Anglesea Community and Health Hub

Draft Precinct Plan

For Community Consultation

Surf COAST SHIRE

SEP 2023

About this document

The Anglesea Community and Health Hub Draft Precinct Plan (this document) has been produced by Tract andthe Surf Coast Shire Council for the purpose of engaging the Anglesea community on the draft of the Anglesea Community and Health Hub Precinct Plan.

The Draft Precinct Plan reflects the needs and preferences expressed by community and agency stakeholders so far and tests the building and site layouts, roads, paths and car parking. It demonstrates a way that the Anglesea Community and Health Hub could be reimagined for the purpose of better meeting the existing and future needs of the Anglesea community. The community consultation will help us to understand whether this way of reimagining is the way – with improvements and refinements – we should progress to the final Draft Precinct Plan..

For More Information

For more information about the project, copies of all documentation, how to have your say or to ask the project team a question please see Council's website: www.surfcoast.vic.gov.au/AnglesseaPrecinctPlan or contact info@surfcoast.vic.gov.au

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Acknowledgement of Country

Surf Coast Shire Council Acknowledges the Wadawurrung People as the Traditional Owners of the skies, land, waters and sea country of Kuarka-dorla (Anglesea).

We acknowledge their Elders and leaders past and present for their care and custodianship for more than 60,000 years, which continues today.

We walk with them as we respectfully care for and tread lightly on these lands.

We also extend that respect to all First Nations people who are part of the community.

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Glossary

SCS – Surf Coast Shire
The Hub – Anglesea Community and Health Hub
The Site – Anglesea Community and Health Hub – McMillan Street Precinct
ANGAIR - Anglesea, Aireys Inlet Society for the Protection of Flora and Fauna
MCH – Maternal and Child Health

01

Introduction

1.1 About the project

Anglesea residents have a strong sense of community, a deep caring and connection to the people and places that make this coastal community so unique.

The McMillan Street Precinct fosters this caring and connection. Offering a range of community and health services and programs, activities and events, the precinct plays a vital role in getting people together to play, learn, move, and grow.

However, the precinct is experiencing several challenges due to ageing facilities. Additionally, the community is facing the social and economic challenges associated with losing residents who are unable to find affordable housing in Anglesea.

There is little available public land in Anglesea. Topography, heavy vegetation, bushfire risk, etc. render almost all of these sites unsuitable for development.

This project aims to explore how Council and community may innovatively address these site specific and broader community challenges.

It is hoped that this exploration, through the development of this precinct plan, will create a sustainable precinct of multiagency services and multifunctional places and spaces that will meet the community and health needs of Anglesea residents now and into the future

Additionally, the suitability of including affordable housing for key workers within the precinct has also been investigated and could help address the housing affordability crisis and assist Anglesea businesses attract and retain local workers. Section 6 Key Worker Housing of the Situation Analysis provides an overview of the housing affordability challenge and outlines the merits of providing key worker housing at this site.

The precinct planning process aims to leverage the site's opportunities while respecting the history, culture, and unique landscapes of Anglesea. It includes several community and agency engagement phases that ensure that the precinct plan truly reflects the needs of the people who live, work and love Anglesea.

The project is being completed in five phases and has now reached Phase 3 – Delivery model, concept design and cost plan development.

- Phase 1 – Project Establishment and Discovery
- Phase 2 – Situation Analysis, Issues, Opportunities and Options Paper (first round community engagement).
- Phase 3 – Delivery Model, Concept Design and Cost Plan Development (second round community engagement)
- Phase 4 – Draft Precinct Plan and Cost Plan (final draft and third round community engagement)
- Phase 5 – Final Precinct Plan and Advocacy Document

What is in this document?

This document outlines a draft layout plan for the Anglesea Community and Health Hub. It is the second of two documents which have been released as part of this project.

The first report is a Situation Analysis Paper which provided a deep dive review of the site as it currently stands and formulated a number of principles to guide future precinct planning options for the site.

This document summarises the iterative design process by identifying:

- The functional brief for new community and health infrastructure on the site which defines things like the number of rooms and spaces needed to meet different services and the minimum size (m^2) requirements for these services
- Potential site layout options which comply with design parameters established in the Situation Analysis and accommodate the requirements of the functional brief
- A preferred site layout option which establishes and tests the location of new buildings, roads, paths, car parking, open and amenity spaces and points of access.

As a testing space, this document demonstrates how redevelopment of the site could be delivered and establishes grounds to estimate the costs involved with the construction of a new community and health hub precinct.

This will assist the Council, key partners Barwon Health and stakeholders in developing a funding strategy for the delivery of the precinct. The funding strategy will outline how the multiagency hub will achieve state and federal governments' infrastructure, economic and housing objectives. State and federal government funding will be crucial for the delivery of the precinct.

1.2 Our Journey So Far

Situation Analysis

Iterative design with Stakeholders

Draft Precinct Plan

Final Concept + Precinct Plan

PHASE 2

PHASE 3

PHASE 4

PHASE 5

Community Engagement

Community Engagement

Stakeholder Engagement

We are here - October 2023

1.2 Study Area

Anglesea is a scenic coastal township situated between Torquay and Aireys Inlet on the Great Ocean Road.

The permanent population of Anglesea is 3,208 (ABS 2021). However, the township can swell to 16,000 people throughout the peak summer period.

The unique coastal character and natural environment including stunning beaches, state parks and nature reserves, the river and wetlands, hundreds of kms of interconnecting trails, along with great community facilities, shops and services, make Anglesea popular with residents and visitors.

Located at 1 -5 McMillan Street, the site is predominantly owned by the Surf Coast Shire with a portion owned and managed by Barwon Health.

The 13,711 m² of land owned by the Surf Coast Shire Council is indicated by the blue box in Figure 2 below. The Barwon Health owned site (2,523 m²) at 3B McMillan indicated by the yellow box.

In addition to the community health services provided by Barwon Health, 3B McMillan is also home to the primary care services provided by Anglesea Medical Centre and the emergency services provided by Ambulance Victoria.

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Figure 2. Site location plan map key:

1. Barwon Health Services and Anglesea Medical Centre
2. Senior Citizens Centre
3. Angair (Anglesea, Aireys Inlet Society for the Protection of Flora and Fauna)
4. Anglesea Memorial Hall
5. Anglesea Kindergarten
6. Anglesea Community House
7. Anglesea Historical Society
8. Anglesea Community Garden.

Surf Coast Shire

Figure 1. Shire Context Map

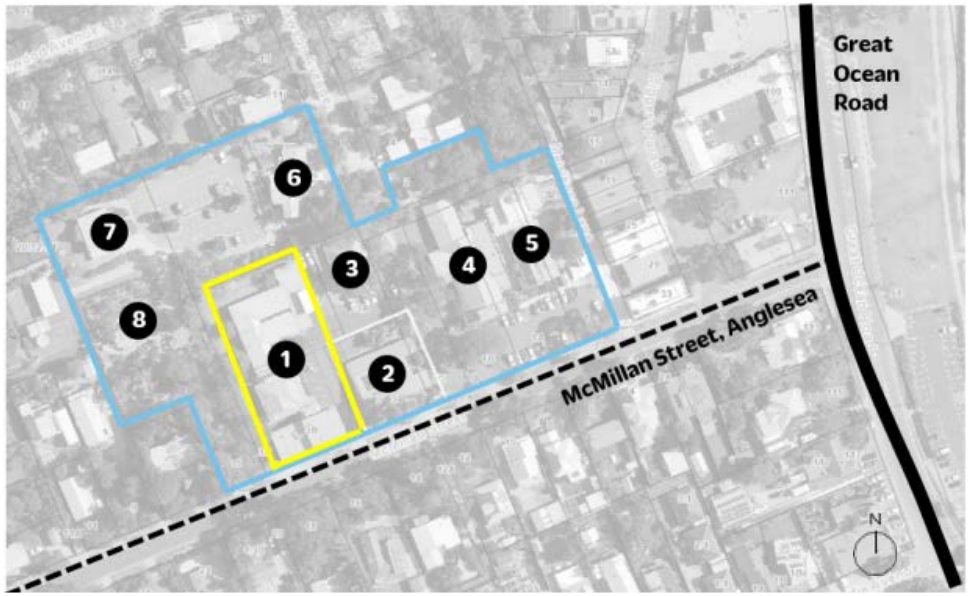


Figure 2. Site Location Plan

1.3 Planning Context

The precinct is the primary point of access for critical health and community services for the district and plays a key role in developing community connections and providing community development opportunities which has a significant positive impact on the Anglesea township and its people.

The precinct sits between a retirement village offering independent living units on the western boundary, residential dwellings on the southern and northern boundaries, and is accessible to the Great Ocean Road river precinct and a retail precinct towards the east

The precinct is predominantly zoned Public Use – Local Government (PUZ6). There is a General Residential (GRZ) section covering approximately 3,909 m² on the western portion of the site.

The precinct is situated on Wadawurrung Country. Its location close to the Anglesea River means that a portion of the site falls within an area of Aboriginal cultural heritage sensitivity.

The precinct includes two parcels subject to the provisions of the Heritage Overlay. Schedule HO100 Anglesea Memorial Hall and Schedule HO101 'Rangi Marie' have local statements of significance as documented in Surf Coast Shire Heritage Study Stage 2B (David Rowe & Wendy Jacobs, 2009). A qualified heritage architect provided input into the Situation Analysis to guide the development of the draft precinct plan to ensure it meets the heritage conservation practice set out in the Burra Charter.

The entire site is subject to a SLO - Significant Landscape Overlay which aims to identify, conserve and enhance significant vegetation.

Anglesea is a Designated Bushfire Prone Area and the site is subject to Bushfire Management Overlay Schedule 2.

The provisions of the Neighbourhood Character Overlay Schedule 3 and the Design and Development Overlay Schedule 19 apply to 5 McMillan Street. The aim of these built form overlays is to ensure development respects Anglesea's coastal character.

1.4 What the community has told us so far

The previous stage of this project, the Situation Analysis, included extensive community and stakeholder consultation as well as specialist site assessments and analyses.

A summary of the first phase of engagement is provided below. The full engagement report can be found on the Council's website.

Phase one community and agency stakeholder activities included:

- Walk on Country with the Wadawurrung Traditional Owners Aboriginal Corporation
- Two community drop-ins capturing input from 46 attendees
- Eight meetings with representatives from two Project Reference Groups - Health services, and Facility managers and precinct users, and
- A Survey (online and hard copy options) capturing input from 125 respondents.

Community members are also involved in each of the project governance groups including Project Control and Steering Groups and the Health Services and the Facility Managers and Precinct Users Project Reference Groups.

The project governance groups have helped to translate non-spatial community and stakeholder inputs into a physical plan – this draft precinct plan – which is now ready for further testing with the broader community.

The survey asked respondents to identify attributes of the current precinct that they valued and considered to be working well.

- 79% of respondents reported that they valued the range of community services and programs.
- 75% of respondents valued the natural environment (ie, the trees, shrubs, plants, grasses, etc.)
- 56% of respondents valued the ease of driving to and parking at the precinct and 55% of respondents reported the range of health services and programs as being valuable.

Survey respondents were asked to identify attributes that could be improved or were not working so well.

- 64% of respondents considered that the condition of the buildings could be improved.
- 45% of respondents thought that the sustainable design of buildings at the precinct could be improved.
- 43% of respondents thought that the quality of open spaces to sit and gather was not working so well and 38% of respondents considered the quality and accessibility of connections between buildings could be improved.

The survey then asked respondents to identify the attributes of an ideal Anglesea Community and Health Hub. Respondents identified the following attributes which they rated as 'very valuable'.

- #1 - Health services and programs that meet the needs of a range of ages, genders, backgrounds and abilities
- #2 - Community services and programs that meet the needs of a range of ages, genders, backgrounds and abilities
- #3 - Nestled in the natural environment and provides access to nature
- #4 - High quality and fit for purpose buildings and facilities including flexible spaces for a range of group activities, meetings, work, etc.
- Equal #5 - Has family and children's services and programs that meet the needs of a range of families
- Equal #5 - Has a high environmentally sustainable design rating, ie, energy efficient buildings, water sensitive design, EV charging stations, etc.

The attribute of the Anglesea Community and Health Hub including well-designed and located affordable housing for local key workers was also rated. Just over 60% of respondents considered the inclusion of affordable housing for key workers as 'somewhat valuable' or 'very valuable'.

The findings of the first phase of community engagement, along with site and service criticality assessments have been captured in the Anglesea Community and Health Hub Situation Analysis. The Situation Analysis which can be found on the Council's website has informed the development of the draft precinct plan - this document.

The current phase of engagement provides the opportunity to test whether these non-spatial insights have been suitably translated into the preferred layout and arrangement of components.

1.5 Key challenges and opportunities for the site

The previous stage of this project, the Situation Analysis, included extensive community and stakeholder consultation as well as specialists site assessments and analyses.

The Situation Analysis culminated in a set of design parameters that will inform precinct plan preparation going forward, a series of constraints and opportunities that define the site and delineated potential development areas.

The following provides a summary of the key challenges, opportunities associated with the site.

1.5.1 Preliminary findings

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

1.5.2 Potential development areas

Area 1 centrally located with a strong presence to McMillan Street, presents opportunities for a co-located facility. It has the potential for community focussed uses with a McMillan Street presence. Development may need to not encroach onto view lines of the Memorial Hall.

Area 2 can be accessed from Melaleuca Lane and development will need to be set back to not encroach on the setting of the Memorial Hall. Area two is limited in size and could accommodate some facilities.

Area 3 is tucked away at the rear of the Site and could be accessed from either or both Mawson Avenue and McMillan Street. It is partially zoned for residential uses, but development may need to consider the amenity of neighbouring residential properties. Area 3 is potentially suitable to residential uses, as there is a better synergy and could be separated from other activities on the Site.

Area 4 is zoned for residential uses and is buffered from other activities on the Site. Development in Area 4 would require the relocation of the Community Garden and may need to consider the amenity of neighbouring residential properties. Area 4 is accessed from McMillan Street.

Refer to Figure 3 - The Site's Key Challenges and Opportunities over the page to view the abovementioned areas.

Key Site Challenges and Opportunities

Figure 3. The Site's Key Challenges and Opportunities

02

Functional Brief

2.1 What is a Functional Brief?

A functional brief is effectivelya pre-design tool used by architects and urban designers to approximate the area requirements of a facility.

In practical terms, a functional brief assists in designing an appropriately sized building footprint that works to deliver the functions it is intended for.

For instance, a new kindergarten facility would specify:

- Forecasted number of pre-school attendees
- Expected number of staff
- Quantum (m2) of floorspace needed
- Quantum (m2) of outdoor space needed
- Quantum (m2) of associated and ancillary spaces needed- such as toilets, storage, offices and admin spaces, circulation spaces, staff area and so on.

These numbers would be based on probable usage estimates and/or building code regulations.

A functional brief only sets out the minimum theoretical requirements for a facility and is not reflective of things like site constraints which ultimately impact final floor areas.

2.1.1 Functional Briefs in this Report

This section of this report will present the functional briefs established for each component of the community and health facilities at the Anglesea Hub site.

The brief for each facility has been informed by the first round community engagement, meetings with service operators and providers, project reference groups and where relevant, building codes and regulations.

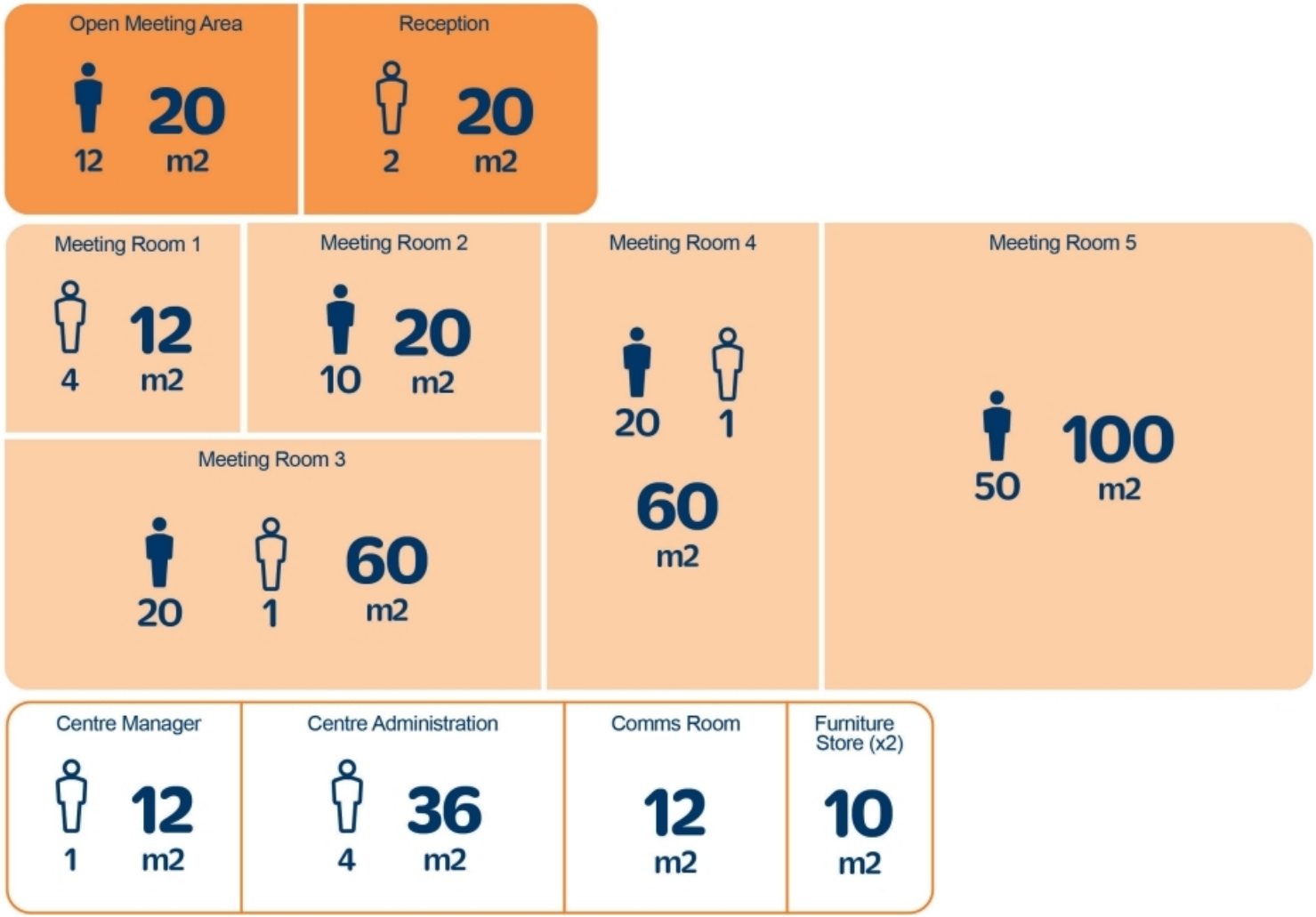
2.2 Community Hub components

Community Hub

The community hub would be a dedicated facility that would provide space for community and social groups and activities.

KEY

- Number of Public
- Number of Staff
- 20 m2 Recommended New Area
- External Area



2.3 Early Years components

Early years would be dedicated facilities for kindergarten and occasional care services.

KEY

- Number of Public
- Number of Staff
- 20 m2 Recommended New Area
- External Area

Occassional Care

Occassional Care Room
24 | 4 | 116 m2 | 330m²

Occassional Care Storage
18 m2

Junior Amenities
18 m2

Integrated Early Years (Kindergarten)

Early Years Office
4 | 32 m2

Interview Room
4 | 12 m2

Children's Room 2
33 | 3 | 116 m2 | 330m²

Children's Room 1
33 | 3 | 116 m2 | 330m²

Jnr Amenities Rooms 1 & 2
24 m2

Public Accessible Amenity
8 m2

Staff Amenities
15 m2

Staff Lounge
20 m2

Kitchen
24 m2

Laundry
12 m2

Staff Accessible Amenity
8 m2

Children's Room Storage (x3)
18 m2

2.4 Health components

Health

Health would be dedicated facilities for Anglesea Medical Centre, Barwon Health, Maternal and Child Health (MCH) services.

KEY

- Number of Public
- Number of Staff
- 20 m2 — Recommended New Area
- External Area

Entry & Administration

- Forecourt — 100m²
- Foyer — 100 m2
- Administration — 5 — 50 m2
- Reception — 2 — 20 m2
- Accessible Amenity — 6 m2
- Comms Room — 15 m2
- Meeting Room 1 — 4 — 12 m2
- Unisex Amenity — 2 m2
- Staff Amenities — 20 m2
- Staff Lounge — 20 m2

MCH Facilities

- Consulting Suite (x2) — 2 — 1 — 20 m2
- Activity Rm Store — 10 m2

Barwon Health

- Physio — 30 m2
- Consult 1 — 17 m2
- Australian Clinic Labs — 20 m2
- Consult 2 — 12 m2
- Social Worker — 12 m2
- Accessible Amenity — 8 m2
- Store — 15 m2

Medical Centre

- Procedure Room — 30 m2
- DR Clinic (x1) — 17 m2
- DR Clinics (x5) — 12 m2
- Accessible Amenity — 8 m2
- Store — 15 m2

03

Precinct Layout Options

3.1 Developing the options

The draft precinct plan for the site is the result of an iterative process whereby the project team translate feedback, site opportunities and constraints and the functional brief into site layout options.

As part of the development process, consultants worked up a range of options based on the needs and wishes of community and agency stakeholders. Options have also been assessed and considered against the benefits or drawbacks, they may offer and further refined and tested with tenants, subject matter experts and key stakeholders to deliver what is ultimately a preferred option.

The following four precinct layout options have emerged as part of the design and stakeholder engagement process.

While each option differs in terms of building layout - they all strived to achieve the same objectives which include:

- Delivering new community and health facilities
- Delivering some key worker housing
- Strengthening the coastal bushland setting around and between buildings
- Ensuring efficient and logical pedestrian paths through the site
- Ensuring efficient and appropriate circulation spaces and routes for vehicles
- Providing sufficient car parking and servicing spaces close to facilities
- Delivering a suitable typology and scale of development that matches the unique site
- Providing sufficient outdoor space for community use

Similarly, each proposal is directly informed by the site opportunities and constraints and potential development areas identified in the Situation Analysis of this project and highlighted in this report.

The Functional Brief for the site also contributes to each potential option in determining approximate building footprints and where relevant, the co-location of services.

The following section provides an overview of each non-preferred option that was explored and presents the preferred option for further testing in Section 4 – Draft Precinct Plan from page 29.

Preferred Option

3.1.1 Option 1 – Integrate Community Hub and Hall with Standalone Health Centre (not preferred)

Option 1 establishes two main community and health buildings on the site and focusses key worker housing along the northern and western edges of the site.

Health Hub

A two storey building would be situated on the eastern side of the site in the current location of the kindergarten, with primary frontage facing south towards McMillan Street.

Undercroft car parking would be provided at ground level and the building would sit above.

Community Hub

The community hub would consolidate childcare facilities and community services and activities under one roof.

The building would consist of two separate wings connected by a permeable link that will allow people to connect from McMillan Street to Mawson Avenue.

Community facilities and Anglesea Kindergarten would be located in the larger wing of the building, with the roof of the building used for kindergarten play space.

The smaller wing of the building would attach to the north-west corner of the Memorial Hall and replace the current youth room. This part of the proposed Community Hub would contain the Maternal and Child Health service and Occasional Care service. Outdoor play for Occasional Care would be located to the north of Memorial Hall.

Key Worker Affordable Housing

Housing would be located in three linear blocks. Two block running east west at the north of the site, between Rangi Marie and consisting of 2 storey buildings. The third block would consist of 2-3 storey buildings and would run north south on the current site of the Community Garden.

The location of housing will be adequately buffered from community and health facilities on the site by being positioned away from these facilities and the distribution of bush and scrub between them.

Public Space

All community and health facilities are designed to have a McMillan Street presence and street address.

A community courtyard would be located to the rear of the Community Hub. The Hub would be designed to provide opportunities to spill out into this space.

Parking and Movement

Current parking arrangements at the south-eastern corner of the site will be retained and augmented by parking under the proposed Health facility.

Additional parking, serving the Key Worker Housing will be provided adjacent to it.

The building layouts will facilitate movement across and through the site in line with the key movement routes identified in the Situation Analysis.

What will be relocated or retained?

	Retained	Relocated	
Community Garden		X	On site
Youth Room		X	In Community Hub
Ambulance Victoria	X		
Angair Propagation	X		
Angair Office		X	In Community Hub

What we heard

The kindergarten play areas will need to be at grade and integrated with the landscape to facilitate bush play.

Retaining the community garden in-situ is important to members.

Option 1 – Integrate Community Hub and Hall with Standalone Health Centre (not preferred)

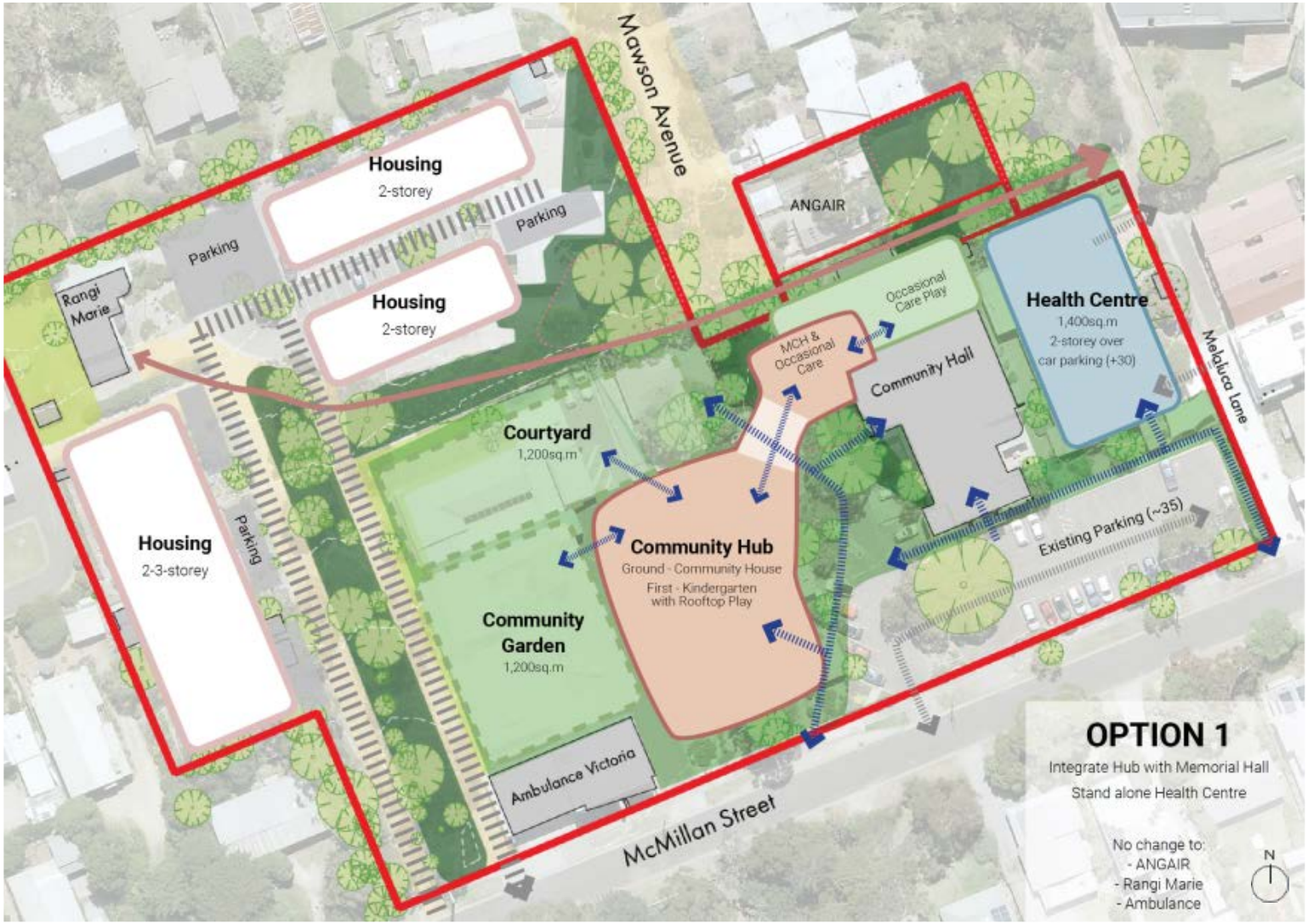


Figure 4. Option 1 – Integrate Community Hub and Hall with Standalone Health Centre (not preferred)

3.1.2 Option 2 - Standalone Community Hub and Standalone Health Centre, remove ambulance (not preferred)

Option 2 establishes two main community and health buildings on the site and focusses key worker housing along the northern edges of the site.

Health Hub

A two storey building would be situated on the eastern side of the site, with primary frontage facing south towards McMillan Street.

Undercroft car parking would be provided at ground level and the building would sit above.

Community Hub

The community hub would consolidate childcare facilities and community services and activities under one roof.

The building would be located where the Senior Citizens, Barwon Health and Ambulance Victoria facilities are currently located. It would contain community facilities on the ground floor and childcare facilities on the second floor and the roofspace would be used for outdoor play.

The Hub would also provide for Maternal and Child Health service.

Key Worker Affordable Housing

Housing would be provided in three 2 storey parallel blocks running east west, at the north of the site and spread out roughly following the topography of the site.

An additional band of landscaping buffer would be required to separate the third block of housing from community and health components of the site, as this block would encroach beyond an existing natural bush and scrub buffer.

Public Space

All community and health facilities are designed to have a McMillan Street presence and street address.

A community courtyard would be located to the rear of the Community Hub and the Hub would be designed to provide opportunities to spill out into this space. The courtyard space would be integrated with the key north-south route connecting Mawson Avenue and McMillan Street

Parking and Movement

Current parking arrangements at the south-eastern corner of the Site will be retained and augmented by parking under the proposed Health facility.

Additional parking, serving the Key Worker Housing will be provided adjacent to it.

An additional bank of parking would be located to the immediate west of the proposed Community Hub building.

The building layouts will facilitate movement across and through the site in line with the key movement routes identified in the Situation Analysis.

What will be relocated or retained?

	Retained	Relocated	
Community Garden	X		
Ambulance Victoria		X	Off site
Angair Propagation	X		
Angair Office		X	In Community Hub

What we heard

The kindergarten play areas will need to be at grade and integrated with the landscape to facilitate bush play.

Ambulance Victoria is not likely to relocate and the current facility is relatively new.

Option 2 – Standalone Community Hub and Standalone Health Centre, remove ambulance (not preferred)

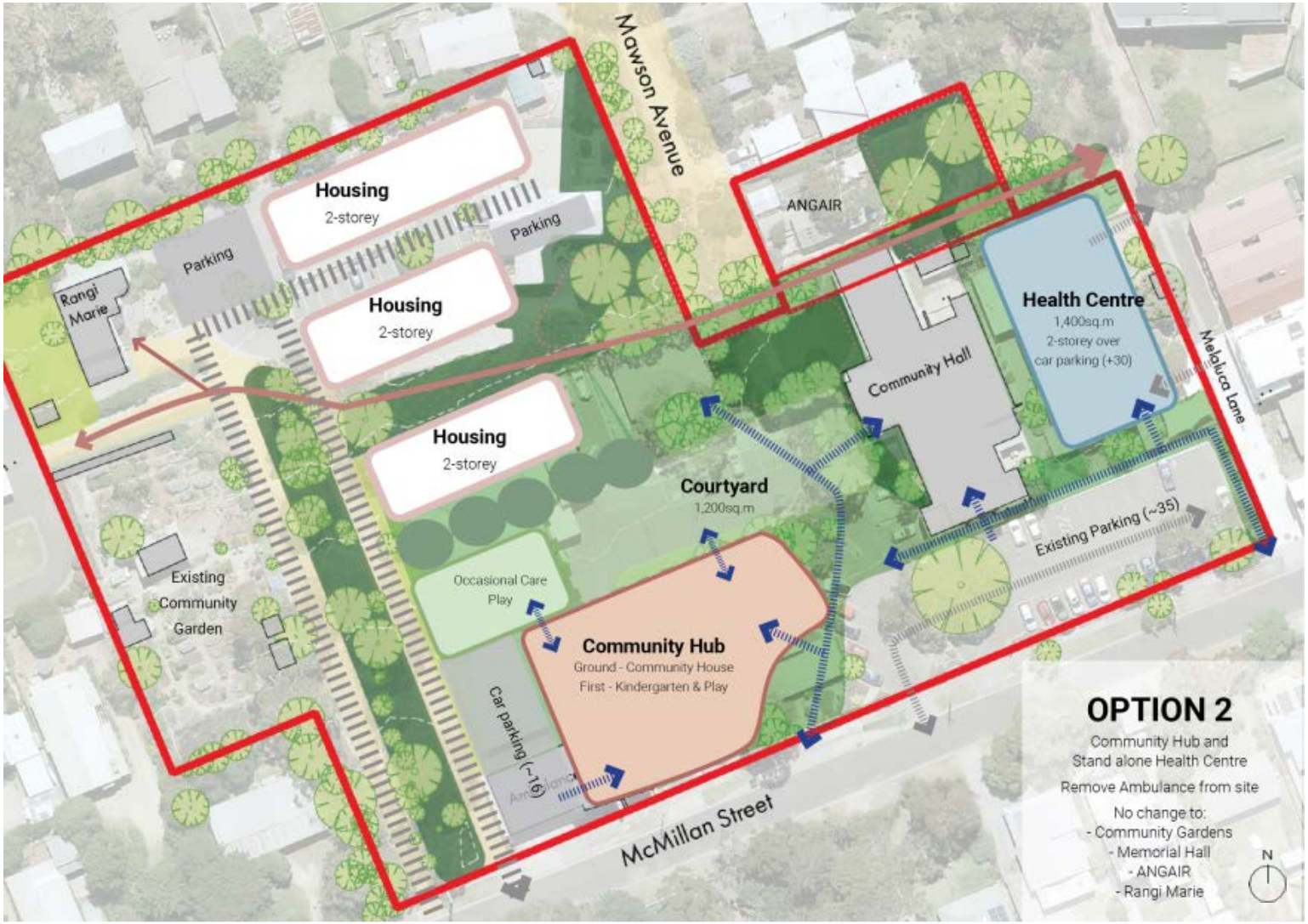


Figure 5. Option 2 – Standalone Community Hub and Standalone Health Centre, remove ambulance (not preferred)

3.1.3 Option 3 – Community Hub with history house, Standalone Health Centre, remove ambulance (not preferred)

Option 1 establishes two main community and health buildings on the Site and focusses key worker housing along the northern edges of the Site and within the curtilage of Rangi Marie in the top north western corner.

Health Hub

A two storey building would be situated on the eastern side of the site, with primary frontage facing south towards McMillan Street.

Undercroft car parking would be provided at ground level and the building would sit above.

Community Hub

The community hub would consolidate childcare facilities and community services and activities under one roof.

The building would be located where the Senior Citizens, Barwon Health and Ambulance Victoria facilities are currently located. It would contain community facilities on the ground floor and childcare facilities on the first floor and the roofspace would be used for outdoor play.

The Hub would also provide for Maternal and Child Health service.

The Hub is proposed to be housed in a square shaped structure.

Key Worker Affordable Housing

Housing would be provided in three 2 storey blocks.

Two blocks would run east west, at the north of the Site.

An additional block of housing would be constructed to the rear (west) of Rangi Marie .

Housing would be adequately buffered from community and health facilities on the site by being positioned away from these facilities and in the case of the two main blocks, existing bush and scrub would screen them from other uses.

Public Space

All community and health facilities are designed to have a McMillan Street presence and street address.
A community courtyard would be located to side of the Community Hub. The courtyard space would be integrated with the key north-south route connecting Mawson Avenue and McMillan Street and leverage possible synergies with the Memorial Hall to the east.

Parking and Movement

Current parking arrangements at the south-eastern corner of the Site will be retained and augmented by parking under the proposed Health facility.

Additional parking, serving the Key Worker Housing will be provided adjacent to it.

An additional bank of parking would be located to the immediate west of the proposed Community Hub building and extend up the entirety of the building and beyond.

The building layouts will facilitate movement across and through the site in line with the key movement routes identified in the Situation Analysis.

What will be relocated or retained?

	Retained	Relocated	
Community Garden	X		
Ambulance Victoria		X	Off site
Angair Propagation	X		
Angair Office		X	In Community Hub

What we heard

The kindergarten play areas will need to be at grade and integrated with the landscape to facilitate bush play.

Ambulance Victoria is not likely to relocate and the current facility is relatively new.

The curtilage of Rangi Marie has a low tolerance for change from a heritage perspective, making housing less suitable on this site.

Option 3 –Community Hub with history house, Standalone Health Centre, remove ambulance (not preferred)

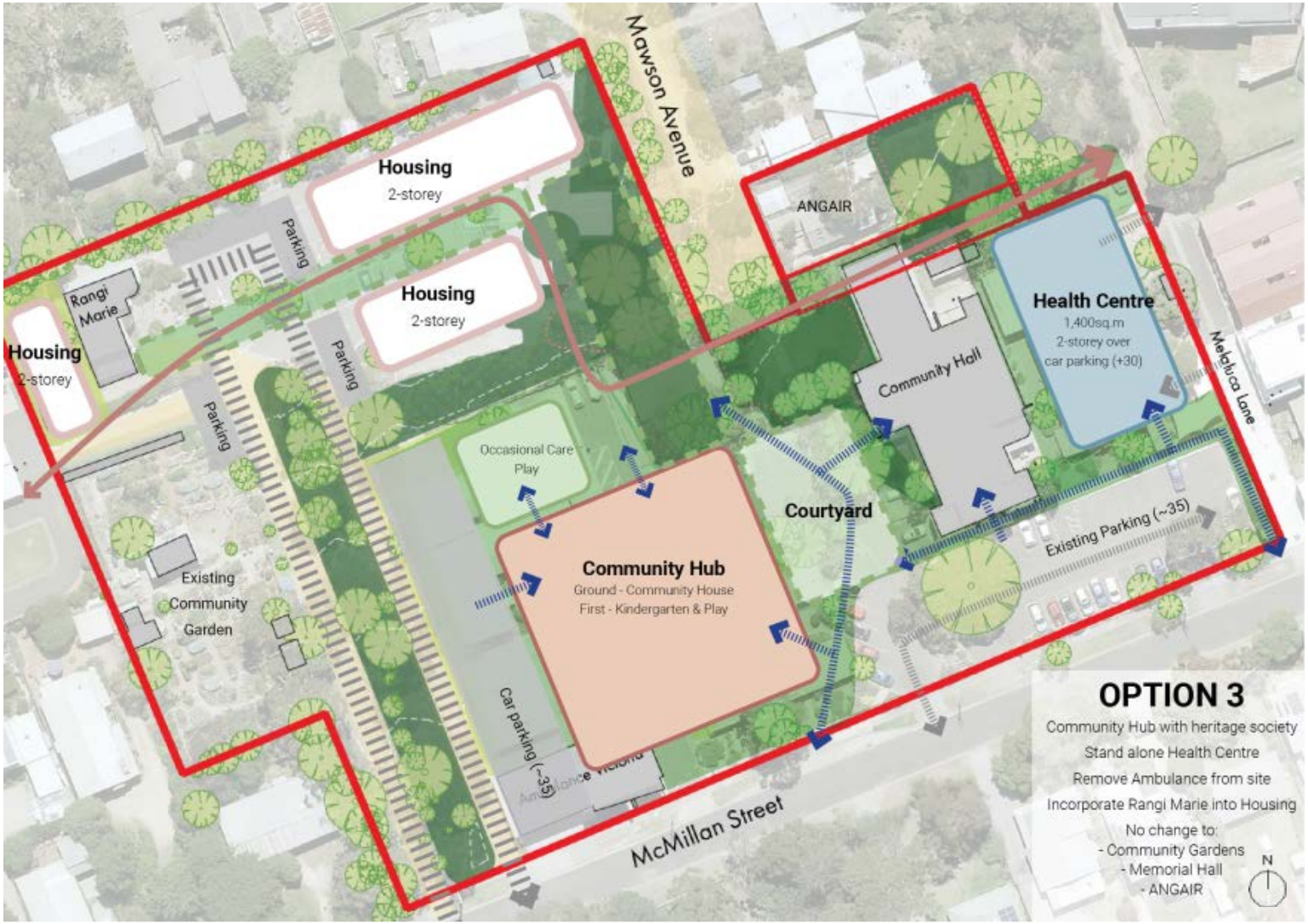


Figure 6. Option 3 –Community Hub with history house, Standalone Health Centre, remove ambulance (not preferred)

3.1.4 Option 4 – Integrated Community Hub and Health Centre, remove ambulance (not preferred)

Option 4 locates housing in the same configuration as Option 3 and establishes one main building in the precinct as a consolidated 3-storey Community Hub and Health Centre.

Health Centre

The Health Centre is located on the first floor of the Community Hub structure and accessed via separate lift and stairs.

Community Hub

The community hub would consolidate childcare facilities and community services.

The building would be located where the Senior Citizens, Barwon Health and Ambulance Victoria facilities are currently located. It would contain community facilities on the ground floor and childcare facilities on the second floor and the roofspace would be used for outdoor play.

The Hub would also provide for Maternal and Child Health services.

Key Worker Affordable Housing

Housing would be provided in three 2 storey blocks.

Two blocks would run east west, at the north of the Site.

An additional block of housing would be constructed to the rear (west) of Rangi Marie .

Housing would be adequately buffered from community and health facilities on the site by being positioned away from these facilities and in the case of the two main blocks, existing bush and scrub would screen them from other uses.

Public Space

All community and health facilities are designed to have a McMillan Street presence and street address.

Community courtyards would be located to side and rear of the Community Hub. The eastern courtyard space would be integrated with the key north-south route connecting Mawson Avenue and McMillan Street and leverage possible synergies with the Memorial Hall to the east. The Hub would have opportunities to spill out into different parts of the courtyards.

Parking and Movement

Current parking arrangements at the south-eastern corner of the site will be retained.

A new on-grade car park would be located on east of the site, providing approx 45 parking spots.

Additional parking, serving the Key Worker Housing will be provided adjacent to it.

An additional bank of parking would be located to the immediate north west of the proposed Community Hub building.

The site layout facilitates movement across and through the site in line with the key movement routes identified in the Situation Analysis.

What will be relocated or retained?

	Retained	Relocated	
Community Garden	X		
Ambulance Victoria		X	Off site
Angair Propagation	X		
Angair Office		X	In Community Hub

What we heard

The kindergarten play areas will need to be at grade and integrated with the landscape to facilitate bush play.

Ambulance Victoria is not likely to relocate and the current facility is relatively new.

The curtilage of Rangi Marie has a low tolerance for change from a heritage perspective, making housing less suitable on this site.

Option 4 – Integrated Community Hub and Health Centre, remove ambulance (not preferred)

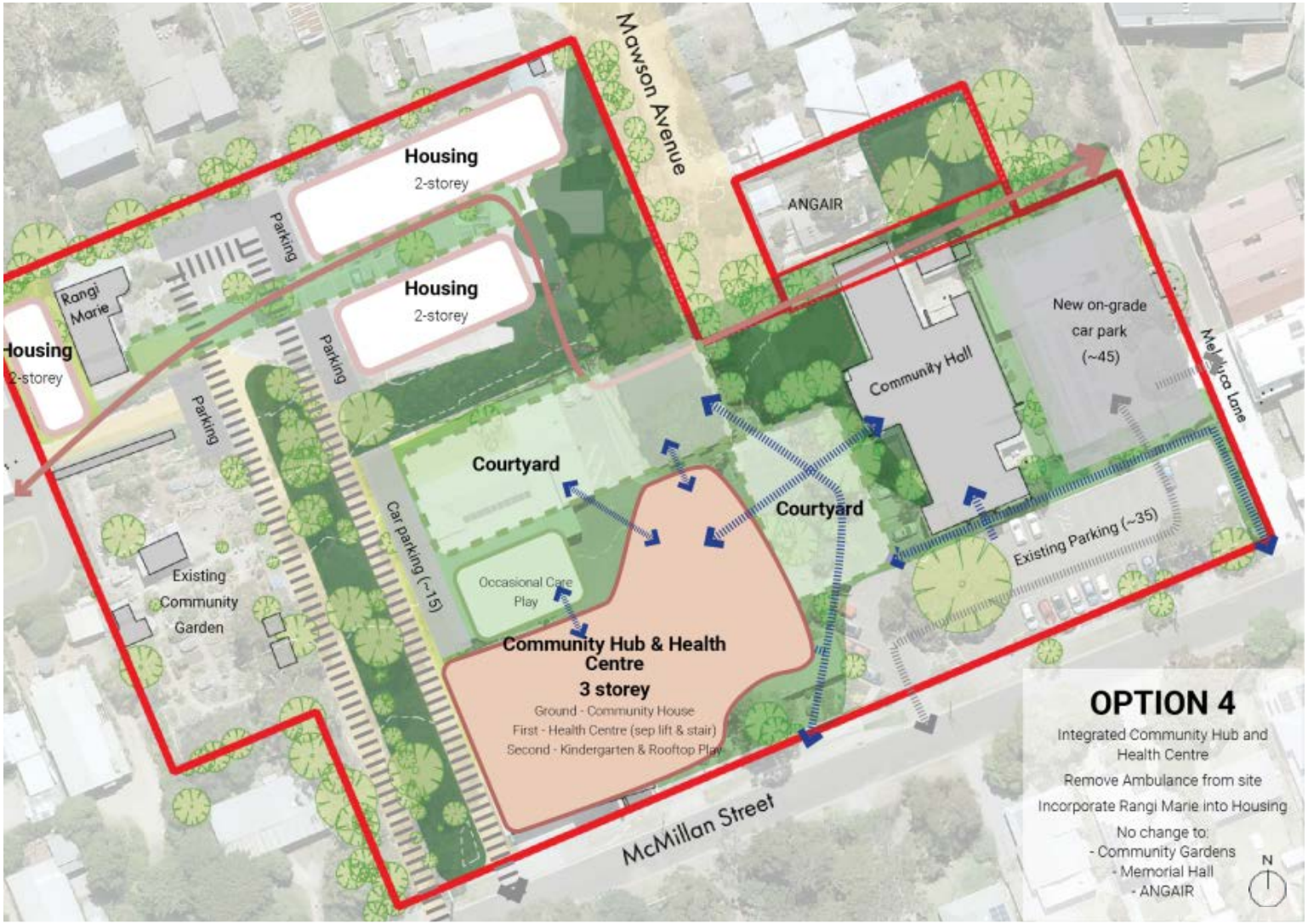


Figure 7. Option 4 – Integrated Community Hub and Health Centre, remove ambulance (not preferred)

3.2 What stakeholders said about the options

The site layout options were shared with stakeholders, including various users and tenants of the Site as well as key stakeholder groups. This was undertaken to ascertain what parts of these proposals work or don't work (i.e. serve their needs), what might be missing and what can be reconfigured?

The following table presents a summary of this feedback, covering themes such as building and site layout, movement and public spaces and operational requirements.

The table also presents how this feedback was incorporated into subsequent iterations of the emerging Precinct Plan.

Functional Area	Layout	Movement	Operation	Response
Childcare				
Outdoor play space needs to be at ground floor and directly behind the related indoor space, i.e. occasional care space	X			Incorporated into design response
Early years facilities should be easily discernible from other parts of the Community Hub	X	X	X	Incorporated into design response
Child play space should be fenced off	X		X	Incorporated into design response
Car park				
Preference for main car park in south east corner of site	X	X		SE corner to be used for car park
Minimise distances between car parking and facilities	X	X		Incorporated into design response
Number of parking spaces needs further assessment			X	Explore in determining draft final design response
Housing related car parking needs to be clearer		X		Incorporated into design response
Healthcare				
Ambulance site should be retained	X		X	Draft final design response will assume Ambulance Victoria remains in-situ
Anglesea Medical needs 5x consulting rooms not 6	X			Incorporated into design response
Room sizes should be based on AusHFG standards	X			Incorporated into design response
Barwon Health needs 1 hot desk	X			Incorporated into design response where feasible
Main functional area of Healthcare, such as treatment room should be located on ground floor	X			Incorporated into design response where feasible
Direct access to outdoor waste storage needed for medical waste disposal from clinical rooms	X	X	X	Incorporated into design response
Ensure provision for solar panels, battery/generator backup			X	Incorporated into design response

Functional Area	Layout	Movement	Operation	Response
Community Hub				
Ensure Community House has a street presence	X			Incorporated into design response
Accessible public toilets needed			X	Incorporated into design response
Footprint could be reduced through rationalising double ups	X			Incorporated into design response
Landscape design should consider electricity mains access for community events like the farmers' market			X	Incorporated into design response
Key worker Housing				
Maximise opportunities for housing by exploring additional options, so long as this doesn't negatively impact the character and function of the Site as a community and health hub	X			Design response will explore additional housing options
Preference for two bands of housing and a green buffer rather than three bands in the Site's north	X			Incorporated into design response
Explore additional housing options where Angair Propagation Unit is currently located	X			Design response will explore additional housing options
Housing should provide storage for residents	X			Incorporated into design response
Community Garden				
Bring Angair into adjacency with Community Garden	X			Synergy recognised but challenges may prevent co-location
Community Garden could be relocated to the east side of Memorial Hall	X			To be retained in-situ, no impediment to relocation of garden in future, should there be a need

3.3 The preferred option

The project team developed a preferred option for the site. This is based on a synthesis of stakeholder feedback regarding the four options and site opportunities and constraints. This layout includes:

- A consolidated Community Hub and Medical Hub at the centre of the site, with McMilllan Street frontage.
- A Community Hub and Medical Hub building of 2 storeys in height.
- Ensuring that the Community Hub and Medical Hub are functionally separated but co-located in one building.
- Retaining heritage buildings, the Community Garden and Ambulance Victoria in-situ.
- Establishing a community public space between the Hall and the new community and health hub building.
- Providing bush kinder and childrens' play areas immediately north of the Hub building.
- Establishing a separate area for key worker housing in bands to the north of the site.
- Maintaining and reinforcing the focus on the landscape and open spaces, with particular caution placed on ensuring new structures (i.e. buildings and car parking) do not impact on existing trees.
- Providing the bulk of car parking to the east of the site.

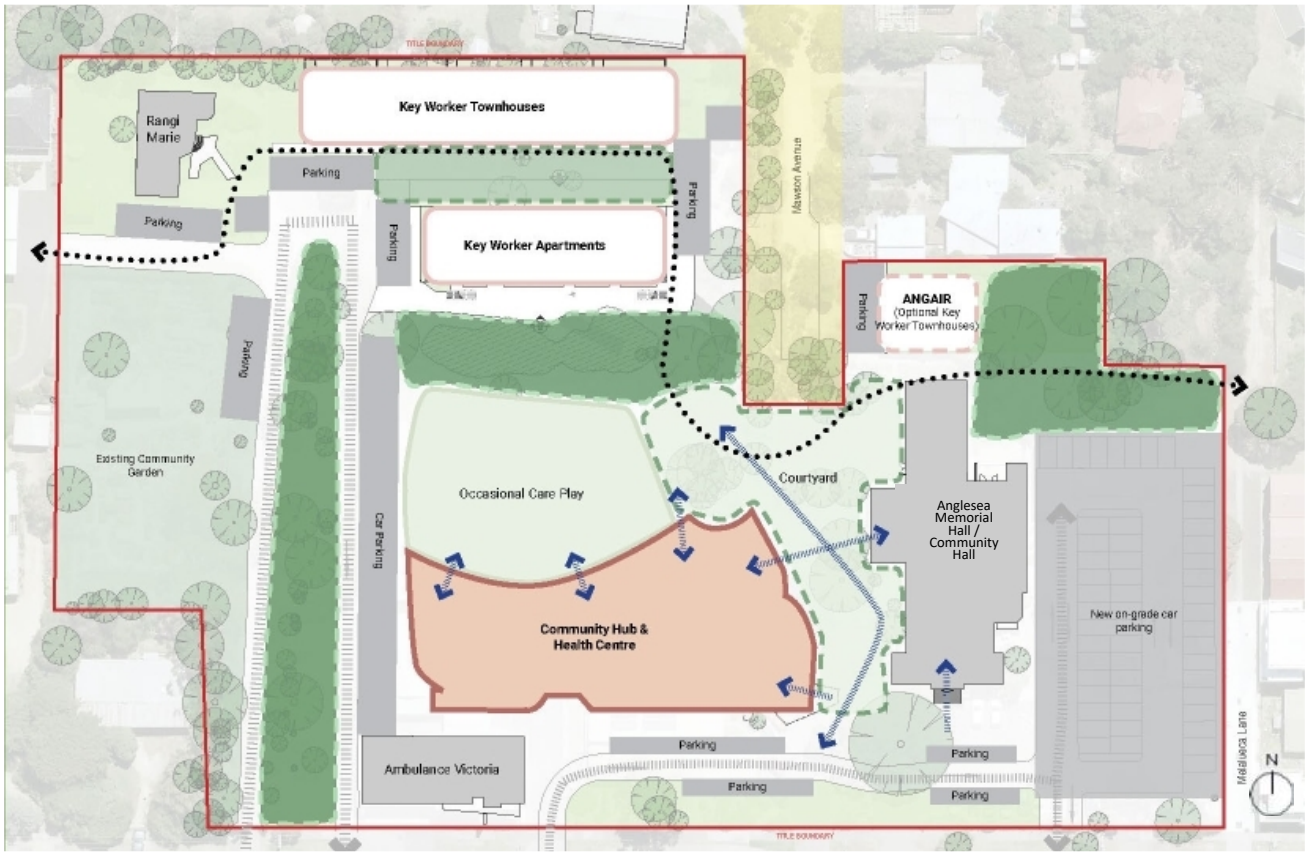


Figure 8. The preferred option

04

Draft Precinct Plan

4.1 Draft Precinct Plan Overview

The preferred option has been refined further through stakeholder feedback and design testing to develop the Draft Precinct Plan.

This Draft Precinct Plan is not a finished product, it translates community and stakeholder engagement, site analysis and user and provider needs into a concept plan for community feedback.

The Draft Plan outlines a recommended layout for the site identifying land uses, buildings, walking and cycling networks, public spaces and landscaping, and car parking and vehicle movement networks. It seeks to balance the needs and aspirations of the community, Council and service providers.

A detailed explanation of the Draft Precinct Plan is provided on the following pages and covers a range of themes including built form, access and movement, height and massing and landscaping.

The Plan is currently in draft form and Surf Coast Council invites feedback and comment.

Refer to Section 5 for information on how to get involved.

The Draft Precinct Plan

1. Consolidated Community and Health Hub Building.
2. Affordable key worker housing in two clusters.
3. Retention of the Anglesea Memorial Hall, Community Garden, Rangi Marie and Ambulance Victoria in-situ.
4. Community spaces provided in central locations
5. Retention in-situ and possible expansion of the Angair Propagation Unit.
6. Designated and secure kindergarten play area.

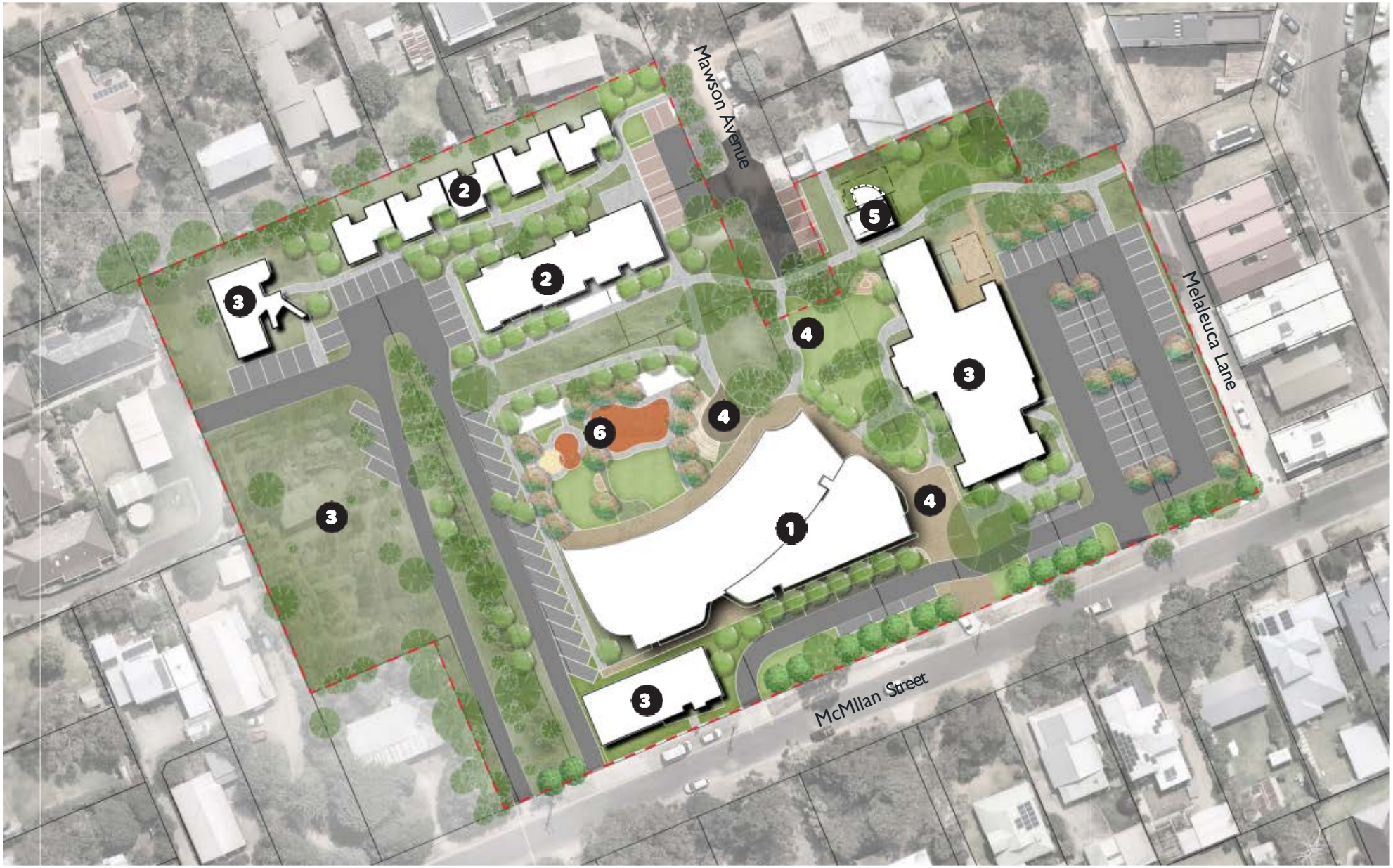


Figure 9. Draft Precinct Plan for community consultation

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4.2 Site layout and built form

4.2.1 Overview

The draft Precinct Plan establishes 3 functional zones across the site.

1. Hub Buildings. This area, located largely along the site's McMillan Street frontage, will contain a new Community and Health Hub and the existing Memorial Hall and a new car park in the east.
2. Housing. This area located in the site's north will contain newly built key worker homes in two bands along the site's north.
3. Remnant Bushland and Historical Sites. This area lies in the west of the site and comprises the historic Rangi Marie, the existing Community Gardens, the two north south one way access roads that lead to Rangi Marie. This area is at present relatively leafy with remnant bushland and more cultivated landscapes in the Community Garden and around Rangi Marie. The draft Precinct Plan largely maintains this part of the site unchanged aside from the introduction of a number of parking spaces.

4.2.2 Layout

Community and Health Hub Buildings

The draft Precinct Plan proposes a new a purpose-built structure to house the Community and Health Hub.

Whilst under one roof, community and health services would functionally operate separately with separate entrances, circulation and facilities.

The building would be located with prime McMillan Street frontage.

The following coloured headings correspond to the relative areas on the following draft site layout and build form diagram on the next page.

Housing

The draft Precinct Plan allocates part of the Site as housing for Key Workers.

Key worker housing in the draft precinct consists of a combination of townhouses and apartments.

Two bands of housing run parallel to one another and form Clusters A and B in the site's north.

In total the draft Precinct Plan could provide for approximately **19 key worker housing dwellings**. Options to increase the number of key worker housing dwellings in a manner consistent with the coastal character of the precinct and Anglesea will be considered.

Existing Buildings and Facilities for Retention

The draft Precinct Plan proposes no change to the following:

- Anglesea Memorial Hall
- Ambulance Victoria
- Anglesea Community Garden
- Rangi Marie

Angair Propagation Shed

The D raft Precinct Plan proposes the retention of the Angair Propagation Shed in-situ. As part of the preferred layout, the administration and education functions (including resource and collection storage and display) are proposed to be delivered from the integrated Community and Health Hub building.

Public Realm

The draft Precinct Plan establishes two key new public spaces for community benefit, namely:

- A community heart north of the Community Hub, which would interface with ground floor uses in the proposed Hub building.
- Areas between the existing memorial Hall and the proposed Hub building would serve as an informal community square.

Figure 10. Draft Precinct Plan - site layout

4.2.3 Building Heights

As highlighted in the Situation Analysis report - Anglesea is characterised by a coastal bushland character, comprising low-scale coastal style homes set in densely vegetated gardens.

The Draft Precinct Plan proposes buildings of scale, height and massing that respects, reinforces and maintains the coastal bushland.

Proposed building heights are generally limited to two storeys in height across the site, which is largely in keeping with the Anglesea townscape.

The inner or lower band of housing proposed in the draft plan, nominally referred to as Cluster B, is proposed as a three storey apartments. The location of this block is optimal given it is situated on a lower part of the site. This means that it will rise only marginally above the roofline of the proposed Cluster A and the roofline of adjacent properties along Mawson Avenue, as show in Figure 12. This will lead to little to no noticeable height differentials across Anglesea's townscape.

Similarly, the development of the draft Precinct Plan has taken into account access to sunlight. The placement of the 3 storey built form is set back sufficiently from the Community and Health Hub and will therefore see no impact on daylight and sunlight penetration into the Kindergarten play areas and the Hub buildings.

4.2.4 Potential Site Scale and Height

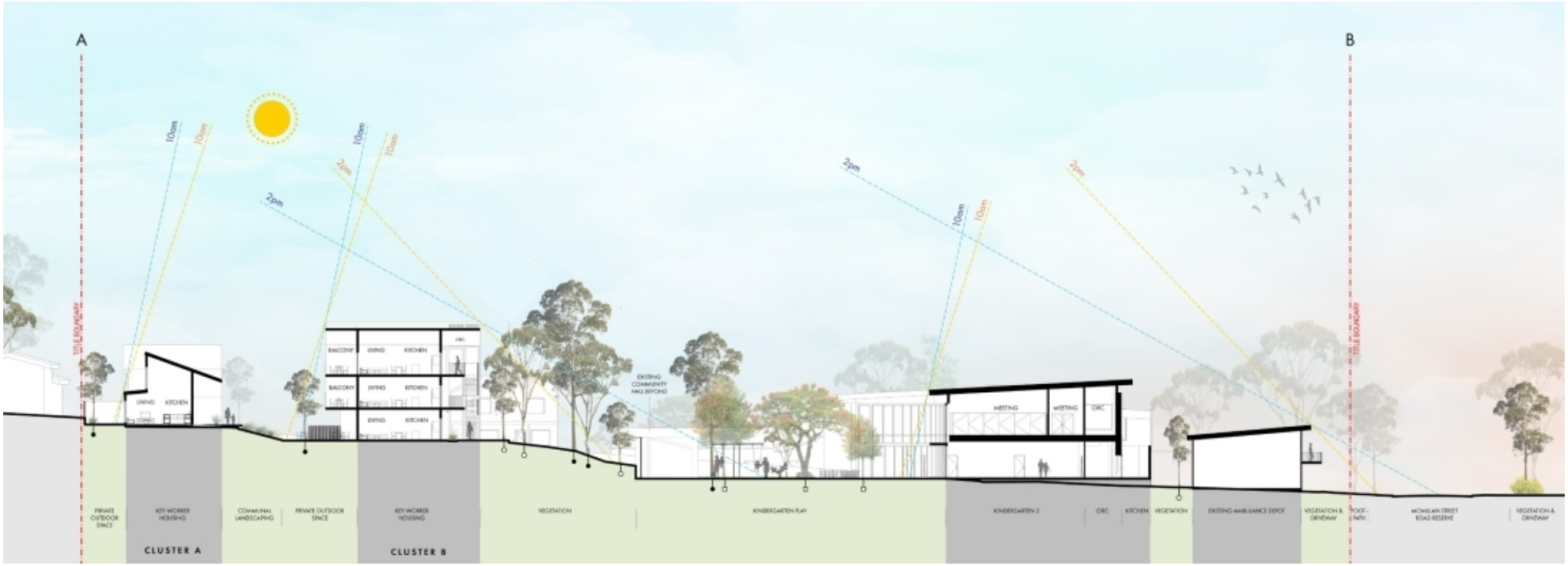


Figure 11. Section showing the site from north (left) to south (right)

The site section diagram shows the proposed built form on the site and the way that new buildings will blend into the Site's topography and vegetation and ensure there is sufficient daylight and sunlight penetration into outdoor spaces and building interiors.

WINTER SOLSTICE
SUMMER SOLSTICE
NATIVE TREE
STREET TREE
EXOTIC TREE

Not to scale

N

4.3 Access and movement

4.3.1 Vehicular Movement

The draft Precinct Plan provides for two vehicular movement networks.

The primary vehicle network would provide access via two crossovers on McMillan Street The western entry provides access to a drop-off area and a small number of convenience car parks. The eastern entry provides access to the main car park.

The secondary network would utilise the existing north-south one way roads that lead up to Rangi Marie.

Vehicular access to and from the adjacent Sirovilla Retirement Village may no longer be provided, however pedestrian access would be retained.

4.3.2 Parking

The draft Precinct Plan provides for a net increase in the number of parking spaces, rising from the current number of 92 spaces to 111 spaces in the proposed plan.

The draft plan provides for 98 car spaces for community and health uses.

The draft plan provides for 13 car spaces for housing, at a rate of 0.6 spaces per unit, spaces are shown in pink at right.

The plan proposes that residential parking is located in the areas around the housing and would employ controlled access to parking spaces that are accessed from Mawson Avenue or McMillan Street.

Community, health and staff parking would be provided for largely in the main car park. Additional spaces are proposed along the main access point from McMillan Street and the existing north-south one way roads.

4.3.3 Car Club and Shared Vehicles

As part of the redevelopment of the site, options to include car-share or car club spaces will be explored.

4.3.4 Emergency Access - Ambulance Pick up/Drop off

The draft Precinct Plan proposes access for emergency vehicles on the hard-standing to the front of the medical centre.

	No. of existing spaces	No. of proposed spaces
Car spaces for Community Facilities	92	98
Car spaces for 21 dwellings* (0.6 space per unit)	-	13
TOTAL	**92**	**111**

*Calculated on the basis of the maximum dwelling scenario, which includes the additional 2 units.

Figure 12. Draft Precinct Plan - vehicular movement

4.3.5 Active Transport - including walking and cycling

The Draft Precinct Plan identifies the opportunity for key walking and cycling routes across and through the site which will facilitate more people accessing and using the site and its facilities by active transport.

Cycle facilities such as racks, loops and hoops will be provided for across the site.

The Draft Precinct Plan includes hard and soft landscaping which facilitates pedestrian movement across the site and between services and facilities provided.

Figure 13. Draft Precinct Plan - pedestrian and cycle movement

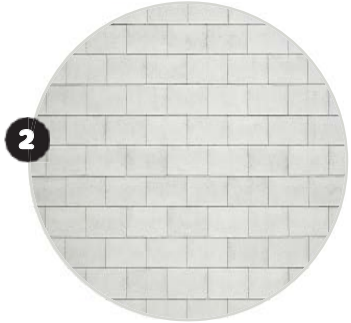
4.4 Bringing Precinct Options to Life

4.4.1 Built Form Material and Colour Palette

The draft Precinct Plan proposes the use of building materials and colours that reflect Anglesea's coastal bushland setting, replicate and reinforce the town's existing built character and townscape and take inspiration from Wadawurrung Country and culture.

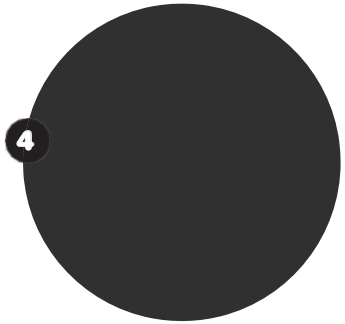
The following section provides artist impressions on the potential use of materials and palettes and what it could look like, for the purposes of seeking feedback.

Rammed earth



Concrete Blockwork

Timber Soffit

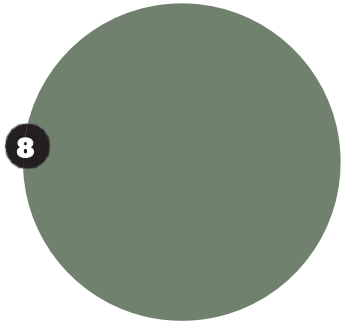


Paint - Monument

Timber batterns

Timber Screen/Railing

Colorbond Metal Sheeting - Bluegum



Paint - Colorbond Pale Eucalypt

Figure 14. Indicative render of the Site 1

View from Mawson Avenue looking north west towards Clusters A (right) and B (left) of the key worker housing.

The new Community and Health Hub building and the community heart outdoor space are showing in the bottom left of the image.

Figure 15. Indicative render of the Site 2

View from behind the Memorial Hall, outside the Angair Propagation Unit, south west towards the community heart open space and the kindergarten play areas.

The rear of the new Community and Health Hub building is showing at left and the front elevation of Cluster B of housing is showing at right.

Figure 16. Indicative render of the Site 3

View from the front of the site, just set off from McMillan Street, looking north west towards Mawson Avenue.

The eastern elevation of the new Community and Health Hub buildings are showing on the left, the existing Memorial Hall is showing at right.

Housing Cluster B can be see in the background.

4.5 Health and medical hub areas

A new fit for purpose and future-proofed medical and health facility would be constructed as part of the integrated Community and Health Hub building.

4.5.1 Ground Floor

The new facility would be accessed via a main entrance located on the building's south eastern corner. This entrance would face directly onto the new community plaza shared with the existing Memorial Hall.

The entrance would lead into a reception and waiting areas.

A secondary entrance would be located at the south western corner of the building and this would service staff.

A lift and stairwell will provide circulation between floors.

The ground floor will serve:

- Angelsea Medical
- Maternal and Child Health Service provided by Surf Coast Shire.

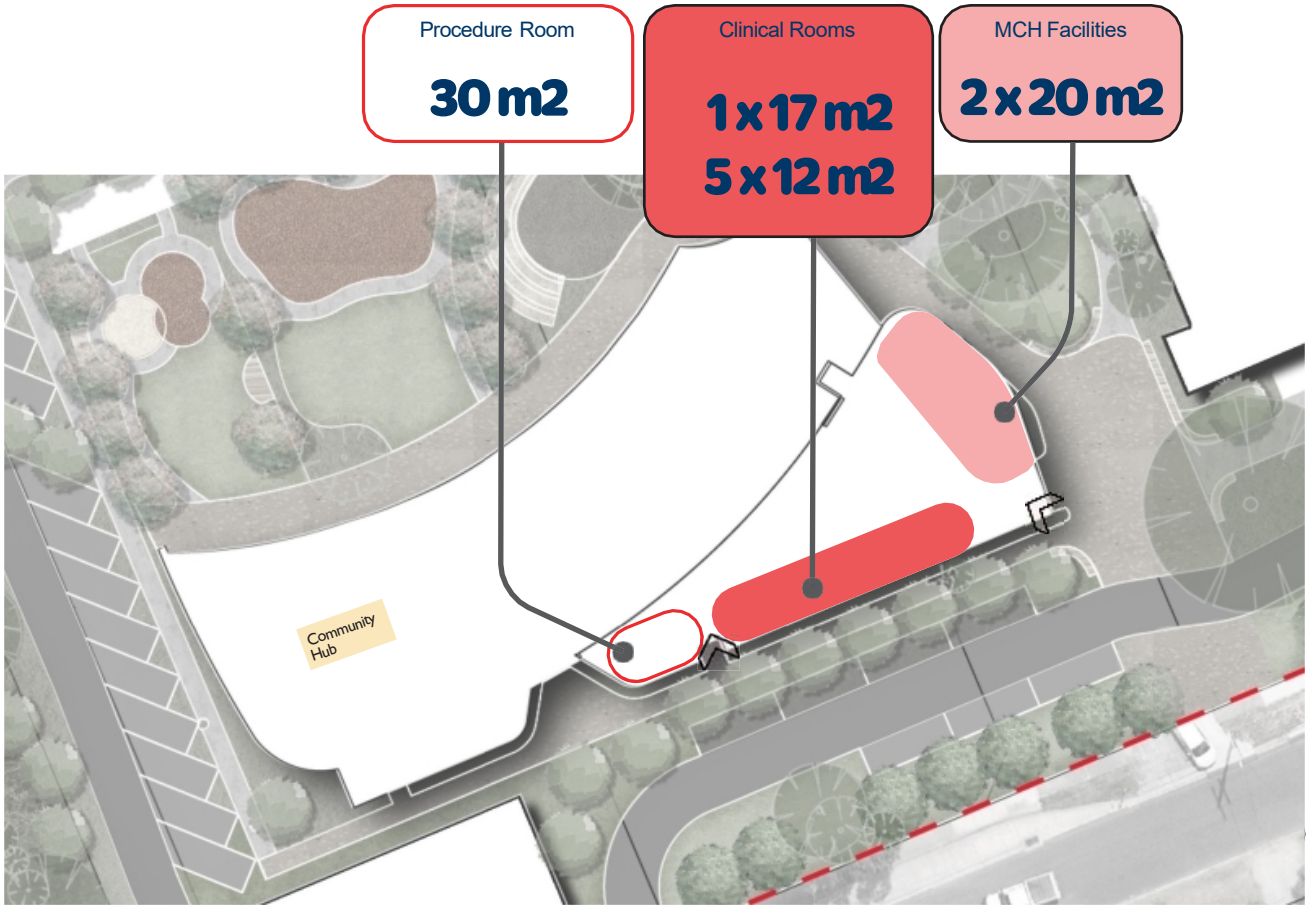


Figure 17. Anglesea Medical Hub - ground floor

N

Not to Scale

4.5.2 First Floor

The first floor will serve Barwon Health and provide adjoining clinical spaces.

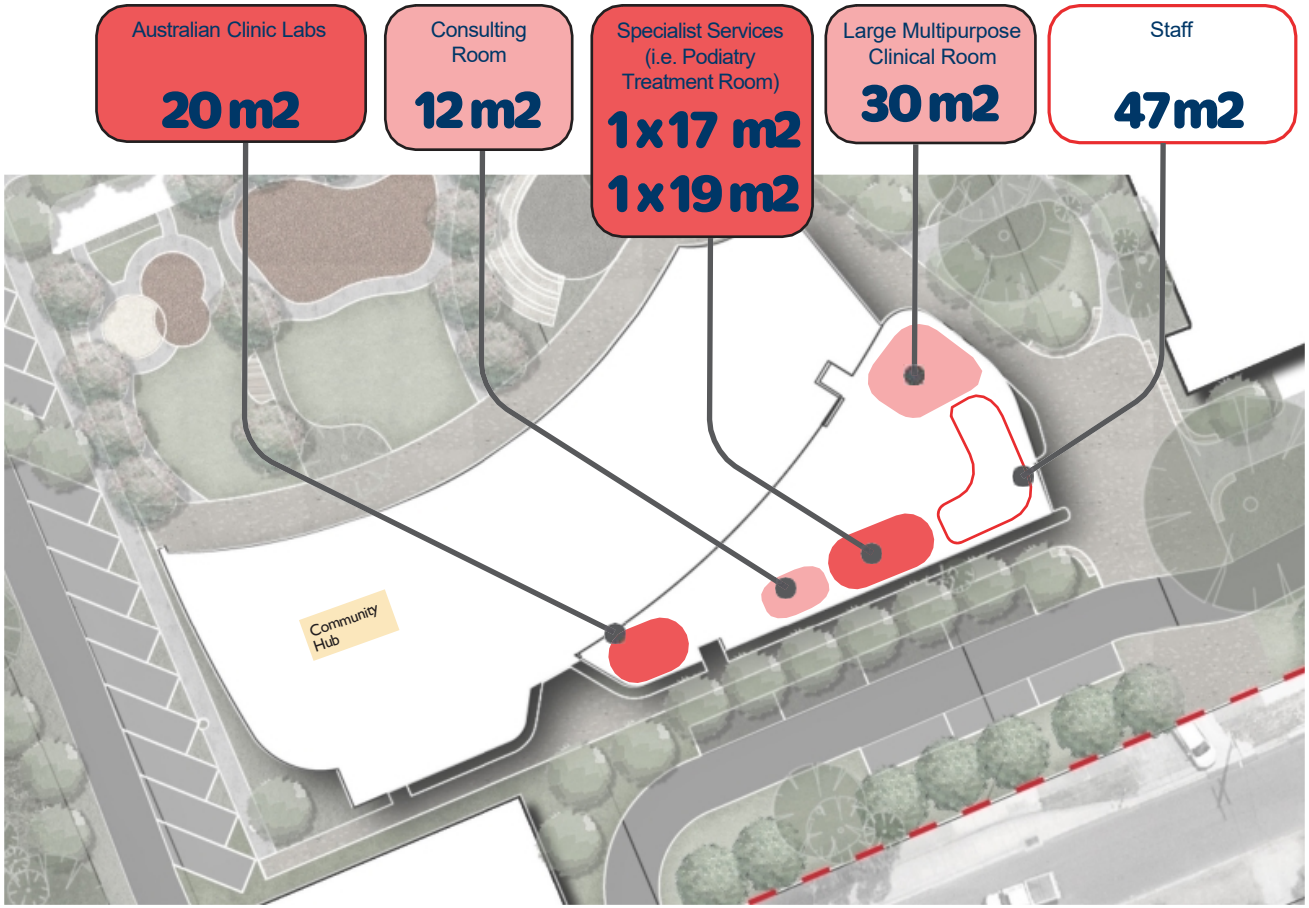


Figure 18. Anglesea Medical Hub - first floor

Not to Scale N

4.6 Community hub areas

The new community hub would be constructed as part of the integrated Community and Health Hub building and would provide space for a range of facilities and services.

4.6.1 Ground Floor

The new facility would be accessed via a main entrance located on the building's eastern side. This entrance would face directly onto the new community plaza shared with the existing Memorial Hall.

The entrance would lead onto a reception and foyer area.

A secondary entrance would be located to the west of the Medical Hub building and would provide direct access to childcare facilities beyond.

An additional access point or spill out entrance will be provided to allow for the Teaching Kitchen/Community Cafe to utilise the Community heart open space to the north.

One lift core and two stairwells would provide for circulation between floors.

The ground floor would serve:

- Occasional Care
- Kindergarten
- Teaching Kitchen/Community Cafe

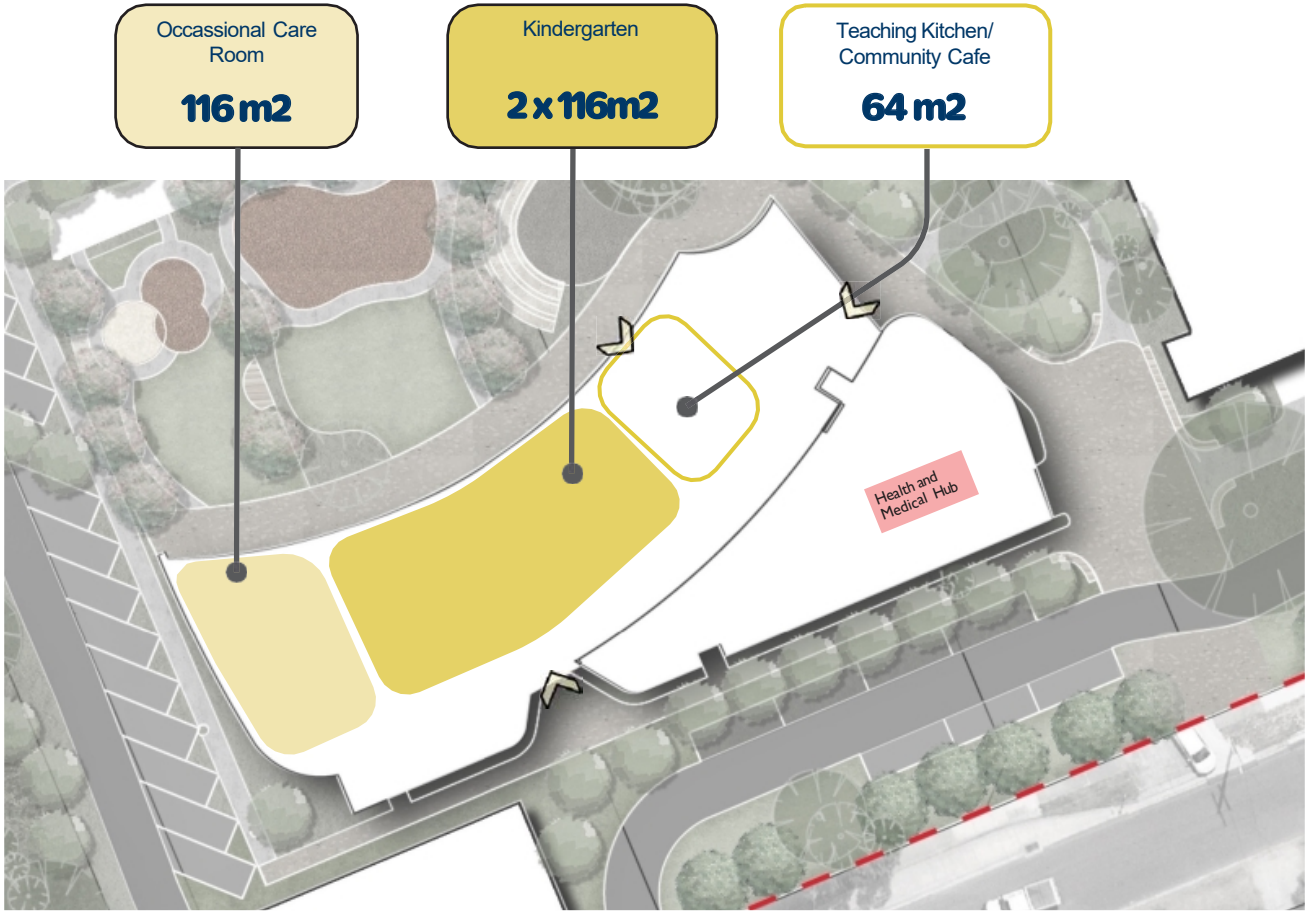


Figure 19. Anglesea Community Hub - ground floor

N

Not to Scale

4.6.2 First Floor

The first floor will serve the wider Anglesea community, dedicated spaces will serve:

- Anglesea Community House and auspiced groups
- Angair
- Anglesea Historical Society
- Senior Citizens Centre

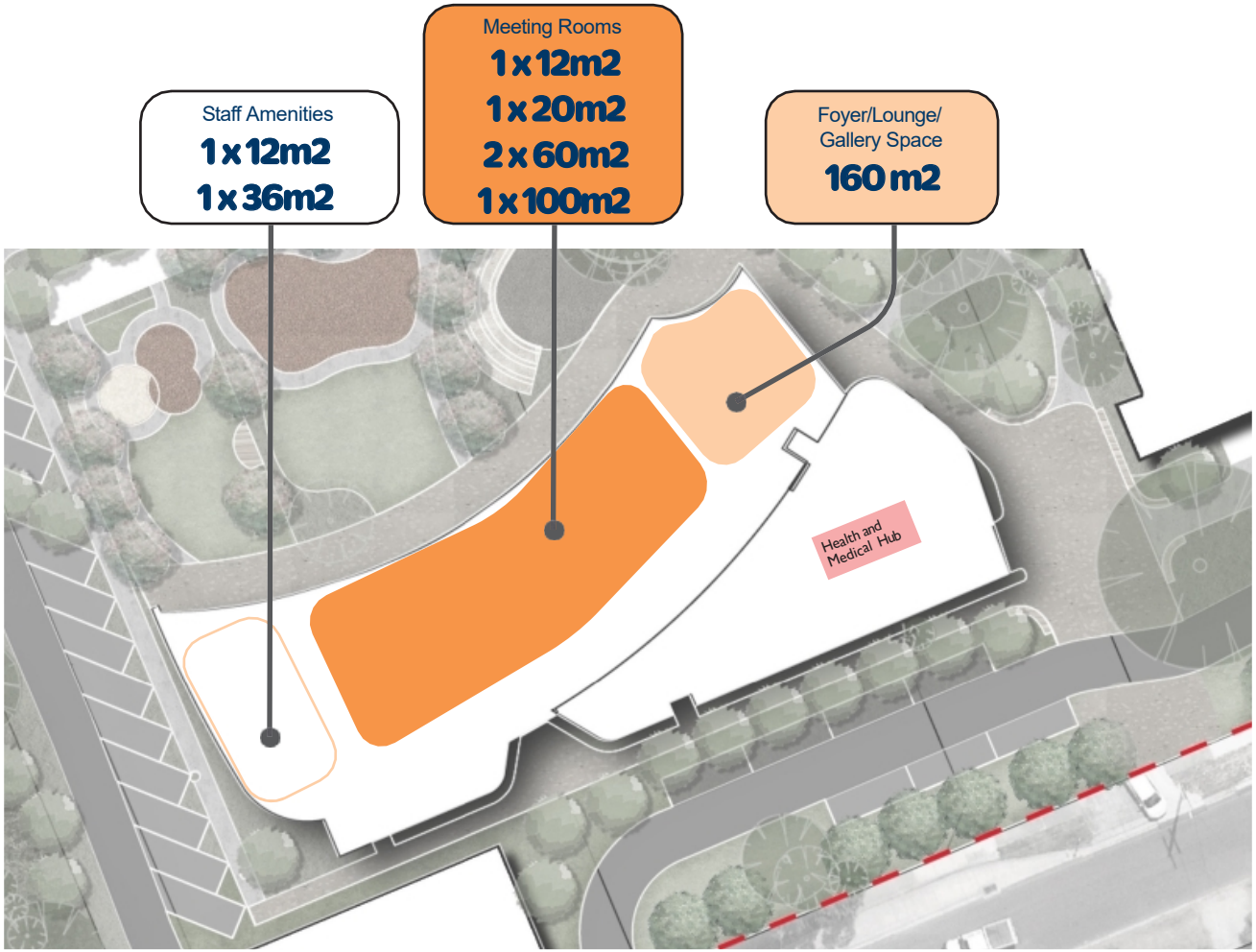


Figure 20. Anglesea Community Hub - first floor

4.6.3 Community and Health Hub Benchmarking

As part of the development process, a number of housing types and forms were benchmarked and considered. Testing these options to help us arrive on a style that is most compatible to Anglesea coastal character is a key part of the consultation process.

PAMS Healthcare Hub, Newman WA
Kaunitz Yeung Architecture

Brabuwoolong Medical Centre, Bairnsdale VIC

Baldasso Cortese Architects

4.7 Housing areas

The Draft Precinct Plan proposes the introduction of 19 affordable homes for use by Key Workers in the Anglesea Community.

The draft Precinct Plan recognises an option to increase housing yield with an additional 2 units.

The draft Precinct Plan proposes housing in two clusters.

1. Cluster A:

   5 town houses along the Site's northern edge

2. Cluster B:

   14 apartments directly south of the first cluster, across three floors.

4.7.1 Quantum and Typologies

In total, the draft Precinct Plan proposes 19 affordable key worker homes across the site in a combination of town houses and apartments.

4.7.2 Amenity

An outdoor, undercover bike workshop and barbecue area is proposed to be located adjacent to Cluster B.

4.7.3 Car Parking and Servicing

The draft Precinct Plan proposes that key worker housing be allocated its own controlled car parking spaces.

Bin storage would be located along the eastern edge of Cluster A along with bike storage.

Cluster	Typology	No. of Units	No. of bedrooms	Height of cluster (floors)
A	3 Bed Town House	5	15	2
B	1 Bed Apartment	8	8	3
	2 Bed Apartment	6	12	
TOTAL		**19**	**35**	

Figure 21. Draft Precinct Plan - housing clusters

4.7.4 Housing Benchmarking

Women's Property Initiative
Studio Bright

Anne Street Garden Villas
Anna O'Gorman Studio

St Georges Grove Parkville
Fieldwork

Torquay House
Lachlan Shepherd Architects

Baker Boys Beach House
Refresh Design

4.8 Public spaces and landscaping

The Draft Precinct Plan includes a landscape master plan that will ensure the site retains its bushland and coastal character while emphasising its role as a key hub for the local Anglesea community.

The draft precinct plan responds to the community's expressed desire to retain, supplement and enhance groups of high value trees and vegetation to create open space and habitat corridors.

4.8.1 Community Heart

A community heart and outdoor area is proposed for the areas directly north of the Community Hub building. This will incorporate landscaped seating elements, gravel and hard paved areas.

The community heart will be a key gathering space and a place for daily community and social interaction.

4.8.2 Kindergarten Play Areas - Bush Kinder

Play spaces for childcare facilities are proposed to be provided in a secure and secluded, dedicated area to the rear (north) of the Community Hub building.

Landscaping in the kindergarten play area will emphasise the bushland and coastal character of Anglesea with bush kinder facilities. Play equipment and spaces will incorporate natural landscape features such as rocks and stones, logs, wood and sand.

For safety and operational purposes kinder play areas will be surrounded by enclosed fencing and sufficiently buffered from view from the proposed key worker housing located in the north of the site.

4.8.3 Entrance Gathering Plaza

A gathering plaza will serve as the site's primary gateway and entrance point. The plaza will be paved in concrete aggregate and will serve as a threshold space at the entrance to the Memorial Hall, Health Hub and Community Hub buildings.

This space will function as an informal gathering space.

4.8.4 Residential Landscape Setting

The proposed key worker housing located in the north of the site will be surrounded by generous tree, shrub and understorey planting to ensure adequate buffering and to promote the sense of coastal bushland character.

4.8.5 Informal Gathering Spaces

The draft Precinct Plan proposes a number of opportunities for 'outdoor rooms', or informal gatherings in a natural setting.

A key gathering space the 'green heart' including a yarning circle, to be located in the centre of the site. This space will promote opportunities for gathering and respond to indigenous history of the area's Traditional Owners, the Wadawurrung People.

4.8.6 Pedestrian Paths

The site will enjoy greater accessibility for pedestrians and people with mobility challenges. Pedestrian paths will provide access along key desire lines and routes and ensure there is direct access to and from parking, building entrances, gathering spaces and interfaces with surroundings streets and the adjacent Sirovilla Retirement Village.

LEGEND

- Site boundary
- Fencing Type 1 - 1.8m high semi-permeable fence, with swing gate
- Existing Contours
- Existing trees to be retained subject to future Arboricultural assessment and recommendations and detailed design
- Proposed Trees
- Turf
- Existing natural leaf litter/mulch to be retained
- Dense shrub planting
- Garden bed - medium to low planting
- Paving type 1 - Concrete aggregate paving
- Paving type 2 - Concrete paving
- Paving type 3 - Gravel paving
- Playground Softfall mulch
- Sand
- Asphalt
- Permeable gravel surface

1. Community Heart - Ampitheatre and outdoor cafe dining area
2. Occasional care play - sandpit, play unit
3. Kindergarten play area - play unit, nature play
4. Yarning circle gathering space
5. Seating nodes
6. Existing pedestrian bridge over swale
7. Entrance gathering plaza
8. Ancillary open space
9. Vehicle exclusion bollards

Not to Scale

Figure 22. Draft Precinct Plan - indicative landscape plan

4.8.7 Landscaping samples and inspiration for consultation

Community Heart, Entrance Gathering Plaza and Informal Gathering Places

Bush Kinder and Play

Residential Landscape Setting

Gravel and Paving

Concrete and Concrete Aggregate Paving

Yarning Circle

05

How to Get Involved

5.1 Have Your Say

Consultation on this Draft Precinct Plan is an important part of the process.

Feedback will be collated and reviewed by Council, and where appropriate, will be incorporated into the finalised Draft Precinct Plan.

Community and agency stakeholders will have an opportunity for further input during Phase 4 – Draft Precinct Plan and Cost Plan (final draft and third round community engagement), before we enter Phase 5 – Final Precinct Plan and Advocacy Document.

5.2 Where to get involved

Information about where to get involved, community information sessions and access to web and paper based surveys, will be available on the Council's dedicated Anglesea Community and Health Hub Precinct Plan web page.

The web page will provide live updates on the engagement activities associated with the project, including timelines.

Should you have any difficulties accessing the web page, please contact the Project Team by phone on 03-5261-0600 or by email to: info@surfcoast.vic.gov.auor via an online form on the project page on Council's website.

During this engagement phase, interested parties (anyone who lives, works and loves Anglesea) are invited to submit comments and feedback to the proposals presented.

5.3 Written submissions

The Council welcomes written comments, feedback and submissions regarding the proposals in the draft Precinct Plan.

These can be provided electronically to info@surfcoast.vic.gov.au or in hard copy at the Council:

Surf Coast Shire Council Civic Office

1 Merrijig Drive

PO Box 350

Torquay Victoria 3228

5.4 What happens next?

Following community input, feedback will be reviewed, synthesised and, where appropriate, incorporated into the final Draft Precinct Plan.

Surf Coast Councillors will then consider an updated precinct plan informed by community feedback at a future Council Meeting.

The adopted Precinct Plan will be used as an advocacy tool by the Council in efforts to secure funding and support for the renewal of the site and the delivery of crucial key worker housing for the community.

Anglesea Community and Health Hub Precinct Plan