Anglesea Community and Health Hub

FACT SHEET | JULY 2024

At the Council meeting on 23 July 2024, Surf Coast Shire Council will consider the concept plan for the Anglesea Community and Health Hub, located on McMillan Street.

We understand there are a range of community views, so we wanted to provide you with some key facts on this project.

Why is Council developing a plan for the hub?

The hub is home to community groups and agencies that deliver a range of services. Its ageing buildings are struggling to meet community needs, so early planning is underway on a 30-year plan that meets service needs.

What is a draft concept plan?

A basic and preliminary layout which shows where all the facilities would be positioned on the site. If endorsed by Council, this is followed by a detailed design stage when specific details are developed.

Why is some affordable rental housing proposed on the site?

This is proposed because there is an urgent need for affordable rental housing in Anglesea. It's needed for people with local jobs and connections, including existing Anglesea community members.

In 2021 Council declared a key worker accommodation crisis in recognition of how a lack of affordable accommodation was impacting on the sustainability of local communities.

The hub is a Council owned site - and Council will retain ownership of the land - which means we have a significant opportunity to make an impactful contribution to the housing crisis.

Why is affordable housing needed in Anglesea?

There is an urgent need for affordable rental housing in Anglesea.

Some real life Anglesea examples:

Story 1: *"I have lived in Anglesea for over 18 years and raised my family here. This year (they) raised my rent by over $250 per week. I couldn't afford this and had to move out."*

Story 2: *"Our original rental has increased 67% in five years whilst my salary has gone up 8%."*

Story 3: *"I am working full time as a (local) teacher. I have lived in Anglesea for the past 10 years. We are living in a 2 bedroom apartment as it was the only place we could afford to live on two full time wages."*

What about other sites for housing?

This is the only site Council owns where it can ensure delivery of local affordable rental accommodation. Other sites have been reviewed and few are suitable due to issues such as incompatible zoning and bushfire risk. Affordable housing projects are underway in Winchelsea and Aireys Inlet and we're exploring locations in Lorne too. We are continuing to explore and are open to other sites in addition to the Anglesea Hub.

How would the housing be managed? And who would live there?

We would choose a suitable not-for-profit housing partner to provide affordable rental housing within an agreed set of criteria. The site would remain under Council ownership.

The proposed homes would house people like local workers in roles needed year-round (such as teachers, nurses and retail workers). The proposed housing at this site is not intended for seasonal workers.

What would the buildings and housing look like? How much parking would there be?

This would all be looked at closely during the design stage. We understand concerns raised about housing design, parking, traffic, scale and form. These would be addressed at the detailed design stage and would be subject to community consultation.

How has the community been consulted on this?

The draft concept plan was developed in consultation with the community co-design group, which involved four sessions during April to June, led by an independent facilitator.

Following an expression of interest process, 39 people representing a range of perspectives were offered a place on the community co-design group. This included user group, key interest group and community member representatives.

Community members were chosen at random from demographics, such as age, gender and housing tenure.

The broader community was then invited to provide feedback on the draft concept plan from 13 May to 11 June.

This process follows two earlier rounds of community engagement, which occurred in 2023.

Our engagement methodology was developed in line with Council's Community Engagement Policy, underpinned by International Association for Public Participation guidelines.

What stage is the process at, and what comes next?

The concept plan will be considered by Council on 23 July (including consideration of feedback received).

If the plan is endorsed by Council, the next stages (to occur over 1-2 years) are:

— Develop detailed design, which involves more community engagement, and

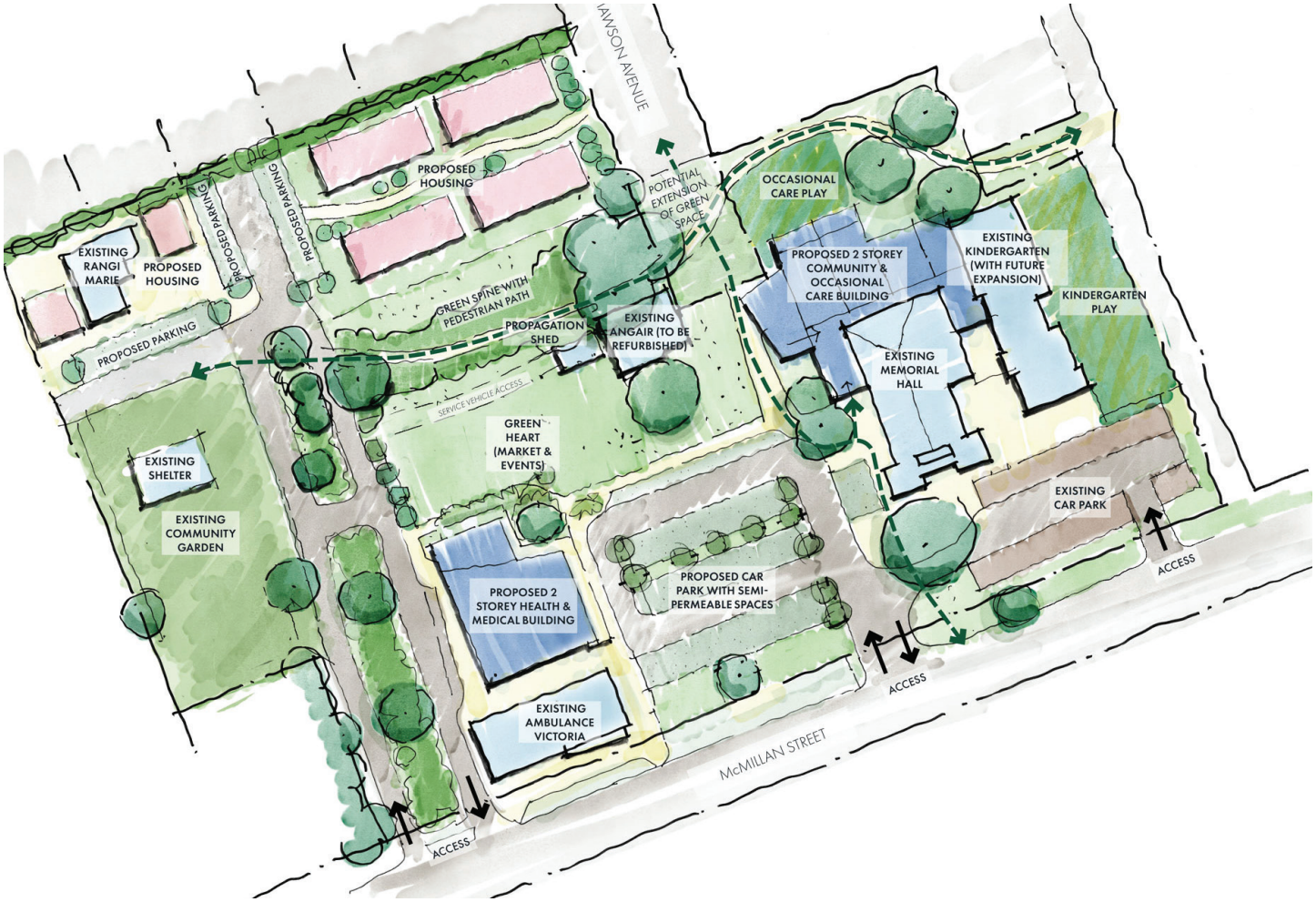
— Develop a costing and funding strategy.

Can I attend the Council meeting?

Yes, you can attend in person at **6pm on Tuesday 23 July at Anglesea Memorial Hall**, or watch the meeting live online (or at a later date) at **surfcoast.vic.gov.au/meetings**.

Below is the draft concept plan the community was invited to provide feedback on.

It is intended that all services and user groups will have the same space allocation and better facilities to meet current and future needs.



What were the results of Council's recent survey on the draft concept plan?

We received 330 survey responses and 36 submissions during the latest consultation period. Early analysis of the survey findings include (in rounded figures):

- 82% of respondents indicated they supported/strongly supported the vision statement.
- Design principles received a high level of support, with most respondents indicating support/strong support for all 8 principles (results ranged from 73% to 85%).
- Most elements proposed within the draft concept plan received greater than majority support.
- 52% of respondents were satisfied/very satisfied with the location of housing (43% were unsatisfied/very unsatisfied and 5% unsure). Results varied across age groups:
  - — People aged under 45: 79% were satisfied/very satisfied with location of housing
  - — People aged 45-64: 64% were satisfied/very satisfied with location of housing
  - — People aged 65+: 30% were satisfied/very satisfied with location of housing.
- Of the proposed elements, the 'transition of Rangi Marie (Anglesea Historical Society) to housing' received the lowest rating with 48% of respondents saying they were satisfied/very satisfied (41% were unsatisfied/very unsatisfied and 11% unsure).

Anglesea Hub website visits since engagement opened on 12 May 2024:

— 1,567 visitors and 4,029 views (in total, 3,157 visitors and 8,306 views over the past 7 months).

— 1,044 draft concept plan downloads

Based on feedback received during the engagement period, Council officers are considering adjustments to the above draft concept plan.

The concept plan will then be considered by Council.

The full survey and engagement results will be released as part of the July Council meeting agenda. You will be able to view this at **surfcoast.vic.gov.au/meetings** on the evening of Thursday 18 July.

How is this being funded?

Planning work has been funded by a $200,000 Victorian Government Investment Fast Track funding grant and a Council contribution of $50,000.

Funding assistance would then need to be sought for the detailed design phase and works, which would be staged over several years.