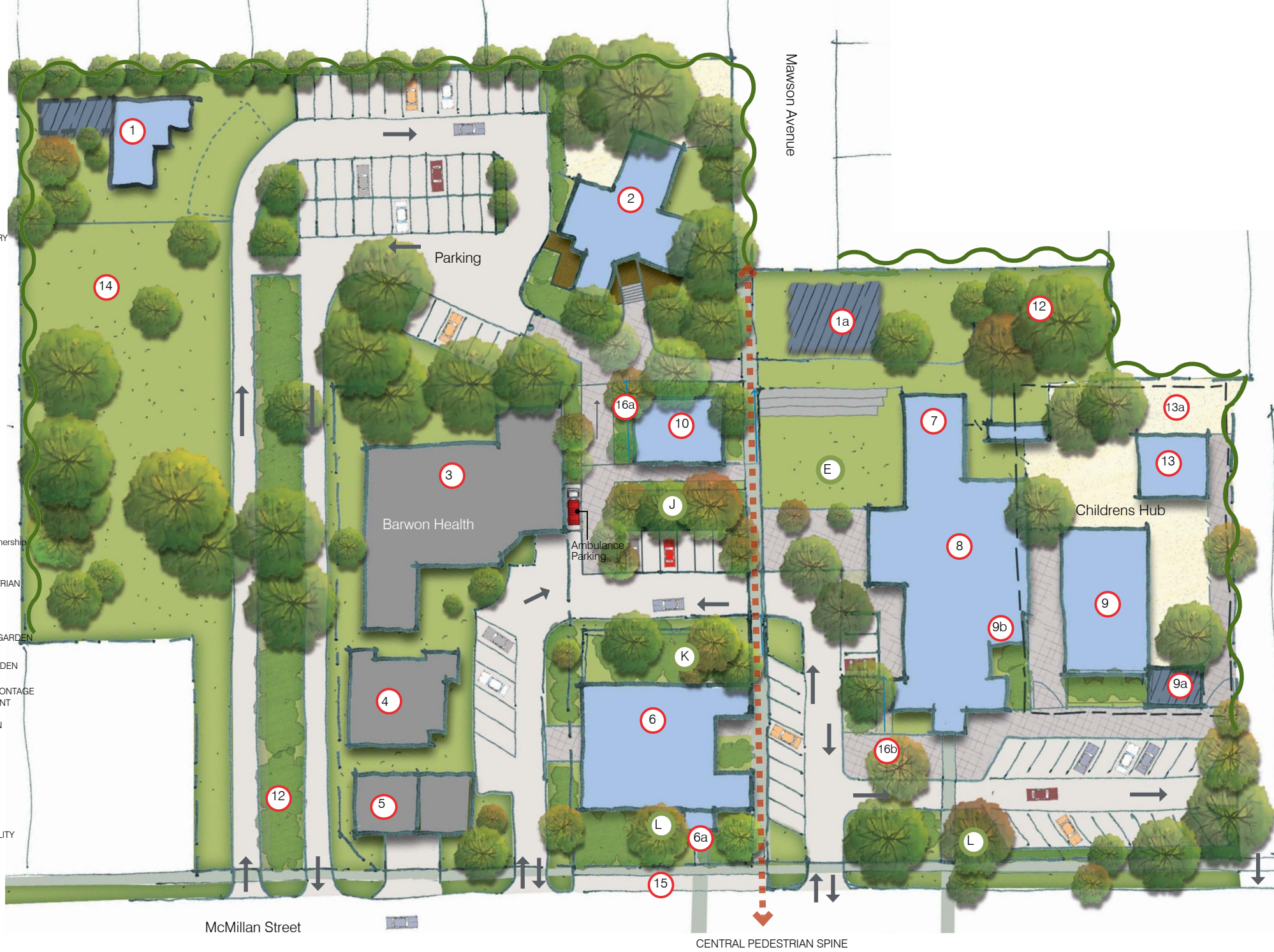


LEGEND

- ① HISTORICAL SOCIETY
- ①a HISTORICAL SOCIETY Potential Relocation Site
- ② COMMUNITY HOUSE Occasional Care
- ③ MEDICAL CENTRE
- ④ RESPITE CENTRE
- ⑤ AMBULANCE DEPOT
- ⑥ SENIOR CITIZENS
- ⑥a SENIOR CITIZENS ENTRY & EXTENSION
- ⑦ YOUTH HALL
- ⑧ COMMUNITY HALL
- ⑨ KINDERGARTEN
- ⑨a KINDERGARTEN Storage Facility
- ⑨b TOY LIBRARY
- ⑩ ANGAIR
- ⑫ INDIGENOUS GARDEN
- ⑬ PLAY GROUP
- ⑬a PLAY GROUP
- ⑭ POTENTIAL FUTURE DEVELOPMENT To remain in Council ownership
- ⑮ BUS LAYBY
- ⑮a ⑮b IMPROVED PEDESTRIAN CONNECTIVITY
- E VILLAGE SQUARE
- J ANGAIR COMMUNITY GARDEN
- K SENIOR CITIZENS GARDEN
- L MCMILLAN STREET FRONTAGE LANDSCAPE TREATMENT
- - - CENTRAL PEDESTRIAN SPINE
- ~ VEGETATION BUFFER
- BARWON HEALTH
- EXISTING FACILITY
- PROPOSED NEW FACILITY
- PLAY SPACE
- OPEN SPACE
- GARDEN BEDS
- PAVING TREATMENT



LEGEND EXPLANATION:

- 1** HISTORICAL SOCIETY
It is proposed to maintain the existing art deco building for use by the Historical Society while other possibilities are explored. An additional storage facility is proposed, and a site to the rear of the existing building can be explored to satisfy this requirement. Informal parking on the grass area adjoining the access road can cater for the needs of the Historical Society.
- 1a** POTENTIAL RELOCATION of the HISTORICAL SOCIETY
Should there be a requirement for additional space, or to relocate the Historical Society, opportunities exist for investigations into a new building located around the Village Square (either to the north side near Mawson Ave or as a first floor addition to the Youth Hall. This will dependant on feasibility studies and available funds.
- 2** COMMUNITY HOUSE
The Community House is to remain at its current location. Landscape works that improve physical and visual connections with the central pedestrian spine and other facilities are proposed to ensure that the Community House is better integrated into the precinct.
- 6a** SENIOR CITIZENS ENTRY & EXTENSION
The façade of the Senior Citizens Centre is proposed to be upgraded to address McMillan Street in a positive and meaningful way. This can be achieved by means of an entrance porch fronting the street, the removal of the timber screen fence and the brick screening wall along the front, appropriate lighting and improved landscape treatments.
There is also an opportunity to investigate extensions of the internal spaces of the building along the front area of the Senior Citizens building to accommodate a small library, a reception area, and an additional meeting room.
- 9** CHILDRENS HUB
The existing Kindergarten, Occasional Care and Playgroup are to be maintained in their current locations.
Should the Kindergarten be relocated to a new education precinct, it is proposed to maintain the buildings and outdoor spaces as a childrens hub to provide for full day care, occasional care, the Toy Library and the Playgroup.
However, should the Kindergarten remain at the Anglesea Community Precinct, additional space for an additional 3 year old program has been mentioned as desirable. This will place pressure on the existing facilities, and require investigations to explore options for early childcare education and care in other facilities around the Community Precinct.
A new and improved storage facility is proposed (9a). This building should also consider access to the Play Group – either by incorporating an entry porch, or by locating it so that an access path can be provided.
- 12** COMMUNITY INDIGENOUS GARDEN
The existing community indigenous garden is retained in its current location. It is recommended that this element be expanded throughout the precinct, and used in an educational way to showcase indigenous and native drought tolerant plants and how they can be used in home garden situations. Opportunities exist to install roof water tanks or underground reservoirs to further reinforce an environmental sustainability theme. Further analysis and research into the feasibility of retrofitting these systems to the existing infrastructure alongside new works would need to occur.
- 13a** PLAYSPACE
It is proposed that the existing laneway is closed and the playgroup and kindergarten play spaces are extended to the boundary to create additional space.

- 14** POTENTIAL FUTURE DEVELOPMENT
This area will remain in Council ownership, but the potential to develop this largely vacant land as an aged care facility based on the Abbeyfield model (ie independent, low care residences) can be explored.
- 15** BUS LAYBY
The inclusion of a bus layby at the front of the Senior Citizens Centre will facilitate drop-offs and pick-ups for all groups that use the community precinct facilities, and reduce traffic congestion on McMillan Street
- 16a** IMPROVED PEDESTRIAN CONNECTIVITY
A central activity spine is proposed through the precinct to provide clear and easy pedestrian circulation and access to the community facilities. Large and simple precinct plans at the two ends of the pedestrian spine will provide clear and easy directions to the various facilities in the precinct.
Elsewhere in the precinct, pedestrian linkages are improved to ensure that there are direct, easy and safe paths between the Community House, the Early Childhood Centre (the Kindergarten, the Toy Library, the Play Group), ANGAIR and the central pedestrian spine.
- E** VILLAGE SQUARE
The central location of this area allows it to be developed as a public gathering space that can function as a 'Village Square'. Opportunities exist to remove the colored masonry walls and install terraces to open up this space to the surrounding buildings. Additional facilities such as picnic tables and BBQs will add to its attraction as a gathering place for community functions and the like.
It is also proposed that the facade of the Youth Hall be modified to engage more directly with the Village Square. Such a renovation would encourage greater use of the open space for youth activities. The modifications may include french doors (with reinforced glass panels), a pergola and paving.
- J** ANGAIR COMMUNITY GARDEN
It is proposed to remove the existing brick walls around the seating area, along with the car parking spaces facing the Senior Citizens Centre. This will provide opportunities to create an open courtyard amongst another community indigenous garden under the existing eucalyptus trees. It will also have a strong link to the Village Green and could serve as a 'spill-out' space during community events.
A pedestrian access path to the Community House is also provided along the edge of the garden and around the ANGAIR building.
- K** SENIOR CITIZENS GARDEN
Explore the opportunities to upgrade the area of open space to the north side of the Senior Citizens Centre. The design of this garden could consider the indoor / outdoor relationship by providing doors to a small courtyard, a veranda and pergola with climbers, seating and landscaped garden beds.
- L** MCMILLAN STREET FRONTAGE
It is proposed that this edge along McMillan Street be treated as a landscape buffer to soften the visual impact of the car parking area to the front of the Community Hall and the Kindergarten. It will also create a more welcoming entry statement for the precinct to delineate it further from the remainder of McMillan Street. This will be achieved through augmenting the street tree planting and existing garden bed planting.

GENERAL NOTES:

A COLLEGIATE APPROACH

A collegiate approach to the management of the Community Precinct is promoted to maximize the efficient use of the existing facilities. Multi-purpose facilities address issues of limited financial resources and an effective management system for use of available spaces will promote co-ordination and interaction between the various user groups of the precinct.
To achieve this, explore the possibilities of preparing a management plan that is based on a clear understanding of the requirements of the various community groups and the existing facilities. The plan will enable week to week planning for the use of meeting rooms and facilities across the Community Precinct.

LIGHTING

- There is potential to increase the lighting amenity for the precinct as many activities take place after dark. In particular, a well lit central pedestrian spine and low level lighting around the Community House, the Senior Citizens Centre and ANGAIR will improve the sense of security, safety and usability of the site. Lighting may also be used to highlight the entry point / drop off points to increase safety due to many activities occurring after dark

SIGNAGE

- It is proposed that a common sign 'language' is initiated along the Great Ocean Road and McMillan Street to highlight the Community Precinct within the broader context. The signage will follow the example set along the waterfront. It is proposed that a single sign is located at the main entrance to the precinct, with all the relevant information relating to the facilities within the precinct. This will reduce the visual clutter and confusion created by the many existing signs along the McMillan Street frontage.

PAVING

- Paving treatments are proposed to define the proposed circulation routes within the precinct, which will serve to increase legibility and tie together the various buildings co-existing within the precinct. Paving treatments will also help to delineate between vehicular and pedestrian zones which will act to calm and traffic and in turn increase the safety of an area used by children. Paving material to follow aesthetic seen elsewhere in the Surf Coast to further enhance this precinct, be it subconsciously, as a community hub and meeting point.

BUFFER PLANTING

- As the site abuts residential areas and public roads, there is a need to address safety, privacy and aesthetic issues. It is proposed that the laneway abutting the eastern portion of the site and areas adjacent to residential uses be screened with planting to soften the edge of the car park and the kindergarten. This in turn will serve to further define the boundary of the site.

FENCING

- A consistent style of safety fencing is proposed to be used in all areas used by children. Fencing surrounding Barwon Health is to be kept to a bare minimum to increase accessibility and ensure the site does not become an 'island' within the Community Precinct.

CAR PARKING AREAS

- is proposed that the dilapidated Filkin's House be demolished to provide additional car parking for the precinct. Setting out the car parking bays and the circulation alleys will improve efficiencies and ensure that optimal parking numbers can be achieved. It is proposed that this car parking area be maintained as a low key standard with compacted gravel / sand surface, and informal bollards and kerbing defining the edges.
- The car parking area in the front of the Community Hall is modified with one-way circulation, angle parking a reduced area of asphalt, and an exit onto the public laneway along the eastern boundary of the site. This laneway will require investigation to address a drain way down the middle and other stake holder requirements.