

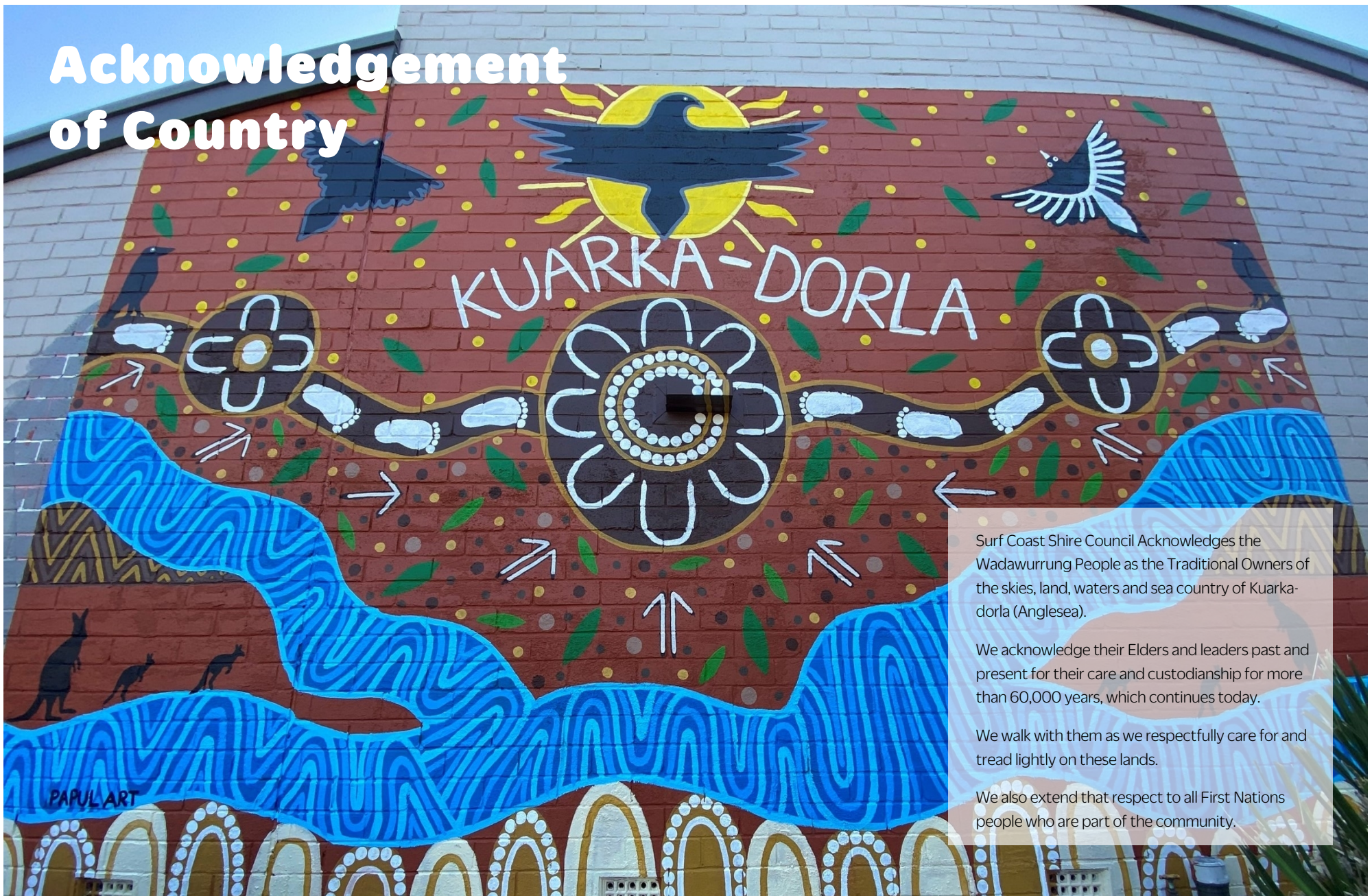
Anglesea Community and Health Hub

Draft Precinct Plan Summary

For Community Consultation



Acknowledgement of Country



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

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

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

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

About this document

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

A copy of the full Draft Precinct Plan can be viewed on the Surf Coast Shire Council website.

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

For More Information

For more information about the project, copies of all documentation, how to have your say or to ask the project team a question please see Council's website:

surfcoast.vic.gov.au/AngleseaPrecinctPlan or contact info@surfcoast.vic.gov.au



Tract



WGA

Reimagining the Anglesea Community and Health Precinct and Tackling our Housing Crisis

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

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

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

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

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

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

The suitability of including affordable housing for key workers within the precinct has also been investigated. Well designed housing in this central location would provide homes for local workers and families and could help address the local impacts of the housing affordability crisis. Section 6 of the [Situation Analysis](#) provides an overview of the housing affordability challenge and outlines the merits of providing key worker housing at this site.

The Draft Precinct Plan leverages the site's opportunities while respecting the history, culture, and unique landscapes of Anglesea. It will be informed by stakeholder feedback to ensure that it truly reflects the needs of the people who live, work and love Anglesea.

The precinct planning process includes a number of community and agency engagement phases that will help the Council, key partners Barwon Health and stakeholders in developing a funding strategy.

The funding strategy will outline how the multiagency Hub will achieve state and federal governments' infrastructure, economic and housing objectives. State and federal government funding will be crucial for the delivery of the precinct.

Precinct context

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

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

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

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



Anglesea Community and Health Hub precinct map key:

1. Barwon Health Services and Anglesea Medical Centre
2. Senior Citizens Centre
3. Angair
4. Anglesea Memorial Hall
5. Anglesea Kindergarten
6. Anglesea Community House
7. Anglesea Historical Society
8. Anglesea Community Garden.

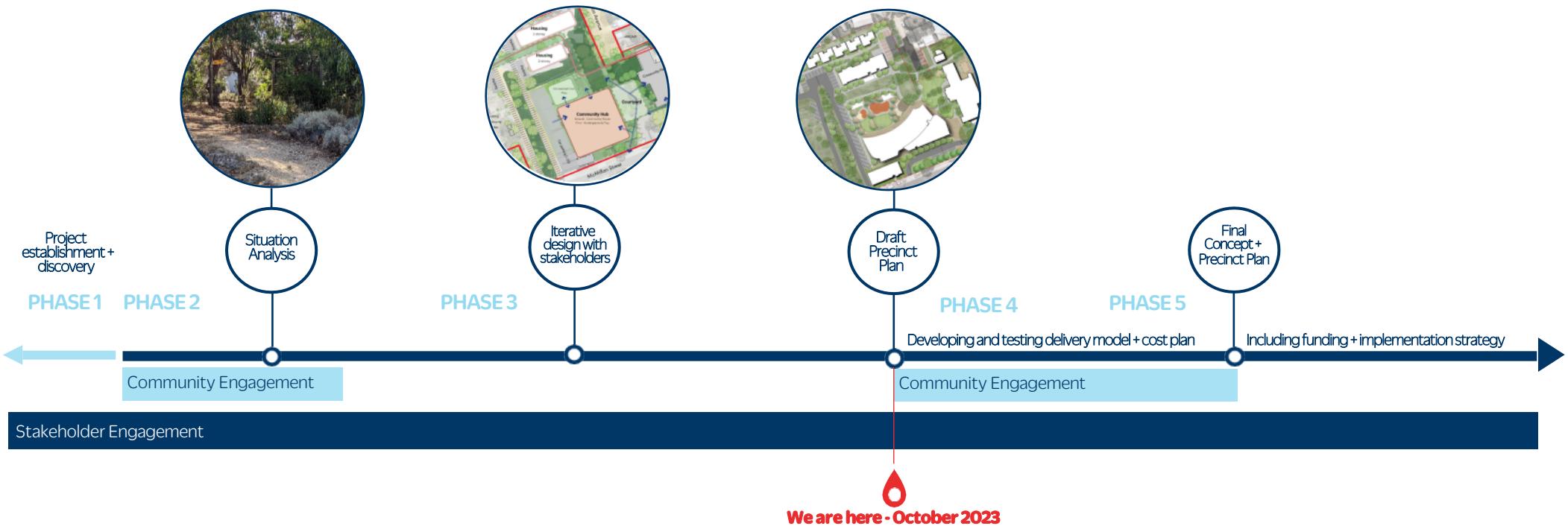
Our Journey So Far

The precinct planning process includes a number of community and agency stakeholder engagement phases. This phase of engagement will test prior inputs into the [Situation Analysis](#) component and layout options and aims to refine the preferred option – the Draft Precinct Plan. Inputs into this phase of engagement will help Council and partners, including Barwon Health, shape up a final precinct plan and inform other project outputs such as a funding strategy and implementation plan.

What is in this document?

This document summarises the iterative design process by identifying:

- The functional brief for new community and health infrastructure on the site, which will define things like the number of rooms and spaces needed to meet different services and the minimum size (m2) requirements for these services.
- Potential site layout options which comply with design parameters established in the Situation Analysis Paper and accommodate the functional brief.
- A preferred site layout option which establishes and tests the location of new buildings, roads, paths, car parking, open and amenity spaces and points of access.



What the community has told us so far

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

Provided below is summary of the first phase of engagement. The full engagement report can be found on the [Council's website](#).

Phase one community and agency stakeholder activities included:

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

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

The project governance groups have helped to translate non-spatial community and stakeholder inputs into a physical plan – this draft precinct plan for further testing.

The survey identified that respondents appreciated the range of community and health services and programs at the precinct and identified them as valuable attributes of a future precinct. Respondents also loved the natural setting, i.e., the precinct's trees and vegetation, identifying the importance to early years education services like bush kinder but also for improving the quality of open spaces to sit and gather and connections between buildings. Other aspects of the precinct that could be enhanced were the condition of the buildings, to be high quality and fit for purpose, with the introduction of environmentally sustainable design features, i.e. energy efficient buildings, water sensitive design, EV charging stations, etc.

The inclusion of well-designed and located affordable housing for local key workers within the precinct was largely supported by survey respondents.

Key challenges and opportunities for the site

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

The Situation Analysis identified a series of constraints and opportunities that define the site, delineated potential development areas and created a set of design parameters that have informed the preparation of the Draft Precinct Plan.

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

Preliminary findings

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

Potential development areas

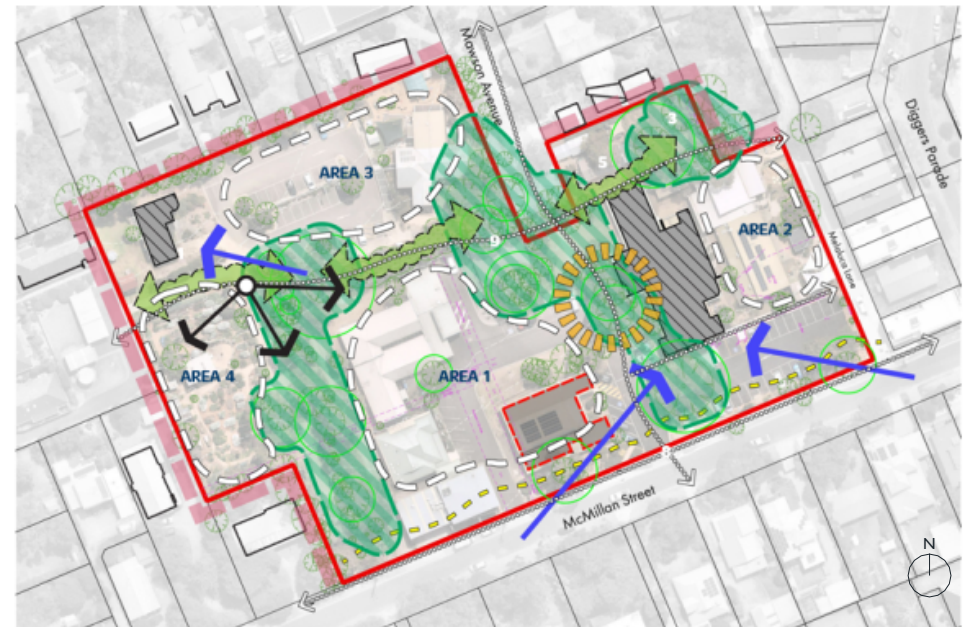
Area 1 is centrally located with a strong presence to McMillan Street and presents opportunities for a co-located facility. It has the potential for community focussed uses with a McMillan Street presence. Development may need to avoid encroaching onto view lines of the Memorial Hall.

Area 2 can be accessed from Melaleuca Lane and development may need to be set back to not encroach the setting of the Anglesea Memorial Hall (Community Hall). Area two is limited in size and could accommodate some facilities but not an all in one.

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

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

Refer to figure (right) 'Key Challenges and Opportunities'.



Key Challenges and Opportunities



Developing the plan

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

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

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

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

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

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

In practical terms, a functional brief assists in designing an appropriately sized building footprint that works to deliver the functions it is intended for. It also guides which standards, guidelines and requirements need to be applied to each area.

Preferred Option



- • • • • 4 Functional Brief
- • • • • 3 Potential Development Areas
- • • • • 2 Site Opportunities and Constraints
- • • • • 1 Development Objectives

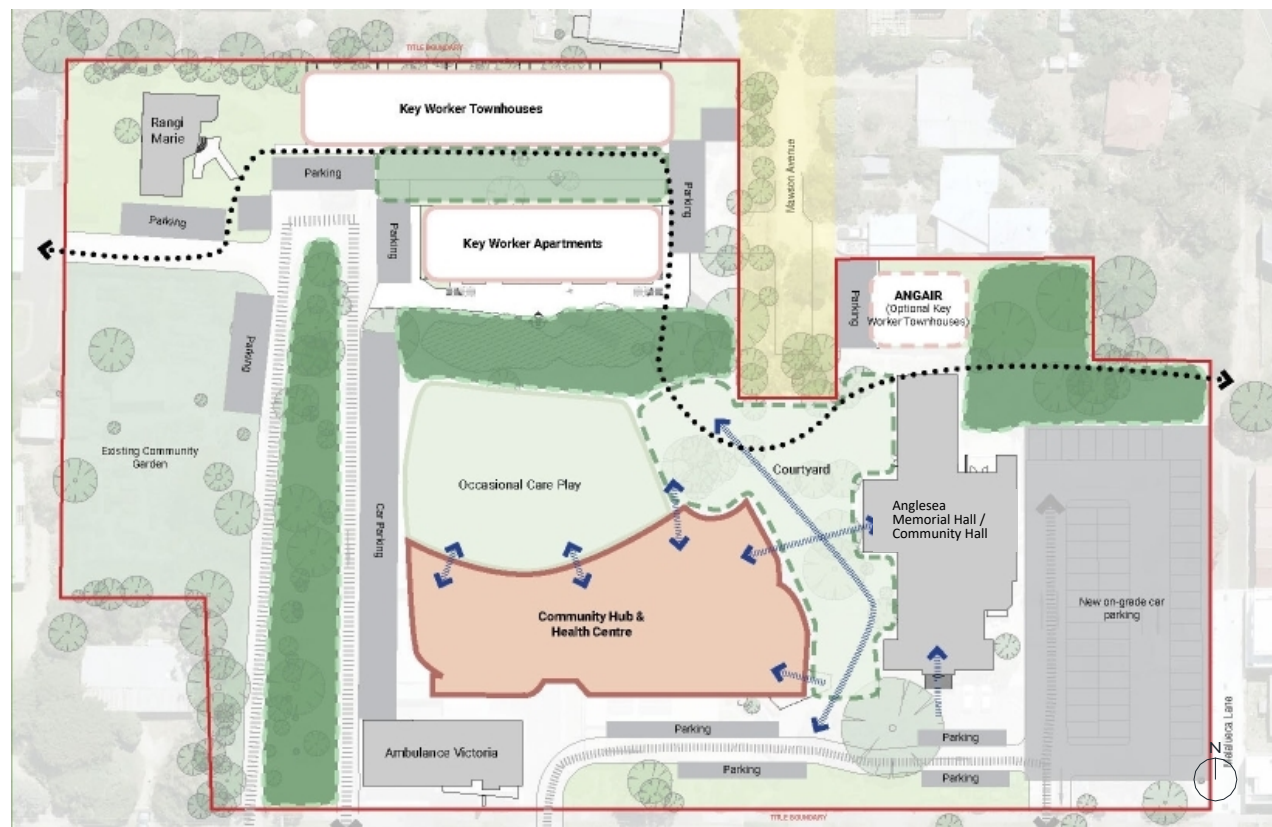
How does stakeholder feedback factor into a functional brief?

The functional areas such as outdoor play spaces, parking, toilets, etc. for early years, health, community and housing functions were assessed for their various layout, movement and operational needs. For example, a treatment room for Anglesea medical centre has a specific layout, movement and operational requirements and has been incorporated into the design of the integrated community and health hub on the ground floor, with access directly off the car park so that it is accessible for patients requiring urgent care.

The preferred option

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

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



Draft Precinct Plan

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

The Draft Precinct Plan detailed in the next few pages is not a finished product. It translates community and stakeholder engagement, site analysis and user and provider needs into a concept plan for community feedback.

See [Council's website](#) or below for how to get involved.



Figure 9. Draft Precinct Plan for community consultation

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Site layout and built form

Overview

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

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

Layout

Community and Health Hub Buildings

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

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

The building would be located with prime McMillan Street frontage.

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

Housing

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

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

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

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

Existing Buildings and Facilities for Retention

The draft Precinct Plan proposes no change to the following:

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

Angair Propagation Shed

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

Public Realm

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

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



Figure 10. Draft Precinct Plan - site layout

Potential Scale and Height

Anglesea is characterized by a coastal bushland character, comprising low-scale coastal style homes set in densely vegetated gardens.

The Draft Precinct Plan proposes buildings of scale, height and massing consistent with the surrounding built form.

The proposed building heights are generally limited to two storeys. However, the inner or lower band of key worker housing (cluster B,) is proposed to be three storey apartments.

This housing is situated on a lower part of the site to ensure a roofline only marginally higher than the two-storey housing to the north (cluster A).

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



Above: render of a view from behind the Memorial Hall, southwest towards the 'green heart' and the kindergarten play areas.

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

Right: Section showing the site from north (left) to south (right)



Health and medical hub areas

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

Ground Floor

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

The entrance would lead into a reception and waiting areas.

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

A lift and stairwell will provide circulation between floors.



Above: Functional brief of the ground floor health and medical areas serving Anglesea Medical Centre and Maternal and Child Health Service provided by Surf Coast Shire.

Left: render of the eastern elevation of the proposed Community and Health Hub building. The existing Memorial Hall is shown on the right.

Health and medical hub areas (cont)

Right: Functional brief of the first floor that will service Barwon Health and provide adjoining clinical spaces.

Below: Benchmarking of design, palette and materials

PAMS Healthcare Hub, Newman WA

Kaunitz Yeung Architecture



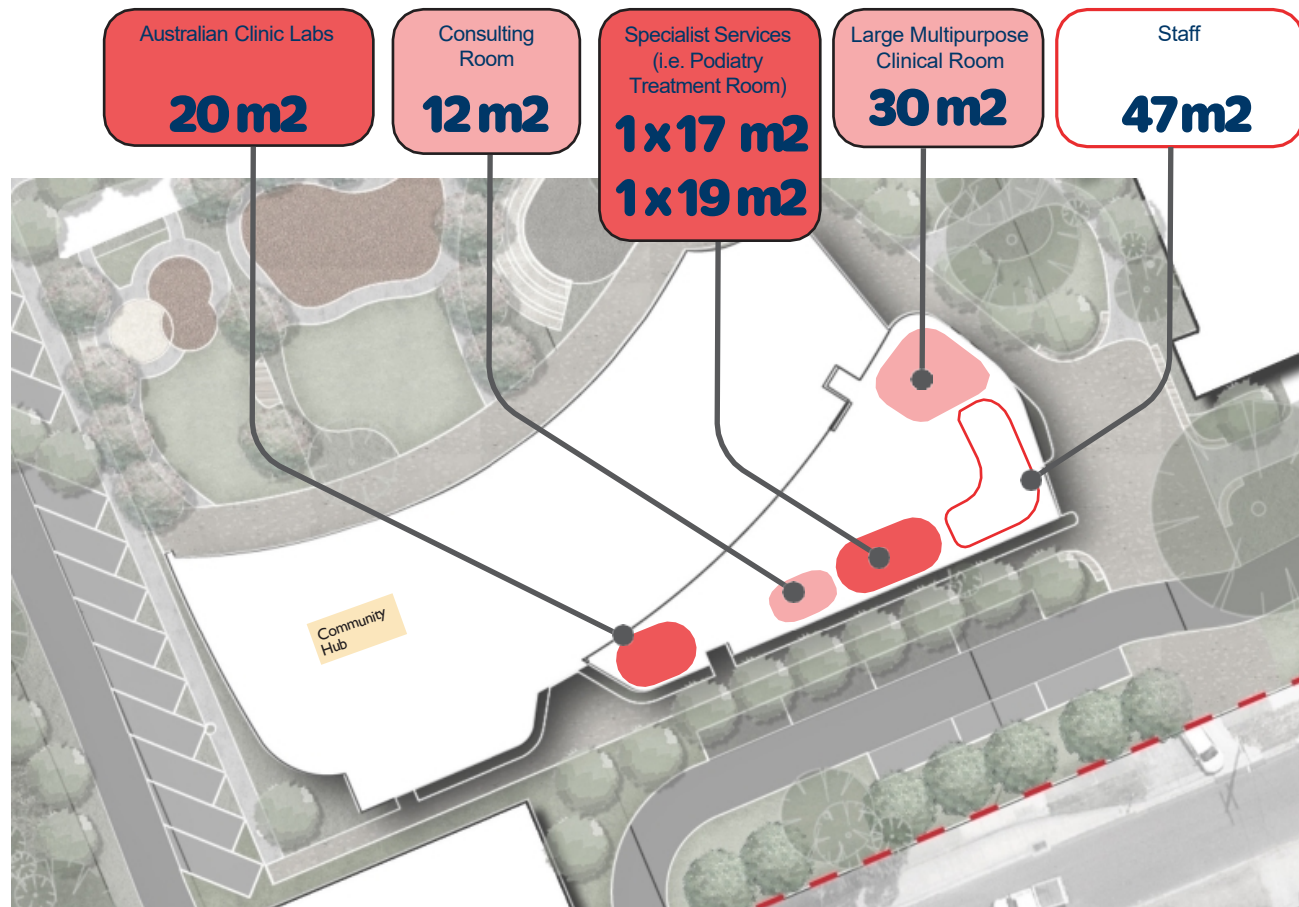
Rammed earth



Timber Slat



Paint: Monument



Anglesea Health and Medical Hub - first floor

Not to Scale 

Community hub areas

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

Ground Floor

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

The entrance would lead onto a reception and foyer area.

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

An additional access point or spill out entrance will be provided to allow for community's use of the green heart open space to the north.

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

The ground floor would serve:

- Occasional Care
- Kindergarten
- Some functions of Anglesea Community House

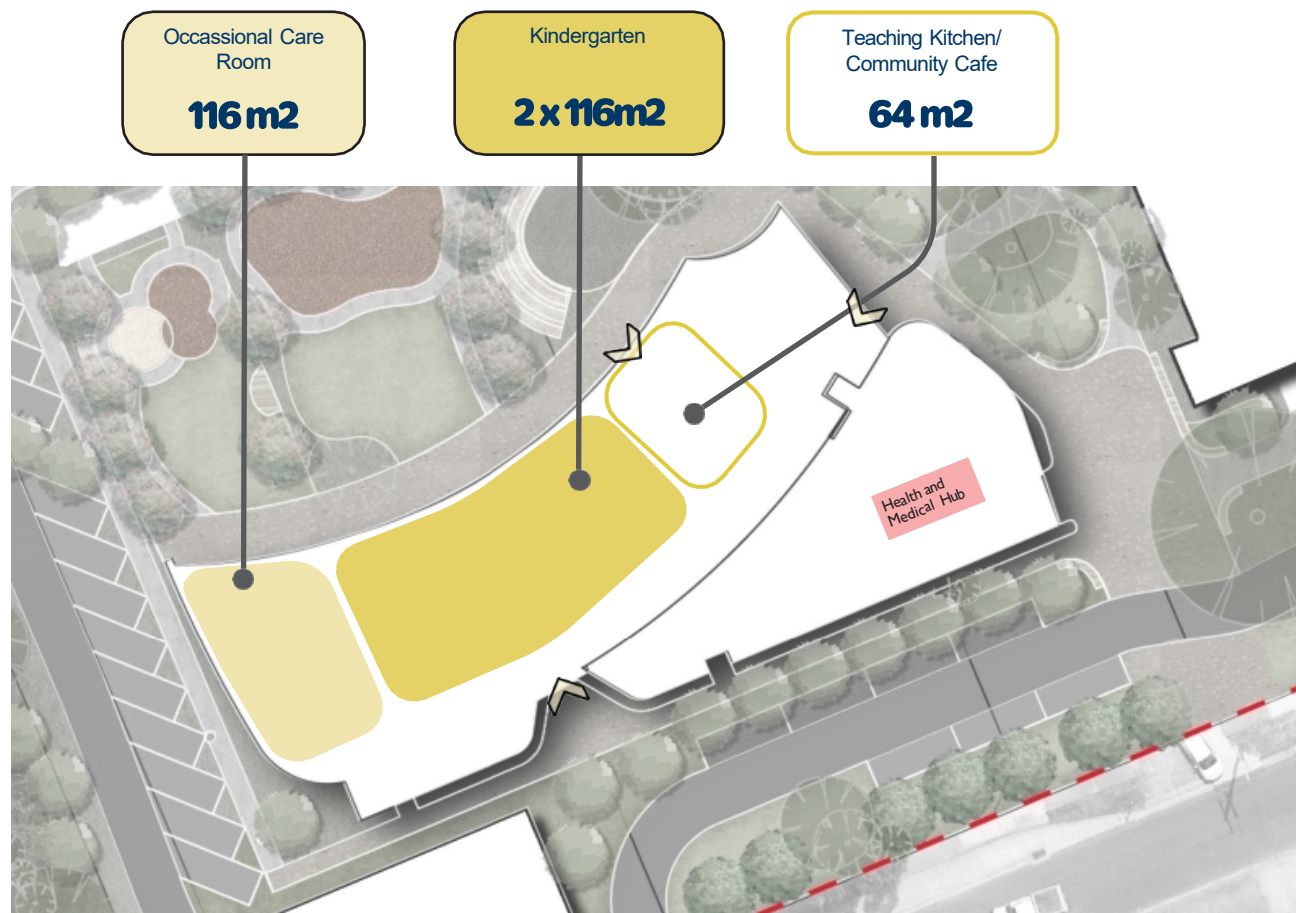


Figure 19. Anglesea Community Hub - ground floor

First Floor

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

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

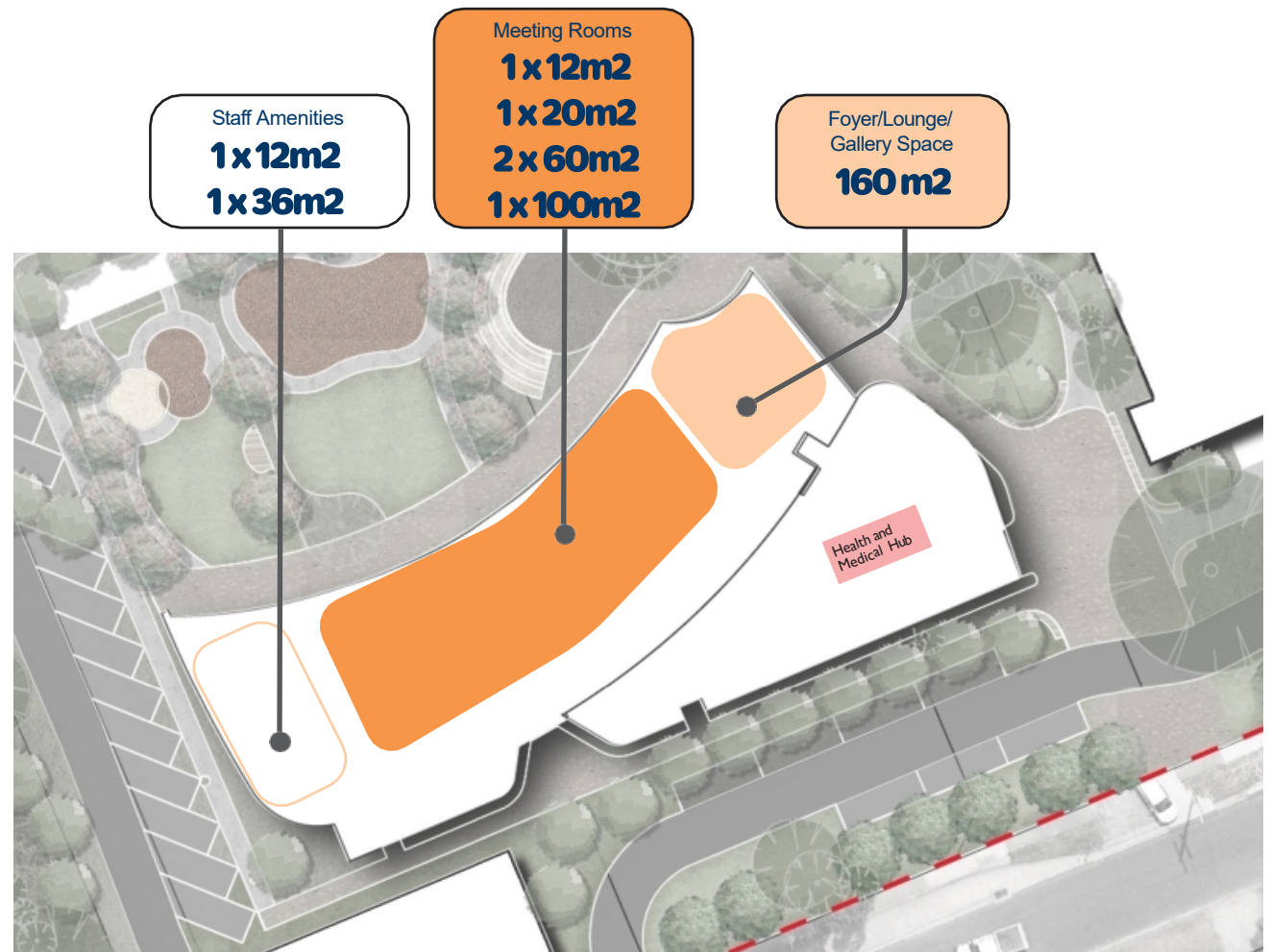


Right: Functional brief of the first floor that will service the Hub's community functions.

Left and above: Benchmarking of integrated community and health hub design.

Brabuwoolong Medical Centre, Bairnsdale VIC

Baldasso Cortese Architects



Anglesea Community and Health Hub - first floor

Housing areas

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

The draft Precinct Plan proposes housing in two clusters.

1. Cluster A:
 - 5 town houses along the Site's northern edge
2. Cluster B:
 - 14 apartments directly south of the first cluster, across three floors.

Quantum and Typologies

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

Amenity

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

Car Parking and Servicing

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

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

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



Above: Benchmarking design (St George's Gr Parkville, Fieldwork), palette + materials
 Right: render of a view from Mawson Avenue looking north-west towards Clusters A (right) and B (left) of the key worker housing.



Public spaces and landscaping

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

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

Community Heart

A community heart and outdoor activity area and gathering space is proposed for the areas directly north of the Community Hub building. This will incorporate landscaped seating elements.

Kindergarten Play Areas

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

Residential Landscape Setting

The proposed key worker housing located in the north of the Site will be surrounded by generous tree, shrub and understory planting to ensure adequate buffering and to continue promoting the town's coastal bushland character.

Draft Precinct Plan - indicative landscape plan



How to get involved?

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

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

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

Where to get involved?

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

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

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

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

Written submissions

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

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

Surf Coast Shire Council Civic Office

1 Merrijig Drive

PO Box 350

Torquay Victoria 3228

What happens next?

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

Surf Coast Councillors will then consider an updated Draft Precinct Plan for adoption at a future Council Meeting.

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

Anglesea Community and Health Hub Precinct Plan



