

Anglesea Community & Health Hub

Community co-design engagement summary

Overview

Phase 3 of the Anglesea Community and Health Hub saw a community co-design group recruited to help develop a draft concept plan for the site. The draft plan will establish a long-term vision for the precinct, to guide planning, implementation and investment in the hub over the next 30 years.

Following an expression of interest process, a co-design group of 38 people was formed, bringing together a diverse range of experiences and perspectives to listen to and learn from each other as they worked through the project opportunities and challenges.

During April and May 2024, the group took part in a series of independently facilitated workshops to help shape a long-term plan for the hub.

The outcome of the co-design process is a draft concept plan, including vision and design principles for the precinct, which will be shared with the broader community for feedback. The draft plan, along with community feedback, will then presented to Council for consideration.

Methodology

The objective of the co-design process was to bring together a diverse group of people over a series of sessions, to delve deeper into relevant opportunities, constraints and considerations for the future of the site.

Community co-design group members were selected to provide a mix of ages, genders, lived experiences and connections to the precinct. This included precinct users, key interest group representatives, and community members who were randomly selected from demographic characteristics including age and gender following an expression of interest process.Community co-design group places were offered to:

- McMillan Street precinct user groups (including Anglesea Medical Clinic, Barwon Health, Anglesea Community House, ANGAIR, Community Garden, Ambulance Victoria, Anglesea Kindergarten and Anglesea & District Historical Society)
- Key interest group representatives (including Preserve Anglesea Community Hub, Business Anglesea, Housing Challenge 3230, Anglesea Community Network), and
- Randomly selected community members (from a pool of people who submitted an expression of interest).

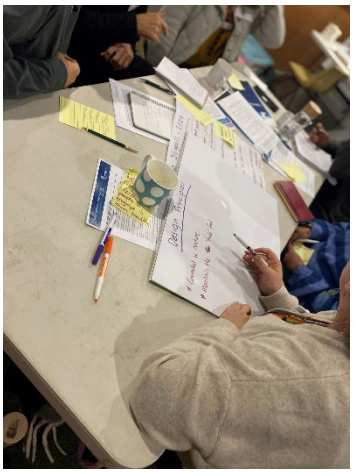
The final community co-design group had the following make up*:

- Aged under 44 years: 13 people
- Aged 45 years and over: 14 people
- Males: 10
- Females: 17
- Renting: 6
- Part-time residents: 3
- Living in close proximity to McMillan Street: 14

**Please note an even split of demographics wasn't achievable for all categories due to the number of expressions of interest received for some categories. For example, only 4 males aged under 44 submitted an expression of interest. With 13 people selected for this age category, we were unable to achieve an even gender split.*

The co-design process

Session 1

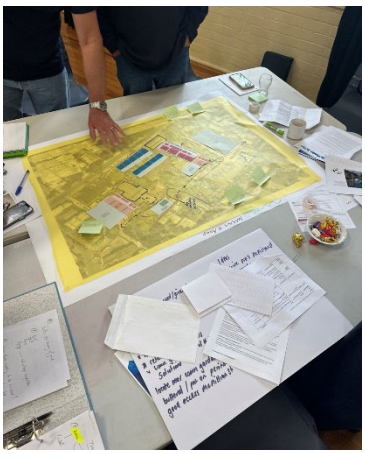


On Thursday 18 April 2024, the community co-design group came together for the first time. Participants heard about the project opportunities, constraints and other key information, including the results of previous community engagement. Participants were provided with information on why housing was to be included on the site.

Participants worked to develop a series of key behaviours for how the process would run as well as ideas for precinct vision and design principles.

Built form, landscaping, movement, community experience and access were all discussed, as group members considered what they'd like the hub to look like in 30 years' time. Project architects also attended to hear locals' ideas and hopes for the site.

Session 2



Two days later, on Saturday 20 April 2024, the group reconvened to review and confirm the vision and principles to guide the design stage.

The session began with further discussion about the inclusion of housing on the site. This included revisiting the rationale for the inclusion of housing and discussions around how it could best be incorporated into the site. Groups worked at their tables, unpacking and problem solving the range of opportunities and challenges for accommodating housing within the space.

A briefing from the project architects followed, which provided an overview of important considerations when designing this type of community space.

Following a site visit, each group worked on designing a draft concept plan, using scaled cut outs of the various facilities to be included on site. These plans were then presented to the larger group. Groups were asked to note the rationale behind their design. There were many common design intentions present across each group, as well as some suggested differences about where facilities might be located. The enthusiasm and passion that filled the room was a great reflection of a collaborative and productive day of work.

Session 3

The third session allowed the group to review the work they had completed in previous sessions. Participants worked in small groups to review and discuss the draft vision and design principles, all participants then had the opportunity to comment and vote on these.

Project architects presented draft concept plans to the co-design group for feedback, based on the design intentions and ideas developed by participants at session 2. Group members then discussed what they liked about the plans, what could be improved and how well it responded to the design principles.

Results

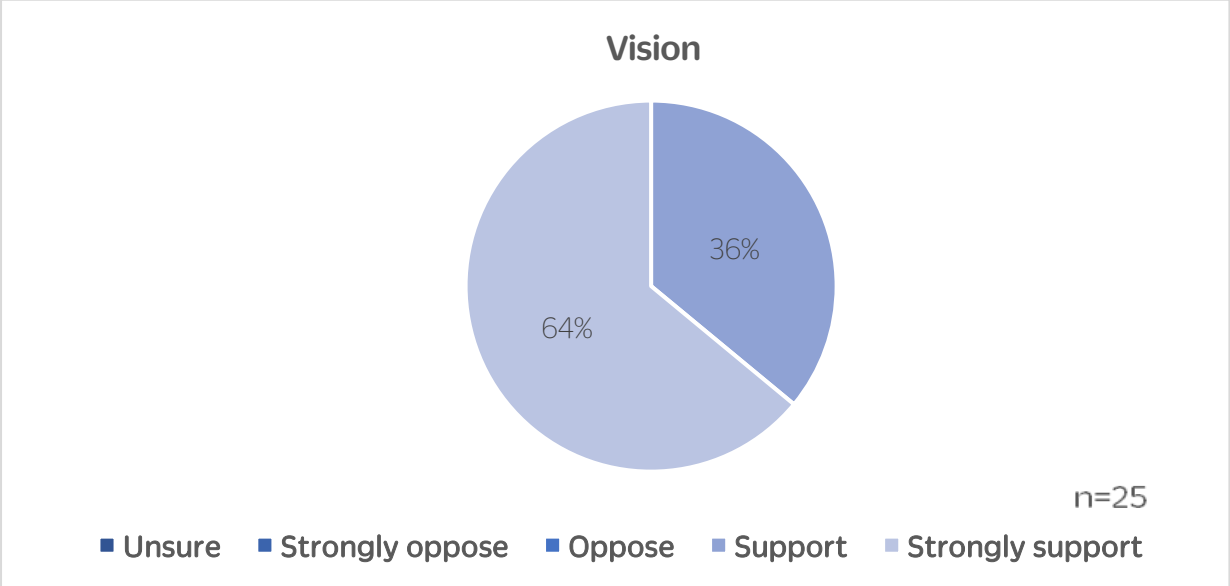
The following section outlines what was developed through the process and the level of support for various elements.

- The vision was supported/strongly supported by 100% of the co-design group.
- The design principles were supported/strongly supported by 92% of the co-design group.
- The common elements of the two proposed concept designs were supported by 78% of the co-design group
- The preferred draft concept was supported by 77% of the co-design group

Vision statement

Based on discussions and input from the co-design participants, the following vision statement was developed. There was a high level of support by all participants.

"To provide an inclusive, sustainable and adaptive place, nestled in nature where people of all ages can connect and thrive"

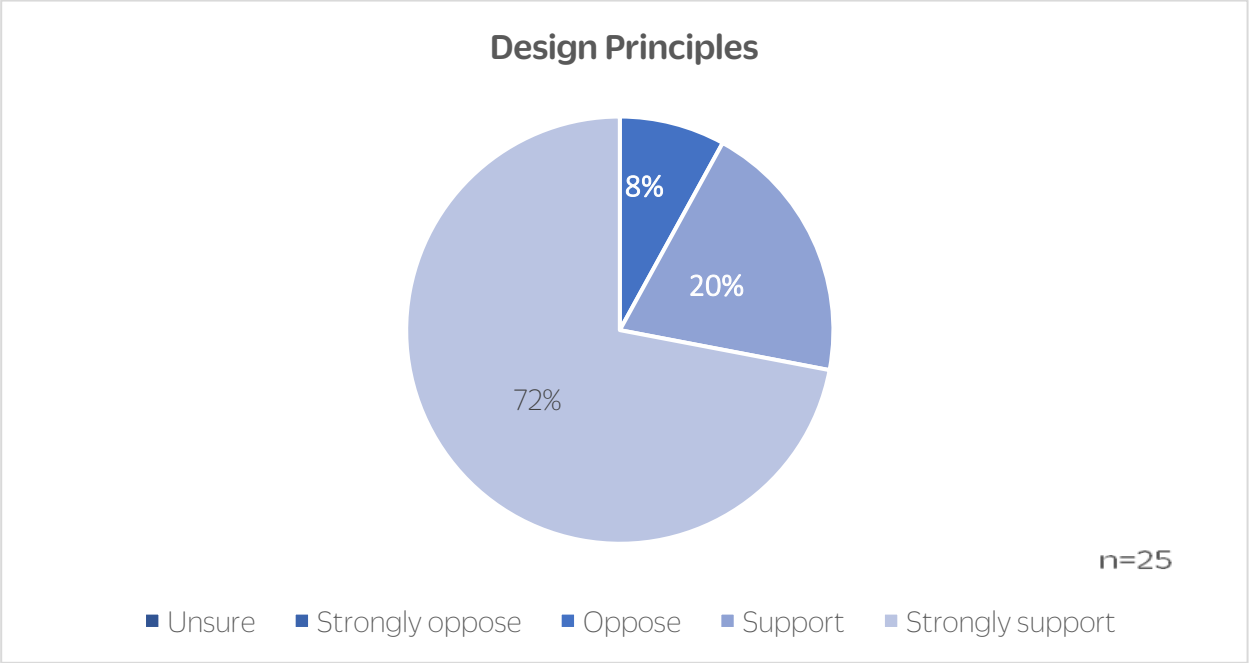


Design principles

As a part of the co-design process, a series of priorities was developed by the group to guide the design for the site. These priorities were developed into design principles. There was strong support for the eight design principles.

- Community – Recognises that the people and connections are the heart of the hub, and spaces are designed to enable both autonomy and integration.
- Design – Flexible, accessible and adaptable spaces, future proofed to meet the needs of current and future generations.
- Sustainability – Prioritises environmentally sustainable design and climate resilience.
- Greens spaces – A hub that provides breathing space around buildings, and a green heart for people to gather and connect.
- Nestled in nature – Buildings that respond to the natural environment and are consistent with surrounding built form.
- Heritage – Recognise and value the social, natural and cultural heritage of the site.

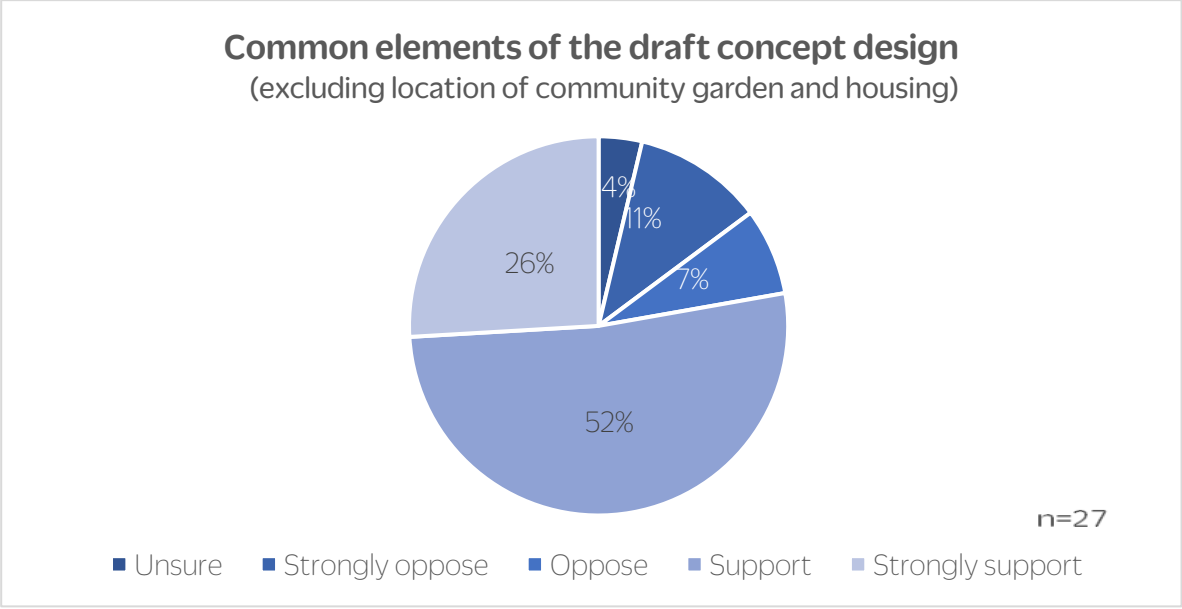
- Movement and access – A hub that is safe and easy to navigate that promotes active transport. The layout balances accessibility, convenience, and efficient use of land.
- Delivery – Staged implementation that minimises impact on the community.



Concept design

Two concept design options were put forward by the project architects for consideration by co-design participants.

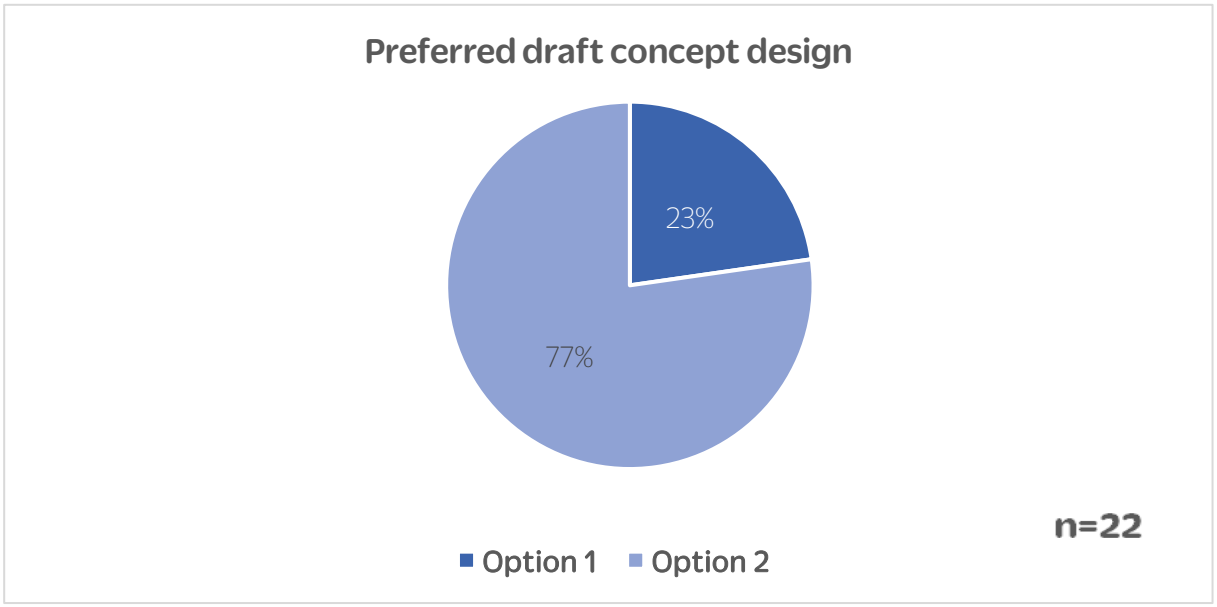
The two designs had a number of common elements, and participants first considered these elements in their discussions. There was general support for the common elements and intentions of the plans.



The two options provided alternate locations for the housing component and the community garden on the site*.

- **Option 1:** proposed the housing on the western boundary, with the community garden being relocated to the northern boundary
- **Option 2:** proposed the housing on the northern boundary, with the community garden being retained in its current position on the western boundary

There were many views about where and how to locate different elements*. Overall, participants in the co-design group preferred the option that retains the community garden in its current location, with housing positioned on the northern boundary. This chosen draft concept plan was supported by most but not all group members, with a small number choose not to select a preferred option.



***Note about proposed housing location**

Based on input from the co-design group, consideration was given to a number of locations for different elements within the site, including housing. One suggestion was for the rental housing to be located near Melaleuca Lane, at the current kinder location.

Feedback from the kinder community has confirmed their current building, which was renovated about 10 years ago, is suitable to meet their current and future needs. There is no certainty that funding will be provided by the state government to move the kinder to the school site in coming years. Given these factors, the draft concept plan retains the functioning kinder building in its current position, instead of removing and relocating it to provide space for future rental housing.

Preferred draft concept design

