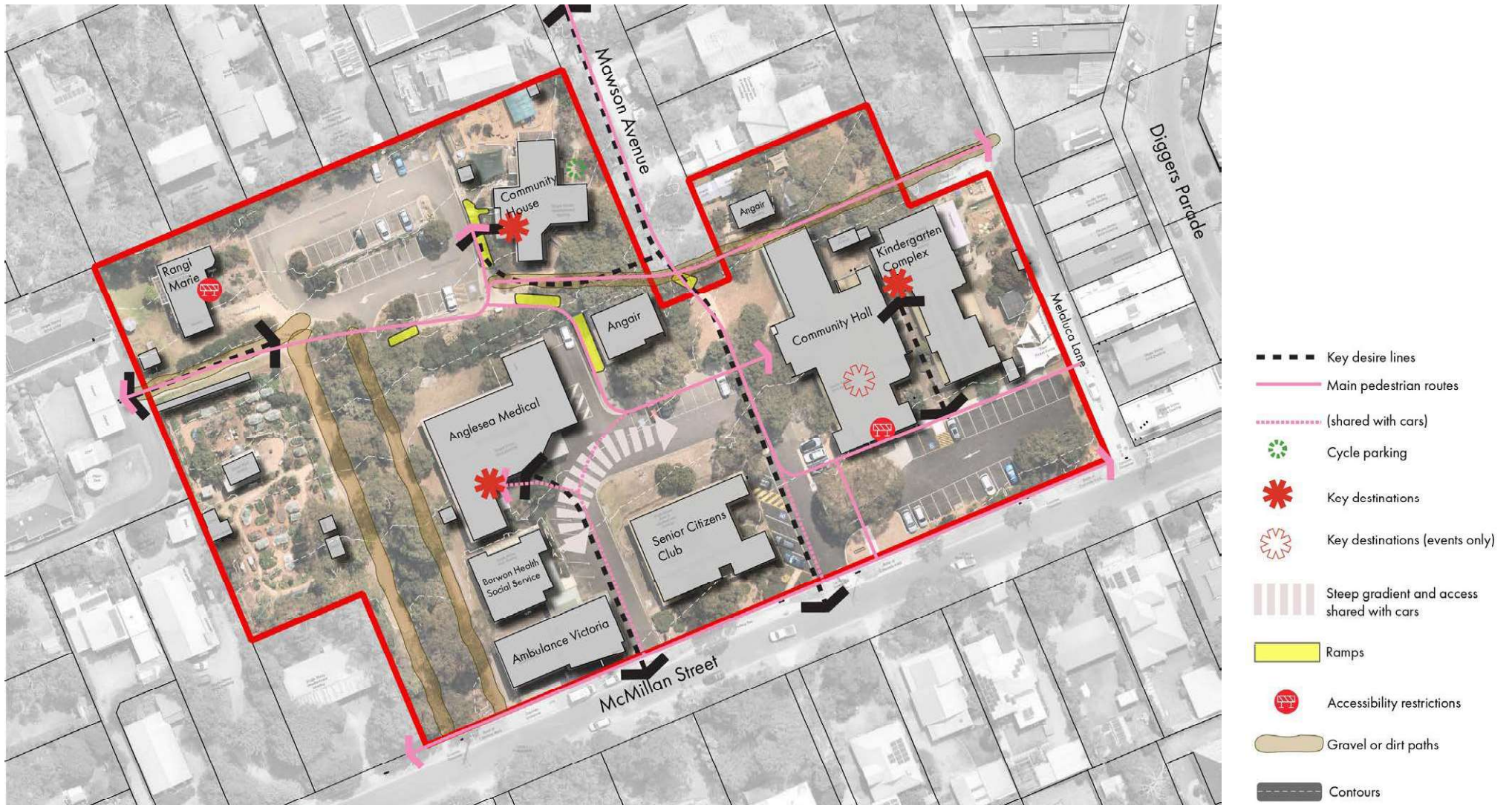


Figure 22. Pedestrian and Cycle Access

4.9.3 Vehicles

Five formalized vehicle crossovers are provided along the Site's McMillan Street frontage for vehicular access.

An indented bus lay-by is situated outside the Site on McMillan Street, south of the Senior Citizens Clubhouse and is assumed to be used as a dedicated pick up and drop off for shuttle busses and coaches. No public transport services uses this lay-by.

The Site enjoys several vehicle circulation networks, each connected to different crossovers at McMillan Street and connecting to surface car parking.

Surface car parking is located on paved hardstanding found in two key clusters on the Site. The total area given to car parking makes up just under a quarter of the total site area (21.2%).

The site's main car park is accessed via horseshoe shaped circulation that surrounds the Senior Citizens Club House and is fed by a one way section of car parking in front of the Community Hall and Kindergarten, accessed from the Site's easternmost crossover, close to Melaleuca Lane. Important to note that this circulation system is heavily used by pedestrian, in the absence of formal pedestrian paths, particularly around the entrance to Anglesea Medical and Barwon Health Social Services.

This horseshoe shaped circulation route provides shared vehicular and pedestrian access to Anglesea Medical Centre leading to a significant amount of intermingling of pedestrians and cars and may pose a hazard.

A second system serves a large car park to the rear of the site between Rangi Marie and Anglesea Community House. This system features two one-directional gravel roads (ingress on the west, egress on the east) from McMillan Street, located between the Community Garden and the three buildings that make up the health sub-precinct (Ambulance Victoria, Barwon Health Social Support and Anglesea Medical)

As part of this second circulation network is an informal access point which has been established over time connecting Seravilla Retirement Village and the larger car park at the rear of the site. Situated between the Community Garden and the Rangi Marie, this gravel access road is used by both cars and pedestrians.

The Site's main car park provides 54 spaces, including 6 dedicated accessible spaces. The car park at the rear of this site provides 38 spaces, including 2 dedicated accessible spaces.

4.9.4 Waste and Loading

Loading and waste collection activities are understood to be carried out via private contractors on-site and within the internal road network. Deliveries are anticipated to be completed by small delivery vans or service vehicles. Access for loading and waste collection vehicles is anticipated to be completed via the two-way crossovers adjacent the Senior Citizens building.

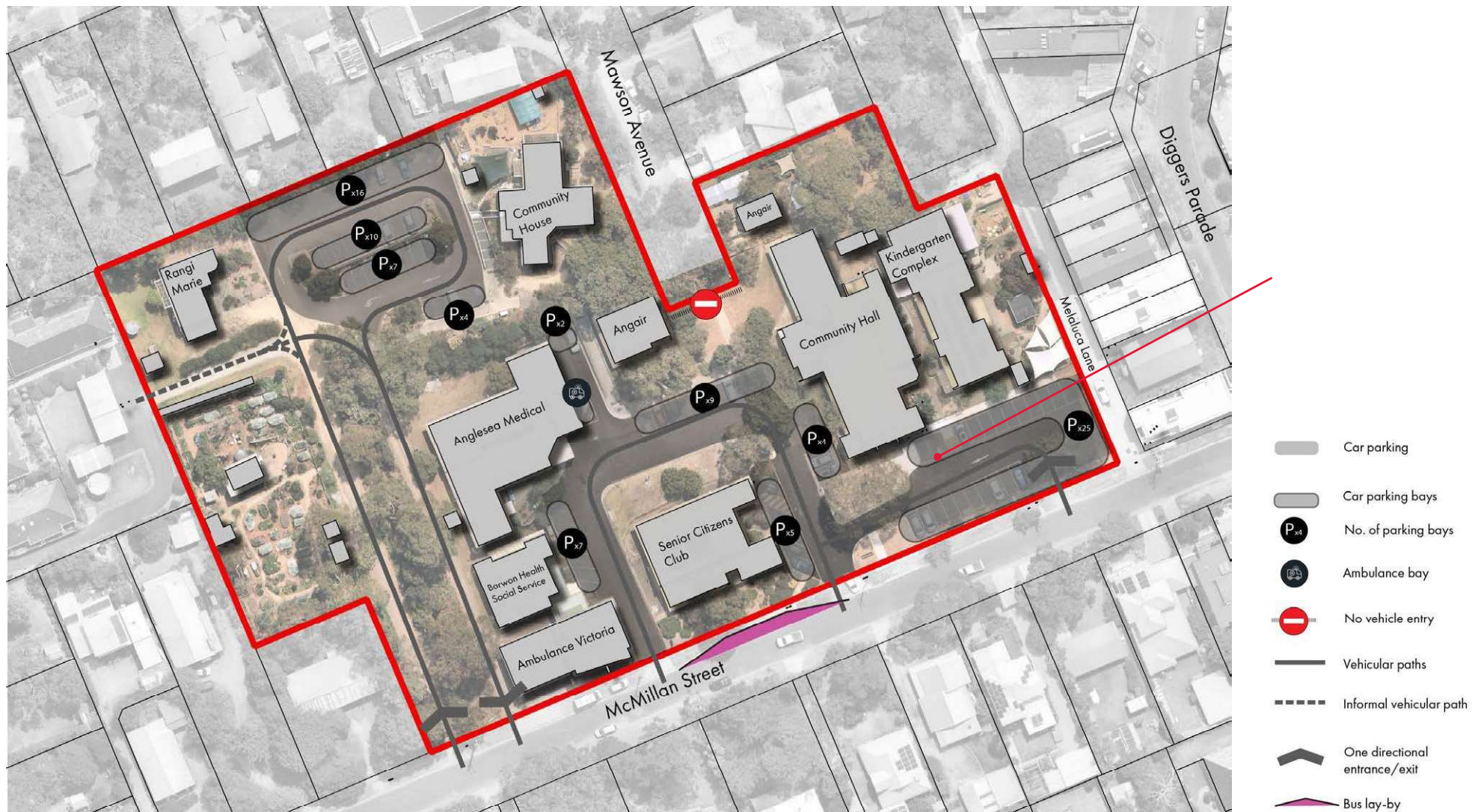


Figure 23. Vehicle Access and Parking

