Anglesea Community and Health Hub Draft Concept Plan

HAVE YOUR SAY BY 11 JUNE



Acknowledgement of country

Surf Coast Shire Council Acknowledges the Wadawurrung People as the Traditional Owners of the skies, land, waters and sea country of Kuarkadorla (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.

Surf COAST SHIRE

We are working with the community to come up with a long-term plan for the Anglesea Community and Health Hub.

Its ageing buildings are struggling to meet community needs so it makes sense to develop a new design that meets modern standards and improves services.

Following a community co-design process, a new draft concept plan for the McMillan Street site has been developed, which the community is invited to provide feedback on via a survey.

What is a concept plan?

The draft concept plan shows where all the much-loved community facilities would be positioned on the site, to guide long-term planning.

The purpose is to identify vision and principles for the precinct and site layout at a conceptual level.

A detailed design, showing how buildings and spaces could look, will be completed at a later stage.

Community co-design process

The community co-design brought together a group of 38 people, including user group and key interest group representatives as well as community members randomly selected from demographic characteristics including age and gender.

Over three sessions, an independent facilitator supported the group to respond to the diverse and complex opportunities and constraints of the precinct, to best meet community needs.

The group created a vision and design principles.

There were many views about where and how to locate different elements. A draft plan was developed, supported by most but not all group members.

Vision and Principles

Vision

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

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.

GREEN SPACES
A hub that provides breathing space around buildings, and a green heart for people to gather and connect.

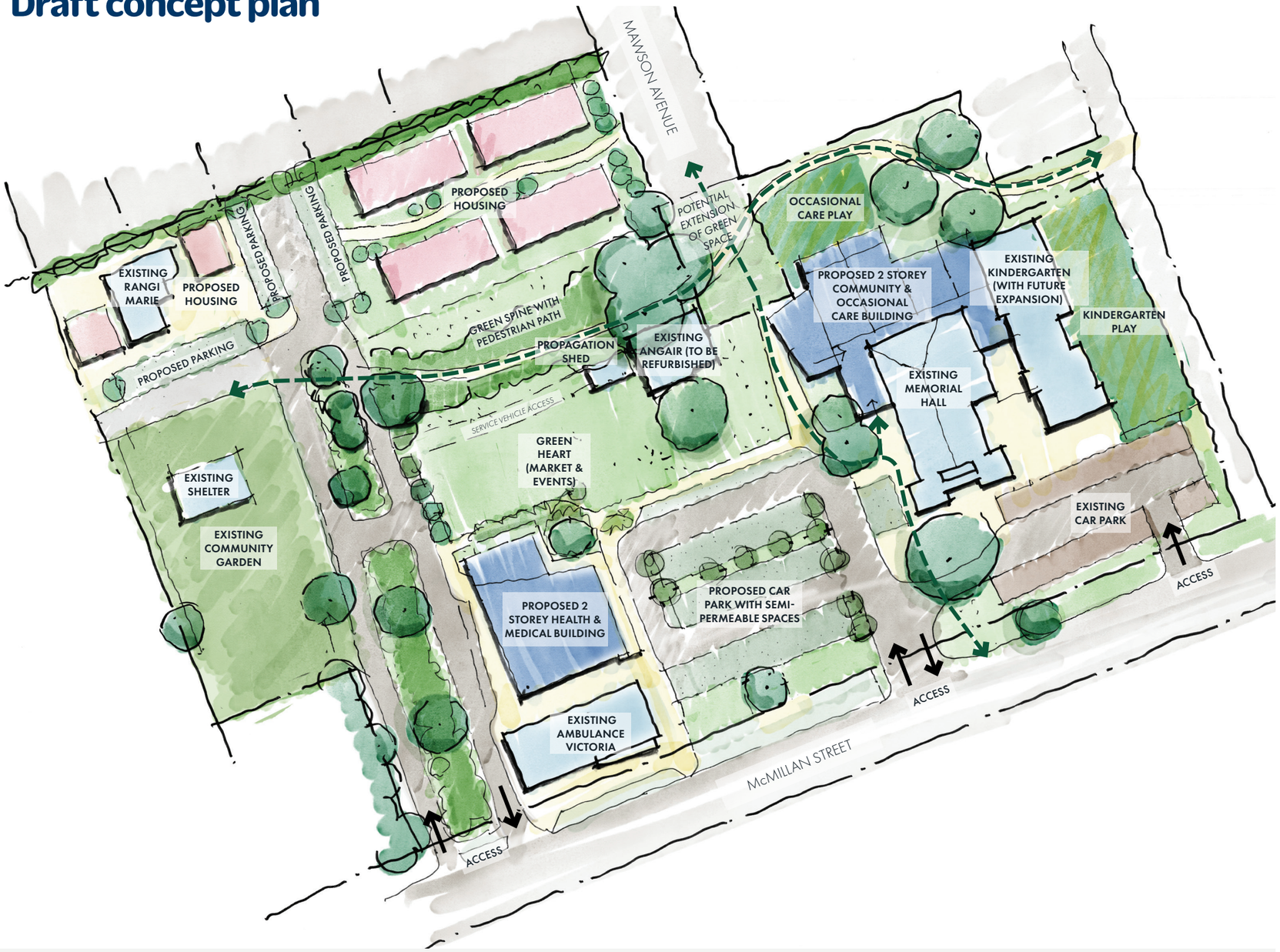
NESTLED IN NATURE
Buildings that respond to the natural environment and are consistent with surrounding built form.

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.

Draft concept plan



What does the draft concept plan mean for precinct users?

KINDERGARTEN
The existing kindergarten building and use retained in its current location.

ANGLESEA COMMUNITY HOUSE
A new community building, including provision for occasional care, integrated with Memorial Hall and the kindergarten.

MEDICAL CENTRE & BARWON HEALTH SERVICES
A new medical centre and Barwon Health service building located at the rear of the existing ambulance building.

AMBULANCE
The existing building and use retained in current location.

ANGAIR
The existing Angair building retained and refurbished, with an opportunity for the building to open onto the green heart. The existing propogation shed relocated, adjacent to the existing building.

MEMORIAL HALL
Retained and integrated with broader community uses.

COMMUNITY GARDEN
Retained in its current location.

HISTORICAL SOCIETY
The museum relocated into the new community building.

Design rationale

The draft design aims to meet the needs of the existing and future Anglesea community as an accessible and inter-generational precinct.

Key elements include:

- Creation of a green heart at the centre of the site that celebrates the Anglesea landscape and can be used for events and markets.
- Consolidation of Angair facilities as a key element of the green heart.
- Retention and activation of functioning buildings.
- A new community building adjacent to Memorial Hall with connection to the green heart. This location offers an ability to better support the hall and link the Community House uses with like services including the kindergarten.
- The kindergarten is retained in its current space. If the kindergarten moves off-site in the future, this space provides an opportunity to respond to future community needs.
- Retention of the community garden in its existing location.
- Housing set into the northern, sloped part of the site, accessed via MacMillan Street.
- Opportunity to repurpose the Rangi Marie building for housing.
- Car parking areas shown generally meet requirements. Future detailed design will consider peak volume rates, universal access, efficiency and legibility.

The concept plan identifies locations for uses on site. The next stage will be a detailed design phase which will also consider funding, implementation, staging and financial viability of the precinct.



Why housing is included in the draft concept plan

Why is affordable housing needed in Anglesea?

There is an urgent need for affordable rental housing in Anglesea. It's needed for people like families with kids at local schools, for those experiencing relationship breakdown, for teachers and other local key workers, many of whom have lived in the town for most of their life.

We are all likely to know these people but often they won't share their challenges or ask for help.

Renters earning under $105,000 a year are classified as being in 'rental stress', with the Anglesea median rental price of $625 per week.

For those paying off a mortgage, with the average Victorian mortgage repayment of $962 per week, it means even households earning $167,000 a year would be in 'mortgage stress'.

Some real life Anglesea examples:

Story 1: *"I have lived in Anglesea for over 18 years and raised my family here. This year a new real estate agent 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%."*

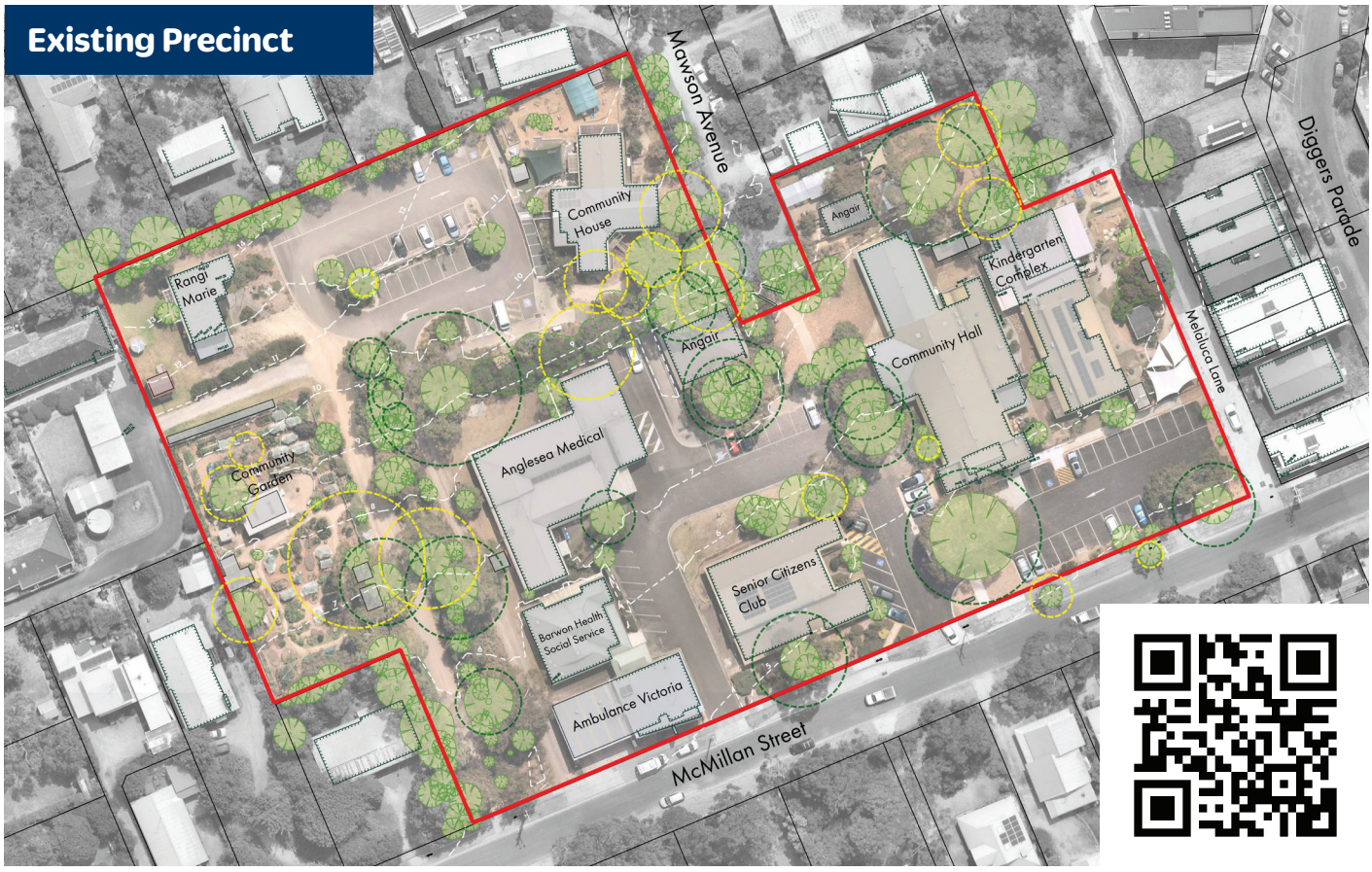
Story 3: *"I am working full time as a (local) teacher. I have lived in Anglesea for the past 10 years. We are living in a 2 bedroom apartment as it was the only place we could afford to live on two full time wages. Our rent goes up every year when we renew our lease and every year we are calling the real estate to check if we are going to have a house for the following year."*

Why housing at this site?

Private land is not providing affordable housing. The hub is a Council owned site – and will remain in public hands - which means we have a significant opportunity to make an impactful contribution to the local affordable housing crisis. With control over the land, Council can choose a suitable not-for-profit housing partner to provide affordable housing.

What will the housing look like?

This will be looked at closely in the next stage. There is an opportunity to provide different forms and types of affordable housing in this location that responds to the character of the area. Housing design will be in keeping with what locals love about the area and the design principles developed by the co-design group.



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To find out more and provide feedback on the draft concept plan:

- **Scan the QR code**
- **Go to surfcoast.vic.gov.au/AngleseaHub**
- **Call us on 5261 0600 if you don't have internet access.**

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