

# ANGLESEA FUTURES

## Draft Land Use Plan



DECEMBER 2017

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# EXECUTIVE SUMMARY

Following the closure of the mine and power station north of Anglesea, there is an exciting opportunity to plan for the future. The areas of modified landscapes within the study area provide a very rare opportunity to facilitate significant environmental improvements and development. Change in the study area can take advantage of the proximity to the Great Ocean Road, complement the Anglesea township and support the broader regional economy.

The Anglesea Futures Land Use Plan is to establish the land use direction for public and private land in the study area. Being at a strategic level the final Land Use Plan will inform future decisions on activities, management, protection, changes to land tenure and any development on the land. An implementation framework, based on the final Land Use Plan, is required to guide the realisation of the proposed land uses.

This Draft Land Use Plan has been prepared by the Victorian Government Department of Environment, Land, Water and Planning (DELWP). It is a draft for consultation, providing the community and all stakeholders with the opportunity to have their say before the land use direction is refined and finalised.

**Feedback can be provided by 28 February 2018 through: <https://engage.vic.gov.au/angleseafutures>**

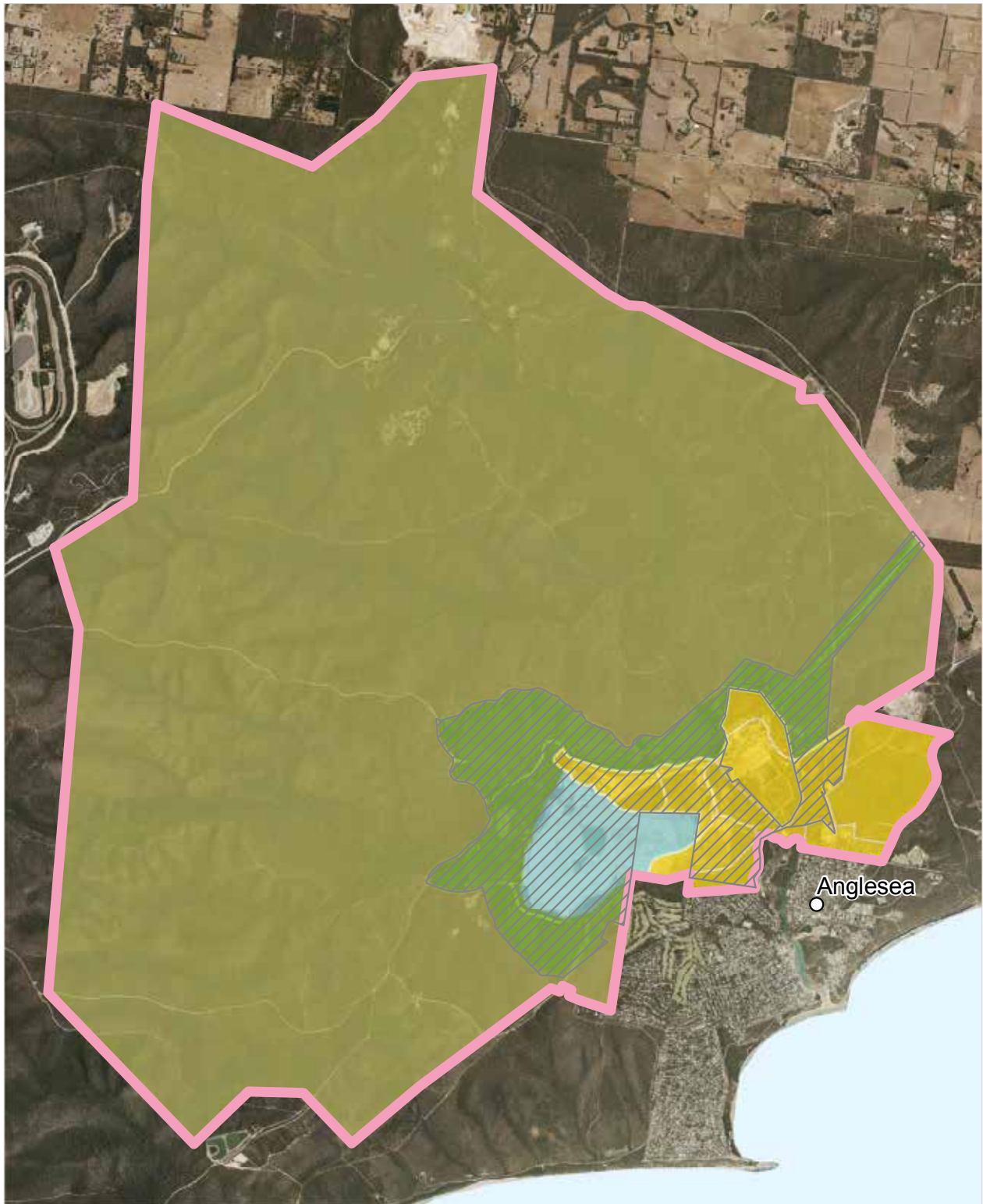
The Draft Land Use Plan has been informed by:

- land use ideas, including feedback on the *Land Use Scenarios Discussion Paper* and throughout the Anglesea Futures Community Conversations series
- policy and legislation, that establish the strategic context for decision making across environmental, economic and community issues
- land attributes, including:
  - areas of significance, values and constraints
  - the draft Mine Rehabilitation and Closure Plan prepared by Alcoa of Australia Limited (Alcoa)
  - Anglesea River management requirements
- the consideration of the strategic implications of different land uses.

The Draft Land Use Plan proposes a range of land uses across the study area. This includes the 10 areas that are subject to land use change, together with areas with a set land use, including the 'Proposed Water Body and Banks', 'National Park' and the 'Outer Lease Area' (see map on page ii showing the areas which make up the study area).

The land use directions for these areas seek to reflect and balance the environmental features of the land with the significant opportunities, particularly for tourism and recreation activities (see map on page iii and Section 5). The Draft Land Use Plan proposes a possible future for the study area that is characterised by its significant natural values with complementary major tourism facilities and recreation areas with improved public access and environmental outcomes.

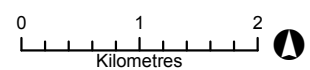
The draft land use directions at Section 5 and the realisation actions in Section 6 (including proposed land tenure changes) are open for consultation and will be subject to change based on community feedback.



**Land Use Areas**

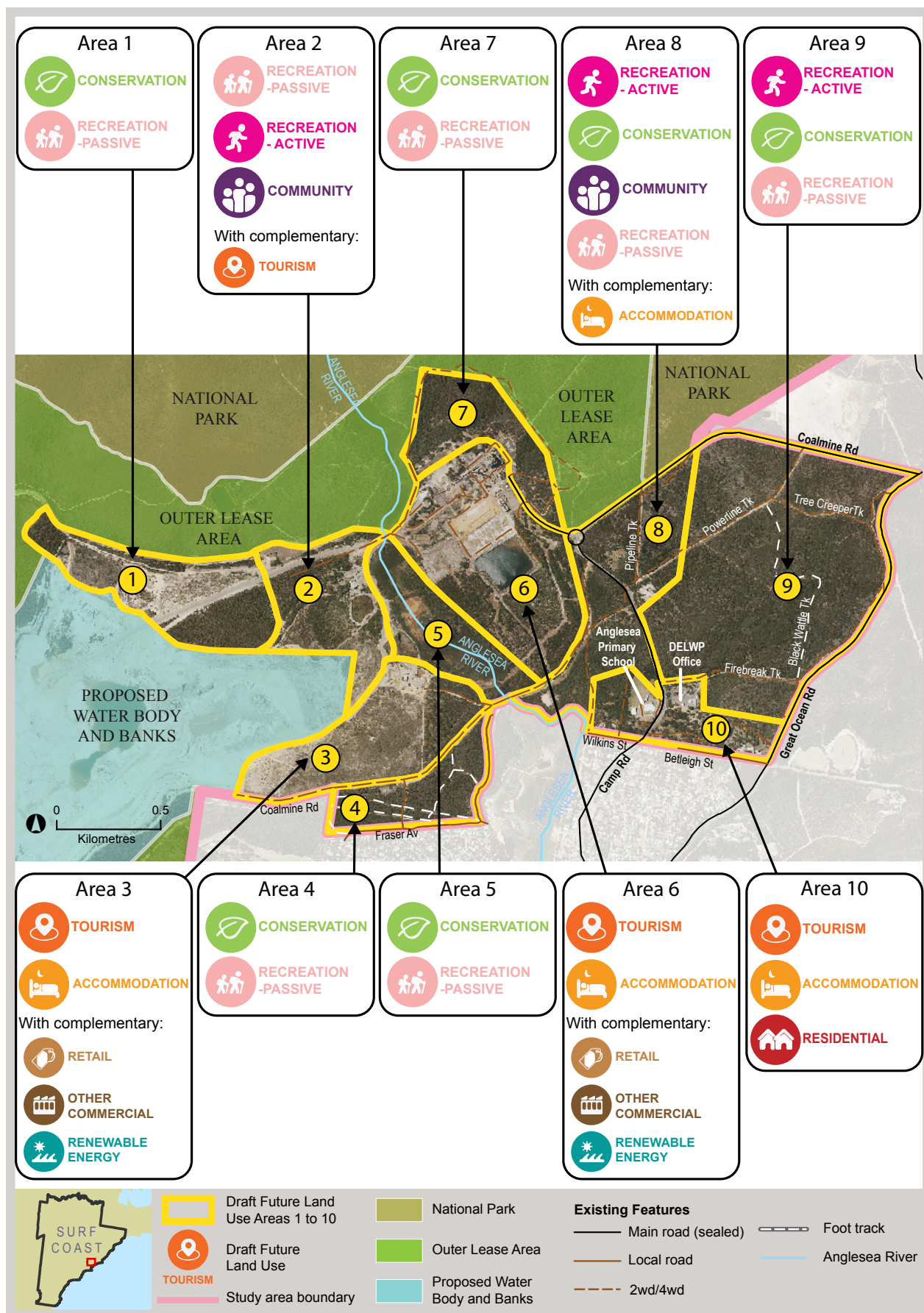
- Areas 1 to 10
- Outer Lease Area
- National Park
- Proposed Water Body and Banks

- Alcoa lease area
- Study area boundary



**PARTS OF THE STUDY AREA**





## DRAFT FUTURE LAND USE MAP

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# 1. INTRODUCTION

This Draft Land Use Plan proposes a range of possible future land uses for the study area including the former Anglesea mine and power station sites.

## 1.1 Background to the Land Use Plan

Since 1961, approximately 7,000 hectares of Crown land north of Anglesea has been leased to Alcoa to operate a coal mine and power station. In August 2015, the mine and power station ceased operation, which marked the first time in more than 50 years that a coal mine closed in Victoria.

This presents an exciting opportunity to plan for the future use of public and private land within the study area. Considering its size and natural attributes, the study area has significant potential to benefit the community, the environment and the economy. Planning is essential in order for this area to continue to play a pivotal role in the future for Anglesea and the wider region.

The Land Use Plan is being prepared by the Victorian Government Department of Environment, Land, Water and Planning (DELWP). It is being informed by a range of stakeholder and community engagement that has occurred since the Anglesea Futures Community Conversations series commenced in 2015. Consultation has also been undertaken with Surf Coast Shire Council, Alcoa, Parks Victoria, the Department of Economic Development, Jobs, Transport and Resources (DEDJTR), the Environment Protection Authority (EPA), Barwon Water, Corangamite Catchment Management Authority (CCMA) and other agencies/bodies as required.

## 1.2 Role of the Land Use Plan

The Land Use Plan will provide a framework for the re-use of land within the Anglesea Futures study area. It will include a vision, principles and land use directions to guide the future of the study area over the next 20 years.

The Land Use Plan will be a high level strategic document, including land uses that are broad and not specific to an individual activity or business. This enables flexibility within parameters and reflects the approach in the Planning Scheme where different areas are zoned for compatible and similar purposes.

The Land Use Plan will inform future decisions on activities, management, protection, changes to land tenure and any development on the land.

An implementation framework, based on the final Land Use Plan, is required to guide the realisation of the proposed land uses, this may include:

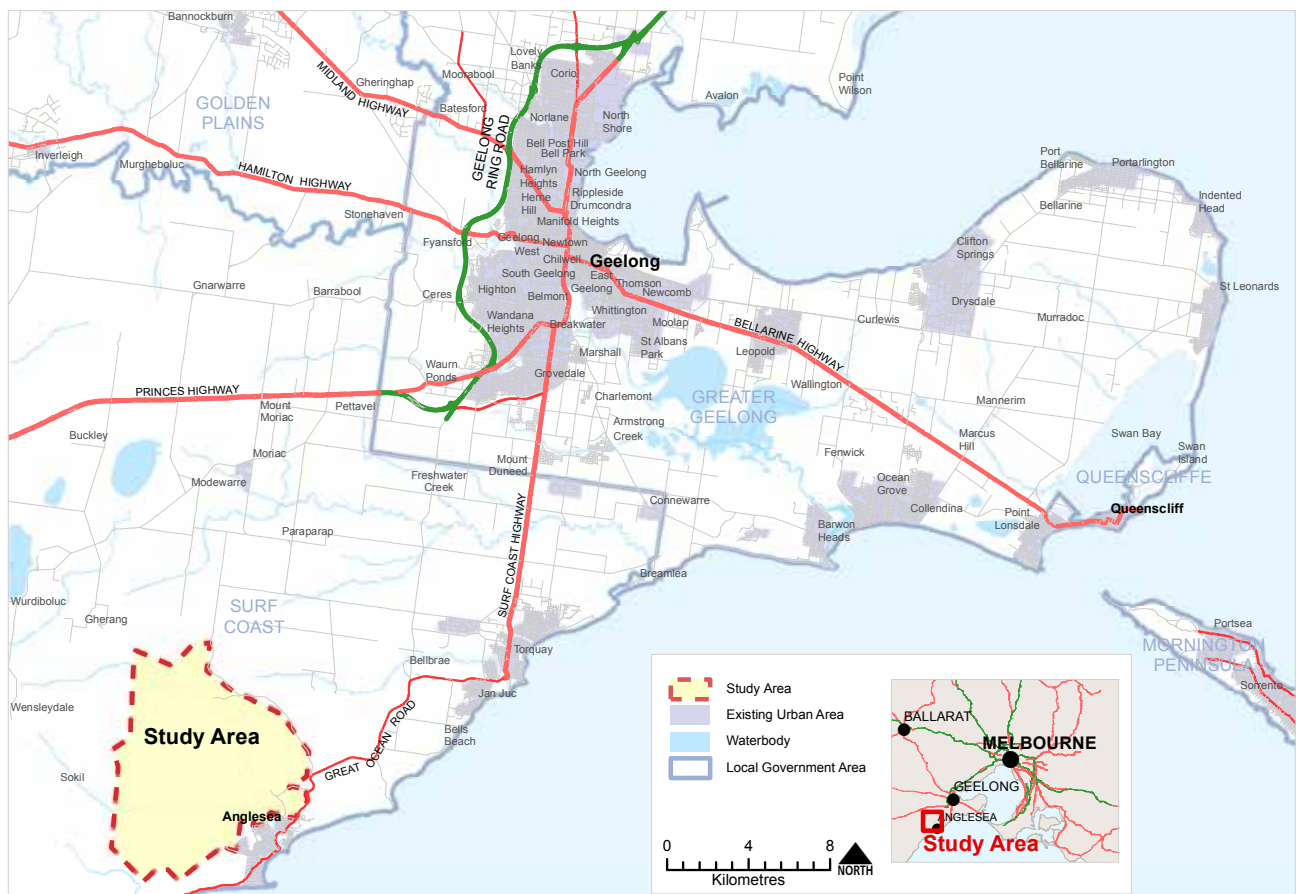
- coordinated master planning
- changes to current land tenure
- changes to the Surf Coast Planning Scheme (including policy, zones and overlays)
- subsequent approvals

# 2. THE STUDY AREA

## 2.1 Outline

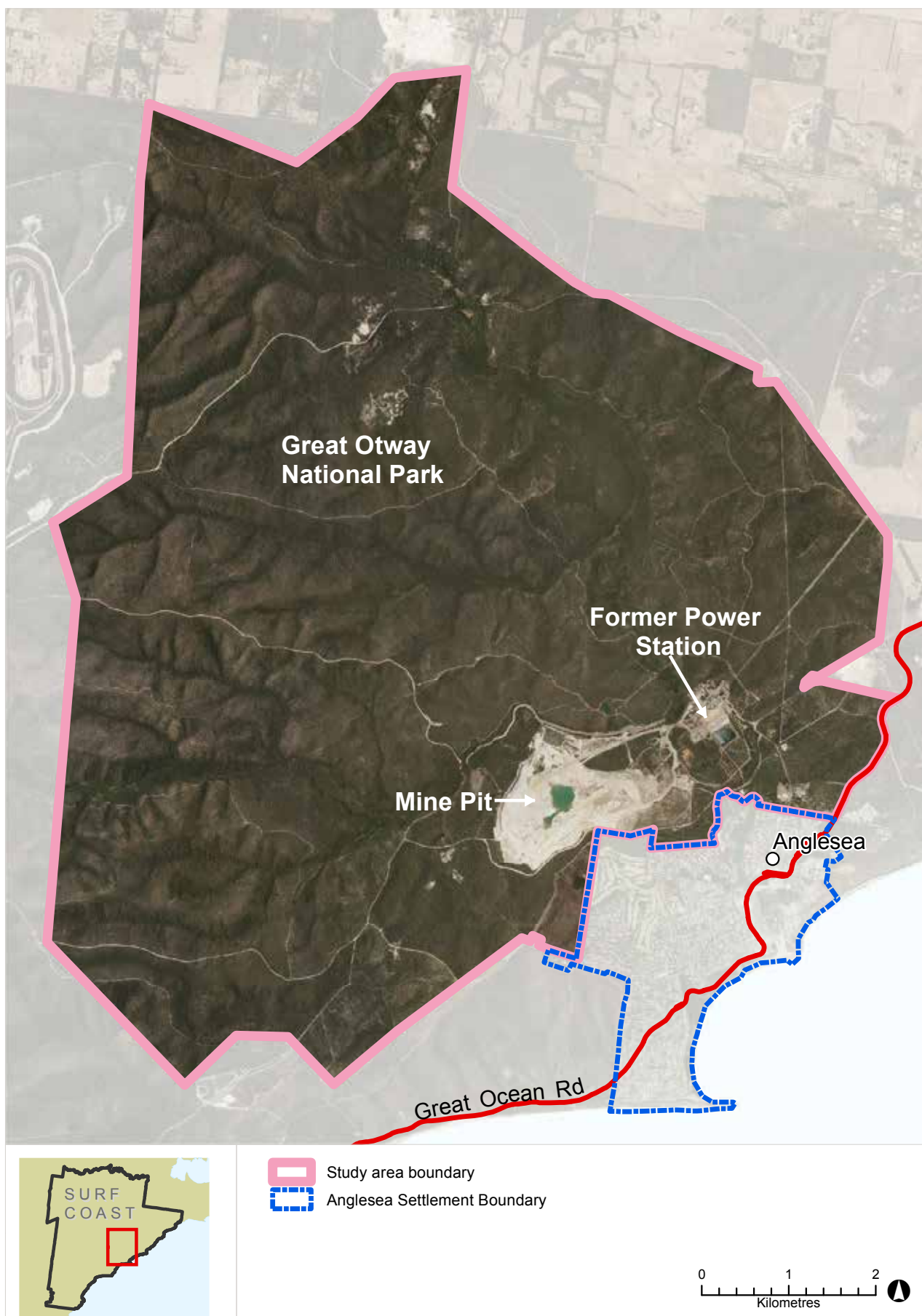
The study area is located to the north of the Anglesea township and includes Crown land that has been leased by Alcoa in the past (including the Anglesea Heath that was recently transferred into the Great Otway National Park), Alcoa freehold land in the former mine pit and former power station sites, other Crown land currently leased by Alcoa, as well as other public and private land.

The study area is large, diverse in nature and continues to play an important social, cultural, economic and environmental role in Anglesea and the wider region. Land outside the study area includes the Anglesea township to the south, the Otway Forest Park and Great Otway National Park to the west, farming areas to the north and the Great Ocean Road, Anglesea landfill and farming areas to the east.



**REGIONAL CONTEXT MAP**





**STUDY AREA MAP**

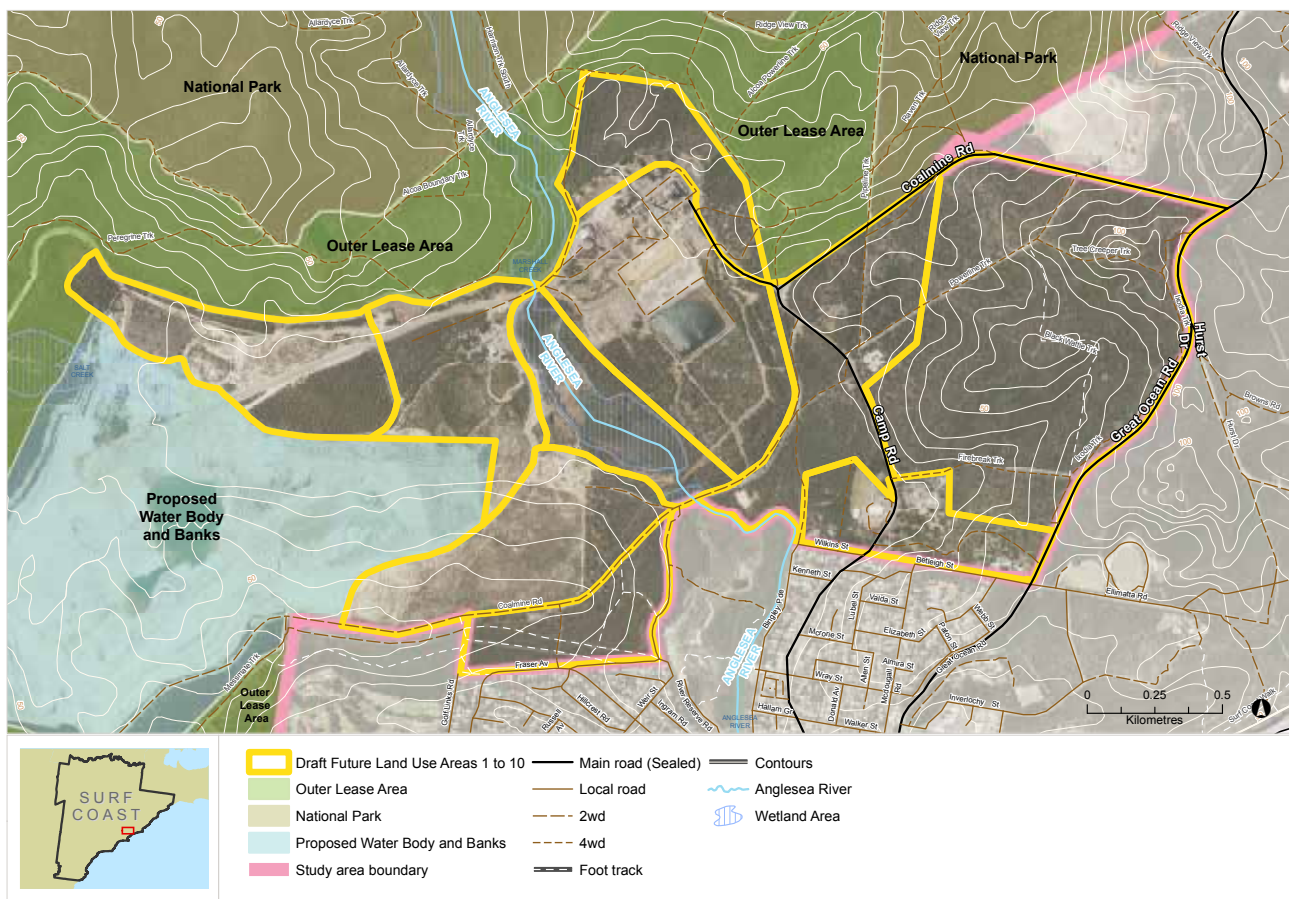
## 2.2 Key attributes

The study area is more than 7,000 hectares in size and includes remnant native bushland which holds significant biodiversity values, the former mine pit and power station, the Anglesea River and its tributary waterways and an established network of roads and tracks.

Within the study area, Alcoa currently leases 787.5 hectares of Crown land and own a further 143 hectares of freehold land. In December 2016, Alcoa surrendered approximately 6,620 hectares (approximately 89% of the lease area) to the Crown. The majority of land that Alcoa surrendered (6,510 hectares) has recently been incorporated into the Great Otway National Park. The remaining 110 hectares of Crown land has lower conservation values and will not be included in the Great Otway National Park.

Key elements of the study area include:

- Anglesea Heath, formerly leased to Alcoa, recently incorporated into the Great Otway National Park
- disturbed areas including the former mine pit and former power station site



**STUDY AREA ATTRIBUTES MAP**

## 2.3 Current land tenure

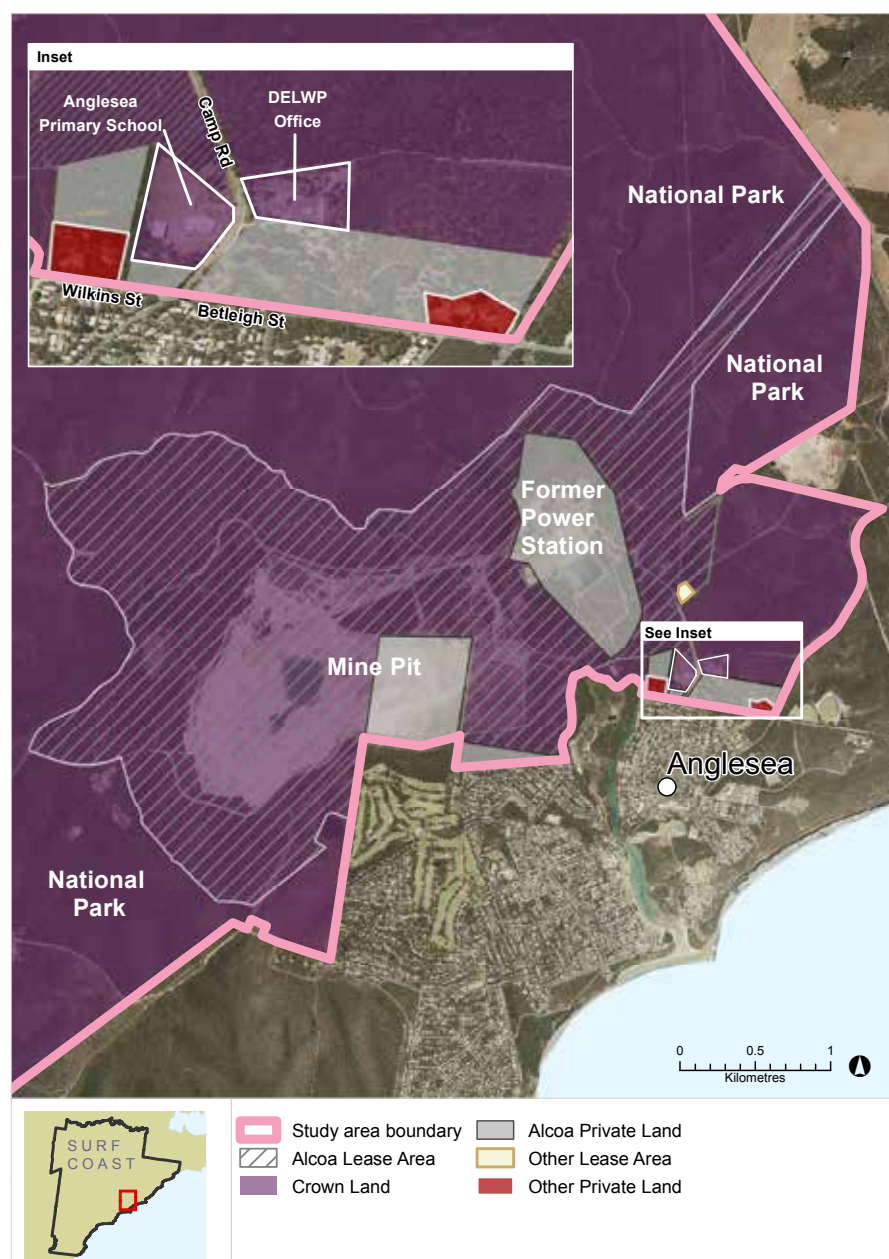
Land within the study area is held in public and private ownership.

Crown land currently consists of:

- Anglesea Heath 6,510 hectares – Crown land recently incorporated into the Great Otway National Park. This land contains very high biodiversity values. Managed by Parks Victoria.
- Alcoa lease area 787.5 hectares – Crown land leased to Alcoa which comprises disturbed areas (including the former mine and transmission line), and areas of remnant and replanted vegetation. Managed by Alcoa.
- 110 hectares of Crown land located east of the former power station – currently reserved for public recreation and conservation of an area of natural interest. Managed by Parks Victoria.
- other public land consisting of the DELWP office and the Anglesea Primary School.

Private freehold land currently consists of:

- former power station site – 83 hectares (owned by Alcoa)
- former mine – 43 hectares – does not cover entire pit (owned by Alcoa)
- land adjacent to township boundary off Fraser Avenue (owned by Alcoa)
- land adjacent to township boundary off Wilkins Street and Betleigh Street (owned by Alcoa and other private land owners)



**CURRENT LAND TENURE MAP**



## 2.4 Areas of significance

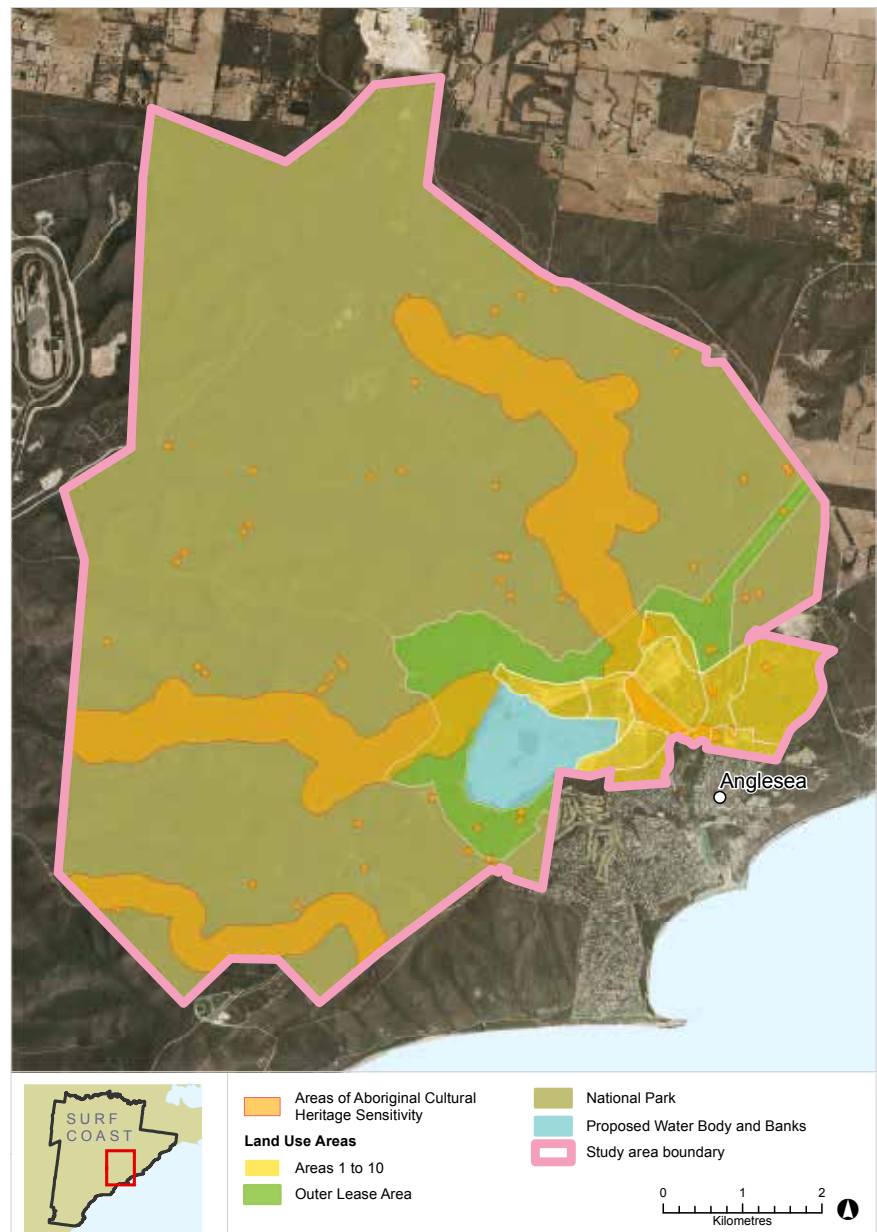
A significant proportion of the study area comprises the Anglesea Heath, which is one of the richest and most diverse natural areas in Victoria. The landscape values of the area include remnant native heathlands, woodlands, natural waterways, paperbark swamps and a range of topographic features including ridges and valleys. The study area contains significant biodiversity values and habitats for rare and threatened native flora and fauna species, accounting for approximately one quarter of Victoria's plant species and providing habitat for 29 recorded mammal species and more than 100 native bird species. A mix of remnant native vegetation and historical rehabilitated and replanted areas surround the former mine pit and power station sites.

The study area has cultural and historic significance stemming from its use, both prior to and during the mine and power station operation. The study area therefore comprises both Aboriginal cultural heritage values and sensitivity, and industrial heritage values.

Consideration of all of these values will inform the future use and management of the area.

Areas of cultural heritage sensitivity, as described in the *Aboriginal Heritage Regulations 2007*, are shown on the map to the right. The map provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity.

These areas can be registered Aboriginal cultural heritage places, as well as landforms and categories that are generally regarded as more likely to contain Aboriginal cultural heritage – for example waterways, prior waterways and ancient lakes, and land within 200 metres of these landforms. Areas that have been subject to significant ground disturbance are not considered to be areas of Aboriginal cultural heritage sensitivity.



**AREAS OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY**



## 2.5 Constraints and limitations

There are a number of constraints and limitations that may influence potential land uses. These include:

- areas of environmental significance and sensitivity including the Anglesea River, Anglesea Heath and other areas of significant native vegetation
- areas of Aboriginal cultural heritage sensitivity, for example undisturbed land adjacent to the Anglesea River
- risk from bushfire including ember attack and radiant heat
- potential land contamination issues related to previous activity within the study area
- potential land stability and suitability issues
- restricted access to parts of the study area due to isolated locations, dense vegetation cover, lack of roads, steep topography and other physical site constraints
- risk of disturbance of acid sulfate soils
- risk of seasonal flooding and inundation from the Anglesea River
- constraints associated with Alcoa's draft Mine Rehabilitation and Closure Plan and the draft land use direction for the Proposed Water Body and Banks, such as:
  - the proposed water body will provide the opportunity to manage the water flows of the Anglesea River (this may limit land uses in areas immediately adjacent to the proposed water body and banks to allow for appropriate landforms, infrastructure and maintenance requirements)
  - the slope of the future water body banks will be informed by technical studies to ensure they are safe and stable for the future (the slope and ground cover required for stability will necessitate restricted access and use of the banks and land immediately adjacent)
  - a section of Coal Mine Road is currently closed. It is proposed to be re-routed along the southern section of the mine to enable the new slope of the bank to be constructed
  - it will take approximately 10 years before sufficient data is available to understand the water quality of the proposed water body and to appreciate how the water body reacts to different seasonal events (the ability to access and utilise the water body for recreational uses such as swimming and non-motorised boating will need to be considered in the future once this data is available)



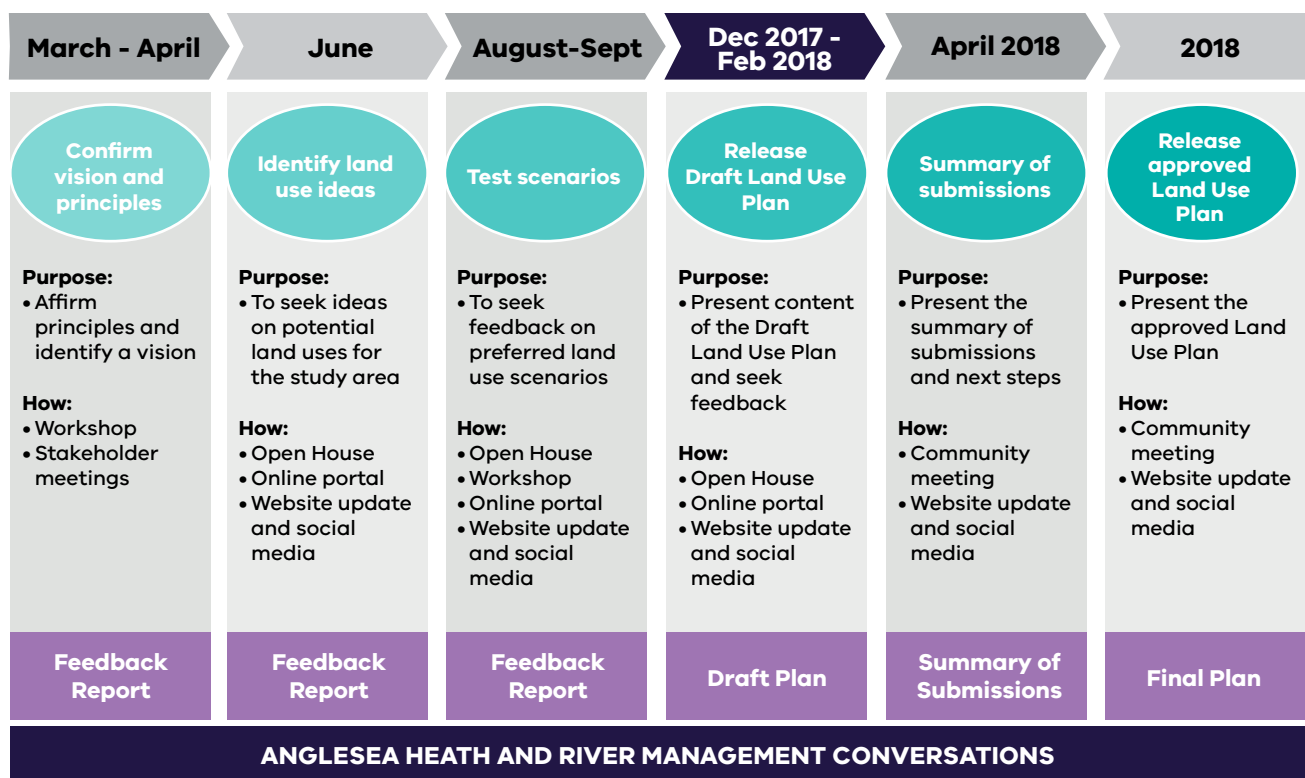
# 3. PROCESS

## 3.1 Stages to prepare the Land Use Plan

The overall process of preparing the Anglesea Futures Land Use Plan includes various community engagement stages. This began by confirming the vision and principles, before the community was asked about land use ideas. This was followed by the release and engagement on the *Land Use Scenarios Discussion Paper*.

A summary of previous feedback, and project documents and reports are available at the project's web page: [www.delwp.vic.gov.au/anglesea-futures](http://www.delwp.vic.gov.au/anglesea-futures)

The project is currently at the Draft Land Use Plan stage, which also includes community engagement.



### PROJECT TIMELINE

Community engagement to inform the preparation of the Land Use Plan has been undertaken as part of the Anglesea Futures Community Conversations series.

### 3.1.1 Anglesea Futures Community Conversations

The Anglesea Futures Community Conversations series commenced in August 2015. The series is coordinated by DELWP, Surf Coast Shire Council and Parks Victoria and seeks to provide a forum for community discussion and feedback on a range of issues. These issues include future land use, protection of the Anglesea Heath, management of the Anglesea River, closure of the former mine and power station and the long-term implications for the Anglesea region.

Targeted consultation on land use ideas was undertaken with the community, including local residents, businesses, organisations and the public in June 2017. This included ideas being shared through an online survey and written submissions. It also included people sharing their ideas at open house sessions on 11 and 25 June 2017, and at an ideas forum on 25 June that included several presentations from the community and other stakeholders.

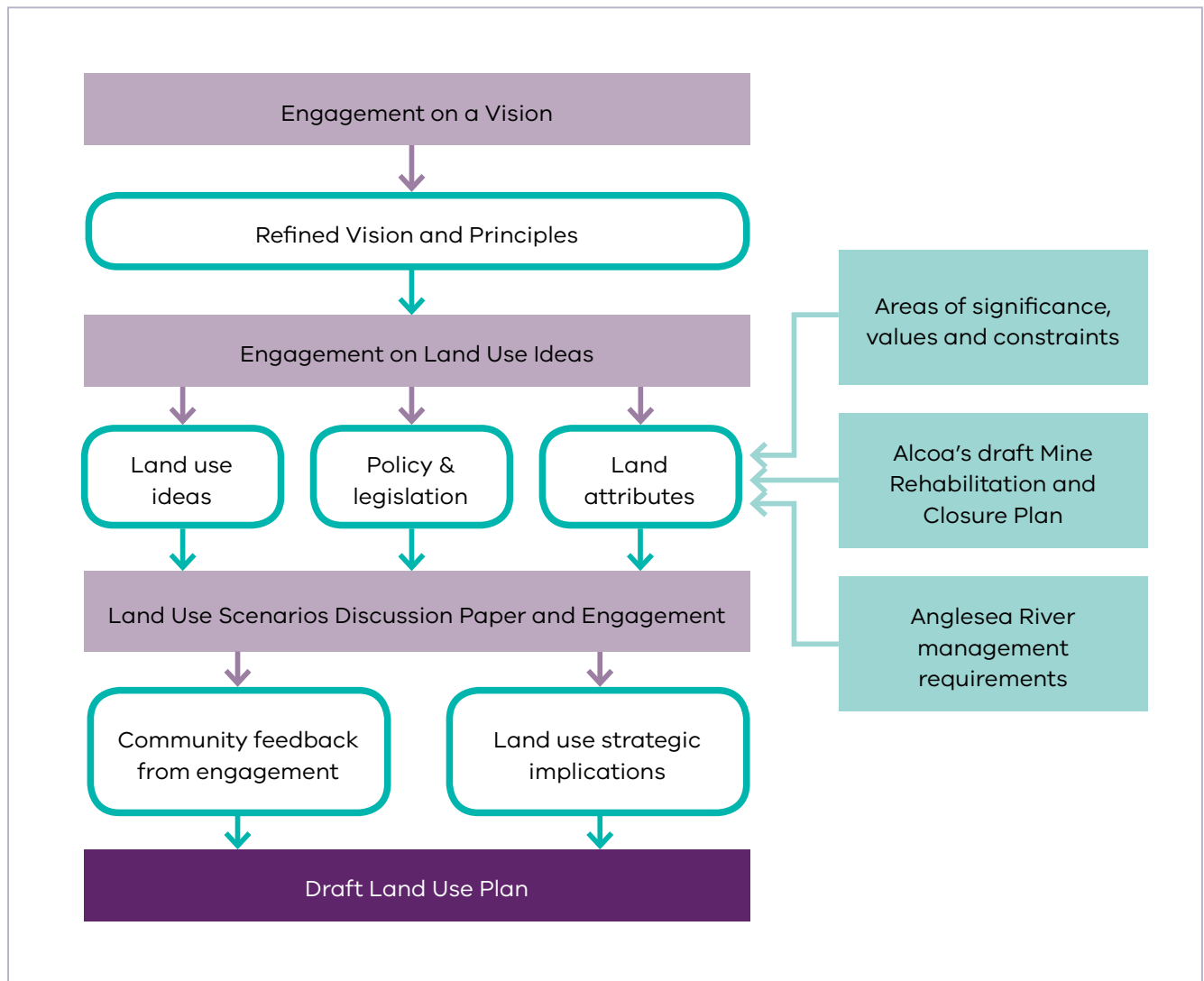
Consultation on land use scenarios was undertaken with the community after the release of the *Land Use Scenarios Discussion Paper* on 18 August 2017. This included a community workshop on 20 August 2017 and an open house on 27 August 2017. Engagement on land use scenarios also included an online survey and a call for written submissions between 18 August and 11 September 2017.

The discussion paper and online survey asked for the community's opinion on preferred land use scenarios, by identifying land uses for different parts of the study area. The key messages received are outlined in the *Land Use Scenarios - Summary of Feedback*, which is available at: <https://engage.vic.gov.au/angleseafutures>



## 3.2 Preparing the Draft Land Use Plan

Preparation of the Anglesea Futures Draft Land Use Plan, has been informed by the process to date, including feedback from community engagement (see diagram below):



Following engagement on the *Land Use Scenarios Discussion Paper*, every submission was considered, with key ideas and opportunities summarised in a feedback report. Also informing the Draft Land Use Plan has been the consideration of strategic implications to Anglesea and the greater region, including:

- which land uses have the greatest benefit to the Anglesea environment, economy and community
- management requirements for the Anglesea River
- the overall risk and liability to the community and government
- compatibility with the vision and principles of the Anglesea Futures Draft Land Use Plan
- consistency with legislation, policy, government priorities and commitments
- alignment with Alcoa's draft Mine Rehabilitation and Closure Plan.



### 3.3 Community feedback from land use scenarios engagement

The following themes and feedback from the community and other stakeholders emerged during the most recent engagement undertaken in August and September 2017 (*Land Use Scenarios - Discussion Paper*). The table below does not identify every element of feedback, though all feedback was considered in preparation of the Draft Land Use Plan.

For a copy of the *Land Use Scenarios - Discussion Paper* or a copy of the Summary of Feedback please visit the project's web page: [www.delwp.vic.gov.au/anglesea-futures](http://www.delwp.vic.gov.au/anglesea-futures)

THEME AND FEEDBACK FROM THE COMMUNITY	DELWP RESPONSE
<p><b>Environmental conservation and rehabilitation</b></p> <p>Conservation of the environment is a critical factor to the economic sustainability of Anglesea.</p> <p>Preference for degraded areas to be rehabilitated and returned to public ownership.</p> <p>Preference for any future development to be contiguous, but carefully located adjacent to the town or on the former power station site.</p> <p>Low key passive recreation facilities are preferred, such as picnic areas, lookouts and trails.</p> <p>Water quality of the Anglesea River needs to be protected as a consequence of any changes.</p> <p>Need to protect the Bald Hills, Messmate Track and Fraser Avenue areas.</p> <p>Need to protect habitat for threatened flora and fauna species.</p>	<p>There are opportunities to conserve and protect the significant environmental values which are contained within the study area.</p> <p>The study area (particularly the Anglesea Heath) is one of the richest and most diverse natural areas in Victoria.</p> <p>Low-key passive recreation facilities, such as walking trails, picnic areas and lookouts are seen as compatible with environmental conservation.</p> <p>Disturbed parts of the study area are the most suitable for land use change due to the reduced environmental values as compared to other parts of the study area.</p>
<p><b>Community</b></p> <p>There is scope for an arts/community hub to be developed.</p> <p>Some limited hospitality and tourism or arts related retail could support the community space.</p> <p>Preference to help people understand the area's history, heritage, environmental and cultural values.</p> <p>Support provision of necessary community facilities.</p> <p>Desire to improve community access.</p>	<p>There are opportunities to provide community facilities within the study area, particularly on Crown land where they are suited to the land and are not currently located within the Anglesea township.</p> <p>Crown land east of the former power station site (Area 8) could accommodate some form of community building/s and uses, either for education purposes, interpretation, arts and cultural activities, or public gatherings, as this land is well connected to the Anglesea township.</p> <p>Area 2 (east of the proposed water body) also provides opportunities for use and development of community facilities.</p>

THEME AND FEEDBACK FROM THE COMMUNITY	DELWP RESPONSE
<p><b>Public trails and mountain bike facilities</b></p> <p>Support to keep the bike park in its current location.</p> <p>Preference for a network of trails integrated with the existing and highly valued network in Anglesea and the broader region.</p> <p>Trails to provide for a range of users, from passive users such as bushwalkers, to active users such as mountain bikers.</p> <p>Preference for no motor bikes in the study area.</p>	<p>The bike park is an important local facility that is currently located on private land.</p> <p>The Crown land between the former power station and the Great Ocean Road (Area 8 and 9) is the most suitable for accommodating new bike facilities and a mountain bike trail network which would connect into other existing trails in the vicinity of the study area.</p> <p>There are opportunities to create a well-planned network of interconnected bike trails to cater for a range of users and to promote active and healthy lifestyles.</p> <p>Anglesea plays a role as a recreational hub for the broader Surf Coast and Geelong region, which can be strengthened through provision of new trails.</p> <p>Trails within the Great Otway National Park (incorporating the Anglesea Heath) will be limited to existing formed tracks and roads to ensure the natural environment is protected.</p> <p>It is important that new trails and bike facilities and infrastructure are sensitively designed and located to minimise environmental impacts.</p> <p>Use of motorbikes outside of designated trails and roads has the potential to damage the natural environment and to cause local amenity issues.</p> <p>Creation of new motor bike trails within the study area is not recommended.</p> <p>Existing trails within the Great Otway National Park will continue to be managed by Parks Victoria.</p>
<p><b>Residential</b></p> <p>Need for care in the location and design of any new development.</p> <p>Preference for no residential development on Crown land, Fraser Avenue, the former power station site or on land surrounding the proposed water body and banks.</p> <p>A need to integrate new buildings with the preferred local character of Anglesea.</p> <p>New housing options should be socially equitable and inclusive.</p> <p>Aspiration for new buildings to achieve a high standard of design.</p>	<p>There are some opportunities to provide modest residential growth which is sensitively designed, adjacent to existing residential areas and responsive to the valued character of Anglesea.</p> <p>The extensive public ownership of land within the study area is a significant constraint to private housing development.</p> <p>Site conditions, constraints, significant vegetation and risk may also limit the suitability or extent of housing, (i.e. bushfire, isolation from urban areas, topography, etc).</p> <p>Area 10 provides opportunities for residential development.</p>

THEME AND FEEDBACK FROM THE COMMUNITY	DELWP RESPONSE
<p><b>Tourism</b></p> <p>Support for tourism facilities with an environmental focus, including integration of sustainable energy initiatives.</p> <p>Desire to increase business and employment within Anglesea.</p> <p>Desire to attract but manage impacts of visitors.</p> <p>Provide a unique experience/destination which attracts visitors to Anglesea all year round.</p>	<p>There are opportunities to provide a unique tourism experience that will attract new visitors to explore, spend and stay in Anglesea.</p> <p>A variety of tourism facilities and activities could be accommodated within the study area, ranging from scenic tours and bushwalks through to large scale, destination based tourism facilities.</p> <p>The former power station site (Area 6) and disturbed land between the proposed water body and the Anglesea River (Area 3) are the most suitable areas to locate a large-scale tourism facility on, considering the large size, topography, current and proposed private ownership and the mainly cleared characteristics of these areas.</p> <p>Complementary land uses such as accommodation, restaurants and retail outlets could be co-located to support tourism uses, particularly on private land.</p> <p>Eco-tourism and the integration of sustainable principles and initiatives for new tourism buildings is supported.</p>
<p><b>Retail and other commercial uses</b></p> <p>Support for new business and creation of jobs to support the local economy.</p> <p>Support for new tourism opportunities which will attract visitors to spend, play and stay in Anglesea.</p> <p>Support the new and relocated light and service industry to meet local needs.</p>	<p>There are opportunities for retail and other commercial uses in the study area, to support tourism activities and the local economy.</p> <p>New retail uses should not detract from the primary role of Anglesea's town centre.</p> <p>There may be an opportunity to relocate other commercial uses such as light industry from their existing location in Anglesea, thereby avoiding existing amenity issues and creating infill opportunities within the town.</p> <p>Commercial land uses should be appropriately designed and sited in the study area to avoid negative amenity issues.</p>

THEME AND FEEDBACK FROM THE COMMUNITY	DELWP RESPONSE
<p><b>Renewable energy</b></p> <p>Support for sustainable options, including stand-alone renewable energy facilities and renewable energy initiatives and design for new buildings.</p> <p>Support for a floating solar facility on the proposed water body.</p> <p>Desire to power Anglesea by 100% local renewable energy, including through renewable hydro and wind power.</p>	<p>There are opportunities for renewable energy generation in the study area, including on new buildings. This would avoid an area being used only for renewable energy production to the potential exclusion of other uses. As new technologies emerge, there may be further opportunities for renewable energy generation and use within the study area that responds to the site's features.</p> <p>Renewable energy facilities that utilise the proposed water body and banks are not considered feasible as they present risks to the stability of the sloping banks, may interfere with biological processes and water quality and may be susceptible to acidic erosion. This applies to the concepts of floating solar panels and renewable hydro.</p> <p>Wind facilities would be inconsistent with State policy and the Surf Coast Planning Scheme as the developable sections of the study area are located within 5 km of the coast.</p>
<p><b>'Big picture ideas'</b></p> <p>The opportunity exists to develop a unique, landmark attraction.</p> <p>The environmental qualities of Anglesea should be celebrated by showcasing local flora, such as by the development of a new botanic park and/or interpretative centre.</p> <p>The study area has capacity to accommodate a wide range of complementary uses, including large scale use and development.</p> <p>Desire to provide for interpretation of the cultural, environmental and historic significance of the site and broader region.</p>	<p>There are opportunities to realise a "big picture", "once in a generation" use/s and development within the study area.</p> <p>The former power station site and land south-east of the proposed water body (Area 3) present as the most suitable locations to accommodate large scale, innovative and unique use and development due to the mainly cleared nature and large size.</p> <p>Through development on private or public land, there are opportunities to celebrate and respond to the unique character and natural environment of Anglesea.</p>



## 4. VISION AND PRINCIPLES

The Vision and Principles have been refined through previous engagement and set the overall direction for the future of the study area.

### 4.1 Vision

***A healthy and sustainable environment that promotes the future of the Anglesea region and its community, and acknowledges its Aboriginal cultural values and industrial past.***

### 4.2 Principles

Principles were developed at the beginning of the Land Use Plan's preparation, through a community workshop and meetings with key stakeholders. The agreed principles are:

1. support a diverse range of future uses and outcomes
2. complement the future of the Anglesea region
3. value and complement the natural environment
4. provide a safe and stable landform for future use
5. honour the various cultural and heritage values of the area.



# 5. DRAFT LAND USE DIRECTIONS

## 5.1 Overview

The Draft Land Use Plan proposes an exciting new land use direction which will enable transition and revitalisation of the land north of Anglesea.

It presents a unique opportunity to create a major tourism, environmental, renewable energy, recreation and community precinct that makes a significant contribution to the Anglesea community and the broader Great Ocean Road region.

The Draft Land Use Plan seeks to support economic, social and environmentally sustainable outcomes through a balanced mix of conservation, employment, community and development opportunities. It aims to complement the unique character of Anglesea and to set a high standard for the land's transition from coal mining and power generation to a sustainable and prosperous future. The plan also recognises the significant environmental features of the area, the land's historic and cultural values and the need for new infrastructure and stable landforms.

The Draft Land Use Plan is the culmination of prior work and engagement. It provides a draft future strategic direction which seeks to facilitate and guide outcomes while reflecting possibilities, limitations and risks.

The Draft Land Use Plan proposes a range of land uses across the study area, which comprises the 10 areas that are subject to land use change, and the three areas with a set land use, being the 'National Park', 'Proposed Water Body and Banks' and the 'Outer Lease Area'. The boundaries of the separate areas within the study area presented in the Draft Land Use Plan are different to those contained in the *Land Use Scenarios - Discussion Paper*. The Discussion Paper foreshadowed the potential need to realign area boundaries, informed by feedback from the community and key stakeholders, and the need to delineate areas with different proposed land use directions.

Community engagement, consideration of opportunities and the strategic implications of potential land uses have informed the land use directions identified within this Draft Land Use Plan.



The Draft Land Use Plan proposes a possible future for the study area that is characterised by:

- a safe and stable water body and sloping banks within the former mine pit which ensures the environmental health and flow of the Anglesea River whilst ensuring health and public safety risks are avoided
- a signature new destination-based tourism precinct on the former power station site and land east of the former mine pit, that offers a unique visitor experience in the region
- co-located retail and accommodation uses which are complementary to the landmark tourism precinct
- conservation of ecologically significant natural features, particularly the Anglesea Heath, Anglesea River and other natural areas with high biodiversity values
- areas of environmental and heritage values, including managed access, information, viewing areas and complementary public and private facilities which support interpretation and asset management
- extensive areas for active and passive recreational activities that are linked with existing tracks and road networks
- renewable energy generation supporting sustainable on-site energy use
- opportunities to inform visitors on the history, values and character of the area
- new development which is founded on environmentally sustainable design principles and high quality urban design and architecture
- interesting and diverse public realm areas including a local open space network, access to views, visitor information facilities, access for all levels of mobility and active links to the Anglesea township
- new community facilities to serve local needs and to encourage public access and inclusiveness
- improved accessibility to public land.

The land use direction proposes one or a number of primary land uses for each area (these are considered appropriate for the area either individually or in combination). Complementary land uses are also proposed for some areas, these are considered appropriate where they support the primary land use. Proposed land tenure changes have also been outlined as part of the land use direction for some areas to improve the value of the Crown estate and ensure optimal management arrangements in the future.

The land use direction for most areas in the study area is for conservation and recreation uses. Some areas which have been modified and have limited environmental values have been identified for alternative land uses, including tourism to support the regional economy.

The land use directions for the study area include:

- Area 1 - conservation and recreation (passive)
- Area 2 - recreation (passive and active) and community with complementary tourism
- Area 3 – tourism and accommodation with complementary retail, other commercial and renewable energy
- Area 4 - conservation and recreation (passive)
- Area 5 - conservation and recreation (passive)
- Area 6 - tourism and accommodation with complementary retail, other commercial and renewable energy
- Area 7 - conservation and recreation (passive)
- Area 8 - conservation and recreation (passive and active) and community with complementary accommodation
- Area 9 - conservation and recreation (passive and active)
- Area 10 - tourism, accommodation and residential.

The study area also includes areas with a set land use including the 'Proposed Water Body and Banks', 'National Park' and the 'Outer Lease Area' (refer to Section 5.12 - 5.14).

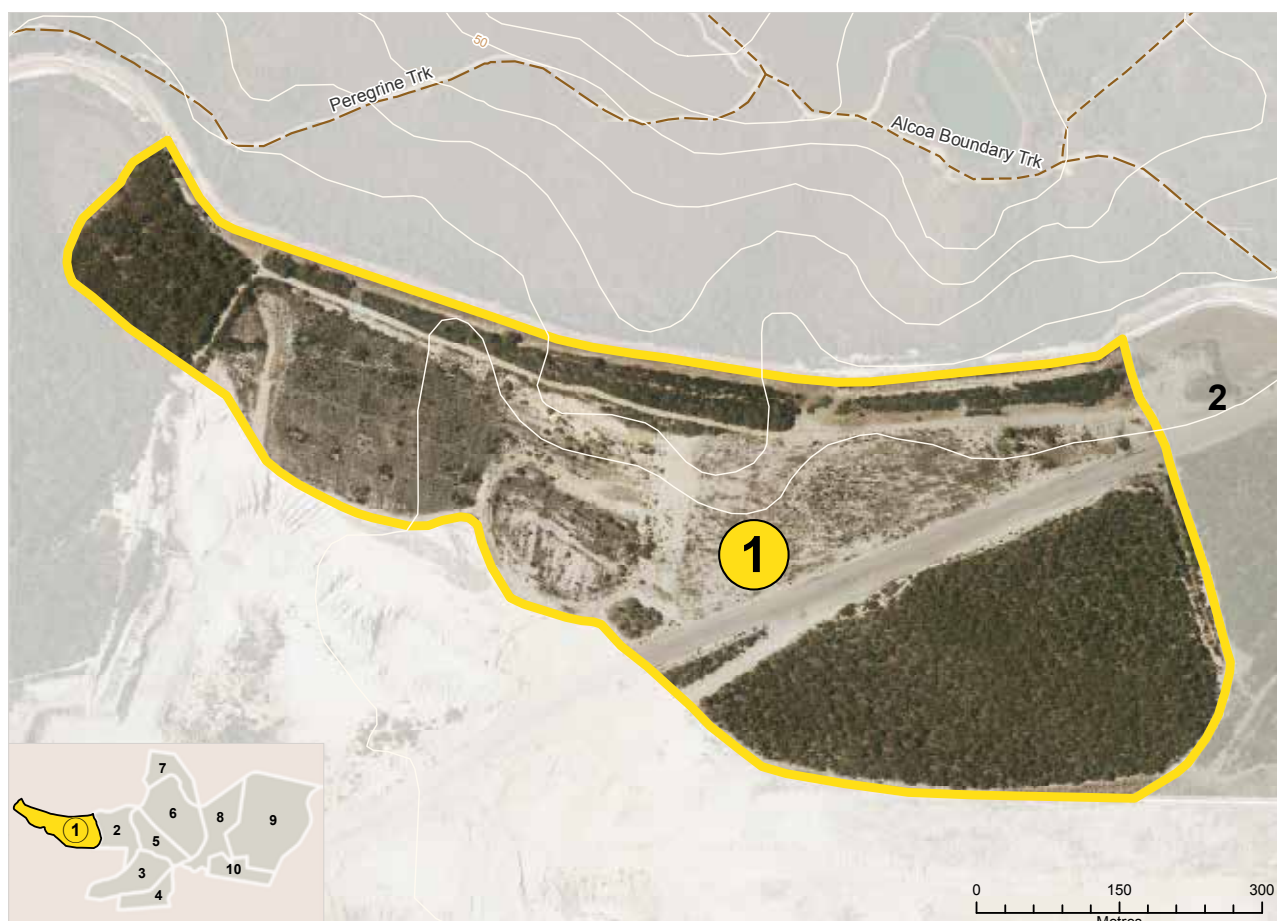
## 5.2 Land Use Direction – Area 1

### 5.2.1 Current conditions

Area 1 comprises reclaimed mining land which is located on the northern side of the mine pit and is south of the Outer Lease Area and the Anglesea Heath (Great Otway National Park). The south-eastern section of Area 1 contains a large area that was revegetated by Alcoa in the 1970s/80s. The northern section of this area contains land which has more recently been revegetated, primarily with native understorey plant species. The topography of the land generally slopes down towards the proposed water body.

Key features of this area include:

- former rehabilitation/revegetation areas surrounding the mine pit
- existing formed vehicle tracks
- existing diversion channel for Salt Creek (northern boundary follows the diversion channel)
- Crown land.



**AREA 1 LOCATION MAP**



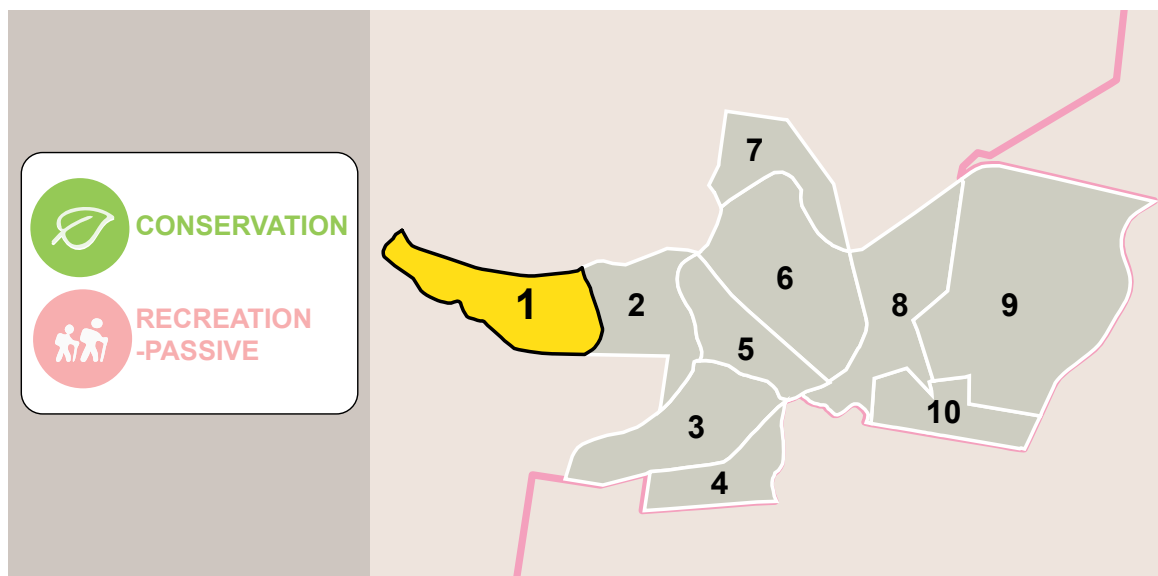
### 5.2.2 Draft directions

The strategic direction for this area is for conservation with passive recreation uses.

Strategies to achieve this may include:

- conserve and protect areas of remnant native vegetation and historical revegetation
- promote passive recreation activities which engage with the natural features of the land
- provide connections with other parts of the study area and the Great Otway National park, through integrated land use and infrastructure
- encourage design of passive recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints
- provide a safe buffer to the proposed water body and its banks (no access to water body).

The preferred outcome would include a mix of **conservation** and **passive recreation** to complement the surrounding environment whilst encouraging passive enjoyment of the area.



**AREA 1 LAND USE MAP**

Area 1 will accommodate a modest level of land use change, due mostly to its isolated location, physical attributes and the historical remediation and revegetation works carried out in this area.

This land will remain in public ownership and will be made accessible through connections to new walking and cycling trails within the study area.

This area presents opportunities to provide for conservation and passive recreation uses. A combination of well-designed passive recreation facilities and areas protected for conservation values will promote healthy lifestyles, protect environmental values and improve public access and movement.

This could take advantage of the elevated views across the water body and the Great Otway National Park. It could also provide walking and cycling trails which respect the natural environment and link to other parts of the study area.

This direction responds to the views of the community, with conservation and passive recreation uses receiving strong support during the land use scenario engagement process.

### 5.2.3 Why other land uses are not supported

Use of Area 1 for residential, accommodation, retail, other commercial, community, renewable energy and tourism is not supported as:

- the isolated location, surrounding vegetation and physical attributes of the land presents a high bushfire risk to sensitive land uses
- access to the land will be limited due to the general land-locked nature of the area
- use and development of public land for private residential, retail or commercial purposes (including a renewable energy facility) may be contrary to future reservation purposes for Area 1
- uses that may restrict access to public land are not supported
- other Crown land within the study area presents greater opportunities and locations for community facilities.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and retail.

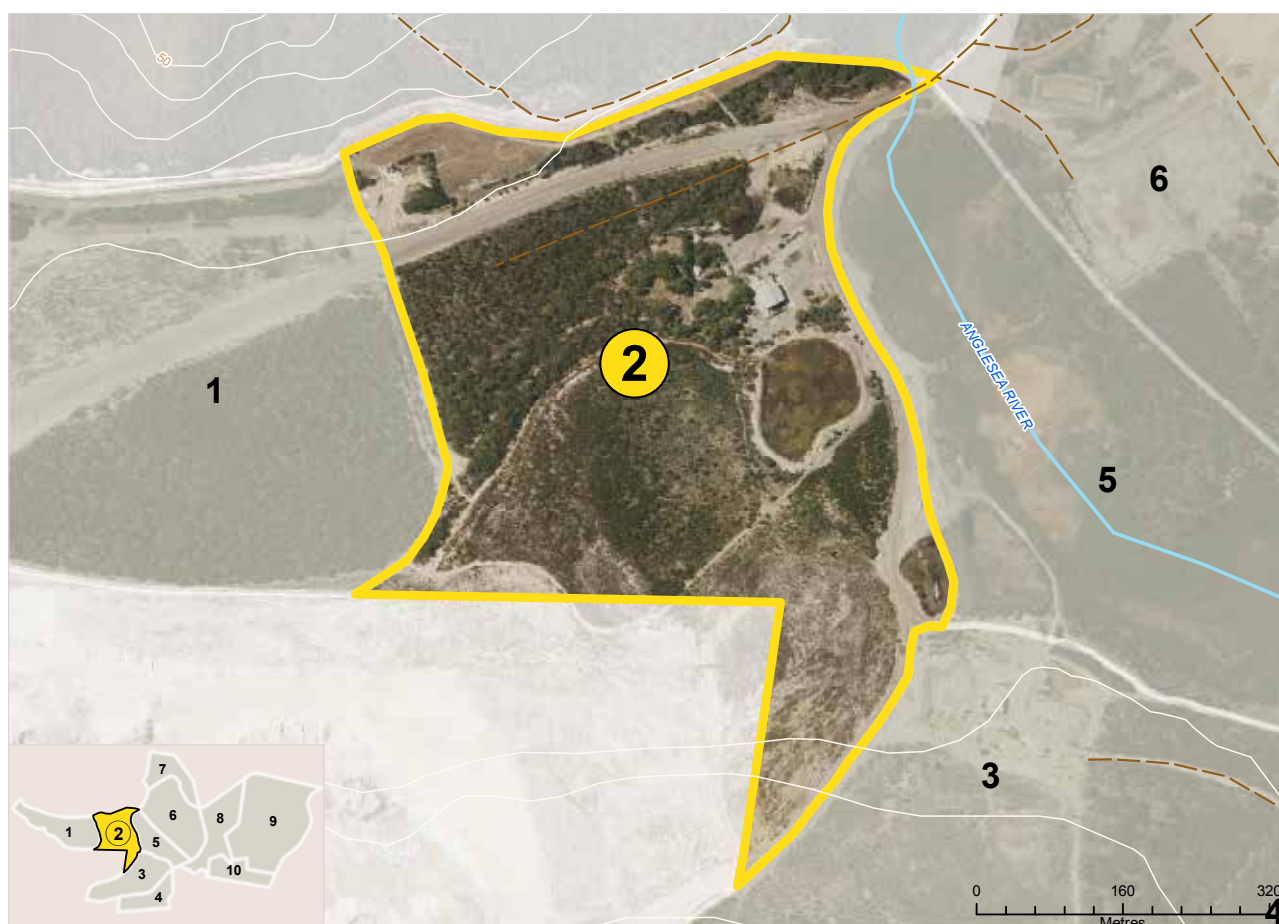
## 5.3 Land Use Direction – Area 2

### 5.3.1 Current conditions

Area 2 mostly comprises former mining land which features gently undulating topography. The land is located on the north-eastern side of the former mine pit, and is bordered by the Anglesea River environs to the east. This area contains historical areas of revegetated land and cleared areas which formerly contained mine related buildings and internal roadways.

Key features of this area include:

- former rehabilitation/revegetation areas surrounding the mine pit
- areas to be remediated and rehabilitated by Alcoa
- existing formed vehicle tracks
- Crown land.



**AREA 2 LOCATION MAP**

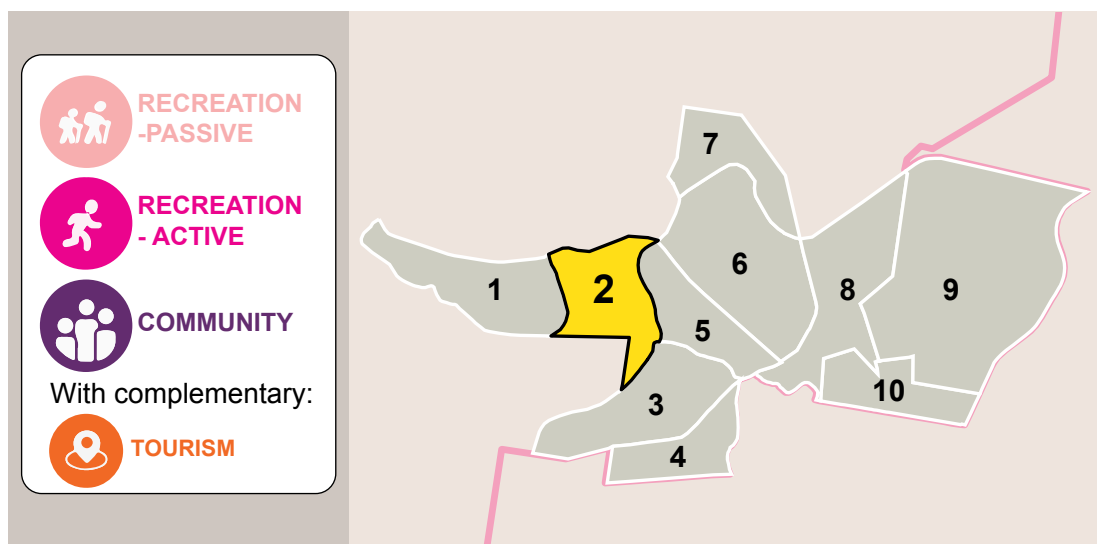
## 5.3.2 Draft directions

The strategic direction for this area is for active and passive recreation and community uses which are supported by tourism uses.

Strategies to achieve this may include:

- protect areas of native vegetation and historical revegetation where practicable
- provide connections with other parts of the study area and the Great Otway National Park, through land use and infrastructure
- encourage design of new passive and active recreation infrastructure and community facilities that are environmentally sustainable and responsive to the land's context, natural features and constraints
- support development of community facilities and supporting infrastructure
- facilitate tourism development and use
- provide a safe buffer to the proposed water body and its banks (no access to water body).

The preferred outcome would include a mix of **community** uses with **active** and **passive recreation** activities which are complemented by **tourism** facilities and activities.



**AREA 2 LAND USE MAP**

Area 2 has the capacity to accommodate a moderate level of land use change, due to the land's accessible topography, its large area and its relatively low environmental values as compared to other parts of the study area.

This land will remain in public ownership and will be made accessible through connections to new road and walking/cycling trail networks within the study area. Significant community benefit can be achieved by utilising this land for public purposes.

This area presents opportunities to provide for recreational, community and tourism activities which will promote healthy lifestyles, improve public access and encourage visitation, education and exploration of the study area.

This could take advantage of the natural topography of the land, and its good accessibility to parts of the study area which will experience substantial change (Areas 3 and 6). It could provide for community facilities to serve local needs with walking and cycling trails that respect the natural environment and connect to other parts of the study area.

Other potential land uses could include a mix of trails, picnic areas, community centre, public place of assembly, visitor services, and organised interpretive/eco tours.

This land use direction is consistent with the results of the land use scenario engagement process, which demonstrated strong support for recreation activities/facilities.

### 5.3.3 Why other land uses are not supported

Use of Area 2 for residential, accommodation, retail, other commercial and renewable energy is not supported as:

- the location, surrounds and physical attributes of the land presents a high bushfire risk to sensitive land uses
- use of public land for private residential, retail or commercial purposes is contrary to state policy and may be inconsistent with future reservation purposes for Area 2
- uses that may restrict access to public land are not supported
- greater opportunity for private development is available on land that has better access, lower bushfire risk and is privately owned
- the land is physically isolated from the urban areas of Anglesea.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and retail.



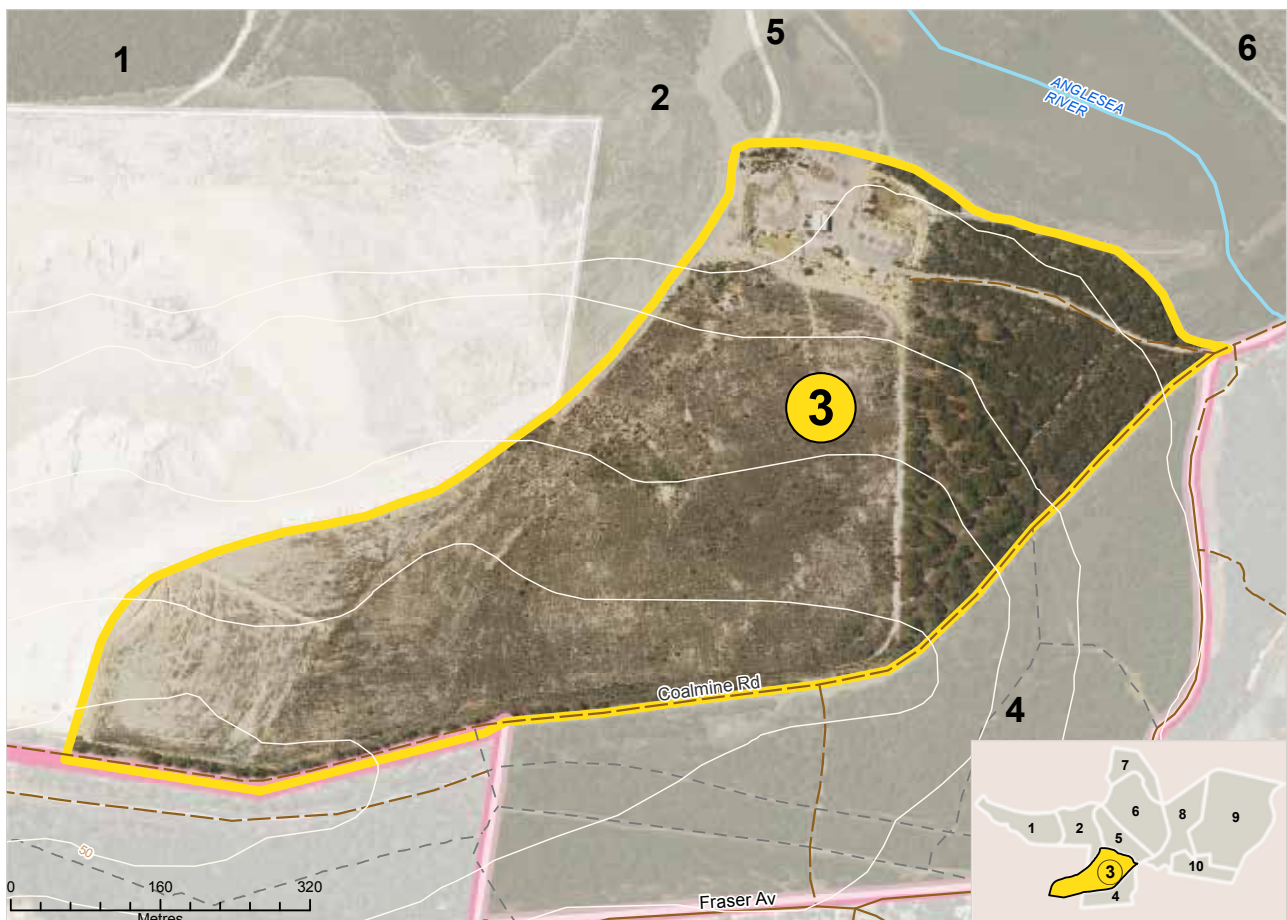
## 5.4 Land Use Direction – Area 3

### 5.4.1 Current conditions

Area 3 comprises former mining land that is located on the eastern side of the former mine pit, and is bordered by the Anglesea River environs to the north-east and conservation areas to the south. This area is partly disturbed and contains land which has been recently re-vegetated as part of rehabilitation efforts by Alcoa. The topography of the land is undulating in nature with an upslope towards the south/south-west. The land also contains some flattened, cleared areas which formerly contained mine related buildings and internal roadways.

Key features of this area include:

- former rehabilitation/revegetation areas surrounding the mine pit
- undulating topography with some flattened, cleared areas
- existing internal vehicle tracks
- vehicle access from Coalmine Road.



**AREA 3 LOCATION MAP**

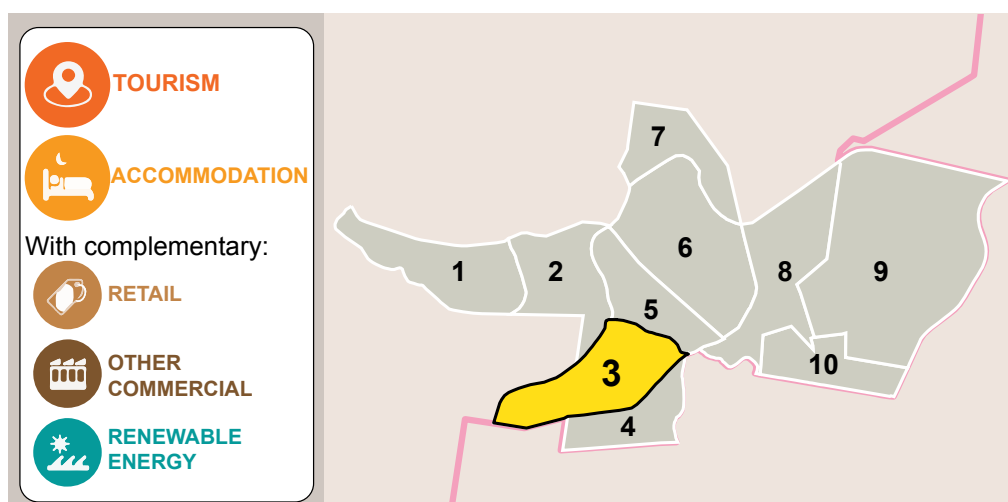
### 5.4.2 Draft directions

The strategic direction for this area is for it to be a major tourism precinct with accommodation uses and complementary retail, other commercial and renewable energy uses.

Strategies to achieve this may include:

- facilitate land tenure changes
- encourage year-round visitation through innovative and integrated land uses
- encourage economic development that contributes to the regional economy while supporting the primary role of the Anglesea town centre
- support on-site renewable energy generation and use (including renewable energy infrastructure on new buildings)
- provide connections with other parts of the study area and the Anglesea township, through integrated land use and infrastructure
- provide access routes to connect with Area 5 and Area 6
- promote design and development that is environmentally sustainable and responsive to the land's context, natural features and constraints (including water sensitive urban design and use of sustainable building materials and principles)
- promote excellent architectural and urban design outcomes which adds to the attraction and character of the area
- provide a safe, stable and environmentally sensitive interface to the proposed water body and the Anglesea River environs (no access to water body).

The preferred outcome would include major **tourism** facilities with **accommodation**, to be a unique destination that supports visitation and the regional economy. It could include complementary **retail** activities where people could eat and shop, as well as **other commercial** and **renewable energy** facilities.



**AREA 3 LAND USE MAP**

Along with the former power station site, Area 3 will be the major area for land use change and development in the study area. This is primarily due to the disturbed nature of the land, its accessible topography and the existing and proposed private ownership of the land. The reduced environmental constraints as compared to other parts of the study area also provides development opportunities.

The existing and proposed freehold nature of the land will avoid the requirement for complicated lease and access agreements with the government and will provide flexibility for developers and tenants.

An opportunity exists to create a signature tourism precinct that is unique to Anglesea and the Great Ocean Road region. The large size and existing and proposed private ownership of the land makes this area ideal to accommodate a mix of complementary land uses that benefits the local economy, responds to community needs and respects the natural environment.

It is most likely that a mix of complementary land uses would co-locate within this area to provide commercial diversity. This would complement the major development opportunities which also exist on the former power station site, and would create variety of choice and greater prospects for tourism focused development.

A mix of tourism with ancillary retail, other commercial and accommodation uses would activate the area, improve public access, encourage local expenditure, promote development and attract new visitors to Anglesea. This would also create jobs, resulting in positive flow on effects for the town including existing businesses and community service provision. Promotion of tourism development of this nature aligns with the objectives of the Victorian Visitor Economy Strategy 2016 and the Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015-2025.

It is important however that retail uses are only provided to service the tourism market, to ensure they do not detract from the core retail and activity centre role of Anglesea's town centre.

Integration of renewable energy initiatives together with sustainable building principles and design would highlight the sustainable transition of this land.

There also exists an opportunity to accommodate well-planned and designed commercial development which could accommodate light industry, warehousing and complementary service industry. This would grow the local economy, serve community needs and could potentially relocate existing commercial activities in Anglesea away from more sensitive areas which are surrounded by residential uses.

### 5.4.3 Why other land uses are not supported

Use of Area 3 for residential, active recreation, passive recreation, conservation and community purposes is not supported as:

- there is ample public land available within the study area to accommodate recreational, conservation and community based uses. These uses offer little or no economic return and are unlikely to be pursued by a private land owner
- the risk of bushfire for permanent dwellings presents a high risk for future occupants
- there are limited environmental values within this area which would warrant conservation. Other sections of the study area will be managed for conservation purposes.



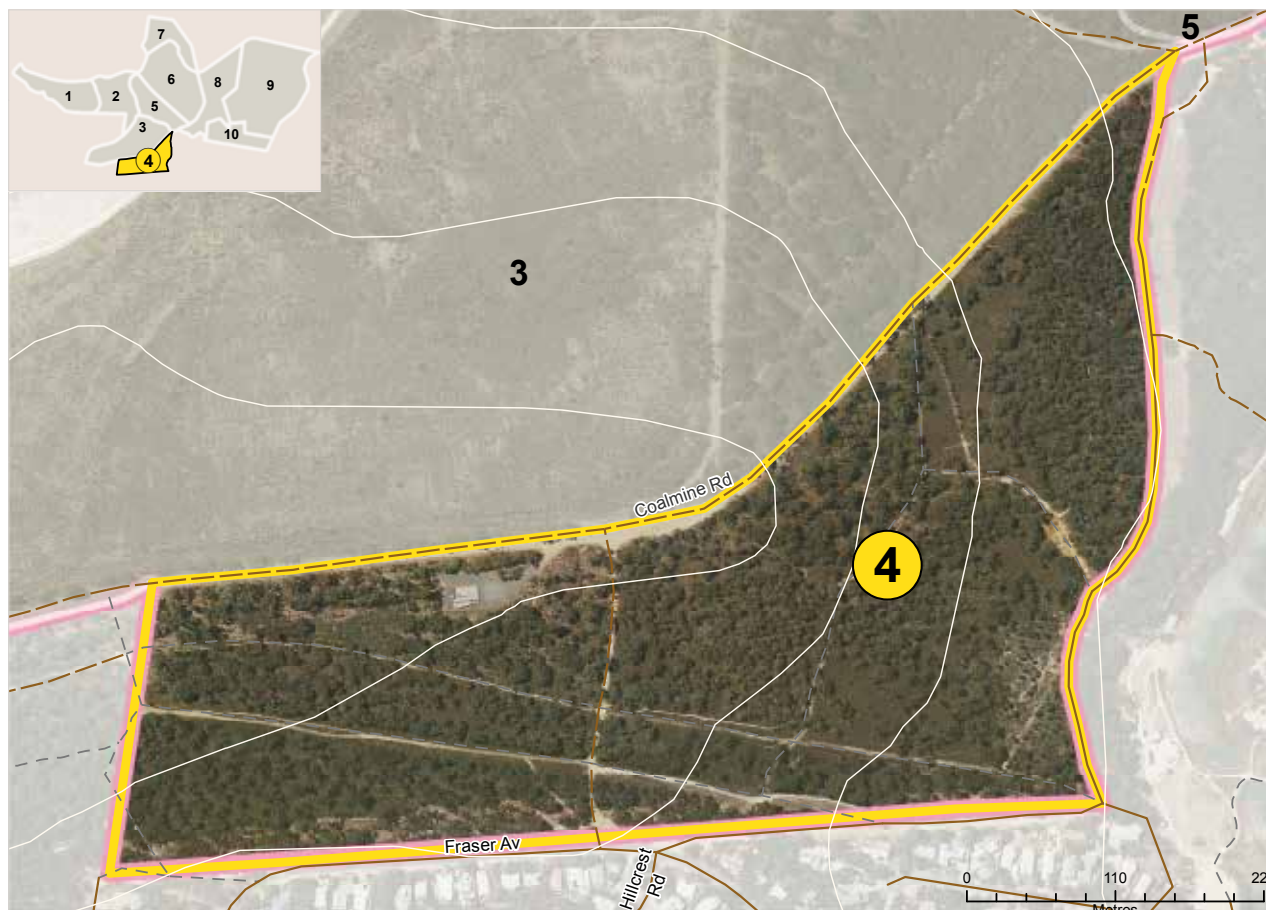
## 5.5 Land Use Direction – Area 4

### 5.5.1 Current conditions

Fraser Avenue and the adjoining Crown land is located on the northern edge of the Anglesea township settlement boundary. This area features remnant native vegetation which holds high biodiversity values. The land is known to contain rare native flora and fauna species.

Key features of this area include:

- road access from Fraser Avenue and Coalmine Road
- mix of private (freehold) and public (Crown) land
- high biodiversity values.



**AREA 4 LOCATION MAP**



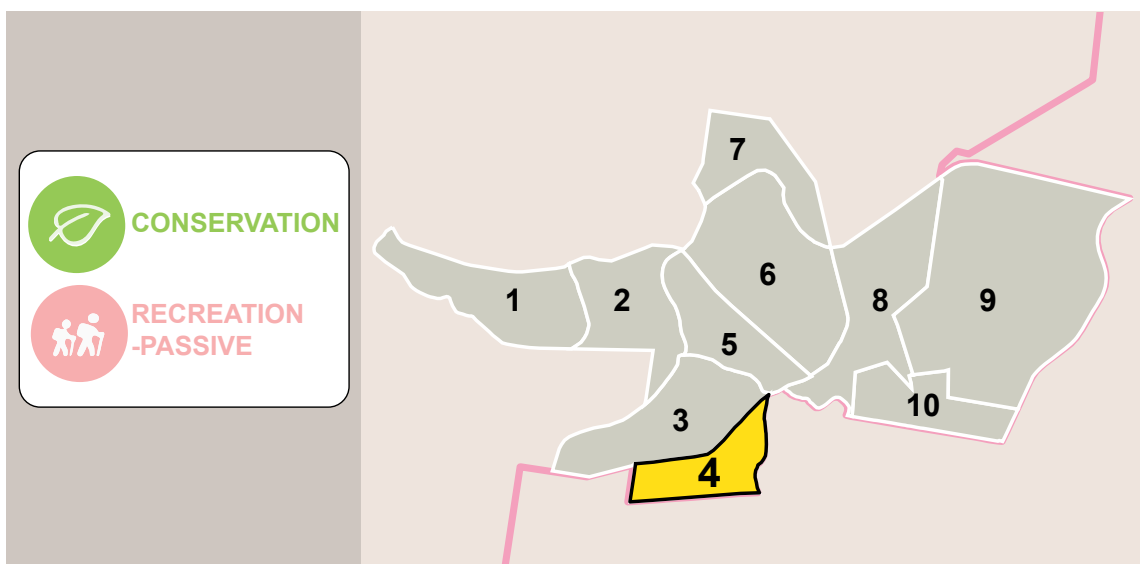
## 5.5.2 Draft directions

The strategic direction for this area is conservation with passive recreation uses.

Strategies to achieve this may include:

- conserve and protect the natural environment, particularly significant areas of remnant native vegetation
- encourage passive recreation uses which respect the natural features of the area
- encourage active and healthy lifestyles and interaction with the site's natural features through provision of sensitively designed integrated walking trails
- encourage design of new passive recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints
- consider connections with other parts of the study area and the Anglesea township.

The preferred outcome would include a mix of **conservation** and **passive recreation** to complement the surrounding environment whilst encouraging passive enjoyment and interaction with the area. It could include new walking trails which link to the tourism precinct in Area 3 and the Anglesea River area.



**AREA 4 LAND USE MAP**

Area 4 will accommodate a minor level of land use change, due mostly to its dense remnant native vegetation cover and sensitive environmental values.

This land comprises Crown and freehold land. The Crown land section in the north will be made accessible to the public through connections to road and walking/cycling trail networks within the study area. This would benefit the wider community.

This area presents an opportunity to preserve and protect a large tract of high value, remnant native vegetation, which will continue to provide habitat for indigenous flora and fauna species. Conservation of this land will benefit the community by preserving opportunities to passively enjoy, interact and learn from the natural environment on Anglesea's doorstep.

Opportunities also exist to accommodate sensitively designed passive recreation activities within a unique natural setting. This could include bush walking, nature observation, picnicking and photography.

This combination of land uses will protect significant environmental values, promote healthy lifestyles and improve public access and physical activity within the study area.

Provision of new passive recreation infrastructure will attract visitors and encourage them to explore different parts of the study area. Sensitively designed walking tracks will allow access and enjoyment of the natural environment and could provide links to the Anglesea River and the Anglesea Township.

The natural assets of Area 4 could also be directly accessed by the tourism precinct in Area 3, which could complement the tourism and ancillary activities which will occur on nearby land.

This land use direction is consistent with the results of the land use scenario engagement process, which identified strong support for conservation and passive recreation in this part of the study area.

### 5.5.3 Why other land uses are not supported

Use of Area 4 for residential, accommodation, other commercial, retail, community, renewable energy, active recreation and tourism is not supported as:

- the location, surrounds and physical attributes of the land presents a high bushfire risk for future occupants, visitors and buildings
- the land holds high biodiversity values and provides habitat for rare native flora and fauna species
- more intensive use and development may require removal of native vegetation, which would result in a negative biodiversity outcome. Securing offsets for any vegetation proposed to be removed may be difficult due to the rare nature and high value of vegetation in this area
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land within part of Area 4 for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- uses that may restrict access to public land within part of Area 4 are not supported
- adverse amenity impacts should be avoided due to the land's sensitive residential interface to the south.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and retail.

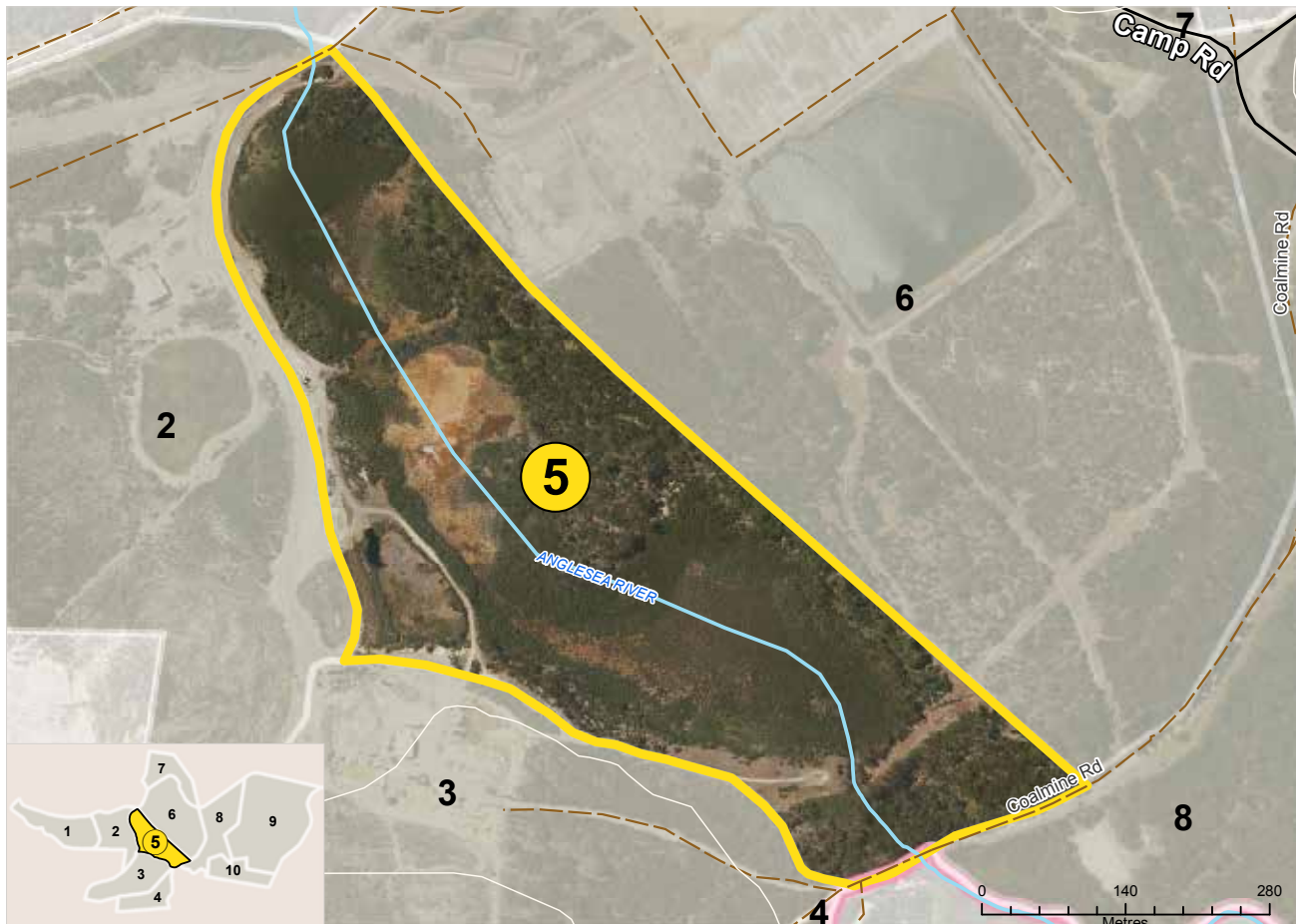
## 5.6 Land Use Direction – Area 5

### 5.6.1 Current conditions

The Anglesea River environs is located between the former mine pit and power station sites. The area contains a range of native flora and fauna species and is prone to seasonal inundation. The Salt Creek outlet from the proposed water body is proposed to be connected with Anglesea River in this area to ensure environmental flows of the river are suitably managed.

Key features of this area include:

- Anglesea River and riparian zone
- proposed Salt Creek outlet location
- native flora and fauna habitat
- prone to seasonal inundation.



**AREA 5 LOCATION MAP**

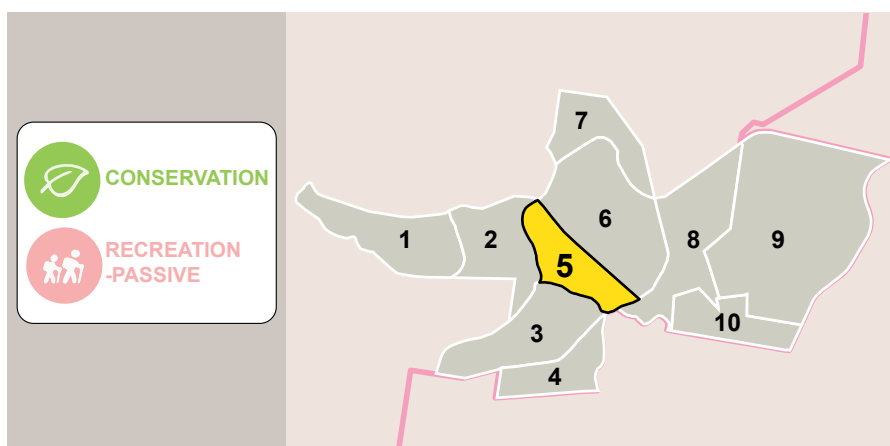
## 5.6.2 Draft directions

The strategic direction for this area is conservation with passive recreation activities.

Strategies to achieve this may include:

- conserve and protect the natural environment and identified areas of Aboriginal cultural heritage sensitivity, particularly the Anglesea River and native vegetation contained within the riparian zone
- provide connections with other parts of the study area, including rights of access over Crown land, between Area 3 and Area 6
- prevent water pollution, erosion, siltation and sedimentation by discouraging inappropriate use or development
- support connection of Salt Creek to the Anglesea River via the proposed water body to manage downstream Anglesea River water flow
- support weed eradication and revegetation with suitable indigenous flora species
- encourage active and healthy lifestyles and interaction with the site's natural features through provision of sensitively designed passive recreation facilities and walking trails
- encourage design of new passive recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints
- discourage inappropriate development or access which may have adverse impacts on the biological integrity and natural functions of the Anglesea River
- avoid excessive earthworks (particularly in areas known to contain acid sulfate soils).

The preferred outcome would include **conservation** and protection of the Anglesea River to ensure waterway health and quality is protected and maintained. Complementary **passive recreation** activities would allow public enjoyment, interaction and observation of the area. A network of access routes would connect adjacent areas.



**AREA 5 LAND USE MAP**



Area 5 will accommodate a minimal level of land use change, due to it being a natural watercourse which contains sensitive environmental values, as well as areas of Aboriginal cultural heritage sensitivity.

Conservation of Area 5 will ensure a positive environmental outcome is achieved. Complementary passive recreation uses could take advantage of the environmental values of the Anglesea River to allow passive enjoyment and observation of the area by the public.

Conservation of the river environs will assist with the sustainable management and protection of the Anglesea River's downstream health. The proposed outlet from Salt Creek, leading from the proposed water body, is an important feature that will contribute to the sustainable management of the river and the downstream estuary's water flow. This will lead to positive effects for the wider ecosystem to the benefit of Anglesea and Great Ocean Road community.

The natural assets of the Anglesea River environs will share an interface with the tourism precinct in Area 3. This creates opportunities for tourism and ancillary activities to benefit from and complement the natural features of the vegetated landscape of the river environs.

Conservation of the Anglesea River received strong support during community engagement activities.

### 5.6.3 Why other land uses are not supported

Use of the Anglesea River environs for residential, accommodation, other commercial, retail, community, renewable energy, active recreation and tourism is not supported as:

- the natural function of the Anglesea River is the highest priority of this land
- the land is prone to inundation/flooding
- the land holds high biodiversity values and provides habitat for rare native flora and fauna species
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- uses that may restrict access to public land are not supported.



## 5.7 Land Use Direction – Area 6

### 5.7.1 Current conditions

The former power station site is located on the eastern side of the Anglesea River environs, and is the largest private land holding in the study area (owned by Alcoa). Alcoa is progressively decommissioning, decontaminating and demolishing the existing power station infrastructure. Alcoa is conducting an environmental assessment of the area consistent with the requirements of the National Environmental Protection Measure 1999 (Assessment of Site Contamination) (as amended 2013). Compliance is required with Clean Up Notice 90006380 as issued by the Victorian Environment Protection Authority (EPA) on 10 October 2015 and amended on 25 September 2017.

The topography of the land is generally flat with some gentle undulations. The southern portion of this area mostly contains planted vegetation.

Key features of this area include:

- predominantly private (Alcoa freehold) land (the western boundary of Area 6 is dependent on a small land exchange from DELWP to Alcoa, to ensure the Alcoa landfill is wholly contained within Alcoa's private land and there is a logical boundary with Area 5)
- licenced asbestos landfill (EPA Licence No. 11429)
- vehicle access from Camp Road
- future re-developed land form to be remediated (by Alcoa) in accordance with EPA Clean Up Notice.



**AREA 6 LOCATION MAP**

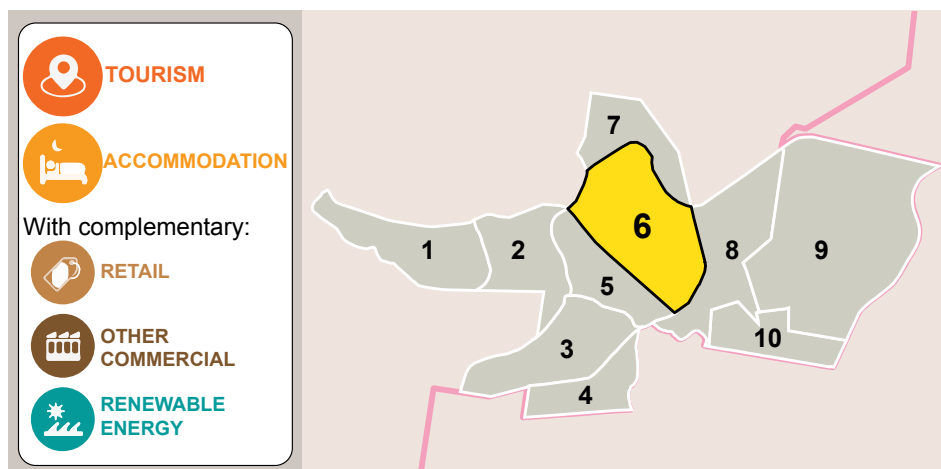
## 5.7.2 Draft directions

The strategic direction for this area is for it to be a major tourism precinct with accommodation uses and complementary retail, other commercial and renewable energy uses.

Strategies to achieve this may include:

- facilitate land tenure changes
- support innovative and integrated land uses and activities that attract people throughout the year
- encourage economic development that contributes to the regional economy while supporting the primary role of the Anglesea town centre
- support on-site renewable energy generation and use (including renewable energy infrastructure on new buildings)
- provide connections with other parts of the study area and the Anglesea township, through integrated land use and infrastructure
- provide access routes to connect with Area 5 and Area 3
- promote design and development that is environmentally sustainable and responsive to the land's context, natural features and constraints (including water sensitive urban design and sustainable building materials)
- promote excellent architectural and urban design outcomes which adds to the attraction and character of the area
- protect the amenity of sensitive land uses from any commercial development and use

The preferred outcome would include major **tourism** facilities with **accommodation**, to be a unique destination that supports visitation and the regional economy. It could include complementary **retail** activities where people could eat and shop, as well as **other commercial** and **renewable energy** facilities.



**AREA 6 LAND USE MAP**

The former power station site will be the major area for land use change and development in the study area. This is primarily due to its cleared nature, its accessible topography, the majority private ownership of the land, and the minimal environmental constraints as compared to other parts of the study area. The land also benefits from sealed road access.

Development of land for private uses is best suited to this area as it is already largely freehold land. This avoids the requirement for complicated lease and access agreements with the government and provides flexibility for developers and tenants.

An opportunity exists to create a signature tourism precinct that is unique to Anglesea and the Great Ocean Road region.

Due to its size, the land presents opportunities to accommodate a range of land uses, which was not previously the case with the power station. Accommodating a range of complementary land uses will benefit the local economy, respond to community needs and respect the natural environment.

A mix of tourism and accommodation with complementary retail and other commercial uses would activate the area, improve public access, encourage local expenditure, promote development and attract new visitors to Anglesea. This would also create jobs, resulting in positive flow on effects for the town including existing businesses and community service provision. Promotion of new tourism focused development of this nature aligns with the objectives of the Victorian Visitor Economy Strategy 2016 and the Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015-2025.

It is important however that retail uses are only provided to service the tourism market, to ensure they do not detract from the core retail and activity centre role of Anglesea's town centre.

Integration of renewable energy initiatives together with sustainable building principles and design would highlight the sustainable transition of this land.

There also exists an opportunity to accommodate well-planned and designed commercial development which could accommodate light industry, warehousing and complementary service industry. This would grow the local economy, serve community needs and could potentially relocate existing commercial activities in Anglesea away from more sensitive areas which are surrounded by residential uses.

### 5.7.3 Why other land uses are not supported

Use of the former power station site for residential, active recreation, passive recreation, conservation and community purposes is not supported as:

- there is ample public land available within the study area to accommodate recreational, conservation and community based uses. These uses offer little or no economic return and are unlikely to be pursued by a private land owner
- the risk of bushfire for permanent dwellings presents a high risk for future occupants
- there are limited environmental values within this area which would warrant conservation. Other sections of the study area will be managed for conservation purposes.
- Intensive revegetation of formerly cleared areas needs to avoid increasing the bushfire risk, including land containing the former power station site which contributes to a break in vegetation.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred use for this part of the study area was residential.



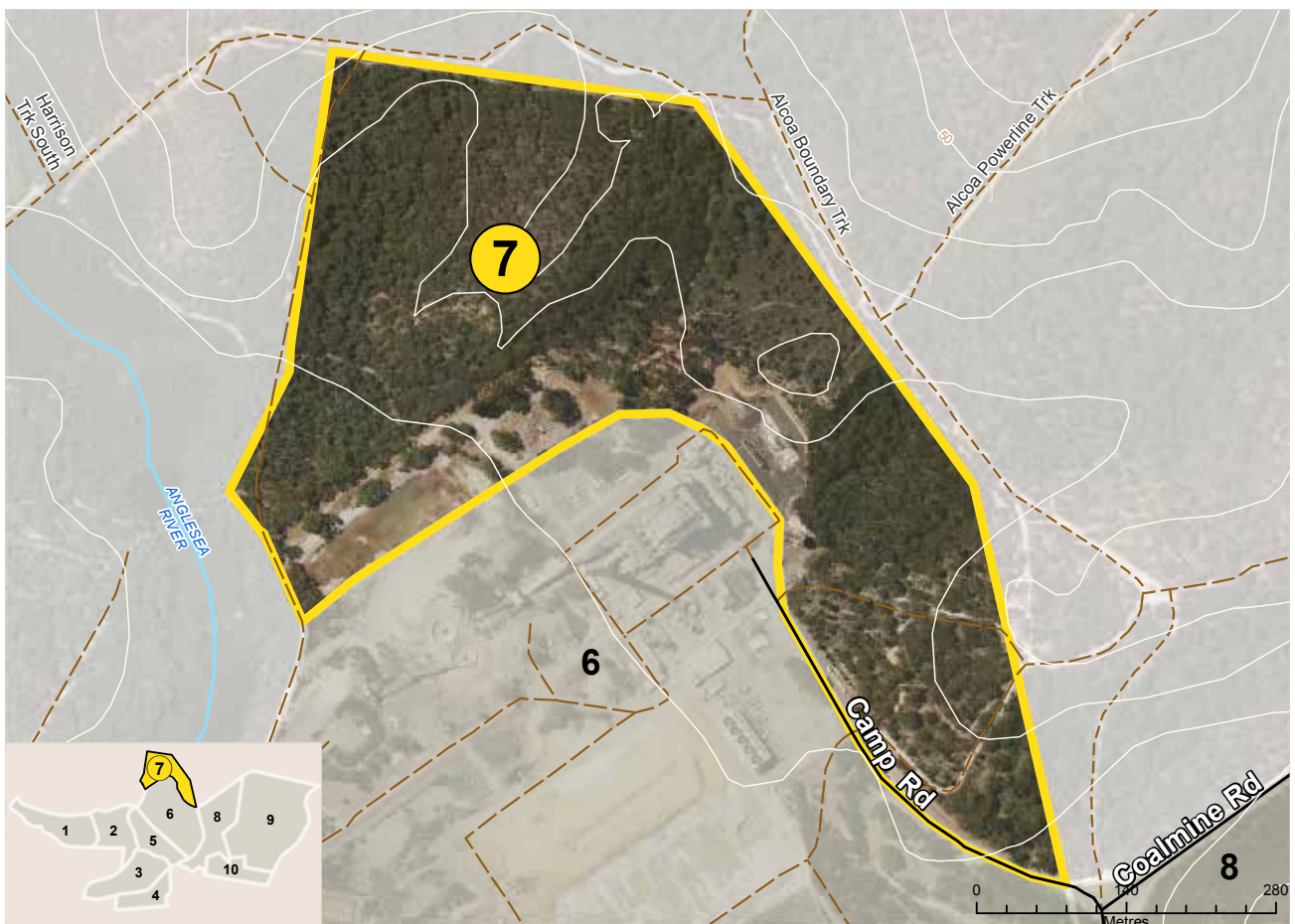
## 5.8 Land Use Direction – Area 7

### 5.8.1 Current conditions

Area 7 is located north of the former power station and is characterised by dense native vegetation cover which has biodiversity values. Area 7 is currently freehold land owned by Alcoa.

Key features of this area include:

- remnant native vegetation
- sloping/rugged topography
- biodiversity values.



**AREA 7 LOCATION MAP**

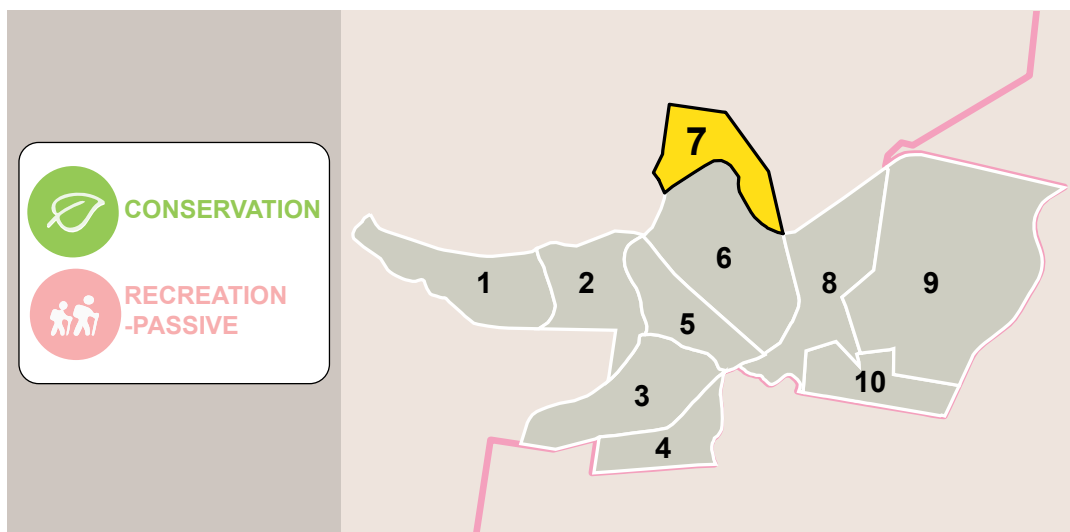
### 5.8.2 Draft directions

The strategic direction for this area is conservation with passive recreation uses.

Strategies to achieve this may include:

- facilitate land tenure changes
- conserve and protect significant areas of remnant native vegetation
- encourage passive recreation uses which respect the environmental values of the land
- provide connections with other parts of the study area
- encourage active and healthy lifestyles and interaction with the site's natural features through provision of integrated walking trails
- encourage design of new passive recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints.

The preferred outcome would include a mix of **conservation** and **passive recreation** to complement the surrounding environment whilst encouraging passive enjoyment and interaction with the area.



**AREA 7 LAND USE MAP**

Area 7 will accommodate a minor level of land use change, due mostly to its dense remnant native vegetation cover, significant environmental values and its rugged topography.

This land is proposed to be transferred to public ownership (reserved Crown land) and will be made accessible to the public through connections to new road and walking/cycling trail networks within the study area, which will result in substantial benefits for the natural environment and the wider community.

This area presents an opportunity to preserve and protect a large tract of remnant native vegetation, which could be directly accessed from the tourism precinct in Area 6. Opportunities also exist to accommodate passive recreation activities to allow observation, interaction and enjoyment of the land's natural features. This combination of land uses will protect environmental values, promote healthy lifestyles and improve public access and physical activity within the study area.

Provision of new passive recreation infrastructure will attract visitors and encourage them to explore the study area. Sensitively designed walking tracks could provide links to the National Park and its rich cultural and environmental values.

### 5.8.3 Why other land uses are not supported

Use of Area 7 for residential, accommodation, other commercial, retail, community, renewable energy, active recreation and tourism is not supported as:

- the location, surrounds and physical attributes of the land presents a high bushfire risk for future occupants, visitors and buildings
- the land holds biodiversity values and provides habitat for rare native flora and fauna species
- the topography presents significant constraints to development
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- uses that may restrict access to public land are not supported.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and accommodation.



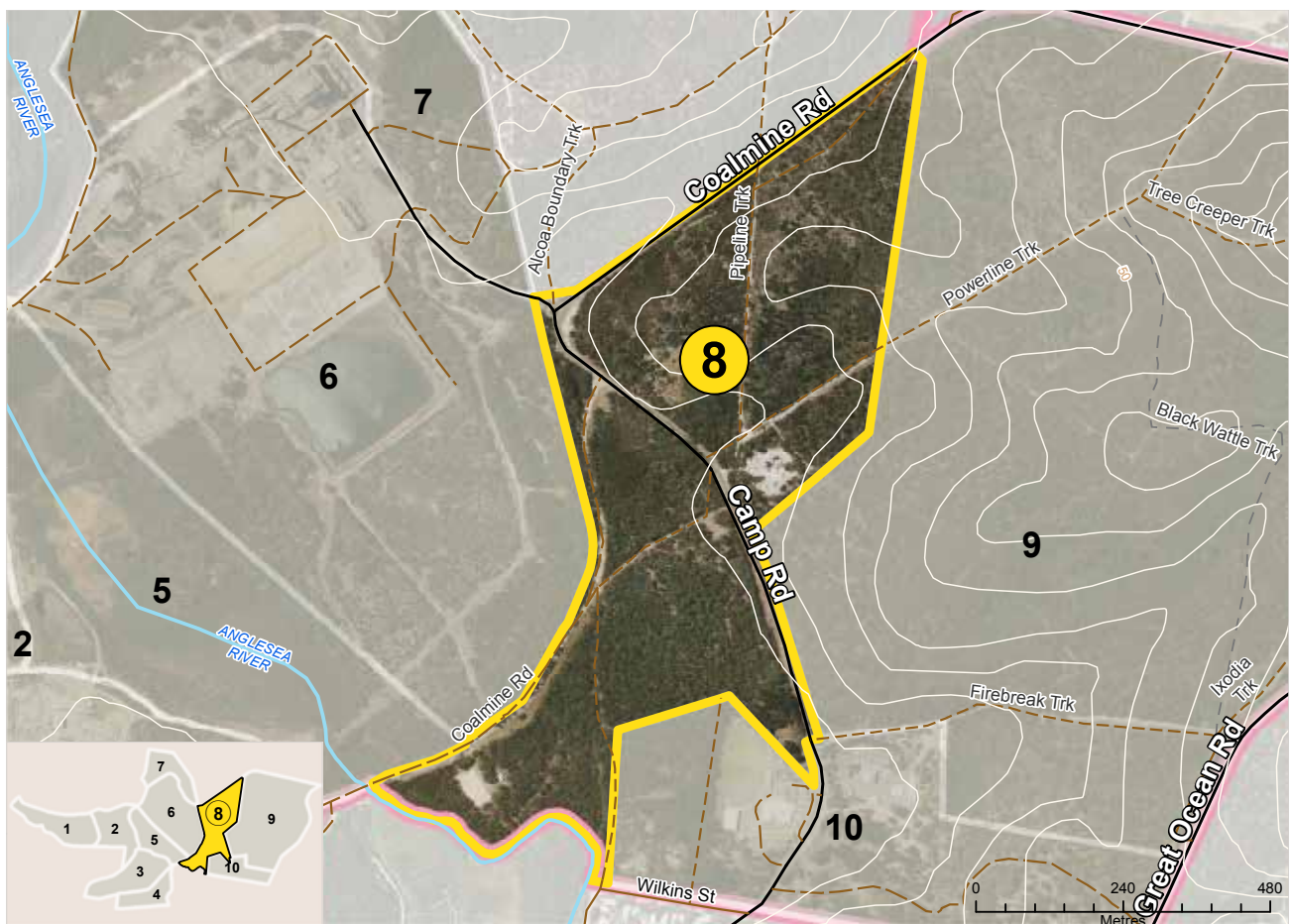
## 5.9 Land Use Direction – Area 8

### 5.9.1 Current conditions

Area 8 wraps around the south-eastern edge of the former power station site and adjoins the 110 hectare Crown land area to the east. This area mostly contains remnant vegetation (heathy woodland) and some informal vehicle tracks. The topography is undulating in nature, particularly in the north. Two noteworthy cleared and flattened areas include the concrete batching plant site near the intersection of Camp and Coalmine Roads, and the Anglesea Pony Club site adjacent to the Anglesea River.

Key features of this area include:

- road access from Coalmine Road and Camp Road
- existing formed vehicle tracks
- concrete batching plant
- Anglesea Pony Club
- adjoins Anglesea River along southern boundary
- significant vegetation in the southern part of the area
- Crown land.



**AREA 8 LOCATION MAP**



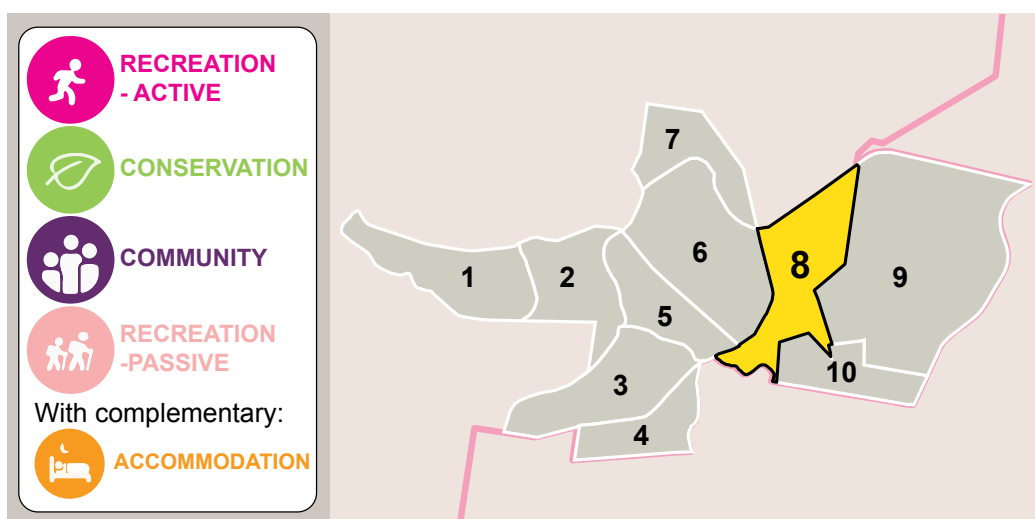
## 5.9.2 Draft directions

The strategic direction for this area is active and passive recreation, conservation and community uses with complementary accommodation uses.

Strategies to achieve this may include:

- accommodate new bike and recreation facilities in appropriate locations
- conserve and protect areas of remnant native vegetation
- support development of community facilities and supporting infrastructure
- provide connections with other parts of the study area and the Great Otway National park, through integrated land use and infrastructure
- maintain and improve public access to the land
- facilitate sensitively designed and located accommodation uses which respond to the site's natural features
- encourage active and healthy lifestyles and interaction with the site's natural features through provision of integrated walking trails
- encourage design of new buildings and infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints.

The preferred outcome would include **passive** and **active recreation** uses along with **community** facilities and **conservation** of the site's natural features. This could be complemented by sensitively designed accommodation uses.



**AREA 8 LAND USE MAP**



Area 8 presents an opportunity to provide for a range of passive and active recreation uses along with community uses which would service the local community and visitors to the region. These uses could take advantage of the land's natural topography and the close proximity to the Anglesea township.

While the Anglesea township needs to remain as the primary location for community facilities, there are opportunities for facilities to locate in the study area that respond to the area's features and meet community need.

Conservation of Area 8 will ensure the unique character of the land is protected, along with the native habitats and biodiversity values it holds. This will ensure the land is maintained as an environmental asset which can be accessed and enjoyed by the whole Anglesea community.

Utilisation of this land for community uses would capitalise on its gateway location to the study area, its public ownership and the natural assets and opportunities offered by the unique landscape.

To complement recreation, conservation and community uses, new accommodation uses could be facilitated within Area 8, such as camping.

New active recreation uses and bike facilities could be connected to the trail network within Area 9. It is important to note that these uses should be sensitively designed and located so as to respect the natural environment and limit any adverse impacts to it.

### 5.9.3 Why other land uses are not supported

Use of Area 8 for residential, accommodation, other commercial, retail, renewable energy, recreation and tourism is not supported as:

- the land presents a high bushfire risk
- the land holds high biodiversity values and provides habitat for rare native flora and fauna species
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- private uses that may restrict access to public land are not supported
- the land's undulating topography and vegetation coverage reduces development opportunities.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential and other commercial.



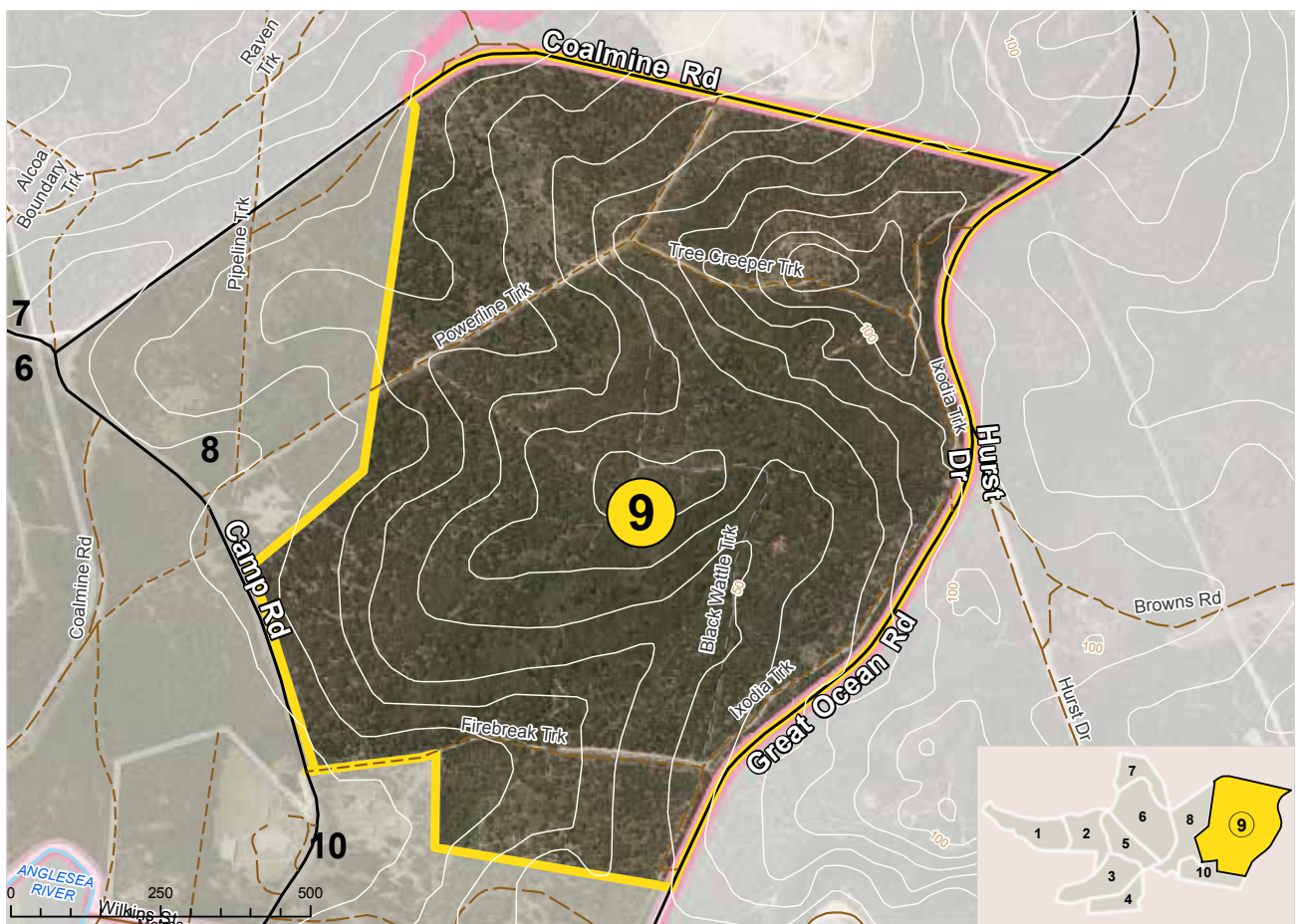
## 5.10 Land Use Direction – Area 9

### 5.10.1 Current conditions

Area 9 is located on the eastern edge of the study area and comprises 110 hectares of Crown land which contains lower biodiversity values than that contained in the Great Otway National Park. Area 9 is bordered by the Great Ocean Road to the east and Coalmine road to the north. The topography of the area is undulating in nature and several formed tracks and trails run through the site.

Key features of this area include:

- mostly contains remnant native vegetation
- contains existing formed vehicle tracks
- Crown land.



**AREA 9 LOCATION MAP**

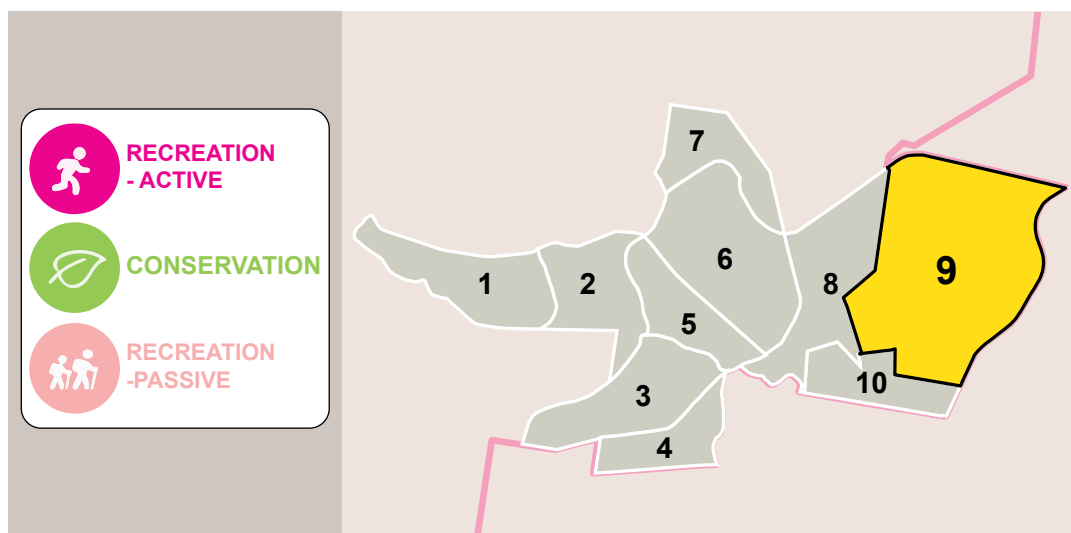
### 5.10.2 Draft directions

The strategic direction for this area is active and passive recreation and conservation uses.

Strategies to achieve this may include:

- accommodate new bike and recreation facilities in appropriate locations
- conserve and protect the natural environmental features of the area, particularly remnant native vegetation
- encourage passive and active recreation use including the establishment of an integrated network of mountain bike and walking trails
- provide connections with other parts of the study area and the National Park, through integrated land use and infrastructure
- encourage design of new passive and active recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints.

The preferred outcome would include **conservation** of the site's natural features with complementary **recreation** activities which could include new mountain bike facilities and connections.



**AREA 9 LAND USE MAP**



An opportunity exists to create a world class network of mountain bike trails and facilities to respond to strong community demand and interest in the sport. The natural setting and undulating nature of the 110-hectare Crown land area will provide opportunities for different trail loops which will cater for all levels of rider abilities. This trail network would be linked to the Anglesea township and the rest of the study area through new and existing bike trails, as well as existing roads and access tracks. Creation of an integrated mountain bike trail network which links to a bike park will attract people to visit, play and stay in Anglesea. This will have positive economic benefits for the broader region. Promotion of active lifestyles will also have beneficial public health impacts.

Opportunities for passive enjoyment of the land can also be accommodated through development of walking trails. This will encourage passive enjoyment of the natural environment through activities such as photography, bushwalking, nature observation, orienteering and dog walking.

Active and passive recreation facilities and activities can benefit from and highlight the natural features and assets the site holds, whilst ensuring the natural environment is protected and maintained for future generations.

Conservation within the 110-hectare Crown land area will ensure the unique character of the land is protected, along with the native habitats and biodiversity values it holds. This will ensure land is maintained as an environmental asset which can be accessed and utilised by the whole Anglesea community.

It is important that any new recreation facilities are sensitively designed and constructed to minimise adverse environmental impacts.

### 5.10.3 Why other land uses are not supported

Use of Area 9 for residential, accommodation, other commercial, retail, community, renewable energy, recreation and tourism is not supported as:

- the land presents a high bushfire risk for sensitive uses
- the land holds biodiversity values and provides habitat for rare native flora and fauna species
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- uses that may restrict access to public land are not supported.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and retail.



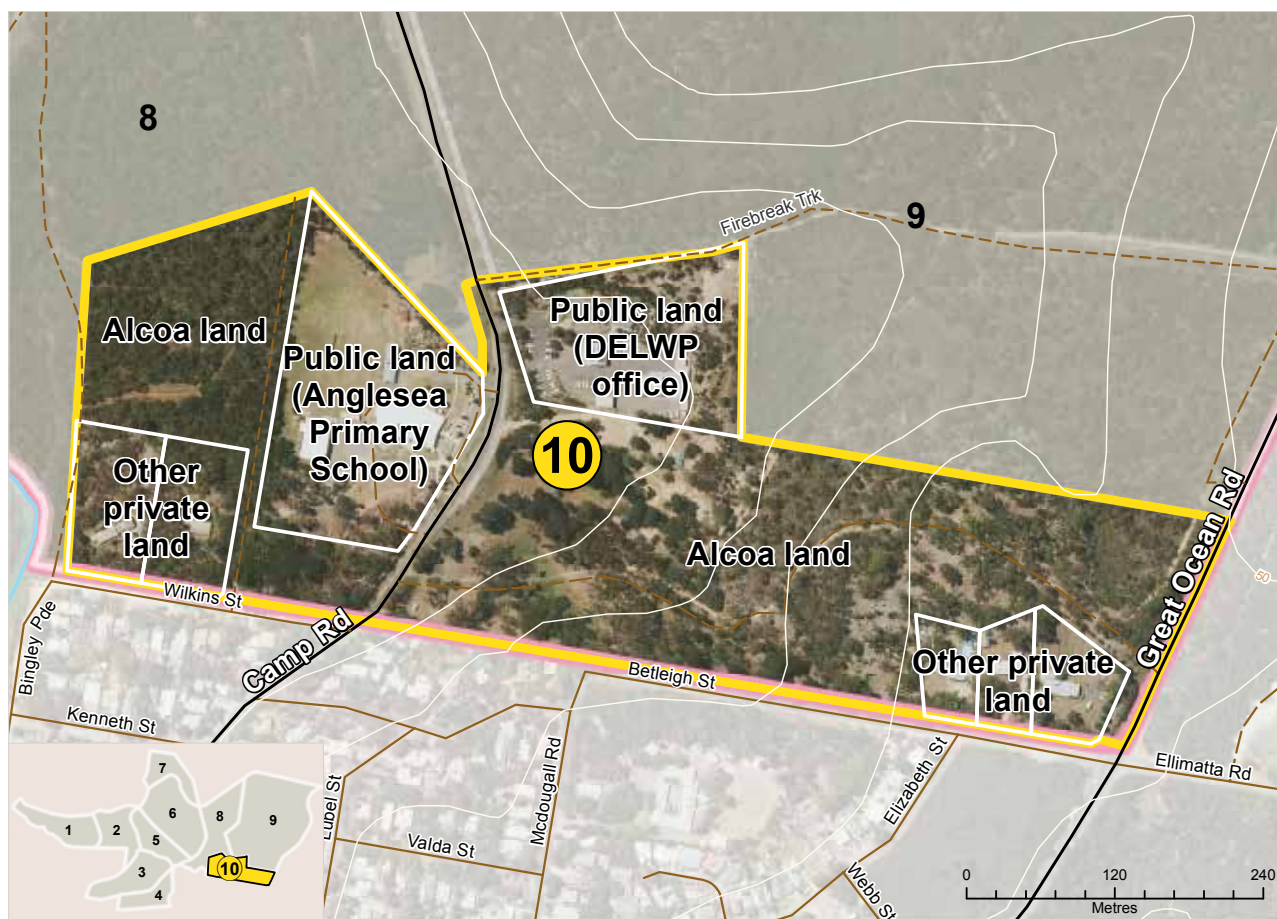
## 5.11 Land Use Direction – Area 10

### 5.11.1 Current conditions

The area north of Wilkins Street/Betleigh Street comprises private and public owned land on the northern edge of the Anglesea township boundary. This land has a total area of approximately 19 hectares and contains the existing Anglesea Bike Park, Alcoa owned land, other privately owned, the Anglesea Primary School and the State Government (DELWP) office and includes stands of remnant native and introduced vegetation.

Key features of this area include:

- currently leased bike park
- privately owned dwellings
- Anglesea Primary School
- DELWP office and depot
- Alcoa freehold land
- other private (freehold) land.



**AREA 10 LOCATION MAP**



## 5.1.2 Draft directions

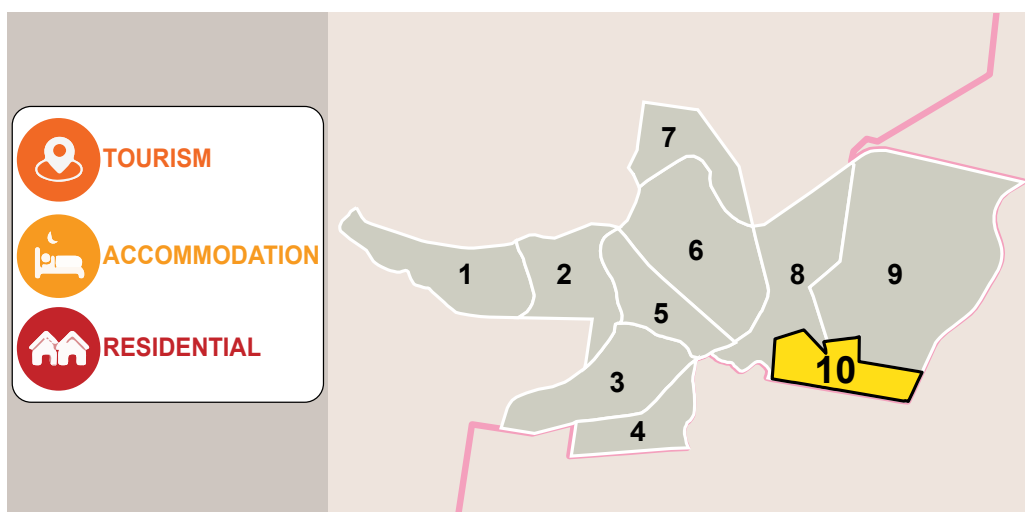
The strategic direction for this area is for tourism, accommodation and residential uses, except for the Anglesea Primary School and DELWP office which will be retained.

Strategies to achieve this may include:

- encourage all use and development to respond to the natural features, constraints and unique character of the site and surrounds
- protect the amenity of sensitive land uses, including on adjacent areas to the south, from potential adverse impacts from non-residential use and development
- promote design and development that is environmentally sustainable (including water sensitive urban design and sustainable building materials)
- promote excellent architectural, urban design and landscape outcomes which adds to the attraction and character of the area
- support economic development that contributes to the Anglesea economy.



The preferred outcome is for **tourism, accommodation** and **residential** uses, except for the Anglesea Primary School and DELWP office which will be retained.



**AREA 10 LAND USE MAP**

Area 10 presents potential opportunities for future tourism, accommodation and residential uses, except for the Anglesea Primary School and DELWP office which will be retained.

Use and development of the land for these purposes could result in net community benefit and may have positive impacts on the local economy, housing affordability and diversity of choice. This change in land use direction may also contribute to the visitor economy and attraction of Anglesea.

Any new development will need to be carefully designed and sited so that it responds to and respects the unique character of Anglesea, including the land's physical features and constraints and the broader landscape context.

Incremental growth of this nature would be consistent with the *G21 Regional Growth Plan (2013)*.

The sensitive interface with the adjacent residential areas to the south must be carefully managed so as not to cause any unreasonable amenity impacts, particularly from non-residential land uses.

### 5.11.3 Why other land uses are not supported

Use of Area 10 for other commercial, retail, community, renewable energy, active and passive recreation and conservation is not supported as:

- land use conflict and potential adverse amenity impacts may be caused for adjoining residential areas
- community facilities are better accommodated on public land. Retention of the bike park in its current location would require agreement by the private land owner and may also require significant funds to purchase
- retail/commercial development may detract from the core function of the Anglesea town centre.



## 5.12 Land Use Direction – National Park

### 5.12.1 Current conditions

The National Park (incorporating the Anglesea Heath) surrounds the mine pit and former power station sites, covers approximately 6,510 hectares to the north and west of the Anglesea township and is the largest area within the Anglesea Futures Land Use Plan study area. The area is remnant native heathland and woodland, is one of the richest and most diverse natural areas in Victoria, and accounts for approximately one quarter of Victoria's plant species. The National Park will provide habitat for 29 recorded mammal species and more than 100 native bird species. The topographic features of the area are diverse and feature a wide range of landforms including ridges and valleys.

This area was previously leased by Alcoa, though was never used for the operation of the coal mine or power station. In February 2017 Alcoa and the Minister for Energy, Environment and Climate Change (the Hon. Lily D'Ambrosio) announced that Alcoa had surrendered its lease of this area, enabling the Government to act on its commitment to include this area in the Great Otway National Park.

Key features of this area include:

- high quality biodiversity and native habitat values
- a network of existing formed tracks and roads
- tributary waterways of the Anglesea River, including Salt Creek which is proposed to be diverted into the former mine pit and then released into the Anglesea River
- diverse landscape values including remnant native heathlands, woodlands and paperbark swamps.

### 5.12.2 Draft directions

The strategic direction for this area is to retain its current land use as an area of high conservation values included within the Great Otway National Park (noting that activities in the National Park are limited due to regulations under the *National Parks Act 1975*).

Strategies to achieve this may include:

- protect areas of remnant native vegetation and historical revegetation
- educate and inform guests on the natural, cultural and heritage values of the area
- support the safety, enjoyment, recreation and education of visitors
- retain existing tracks to support access, maintenance and emergency management.





**NATIONAL PARK LAND USE MAP**

The preferred outcome is for **conservation** to prioritise the preservation and protection of flora and fauna, with complementary **passive recreation**, consistent with its inclusion in the Great Otway National Park

### **5.12.3 Why other land uses are not supported**

The significance of the remnant native heathland and woodland significantly limits land uses that could undermine its values. The Government has recently finalised inclusion of this area within the Great Otway National Park and therefore regulations under the *National Parks Act 1975* apply to this land.



## 5.13 Land Use Direction – Outer Lease Area

### 5.13.1 Current conditions

This area is Crown land located within the Alcoa lease area which surrounds the proposed water body and the former power station site. It abuts the Great Otway National Park and is currently used as a buffer to areas of the mine that are to be remediated. The buffer protects against potential impacts caused during remediation of disturbed areas. Following the completion of remediation works, the current lease will be surrendered and the land will be conserved and protected, with potential for significant areas to be included in the National Park.

This area contains the Anglesea Heath which is ecologically significant with very high biodiversity values, particularly in the Bald Hills and Messmate Track areas. On 9 November 2017, Alcoa announced that the existing high voltage transmission lines are to be decommissioned and removed in the next two to three years.

Key features of this area include:

- high quality biodiversity and native habitat values
- flood prone marsh land which feeds into the Anglesea River
- Crown land.

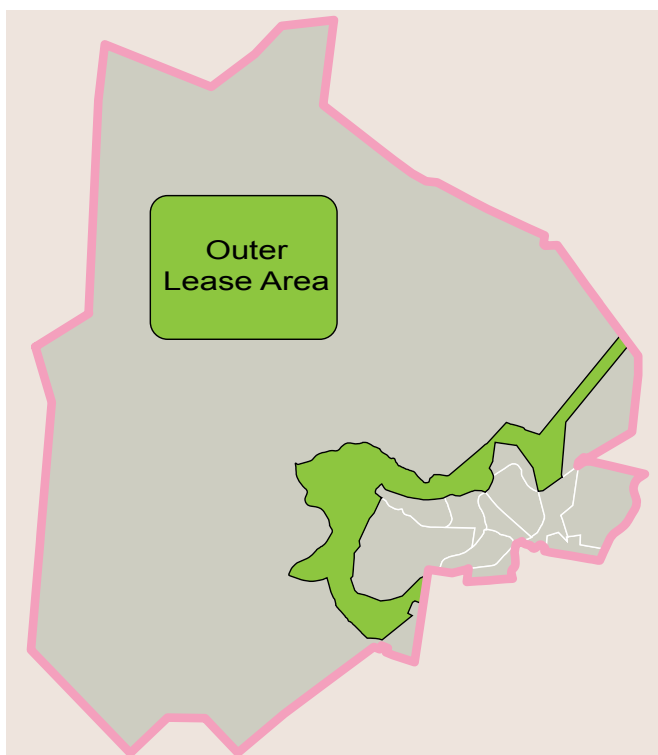
### 5.13.2 Draft directions

The Outer Lease Area will retain its current land use as an area of high conservation value.

The strategic direction for this area is:

- protect areas of remnant native vegetation and historical revegetation
- support the interface and function of adjacent areas identified in this land use plan, including the environmental sensitivities of the National Park and the Proposed Water body and Banks areas
- protect the natural, cultural and heritage values of the area
- support the safety, enjoyment, recreation and education of visitors
- retain existing tracks to support access, maintenance and emergency management.





**OUTER LEASE AREA LAND USE MAP**

The preferred outcome is for **conservation** to prioritise the preservation and protection of flora and fauna, with complementary **passive recreation**.

### **5.13.3 Why other land uses are not supported**

The significance of the remnant native heathland and woodland significantly limits land uses that could undermine its values.

This reflects the views of the community, with strong support shown for conservation of this part of the study area during the engagement process.



## 5.14 Land Use Direction – Proposed Water Body and Banks

### 5.14.1 Current conditions

The former mine pit and immediate surrounding land is proposed to be shaped, stabilised and revegetated to create a water body with sloping banks as part of Alcoa's draft Mine Rehabilitation and Closure Plan.

Key features of this area include:

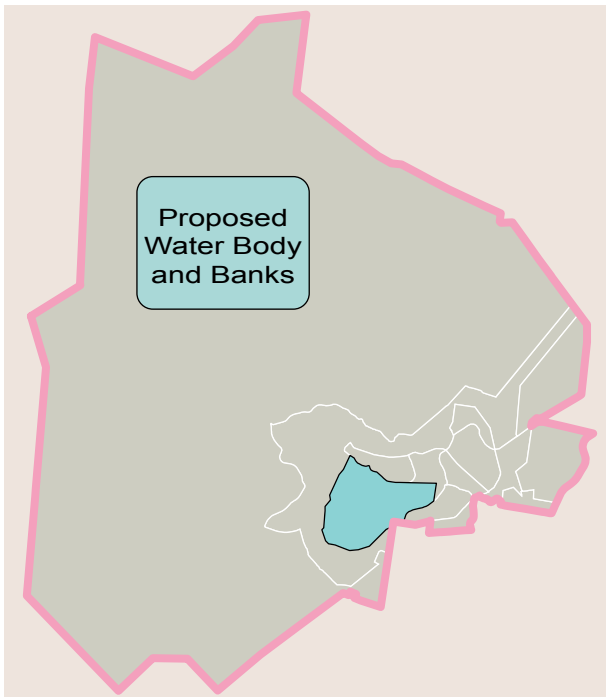
- the former mine pit is proposed to be remediated and filled with water in the short – medium term (approx. 10 years)
- the water body is proposed to be connected to Salt Creek and the Anglesea River, to manage future water flows of Anglesea River
- the future slope around the mine has been informed by technical geological, hydraulic and erosion studies to ensure it is safe and stable.

### 5.14.2 Draft directions

The strategic direction for this area is for it to undergo significant land forming and modification to form the water body and banks:

Strategies to achieve this may include:

- facilitate land tenure changes
- support the water flows of the Anglesea River
- provide safe and stable land form
- manage public safety risks
- constrain access and avoid activities that undermine the priority functions of the area
- monitor conditions to identify if the water body can be used for recreational uses such as swimming and boating in approximately 10 years once remediation is complete and when sufficient data is available on water quality and how the water body reacts to different seasonal events.



A portion of the current Alcoa freehold title covering part of the mine pit is proposed to be transferred to public ownership (reserved Crown land) to allow for optimal management arrangements for the proposed water body and the Anglesea River in future.

The preferred outcome is for a **water body and banks** consistent with an approved Mine Rehabilitation and Closure Plan.

## PROPOSED WATER BODY AND BANKS LAND USE MAP

### 5.14.3 Why other land uses are not supported

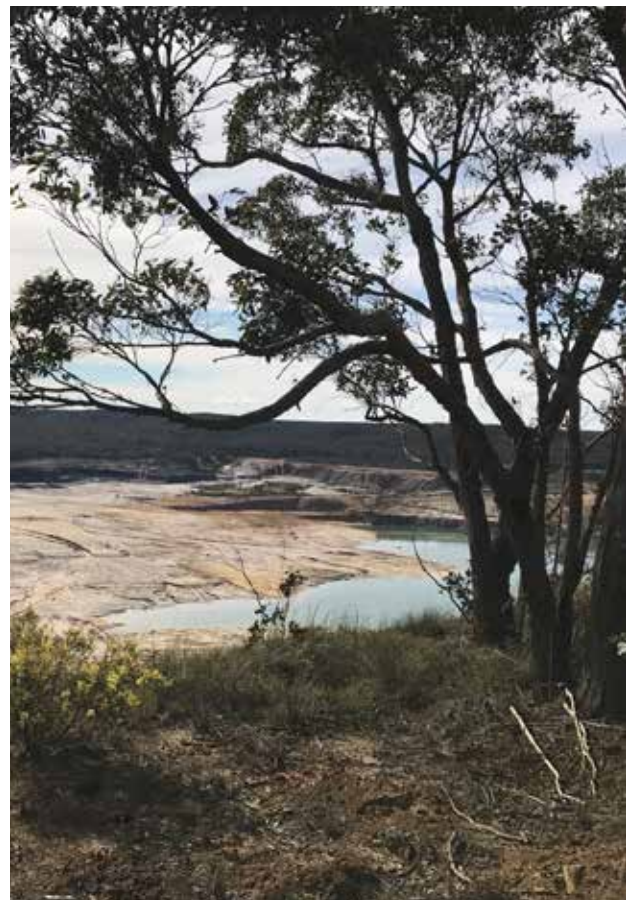
Technical studies have informed the draft Mine Rehabilitation and Closure Plan, with the latter directing the future of this area.

Activities on the banks including pedestrian and bike paths would be inconsistent with the revegetation of these heavily modified slopes and could lead to erosion that interferes with the slope and stability and quality of the water.

Activities on the water, including floating renewable energy equipment and boating would either create churn or shadow and undermine the careful management of the water including stratification of water quality.

Public access to the edge of the water body would also be controlled to manage public safety risk.

Intensive revegetation of formerly cleared areas needs to avoid increasing the bushfire risk, including land containing the proposed water body and banks which contributes to a break in vegetation.



# 6. REALISATION OF THE FINAL LAND USE PLAN

The final Land Use Plan will inform future decisions on activities, management, protection and any development on the land.

An implementation framework, based on the final Land Use Plan, is required to guide the realisation of the proposed land uses. This may include:

- coordinated master planning
- changes to current land tenure
- changes to the Surf Coast Planning Scheme (including policy, zones and overlays)
- subsequent approvals.

## 6.1 Proposed future land tenure

To improve the value of the Crown estate and ensure optimal land management arrangements going forward, land tenure changes may be required in specific locations of the study area. Proposed land ownership changes between the Victorian Government and Alcoa would also seek to facilitate the realisation of the final land use directions and, if agreed and approved, would include:

- part of the Alcoa freehold land (a portion of one 43-hectare title) covering part of the former mine pit being converted to reserved Crown land (refer to the Proposed Water Body and Banks area)
- a portion of Crown land (exact size and location yet to be determined, potentially to the east of the former mine pit) being converted to Alcoa freehold (refer to Area 3)
- the Alcoa freehold land covering the former power station site being extended along the existing south-western boundary to fully incorporate the landfill site and allow efficient management of the river environs boundary (refer to Area 6)
- the northern section of the Alcoa freehold land covering the former power station site being converted to reserved Crown land (refer to Area 7).

Additional areas of land may be considered for inclusion in a land exchange agreement, where appropriate.

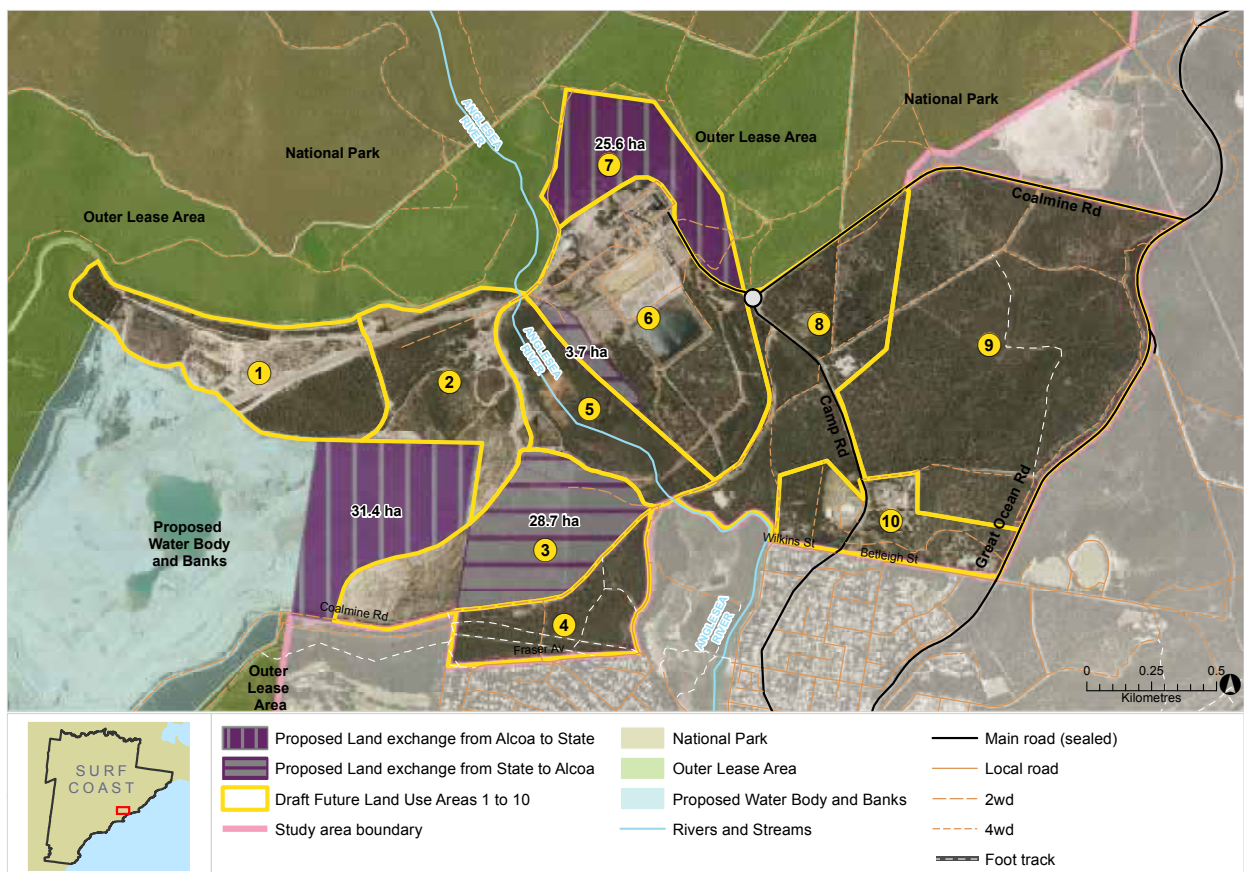
Section 12A of the *Land Act 1958* authorises the Minister for Energy, Environment and Climate Change to enter into agreements with owners of freehold land to exchange Crown land under a specific set of circumstances and criteria.



Land exchanges will only be done in the public interest, with the main objective being to improve the value of the Crown estate – with respect to the protection of public land values.

The proposed land ownership changes incorporated within the land use direction for relevant areas will be subject to a rigorous government assessment and ministerial approvals process.

The proposed land tenure changes will therefore be subject to change in response to further assessment and approvals processes, as well as in response to public consultation on the Draft Land Use Plan.



## ANGLESEA FUTURES STUDY AREA - PROPOSED TENURE CHANGES



## 7. HOW TO HAVE YOUR SAY

The draft land use directions in Section 5 and the realisation actions in Section 6 (including proposed land tenure changes) are open for consultation and will be subject to change based on community feedback.

Your views and ideas are important in shaping the future of the study area.

Your feedback is welcomed, particularly on:

- the Land Use Directions for Areas 1 to 10
- any other comments on the remainder of the study area
- the realisation actions, including the proposed land tenure changes.

Please share your views on the Draft Land Use Plan by completing the online survey at:

**<https://engage.vic.gov.au/angleseafutures>**

Alternatively to make a submission:

**Email:** [anglesea.futures@delwp.vic.gov.au](mailto:anglesea.futures@delwp.vic.gov.au)

**Post:** Anglesea Futures Land Use Plan, PO BOX 103, Geelong VIC 3220

Submissions close on **Wednesday 28 February 2018 at 5:00pm AEST.**

More information is available through the project team (telephone: (03) 5226 4840) or the project website:

**[www.delwp.vic.gov.au/anglesea-futures](http://www.delwp.vic.gov.au/anglesea-futures)**

## 8. NEXT STEPS

The Draft Land Use Plan is a draft for consultation, providing the community and all stakeholders with the opportunity to have their say before the land use direction is refined and finalised in a final Land Use Plan to be released later in 2018.

A Summary of Feedback will be prepared and released, that summarises the key ideas and feedback received on the Draft Land Use Plan.



