



ANGLESEA COMMUNITY AND HEALTH HUB PLAN

Engagement Summary

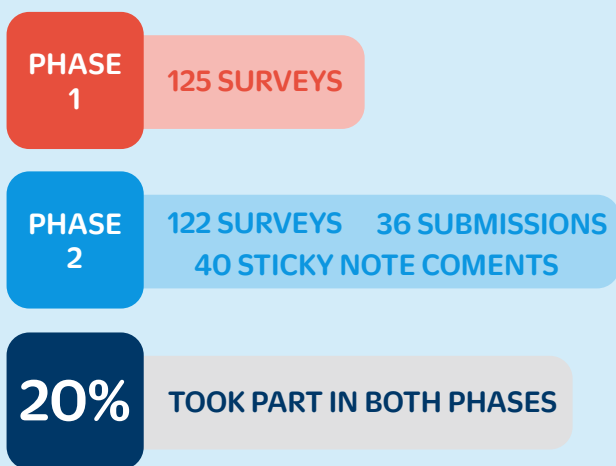
The Anglesea Community and Health Hub is home to community groups and agencies that deliver a range of community services and programs. Due to ageing buildings, this important precinct is now struggling to meet community needs.

Council has been working with community and stakeholders to re-imagine this space, through the development of a long term plan for the precinct.

In April 2023, a survey sought community input on what is valued and working well within the precinct, as well as what changes or improvements could be made. Then in October 2023, Council sought community feedback on a draft precinct plan.

The following is a summary of this community feedback and key findings.

ENGAGEMENT



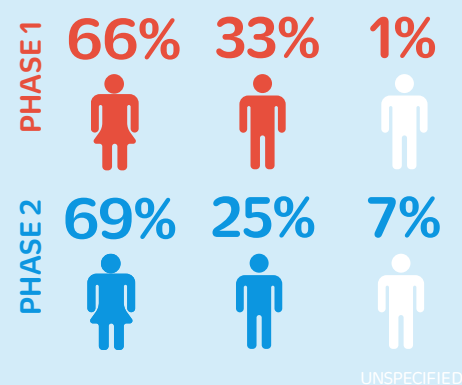
PLACE OF RESIDENCE



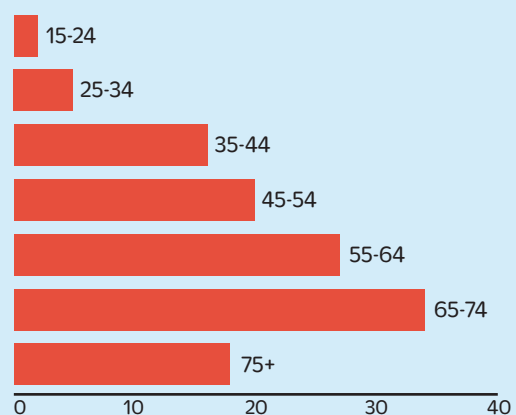
CONNECTION TO THE PRECINCT



GENDER



AGE OF RESPONDANTS - PHASE 1



OTHERS PARTICIPATE IN SOCIAL, FITNESS OR EDUCATION ACTIVITIES, OR ACCESSING CHILDREN'S SERVICES.

WHAT'S VALUED – NOW AND INTO THE FUTURE

What's working

- The range of community services and programs available
- The natural environment as a feature
- Ease of driving and parking
- The diversity of health services and programs
- The array of family and children's services and programs

What's NOT working

- The condition of the buildings
- Sustainable urban design of buildings
- Quality of public open spaces
- Quality and accessibility of connections between buildings at the site
- The character (look, feel and identity) of the site

HIGHLY VALUED FEATURES OF A FUTURE COMMUNITY HUB

The top five most highly valued features all received above 70% support from respondents.

- 85%** Health services and community programs that meets the needs of all ages, genders, backgrounds and abilities
- 83%** Community services and programs that meet the needs of a range of ages, genders, backgrounds and abilities
- 75%** Is nestled in the natural environment and provides access to nature
- 72%** Has high quality and fit-for-purpose buildings/ facilities, including flexible spaces for a different activities.
- 70%** Has a high Environmentally Sustainable Design (ESD) rating

COMMUNITY FEEDBACK

Feedback provided by community during Phase 2 has been grouped into eight themes. A summary of each is provided below. Further details about each of the following themes can be found in the full Engagement Report.

Natural environment and Open space

Retaining and enhancing natural features - such as trees and open space, along with the 'Green Heart' for community gatherings – were seen as the most important elements of a new precinct plan

- There was strong support for green space, and more open space
- Retention of trees and green spaces was seen to be important

Support for the use of vegetation and natural connections throughout the site.

Social Infrastructure and Community Facilities

- Broad support for an integrated approach to the new community and health hub
- Some concern about the impact of an integrated approach on existing facilities and overall character
- Some requests for the upgrade and/or replacement of existing / ageing buildings that no longer serve community need, with some requests to retain heritage buildings

Family and Children Services

- Support for the continuation and expansion of bush kinder / nature play
- Support for the upgrade, consolidation and co-location of early years facilities/ services
- Some people supported the retention of the kinder building, and others suggested that the kinder move to be co-located with the pre-school to the primary school.
- Some support for the inclusion of occasional care / long day care

Health Services

Support was shown for co-location and integration of community and health services, as a means of improving efficiency and capacity, and enable the provision of health services to meet more of the community's needs, ie, health services for young people.

- Some responses indicated support for upgrading health facilities, while some responses considered the space allocated to health facilities was insufficient for community need.
- Some feedback made the link between improving health facilities to attract health professionals and the inclusion of housing within the precinct for health workers.

Access and Movement

- Some responses expressed opposition or consternation regarding the traffic movement the draft precinct plan proposes, including the potential impact on adjacent residents.
- Some responses oppose the proposed parking provision.
- There was a small amount of support for the proposed layout of internal roads and parking.

Built form – intensity and character

- There was a lot of interest in the way the design will impact character of the site – there was support for a balance of renewal and retention, ie upgrading “tired” facilities and keeping heritage buildings.
- Some responses indicated the proposed built form was too big/high for the site, and that the housing was at odds with Anglesea aesthetic.
- Many responses partially or wholly opposed the proposed density of the buildings in the draft precinct plan.

Affordable Housing

- There was majority support for housing within the precinct.
- Some people requested further information, or for some aspect to be changed, eg. building height, or specific location of housing within the site.
- There was some support for housing to be relocated to another site, and others who opposed the proposed housing.
- Some responses indicated that the inclusion of affordable housing was important for the viability of the town

Cohorts and Social Inclusion

- This theme considers responses about how people currently use the precinct, and whether the proposed plan is inclusive of the needs of a range of cohorts.
- There was a mix of views relating to the consideration of different cohorts. Many comments supported consideration of the diverse needs of different cohorts, some comments indicated the needs of certain cohorts had not been adequately catered for, and other comments suggested the needs of some cohorts are over represented.

KEY FINDINGS

The key findings from the engagement include:

- The exploration of a long-term plan for the precinct was generally supported, with acknowledgement that current buildings are at or near capacity, which is impacting on service delivery.
- There is strong support for retaining the natural environment and the creation of new green open spaces and landscaping.
- There is general support for an integrated approach for the community and health services, noting that questions were also raised on how management and access would occur and whether sufficient space had been provided for some services.
- There was significant concern raised regarding traffic and parking design. Access was raised as a concern both from Mawson Avenue and McMillan Street. Concerns were raised regarding an under provision of parking, both residential and community, and the convenience and accessibility of community parking to their destination.
- There is a desire for the precinct to retain its character in its natural setting, with the informal arrangement of low-rise buildings. Some supportive of the overall vision for the precinct are seeking a more considered design response.
- There was majority support for key worker housing within the precinct with over 60% of respondents noting that they support or support in principle subject to further information or for some aspect to be changed, eg. building height, or specific location of housing within the site. There was some support for housing to be relocated to another site, and others who opposed the proposed housing.
- There was encouragement for the precinct to respond to a broader demographic, who don't currently have a presence or have an under-representation in the precinct.

