

# ANGLESEA FUTURES

Land Use Scenarios - Discussion Paper

**August 2017**

Updated 22 August 2017



Environment,  
Land, Water  
and Planning

### **Acknowledgements**

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# 1. OVERVIEW

## 1.1 Introduction

With the closure of the Alcoa mine and power station at Anglesea, local residents, the broader community, key stakeholders and government have a unique and exciting opportunity to work together and explore the possibilities for future land use of the Anglesea Futures study area north of Anglesea.

The Victorian Government, together with Surf Coast Shire and Parks Victoria, have prepared this Land Use Scenarios - Discussion Paper for community engagement. Feedback will inform the preparation of the draft Anglesea Futures Land Use Plan, which will be released for comment later in 2017.

The community, including local residents, businesses, organisations and the general public are being consulted and asked to provide feedback on what land uses they prefer for the different parts of the study area.

For engagement purposes on possible land use scenarios, the study area has been divided into different parts.

To also assist engagement, land uses have been provided that group similar activities together. This generally reflects the approach in the Planning Scheme, where areas are zoned for broad land uses rather than for a single specific activity or business.

**The community and stakeholders are being asked to identify their preferred land use scenario through the following steps:**

### STEP ONE

Read this Discussion Paper including the land use groups (in Chapter 3.2)

### STEP TWO

Consider the location and attributes of identified areas (Chapter 3)

### STEP THREE

Consider the land use/s you prefer for each area

### STEP FOUR

Indicate your preferred land use/s for each area through the on-line survey or written submission

This Discussion Paper includes a series of questions designed to prompt thinking and structure feedback. Please respond to the questions through the online survey (<https://engage.vic.gov.au/angleseafutures>).

Engagement on this Discussion Paper will close on **Monday 11 September 2017 at 5:00pm AEST.**

## 1.2 Preparation of the Land Use Plan

The Anglesea Futures Land Use Plan (the Land Use Plan) is being prepared by the Victorian Government’s Department of Environment, Land, Water and Planning (DELWP), Surf Coast Shire Council (SCSC) and Parks Victoria.

The Land Use Plan for the study area north of the Anglesea township will identify potential future land uses on private and public land (Crown land), including land currently leased by Alcoa.

Being a high level strategic document, the land uses are broad (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 include: vision and principles, description of land uses, a map of future land uses and proposed implementation actions.

The Land Use Plan will inform future decisions on activities, management, protection and any development on the land. Its implementation may include subsequent changes to the Surf Coast Planning Scheme, the Anglesea Structure Plan as well as detailed design/masterplans and approvals to realise the preferred land use(s).

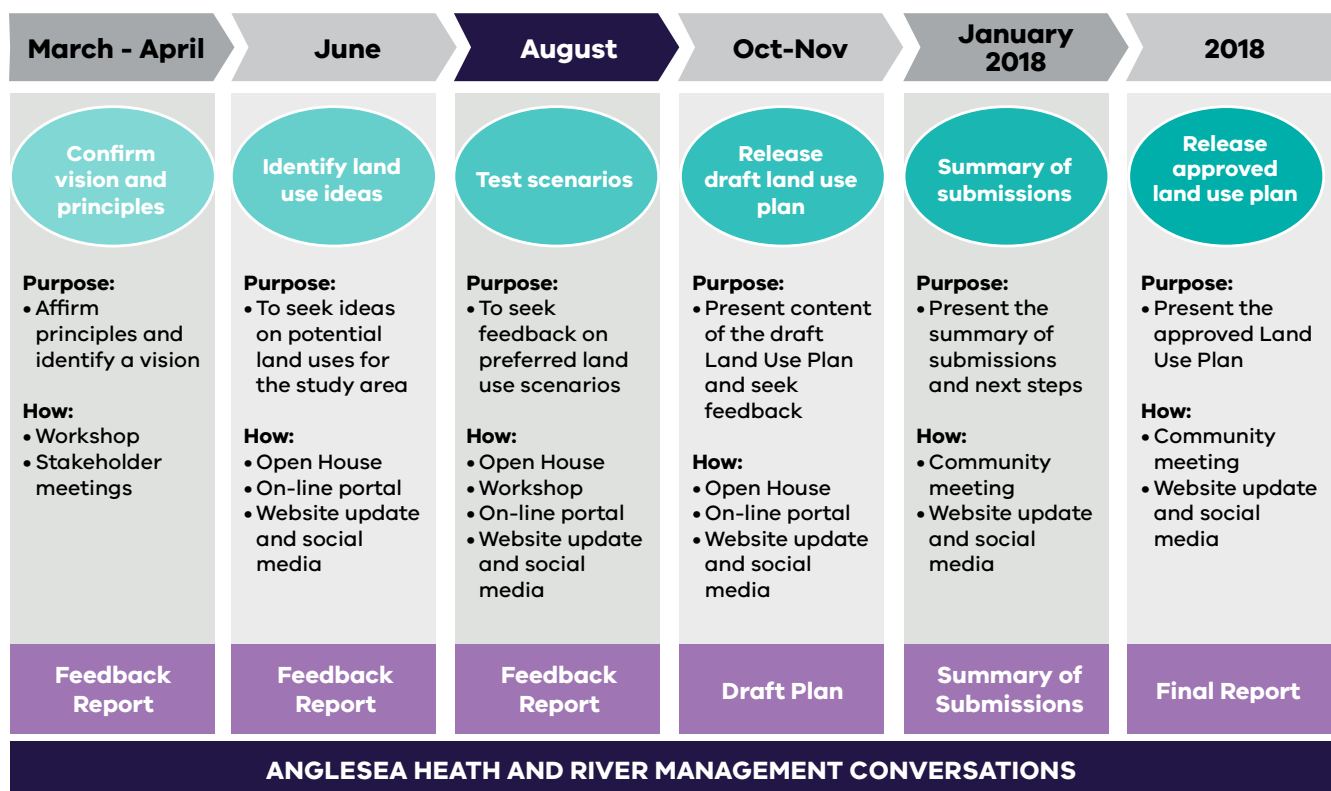
The Land Use Plan is being prepared in consultation with other government departments and agencies, including the Department of Economic Development, Jobs, Transport and Resources (DEDJTR), the Environment Protection Authority (EPA), Barwon Water (BW), Corangamite Catchment Management Authority (CCMA) and other agencies as required.

## 1.3 Engagement on the Land Use Plan

Community engagement to inform the Land Use Plan is part of the Anglesea Futures Community Conversations. This is a series of forums for community discussion and feedback on a range of issues including future land use, the Anglesea Heath, water and the future implications for the Anglesea region after the closure of the coalmine and power station on 31 August 2015.

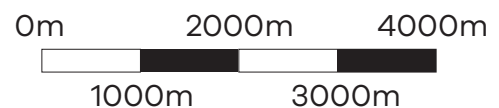
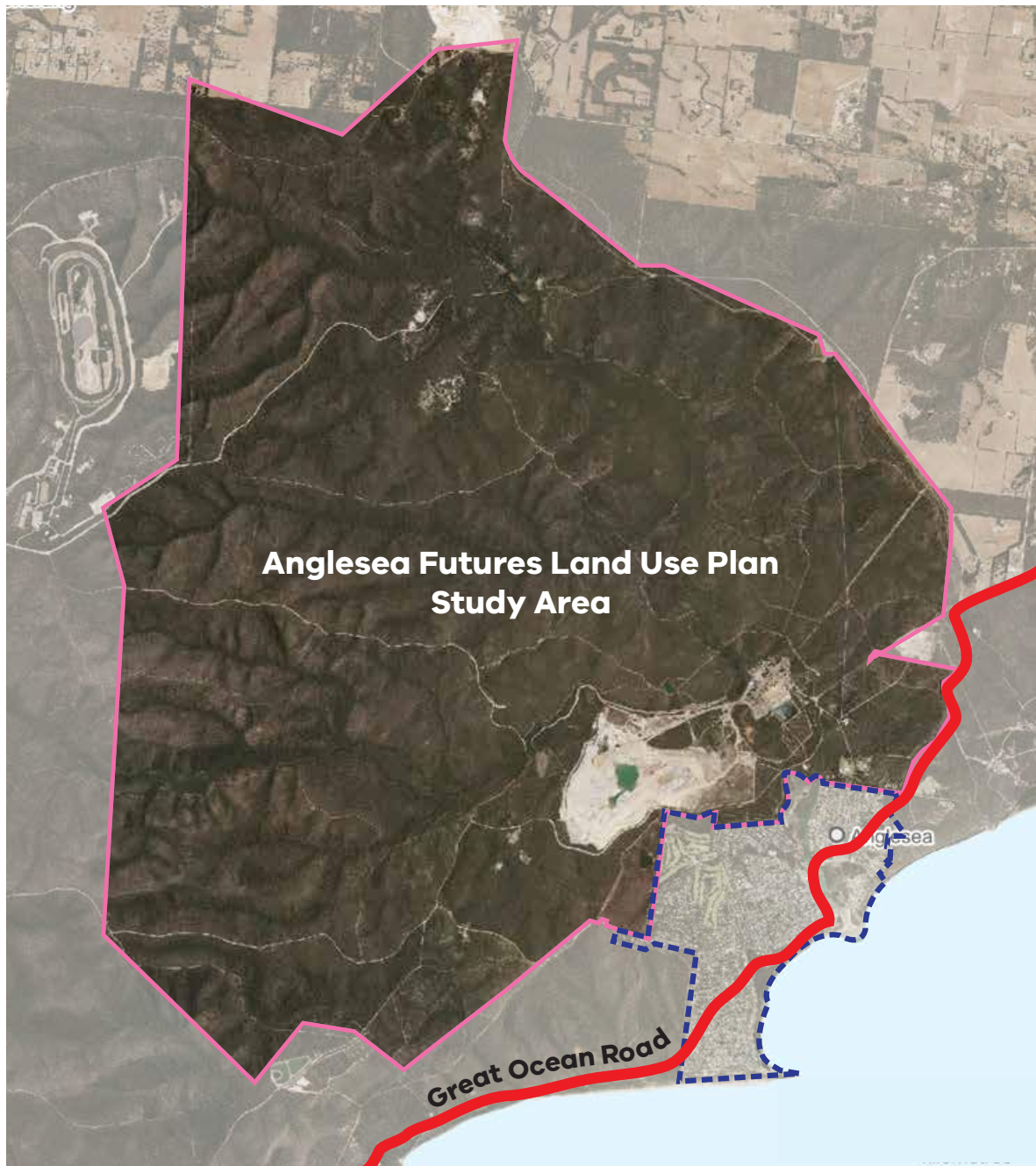
The Victorian Government, Surf Coast Shire and Parks Victoria are committed to working with the community to better understand the community’s views, vision and hopes for the Anglesea region, and to ensure that those with an interest in the future of Anglesea have the opportunity to participate in the process.

Below is an outline of the preparation for the Anglesea Futures Land Use Plan.



## 1.4 Study Area Context

The study area is located north of the Anglesea township, and includes the mine pit, former power station and the Anglesea Heath (that is being transferred into the Great Otway National Park).



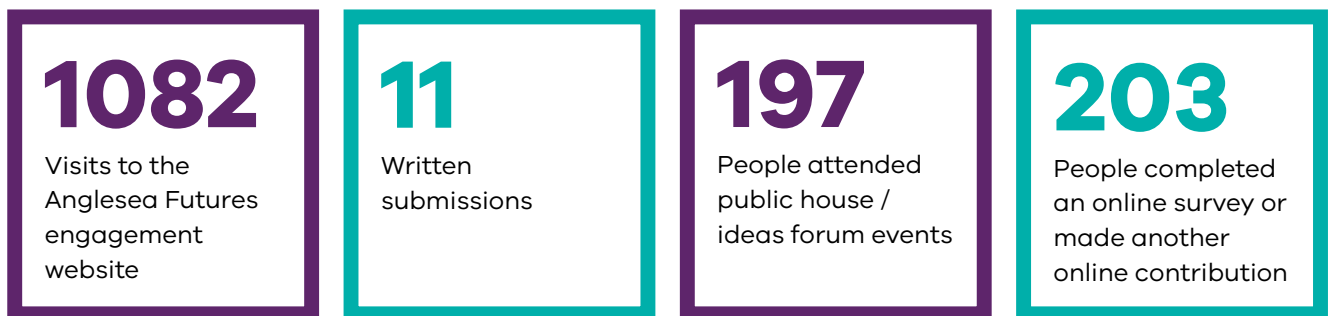
- Study Area Boundary
- - - Anglesea Township Settlement Boundary
- Great Ocean Road

# 2. BACKGROUND AND CONTEXT

## 2.1 Previous Land Use Ideas

Engagement with the community has been ongoing through the Anglesea Futures Community Conversations series. All ideas received since the series commenced in August 2015 are being considered in the preparation of the Land Use Plan.

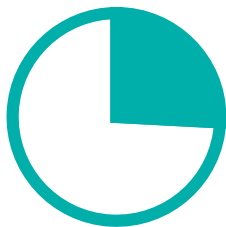
Targeted consultation on land use ideas was undertaken with the community, including local residents, businesses, organisations and the general public in June 2017. This included ideas being shared through an on-line survey and written submissions. It also included people sharing their ideas at open-house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



Survey respondents identified that:



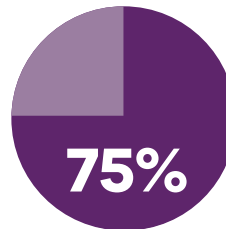
**31%**  
Recreate / exercise in the study area



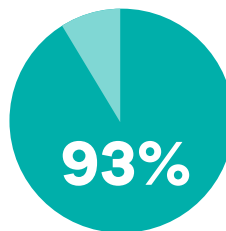
**26%**  
Live near the study area



**14%**  
Have a general public interest



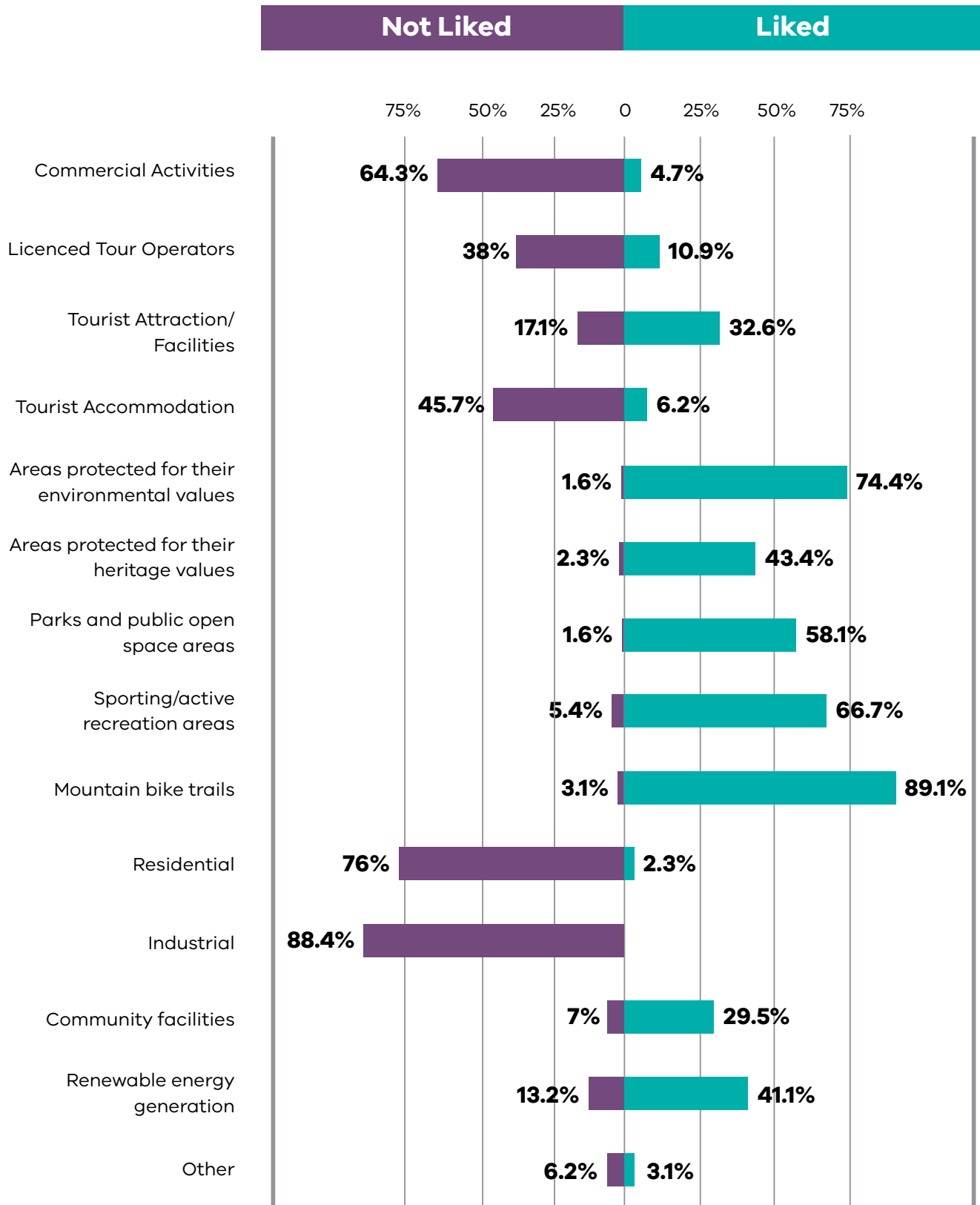
Proportion of survey respondents that were new to Anglesea Futures engagement



Proportion of survey respondents that were either satisfied or very satisfied with the draft Vision for the study area



Selecting from a list, survey respondents indicated whether they would like or not like to see the following uses/activities:



In summary, the key issues raised through submissions and feedback included\*:



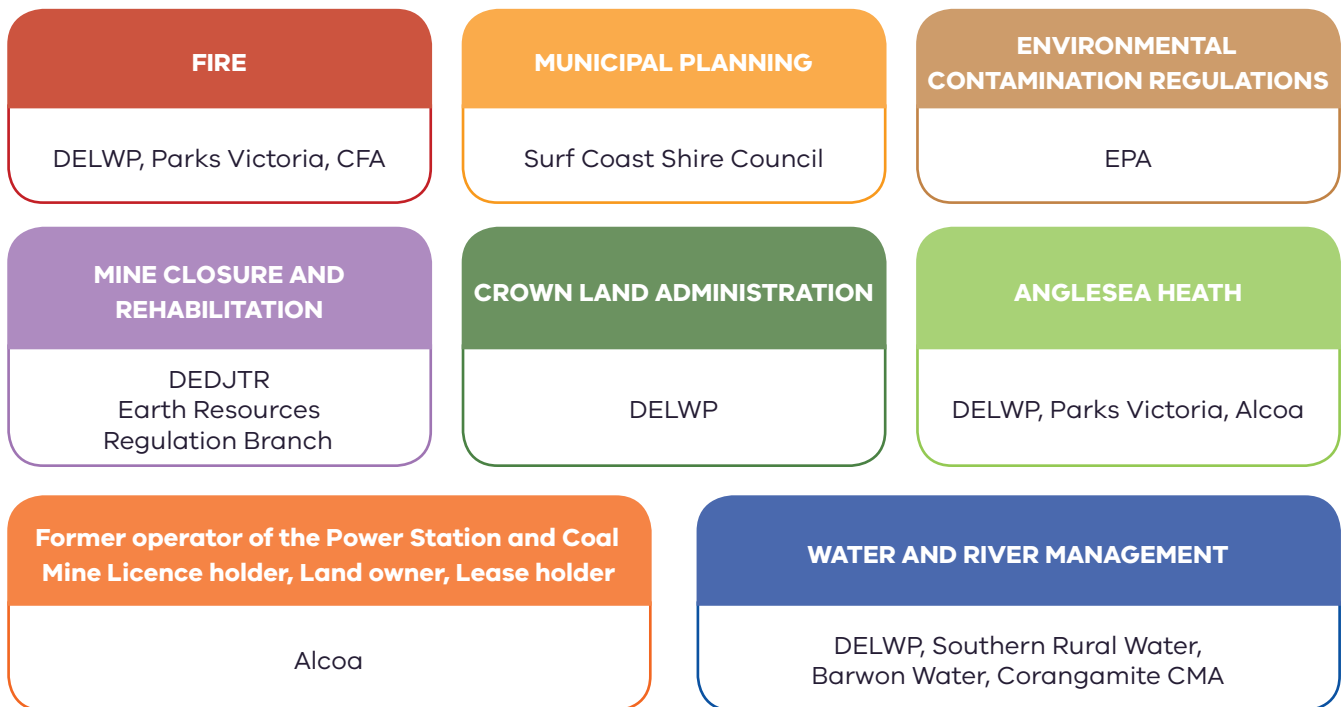
In summary, the key opportunities raised through submissions and feedback included\* :



\* Note: see Summary of Feedback document for further ideas as not all ideas are represented above

## 2.2 Context of the Mine and Power Station Closure

Planning the future land uses is just one aspect of planning and managing the closure of the mine and power station. Other key issues and organisations include:



Alcoa is currently developing a long term remediation, rehabilitation and revegetation program for the mine site and power station. On 11 June 2017, Alcoa released its draft Mine Rehabilitation and Closure Plan for consultation.



## 2.3 Policy Context

There are a number of Federal, State and Local Government policies and strategies that directly or indirectly relate to the opportunities and future management of the study area. Additionally there is also legislation that will inform future planning and implementation.

### Victorian and Commonwealth Legislation

The following legislation establishes the framework, objectives and legal mechanisms to manage key issues relating to the future land use, management and development of Anglesea Futures Land Use Plan study area:

- *National Parks Act 1975*
- *Coastal Management Act 1995*
- *Heritage Act 1995*
- *Aboriginal Heritage Act 2006*
- *Planning and Environment Act 1987*
- *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*
- *Crown Land (Reserves) Act 1978*
- *Conservation, Forests and Lands Act 1987*
- *Conservation, Forests and Lands (Anglesea Heath) Regulations 2000*

### G21 Regional Growth Plan

The G21 Regional Growth Plan establishes a framework for strategic land use and settlement planning that can sustainably respond to and accommodate growth at projected and potentially higher growth rates for the wider Geelong region, from now to 2050.

The Plan recognises Anglesea as a town/village which will experience incremental growth only. The plan also recognises the significant natural and tourism assets of Anglesea.

### Corangamite Regional Catchment Strategy

The Corangamite Regional Catchment Strategy 2013–2019 provides a strategic, integrated framework for natural resource management in the Corangamite Catchment Management region of Victoria.

The strategy identifies:

- the Anglesea River is a “priority waterway” which has a high value for natural resource conservation
- the extent of public land around Anglesea as being reserved primarily for conservation purposes
- land surrounding Anglesea contains high value native vegetation which contains high value threatened native flora and fauna species.

### Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria 2016

The guidelines provide advice on suitable sites to locate wind energy facilities and seek to inform planning decisions about wind energy facility proposals in Victoria. The guidelines also provide advice about locations in the state that are not appropriate to locate wind energy facilities and provide a framework to ensure proposals for wind energy facilities are thoroughly assessed.

The guidelines identify that wind energy facilities are not permitted in the Great Ocean Road area, National Parks and other land subject to the National Parks Act 1975 (noting that some exemptions apply). The Schedule to Clause 52.23 in the Surf Coast Planning Scheme identifies that wind energy facilities are prohibited on all land within five kilometres of the high water mark of the coast.

### Victorian Coastal Strategy 2014 (VCS 2014)

The VCS 2014 provides a long-term vision for the planning, management and sustainable use of Victoria’s coast. The VCS 2014 is a framework to assist in the development and implementation of other locally and regionally specific strategies and plans such as coastal management plans, regional coastal plans, and planning schemes. The VCS 2014 identifies the following key issues which need to be addressed to ensure the coast’s biodiversity is protected:

- managing population growth
- adapting to a changing climate
- managing coastal land and infrastructure
- valuing the natural environment
- integrating marine planning.

## **Victorian Environmental Assessment Council Recommendations**

The final report on VEAC's state wide assessment of public land was publicly released on 8 May 2017. The report was requested to investigate and provide:

- an assessment of the current system of public land use categories and options for changing or consolidating the existing categories
- an assessment of the current reservation status of public land
- an inventory of the types of values on public land.

## **Victorian Renewable Energy Roadmap**

The purpose of the VRE Roadmap is to:

- identify policy and regulatory barriers which are stifling renewable energy development at a state level
- provide information and facilitation services to support renewable energy projects
- investigate options for Victoria to take action independently where Federal policy is failing, and complementary actions to attract investment and jobs for Victoria.

## **The Victorian Visitor Economy Strategy 2016**

The VVES sets the overall direction and framework to grow Victoria's visitor economy over the next ten years. It sets a goal of increasing visitor spending to \$36.5 billion by 2024-25 and identifies objectives to achieve this goal.

No individual actions are identified in the strategy which relate specifically to Anglesea or the Anglesea Heath. Actions to improve tourist facilities and experiences are more broadly identified for National Parks and the Great Ocean Road.

## **Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015-2025**

The purpose of this plan is to provide leadership and direction to the region's tourism industry. The primary objective of the master plan is to increase the yield generated from tourism visitation through the provision of quality visitor experiences, providing significant economic benefits to local communities.

The master plan recognises that the closure of the Alcoa coal mine at Anglesea provides a significant opportunity to examine and explore the potential of the large site for future use options that are complementary to the natural environment, generate visitation, create jobs and provide a unique visitor experience. No potential land uses are identified for the study area.

## **Victoria's Nature based Tourism Strategy 2008-2012**

The strategy focuses on growing Victoria's offerings of nature-based tourism experiences that will attract high yielding visitors. The strategy recognises the important role and future opportunities for increased tourism opportunities along the Great Ocean Road.

## **Western Regional Coastal Plan 2015-2010**

The Western Regional Coastal Plan provides a strong framework to support local planning and decision making on both public and private land. It provides a regional focus to interpret and implement the Victorian Coastal Strategy 2014.

## **Victorian Waterway Management Strategy 2013**

The Victorian Waterway Management Strategy provides the framework for government, in partnership with the community, to maintain or improve the condition of rivers, estuaries and wetlands so that they can continue to provide environmental, social, cultural and economic values for all Victorians.

## **Corangamite Waterway Strategy 2014-2022**

The CWS 2014-2022 follows the release of the Victorian Waterway Management Strategy and provides the framework and work program for the management of rivers, estuaries and wetlands in the Corangamite region to support their environmental, social, cultural and economic values.

Key management activities for the Anglesea River include establishing native indigenous vegetation and to continue monitoring of the river mouth opening and estuary condition.

### **Anglesea Heath Management Plan 2002 (Cooperative Agreement between Alcoa and the Secretary of DNRE)**

This Management Plan provides the basis and direction for the future management of the Anglesea Heath in accordance with the Cooperative Land Management Agreement (2000) between the former Department of Natural Resources and Environment and Alcoa Australia Limited.

The aim of the Land Management Cooperative Agreement is to ensure that Anglesea Heath is managed in a like manner to the Angahook-Lorne State Park, and in accordance with the International Union for the Conservation of Nature (IUCN) protected area management guidelines.

The management plan aims to protect the internationally significant Anglesea Heath as an entire ecosystem, whilst providing access for appropriate recreation and industry use.

### **Strategic Fire Management Plan Otway District 2017-2020**

This plan describes how Councils, fire agencies, relevant authorities, groups and communities will share the responsibilities, and work together to reduce fire risk, impacts, consequences and increase resilience to bushfire.

The plan includes a bushfire risk profile for all towns in the region, including Anglesea, as well as risk reduction strategies.

### **Great Otway National Park and Otway Forest Park Management Plan 2009**

This plan provides the basis for the future management of the Great Otway National Park and Otway Forest Park.

### **Code of Practice for Bushfire Management on Public Land 2012**

This code provides a framework for the management of fire on Victoria's public land including planned burning and bushfire response and strategies for prevention, preparedness, response and recovery activities.

### **Anglesea Structure Plan 2012 (ASP)**

The ASP was developed to provide a strategic planning framework for the future growth and development of the Anglesea township over the next 20-30 years. The ASP is a reference document in the Surf Coast Planning Scheme. The key directions of the ASP are:

- reinforce the settlement boundary and encourage infill development within the town boundaries
- protect and enhance the natural, landscape and cultural values of the river, coast, heath and bush environment
- ensure development protects Anglesea's non-suburban coast / bush village character
- provide a diverse range of accommodation and housing options for all residents
- reinforce the primary role of the Camp Road Shopping Centre as the main commercial centre of Anglesea
- support the local tourism industry by encouraging tourist accommodation, tourist-related retailing and other activities in the Tourist Activity Precincts at Diggers Parade and Four Kings; and opportunities for sensitively designed, low scale tourist accommodation and facilities elsewhere, including nature and adventure based activities
- consolidate the industrial estate within its existing confines
- maintain a range of appropriate community and recreation services and facilities
- improve traffic movement through the town
- develop appropriate mitigation and adaption strategies to respond to climate change impacts
- reduce and manage the risks of environmental hazards (bushfire, flooding, erosion, CASS, salinity).

The Anglesea Structure Plan identifies the Alcoa lease area to the north of the township, including the former mine pit and power plant, as falling outside of the existing settlement boundary. The ASP does not identify any potential future land uses for this land.

## 2.4 Study Area Vision and Principles

### Vision

The vision provides overall guidance to the preparation of a land use plan. The vision for the study area is:

***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.***

### Principles

The Victorian Government, Surf Coast Shire and Alcoa have developed the following set of guiding principles which have been informed by views shared by the community:

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

The guiding principles will be used to inform the future land use of the Anglesea mine and power station, and to provide a framework for decision making.



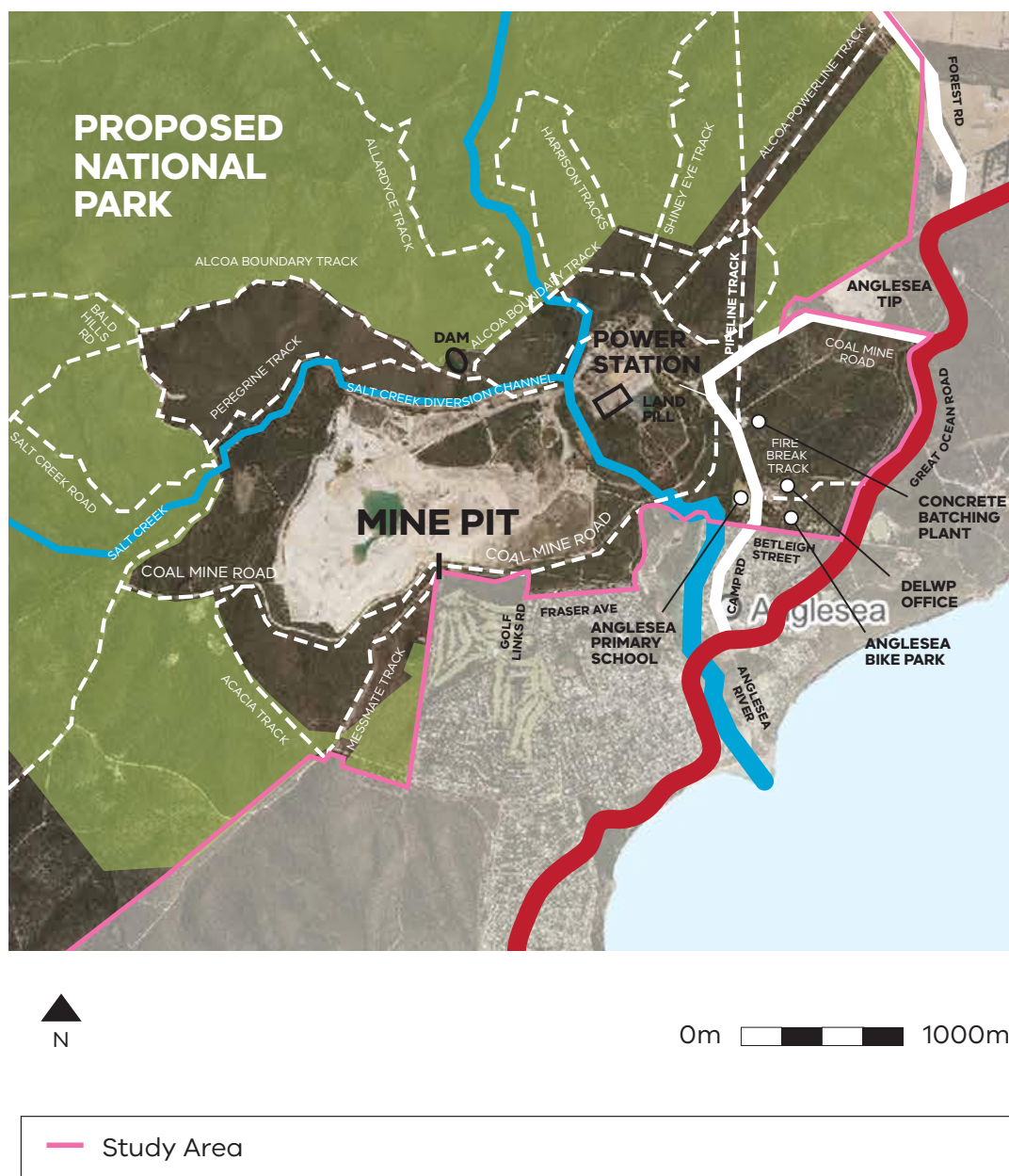
## 2.5 Study Area Attributes

### 2.5.1 Key Elements

The study area is located north of the Anglesea township. Key elements of the study area include:

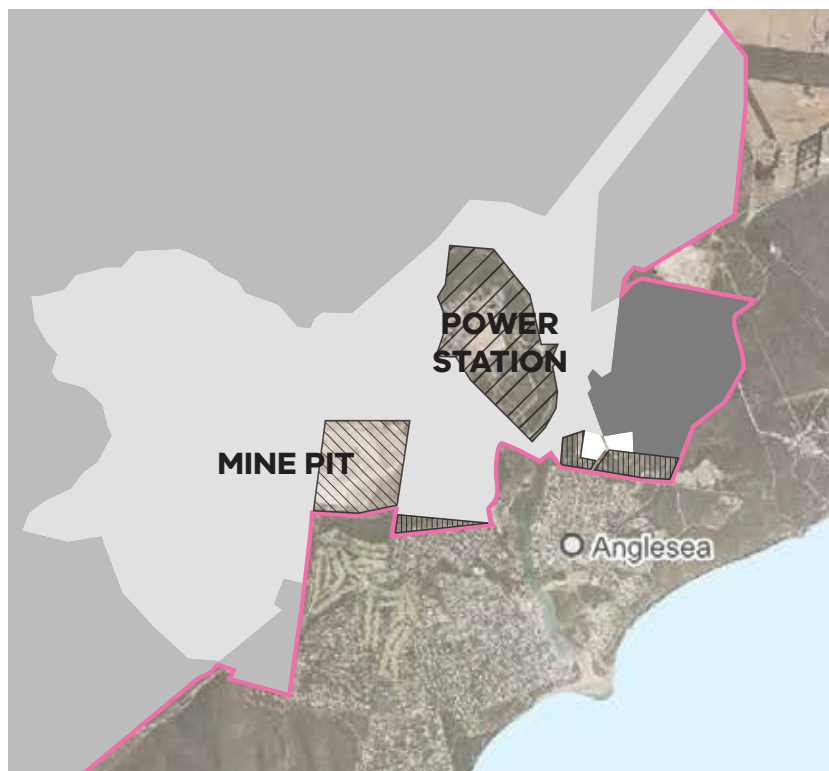
- **Anglesea Heath formerly leased to Alcoa, currently being transferred to the National Park**
- **disturbed areas including the mine pit**
- **power station site**
- **surrounding land**

Within the study area, Alcoa currently leases 787.5ha of Crown land and own a further 143 hectares of freehold land over four titles. In December 2016, Alcoa handed back approximately 6620 ha (approximately 89% of the lease area) to the Crown. The majority of land that Alcoa handed back (6510ha) will be incorporated into the Great Otway National Park. The remaining 110ha of Crown land has lower conservation values and will not be included in the National Park.













## 2.5.2 Land Ownership and Tenure



0m  1000m

| Land Lease and Ownership  |   |
|---|---|
|  | Study Area                                |
|  | Crown Land Current Lease Area             |
|  | Proposed National Park                    |
|  | Crown Land 110 ha                         |
|  | Alcoa Power Station Private Freehold land |
|  | Alcoa Mine Private Freehold Land          |
|  | Other Crown (Public) Land                 |
|  | Other Private Freehold Land               |

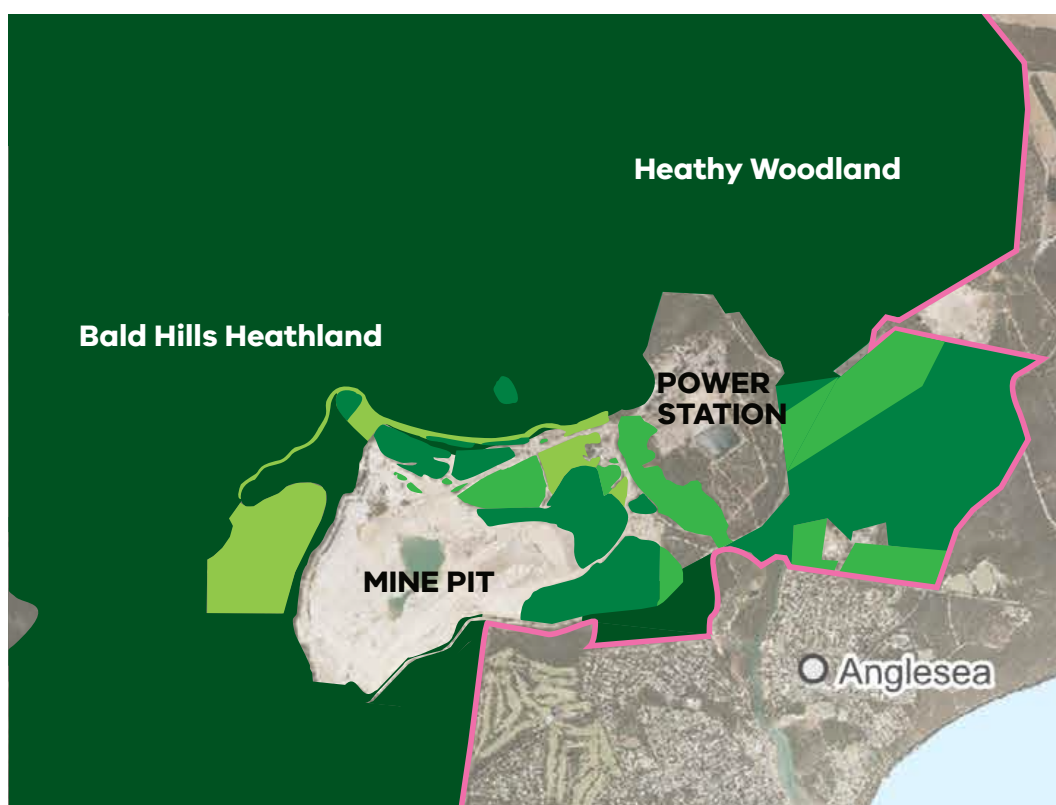
Crown Land consists of:

- Anglesea Heath 6510 hectares – Crown land to be incorporated into the Great Otway National Park. This land contains very high biodiversity values. Managed by Parks Victoria.
- Alcoa lease area 787.5ha – 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 mine and 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 consists of:

- power station site - 83ha over three titles
- former mine - 43ha comprising one title – does not cover entire pit.
- land adjacent to township boundary including off Fraser Avenue, Wilkins Street and Betleight Street

## 2.5.3 Study Area - Areas of Significance



0m  1000m

### Indicative Biodiversity Values (subject to verification)

-  Study Area
-  Very High
-  Moderate
-  High
-  Low

Source: Alcoa Australia (Ecology Australia)  
Source: State Government

Parts of the study area include 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. A mix of remnant native vegetation and historical rehabilitated and replanted areas surround the former mine pit and power station site.

The study area has cultural and historic significance stemming from its use, both prior to and from the mine and power station. In the study area there are industrial heritage values and Aboriginal cultural heritage values and sensitivity.

Consideration of all values are to inform the future use and management of the area.



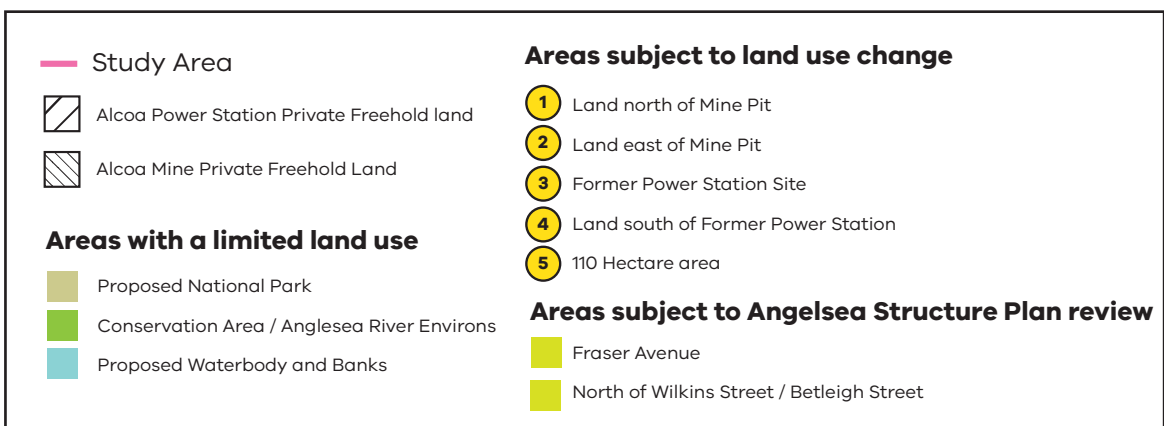
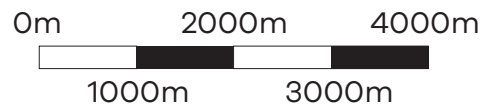
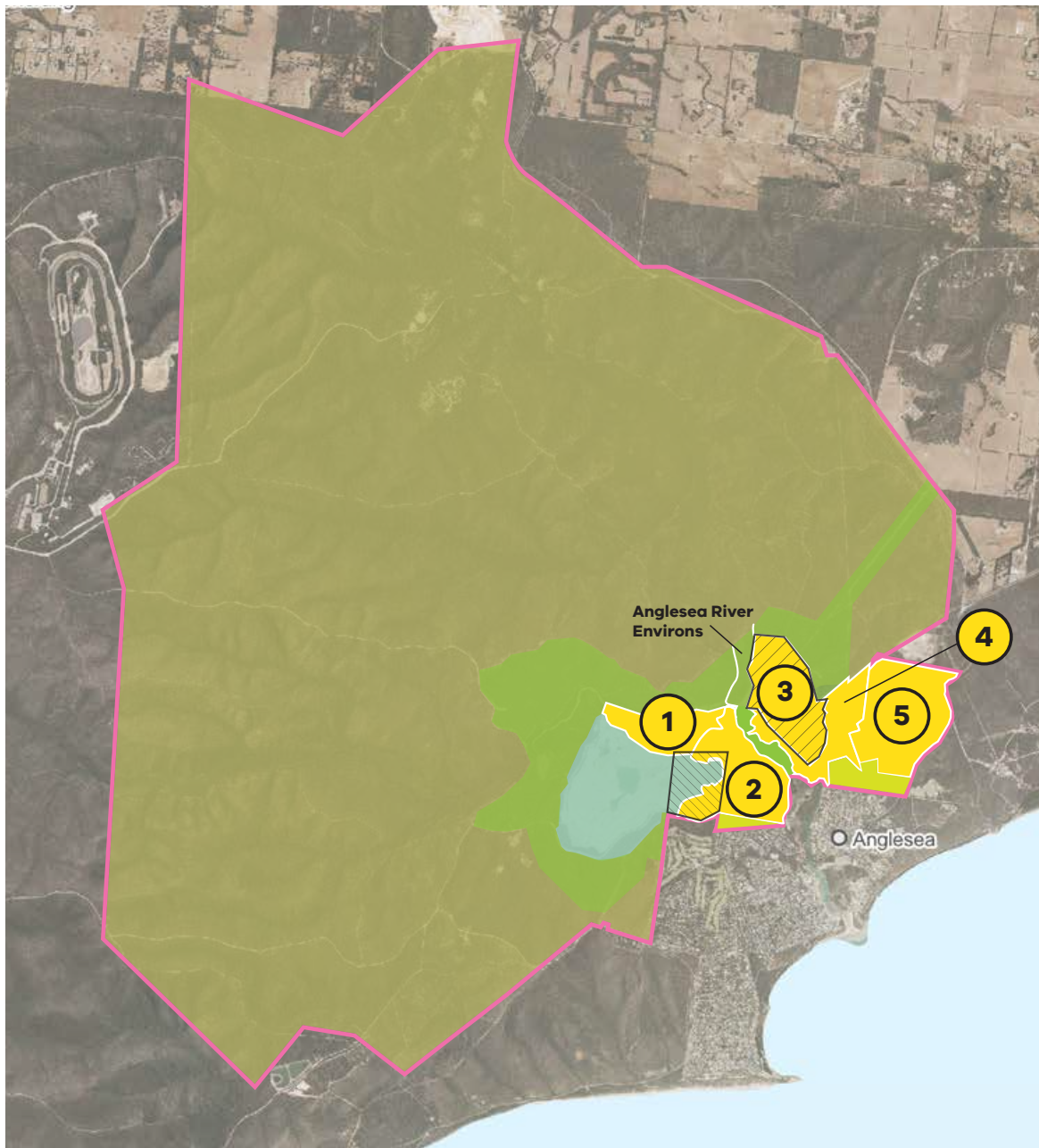
## 2.5.4 Technical Constraints

It is relevant to consider that there are a number of technical constraints that may inform or limit potential land uses. These include:

- risk from bushfire, ember attack and radiant heat
- the proposed water body in the former mine pit is proposed to be connected with Salt Creek and the Anglesea River to provide the opportunity to manage future water flows and water quality of Anglesea River in accordance with a future approved Anglesea Mine Rehabilitation and Closure Plan
- the slope and gradient around the mine will be informed by technical studies to ensure they are safe and stable for the future
- 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 safe and stable for the future
- the ability to utilise the water body for renewable energy and recreational uses such as swimming and non-motorised boating will be considered in approximately 10 years once sufficient data is available to determine water quality and to understand how the water body reacts to different seasonal events.



## 2.6 Parts of the Study Area



The study area is very large and it may include different land use. The study area has been sectioned into areas to assist community engagement, informed by the different characteristics of the study area and previous feedback.

The boundary of these areas may change as the Land Use Plan is prepared, but for now enables the community and other stakeholders to clearly describe what land uses they would prefer in different areas. The areas also enable comparison of scenarios from different submissions, identifying where there is general agreement, and where there are differences of views.

Comments are welcome on all of the study area which includes:

- five areas (numbered in the above map) that are **subject to land use change** (see map on previous page)
- two areas that are **subject to an Anglesea Structure Plan review** (see Chapter 3.4)
- remaining areas that have **limited land uses** (see Chapter 3.5).



# 3. YOUR PREFERRED LAND USE SCENARIO

## 3.1 Introduction

We are asking the community and other stakeholders to tell us your preferred land use scenario for the study area. You can create your own land use scenario by the following steps

### **STEP ONE**

Read this Discussion Paper including the land use groups (in Chapter 3.2)

### **STEP TWO**

Consider the location and attributes of identified areas (Chapter 3)

### **STEP THREE**

Consider the land use/s you prefer for each area

### **STEP FOUR**

Indicate your preferred land use/s for each area through the on-line survey or written submission



## 3.2 Land Uses

The land uses in this Discussion Paper are groups of similar or complementary activities.

The land use groups:

- enable the use of common terms and therefore the comparison of scenarios from different submissions
- reflects the approach in the Planning Scheme where different areas are zoned for different purposes (i.e. residential, commercial, public park-recreation etc)
- reflect that implementation of the Land Use Plan will include decisions on specific activities through detailed masterplanning or a development application.



### TOURISM

Range of private and public tourism facilities and enterprises focused on culture and environment, that encourage visitors to the region, including:

- Licenced tour operators (i.e. bush walking tours, organised interpretive tours etc)
- Conference centre
- Nature based retreat
- Visitor centre
- Resource centre
- Eco tourism business
- Art gallery
- Adventure playground
- Music/entertainment



### ACCOMMODATION

Range of short term and visitor accommodation, supporting tourism and catering from entry level to high end facilities, including:

- Hotel/Motel
- Resort
- Camping
- Caravan park
- Camps (school/education and recreation)
- Backpacker's lodge
- Glamping



### COMMERCIAL

Range of commercial businesses and activities that use the land and/or construct building to achieve a financial return (excluding tourism and renewable energy), including:

- Office
- Warehouse
- Light / service industry
- Manufacturing



### RETAIL

Range of commercial businesses that use land to sell goods or services direct to the public.

- Café and restaurant
- Retail premises / shop



## COMMUNITY

Range of community based facilities that provide places for people to meet for public benefit (not for financial return), including:

- Community centre
- Meeting hall
- Museum / cultural facility / exhibition centre / Interpretative centre
- Library
- Education centre
- Community market



## RENEWABLE ENERGY

Renewable energy facilities that generate energy for local use, including:

- Renewable solar
- Renewable hydro
- Renewable other



## RESIDENTIAL

Residential uses that provide (non-tourism) individual private homes or social housing, including:

- Private dwellings
- Community / social housing

Subject to fire modelling / bushfire risk assessment



## CONSERVATION

Conservation areas with high environmental or heritage values, including

- Areas protected for their environmental values
- Areas protected for their heritage values



## RECREATION - PASSIVE

Range of recreation activities that are generally low impact and enable multiple activities to occur at the same time, including:

- Nature observation / study
- Photography
- Picnicking
- Bushwalking
- Orienteering and rogaining
- Walking tracks
- Open space
- Recreation reserve including playground
- Nature park
- Dog walking
- Prospecting
- Scenic look out



## RECREATION - ACTIVE

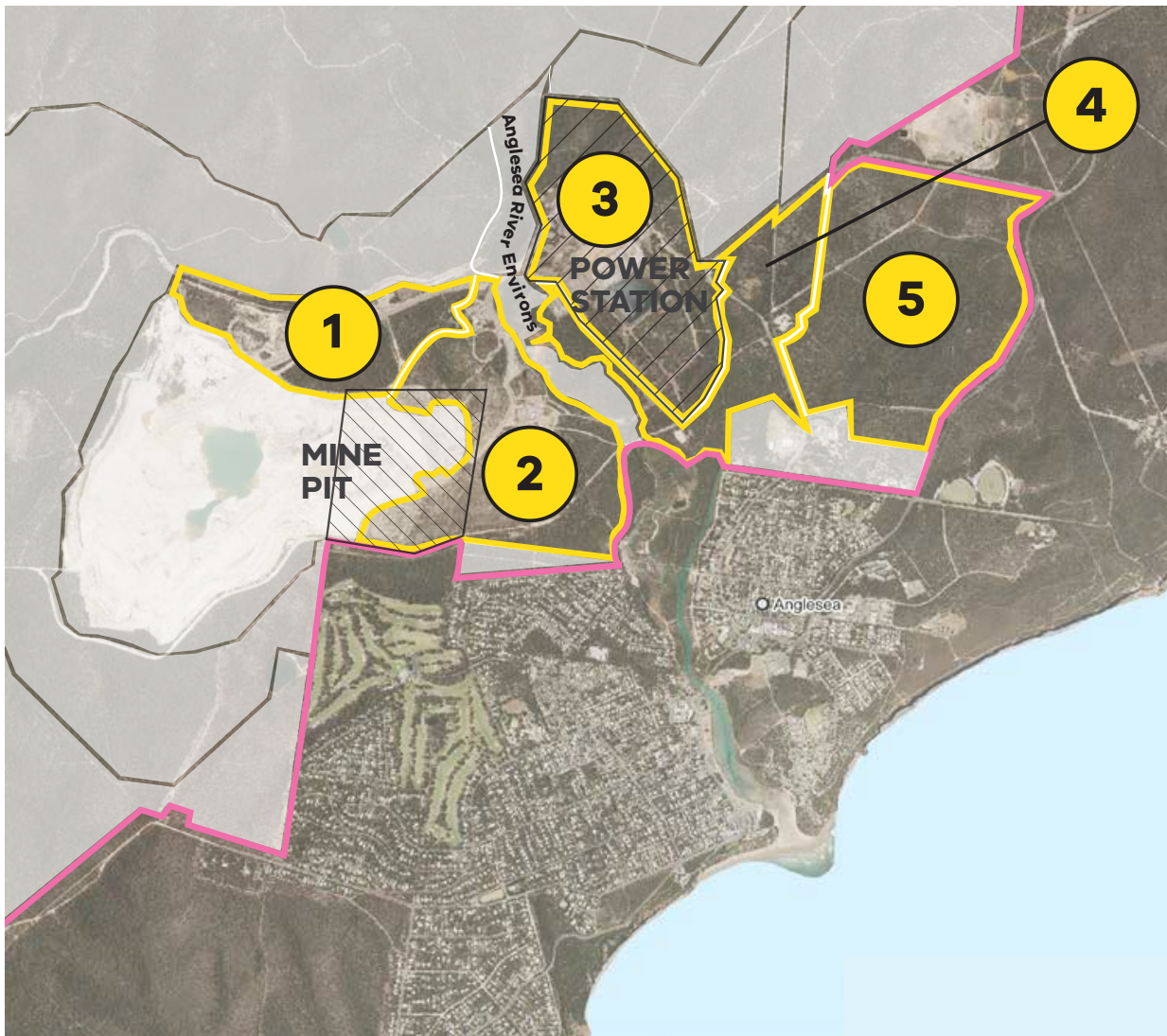
Range of recreation activities that have higher impact and may limit other activities, including:

- Mountain bike trails
- Bike park
- Skate park
- 4WD and motorcycles only on formed tracks
- Horse riding
- Public sporting facility
- Bowls club
- Golf club / golf course

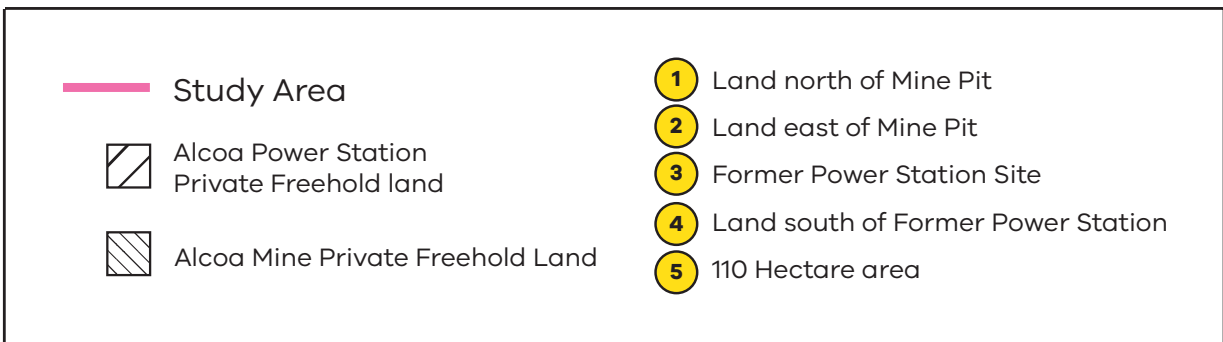


### 3.3 Areas Subject to Land Use Change

The areas that are subject to land use change are numbered in the map below:



0m 1000m



### 3.3.1 Land north of Mine Pit – Area 1



|   |   |
|---|---|
|  Study area    |  Alcoa Power Station Private Freehold land |
|  Area boundary |  Alcoa Mine Private Freehold Land          |

Area 1 is located on the northern side of the former mine pit, south of the Proposed National Park. This area is partly disturbed but contains vegetated areas which hold moderate-high biodiversity values and some low value vegetation patches.





Key features of this area include:

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




## Question: What land use/s would you prefer in Area 1 ?



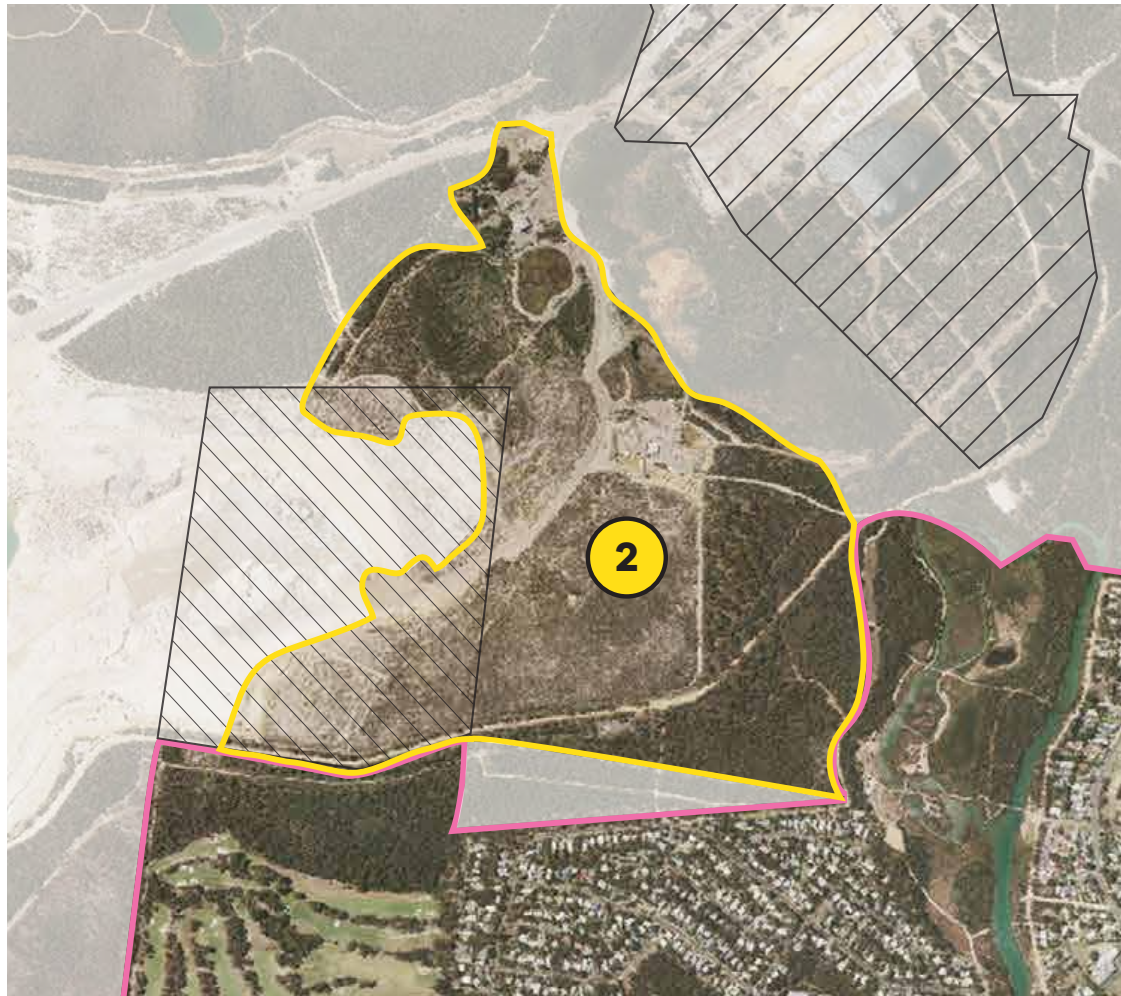
### Constraints include:

-  Some **tourism, accommodation, retail** and **commercial** uses may be inconsistent with any future public reservation purposes for Area 1.
-  The *Surf Coast Planning Scheme* stipulates that wind turbines are prohibited within 5km of the coastline.
-  Parts of Area 1 contain high environmental / biodiversity values
-  Area 1 presents a bushfire risk to sensitive land uses such as accommodation.

Use of Area 1 for residential purposes is **not suitable** for the following reasons:

-  Area 1 presents a bushfire risk to potential dwellings.
-  Residential development of Crown land is contrary to State Government Policy.
-  Private residential use would restrict public access to public land.

### 3.3.2 Land east of Mine Pit – Area 2



|   |               |   |   |
|---|---------------|---|---|
|  | Study area    |  | Alcoa Power Station Private Freehold land |
|  | Area boundary |  | Alcoa Mine Private Freehold Land          |

Area 2 is located on the eastern side of the former mine pit. This area features a range of topographic / landscape attributes including a mix of historically revegetated mining areas, and remnant native vegetation areas which mostly contain high biodiversity values.




Key features of this area include:

- accessible to the public
- former revegetation areas surrounding the mine pit
- areas to be rehabilitated by Alcoa
- areas identified in Alcoa's Draft Anglesea Mine Rehabilitation and Closure Plan as being suitable for alternate uses
- road access from Coalmine Road
- existing formed vehicle tracks
- Crown and private (freehold) land.




## Question: What land use/s would you prefer in Area 2 ?



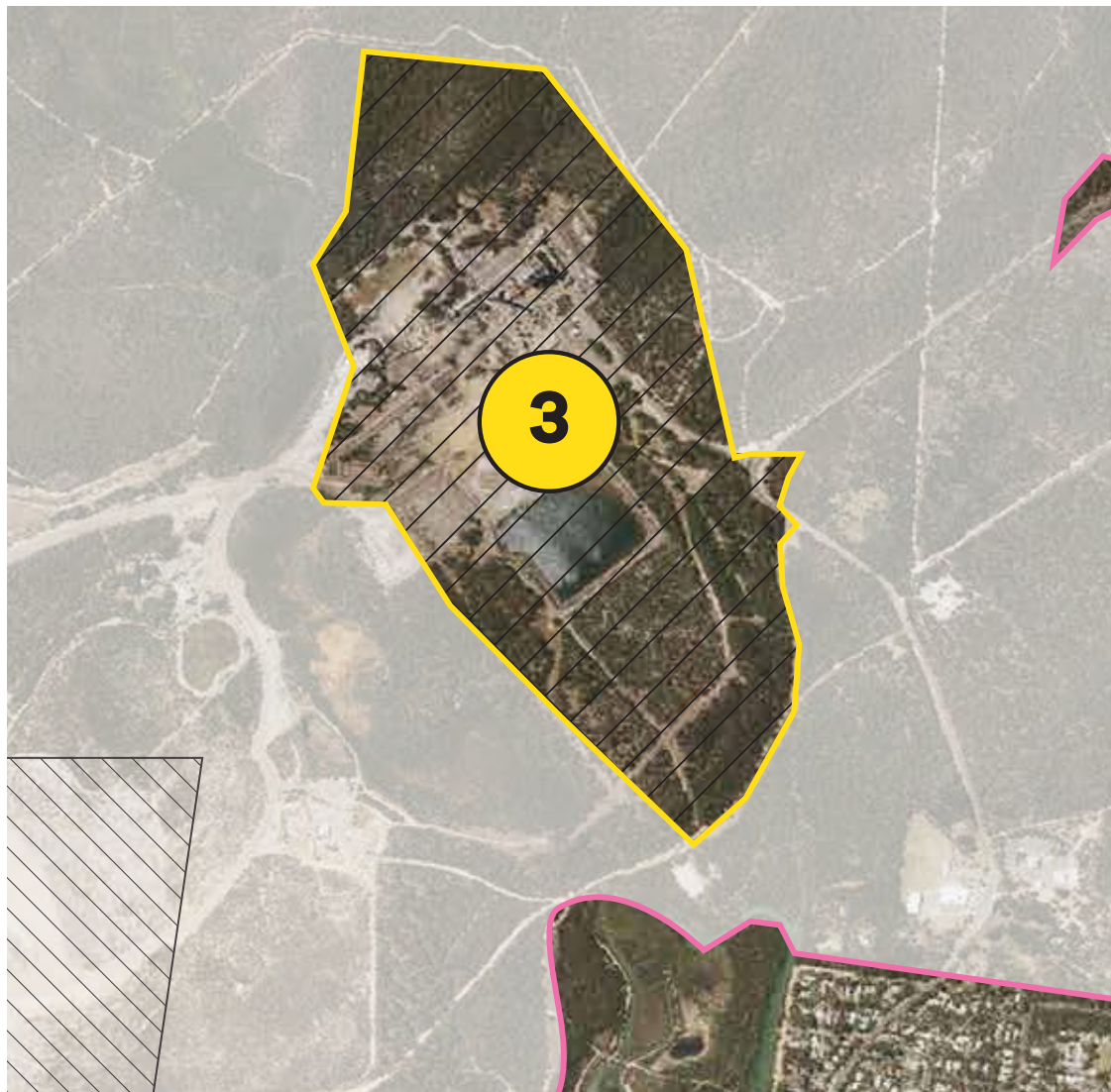
### Constraints include:

-  The *Surf Coast Planning Scheme* stipulates that wind turbines are prohibited within 5.0km of the coastline.
-  Parts of Area 2 contain high environmental / biodiversity values
-  Area 2 presents a bushfire risk to sensitive land uses such as accommodation.

Use of Area 2 for residential purposes is **not suitable** for the following reasons:

-  Area 2 presents a bushfire risk to potential dwellings.
-  Residential development of Crown land is contrary to State Government Policy.
-  Private residential use would restrict public access to public land.

### 3.3.3 Former Power Station Site – Area 3



|   |               |   |   |
|---|---------------|---|---|
|  | Study area    |  | Alcoa Power Station Private Freehold land |
|  | Area boundary |  | Alcoa Mine Private Freehold Land          |

The former power station site covers an area of approximately 80 hectares, is located on the eastern side of the mine pit, and is the largest private land holding in the Anglesea Futures Land Use Plan study area (owned by Alcoa). Alcoa is decommissioning all of the infrastructure and buildings on this land, and will remediate any contamination.





Key features of this area include:

- private (freehold) land
- land to be cleared and rehabilitated (by Alcoa).


## Question: What land use/s would you prefer in Area 3 ?



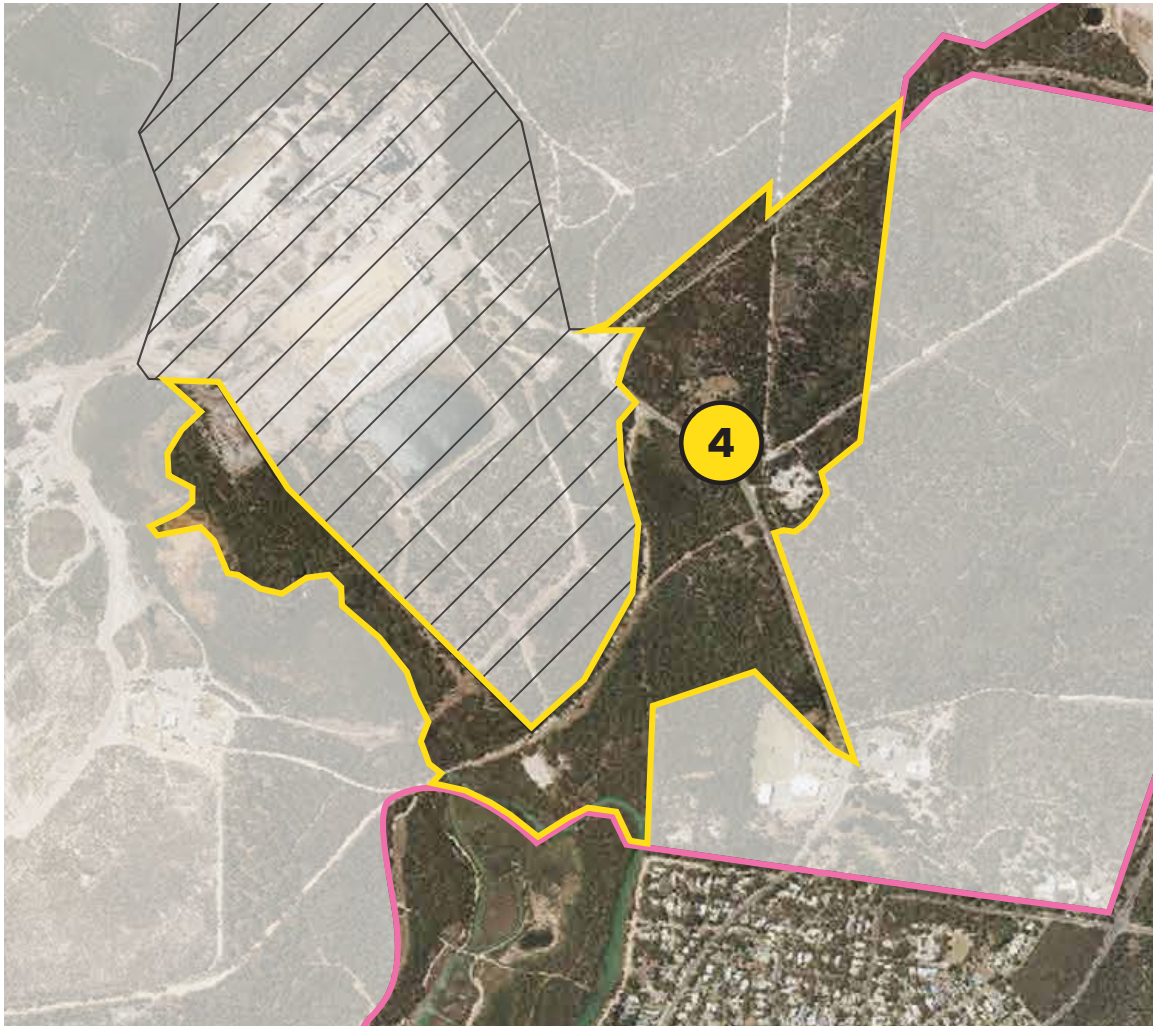
### Constraints include:

-  The *Surf Coast Planning Scheme* stipulates that wind turbines are prohibited within 5km of the coastline.
-  Area 3 presents a bushfire risk to sensitive land uses such as accommodation.
-  Use of privately owned land may not be suitable for community uses as these uses are generally not-for-profit organisations which serve community needs.
-  Use of the former power station site may not be suitable for conservation purposes as this land holds limited environmental values (e.g. high value native vegetation) due to the cleared / rehabilitated nature of the land.

Use of Area 3 for residential purposes is **not suitable** for the following reason:

-  Area 3 presents a bushfire risk to potential dwellings.

### 3.3.4 Land south of Former Power Station – Area 4



Area 4 wraps around the southern 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.

Key features of this area include:





- accessible to the public
- road access from Coalmine Road
- existing formed vehicle tracks
- concrete batching plant
- Crown land.






## Question: What land use/s would you prefer in Area 4 ?



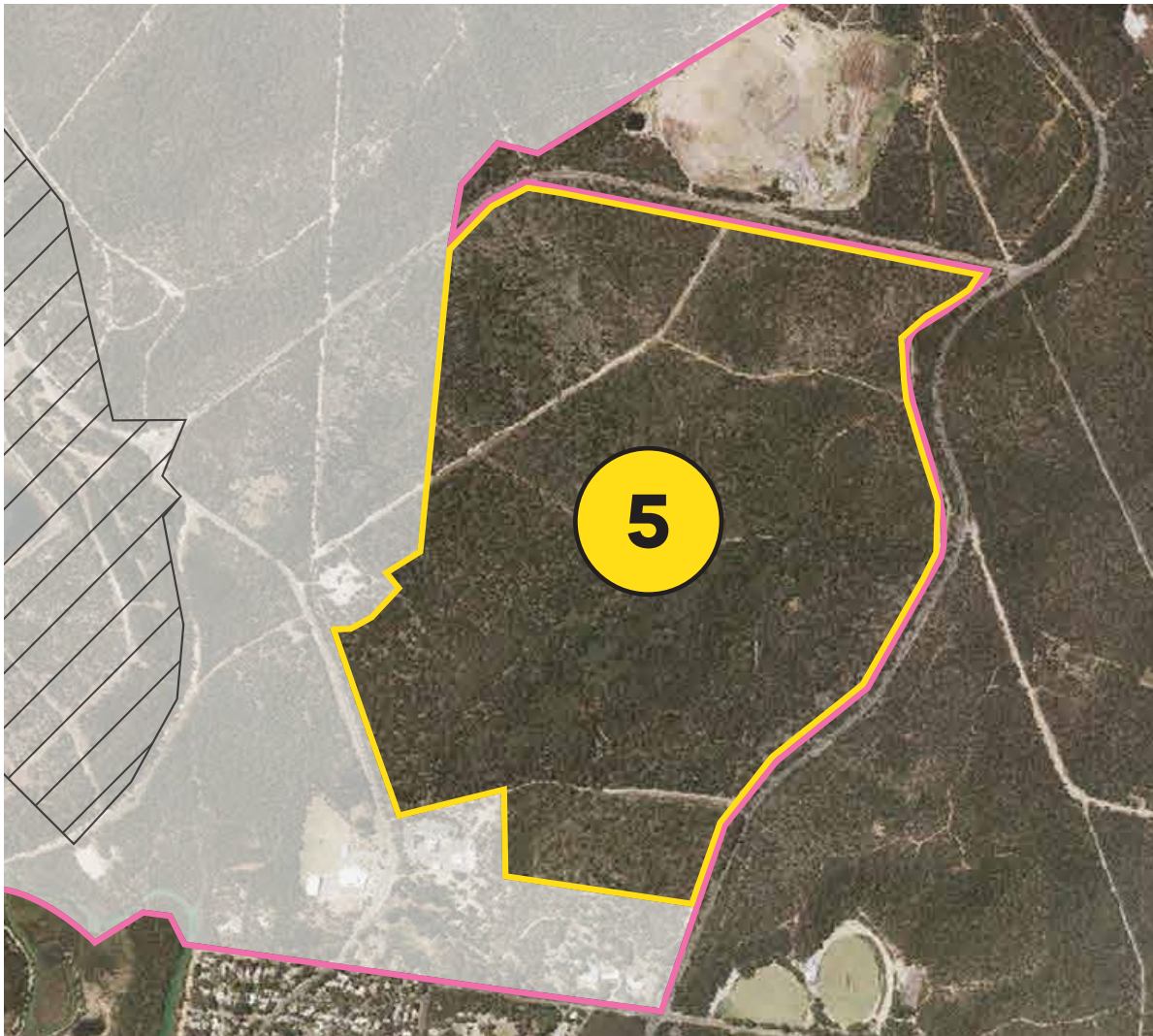
### Constraints include:

-  Some tourism, accommodation, retail and commercial uses may be inconsistent with any future public reservation purposes for Area 4.
-  The Surf Coast Planning Scheme stipulates that wind turbines are prohibited within 5km of the coastline.
-  Parts of Area 4 contain high environmental / biodiversity values
-  Area 4 presents a bushfire risk to sensitive land uses such as accommodation.

Use of Area 4 for residential purposes is **not suitable** for the following reasons

-  Area 4 presents a bushfire risk to potential dwellings.
-  Residential development of Crown land is contrary to State Government Policy.
-  Private residential use would restrict public access to public land.

### 3.3.5 110 Hectare area – Area 5



Area 5 is located on the eastern edge of the study area and comprises 110ha of Crown land which contains lower biodiversity values than that contained in the National Park.





Key features of this area include:

- accessible to the public
- mostly contains remnant native vegetation
- contains existing formed vehicle tracks
- Crown land.




## Question: What land use/s would you prefer in Area 5 ?



### Constraints include:

-  Some tourism, accommodation, retail and commercial uses may be inconsistent with the objectives and public reservation purposes of Area 5.
-  The Surf Coast Planning Scheme stipulates that wind turbines are prohibited within 5km of the coastline.
-  Parts of Area 5 contain high environmental / biodiversity values
-  Area 5 presents a bushfire risk to sensitive land uses such as accommodation.

Use of Area 5 for residential purposes is **not suitable** for the following reason:

-  Area 5 presents a bushfire risk to potential dwellings.
-  Residential development of Crown land is contrary to State Government Policy.
-  Private residential use would restrict public access to public land.



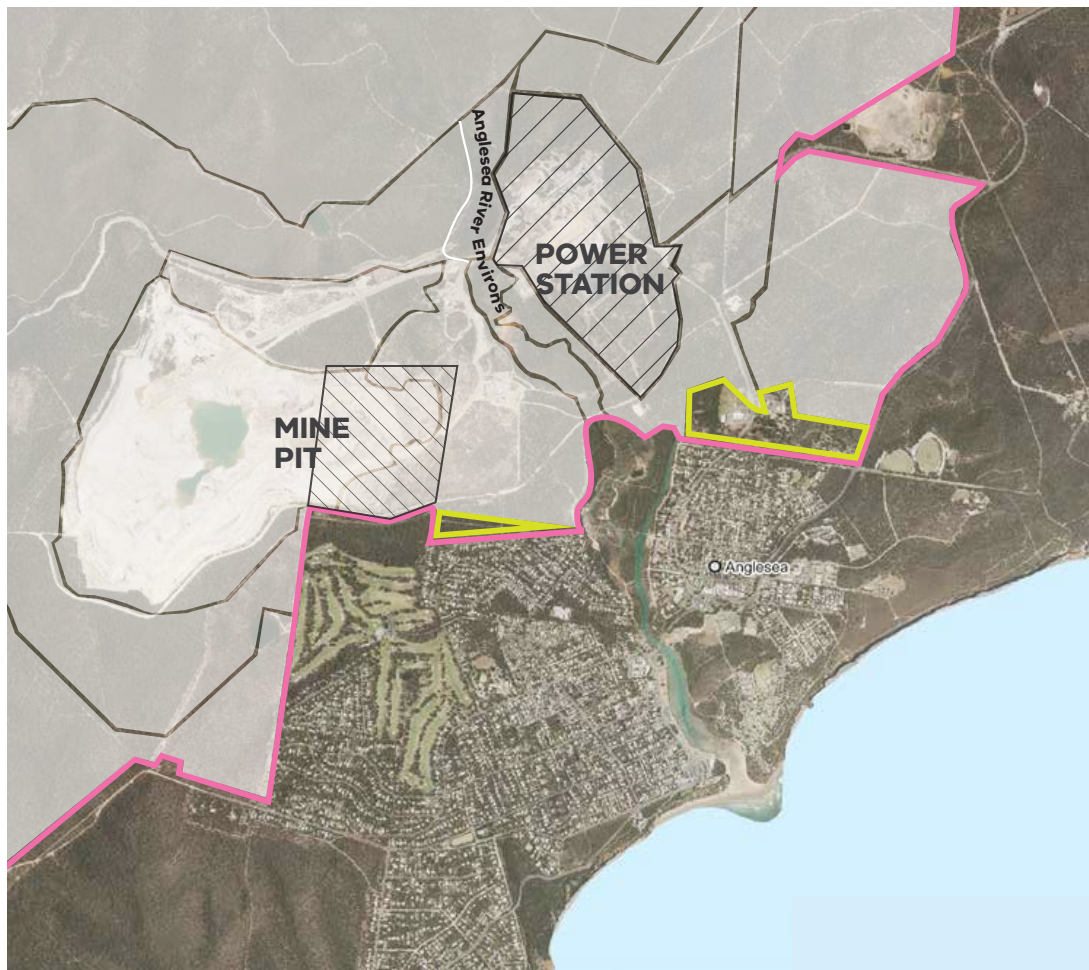
### 3.4 Areas Subject to Anglesea Structure Plan Review

These areas sit between the Anglesea township and the former mine and power station. Being just outside the northern edge of the township boundary, any opportunities identified for the future of these areas will need to be considered within the context of an Anglesea Structure Plan review.

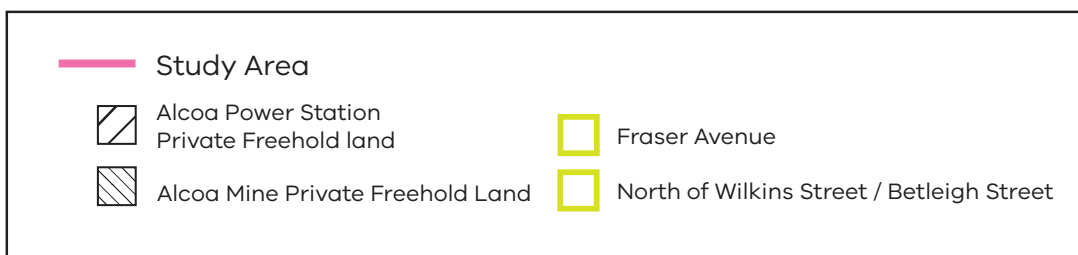
Inclusion within the study area is not necessarily an indication that these areas are expected to change from their current use. The Anglesea Futures Land Use Plan will identify potential consequential changes to the Anglesea Structure Plan that could include the extension of the settlement boundary to include parts of this area (i.e. the Anglesea Primary School).

The timeframe for reviewing the Anglesea Structure Plan will be informed by the Land Use Plan.

The areas that are subject to Anglesea Structure Plan Review are identified in the map below:



0m 1000m



### 3.4.1 Fraser Avenue



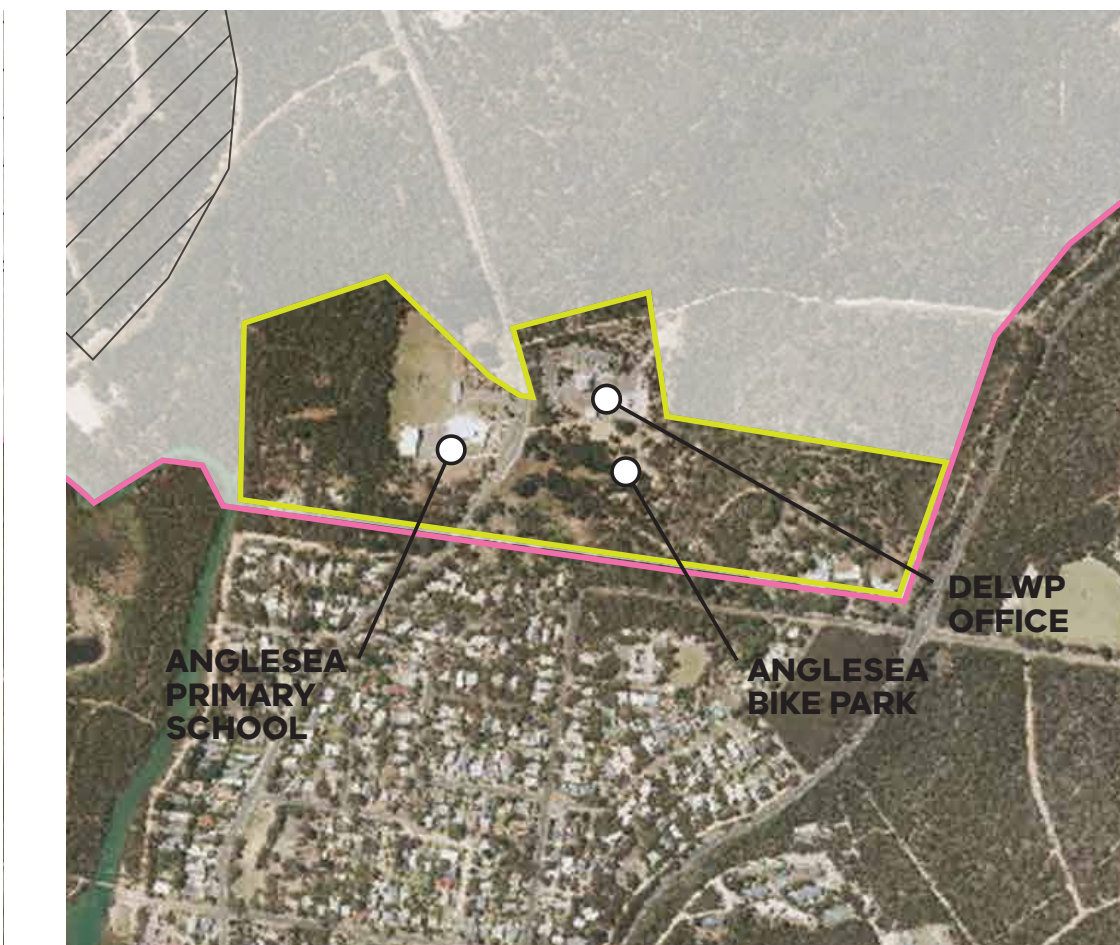
Fraser Avenue is located to the south of Area 2 and on the northern edge of the Anglesea township settlement boundary. This area features remnant native vegetation areas which contains high biodiversity values.

Key features of this area include:

- triangular shaped parcel of land (6ha) located on the northern side of Fraser Avenue which is owned by Alcoa and contains high value remnant native vegetation
- road access from Fraser Avenue
- existing formed vehicle track
- Private (freehold) land.

**Question: Would you like to tell us something about the Fraser Avenue area?**

### 3.4.2 North of Wilkins Street / Betleigh Street



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 19ha and contains the Anglesea Bike Park, Alcoa owned land, other private land owners, the Anglesea Primary School and the State Government (DELWP) office and includes stands of remnant native vegetation.

Key features of this area include:

- contains bike park
- privately owned dwellings
- Anglesea Primary School
- DELWP office building
- private (freehold) land.

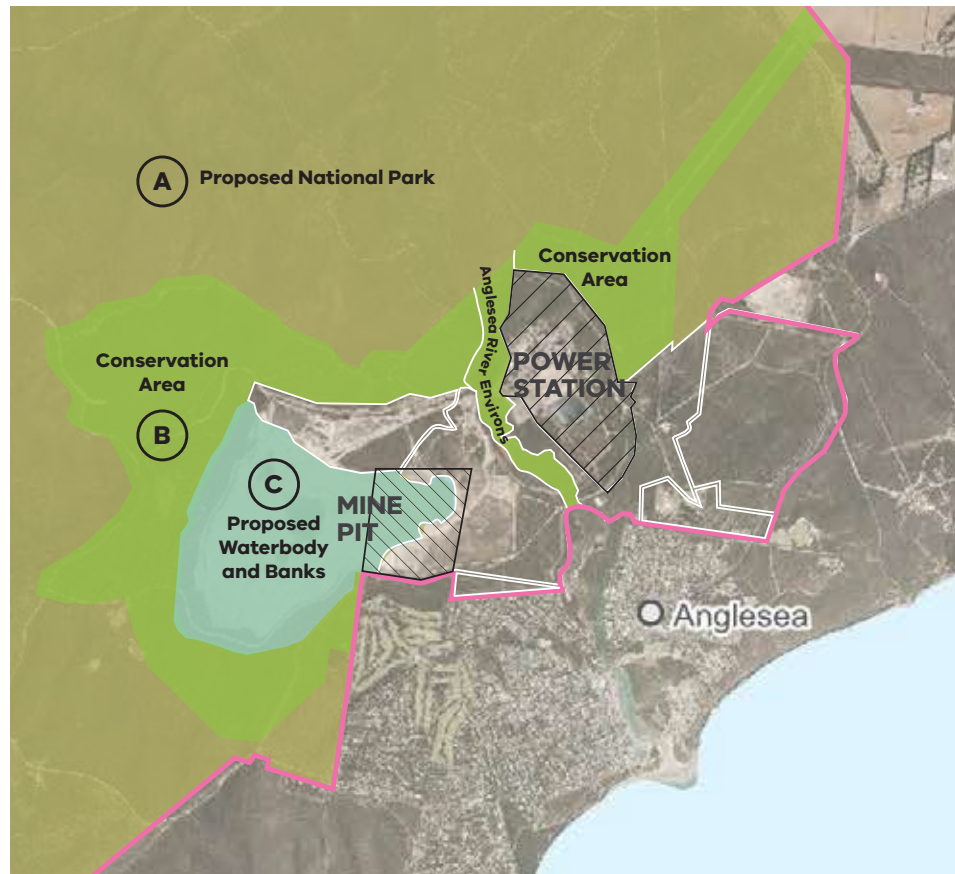
**Question: Would you like to tell us something about the North of Wilkins Street / Betleigh Street area?**

### 3.5 Areas with Limited Land Uses

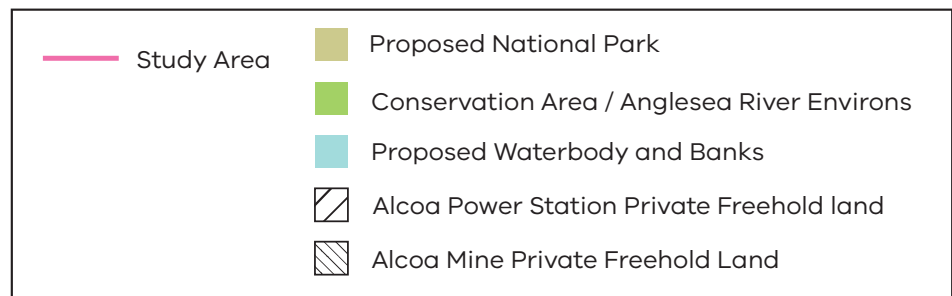
There are areas of the study area that have a limited land use, which include:

- A. Proposed National Park
- B. Conservation Area
- C. Proposed Waterbody and Bank.

**Question: Would you like to tell us something about the proposed National Park, water body and banks or the conservation areas?**



0m 1000m



These areas are not the focus of the land use plan as their future land use has been informed by:

- upcoming legislation that will designate areas of National Park
- land identified as having highly significant vegetation which severely limits how they can be used and/or are sensitive environments that feed into the Anglesea River
- Alcoa’s draft Mine Rehabilitation and Closure Plan which identifies the waterbody and banks that may have limited access to ensure safety, and be subject to rehabilitation and monitoring for at least the next 10 years. After this time more will be known and there can be a review of what activities may be suitable at that time.

Comments are still welcome on ideas for these areas, though as described over page these areas have significant limitations, have limited land use options and the future activities may be dependent on information that may not be known for 10 years.



## 3.5.1 Proposed National Park

### Description

The Proposed National Park surrounds the mine pit and power station, 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 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 land forms including ridges and valleys.

Key features of this area include:

- high quality biodiversity and native habitat values
- contains a network of existing formed tracks and roads
- contains 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.

### Previous community ideas

Previous ideas from the community which may be relevant for this area included:

- active recreation (e.g. mountain bike trails)
- passive recreation (e.g. walking tracks)
- eco-tourism
- environmental education, including recreational school camps
- environmental conservation.

### Land use

Legislation was introduced into Parliament on 6 June 2017 to transfer this land into the Great Otway National Park.

Activities that may be permitted include:

- licenced tour operators (e.g. guided nature walks)
- visitor facilities
- areas protected for their environmental values
- areas protected for their heritage values
- parks / passive recreation
- active recreation (e.g. mountain bike trails).

Note: activities in the National Park are limited due to regulations under the *National Parks Act 1975* setting objectives relating to:

- the preservation and protection of parks, flora, fauna and indigenous fish in parks and various other features of, and facilities in, parks
- the protection of designated water supply catchment areas and other water supply catchment areas
- the safety, enjoyment, recreation and education of visitors to parks.

This reflects relevant government policy/legislation including:

- *The Great Otway National Park and Otway Forest Park Management Plan, 2009.*
- *Anglesea Heath Management Plan 2002* which aims to protect the significant values of the Anglesea Heath ecosystem, whilst providing access for appropriate recreation uses.

## 3.5.2 Conservation Area

### Description

The conservation area generally encompasses Crown land located within the Alcoa lease area which surrounds the waterbody and power station, and is surrounded by the Proposed National Park. This area contains the Anglesea Heath which is ecologically significant native vegetation with very high biodiversity values, particularly in the Bald Hills and Messmate Track areas.

Key features of this area include:

- high quality biodiversity and native habitat values
- flood prone marsh land which feeds into the Anglesea River (located between the proposed waterbody and former power station site)
- publically accessible
- provides habitat for rare and endangered native flora and fauna species.
- existing high voltage electricity transmission lines.

### Previous community ideas

Previous ideas from the community which may be relevant for this area included:

- active recreation (e.g. mountain bike trails)
- passive recreation (e.g. walking tracks)
- wildlife sanctuaries
- eco-tourism
- environmental education, including recreational school camps
- environmental conservation
- nature observation.

### Land use

This area is proposed to be reserved for conservation purposes.

Activities that may be permitted include:

- licenced tour operators (e.g. guided nature walks)
- visitor facilities
- areas protected for their environmental values
- areas protected for their heritage values
- parks / passive recreation
- active recreation (e.g. mountain bike trails).

Note: land use activities in the Crown land conservation area are limited due to the significant conservation values of the area.

This reflects relevant government policy/legislation including:

- *Anglesea Heath Management Plan 2002* which aims to protect the significant values of the Anglesea Heath ecosystem, whilst providing access for appropriate recreation uses
- *Crown Land (Reserves) Act 1978*.

### 3.5.3 Proposed Waterbody and Banks

#### Description

The former mine pit and immediate surrounding land is proposed to be remediated, stabilized and turned into a waterbody as part of Alcoa's rehabilitation of the former mine pit. As part of the remediation works Salt Creek is proposed to be diverted into the former mine pit and discharged to Anglesea River.

Key features proposed in this area include:

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

#### Previous community ideas

Previous ideas from the community which may be relevant to this area included:

- renewable energy facility (floating solar and pumped storage hydro-electricity)
- boating, sailing, canoeing, swimming, fishing
- algae farm
- bird sanctuary.

#### Land use

This area is proposed to be used for a waterbody and banks, including limited use and access reflecting:

- public safety risks, accessibility constraints and the impracticalities of carrying out other activities
- any use and development on rehabilitated slope areas may cause risk of erosion or instability
- the environmental attributes of the former mine pit / waterbody will not be suitable for inclusion in the National Park
- the ability to utilise the water body for recreational uses such as swimming and boating will be considered in approximately 10 years once remediation is complete and when sufficient data is available on water quality and how the waterbody reacts to different seasonal events.

This reflects relevant government policy/legislation including:

- *Victorian Waterway Management Strategy 2013 and the Corangamite Waterway Strategy 2014 - 2022* which seeks to support the environmental, social, cultural and economic values of Victoria's waterways, including the Anglesea River
- relative legislation which may guide these uses include the *Planning and Environment Act 1987* and the *Crown Land (Reserves) Act 1978*.

## 4. HOW TO BE ENGAGED

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

Please respond to the questions raised in this discussion paper by completing the on-line 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 **Monday 11 September 2017 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)**



# 5. WHERE TO NEXT

Once this round of engagement is completed, a summary of feedback will be released.

All preferred land uses for areas subject to land use change will be analysed to inform the draft Land Use Plan. This will include considering the:

- level of community support (this is important but not the sole consideration)
- compliance with any Victorian Government approved mine closure and rehabilitation plan
- consistency with the vision and principles (as contained in this document)
- response to the study areas' assets, constraints and opportunities (by area)
- response to Government legislation, policy and strategies
- the ability to realise the preferred land use.

The draft Anglesea Future Land Use Plan is scheduled for release around October/November 2017.

For more information please visit the project website:

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





Environment,  
Land, Water  
and Planning