



Anglesea Community and Health Hub Plan

COMMUNITY ENGAGEMENT REPORT

February 2024

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Executive Summary

It is evident that Anglesea community members hold great affection for the McMillan Street precinct and great interest in its re-imagining through the Anglesea Community and Health Hub Plan project.

Across two phases of engagement, we've had 220 residents complete surveys: 125 in the first phase and 122 in the second phase. About 20% of first phase respondents also completed a second phase survey. We also received 36 submissions during the second phase consultation, and met with dozens of community members via precinct group committees, 'friends of' members, and volunteers.

The key findings of the engagement include recognition that 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.

Executive Summary - themed highlights

Open Space and Natural Environment

Respondents nominated the natural environment and green open spaces for gathering as the proposed precinct plan's top two features that would most benefit the community.

- 68 respondents (58%) stated that retained and enhanced natural features such as trees would benefit the community.
- 65 respondents (53%) stated that the open space with the 'Green Heart' for community gatherings would also benefit the community.

In the free text section, 60 of the 122 respondents (49%) spoke about Open Space and the Natural Environment. Twenty-five of the total 36 submissions discussed Open Space and the Natural Environment.

Across all submissions and free text survey responses, there were 87 comments about Open Space and the Natural Environment. Highlights include:

- 19 responses demonstrated strong support for green space and more open space. Three responses supported the mix and balance of facilities provided to make room for open space.
- Nine responses considered the retention of trees and green spaces to be important.
- Seven responses welcomed the use of vegetation and natural connections throughout the site.
- Five responses felt that green and nature play spaces, especially for children, was a favourable design component.
- Three responses specifically mentioned the Green Heart feature as a positive inclusion of the plan.

Social Infrastructure and Community Facilities

- 52 respondents (43%) stated that a central community and health hub building with street frontage would benefit the community.
- 55 respondents (45%) stated that integrated community and health services and programs would also benefit the community.

Of the 122 survey respondents, 80 referenced aspects of the proposed precinct plan related to social infrastructure and community facilities. There were 42 survey respondents who didn't reference social infrastructure and community facilities-related elements. Of the 36 submissions, 26 submitters talked about social infrastructure and community facilities.

Across all submissions and free text survey responses, 117 responses commented on social infrastructure and community facilities.

Highlights include:

- 27 responses demonstrated support for an integrated approach to the new community and health hub.
- Five responses were against the integration approach, citing concern about the impact of new facilities against older facilities and overall character.
- 26 responses supported the retention of existing specific-use facilities (specifically the community garden, Angair and Memorial Hall, Historical Society, Ambulance Victoria).
 - Nine responses specifically support the retention of the community garden.
 - Five responses specifically support the retention of the Angair facilities. One response suggests to consolidate it (not retain).
- Retention of heritage buildings – 11 responses support the retention of heritage buildings.
- Upgrade of medical facilities – five responses support updated and integrated medical centre and community health facilities.
- Upgrade and replacement of aging buildings – 12 responses support the upgrade and/or replacement of existing, ageing buildings that no longer serve the needs of the community.

Family and Children's Services

Sixty-two respondents (51%) said that co-located early years and natural play spaces would benefit the community.

Of the 122 survey respondents, 66 respondents referenced Family and Children's Services, while 56 respondents did not reference family services. In the submissions, 20 out of 36 referenced family services. Across all survey responses and submissions, 110 responses commented on family services.

- 10 responses support the Bush Kinder / Green Play / Nature Play / Outdoor Play and the fact that more of these elements are proposed.
- Five responses support the inclusion of occasional care / long day care (more services) - support families to work / ease waitlists, while 10 responses want more provision and the inclusion of long day care specifically.
- 15 responses support the upgrade of existing facilities, consolidation and co-location of early years services.
- 9 responses and 7 individual submissions support the retention of the kinder building.
- Six responses suggested that the kinder move off this site and be co-located with the pre-school to the primary school.

Access and Movement

- 36 responses (29.5%) identified 'Improved pedestrian movement through the precinct' as being the most benefit to the community.
- 30 responses (24.6%) identified 'Improved parking layout and access to buildings and spaces' as the feature that will most benefit the community.

Of the 122 survey respondents, 46 referenced aspects of the proposed precinct plan relating to access and movement. There were 76 survey respondents who didn't reference access and movement elements. Of the 36 submissions, 22 submitters referenced access and movement. Across all submissions and free text survey responses, 83 commented on access and movement. Highlights include:

- 31 responses expressed opposition or frustration regarding the traffic movement the draft precinct plan proposes.
 - 19 expressed concern about the impact on amenity that access to the proposed housing via Mawson Avenue would have on the residents of Mawson Avenue and Holmwood Avenue.
 - Seven responses opposed because of the impact on McMillan Street.
- 34 responses oppose the proposed parking provision.
 - 13 responses indicated that there was not enough parking, including nine responses that considered the proposed car park per dwelling ratio to be an under provision for the affordable housing and five responses that indicated the hub was inadequately provided for.
 - In addition to the proposed under provision of parking, five responses said that the parking was inconvenient to facilities at the precinct.
- Seven responses expressed support for the proposed layout of internal roads and parking.
 - Three responses supported the proposed carparking layout.
 - Four responses supported the internal pathways connecting buildings.

Built Form – Intensity and Character

- 62 responses (50.8%) indicated that "Retained heritage buildings, community garden, Angair shed" would most benefit the community.

Of the 122 survey respondents, 53 spoke about the proposed built form while 69 respondents didn't reference built form intensity and character. In the 36 submissions, 22 commented on built form. Across submissions and free text responses, 117 comments were made regarding built form intensity and character.

- 65 responses commented on the affect that the draft precinct plan will have on the character, in terms of what is planned to be retained and what is planned to be upgraded and integrated.
- 49 responses commented on the proposed built form intensity, using phrases such as “too high” and “too big”.
- 19 responses indicated that they supported the balance of renewal and retention, i.e. upgrading “tired” facilities and keeping “the heritage buildings” i.e. Rangi Marie and Memorial Hall, the community garden, Angair propagation shed and Ambulance Victoria.
- 24 responses indicated that the draft precinct plan was not in keeping with Anglesea's character, including:
 - Six responses indicating that the housing was at odds with Anglesea aesthetic.
 - Six responses indicating that the draft precinct plan was “too urban” or “too corporate/generic”.
 - Eight responses indicated that the informal and intimate feel of the precinct would be lost.
- 41 responses partially or wholly opposed the proposed density of the buildings in the draft precinct plan. Of these responses, 10 responses were referring more to the community hub part of the precinct plan and 31 to the housing.
- Six responses identified that increased density of the affordable housing could help to increase supply/diversity to meet more need.

Affordable Housing

- 55 responses (45.1%) indicated that “affordable housing for key workers” would be the feature that would most benefit the community.
- Of the 122 survey respondents, 84 referenced the proposed affordable housing and 38 respondents did not mention it.
- Each of the 150 responses referencing affordable housing have also been analysed (see next page and the Affordable Housing themed discussion section). Here the one or numerous comments that an individual may have making regarding the housing have been analysed per respondent to gauge their level of support for affordable housing at the precinct. Of the 84 respondents who referenced the proposed affordable housing:
 - 48 respondents expressed support.
 - 11 respondents indicated that they were not opposed but expressed concern, asked questions and identified issues that would need to be resolved.
 - 14 respondents indicated that while housing may be needed, the precinct wasn't the right location for it.
 - 11 respondents opposed affordable housing.

Of the 36 submissions, 32 submitters talked about the proposed affordable housing. Of the submissions, six expressed support for the proposed housing; eight indicated that they were not opposed but expressed concerned, asked questions and identified issues that would need to be resolved; 13 indicated that while housing may be needed, the precinct wasn't the right location for it; and five submitters opposed affordable housing.

Including the submissions and all free text survey responses there are 150 comments regarding the proposed affordable housing. Of those 150 responses:

- 66 indicated support for housing within the precinct and a further 29 responses were not opposed but were seeking further information or for some aspect to be resolved. This includes the building height (“Reduce height of the 3 story accommodation to 2 story”) or the location (“Locate 3 storey key worker apartments next to Melaleuca Lane”).
- 26 responses commented on the proposed location of the affordable housing within the precinct, including eight responses that considered the housing would be better located “near other housing that is similar in style”.
- 14 responses indicated that the inclusion of affordable housing was important for the viability of the town.
- 35 responses supported the need for affordable housing but to be located elsewhere, i.e. not at the precinct. This included 18 responses which commented that a residential use would compromise the well-functioning community uses at the precinct. Sixteen of the 35 thought that affordable housing should be “dispersed across the Township of Anglesea” and 14 provided specific suggestions, i.e. Alcoa or Great Ocean Road Coast and Parks Authority-owned land.

Cohorts and Social Inclusion

- Cohort and Social Inclusion considers responses on how people currently use the precinct and whether the proposed plan is inclusive of the needs of a range of cohorts.
- Of the 122 survey respondents, 59 referred to the relation to the precinct of a range of cohorts and whether the draft precinct plan included their needs and 63 didn’t mention anything related to cohorts and social cohesion. Of the 36 submissions, 11 submitters talked about cohorts and social inclusion.
- Including the submissions and all free text survey responses there are 107 comments analysed under this theme. Of those 107 comments, 23 comments suggested that the needs of some cohorts are considered too much, including seven responses that queried “a large focus on older people”
- 38 responses indicated that the needs of certain cohorts not adequately catered to., including 31 responses that requested more services and spaces for children, families and young people be provided at the hub. 16 of these responses also commented that the draft precinct plan was failing to “provide opportunities/growth for the next generation” .

Introduction

This Engagement Report shares the results of the second phase of community engagement on the Anglesea Community and Health Hub proposed precinct plan. The second phase of engagement ran from Wednesday 25 October 2023 to Saturday 9 December 2023.

The results tabled in this report were received through multiple community engagement activities including an Open Day, community meetings convened on site, an online survey, and a submission portal. Hard copy options for completing surveys and making submissions were available. Hard copy inputs via survey, submission or 'sticky note' from the Open Day were transcribed and analysed, along with those electronically entered.

The results are set out under eight themes: Natural Environment and Open Space, Social Infrastructure and Community Facilities, Family and Children Services, Health Services, Access and Movement, Built Form – Intensity and Character, Affordable Housing, and Cohorts and Social Inclusion. These themes emerged as the most prominently discussed across all of the inputs.

The phase two engagement results are in the orbit of responses collected in the first round of consultation. We have included a recap of the phase one community engagement in the Methodology, and also in Appendix A.

Methodology

The survey was developed on SurveyMonkey and was live for the entire consultation period: from Wednesday 25 October 2023 to Saturday 9 December 2023 (45 days).

The survey's web link and QR code were promoted via a postcard drop to approximately 2000 Anglesea households. There were also 500 postcards distributed among businesses in Anglesea shopping precincts. Posters were also put up in windows of buildings within the precinct.

E-postcards and flyers were promoted via Council's website and social media, including one media release and seven Facebook and Instagram posts.

An Open Day at the McMillan Street site on 17 November welcomed discussion and Q&As, along with input-gathering and promotion of the survey and submission portal. We also held meetings with community and stakeholder groups including Anglesea Kinder educators and parents, Community Garden members and working bee helpers, and Angair committee members.

Two Mayor and Councillor columns promoting the consultation period were published in the *Surf Coast Times*, as was a news article. There was also an article in the *Geelong Advertiser* and *Geelong Indy*.

Inputs collected include:

- 122 surveys. This included 40 hard copies. Of the survey respondents, 25% are male, 69% are female and 7% preferred not to say. Of the survey respondents, 79% had not completed a survey as part of the first phase of engagement.
- 36 submissions.
- 39 sticky notes.

Context: First Phase Community Engagement Recap

The first phase of engagement was conducted in April 2023 as part of developing the [Situation Analysis](#). The full details of the engagement can be found in Chapter 5 of the [Situation Analysis](#). In setting the scene for the results of the draft precinct plan consultation, we included the headlines from the early engagement. It is worth noting that only 20% of the participants of the draft precinct plan consultation completed the first phase engagement survey.

Methodology - The first phase of engagement survey (n = 125)

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 (i.e. the trees, shrubs, plants, grasses, etc.).
- 56% of respondents valued the ease of driving to and parking at the precinct.
- 55% of respondents reported the range of health services and programs as being valuable.

Survey respondents were asked to identify how attributes 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.
- 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 (ACCH). 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.

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

Methodology - Second Phase Community Engagement

The draft precinct plan provides important topics for people to comment on, i.e. the potential integration of community and health functions, and the potential inclusion of affordable housing for key workers.

The survey largely provided unlimited free text boxes to open-ended questions to ensure that the breadth and depth of insights that the community had were captured.

The three free text questions were:

- What features do you like in the draft design?
- Do you have any suggested improvements you would like to share?
- Do you have any other comments on the draft precinct plan?

A multi-stage analysis of the open text responses was undertaken. The first stage of analysis involves tagging responses to analyse under a theme. For example, responses that mention 'housing', 'accommodation', 'key worker' etc. are tagged for analysis under the theme or topic of 'affordable housing'.

All responses are then reviewed to ensure none of the tags are producing 'false positives', i.e. producing a positive result for 'affordable housing' when the response doesn't contain any reference to affordable housing. It also ensures there are no 'false negatives', also called type II errors, i.e. the response does contain a reference to affordable housing that is not picked up.

The next stage involved an in-depth analysis of all of the responses under each theme. Each response was assessed for:

- support, capturing any provisions or conditions of that support
- opposition, capturing the reasons why the response voiced disapproval
- neutral or theoretical comments, such as suggestions and questions.

This approach was taken for several reasons including:

- Not every respondent provides comment on every proposed feature. For example, there were 76 respondents who, across their responses to the three questions, didn't talk about traffic movement and parking at all; 38 respondents didn't mention housing in any of their response, etc.
- Within one of their responses, a respondent may list more than one liked or disliked feature and/or provide several suggested improvements.

Methodology - Open Day

Approximately 100 people attended the Open Day, many discussions took place in and around the informal site tours. Attendees were invited to drop into a consultation room - set up in the Anglesea Community House – where they could access resources and ask Council and Barwon Health staff questions. Attendees could complete a hard copy survey or could engage with copies of draft precinct plan and large maps and make comments on post-its notes.

Multiple Choice Question

The first (non-demographic) question asked respondents to think about nine proposed features of the draft precinct plan and identify "which features do you think will most benefit the community?". Respondents were invited to pick as many as applied. The response options were:

- A central community and health hub building with street frontage on McMillan Street
- Integrating community and health services and programs
- Co-locating early years services and nature play spaces for playgroups, occasional care and kindergarten
- Open space with the 'Green Heart' community gathering area for events and activities
- Improved pedestrian movement through the precinct (north-south and east-west pathways)
- Affordable housing for local key workers
- Improved parking layout and access to buildings and spaces

- Retained and enhanced natural features, i.e. trees, vegetation, landscaping, etc.
- Retained heritage buildings, community garden, Angair propagation shed and Ambulance Victoria
- Other - please specify.

The 122 respondents made 518 selections.

Methodology - Free Text Questions

The results of the open-ended survey questions and submissions are set out under eight themes: Those themes are:

Theme 1 - Natural Environment and Open Space

Theme 2 - Social Infrastructure and Community Facilities,

Theme 3 - Family and Children Services

Theme 4 - Health Services

Theme 5 - Access and Movement

Theme 6 - Built Form – Intensity and Character

Theme 7 - Affordable Housing

Theme 8 - Cohorts and Social Inclusion

A discussion of the results under each theme includes a summary and then a breakdown of responses under sub-themes. For example, under Access and Movement the discussion of results is set out under the sub-theme topics of 'internal traffic and precinct access', 'parking', and 'accessibility and active travel'.

Results

Open Day Post-its



No sealing of road in Mawson Avenue and Holmwood Ave

No carparks off Mawson Avenue

No more bins collected on Mawson Avenue

0.6 car parks is unrealistic

Does planning think that there will be one car per unit?

Accessibility for ambulance to get into medical area not through waiting room, needs to be in treatment rooms, layout of treatment rooms need nurse involvement

Tenancy laws cannot prevent cats - threats to our environment

Where will the bins be collected from?

Need flat parking for those with a disability

Adult day care centre?

Is there a traffic management plan?

Medical Centre procedure room is smaller than the current one

Will gravel roads be retained?

Housing - there are too many houses and the buildings are too high

How did housing come about? Who benefits? We have empty camps to use?

One open space is not going to work for Seniors, Angair, and community house

The social support group needs to be considered

Angair require an office space, meeting space, display space, storage, are these needs being met?

Height regs keep in the town

Holiday homes not notified

How does social housing fit with the community hub?

The back of memorial hall needs demolition

A lack of consultation with residents

Over development of the site

The actual community hub will be significantly diminished

Size of medical rooms too small needs to accommodate trolleys, wound chair, nurse station, vaccine fridges, bins, and stock

Waiting rooms need to be size controlled to allow for patient flow and future pandemic management

Are these car parks for housing?

Is the funding contingent on the social housing?

Noble street dangerous if more traffic

Can kinder and childcare go up to the school area?

Ambulance Bay needs direct access to procedure room

Where will the clinic go while you build?

Disability access required for GP clinic, taxi drop off etc.

Back up power generator for medical centre

Recognise VCAT ruling - no vehicle access to the precinct from Mawson Avenue

Poor notification of the meeting for some residents

For all the groups in the hub are they proper meeting rooms or patricians?

The rental no is no different to other Vic towns

Several Open Day attendees and nine survey responses indicated dissatisfaction with the process to engage stakeholders. Two responses pointed to the Open Day being “woefully under resourced by the Council”. Another response considered the Open day engagement activities to be disingenuous, “The walk around that council staff had on Friday 24th November was more like this is the plan that you are getting and that’s it.”

Six responses thought that notification to stakeholders about the project and engagement opportunities was poor, “Council’s method of delivering information to nearby home owners (about the proposed Precinct Plan) was inadequate. Some owners did not receive this notification including holiday home owners without letter boxes.” One response indicated that the survey methodology was flawed “This is a ridiculous survey where you haven’t ask what we dislike in the plan.”

Going forward four responses suggested the process “will need DETAILED and genuine consultation with each group before the plans are finalised”, and “Needs a lot more thought and actual input from people other than council members and architects that clearly are lacking in space required.”

Four responses suggested that there was something “corrupt” about the process, a “hidden agenda” and “a blatant attempt to grab state government “. “We are totally opposed to the development and to put the onus on Key Workers to try and access funds from the government to replace a condemned building is devious”

Further comment on the project being a “waste of resources” are captured in the analysis of free text response and submissions below. The perceived inadequacy of project related documents, ie, the Situation Analysis, is also documented within the themed discussion sections.

Multiple Choice question

The feature that received the highest number of responses to the question ‘which feature will most benefit the community?’ was ‘Retained and enhanced natural features, i.e. trees, etc.’ with 68 responses (or 55.7% of respondents).

There was 53.8% of respondents who selected ‘Open space with the ‘Green Heart’ for community gathering (65 responses). 50.8% survey respondents indicated the features ‘Co-located early years services and nature play spaces’ and ‘Retained heritage buildings, community garden, Angair shed’ would most benefit community (62 responses).

Results

Multiple choice question continued (results chart on next page)

There was 45.1% of respondents who selected 'affordable housing for key workers' and 'integrated community and health services and programs' (55 responses each), while 42.6% of respondents considered 'A central community and health hub building with street frontage' to be of benefit to the community (52 responses).

Of respondents, 29.5% identified benefits associated with 'Improved pedestrian movement through the precinct' (36 responses) and 'Improved parking layout and access to buildings and spaces received 30 responses (24.6% of respondents).

'Other' was selected by 27% of respondents. Some respondents underscored their selections, i.e. "Like all the proposals giving a renewal to the Neighbourhood space", or to modify them, such as, "A central hub without street frontage (n = 2)" or "Improved meeting and activity facilities for community groups, including modern technology (n=1).

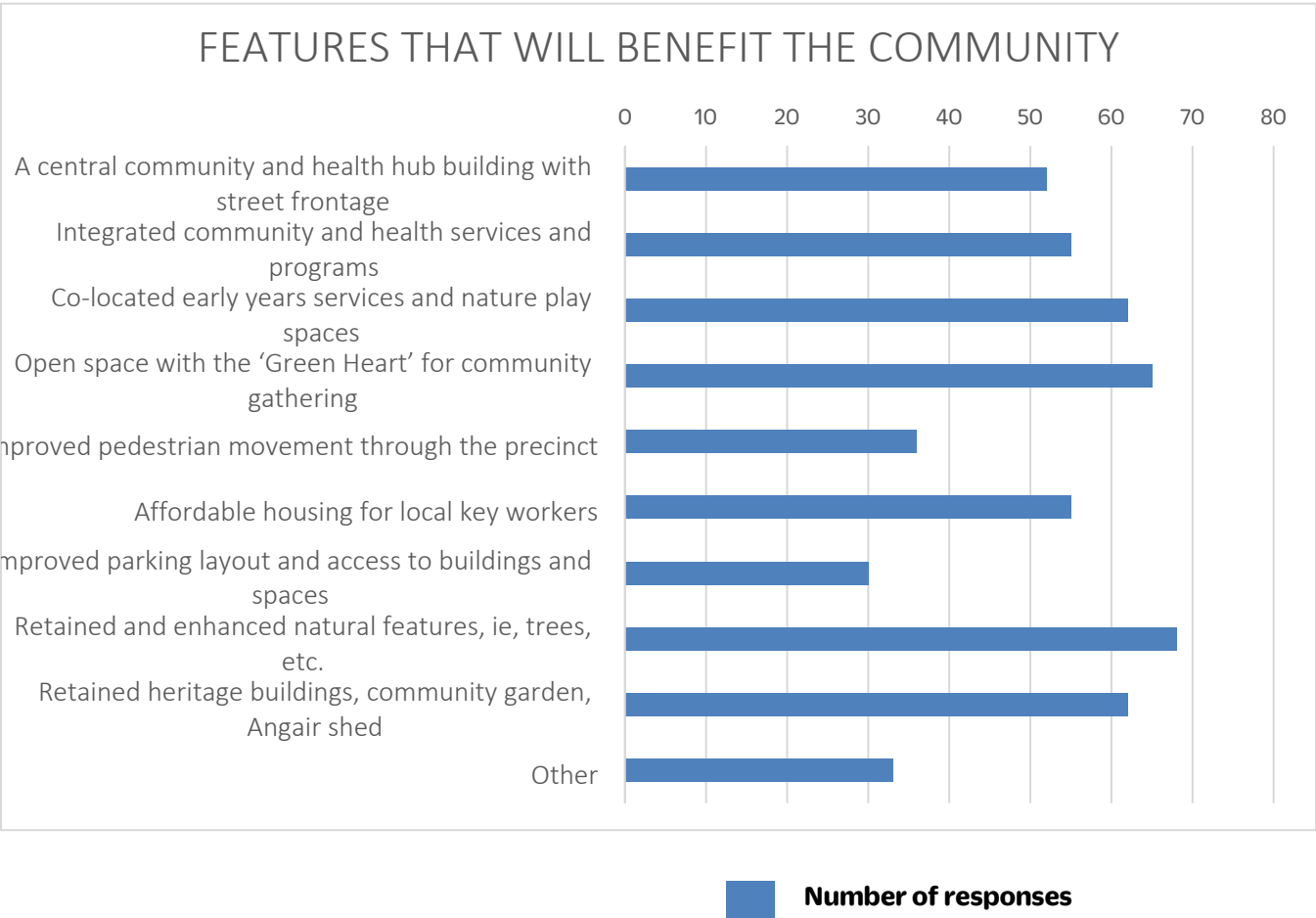
Eight responses requested "proper", "more", "bigger and better childcare facilities"; "Long daycare and better and more daycare options for the growing population of families with young children". A further two responses asked the draft precinct plan consider "More health services and support for young families" and "the health and community needs of all demographics." One respondent asked that the toy library not be forgotten and suggested "a library of things" be included.

Two responses indicated that a "highly rated sustainable and environmentally designed" precinct would most benefit the community. Two responses stated that they "do not support any of the above items". Two responses asked that the precinct planning process "stop" and called for the "Immediate removal of this proposal, and a subsidy to the entire ratepaying shire for wasted resources and time". Four responses asked that "hard won community developments" and "existing community groups" to be left where they are including senior citizens (n = 1), the existing kinder (n=3). Two of these four responses also asked for no affordable housing at the precinct.

Four responses asked for some features of the existing precinct to be retained including "Maintaining the community hall", the "area for food market", the Social Supports Program". One respondent asked that "the mural on the Angair wall ... be preserved and relocated to a prominent external location where it might invite people into the Angair facility". Two responses considered the draft plan to be out of keeping with the precinct's character and "oversized", or too "corporate".

Four responses indicated the community benefit of the proposed affordable housing, "Affordable housing most beneficial". Two responses emphasised that the housing should be for "vulnerable people" such as "migrants and refugees and under privileged" and that "Surf Coast needs to actually contribute to fixing these problems rather than flying flags and grandstanding." One respondent worried that "transport, work and other cost of living difficulties on the Surf Coast" might make it "less effective" for low-income households to live here. One respondent thought the hub design showed that "you have listened to the community. The accommodation gives those who wish to downsize and still stay in Anglesea - some options. Allows their existing houses to become stock and frees them up for families to inhabit" and suggests "An option may be to have the accommodation on McMillan street".

Results – Multiple Choice Question - Chart



DISCUSSION OF RESULTS

Open Space and the Natural Environment - THEME 1

Respondents nominated the natural environment and green open spaces for gathering as the proposed precinct plan's top two features that would most benefit the community. Open Space and the Natural Environment was referenced by less than half of the respondents (n = 60), potentially because they considered that they had already shown support for open space and the natural environment in the earlier multiple-choice question. In addition to the 60 (out of 122) respondents who spoke about Open Space and the Natural Environment in the free text responses, eight of the total 36 submissions spoke about Open Space and the Natural Environment.

Across all submissions and free text survey responses, there were 95 comments about Open Space and the Natural Environment. Responses showed support for both the existing trees and vegetation and green open spaces features and landscaping as part of the proposed precinct plan.

Survey and submission comments – Natural Environment and Open Space

Sub-theme topic	Open Space and Natural Environment
Vegetation and natural features	<p>Nine responses including two individual submissions welcomed the use of vegetation and natural connections throughout the site. Comments included:</p> <p>"Retained connection with nature"</p> <p>"A complete rejig of uses of areas is a good idea with greening"</p> <p>"The focus on the natural surroundings"</p> <p>"The natural environment incorporated in the design"</p> <p>"Integration of the environmental hub with health and a space for young families"</p> <p>"The natural colour scheme. Lots of greenery and nature involved"</p> <p>One individual submission expressed the importance of more permeable areas, "In the glossy plans, there are a lot of concrete, concrete and aggregate. Trees and shrubs need plenty of open soil and space around their roots if they are too flourish. These hard surfaces also generate higher temperatures." The other submission highlighted the "planning guidelines... and encouragement of use of local indigenous species in landscaping all serve to provide Anglesea with a unique identity".</p> <p>Two responses appealed for a balance of uses in how the open space and the natural environment is designed. One comment:</p> <p>"I exchange more space for growing food and plants rather than more meeting rooms."</p> <p>"The kids at kinder and occasional care are less impressed as adults by natural landscapes and what we think looks good. They want things to play on and with and keep them engaged, just let them be kids with big fun play stuff."</p> <p>Regarding balance of uses, one response highlighted "spaces could be improved as well as the outdoor community gathering space but the plan should be to try to maintain as much of the character of Anglesea as possible".</p> <p>One response challenged the justification for the amount of green space proposed relating to the balance of uses and spaces:</p>

Sub-theme topic	Open Space and Natural Environment
	<p>"Do we need so much greenery, we live in a green area? There are a lot of outside meeting areas that probably won't be used most of the time at the expense of buildings and space for other things."</p> <p>One response supported the level of proposed landscaping: "landscaping", "lots of greenery and nature involved" and "bush landscape".</p>
Retention of trees and green spaces	<p>Nine responses considered the retention of trees and green spaces as important. Comments included:</p> <p>"Retention of trees and green spaces is considered important"</p> <p>"Keeping existing trees"</p> <p>"Maintain green native areas"</p> <p>"Retaining main vegetation"</p> <p>One response called for "retention of green spaces but to a greater degree. The large Messmates are not the only vegetation that is indigenous and enhances the natural coastal bush setting of the precinct."</p>
Public open green spaces	<p>Nineteen responses demonstrated strong support for the proposed open green spaces. Comments included:</p> <p>"I appreciate the thinking that has gone into making sure there is green space"</p> <p>"Focus on green space and bush kinder space"</p> <p>"Green spaces. Retaining the beauty of Anglesea"</p> <p>"Green community spaces"</p> <p>One individual submission supported the green spaces proposed while two other individual submissions would like the plan to go further, suggesting that the open space areas should act as a destination themselves and be supported by ancillary infrastructure such as public toilets. Comments included:</p> <p>"The garden area seems to be a lovely space for the residents of the units"</p> <p>"With the open air public spaces there should be access to public toilets. None are proposed in the precinct plans."</p> <p>"The new facility will require appropriate outside spaces to meet, mingle and move; however the metro approach adopted here takes little account of the broader context of Anglesea, where these functions will be ancillary to other uses, rather than acting as a destination in themselves".</p> <p>Three responses supported the mix and balance of spaces provided to make room for open space. Comments included:</p> <p>"The removal of superfluous buildings throughout the precinct, and co-locating facilities in the future to enable more open space."</p> <p>"I like in mix of GP, maternal health nurse and green space."</p> <p>"A complete rejig of uses of areas is a good idea with greening and putting cars on the street rather than in the middle without complex boring buildings."</p> <p>"The increased density housing for priority workers in a green setting."</p> <p>"Like the idea of a green community central area."</p> <p>"Lots of green space for the community to interact with each other! No separation of the older and young people!"</p>

Sub-theme topic	Open Space and Natural Environment
	<p>Four responses supported the integration of buildings and the configurations that allowed for the retention of green space and trees: "Integrating buildings but keeping green areas & trees"</p> <p>"Retaining main vegetation, community gardens and Angair"</p> <p>"Maintain green native areas"</p> <p>"The location and concept of the Community hub and the retention of green spaces"</p> <p>One response was not supportive of integration, preferring the separation of buildings: "I do not like the facilities being placed in the one building. I like the facilities spread out and surrounded by native vegetation as they are now."</p> <p>One response would like to see a better use of and more open space for outdoor events: "The outdoor space for events is similarly tiny. Would not fit the market or events like the Green Living or outdoor music or outdoor movies. This space could be so much better used."</p>
Public Land / Public Open Space ownership	<p>Five responses expressed concern about public land ending up in private hands (also see Affordable Housing section). One of these responses suggested to "remove the accommodation from the area to use space for the entire community to use, whether this be for more usable open space area, another hub facility or extra parking".</p>
Community Access	<p>One response was seeking clarity about community access to open spaces and how this would be provided and/or managed in licensed kinder and childcare areas, asking: "would there be a fenced outdoor play space linked to the Playgroup and kinder? Or would the proposed zone 6 bush kinder play area be serving this purpose? It's unclear if it would be securely connected to the building. And zone 6 is a large space, would this be accessible to all of community?".</p> <p>One individual submission suggested more facilities and spaces for young children be included such as a skate park and basketball pad: "Instead of housing why not skate park, play ground for the Anglesea children similar to one of the many in Torquay. At the moment the children have only the school hoops for practising basketball or netball. Nothing on that side of the river."</p>
Green / Nature Play	<p>Five responses felt that "green / nature play spaces (especially for children)", was a favourable design component.</p> <p>Six responses suggested there could be more garden and nature play areas for children.</p> <p>One response appealed for more nature play to be included in the design. Comments included:</p> <p>"More space for the kindergarten and occasional care especially outside nature play/ green space/ adventure play/loose parts play/ connection to Indigenous history of area. Not artificial turf."</p>

Sub-theme topic	Open Space and Natural Environment
Green Heart and garden features	<p>Three responses specifically mentioned the Green Heart feature as a positive inclusion of the plan. Comments included:</p> <p>“Green Heart Feature, integration, nature play, green heart”</p> <p>"Using the space more strategically to pull together the heart of the area to form a hub"</p> <p>“Support for layout and green heart”</p> <p>"Great work from a design perspective with a boomerang effect of the front building and the green heart!"</p> <p>One response suggested the inclusion of a passive recreational garden: "create a passive recreational garden with pergolas attached to brickwork, covered in ornamental grapevines and native plants".</p> <p>One response suggested the inclusion of an Indigenous garden: “design foregrounding Indigenous knowledges and garden”.</p>
Ensure enough outdoor space for early years services.	<p>Four responses specifically requested more open space and outdoor play spaces for early years services. Comments included:</p> <p>"Ensuring enough outside space for occasional care and kinder"</p> <p>"Ensure quality outdoor play spaces for the kindergarten and occasional care"</p> <p>"Get rid of all the open space, use it for the childcare required that's lacking"</p> <p>"Lots of great work done, congrats. My only angle is lots of outdoor space for kinder (more than they have currently) and let them have fun infrastructure they can enjoy for years to come."</p>
Angair's role in supporting the environment	<p>Three responses including 1 submission recognize the role of Angair in promoting and supporting the bushland / environment more broadly:</p> <p>"If it were not for the work of Angair, Anglesea's heath and bushland would be in a very poor state by now, and further, given the amount of plants they have propagated, which many, many people in Anglesea and beyond have purchased to create their own bushland gardens, it is easy to see how much value has been added to the local flora and fauna biodiversity as people seek to restore indigenous species on their own properties"</p> <p>“Has the work done in improving precinct vegetation values, use by Angair as a seed and propagation cutting source“.</p>
Impact on wildlife	<p>One individual submission expressed concerns with the increase in residents leading to an increase in pet ownership, and the ultimate impact on local wildlife:</p> <p>"Have Surf Coast Shire considered pet ownership and the impact on wildlife in such a concentrated, dense environment?".</p>

Social Infrastructure and Community Facilities - THEME 2

Of the 122 survey respondents, 80 referenced aspects of the proposed precinct plan related to social infrastructure and community facilities. Forty-two survey respondents didn't reference social infrastructure and community facilities related elements at all. Of the 36 submissions, 23 submitters talked about social infrastructure and community facilities.

Across all submissions and free text survey responses, 150 responses commented on social infrastructure and community facilities. Many responses indicated that the balance between retaining buildings of heritage or functional significance and renewing tired community and health facilities had been struck. Responses also tended to strong support for an integrated approach to the new community and health hub and, conversely, the existing facilities to be retained and where needed upgraded.

Survey and submission comments – Social Infrastructure / Community Facilities

Sub-theme topic	Social Infrastructure/community facilities
Integration Approach - Support	<p>Twenty-seven responses demonstrated support for an integrated approach to the new community and health hub. Comments included:</p> <p>"I love the integration of community, volunteer, health and early education services"</p> <p>"Generally we believe it's a good use of the space. The draft design looks to be more inclusive of many different needs across the space."</p> <p>"The inclusion of affordable housing and Integrating health and community services."</p> <p>Also:</p> <p>"Integration of Community House and Health Hub"</p> <p>"Integrating buildings but keeping green areas & trees"</p> <p>"Consolidation of single level services into one multi-storied building so freeing up space for other uses"</p> <p>"That the early years are co-located. Please make certain there is a focus on the early years for our community!"</p> <p>Other responses included:</p> <p>"Kinder, childcare and green nature play spaces for children - good to be co-located but deserve more space allocated."</p> <p>"Integrated services include community health, kindergarten and childcare. Affordable housing love it."</p> <p>"Hub building appears like it will fulfill multiple needs and will serve the community into the future."</p> <p>"The removal of superfluous buildings throughout the precinct, and co-locating facilities in the future to enable more open space."</p> <p>Nine responses support integration and offered other suggested improvements around configuration, size, scope for growth, access points and the inclusion of a library, more children's areas</p> <p>Comments included:</p> <p>"Moving the consolidated community and health hub building further into the middle of the area and bringing the bush play area to the front, that would encourage more use by the community"</p> <p>"The combined Integrated health and community services facility may not be big enough and doesn't scope for either to grow"</p>

Sub-theme topic	Social Infrastructure/community facilities
	<p>"Library / indoor public space for children on wet days"</p> <p>"We also need an adult day care area. Access to medical centre to drop off close to door. Ambulance pick up area close to clinic. Nurses area and waiting rooms."</p> <p>Two individual submissions provided valuable feedback and suggestions on how the plans could be further improved, across areas of provision, appropriate space allocated for different groups, accessible toilets, signage and storage.</p> <p>Six individual submissions expressed their support for improved and integrated community hub facilities, recognising that it provides some much needed updates to the community and reflects the growing diverse needs of our community.</p> <p>"The draft precinct plan is a good compilation of all the feedback received. I believe the draft plan now incorporates all the community spaces providing good connectivity and use of the land with great streetscape. Congratulations on getting (to) this next step and hope the community provides their support in moving this forward."</p> <p>"Great designs for existing users in new facilities."</p> <p>"The community hub provides some much needed updates to the community and reflects the growing diverse needs of our community. Providing housing for key workers is critical and should be applauded."</p> <p>"Community hub – great. Great facilities for (predominately female) workers and users alike. Provision of lifts is fantastic. Easy access for people with mobility challenges is a basic human right and again is fantastic that this is included in the Community Hub design. Again – having great quality community facilities attract great employees and coupled with affordable housing will see our community thrive."</p> <p>"While the proposed redevelopment offers us a great opportunity to move beyond our outdated and no longer fit for purpose building and it potentially offers an opportunity to integrate various community activities across the site, it is clear that the designers have not adequately heard our requirements and therefore have not responded to meet them in a meaningful or useful way."</p> <p>"A. More detail is required on the space available for each organisation. The historical society would require an allocated meeting and administrative room able to sit 10 people with access to Wi-Fi. B. Display space is not available. This would be a good draw card for visitors. C. A community directory is needed along with visible signage. D. Accessible public toilet needs to be provided for general public."</p>
Integration Approach - Against	<p>Five individual submissions were opposed to the integration and consolidation of buildings, expressing concerns around having enough space for activities, services and equipment, and the overall concern of management and access associated with an integrated hub. Comments included:</p> <p>"There will not be enough secure space for the community groups that have been consolidated into the building to effectively carry out even their current functions let alone their further development."</p>

Sub-theme topic	Social Infrastructure/community facilities
	<p>"There will not be enough space for community groups jammed into one building - it's a very cramped design. Community groups are growing/expanding & Council plan will be outdated in a very few years."</p> <p>"The building that is proposed to house the COMMUNITY is small and the meeting spaces will not allow for any permanent displays or easy access to the groups equipment or public information. The most important area seems to be the Foyer which is almost half the space, Is this area to be permanently open? Will this area be full of storage areas for all the equipment for the seniors citz, Angair etc."</p> <p>"Most of the buildings are NOT in need of replacement. The Community house is the newest one, and ANGAIR has just had a new roof. Only the Senior Citizens club rooms are in need of major work. Community organisations will lose their identities if they share a single space. There would no longer be a recognisable ANGAIR, with natural history display."</p> <p>"The demolition of numerous usable buildings that have many years life seems to be a waste of Council funds."</p> <p>Two responses were against the integration approach, raising concerns about the impact of new facilities against older facilities and overall character (Also section Built Form – Character section):</p> <p>"Having one large building that proposes to deliver integrated community services will change the character of the current site and overshadow the existing buildings which will look outdated against the back drop of such a large building."</p> <p>"Co-location leads to greater staff and admin and oversight and cost. Believe me I have seen this happen. It loses the relaxed culture of the area."</p> <p>Two responses also suggested alternatives to integration with a focus on upgrade of existing buildings:</p> <p>"Medical and educational services do not need to be integrated and co-located in a multipurpose facility. 2 3 or 4 or more buildings might be less complicated for future management."</p> <p>"Upgrade the medical centre and senior citizens building. Anglesea doesn't need a hub of this size."</p>
Upgrade and/or replacement of existing facilities	<p>Twelve responses support the upgrade and/or replacement of existing facilities that no longer serve the needs of the community. Comments included:</p> <p>"Renewal of tired and aging facilities is commendable"</p> <p>"Updated design and buildings"</p> <p>"Replaces inappropriate / dilapidated facilities for Medical Centre, Community House/Childcare, Angair building, Senior Citizens & possibly Kindergarten"</p> <p>"I agree that the unused building that fronts onto McMillan St (whatever it is), the medical centre, the community centre and the occasional care would benefit from being consolidated and upgraded".</p>

Sub-theme topic	Social Infrastructure/community facilities
	<p>Four responses did not support the upgrade or replacements of buildings, questioning the reasoning behind the change:</p> <p>"Do we really need to scrap existing buildings and put up big new buildings? That's a lot of energy, resources and money. The proposed buildings look like pretty much every other current council precinct anywhere. I appreciate there are cost considerations but is there an opportunity to utilise what we have (circular economy) and be a bit more creative?"</p> <p>"Just repair Senior Citz and stop wasting any more tax/ratepayer money. Leave existing community groups where they are; in my contacts there has been real fear that they will have much reduced space and facility in the proposed plan."</p> <p>"Why not demolish existing senior citizen building, leave brickwork and create a passive recreational garden with pergolas attached to brickwork, covered in ornamental grapevines and native plants. Space could be used by a host of community groups as well as individuals of all ages."</p> <p>Eight individual submissions were opposed to the idea of changing existing facilities unless necessary, with most feeling that most buildings were fine or a fear it may impact the character of the area. Others stated that a focus on refurbishment of a couple of buildings would be a better use of limited resources:</p> <p>"Apart from the condemned Senior Citizens building, the remaining facilities are in good condition and fit for purpose. It works well!. It is not necessary. It is basically an expensive overkill instead of just fixing the Senior Cits."</p> <p>"The upgrading of community facilities at the hub is welcomed as is the retention of the historic hall, ANG AIR, the Historical Society and the community garden."</p> <p>"While I acknowledge that some buildings need work, the layout and services available at the Community Hub appear to provide very well for the needs of the Anglesea residents. The Community House does not cause any concern, the well used car park works, and the Farmers' Market seems to be successful."</p> <p>Another response and 2 submissions considered that "the options analysis has too many shortcomings to base any decisions upon".</p> <p>Other comments included:</p> <p>"It is a great initiative to update our medical centre and modernise a new kindergarten and other community areas for use. I am very pleased the memorial hall and the propagation shed will be retained."</p> <p>"Environmental concerns. We feel that there are significant gains to be had by a proposal that looks to refurbish, renovate and retain the existing buildings."</p> <p>"In this time of cash-strapped governments – why not just pull down the senior citizens building, build a replacement two storey there to house the medical centre and senior cits and refurbish other buildings as needed? It's a more modest proposal but won't cost nearly as much and therefore may attract the funding needed."</p>

Sub-theme topic	Social Infrastructure/community facilities
	<p>"THE COMMUNITY HOUSE NEEDS SOME BASIC MAINTENANCE (PAINTING ETC) AND MAYBE A SMALL EXTENSION AS REQUIRED. MOST RESIDENTS LOVE THE BUSH FEEL OF THE COMMUNITY HUB."</p> <p>"I wish to lodge an objection to the inclusion of residential housing in the municipal precinct. However, i do strongly support the improvement, relocations, renovations etc. proposed for the civic buildings."</p>
Retention of heritage buildings	<p>Eleven responses support the retention of heritage buildings:</p> <p>"Retention of recent, historic and community-developed facilities"</p> <p>"I like you've retained heritage buildings"</p>
Retention of and enhancement of existing specific-use services	<p>Five responses supported the retention of existing specific-use services in general with specific references to the community garden, Angair and community hall). One respondents said: "I support the retention of the community garden, Angair Propagation building, Ambulance Building, Rangi Marie and Memorial Hall. I also support Council addressing senior citizens building."</p> <p>Nine responses specifically support the retention of the community garden. Comments included:</p> <p>"Leaving Community Garden in place"</p> <p>"Community garden and Angair propagation staying in its current location"</p> <p>Five responses specifically suggested that the kinder building should also be retained in the plans (see also Family Services section). Comments included:</p> <p>"The kindergarten is providing an excellent service and have an established outdoor space - seems very wasteful to knock it down for car parking."</p> <p>"Is there any reason the kinder and child care and bush kinder could not be built near our school? (I thought this was a gov priority). A lot of towns are adopting this idea. This would then free up areas for other uses, seeing as we are going to knock down a recently renovated kinder."</p> <p>"The central play area should be at the front of the site on McMillan Street, encouraging families to use it out of childcare hours and hide the large community hub being proposed. The new kindergarten should be built on the new school site in Camp Road. This would assist in transitioning children to school. Many schools have kindergartens on site and is encouraged by the Department of Education."</p> <p>"I think the existing kinder is wonderful. The space works so well and it would be such a shame to see it pulled down and replaced with a sterile, Torquay style development."</p> <p>Five responses specifically support the retention of the Angair facilities. Comments included:</p> <p>"Angair is a good use of the very serviceable old Barwon Water Building"</p> <p>"Community garden and Angair propagation staying in its current location"</p> <p>"Angair requirements have not been catered for by putting them on first floor and making little effort to accommodate our very specific needs for security, storage and volunteer movements between facilities."</p>

Sub-theme topic	Social Infrastructure/community facilities
	<p>One response suggests to consolidate (not retain) Angair facilities in their current form but consider providing more space so it is fit-for-purpose, saying: "I support absorbing Angair into community and health hub. There is such limited space and such limited services and availability for young families and children in Anglesea". Another comment was: "The areas put aside for the community house and Angair meeting rooms appears to be less than what is currently available. This is a reduction in facilities for the community and should be changed accordingly in a newer draft."</p> <p>Six individual submissions supported the retention of one or more existing specific-use spaces including the kindergarten, Community House, ANGAIR, Senior Citizens, Medical Centre and associated, and recently renovated parking area. Comments included:</p> <p>"Agree community garden, History House, Angair propagation to stay"</p> <p>"It is almost criminal to spend our money pulling down functioning buildings and then building new but inadequate ones. (kindergarten, Community House, ANGAIR, Senior Cits, Medical Centre and associated, and removing a major parking area that has just been repaved). From my observations in groups I participate in they are quite happy where they are and do have the room to carry out their various functions (albeit the Historical Society already has for some years worked with the Shire Council resulting in a design to improve History House (Rangi Marie) re an accessible toilet and a bit more storage space.). ANGAIR: Similar to the above. They need a secure space for their library, office equipment, and displays."</p> <p>"Where is the Angair natural resources library to be placed, and where are all the wonderful animals and bird specimens to be displayed for the community, especially for the younger generation to see and learn about this unique part of the Shire."</p> <p>"It is hard to comment on the Community Hub and Health centre building without seeing detailed plans and understanding how the spaces might work. I hope we get the opportunity to see these before things are decided as I have currently no idea really whether Angair, the Art Space or any of the other community organisations who supposedly will be using the building will have enough space configured in a way that suits them."</p> <p>"As an active member of Angair and the Angair propagation group who helps with our groups' co-ordinating Working Group, I would like to point out that each of the map plans has underestimated the location of the fence boundaries around the Propagation Shed. As well as the shed, our propagation area includes a polyhouse, two permanently shaded plant growing areas, and other horticultural benches which are shaded in the summer months (as visible in the attached photo)."</p> <p>"A lot has changed since those early days. The demography of the area has transformed: increased permanent population and younger families; communication with members and the public has gone digital; pressure on the precious local environment is increasing through tourism and changing lifestyles; and climate change is having a significant impact. Angair maintains</p>

Sub-theme topic	Social Infrastructure/community facilities
	<p>the Mary D White Collection on behalf of the Shire and also rents the site of the propagation unit from the Shire and stores equipment in Shire facilities. Importantly, over the last five years, the Propagation Group has worked with the Shire to develop the Community Precinct as a mini botanical gardens, providing practical education about indigenous planting and gardening and also stock plants and seed resources for tubestock propagation."</p>
Upgrade of medical facilities	<p>Five responses supported updated and integrated medical centre with community health facilities. Comments included: "Integration of health facilities and provision of housing for key workers" "Medical centre on ground floor of the proposed community building"</p> <p>One individual submission specifically supported the upgrade of the medial facilities, saying "love the medical hub proposal. This will keep our community healthy and save lives. That's what it comes down to. We need new medical facilities that provide key technologies and also attract excellent medical practitioners to come and live in our community."</p>
Youth and young family provision representation	<p>Five responses raised specific concerns around the lack provision and representation of family and youth facilities (beyond early years) and the impact that is having on community. Respondents said: "it looks fine I'm completing this survey because I'm concerned that young families are leaving the area or not coming to the area because there are not adequate facilities for us" and "maybe a youth space/hub."</p>
Precinct layout and flow	<p>Four responses would like to see improved layout / flow / cohesion (of Precinct) and a more strategic approach to the use of space. Comments included: "Improved flow between buildings" "Better community flow of the building network" "I like that the medical centre and community house and occasional care is updated and the flow through the area makes more sense." "Cohesion - establishing a health and community hub Design components - of buildings and nature." "Layout of precinct with Community Hub out front and residential buildings out back." "Improved use of space to build in area for events and activities Retention of buildings outlined in item 3." "Using the space more strategically to pull together the heart of the area to form a hub and address the issues of worker accommodation to help businesses and Anglesea in delivering services."</p> <p>Two responses specifically supported the layout and design, saying: "I like the idea of the community hub not on the main street" and "Great work from a design perspective with a boomerang effect of the front building and the green heart! Love the design of the residential buildings and the walkway connections."</p> <p>Two individual submissions provided comments on the precinct layout and flow, particularly around access and movement in and around buildings and the emphasis in the plan on pathways and walking through the site. They feel this emphasis limits the space available for required uses (History House and the</p>

Sub-theme topic	Social Infrastructure/community facilities
	<p>Hall). Comments included:</p> <p>"The Historical Society will become more isolated. The exposure it gets from the evening summer markets will be lost. These events have greatly increased visitor numbers and helped to secure new members. The precinct plan should provide space for them to build a larger museum display area in the future. Presently they have a garage full of exhibits with no area to display them."</p> <p>"There is strong emphasis on walking through the site e.g. Behind the hall, and down the laneway. This emphasis limits the space available for required uses, i.e. increased footprint for the building, particularly towards the hall. For example, if the community hub building reached out towards the hall, the entrance/reception and office space could be sited here and would also address the issue of visibility for the Hub. Currently this space is 'protected' for open space for people to mix, yet locals know it is the place that is impacted by strong and chilly winds. This could be mitigated by creating a space to the north that could be sheltered by the building."</p>
Implementation and Construction Phase Impacts	<p>One response raised concerns around the implementation and construction phase of the project, highlighting: "Concerned regarding the construction phase. How will the nearby residents cope with the noise, dust, and trucks entering and exiting etc. and how long will this construction take? What will happen to the existing community services while the construction takes place?"</p>
Aged care facility (consideration) for older residents	<p>One response supported the change to bring more balance to the provision, suggesting that planning for an aged care facility could be next: "We need a balanced community. Maybe thoughts of building another aged care facility should be looked at now as well.."</p> <p>One individual submission suggested that the provision for long day care and day facilities for aging people should be considered in the plans: "Further, the analysis does not consider any future community uses e.g. long day care for children and day facilities for aged and ageing people".</p>
Management considerations	<p>Two individual submissions expressed concern over the management of the proposed facility and the potential impact on bookings, ease of access. Comments included:</p> <p>"If the presumed meeting space is proposed to be shared among all these groups, then bookings will be needed and juggled all the time. A real hindrance, especially for the extra impromptu meetings that are currently often required."</p> <p>"Will the groups have to pack up all their equipment after using there allotted space at their allotted time. As most of these COMMUNITY organisations are run by volunteers they seem to be of no account in the plan."</p>

Family and Children's Services - THEME 3

Of the 122 survey respondents, 66 respondents referenced family services and 56 respondents didn't speak about Family and Children's Services. Eleven out of 36 submissions referenced Family and Children's Services.

Across all survey responses and submissions, 121 responses commented on Family and Children's Services. Fifteen responses support the upgrade of existing facilities, consolidation and co-location of early years services. Nine responses expressed affection for the existing kinder building and called for its retention. Seven individual submissions supported the retention of the existing kinder due to community and Council's investment in it. Ten responses supported the fact that more Bush Kinder and outdoor green and nature play spaces had been proposed as part of the draft precinct plan.

Responses also captured demand for services, including five responses for more occasional care and 11 responses called for the provision/inclusion of space for long day care at the precinct to address waiting lists and enable parents to work. Seven responses suggested that the kinder move off this site and be co-located with the pre-school at the primary school.

Survey and submission comments – Family and Children's Services

Sub-theme topic	Family and Children's Services
Bush Kinder / Green Play / Nature Play / Outdoor Play	<p>Ten responses support the Bush Kinder / Green Play / Nature Play / Outdoor Play and the fact that there would be more of these elements (Also see Open Space and natural Environment section).</p> <p>Four responses suggested improvements and ideas such as the location, flexibility of use / public access, and ensuring enough space.</p> <p>Two responses suggested reducing the amount of open space provided to make way for other uses:</p> <p>"The kids at kinder and occasional care are less impressed as adults by natural landscapes and what we think looks good. They want things to play on and with and keep them engaged, just let them be kids with big fun play stuff."</p> <p>"ensure enough outdoor space for early years services"</p> <p>"Get rid of all the open space, use it for the childcare required that's lacking. You are not catering for future proofing the young generation of families that need childcare. You need to increase the outdoor space offered in the plan for the childcare area . Your design will impact the amount of children that can attend in the future."</p> <p>One individual submission expressed a view that the kinder should be moved off-site along with related services including toy library and bush kinder, saying:</p> <p>"The kinder should be moved out entirely, to a site near the primary school, where parents could drop off all ages at one place.</p> <p>One respondent said: "The toy library (in the hall) and childcare (at the community House) should go with the move. This could even happen now, without the hub proceeding at all. There is more room there for creative play spaces. Bush kinder is not practical on the Hub site - there is no bush and it would not be desirable to dig and construct there, amongst general pedestrian movement and events".</p>

Sub-theme topic	Family and Children's Services
MCH / Maternal Health	One response specifically mentioned support for the inclusion / provision of maternal health services, saying: "I like in mix of GP, maternal health nurse and green space".
Childcare - Long day care and occasional care	<p>Five responses support the inclusion of occasional care / long day care (more services) to support families to ease waitlists, while 10 responses want more provision and the inclusion of long day care specifically. Comments included:</p> <p>"I have kids that use kinder and occasional care and I see the pressure young Anglesea families are under every day in this precinct through lack of availability and resources."</p> <p>"More space for kindergarten and occasional care is fantastic as there is currently a huge demand and the facilities don't accommodate the demand."</p> <p>"I particularly like the increased capacity for childcare."</p> <p>"The potential for a long daycare service in Anglesea. I am a single mum to a 2 year old and still haven't gotten day care despite my child's name being down for many places. The nature playspace."</p> <p>Ten responses suggested improvements to provision including expanding the type of services provided, calling for more long daycare / fulltime care. Comments included:</p> <p>"Please please please prioritise child care!!! young families don't often answer surveys (it's hard to do anything when you're working and caring and don't have adequate local supports) so please consult us and weight our responses heavily (one voice likely equals 20) Young families are the ones who will - hopefully - be here over multiple generations"</p> <p>"Provide a full time day care instead of occasional care"</p> <p>"I'm worried there isn't enough space for the occasional care. Early childhood care (ages 0-3) is a huge problem in this area. There are so few spaces in the occasional care and it has a huge impact on family life, finances and livability of the area for young families."</p> <p>"I feel like young families in the area especially the key workers with young families need better day care/kinder facilities as we were forced to travel to Torquay everyday during that stage in our life's which made things challenging."</p> <p>"A proper full time childcare facility would benefit the community. The waiting list currently has over 50 families on it and frankly, occasional care isn't enough to help families juggle work anyway."</p> <p>"More child care!!! every family struggles to get any days at the occasional care and anything in Torquay - a 30 minute drive from Aireys and Fairhaven."</p> <p>"There is a significant lack of childcare facilities in Anglesea which could be incorporated here."</p> <p>"I would like to see more flexible options in early childhood area to enable occ. care to offer additional space to under 3yos requiring sleep space. It is important that spaces exceed minimum regulatory requirements."</p> <p>One individual submission expressed a view that there needs to be greater focus and provision of long day care / childcare for Anglesea.</p> <p>"Whilst we know there is a current nationwide shortage of childcare workers, Anglesea has had a longstanding childcare issue. Personally, I have found wait lists for long daycare in Torquay to be up to 14 months and they will continue to</p>

Sub-theme topic	Family and Children's Services
	<p>lengthen as the population and demand grows. We need our own long daycare centre in Anglesea to allow parents to return to work, relying on babysitters and family isn't possible or sustainable for the average person. This results in families being unable to live here due to lack of services and inability to return to work and therefore earn the income required to live here. Daycare workers are low income earners therefore priority needs be given to housing for this group of people.</p>
<p>Upgrade, consolidation and/or integration of early years services</p>	<p>Fifteen responses support the upgrade of existing facilities, consolidation and co-location of early years services. Comments included:</p> <p>"Integrated services"</p> <p>"Our young families and children are the future of this community and we need to provide opportunities/growth for the next generation. I have kids that use kinder and occasional care and I see the pressure young Anglesea families are under every day in this precinct through lack of availability and resources - please ensure the areas set aside in the hub allow for kinder growth, on ground floor and have adequate outside areas."</p> <p>"An integrated community health, early childhood and affordable housing hub like the one planned here is brilliant."</p> <p>"Kinder, childcare and green nature play spaces for children - good to be co-located but deserve more space allocated."</p> <p>"Replaces inappropriate / dilapidated facilities for Medical Centre, Community House/Childcare, Angair building, Senior Citizens & possibly Kindergarten."</p> <p>"I agree that the unused building that fronts onto McMillan St (whatever it is), the medical centre, the community centre and the occasional care would benefit from being consolidated and upgraded."</p> <p>"I like that the medical centre and community house and occasional care is updated and the flow through the area makes more sense."</p> <p>"That the early years are co-located. Please make certain there is a focus on the early years for our community!"</p> <p>"Integrated services include community health, kindergarten and childcare."</p> <p>"Co-located occasional care and kindergarten so siblings can be picked up together and also many children attend both on different days so having them together is less scary."</p> <p>"Integration of the young families of the area. Having the early learning Center, Kindergarten and occasional care as a heart piece for the future of our community!"</p>
<p>Retain kinder building</p>	<p>Ten responses support the retention of the kinder building. Comments included:</p> <p>"Don't knock down the kinder, just extend it"</p> <p>"The community worked hard to fund and design the Kindergarten for many years, resulting in recognition by the shire. To have this removed seems irresponsible in terms of sustainability, community and financially."</p> <p>"I think the existing kinder is wonderful. The space works so well and it would be such a shame to see it pulled down and replaced with a sterile, Torquay style development."</p>

Sub-theme topic	Family and Children's Services
	<p>Seven individual submissions supported the retention of the existing kinder due to investment over the years while one supported the opportunity to move the kinder service to the local school. Comments included:</p> <p>"I am particularly concerned with the proposal to demolish the already wonderful kindergarten, built with funds raised by the local community, and it already has an incredible outdoor 'bush' play area."</p> <p>"The kindergarten existing area is in good shape - seems crazy to demolish it, esp for a carpark."</p> <p>"My preference is the leave the kindergarten where it is. If it has to be moved move it to the school."</p> <p>"The kindergarten cost \$800,000 only a few years ago. Why move this facility as the proposed design looks like the new kindergarten will be built in the existing car park – this hardly C20provides a bush kinder environment."</p> <p>"Why move the kinder when it has recently had a lot of money spent and community input into its design? \$850,000 spent only seven years ago was a figure quoted by one person who had been involved. It is not a building in need of renovation apparently. Additionally, it is likely to move to the school site in line with government policy at some point soon."</p> <p>"Kinder- a brand new building virtually- don't pull it down. If moving the kinder move to the Primary school. Consider studies relevant to this topic."</p> <p>"THE CURRENT KINDERGARTEN HAS HAD A MILLION DOLLAR UPGRADE IN THE LAST FIVE YEARS, INCLUDES A HUGE BUSH PLAY AREA AND HAS A SAFE PARKING AREA . WHY MOVE IT?"</p>
Move kinder to Primary School	<p>Six responses suggested moving the kinder and pre-school to the primary school (located on Camp Road. Comments included:</p> <p>"Exploring opportunity to co-locate the pre-school activities i.e. child-care and kindergarten with the local primary school as per the Department of Education's strategy."</p> <p>"Co-location and other integration initiatives"</p> <p>"Is there any reason the kinder and child care and bush kinder could not be built near our school? (I thought this was a gov priority)."</p> <p>"The analysis does not consider any future community uses e.g. long day care for children and day facilities for aged and ageing people. Importantly, the analysis does not consider the policy environment in relation to early childhood education, where best practice suggests that there is significant benefit to children and their families if preschool education facilities are co-located with a primary school. (see 'Co-location and other integration initiatives: Strategic Evaluation, Department of Education and Training, Victoria, July 2015') This is particularly pertinent given that we are advised that this co-location will be considered in Anglesea within 10 years....."</p> <p>"Move child related facilities closer to the school – easier for parents managing children at both school and pre-school facilities and enables seamless transition for children."</p> <p>"The new kindergarten should be built on the new school site in Camp Road. This would assist in transitioning children to school. Many schools have kindergartens on site and is encouraged by the Department of Education."</p>

Sub-theme topic	Family and Children's Services
	<p>One individual submission supported the move of the kinder to the local primary school as it feels it is not a practical fit for the precinct, saying: "The kinder should be moved out entirely, to a site near the primary school, where parents could drop off all ages at one place. The toy library (in the hall) and childcare (at the community House) should go with the move. This could even happen now, without the hub proceeding at all. There is more room there for creative play spaces. Bush kinder is not practical on the Hub site - there is no bush and it would not be desirable to dig and construct there, amongst general pedestrian movement and events."</p>
Services for young people / young families - general	<p>Six responses would like to see greater consideration and provision for young families and youth as the lack of provision is impacting the sustainability of the community, specifically working parents. Comments included:</p> <p>"I think Anglesea has a very disparate community of young families."</p> <p>"More services for young families"</p> <p>"I feel like young families in the area especially the key workers with young families need better day care/kinder facilities as we were forced to travel to Torquay everyday during that stage in our life's which made things challenging."</p> <p>"More child care!!! every family struggles to get any days at the occasional care and anything in Torquay - a 30 minute drive from Aireys and Fairhaven. Anglesea is an essential hub for young families on the surf coast but does not cater to them. We are losing families as a result and the region is suffering. it's also terrible for women who overwhelmingly bear the brunt of this deficit and many can't return to work as a result. we also need to prioritise accommodation for workers and young people - otherwise this will become solely a place for wealthy retirees and holiday houses rather than thriving local town."</p>
Privacy / Public view / surveillance of early years	<p>Two responses raised concerns over privacy and the public surveillance of early years areas, saying:</p> <p>"Increased privacy for the early years services."</p> <p>"I do not like the layout of the kinder and occasional care. How will the children's privacy be respected? There will be more people with access to the children now. With the current layout questionable people wouldn't access the kinder or occasional care. Now you are inviting people to have access to our children."</p> <p>Three individual submissions expressed concern of the potential safety risks of people viewing children through fences and/or from housing or accessing the area by the community:</p> <p>"Provide details for childcare/kindergarten security fences to delineate extent of communal courtyard."</p> <p>"A Bush Kindergarten Play Area that can be overlooked by Affordable Key Worker Housing people."</p> <p>"A central space is identified for Kinder, which will need a fence. This eliminates others from using space after hours. Therefore, not a public space."</p>
Other service ideas relating to early years	<p>One response suggested the inclusion and improvement of the toy library service, saying: "The toy library isn't mentioned. Many families use our toy library and love it, would like to ensure a space is retained."</p>

Sub-theme topic	Family and Children's Services
	One response suggested the inclusion of an adult daycare service, such as planned activity groups for older adults.

Health Services - THEME 4

Of 122 survey respondents, 40 respondents spoke about health services and 82 respondents didn't reference health services at all. Two of 36 submissions commented on Health Services.

In the free text questions and submissions, 53 respondents commented on health services. Sixteen responses showed support for community and health co-location and integration, including responses that identified that a more efficient use of space would improve capacity and enable the provision of health services to meet more of the community's needs, i.e. health services for young people.

Eight responses indicated support for upgrading health facilities and six responses considered the space allocated to health facilities was insufficient and would not be meeting the needs of community. A handful of responses made the link between improving health facilities to attract health professionals and the inclusion of housing within the precinct for GPs, nurses, etc.

Survey and submission comments – Health Services

Sub-theme topic	Health Services
Upgrade health facilities and medical centre - general.	Eight responses supported the health facilities and services. Comments included: "Upgrading of community and health facilities" "Replacement of outdated medical centre to help retain and attract a quality workforce" "Updating facilities for the medical and health centre"
Integrating community and health - specifically.	Fifteen responses supported the integration and co-location of health and community services when mentioning health services (also see Community Facilities section: integration) . Comments included: "Cohesion - establishing a health and community hub" "Integrating health and community services" "I like (a) mix of GP, maternal health nurse and green space" "Integration of Community House and Health Hub" "Replaces inappropriate / dilapidated facilities for Medical Centre, Community House/Childcare, Angair building, Senior Citizens & possibly Kindergarten" "I agree that the unused building that fronts onto McMillan St (whatever it is), the medical centre, the community centre and the occasional care would benefit from being consolidated and upgraded" "More integrated health services" "Integrated services include community health, kindergarten and childcare" "Integrated childcare, the retention of key heritage buildings and the integration of the environmental hub with health and a space for young families" "The central community and health hub"

Sub-theme topic	Health Services
	<p>"The retention of some existing facilities, like the community garden and the community hall, whilst combining the health and educational facilities."</p> <p>One individual submission expressed specific support for the integration of community and health facilities, saying: "Please note at present there are a minimum of 7 doctors attending approximately 4 patients every hour which over a day is approximately 240 people, cars and foot traffic in the precinct every day except Sundays but then the Historical centre is open. Not to mention other clients using maternal and health care, diagnostic services, occasional care, kindergarten and other community classes including Angair and the Community Garden and the Memorial Hall during the week. This is already a busy and at times quite a hectic area."</p> <p>Six responses also added design considerations including ensuring enough space, connections and pathways and access points. Comments included: "Enough space / big enough / adequate area provide"</p> <p>"The combined Integrated health and community services facility may not be big enough and doesn't scope for either to grow."</p> <p>"Noted at the site walk through that the community hub and medical centre are small for the their large output."</p> <p>"As a doctor at the Anglesea Medical Centre where 6 working spaces /rooms currently makes for insufficient space for health staff to provide services, and anticipating ongoing population growth with the ongoing preference for rural and coastal living, I would propose that any future health services space should plan for a larger number of rooms for a larger amount of doctors and nurses to work from to service the population."</p> <p>"Access to medical centre to drop off close to door. Ambulance pick up area close to clinic. Nurses area and waiting rooms."</p> <p>"Provide quick access off street parking for the ambos. Their cars cause frequent interruption to traffic flow in McMillan St."</p> <p>Two responses do not support integration of health and community facilities with concerns of impact on services, saying: "medical and educational services do not need to be integrated and co-located in a multipurpose facility. 2 3 or 4 or more buildings might be less complicated for future management" and "upgrade the medical centre and senior citizens building. Anglesea doesn't need a hub of this size".</p> <p>Two responses suggested the upgrade or expansion of the existing facility, saying: "Why not put another story on the existing medical centre - or rebuild it with a second story on it's current footprint there it works really well. I fear national dearth of GPs is the problem not a deficit of space for them... but good to expand with this ageing cohort of residents" and "include a dedicated area for the Social Supports Program (SSP). It says that no programs will be lost in the new development".</p>
Service sustainability / workforce / community	<p>One response concerned about the lack of understanding of the need for the development and impact on health services, saying: "I'm concerned about the senior citizens of the area creating such a divide with the young families of Anglesea. I understand they are opposed to the accommodation but I don't</p>

Sub-theme topic	Health Services
	think they understand that unless we can house GP, Allied health etc they won't be able to live in Anglesea unless they want to travel to Geelong for all services."
Affordable accommodation specifically for health workers	<p>Three responses support the inclusion of affordable accommodation to support the attraction and retention of health workers specifically. Comments included:</p> <p>"Providing / supporting medical services through housing"</p> <p>"Also, there is some housing to be used for local workers. This must be prioritised for medical workers, teachers, supermarket workers who are essential."</p> <p>"Support the accommodation in order to recruit health staff" and</p> <p>"Accommodation for healthcare workers etc would be great".</p>
Service provision / retention	<p>Three responses would like to see the retention of important services not just buildings. Comments included:</p> <p>"I fear national dearth of GPs is the problem not a deficit of space for them... but good to expand with this ageing cohort of residents."</p> <p>"Also wondering where podiatry service will be as it was not listed. Any psychology services would be an important addition."</p> <p>"Include a dedicated area for the Social Supports Program (SSP). It says that no programs will be lost in the new development."</p> <p>"Also wondering where podiatry service will be as it was not listed. Any psychology services would be an important addition."</p> <p>"More detail is required for each aspect of the preferred plan to show size and function of each building within its new space, specially the medical centre. i.e. medical facility appears to make no allowance for new &/or expansion of future services, e.g. more doctors or demand of aging population for allied health services – dietary, podiatry, acupuncture."</p> <p>One individual submission expressed support for the retention of the Anglesea Social Supports Program (SSP) at the site:</p> <p>"Over the past twenty years the Government has continued to increase the number of Aged Care Packages available to people, in order to enable them to remain in their own homes for longer, therefore easing the numbers and corresponding costs associated with more people living in aged care. Those people – who have a variety of special needs, cannot always be adequately cared for in their own homes 24/7. It is not realistic to expect family members or unpaid carers to shoulder the burden. The packages only cover the cost of a limited amount of care. Places such as the Social Supports Program (SSP) run by Barwon Health in Anglesea offer not only crucial social support for the attendees but also respite for the carers."</p>

Access and Movement - THEME 5

Of the 122 survey respondents, 46 referenced aspects of the proposed precinct plan related to access and movement. Seventy-six survey respondents didn't reference access and movement related elements at all. Of the 36 submissions, 26 submitters talked about access and movement.

Across all submissions and free text survey responses, 83 commented on the access and movement. Thirty-one responses expressed opposition or frustration regarding the traffic movement the draft precinct plan proposes. Thirty-four responses oppose the proposed parking provision. Seven responses expressed support for the proposed layout of internal roads and parking.

Survey and submission comments - Access and Movement

Sub-theme topic	Access and Movement
ernal traffic and precinct access	<p>Thirty-one responses, including 15 submissions, opposed the proposed design because it would create increased traffic and impacts – congestion, noise, dust, etc. – on the amenity of surrounding residents. Nineteen responses, including 12 submissions, expressed concern about the impact on amenity that access via Mawson Avenue to the affordable housing dwellings would have on Mawson Avenue and Holmwood Avenue residents. Ten of these responses, including nine submissions, refer to two VCAT cases, one in 2016 and one in 1999, and consider the “Neglect of current Vcat rulings” as evidence of the inadequacy of the research informing the design. The outcome of the VCAT cases had been “not to utilise a minor unconstructed private street as the access to a public facility when that facility can just as readily be accessed by way of a fully constructed street which has far greater legibility for the overall community”. Cross referencing ‘parking’ (see below), four emphasised that a carpark off Mawson Ave cannot proceed.</p> <p>Seven responses, including one submission, opposed because of the impact on McMillan St, due to it being “not a main road”, its “narrow access” and often “only one lane wide” due to on-street parking. Congestion, noise and safety were the main reasons responses were concerned about increased traffic entering and existing the precinct via McMillan and Mawson. Comments included: “Mawson Ave is narrow & will be choked.” “It will be so disappointing to come on holidays and all we will hear is cars, I can get that living in Melbourne.” One submission indicated that traffic would increase on an already congested Great Ocean Road.</p> <p>Four responses expressed concern regarding the movement of large vehicles in the precinct, including trucks carrying musical equipment for gigs at memorial hall, ambulances, and rubbish and recycling collection trucks. Due to the narrowness of access and internal roads, concerns were raised these vehicles would be “reversing in inadequate spaces” which creates safety issues. Three responses expressed concern about the vulnerability of regular user cohorts – children and older people – and the impact that vehicle movement would have on their safety.</p> <p>Three responses indicated dissatisfaction with the traffic and parking design/research that led to the proposed plan, questioning the extent to which the research demonstrates understanding of how the precinct works.</p>

Sub-theme topic	Access and Movement
Parking	<p>Thirty-four responses, including 16 submissions, opposed the whole or part of the proposed parking layout.</p> <p>Referring to the draft precinct plan's proposal to consolidate parking on the site where the kindergarten is currently located, eight responses including five submitters indicated that it would be a waste as the kinder has been recently refurbished and the car park recently re-paved (see Family and Children's Services section).</p> <p>One submission suggested that the affordable housing, not a carpark, should go where the kinder is currently located. One submission indicated the proposed carparking was unsafe for kinder kids and that the kinder would be better located at the school.</p> <p>Four individual submissions asked to retain the Anglesea Community House car park so that the twilight farmers' market can continue to be held in summer in that area. Two responses including one submission indicated that the proposed housing and residential carparking in the north west corner would block access to the Anglesea Historical Society's new shed and prevent planned disability access.</p> <p>Thirteen responses indicated that there was not enough parking proposed. Nine indicated that they considered the proposed per dwelling ratio to be an under-provision for the affordable housing. (also see Affordable Housing section).</p> <p>Five responses, including two submissions, indicated that parking for the hub was inadequately provided for, particularly when there are events and visitors as well as members, but also for the meetings and activities of well-loved and well-attended community groups such as "Anglesea and District Historical Society and Surf Coast Family History Group and Museum" and ANG AIR which has "800 members of which there are about 100 active volunteers".</p> <p>In addition to the proposed under-provision of parking, five responses, including one submission, said that the parking was inconvenient to facilities at the precinct. It included four responses indicating that parking location would not suit patients of the medical centre. One respondent said: "Medical Centre car parks are too few and inadequate. The proposed parallel parks will not suit older and incapacitated people."</p> <p>Two responses asked for the parking needs of ambulances to be considered, both longer stay, to minimize "frequent interruption to traffic flow in McMillan St", and shorter stay, i.e. an ambulance bay for "pick up area close to clinic".</p> <p>Three responses, including one submission, suggested that legibility of parking areas would be important for management, particularly during peak periods and safety. One survey response and one submission suggested signage and road markings would be needed to differentiate between residential and community parking and also to identify "clear pedestrian spaces within the car park".</p> <p>Four responses provided ideas to more efficiently allocate space to parking, i.e. "undergrounding" or having car parking at ground level "within the footprint of the building".</p>

Sub-theme topic	Access and Movement
	<p>Three responses, including one submission, supported the “better carparking layout”, recognizing the benefit of “concentrating parking in convenient location” and indicating that “it’s great that the car parking is mostly consolidated”.</p> <p>One response was broadly supportive, saying “except for the parking spaces removing the top corner of the garden”.</p> <p>Two responses wondered if “there need to be lots of car parking?”, while one response requested “less car park options” in favour of “lots of green space for the community to interact with each other”. Another questioned: “Should we promote active transport for local workers instead?”</p>
Active travel and accessibility	<p>On grounds of liveability and supporting active transport, four responses thought the housing should be moved somewhere more proximate to the shops and services, “The key worker townhouses and apartments should not be built and another site closer to the shopping centre needs to be sourced” , “The Alcoa land, for example, is withing cycling, mobility scooter distance of the shops and facilities”.</p> <p>Three responses thought despite Anglesea’s “car-dependency”, housing at the precinct would promote active travel – living close to work rather than lengthy commutes. One comment said: “There is a real opportunity to get more people out of their cars and into more active forms of transport, by allowing more key workers to live close to where they work.... Active ageing and having active kids is so important and better active transport links means healthier communities”.</p> <p>Two responses, including one submission, requested charging stations for electric vehicles/bikes be included. As well as “end of trip facilities for bikes” and the “prioritisation of pedestrian access and activation from the street” and suggested an additional “point from McMillan Street”.</p> <p>Two submissions considered the proposed pedestrian routes to be “flawed”. One submission suggests both the north-south and east-west pedestrian axes do not offer accessible thoroughfare with “an unmade country road with no footpath in Mawson Ave and at the end into Melaleuca Lane which is unmade dirt lane.” The other was concerned with children and toddlers in the car park, it is an accident waiting to happen.</p> <p>Two responses also express concern that increasing vehicle “traffic in a normally very quiet area with a lot of pedestrian movement” will decrease safety for “pedestrian/ child movement”. Another submission suggests that the “bush kinder space will impact pedestrian movement.”</p> <p>Four responses supported the proposed pedestrian pathways through the precinct indicating “improved flow between buildings”.</p> <p>One response suggested a “high level walkway to 2nd storey from the top of the precinct”.</p> <p>Five responses thought that the proposed plan adequately considered accessibility and pedestrian movement around the precinct including</p>

Sub-theme topic	Access and Movement
	<p>accessibility between and within buildings. One respondent said: “Provision of lifts is fantastic. Easy access for people with mobility challenges”.</p> <p>Eleven responses including seven submissions expressed concern regarding reduced accessibility and pedestrian movement. Six responses including four submissions considered that accessibility is compromised with multi-storey buildings. Comment included:</p> <p>“How are elderly people going to access the first floor”</p> <p>“Angair hosts morning tea to its volunteer workers who can number 15-20 in the case of the weeders, all with muddy or sandy boots! How is that going to work in terms of co location with other organisations on the first floor?”</p> <p>Another four submissions referred to the accessibility that the proximity between buildings enables, including between Angair office and propagation shed (3) and the Historical Society museum with its accessible bathroom and new storage shed. .</p> <p>One submission expressed concern about the future of accessible programs, such as the Social Support program and the role it plays in enabling people with high accessibility needs and their carers to remain in the community.</p> <p>One submission recommended, for the integrated facility to bring people together, it needs “single access point and “visible street frontage”.</p>

Built Form – Intensity and Character - THEME 6

For many residents, the unique and informal coastal character of Anglesea is exemplified in the McMillan Street precinct. Unobtrusive, low-rise buildings ensconced in the bush setting is an important feature of Anglesea built form. Additionally, the social significance of buildings, buildings where people have regularly met to affect positive changes on their facility, the precinct or Anglesea more broadly, was apparent.

Of the 122 survey respondents, 53 spoke about the proposed built form and 69 respondents didn't reference built form intensity and character at all. In the submissions, 22 of the 36 commented on built form. Across submission and free text responses, 117 comments were made regarding built form intensity and character.

Sixty-five responses commented on the affect that the draft precinct plan, in terms of what is planned to be retained and what is planned to be upgraded and integrated, will have on the character. Forty-nine responses commented on the proposed built form intensity, using phrases such as “too high” and “too big”. However, as outlined below, many responses consider building height to directly affect Anglesea's character. Effort has been made to not ‘count’ these responses twice unless, for example a response references the height of the affordable housing and also talks about the impact of “one large hub” on character.

Survey and submission comments – Built Form – Intensity and Character

Sub-theme topic	Built Form – Intensity and Character
Character - Retain/Upgrade	<p>Nineteen responses, including nine submissions, indicated that they supported the balance of renewal and retention, i.e. upgrading “tired” facilities and keeping “the heritage buildings, ie Rangi Marie and Memorial Hall, the community garden, Angair propagation shed and Ambulance Victoria”. (Also see Social Infrastructure and Community Facilities section).</p> <p>Twenty-four responses including 10 individual submissions indicated that the draft precinct plan was not in keeping with Anglesea's character. Six responses indicated that the housing was most at odds with Anglesea aesthetic. Six responses said that the draft plan for the hub was “too urban” or “too corporate/generic” and indicated that it was too much like other coastal towns with a different character, i.e. “Torquay” or “Lorne”. Another response stated that the design and materials were unsuccessfully going for a “surf look”.</p> <p>Eight of the 24 responses expressed appreciation of the informal and intimate feel of the precinct where “easily accessed individual buildings which have endearing characteristics”. Another response: “Retain as much of existing precinct to retain historical and coastal feel of area”</p> <p>Because the buildings with heritage overlays are being retained in the draft precinct plan the significance of the facilities that are proposed to be incorporated into an integrated hub being reported is largely social. One respondent said: “These buildings and their placement have happened naturally over some time and have memory and connections to community”. Three responses consider Anglesea's character to be synonymous with the natural environment which the proposed development threatens because it fails to recognize the small scale “botanic garden” that community volunteers have established at the precinct.</p>

Sub-theme topic	Built Form – Intensity and Character
	<p>Five responses indicated that the integration of different groups into one hub would affect the informal character of the precinct, “community organisations will lose their identities if they share a single space”.</p> <p>Another comment: “Corporate style two-storey concrete building is a major downshift from current easily accessed individual buildings which have endearing characteristics despite needing to be replaced”</p> <p>Twenty-nine responses including 11 submissions indicated they were glad some of the existing buildings were being retained (also see Social Infrastructure and Community Facilities section).</p> <p>Six responses wanted more of the buildings to be retained, considering the “energy, resources and money” that would be required and suggested that “we utilise what we have (circular economy) and be a bit more creative”.</p> <p>Fourteen responses indicated that they were glad that “tired” facilities were being upgraded, while five were unsure about the current proposed design meeting the intention of the upgrade, i.e. inadequate spaces/allocation, see community facilities.</p>
Aboriginal culture	<p>Five responses including one submission referenced Aboriginal culture</p> <p>Four response suggested embedding Traditional Owner knowledge in the precinct plan. Suggestions included:</p> <p>“Indigenous-named hub” that “design foregrounding indigenous knowledges”</p> <p>Greater “connection to indigenous history of area”, regarding how public land is managed should be in “co-existence with First Nations custodianship”.</p> <p>One submission points to unaccounted for Cultural Heritage requirements for the eastern portion of the precinct.</p>
Environmentally Sustainable Design (ESD)	<p>Eight responses, including one submission, thought that the proposed hub presented distinctive opportunity for Council to demonstrate what best practice development can be like in a climate emergency, low emissions materials, energy efficient design, all electric precinct powered by renewables, bush fire resilience, and active transport linkages. One comment: One response suggested the site could play a role as a refuge for natural disasters: “given the rise in climate impacts especially heat and bushfires can we make this a climate resilient facility which could be a refuge for the local community during natural disasters and hot weather”.</p> <p>Six responses thought that the proposed design challenged Council’s “environmental credentials”, saying “this concept plan ignores its impact on the environment and carbon footprint”.</p>
Intensity	<p>Forty-one responses partially or wholly opposed the proposed density of the buildings in the draft precinct plan. Eleven responses were referring more to the community hub part of the precinct plan and 30 to the housing.</p> <p>Twenty-one responses, including 10 submissions, thought that the height of the proposed housing was out of step with surrounding built form and planning provisions regarding Anglesea’s character. One respondent asked: “How does</p>

Sub-theme topic	Built Form – Intensity and Character
	<p>the proposed residential development comply with the current residential zone requirements for the land adjoining to the north?”.</p> <p>Seven responses thought that a two-storey hub would was not suitable for the precinct or for Anglesea</p> <p>Two responses identified that increased density of the hub helps maximise / make more efficient use of space, saying “consolidation of single level services into one multi-storied building so freeing up space for other uses” and “the buildings could be higher, I would like to see 4 or 5 storeys”.</p> <p>Six responses, including four submissions, identified that increased density of the affordable housing helps to increase supply/diversity (also see Affordable Housing section: housing form).</p> <p>Four responses indicated that refurbishment of the existing buildings could adequately increase the capacity and six indicated that integration into one hub was unnecessary/would be inefficient and require more oversight and ongoing investment. One respondent said: “Currently the community buildings (are) spread around the site and reflect the residential houses around it, but this new development will make this area like a business hub and noise and traffic will affect the neighbouring residents”.</p> <p>Thirteen indicated that the increased density of the housing would increase traffic, with 10 responses concerned about the increased traffic on and impact on amenity of Mawson Ave/Holmwood Ave residents and citing previous VCAT decisions made in favour of keeping cars headed to the community precinct off an unsealed residential street: “Intensive housing compromises the design opportunities for the site (e.g. lower impact single story buildings), and demands new vehicular access from Mawson Av. - an otherwise quiet dead end dirt road.” (Also see Access and Movement and Affordable Housing sections).</p> <p>Fifteen responses spoke about the draft precinct plan as an “overdevelopment” or unwanted “major development, expressing concern about “city style density” in Anglesea and cautioning of the potential outcome of the planned density is “potentially going to lead to a ghetto slum with itinerant so-called workers coming and going, with little care to the existing Anglesea community”.</p> <p>Four responses expressed concern about the precedent created, including: “The two storey building also creates a distinct high-rise precinct in Anglesea when considered along with the other 2-3 storey buildings on the nearby Diggers Parade. This possibility, as far as I know will be a first in a town on the Great Ocean Road.”</p> <p>Three responses requested that all buildings be kept to a single storey and six requested building heights be kept to two storeys, including the suggestion to: “reduce height of apartments to 2 stories. Maintain the low density 2 story Anglesea township. DO NOT allow increased height density.”</p> <p>Six responses, including four submissions, showed some support for the proposed housing in terms of density, identifying that “Anglesea is in desperate need of more smaller housing for smaller households” and that “providing</p>

Sub-theme topic	Built Form – Intensity and Character
	<p>housing for key workers is critical and should be applauded. The building heights are excellent (2 and 3 storey)."</p> <p>Four submitters opposed the density of the hub, with one saying it would change the informal character. A submitter asked: "Why do rooflines oppose the fall of the land, making facades unattractive". Fifteen submitters opposed the proposed density of the housing, 13 of whom said that it would change informal character of the precinct/town. Eight said that it would lead to increased traffic. Other comments included:</p> <ul style="list-style-type: none"> - Too carbon intensive + waste of resources/circular - Fund care of mature trees - The community hub entrance and access is 'hidden' rather than being visible from the street. The rear part of the building MUST project beyond the medical facility to present its own visible street frontage. <p>One submission pointed out that the "memorial tree: remembering a local soldier who was killed fighting in the first world war" had not been documented in the process and asked "can this be saved please?".</p>

Affordable Housing - THEME 7

The exploration of affordable housing for key workers at the precinct aims to address the broader community challenge of a shortage of housing for locals who play key professional and civic roles in Anglesea.

Of the 122 survey respondents, 84 referenced the proposed affordable housing and 38 respondents did not mention it. Of the 36 submissions, 32 submitters talk about the proposed affordable housing. Including the submissions and all free text survey responses, there are 150 comments regarding the proposed affordable housing. Of those 150 responses, 66 indicated support for housing within the precinct and a further 29 offered provisional support, including responses that were supportive but not in the form such as the three storeys or the location, i.e. north-western corner, within the precinct.

Thirty-five responses were supportive of the provision of affordable housing but not at the precinct. This includes 18 responses who commented that a residential use will compromise the well functioning community uses at the precinct.

Nineteen responses opposed the affordable housing development. This includes two responses who do not consider that there is a shortage of local key workers and 11 responses who consider that there are alternative more cost-effective approaches to addressing the issue, i.e. higher wages, provision of temporary accommodation at caravan parks. There was a suggestion that "improved child care would assist more people to get into the workforce more so than a few townhouses".

Survey and submission comments - Affordable Housing

Sub-theme topic	Affordable Housing
Who the housing should be for	Fifty-three responses commented on who the affordable housing should be for. This includes 22 responses who said the housing should be for local workers, four responses thought that the housing should accommodate those on a low-

Sub-theme topic	Affordable Housing
	<p>income, five responses indicated the housing should be health workers and four suggested the housing accommodate those working education/early years.</p> <p>Two responses thought the housing should be for older people to enable ageing in place and 10 thought the housing should be for young people or young families. Six thought the housing should accommodate seasonal workers while 22 responses wanted to know about how the affordable housing would be managed, i.e. what sort of entity would be responsible for determining eligibility and allocating the housing, as well as ongoing management and maintenance. Comments included:</p> <p>“Key worker housing for much needed staff, especially Childcare workers and early education.”</p> <p>“Council should be dedicating substantial resources and funding to ensure that our most vulnerable neighbours (as well as our key workers) can be housed in secure, affordable housing.”</p> <p>“Without substantial intervention, it is unlikely that any young person living in Anglesea today will be able to purchase a home in the town (or in the shire) where they grew up.”</p> <p>“The delivery of key worker housing in Anglesea is an important step in providing affordable, secure, and long-term rental housing for local workers who provide so much to our community.”</p> <p>“Younger people make up the majority of the hospitality workforce. With this part of the population being priced out of the market due to lack of affordable rental options, we not only lose diversity in our population but also lose the restaurants. This has implications for residents in terms of liveability of the town, but also the Great Ocean Road as a tourist destination.”</p> <p>“We need more affordable housing to support and allow young people to live in the area and work in essential services like childcare, teaching and outdoor education/tourism and aged care.”</p> <p>“I’m concerned about the senior citizens of the area creating such a divide with the young families of Anglesea. I understand they are opposed to the accommodation but I don’t think they understand that unless we can house GP, Allied health etc. they won’t be able to live in Anglesea unless they want to travel to Geelong for all services.”</p> <p>“So many great families have left over the last 3-5 years as there is no housing for us. We nearly left 2 years ago, having to sign a lease in Torquay, luckily we nabbed an overpriced rental at the 11th hour. “</p> <p>“We also need to prioritise accommodation for workers and young people - otherwise this will become solely a place for wealthy retirees and holiday houses rather than thriving local town.”</p>
Housing form	Forty-eight responses referenced the form of the housing, i.e. the proposed density (medium/higher density) and/or the type of housing, i.e. townhouse or apartment.

Sub-theme topic	Affordable Housing
	<p>Six responses, including four submissions, showing some support for more density and diversity of housing (also see Built Form section: intensity).</p> <p>Thirty responses, including 15 submissions, opposed the proposed density of the housing (also see Built Form section: intensity). Twenty-one responses, including 10 submissions, cited the inconsistency of the proposal with surrounding housing.</p> <p>Comments included:</p> <p>“Proposed affordable housing is too crammed into the space and three storeys is too high and inappropriate to Anglesea character.”</p> <p>“The design of the housing is too "urban" and commits to a fixed pattern of units and houses, has a more flexible approach been considered?”</p> <p>“Striking a balance between addressing the housing crisis and maintaining the scale of the existing community is vital. The proposed three levels of housing set a precedence for this to happen throughout Anglesea destroying the aesthetics of this tranquil beachside area.”</p> <p>“The housing up to 3 storeys will overwhelm the museum and is out of character for the community space that is trying to be developed.”</p> <p>Eleven responses refer specifically to the proposed three-storey accommodation and six responses suggested restricting the height of the housing to two storeys. One comment stated: “reduce height of apartments to 2 stories. Maintain the low density 2 story Anglesea township”.</p> <p>One response suggested building heights “could be higher. I would like to see 4 or 5 stories”.</p>
Location	<p>Thirty-five responses indicated support for affordable housing but not at the McMillan Street Precinct, including “don’t believe that this community complex is the appropriate space for the workers housing. I am very in favour of this need but there are other more suitable locations” and “urge the council to actively pursue other sites and not be deterred by overlays, or other government restrictions”.</p> <p>Sixteen of the 35 thought that affordable housing should be “dispersed across the Township of Anglesea” including one response suggesting “other council or state owned land” and two responses recommending council purchase private land for developing affordable housing.</p> <p>Fourteen of the 35 were more specific regarding the ownership of more suitable sites including seven who suggested Alcoa land near Anglesea Primary School and six who suggested GORCAPA land, i.e. camping ground/near the bowling green. Two suggested underutilised group accommodation, such as YMCA or Eumeralla Scout Camp. Two responses suggested affordable housing would be better in “other towns” either “along the surf coast” or “Geelong” where workers could “be bused in”.</p> <p>Twenty-six responses commented on the proposed location of the affordable housing within the precinct, often offering alternative suggestions. Comments included:</p>

Sub-theme topic	Affordable Housing
	<p>“A more appropriate space for the housing would be the location of the community garden.”</p> <p>“I believe it is far more appropriate for the housing to be built at that end of the property, where the community garden is currently located, as it will be adjacent to the housing in the Lion's Village and traffic can enter and exist from McMillan street.”</p> <p>“I fail to see why the accommodation could not be built on the existing Community Garden land, which I believe is zoned Residential. The garden could be reasonably easily relocated and the existing well used car park could be retained.”</p> <p>Eight responses considered that the housing would be better located, including “near other housing that is similar in style”. Other comments included:</p> <p>“Placing the key worker housing along Melaleuca Lane (existing kindergarten site) which is already used by owners of similar apartments facing Diggers Pde.”</p> <p>“Locate some key worker accommodation along Melaleuca lane where it has already been identified as being more urban and built up, than along the 'sensitive residential interfaces.’”</p> <p>“Why not put the affordable housing along Melaleuca Lane, near other existing three storey buildings.”</p> <p>“Locate the key worker apartments on the current kindergarten site near the atrocious Diggers Parade examples of what is not wanted in Anglesea.”</p> <p>Three responses expressed concern regarding “housing next to the children’s play space”.</p> <p>Three responses suggested moving the location of the housing within the precinct, including “keep unnecessary cars from driving through the site”.</p> <p>One comment stated: “relocation of the Social and Affordable Housing would resolve all opposition from property owners along the northern boundaries of the precinct and allow existing stakeholders more area in the precinct to satisfy their needs”</p>
Access	<p>In relation to the proposed housing, 29 responses discussed aspects of access to the precinct and movement and parking around the precinct (also see Access and Movement section).</p> <p>Thirteen responses raised concerns regarding how the proposed affordable housing would be accessed by future residents, all citing the impact of increased traffic on the amenity of residents of Holmwood and Mawson Avenues, described as “an otherwise quiet dead end dirt road”.</p> <p>Ten refer VCAT orders on earlier land use and development applications ruling that, according to a respondent, “Mawson Ave is to be kept in keeping with the natural environment – leaving the unsealed road and not to be used as a thoroughfare”. Also cited from the VCAT ruling: “it makes good sense not to utilise a minor unconstructed private street as the access to a public facility</p>

Sub-theme topic	Affordable Housing
	<p>when that facility can just as readily be accessed by way of a fully constructed street which has far greater legibility for the overall community”.</p> <p>Four responses urged that “the traffic flow and accessibility in this area needs to be carefully evaluated to prevent any adverse effects on the local neighbourhood”.</p> <p>Nine responses indicated that the proposed amount of residential parking was “not sufficient” or “0.6 car parking per unit and townhouse is completely unrealistic, this needs to be addressed to stop parking on street and other facilities car parks”.</p> <p>One of the eight responses highlighted that such a low ratio was more suited to metro areas with good public transport, but “is absurd in Anglesea with only the occasional V-Line bus.”</p> <p>Two responses including 1 submission requested active transport infrastructure be prioritized in the development (also see Access and Movement section)</p> <p>Five responses, including three submissions, expressed concern regarding the inadequate and unsightly area allocated to rubbish and recycling bin storage suggesting that it be “moved to elsewhere in the precinct with bin collection arranged from McMillan Street” as “bin collection from Mawson Avenue is totally unacceptable given the rubbish and recycle trucks currently have to reverse down the street”.</p>
Function	<p>Twenty-two responses, including eight submissions, raised questions or expressed concern about how the management model for the proposed housing. One comment stated: “An external body assessing the eligibility of residents will not be sympathetic to the businesses that need the extra employees as they are far too removed.” Other comments included:</p> <p>“How does it work - what if I get a house and then leave my job, how many hours do I need to be doing to be eligible? Means tested etc? Who manages the system - is that council ongoing (which I'd be happier with) or do we outsource to some private body (not very happy with)?”</p> <p>“Far too many questions on definition of “affordable housing” v “key workers” and the impact high density housing will have on the Anglesea Township.”</p> <p>“There is no explanation of how the “worker housing” would be managed. Sale? Rent? Defining who would be eligible? Management? Maintenance?”</p> <p>Five of these responses expressed specific concern about public land ending up in private hands, including:</p> <p>“Affordable housing must be public housing not privately owned!”</p> <p>“I would like to be assured that the residential housing will be used for key workers, building housing that is just sold privately without restriction is not worth the disruption to community groups that use the site.”</p> <p>“How is the housing going to work? Who is going to maintain and manage it, keep it away from the hub?”</p>

Sub-theme topic	Affordable Housing
	<p>“Who owns the development? How is selection process conducted for key worker housing? What is the period of time that a key worker can remain in these facilities?”</p> <p>Eighteen responses, including five submissions, expressed concern about the change that a residential development would bring to a community precinct.</p> <p>There were six responses pointing to the preciousness of public spaces dedicated to community. Comments included that Council will “regret” the “short-term thinking” of taking “a central area dedicated to public services, to throw it away on housing which can be provided elsewhere” and “once this land is given away to who ever develops the housing it is lost to the community forever”. Also “the theft of community land to build social housing will turn this important area into a mishmash of small business like spaces, that will no longer be a central point for the majority of public meetings and the groups that service a dedicated population who make Anglesea the town it is”.</p> <p>Another respondent said: “Strongly against housing, particularly private housing in this space. Feel the housing proposal squeezes all the community facilities for space e.g. no allowance for expansion of medical centre, kinder/child care.”</p> <p>Another among these responses highlights that, in the face of climate change, the value of public land will only increase and will be in higher demand. “Sea level rise will lead to flooding of the Anglesea river bank, so that area of public land will become less usable and the McMillan street public land will be the go to for future community facilities and gatherings in the future.”</p> <p>Fourteen responses, including two submissions, indicated that they thought that the inclusion of housing was important for the vitality of the town. Comments included:</p> <p>“The affordable housing for key workers is essential. Anglesea has such limited affordable rental or purchased housing options for most people particularly those who work in childcare and healthcare. We need to invest in providing housing for the key workers that allow our town to thrive and for young families to remain in Anglesea and for the town to continue to expand and evolve with you get generations.”</p> <p>“Having great quality community facilities attract great employees and coupled with affordable housing will see our community thrive.”</p> <p>“We desperately need key worker housing for this town to continue to exist, and we desperately need long daycare so that we can work!”</p> <p>One submission indicated that the economic case for affordable housing was well documented, saying: “Research from SGS Economics and Planning shows that investment in all forms of affordable housing creates triple bottom line benefits. For every \$1 invested in affordable housing, \$2 worth of community benefit is provided. This return on investment is commonly more than double that of other essential infrastructure in Victoria such as road and rail projects. The rate of return on investment is so compelling, that governments would actually save money by investing in affordable housing.”</p> <p>Three responses, including two submissions, thought that the inclusion of affordable housing supported equity in Anglesea. One comment was that</p>

Sub-theme topic	Affordable Housing
	“Affordable housing is essential infrastructure and is critical to the success of Anglesea. It should not be a policy decision that is debated by those fortunate enough to own their own home.”

Cohorts and Social Inclusion - THEME 8

Cohorts and Social Inclusion considers responses on how people use the precinct and whether the proposed plan is inclusive of the needs of a range of cohorts.

Of the 122 survey respondents, 59 referred to the relation to the precinct of a range of cohorts and whether the draft precinct plan included their needs and 63 didn't mention anything related to cohorts and social cohesion. Of the 36 submissions, 11 submitters talked about cohorts and social inclusion.

Including the submissions and all free text survey responses there are 107 comments analysed under this theme. Of those 107 comments, 23 comments suggested that the needs of some cohorts are considered too much. 38 responses indicated that the needs of certain cohorts not adequately catered to. 35 responses indicated that the draft precinct plan showed signs of adequately considering the space and service needs of specific cohorts.

Survey comments – Cohorts and Social Inclusion

Sub-theme topic	Affordable Housing
Consideration of the experiences and needs of a range of cohorts	<p>Four responses thought that the draft precinct plan was “trying to serve too many purposes in a space which is inadequate for the task” and that “trying to accommodate for so many different stakeholders and altering the use and purpose of this site” would not serve Anglesea well.</p> <p>Seven responses considered that older cohorts were over-serviced in the current precinct and proposed plan. These responses pointed to an inequity, requesting that these groups “do not get an unfair amount of space” and suggested that Council should be “engaging younger adults and families” and not just those “with the biggest voice”,</p> <p>Demands on the time and attention of parents and carers was also a factor in being able to engage: “young families don't often answer surveys (it's hard to do anything when you're working and caring and don't have adequate local supports)”</p> <p>Another comment: “There seems to be a large focus on older people (who have more time to attend the council meetings than younger people do, we are busy looking after our families!)”.</p> <p>One comment thought that the design “looks fine i'm completing this survey because i'm concerned that young families are leaving the area or not coming to the area because there are not adequate facilities for us”.</p> <p>In regards to considering the needs of a range of cohorts, the design of the precinct was queried for not “future proofing the young generation of families”. Of the 16 responses including 2 submissions requesting that the precinct plan</p>

Sub-theme topic	Affordable Housing
	<p>better “support the growth of this community through facilities and open space”, other comments include:</p> <p>“Our young families and children are the future of this community and we need to provide opportunities/growth for the next generation”</p> <p>“Please don't forget about families with young kids living in Anglesea we do exist and we need better facilities and services like more local access to childcare”</p> <p>“Younger families need to be able to have affordable housing, childcare and schooling available to attract a younger generation into Anglesea”</p>
Under servicing the needs of different cohorts	<p>31 responses including 2 submissions requested more services and spaces for children, families and young people be provided at the hub.</p> <p>Three responses expressed “concerned there is not much to cater for youth “, and suggested “Maybe a youth space/hub” and “it would be great to have a space for kids between 8+”</p> <p>Eighteen responses including 2 submissions called for a greater provision of childcare. This includes 11 responses that point to “a desperate need for long child care services in anglesea rather than occasional care, in an improved facility” and highlighting that the lack of provision “has a huge impact on family life, finances and livability of the area for young families”. 6 of the 18 responses indicated that they have to travel outside of Anglesea to access the childcare they need. (Also see the Family and Children’s Services section).</p> <p>Seven responses indicated that the process failed to consider the needs of volunteers at the hub and that the draft plan applies “little effort to accomodate our very specific needs for security, storage and volunteer movements between facilities”.</p> <p>A couple of these responses including a submission outline how these needs might be included. 1 submission details the space and fit-out requirements for occasional care staff, lacking in the current draft precinct plan.</p> <p>Two responses asked for better facilities and amenities for older people including an “adult day care area”. 1 submission asked that the Social Support Program (SSP) which provides activities for people with high support need disabilities giving respite to carers continue to be provided at the precinct able to live in the town. Two responses emphasized the value of multi-generational interaction: “Lots of green space for the community to interact with each other! No separation of the older and young people!”. Six responses expressed concern for the privacy and safety of children in a mixed use precinct. “unsure if a shared space between the kindergarten and medical centre is ideal due to safety and exposure of u known people entering area.” Three of these response expressed concern about the proximate location of the housing, “the suggested site looks less secure with the residential workers buildings nearby.”</p> <p>3 responses talked to whether the needs of artists and musicians had been considered in the configuration of spaces. “It's not clear to us how the 'bump in</p>

Sub-theme topic	Affordable Housing
	and bump out' of performers in the hall will have access in the proposed new plan" and suggested that "Local artists could be more involved"
Cohort-based needs-opportunity to address in the draft plan -	<p>9 responses spoke to the plan addressing early years space and service needs. Comments included: "I think the quality of building, size of childcare centre are integral for making our burgeoning community feel as if that matter". 8 responses indicated support for the inclusivity of spaces "Integration of the young families of the area. Having the early learning Center, Kindergarten and occasional care as a heart piece for the future of our community!</p> <p>Another response: "I love the integration of community, volunteer, health and early education services - which would build greater inclusion, understanding within the community of diverse groups of people, and combat isolation (particularly for elderly and disabled people).</p> <p>25 responses including 2 submissions support the proposed provision of housing because it addresses the needs of certain cohorts in Anglesea: "We need to invest in providing housing for the key workers that allow our town to thrive and for young families to remain in Anglesea."</p> <p>Another comment: "Affordable housing for young families has to be priority! I understand the older generation who had retired here would not think of the younger generation issues but it is incredibly important to have equal opportunities to for everyone regardless of the income, social status, cultural background, etc." Also see the Affordable Housing section)</p> <p>Two responses didn't recognize this housing need in Anglesea, "It should be built where there are new families establishing and where key workers are more needed."</p> <p>four responses asked for the precinct planning process to "foreground Traditional Owner knowledge", identifying broad benefits to the whole community of working collaboratively with the traditional owners and gaining a better understanding Aboriginal culture and care of the Country known as Kuarka-Dorla in Wadawurrung language. (Also see Built Form – character and intensity section)</p>

Appendix A - First Phase Community Engagement

The first phase of engagement was conducted in April 2023 as part of developing the [Situation Analysis](#). The full details of the engagement can be found in Chapter 5 of the [Situation Analysis](#). In setting the scene for the results of the draft precinct plan consultation, we included the headlines from the early engagement. It is worth noting that only 20% of the participants of the draft precinct plan consultation completed the first phase engagement survey.

The first phase of engagement survey (n = 125) asked about various attributes of the McMillan Street precinct in terms of what was valued and working well, and what was not working so well and could be improved. Results are written below, or can be accessed via a graph on the next page.

The feature that respondents most reported to be valued and working well was the natural environment (75%). Only 7% of respondents reported that the 'Natural environment, i.e. trees, shrubs, plants, grasses, etc.' at the precinct were not working well.

Regarding the attribute of the 'Condition of the buildings, i.e. fit for a range of activities, events, etc.' 20% of respondents reported the current building conditions were working well and 64% reported that they were not working well.

Regarding the attribute of 'Community services and programs available at the Hub' 79% considered community services to be working well. Six per cent thought that these services were not working so well.

Fifty-five per cent reported that the attribute of 'Health services and programs, ie, doctors, allied health, etc.' were working well and 12% thought that health services and programs were not working so well.

Forty-five per cent of respondents reported 'Family and children's services and programs, ie, Kindergarten, Childcare, etc' were working well and 4% indicated that they were not working well.

Regarding the attribute of 'Public open spaces, i.e. outdoor spaces to sit and gather, places suitable for play' 31% of respondents considered the public open space to be working well and 43% reported it was not working well and could be improved.

Of respondents, 5.8% said that 'the quality and accessibility of connections between buildings' was working well and 38% said that the quality and accessibility of internal paths at the precinct not working well.

Regarding the attribute of 'Ease of driving to and parking at the precinct', 56.2% of respondents said that it was working well and 15.7% stated that it was not working so well. Regarding 'Foot and cycle paths to and bike racks at the precinct', 14% of respondents said that this active travel infrastructure was working well and 26.4% stated that it wasn't working well. Regarding 'Connectivity to other community amenities, such as shops, public toilets, etc.' the percentage of respondents that said that it was working well and that it wasn't working well was the same: 19.8%.

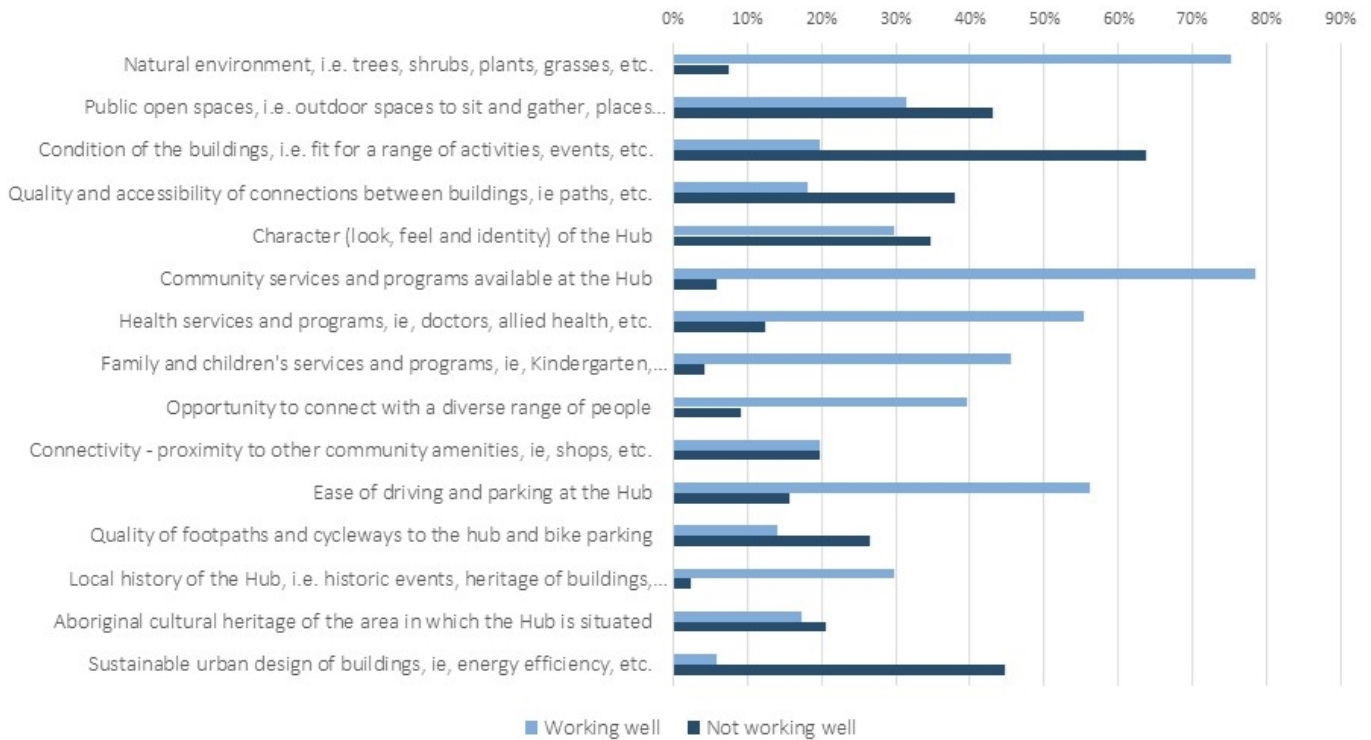
Regarding the attribute of 'Character (look, feel and identity) of the Hub' 30% considered it to be working well and 35% thought that the character of the precinct was not working so well. Regarding the feature of 'Local history of the Hub, i.e. historic events, heritage of buildings, features, etc.' 30% reported it to be working well and valued, and 2% thought that it wasn't working so well.

Regarding the attribute of 'Aboriginal cultural heritage of the area – Kuarka-Dorla in which the Hub is situated', 17% thought Aboriginal cultural heritage was working well and valued, and 21% thought that it wasn't working well.

Regarding the attribute of the precinct providing the 'Opportunity to connect with a diverse range of people' 40% said that it was working well and 9% indicated that it wasn't working well.

First Phase Community Engagement Recap (cont.)

Performance of attributes of the existing Community and Health Hub



Another first phase engagement survey question asked respondents to consider their ideal precinct and report on how valuable certain attributes would be. These attributes are grouped below under the themes of this phase of the engagement.

Theme 1 – Open Space and the Natural Environment: 96% indicated that a precinct that 'is nestled in the natural environment and provides access to nature' would be a somewhat or very valuable attribute of their ideal hub. 96% of respondents considered 'high quality public open spaces' a somewhat or very valuable attribute of their ideal hub.

Theme 2 – Social Infrastructure/Community Facilities: 99% of respondents identified that a precinct with 'high quality and fit-for-purpose buildings/facilities' as a somewhat or very valuable attribute of a re-imagined hub. 100% considered the attribute of 'community services and programs that meet community needs' to be somewhat or very valuable.

Theme 3 – Family and Children's Services: 96% of respondents considered the attribute of 'family and children's services and programs' to be somewhat or very valuable.

Theme 4 – Health Services: 98% considered the attributes of 'health services and community programs that meet community needs' to be somewhat or very valuable.

Theme 5 - Access and Movement: 97% identified that 'connections between places and spaces that are easy to navigate' would be a somewhat or very valuable attribute. 83% of respondents considered a precinct that 'is close to other community amenities, i.e. public toilets, shops, service, etc.' to be a somewhat or very valuable attribute. 90% indicated that a precinct that 'is easy to drive to and park' would be a somewhat or

valuable feature of their ideal hub. 94% indicated that a precinct that 'is safe and easy to travel to via foot or bike and has adequate end of trip facilities' would be a somewhat or very valuable feature of a re-imagined hub.

Theme 6 – Built form – intensity and character: 84% of respondents considered a precinct 'that recognises the Traditional Owners and values Aboriginal cultural heritage' to be a somewhat or very valuable feature of their ideal hub. 84% of respondents identified that a precinct that 'Honors and retains elements of the local history to be somewhat or very valuable. 91% thought that a precinct that 'has a unique and inviting character (look, feel and identity)' to be a somewhat or very valuable attribute of any future hub. 95% of respondents indicated that the attribute of a precinct having 'a high Environmentally Sustainable Design (ESD) rating' to be somewhat or very valuable.

Theme 7 – Affordable Housing: Just over 60% indicated that 'well designed and located affordable housing for key workers' would be a somewhat or very valuable inclusion in a re-imagined hub. In this phase of engagement, the question survey respondents were asked was which of the draft precinct plan features do you think will best benefit community. 45% of respondents who were able to select as many as features as they thought applied, selected 'affordable housing for local key workers'.

Theme 8 – Cohorts/social cohesion: 97% of respondents thought that a precinct that 'provides a range of formal and informal opportunities to connect with others' to be somewhat or very valuable attribute of any future hub.

A chart with the breakdown of 'little value', 'somewhat valuable' and 'very valuable' for each attribute is available on the next page.

First Phase Community Engagement Recap (cont.)

Valued placed on features of an ideal Community and Health Hub

