

Anglesea Futures Land Use Framework

October 2018



Aboriginal Acknowledgement

The State Government proudly acknowledges the Wadawurrung people as the traditional custodians of the land within the Anglesea Futures Land Use Framework study area.

We pay our respects to their ancestors and Elders, past and present.

We recognise and respect their unique cultural heritage, beliefs and relationship to their traditional lands, which continue to be important to them today.

We recognise the intrinsic connection of Wadawurrung people to their traditional lands and value the contribution their Caring for Country makes to the management of the land, its coastlines, its seas and its waterways.

We support the need for genuine and lasting partnerships with the Wadawurrung people to understand their culture and connections to country in the way we plan for, and manage the region.

We embrace the spirit of reconciliation, working towards equity of outcomes and ensuring an equal voice for Australia's first people.

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JOINT MINISTER'S FOREWORD

The Anglesea Futures Land Use Framework (the Framework) responds to the opportunity that has been created with the closure of the Anglesea mine and power station.

By listening to the community, understanding the environment and by considering relevant policy and strategies, the Framework provides for environmental, community and economic benefits for locals and the broader region.

The Framework is about delivering environmental improvements while supporting moderate development in appropriate locations.

Being the first step, the Framework guides the future. The Framework does not rezone land nor approve any development, future implementation actions will include detailed proposals and consideration of planning approvals which will include public consultation.

The Framework does not change the township boundary.

Since 2015, under the banner of the Anglesea Futures Community Conversation Series, the State Government, Surf Coast Shire Council, Parks Victoria and other government agencies have been talking with the community about site rehabilitation, the Anglesea River and future land uses.

Thanks to the early lease surrender by Alcoa, the State has delivered on its promise to include the Anglesea Heath in the Great Otway National Park. Now we are delivering a framework for the future that reflects the importance of the area to Anglesea and the region.

In the future areas will be opened for public access for the first time in fifty years, with opportunities for improved infrastructure, facilities and trails to support recreation and people engaging with the environment.

We also need to direct investment and improvements to the right areas and take advantage of opportunities that the modified landscape provides following the closure of the mine and power station.

This is an exciting time for Anglesea and the region. There are many people passionate about Anglesea and what the future holds. I thank the community and stakeholders for informing the outcome by sharing a range of views and opportunities.



A stylized, handwritten signature in blue ink.

Hon Lily D'Ambrosio MP

Minister for Energy, Environment
and Climate Change



A stylized, handwritten signature in blue ink.

Hon Richard Wynne MP

Minister for Planning

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EXECUTIVE SUMMARY

With the closure of the Anglesea mine and power station, the area is changing. The Anglesea Futures Land Use Framework (the Framework) guides the future so opportunities and change complement Anglesea and make a positive contribution to the region. The Framework identifies the strategic direction together with an implementation strategy.

The Framework has been prepared by the Victorian State Government Department of Environment, Land, Water and Planning (DELWP). As a high-level strategy, it focuses on the fundamental question of: **what is the future land use direction?**

Being the first step, the Framework does not rezone any land nor approve any development, future implementation actions will include detailed proposals and consideration of planning approvals which will include public consultation.

Extensive public engagement has provided multiple opportunities and methods to share information, ideas and concerns. DELWP appreciates the diverse and often passionate views of people and organisations that have participated in the series of community conversations.

The Framework has been informed by site attributes, relevant policy/strategies, and stakeholder and community engagement.

The previous Anglesea Futures Draft Land Use Plan (Draft Land Use Plan) was a draft for consultation and therefore subject to change. Feedback was summarised in the *Anglesea Futures Summary of Feedback - Draft Land Use Plan and Engagement Report* that was released on 15 June 2018.

Informed by the feedback received, changes have been made from the Draft Land Use Plan. These changes include strengthening the strategic direction, revising the land uses, and providing clarity on the role of the document and the preferred outcomes and future implementation actions. These include responding to feedback to encourage eco and adventure tourism and not supporting the expansion of the town through urban residential development. See Section 6 for further information.

The Framework supports conservation for the majority of the study area, together with recreation and eco and adventure based tourism. Other land uses include limited rural living, retail, community and visitor facilities, other commercial, camping, and renewable energy.

Conservation reflects areas of significant environmental values, including Anglesea Heath. Recreation reflects the value that the community and visitors place on being able to enjoy the natural environment and lead active lifestyles. Eco and adventure tourism reflects the character and economy of Anglesea, that attracts visitors along the Great Ocean Road. Rural living reflects the existing low density landscape in Area 10.

The Framework does not change the township boundary.

Eco and adventure tourism and complementary land uses are focused on Area 3 and 6 where the land has been significantly modified by the former mine and power station activities. These modified areas have capacity for new land uses that support local communities and the regional economy.

The land use direction for Area 3 and 6 has been informed by other processes running in parallel. Area 3 is subject to a Mine Rehabilitation and Closure Plan, understanding the potential future uses greatly assists in ensuring a suitable land form is created. Also, Area 6 is subject to an Environment Protection Authority Victoria (EPA) Clean Up Notice, having an understanding of the potential future uses greatly assists in ensuring the appropriate remediation works occurs.

The closure and rehabilitation of the former Anglesea coal mine and power station site is the responsibility of Alcoa and is overseen by the Government's Department of Economic Development, Jobs, Transport and Resources (DEDJTR) and the EPA Victoria respectively. To meet their requirements for the mine rehabilitation, Alcoa will prepare a Mine Closure and Rehabilitation Plan for consideration by DEDJTR. This is a separate process to the Framework.

With the closure of the Anglesea mine and power station the area is changing and has an exciting future ahead. In summary, the Framework guides this change to ensure:

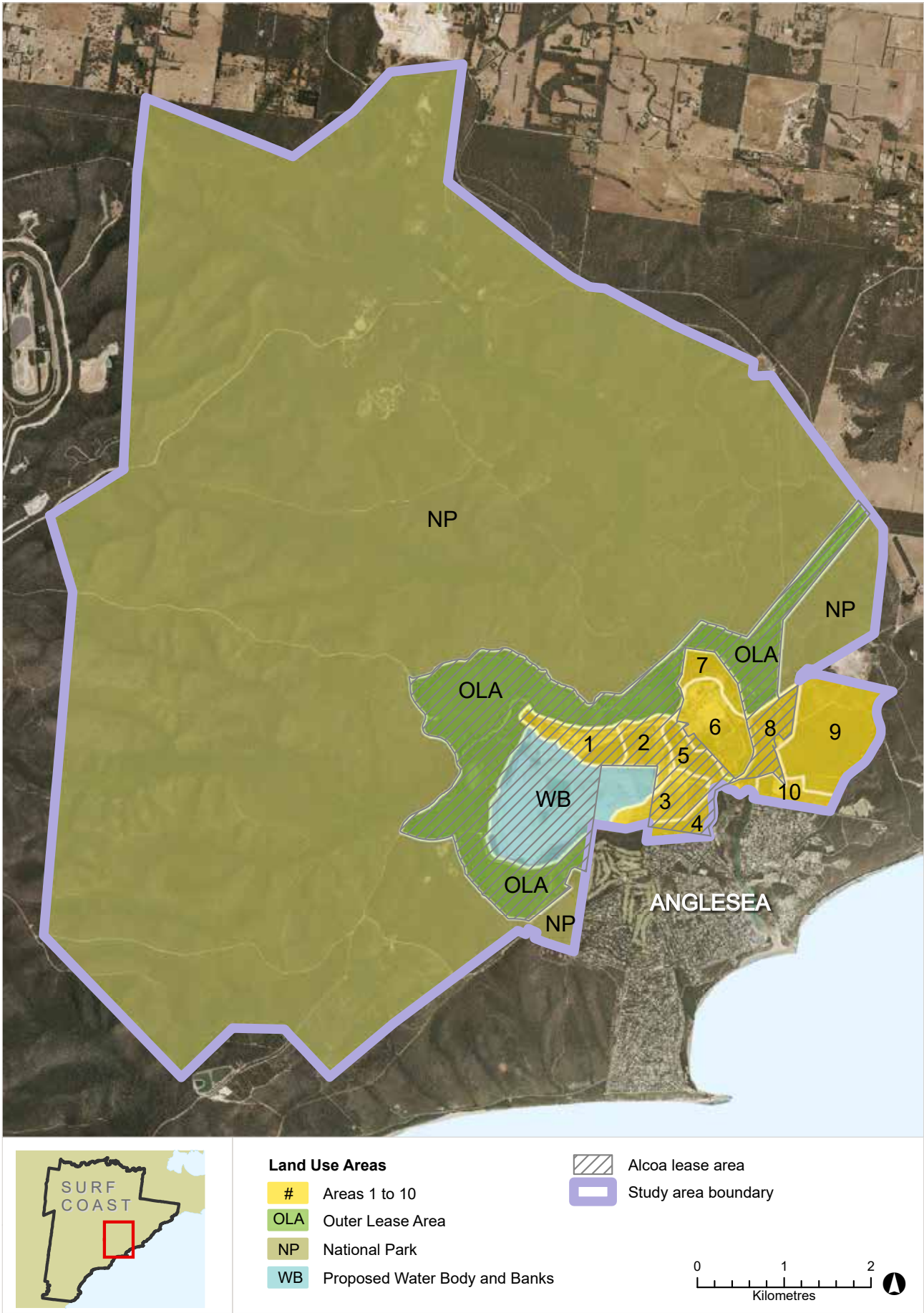
- areas of high biodiversity value will be protected, modified land will be remediated and risks, including bushfire, will be managed
- areas will be opened up for public access for the first time in fifty years, with opportunities for improved infrastructure, facilities and trails to support recreation and people engaging with the environment
- new tourist facilities will add to the eco and adventure based economy, while supporting local employment and businesses throughout the year. Locals and visitors will have the opportunity to learn about the environmental significance and history of the area
- development responds to the land's existing conditions, capacity and context, including design that is inspired by Anglesea's character and visual landscape
- sustainable design including carbon neutrality and renewable energy opportunities
- as part of the implementation there will be further community engagement on proposals and land management
- land tenure and management arrangements can be established that allow for management of the Anglesea River environs.

The table below summarises the outcomes for each area that will result from land use directions in the Framework.

SUMMARY OF OUTCOMES

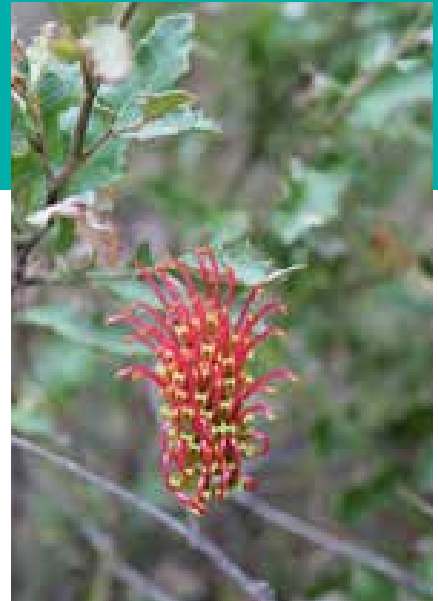
| Area | Hectares | Outcome |
|-------------------------------|----------|--|
| Area 1 | 38 | <i>a mix of conservation and active recreation to complement the surrounding environment whilst encouraging enjoyment of the area.</i> |
| Area 2 | 33 | <i>conservation, active recreation and community and visitor facilities to complement the surrounding environment whilst encouraging enjoyment of the area. Camping facilities where complementary to the main land uses.</i> |
| Area 3 | 39 | <i>eco and adventure based tourism facilities and accommodation, to be a unique destination that respects the environment and contributes to the regional economy, with complementary retail, community and visitor facilities, camping, active recreation and renewable energy facilities.</i> |
| Area 4 | 22 | <i>conservation with passive enjoyment and interaction with the area.</i> |
| Area 5 | 25 | <i>conservation and protection of the Anglesea River environs with passive enjoyment and interaction with the area including a network of access routes to connect adjacent areas.</i> |
| Area 6 | 62 | <i>eco and adventure based tourism facilities and accommodation, to be a unique destination that respects the environment and contributes to the regional economy, with complementary retail, commercial uses, community and visitor facilities, camping, active recreation and renewable energy facilities.</i> |
| Area 7 | 24 | <i>conservation with passive enjoyment and interaction with the area.</i> |
| Area 8 | 46 | <i>active recreation uses along with community facilities and conservation of the site's natural features.</i> |
| Area 9 | 116 | <i>conservation of the site's natural features with complementary recreation activities including mountain bike trails on existing tracks.</i> |
| Area 10 | 23 | <i>rural living and active recreation, to reflect the existing character and landscape while conserving areas of significant native vegetation and supporting community and visitor facilities.</i> |
| Proposed Water Body and Banks | 176 | <i>water body and banks consistent with an approved Mine Rehabilitation and Closure Plan.</i> |
| Outer Lease Area | 459 | <i>conservation to prioritise the preservation and protection of flora and fauna, with complementary active recreation that provide trail loops and connections to other areas.</i> |
| National Park | 6287 | <i>conservation to prioritise the preservation and protection of flora and fauna, with complementary active recreation, consistent with its inclusion in the Great Otway National Park.</i> |

PARTS OF THE STUDY AREA





Area 4



Native Grevillia



Area 3 looking south



Area 9 looking south



National Park looking towards mine



**View from Coalmine Road
towards former power station**

1. INTRODUCTION

1.1 Background to the Framework

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, the first time in more than 50 years that a coal mine closed in Victoria.

Parts of the area are subject to a Mine Rehabilitation and Closure Plan, where understanding the potential future uses greatly assists in ensuring a suitable land form is created. Some parts of the study area are subject to an Environment Protection Authority (EPA) Clean Up Notice, where having an understanding of the potential future uses greatly assists in ensuring the appropriate remediation works occur.

Under the Surf Coast Planning Scheme the current zone for the majority of the study area is 'Special Use Zone: Schedule 1 - Alcoa Lease Land'. This zone provides rights for the area to be used and developed consistent with the *Mines (Aluminium Agreement) Act 1961*. This includes brown coal mining and electricity generation. Following the closure of operations and site rehabilitation this zone is redundant and does not reflect a preferred future of the land. To facilitate a different future, new planning controls are required, however this needs to be informed by a strategic direction for the future use of land.

This situation 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 environment, the economy and the community. Planning is essential for this area to continue to play a pivotal role in the future of Anglesea and the wider region.

In response the Anglesea Futures Land Use Framework (the Framework) has been prepared by the Victorian State Government Department of Environment, Land, Water and Planning (DELWP). It has been informed by 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 EPA, the Country Fire Authority, Barwon Water, Corangamite Catchment Management Authority (CCMA) and other agencies/bodies as required.

1.2 Role of the Framework

The study area is undergoing change, this Framework seeks to manage and direct this change. In the south of the study area the change is significant, due to the closure and rehabilitation of the mine and power station that has dominated how this area has been used and accessed for the last 50 years. This has been the instigation for preparing this Framework to set the future use of land.

The current situation has resulted in opportunities for the future.

Current situation – coal mine and power station:

- remediation and rehabilitation of mine and power station sites, including:
 - demolition of the power station
 - modifying and stabilising the terrain and landscape
 - creation of a water body
- very limited public access
- large areas of cleared land
- private land
- leased public land
- land zoned for mine and power station operations (Special Use Zone 1)

FUTURE



1.3 Relationship to future steps

The Framework is focused on the fundamental question of what is the future land use direction.



What is the future land use direction?

It creates a facilitative framework to guide the future, enabling detailed plans and decision making. Being the first step, it leads to further steps that are part of its implementation (see Section 8 – Implementation Strategy). Further steps, will provide detailed information and respond to the questions outlined below:

Implementation



What could be the first step of implementation?

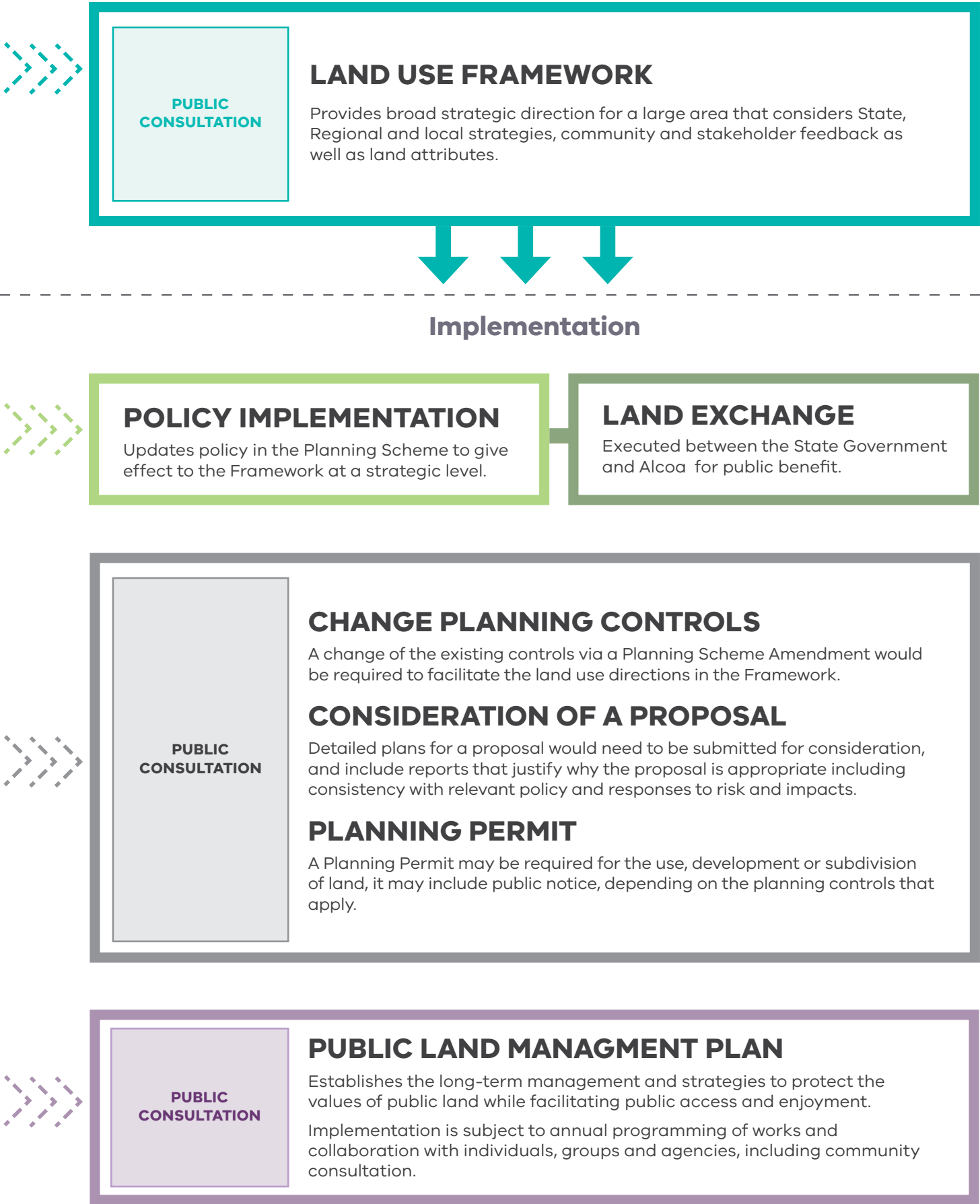


What planning approvals may be required?



How may public land be managed?

The chart below shows a summary of the steps that will follow the Framework to facilitate land use change and improved land management. Further information about the steps is provided in Section 8.



2. PROCESS

2.1 Stages of preparing the Framework

Preparation of the Framework has included stakeholder and community engagement across various stages. Specific engagement began by confirming the Vision and Principles, followed by the seeking of suggestions and land use ideas. This was followed by the release of and engagement on the *Land Use Scenarios Discussion Paper* and the subsequent release of and engagement on the *Draft Land Use Plan*.

A summary of previous feedback, project documents and reports are available at the project's web page: www.engage.vic.gov.au/angleseafutures

Engagement to inform land use planning is part of the Anglesea Futures Community Conversations, that have discussed Anglesea Heath and river management, mine rehabilitation and closure, as well as potential land uses. All engagement and feedback has been considered. Including from December 2015 to February 2017, when early ideas were captured and parked until the focused land use stages began from March 2017.

ANGLESEA FUTURES TIMELINE

| Dec 2015 – Feb 2017 | March – April 2017 | June 2017 | August – Sept 2017 | Dec 2017 – March 2018 | June 2018 | October 2018 |
|---|---|---|--|--|---|--|
| Community Conversations | Confirm vision and principles | Identify land use ideas | Test scenarios | Release draft Land Use Plan | Summary of Feedback | Release Land Use Framework |
| | PURPOSE: <ul style="list-style-type: none">Affirm principles and identify a vision | PURPOSE: <ul style="list-style-type: none">To seek ideas on potential land uses for the study area | PURPOSE: <ul style="list-style-type: none">To seek feedback on preferred land uses | PURPOSE: <ul style="list-style-type: none">Present content of the <i>Draft Land Use Plan</i> and seek feedback | PURPOSE: <ul style="list-style-type: none">Present the summary of feedback | PURPOSE: <ul style="list-style-type: none">Present the approved Land Use Framework |
| HOW: <ul style="list-style-type: none">Meeting and workshops | HOW: <ul style="list-style-type: none">WorkshopStakeholder meetings | HOW: <ul style="list-style-type: none">Open HouseOnline portalWebsite update and update social media | HOW: <ul style="list-style-type: none">Open HouseWorkshopOnline portalWebsite and social media | HOW: <ul style="list-style-type: none">Open HouseOnline portalWebsite update and social media | HOW: <ul style="list-style-type: none">Website update and social media | HOW: <ul style="list-style-type: none">Website update and social mediaOpen House |
| Meeting Summary | Feedback Report | Feedback Report | Feedback Report | Draft Plan | Summary of Feedback | Final Framework |

ANGLESEA HEATH AND RIVER MANAGEMENT UPDATES

ALCOA'S MINE REHABILITATION AND CLOSURE PLAN UPDATES

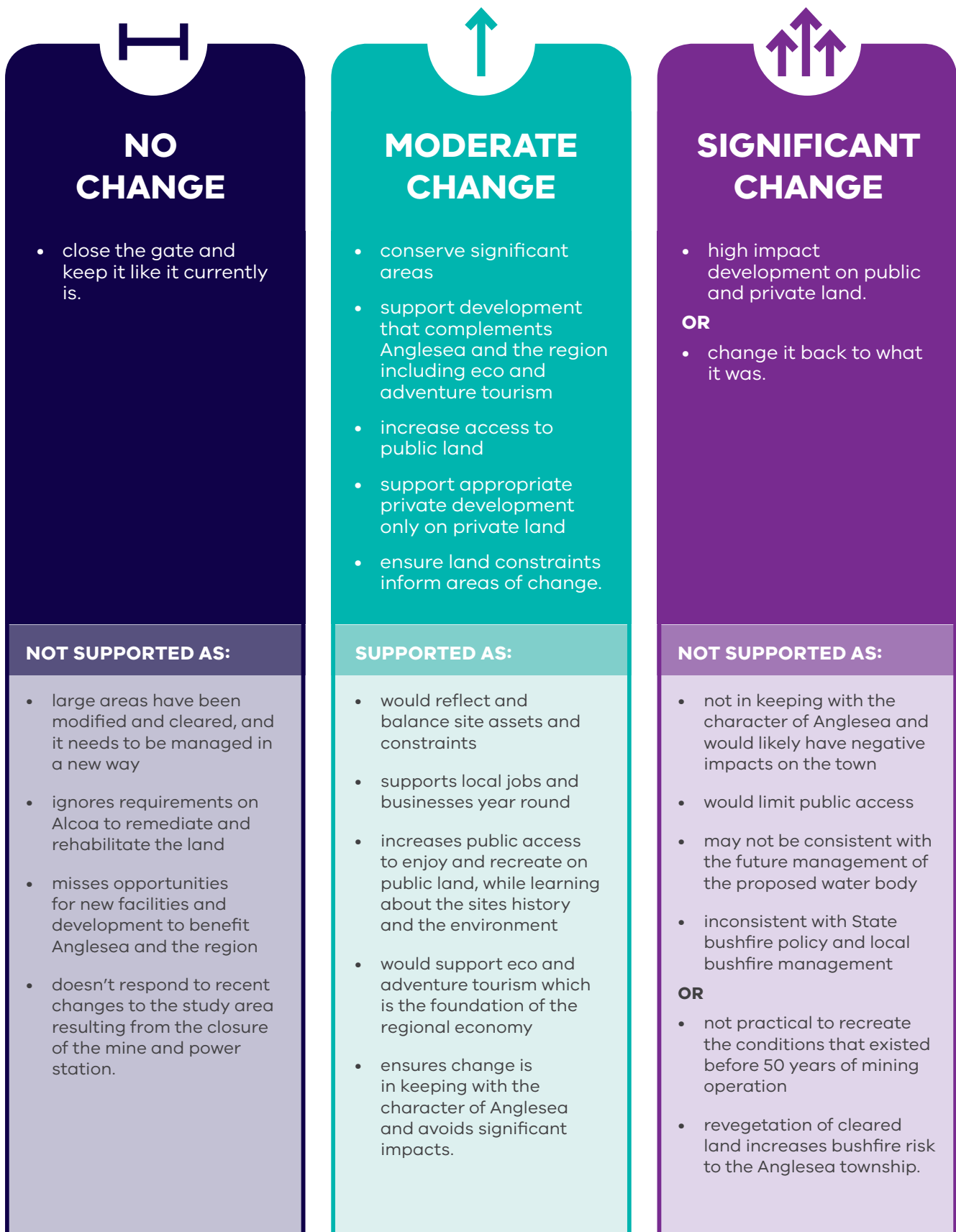
2.2 Informing the Framework

The Framework has been informed by site attributes, relevant policy/ strategies, and stakeholder and community engagement.

| Site Attributes | Policy, Legislation and Data | Community / stakeholder feedback |
|--|---|---|
| <p>Site conditions, assets and constraints:</p> <ul style="list-style-type: none"> • environmental significance • cultural heritage sensitivity • risk from bushfire • land remediation and rehabilitation • modified land form • potential land stability and suitability issues • restricted access • acid sulfate soils • flooding and inundation • proposed water body and banks. <p>See Section 3.2 for further details</p> | <p>Federal and State Policy and Legislation, i.e:</p> <ul style="list-style-type: none"> • <i>National Parks Act 1975</i> • <i>Crown land (Reserves) Act 1978</i> • <i>State Bushfire Policy, Victoria Planning Provisions, Clause 13.05.</i> <p>See Section 4.1 for further details</p> <p>Regional policy, strategies and data, i.e:</p> <ul style="list-style-type: none"> • <i>G21 Regional Growth Plan</i> • <i>The Corangamite Regional Catchment Strategy 2013-2019</i> • <i>Great Ocean Road tourism data – Great Ocean Road Tourism Limited.</i> <p>See Section 4.2 for further details</p> <p>Local policy, strategies and data, i.e:</p> <ul style="list-style-type: none"> • <i>Anglesea Township Structure Plan.</i> <p>See Section 4.2 & 4.3 for further details</p> | <p>Ideas, concepts, examples, information and feedback from land owners, organisations, community groups, permanent/semi-permanent residents, local businesses, visitors, land users, authorities and others with an interest in Anglesea and the study area.</p> <p>Anglesea Futures Meetings Since 2015</p> <p>Vision and Principles engagement Early 2017</p> <p>Land Use Ideas feedback See Land Use Ideas -Summary of Feedback report on project Early/Mid 2017</p> <p>Land Use Scenarios feedback See Land Use Scenarios - Summary of Feedback report on project website Mid/late 2017</p> <p>Draft Land Use Plan feedback See Draft Land Use Plan - Summary of Feedback report on project website Mid 2018</p> |

2.3 Consideration of change options

The range of options for the study area that could be considered vary, from keeping the site in its current condition through to making significant changes involving large scale and intensive development. A strategic direction for the future use of land needed to consider options in the context of what is viable with respect to relevant policy, legislation and site attributes, together with the diverse views of the community. The range of options are outlined below.



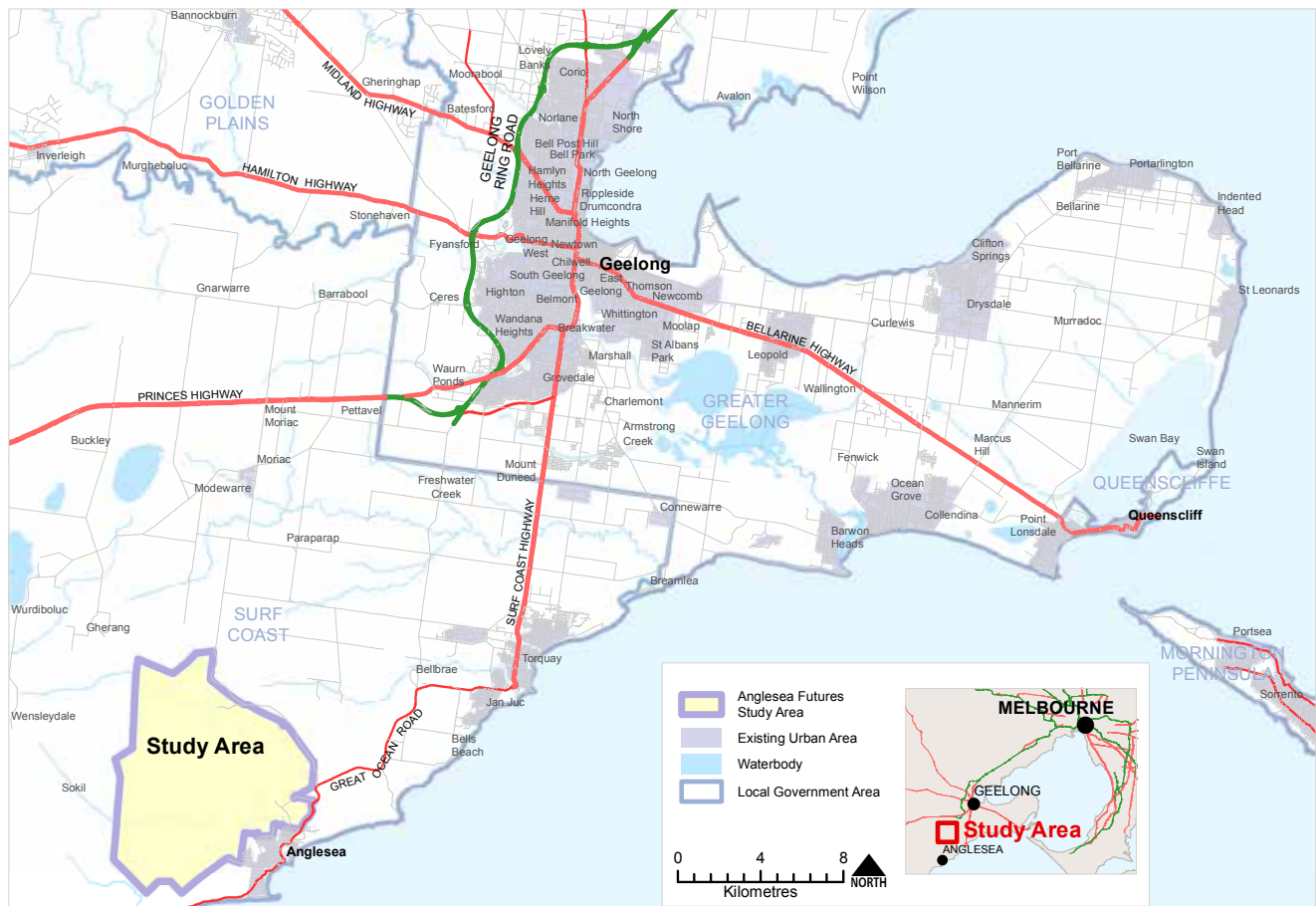
3. STUDY AREA

3.1 Outline

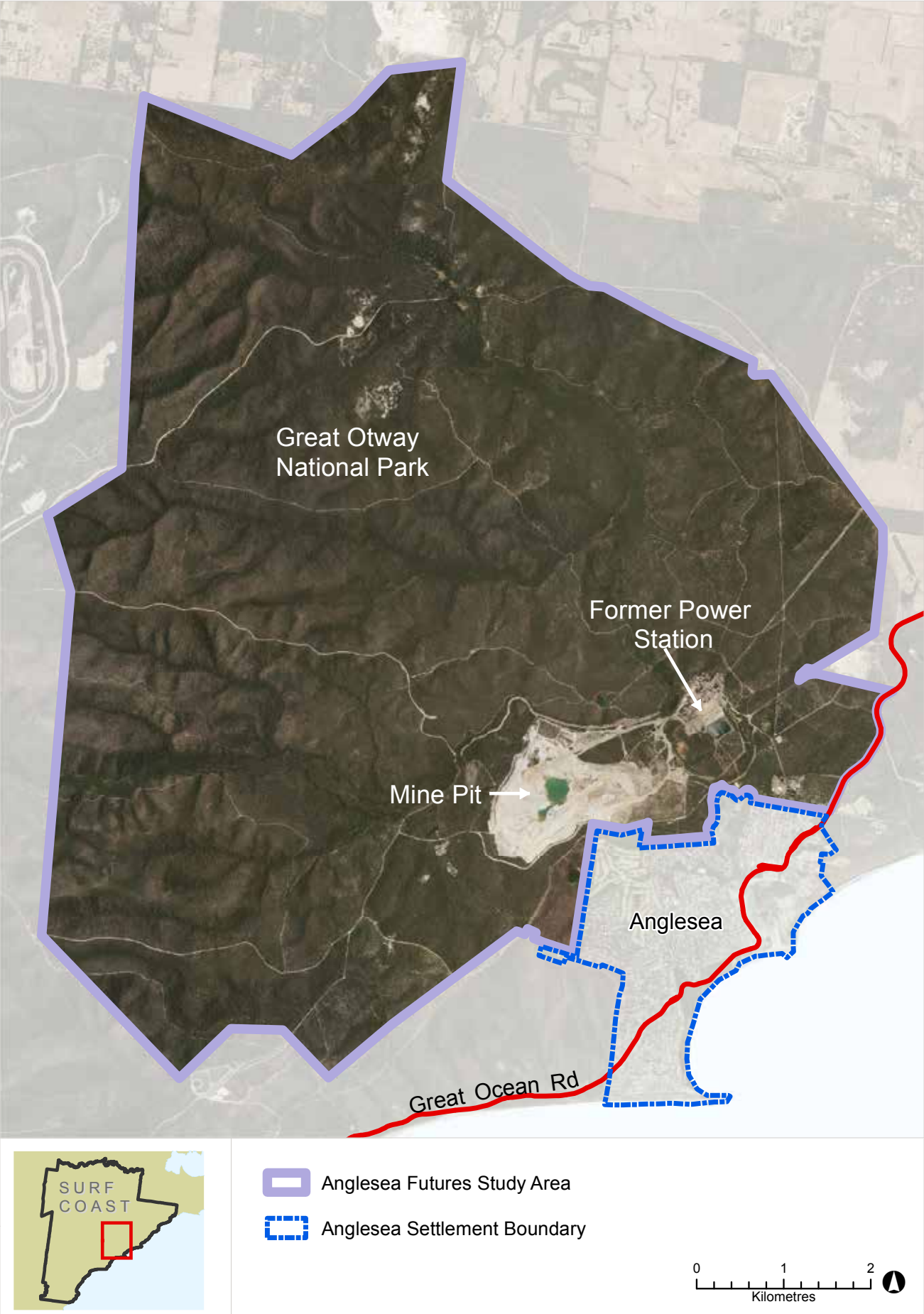
The study area is located to the north of the Anglesea township and is over 7,000 hectares. It includes Crown land that has been leased by Alcoa in the past (including the Anglesea Heath that was recently incorporated into the Great Otway National Park), Alcoa freehold land in the former mine pit and 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 Great Otway National Park to the west, farming areas and Otway Forest Park to the north and the Great Ocean Road, Anglesea landfill and farming to the east.

REGIONAL CONTEXT MAP



STUDY AREA MAP



3.2 Key attributes

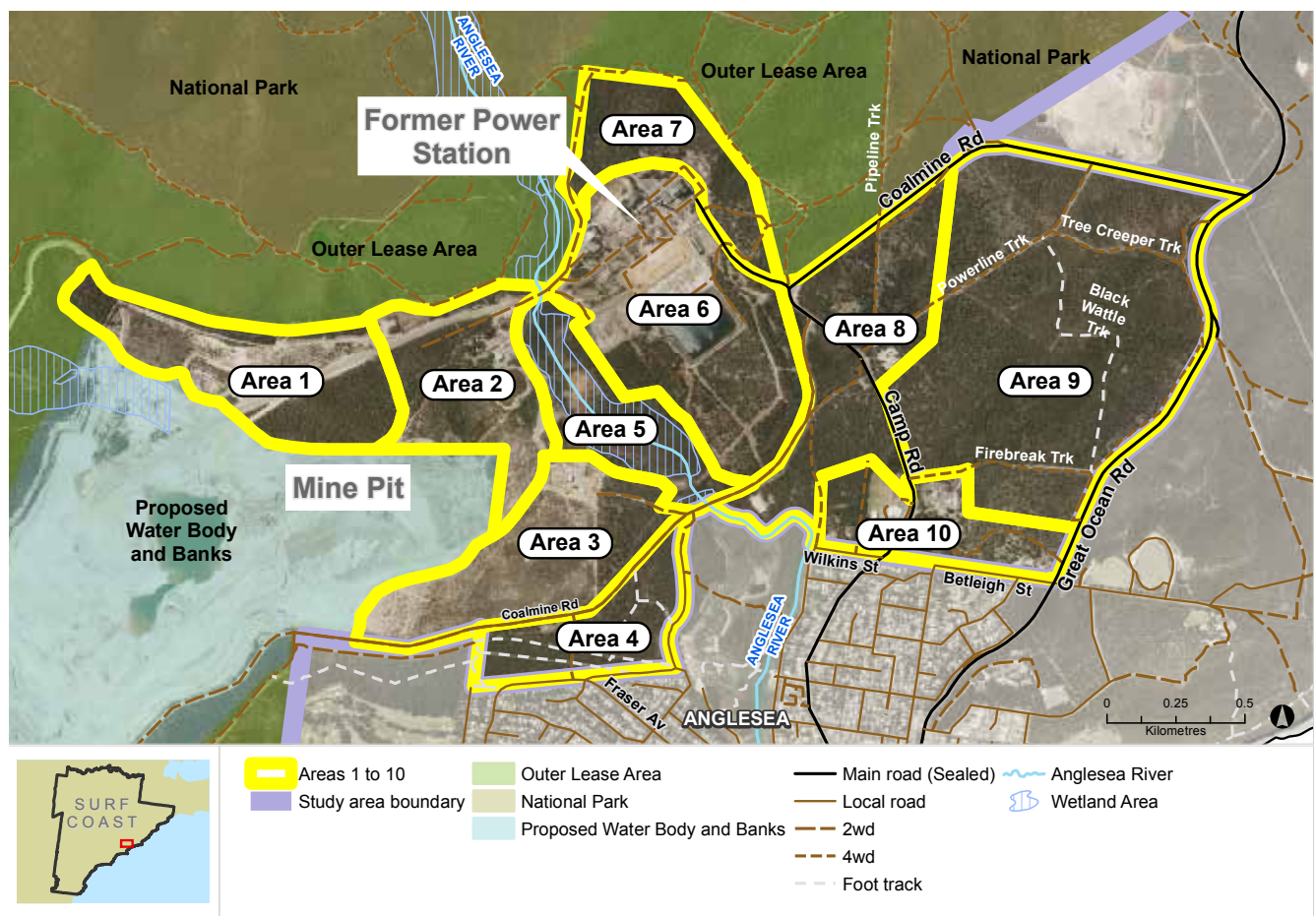
The study area includes remnant native bushland which holds significant biodiversity values, the former mine pit and power station, the Anglesea River and its tributary waterways and an established network of roads and tracks.

Within the study area, Alcoa currently leases 787.5 hectares of Crown land and owns 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 been incorporated into the Great Otway National Park. The remaining 110 hectares of Crown land has lower conservation values and is reserved for recreation and conservation.

Key elements of the study area include:

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

STUDY AREA ATTRIBUTES MAP



3.3 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.

There are areas of Aboriginal cultural heritage sensitivity in the study area as well as other heritage values and places stemming from its post settlement use. These provide opportunities to recognise, respect and interpret the past.

The site comprises areas of cultural heritage sensitivity as described in the *Aboriginal Heritage Regulations 2007*. 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.

3.4 Mine and power station rehabilitation and closure

The closure and rehabilitation of the former Anglesea coal mine and power station site is the responsibility of Alcoa and is overseen by DEDJTR and the EPA respectively. To meet their requirements for the mine rehabilitation, Alcoa will prepare a Mine Closure and Rehabilitation Plan for consideration for approval by DEDJTR. This is a separate process to the preparation of this Framework.

3.5 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 (for further detail refer Section 3.6)
- areas of Aboriginal cultural heritage sensitivity, for example undisturbed land adjacent to the Anglesea River
- risk from bushfire including ember attack and radiant heat (for further detail refer Section 3.7)
- areas that will have undergone remediation and significantly modified land form
- 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 may potentially provide an 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 and banks will be informed by technical studies to ensure they are safe and stable for the future (the slope and groundcover 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 up to 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.

3.6 Native vegetation

While there are areas of cleared and modified land, the majority of the study area comprises large areas of remnant native vegetation. Much of this provides significant habitat for rare or threatened flora and fauna species and is considered to have high biodiversity values. This includes highly localised habitats for species where suitable habitat outside of the study area may be limited or may not exist.

Victoria's key policy relating to assessing the potential impacts of any future use and development on native vegetation is the *Guidelines for the removal, destruction or lopping of native vegetation* ('the Guidelines' DELWP, 2017). Future development in the study area will need to be undertaken in accordance with this policy. This includes implementing the three step approach of avoid, minimise and offset in relation to the removal of native vegetation.

Avoiding the removal of, and minimising impacts on, native vegetation will be critical steps for the siting and design of future development in the study area. Efforts to avoid and minimise will need to be commensurate with the biodiversity and other values of the native vegetation and focused on areas of native vegetation that have the most value.

An offset is required to compensate for the loss to biodiversity resulting from the removal of native vegetation. Under the Guidelines, development requiring the removal of native vegetation must be able to demonstrate that offset requirements can be secured in accordance with the Guidelines, prior to its removal. Due to the significant habitat values for rare or threatened species present across the study area (including highly localised habitat) there is potential that in some circumstances offsets may not be readily available. An inability to secure a species offset may indicate that the proposed removal of native vegetation will have an unacceptable impact on habitat for that species, and the responsible authority may decide not to approve it.

3.7 Bushfire risk

The Anglesea township and the Anglesea Futures study area is set in a significant bushfire risk landscape. Any new development will need to ensure that it can respond to the bushfire risk and comply with the Victorian planning and building controls that relate to bushfire. These include the following requirements in the Victoria Planning Provisions: Clause 13.05 Bushfire, Clause 44.06 Bushfire Management Overlay, Clause 52.47 Planning for Bushfire and Clause 52.48 Bushfire Protection: Exemptions.

Bushfire risk has been considered in the preparation of the Framework in accordance with State bushfire policy in Clause 13.05. This included an assessment of bushfire hazard associated with the land use areas and an assessment on whether land use directions identified in the Framework can comply with the above policy and controls that relate to bushfire.

The assessment identified that there will be no increase in risk to existing residents or community infrastructure if future development:

- achieves defensible space setbacks
- provides an appropriate water supply for fire-fighting
- provides appropriate access/egress for emergency vehicles and residents
- ensures that retained hazardous vegetation or re-establishment of vegetation does not create an increase in the hazard exposure for existing residents.

Specifically, the assessment identified that bushfire risk for potential development, associated with land use directions in the Framework, can be mitigated to an acceptable level if specific measures are implemented. These include:

- ensuring new buildings are setback to distances of at least 33, 41 or 50 metres from high threat vegetation. These setbacks are to be managed as a 'defendable space' comprising low threat vegetation
- ensuring new buildings meet a minimum constructions standard for Bushfire Attack Level 12.5 (outlined in AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009))
- creating a defined development interface edge, including a possible outer edge road, to assist in the management of bushfire risk
- The Anglesea Futures Land Use Framework supports these measures and their realisation as part of subsequent planning and approvals.

3.8 Land tenure

3.8.1 Existing 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 incorporated into the Great Otway National Park. Managed by Parks Victoria
- Alcoa lease area 787 hectares – Crown land leased to Alcoa (including land within the former mine and the area containing the transmission line). 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, including the DELWP office and the Anglesea Primary School.

Private freehold land currently consists of:

- former power station site – 83 hectares (owned by Alcoa)
- part of former mine – 43 hectares (owned by Alcoa)
- land adjacent to township boundary off Fraser Avenue (owned by Alcoa)
- land adjacent to township boundary off Wilkins Street and Bentleigh Street (owned by Alcoa and other private land owners).



3.8.2 Possible future tenure

The Victorian State Government has an overriding interest in ensuring that the value of the Crown estate is improved with respect to public land values – and this interest firmly underpins the proposed tenure changes outlined below.

The tenure changes are proposed to be achieved primarily through a land exchange between Alcoa and the State of Victoria which aim to facilitate land use directions outlined in the Framework by:

- creating ownership boundaries that ensure continuity in management for the future water body (State Government) and the asbestos land fill site (Alcoa)
- transferring land with native vegetation of high biodiversity values to the Crown in exchange for rehabilitated land with low biodiversity value.

The proposed land exchange includes:

- Alcoa freehold land (approximately 31ha) covering part of the former mine pit being transferred to the Crown (refer to the Proposed Water Body and Banks area). This will allow the Victorian Government to manage the proposed future water body in its entirety.
- Crown land to the east of the mine pit (approximately 29 ha) being transferred to Alcoa freehold. This area has been subject to mine rehabilitation works and comprises low biodiversity value (refer to Area 3)
- Crown land within the existing south-western boundary of the former power station site (approximately 4 ha) being transferred to Alcoa freehold. This will allow Alcoa freehold land to fully incorporate the existing asbestos landfill site and provide for a logical management boundary for the river environs (refer to Area 6)
- the northern section of the Alcoa freehold land (approximately 26 ha) covering the former power station site being transferred to the Crown (refer to Area 7). This will facilitate the protection of high value native vegetation and also allow for public access.

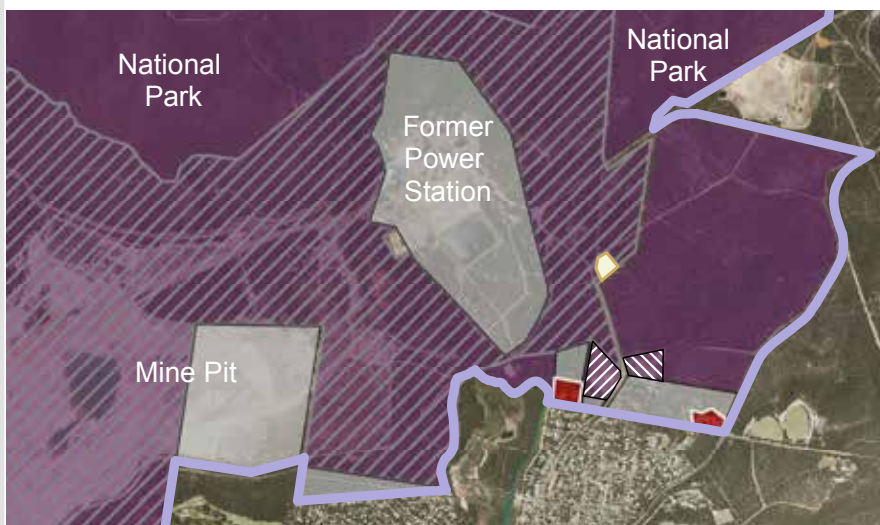
Section 12A of the *Land Act 1958* authorises the Minister for Energy, Environment and Climate Change to enter into agreements with owners of freehold land to exchange Crown land under a specific set of circumstances and criteria.

The proposed land ownership changes will be subject to a rigorous government assessment and subject to ministerial approval processes.

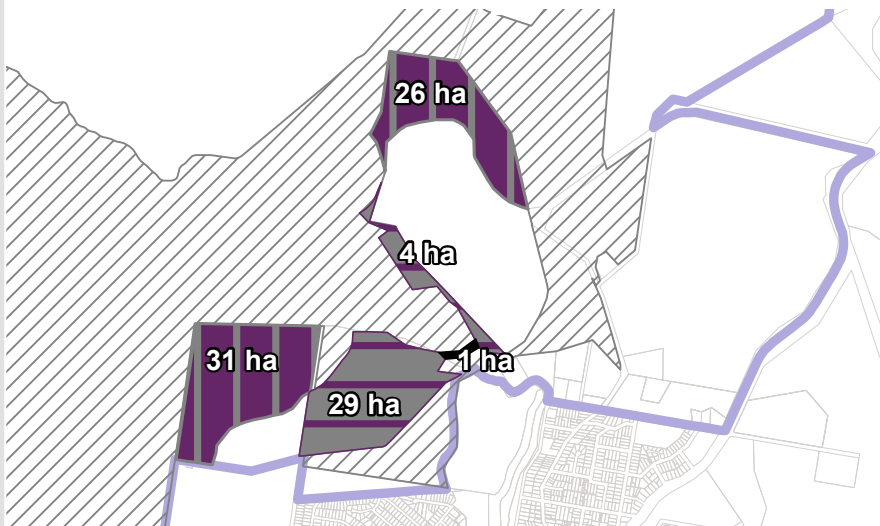
A Crown land licence for pedestrian and vehicle access is proposed over an existing crossing of the Anglesea River in order to connect Areas 3 and 6.



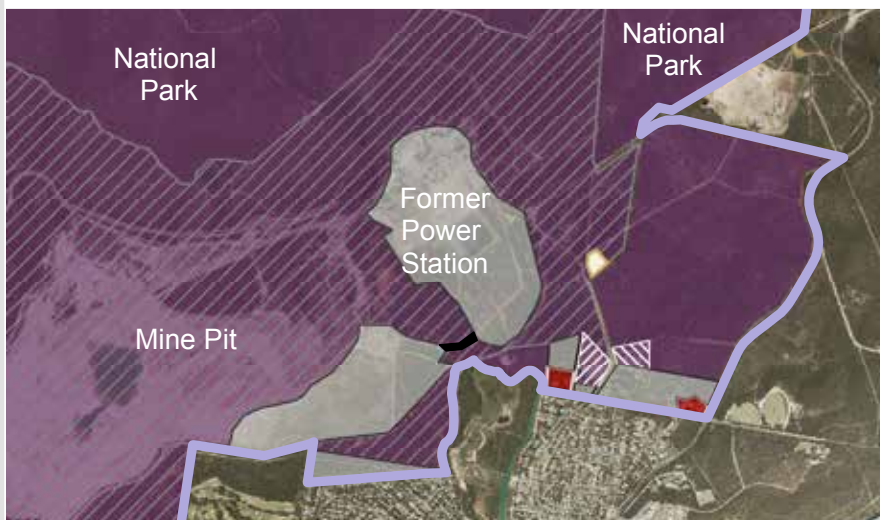
Current Land Tenure



Proposed Land Exchanges



Proposed Future Land Tenure



Anglesea Futures

Current and Proposed Future Land Tenure based on proposed Land Exchanges

- Study area boundary
- Alcoa Lease Area
- Crown Land
- Alcoa Private Land
- Proposed Land exchange from Alcoa to State
- Proposed Land exchange from State to Alcoa
- Proposed Crown Land Licence to Alcoa
- Other Lease Area
- Other Private Land
- Anglesea Primary School (Crown land)
- DELWP Office (Crown land)

Alcoa is to consider the surrender of its lease of Crown land (Alcoa lease area) as land is rehabilitated.



4. POLICY AND INFORMATION CONTEXT

4.1 Victorian and Commonwealth Legislation

There are a number of Federal and State legislations that have been considered in preparing the Framework and will need to inform future decision making in the study area. Relevant legislation includes:

- *Aboriginal Heritage Act 2006*
- *Conservation, Forests and Lands Act 1987*
- *Conservation, Forests and Lands (Anglesea Heath) Regulations 2000*
- *Crown Land (Reserves) Act 1978*
- *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*
- *Flora and Fauna Guarantee Act 1988*
- *Heritage Act 2017.*
- *Land Act 1958*
- *Mineral Resources (Sustainable Development) Act 1990*
- *Mines (Aluminium Agreement) Act 1961*
- *National Parks Act 1975*
- *Native Title Act 1993 (Commonwealth)*
- *Planning and Environment Act 1987*
- *Subdivision Act 1988*
- *Traditional Owner Settlement Act 2010*
- *Wildlife Act 1975.*

4.2 Policy

There are Federal, State and Local Government policies and strategies that have informed the Framework, including opportunities and the future uses of the study area. These provide an important context for all decision making, even though strategies that relate to Anglesea did not envisage or plan for the closure of the mine and power station. For further detail on how these are relevant to the Framework, refer to Section 9 Appendices.

Relevant policies and strategies include:

- *Surf Coast Shire Planning Scheme*, including State and Local policies (<http://planningschemes.dpcd.vic.gov.au/schemes/surfcoast>)
- *State Bushfire Policy*, Victoria Planning Provision Clause 13.05 (<http://planningschemes.dpcd.vic.gov.au/schemes/surfcoast>)
- *G21 Regional Growth Plan* (Geelong Regional Alliance, 2013)
- *Anglesea Structure Plan* (Surf Coast Shire, 2012)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *The Corangamite Regional Catchment Strategy 2013-2019* (Corangamite Catchment Management Authority, 2013)
- *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Victorian Coastal Strategy 2014* (Victorian Coastal Council, 2014)
- *Statewide Assessment of Public Land Final Report* (Victorian Environmental Assessment Council, 2017)
- *Victorian Renewable Energy Roadmap* (Department of Economic Development, Jobs, Transport and Resources, 2015)
- *The Victorian Visitor Economy Strategy* (State of Victoria, 2016)
- *Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015-2025* (State of Victoria & Australia Government, 2015)
- *Victoria's Nature based Tourism Strategy 2008-2012* (Tourism Victoria, 2015)
- *Western Regional Coastal Plan 2015-2010* (Western Coastal Board, 2015)
- *Victorian Waterway Management Strategy* (Department of Environment and Primary Industries, 2013)
- *Corangamite Waterway Strategy 2014-2022* (Corangamite Catchment Management Authority, 2014)
- *Anglesea Heath Management Plan 2002* (Cooperative Agreement between Alcoa and the Secretary of Department of Natural Resources and Environment)
- *Strategic Fire Management Plan Otway District 2017-2020* (Otways Bushfire Planning Collaboration, 2017)
- *Great Otway National Park and Otway Forest Park Management Plan* (Parks Victoria, 2009)
- *Code of Practice for Bushfire Management on Public Land* (Department of Sustainability and Environment, 2012).

4.3 Data and information sources

There are several data and information sources that directly or indirectly relate to the opportunities and future uses of the study area. These include:

- *Surf Coast Shire Planning Scheme*, including applicable zones and overlays (<http://planningschemes.dpcd.vic.gov.au/schemes/surfcoast>)
- *Australian Bureau of Statistics population data* (<http://www.abs.gov.au/Population>)
- *Surf Coast Regional Profile, G21 Geelong Region Alliance Regional profile* (Geelong Region Alliance, 2014)
- *Great Ocean Road tourism data – Great Ocean Road Tourism Limited* (<https://www.greatoceanroadtourism.org.au/resources/research/>)
- *Colac Otway tourism economy profile – Colac Otway Shire* (<http://www.economyprofile.com.au/colacotway/tourism>)
- *Anglesea Neighbourhood Character Study* (Surf Coast Shire, 2003)
- *Alcoa DRAFT Mine Rehabilitation and Closure Plan*
- *Aboriginal Cultural Heritage Register and Information System* (<https://achris.vic.gov.au/#/onlinemap>)
- *Nature Kit, Department of Environment, Land, Water and Planning's biodiversity mapping and reporting tool* (<https://www.environment.vic.gov.au/biodiversity/biodiversity-interactive-map>)
- *Victorian Biodiversity Atlas* (<https://vba.dse.vic.gov.au/vba/#/>)

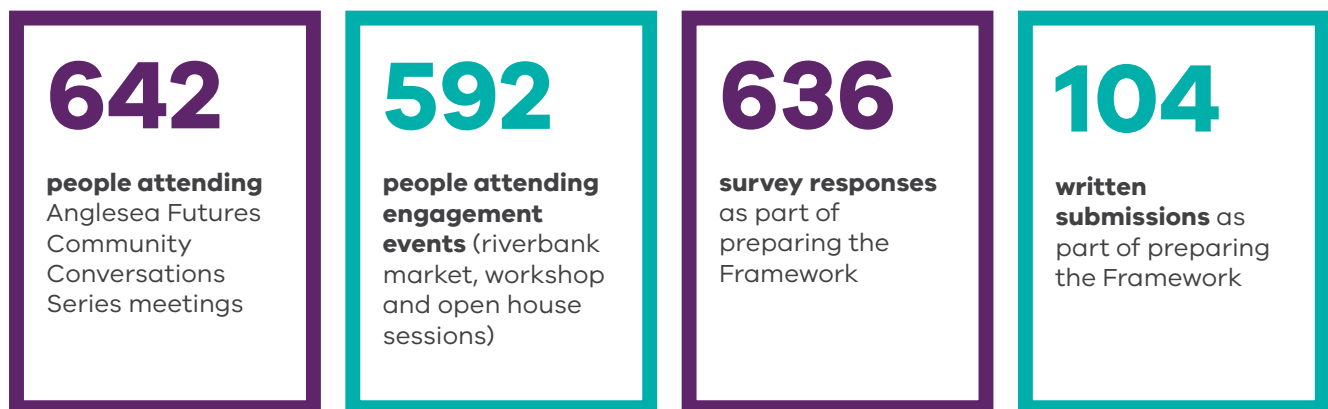
5. COMMUNITY / STAKEHOLDER FEEDBACK

5.1 Anglesea Futures Community Conversation Series

All feedback received from the Anglesea Futures Community Conversation Series (Anglesea Futures) between 2015 and 2018 has informed the preparation of the Framework.

Anglesea Futures commenced in August 2015. The series was coordinated by DELWP, Surf Coast Shire Council and Parks Victoria and sought to provide a forum for community discussion and feedback on a range of issues. These issues included future land use, protection of the Anglesea Heath, management of the Anglesea River and a long term vision.

Since December 2015 the Anglesea Futures engagement has included:



In late 2015 and throughout 2016 Anglesea Futures focused on developing a vision and principles. The series also provided an understanding of the predicted changes to the physical character and ecological, social and economic values of the Anglesea River estuary resulting from the closure of the power station. Options to manage the predicted change were widely discussed and the community was kept up to date on how DELWP in conjunction with Barwon Water and Alcoa continued to ensure diversion of water to the Anglesea River.

In 2017 the conversation series focused on affirming principles and identifying a vision that the Framework will be based on as well as looking at the potential future of the Anglesea power station, coal mine and the Anglesea Heath.

In 2018 the focus was on presenting the content and seeking feedback on the *Draft Land Use Plan*. A summary of submissions is available on the project website: <https://engage.vic.gov.au/angleseafutures>



5.2 Common issues, ideas and response to feedback on the *Draft Land Use Plan*

The *Draft Land Use Plan* received a range of feedback from the community and other stakeholders. These are summarised in the table below (also refer to the Summary of Feedback – *Draft Land Use Plan* at: www.engage.vic.gov.au/angleseafutures).

A range of views were received, ranging from support to concern, reflecting the many elements and interests that make up the Anglesea community. Overall there were some common themes coming through feedback, though due to divergent views it is not possible for the Framework to align with all feedback received. The Framework has considered all views and seeks to guide and facilitate an outcome that is consistent with the Vision, Principles and Overall Objectives.

DELWP's commitment to engagement is about sharing information, listening and considering different views. The process was not compulsory for the community, and while DELWP's engagement process was extensive, we acknowledge that the results of engagement only reflect the views of those who made their voices heard, either as individuals, organisations or as part of a wider campaign.

Decision making on the Framework has considered:

- the merits of people's views, the merits of arguments presented and the rationale behind them
- alignment with Government legislation, policies and strategies
- the practicality of options based on an understanding of information about the area's attributes, issues, needs and opportunities.





What we heard

All feedback has been read and considered, with the following tables summarising and grouping common issues. It is not intended to capture every comment, but to reflect the diversity of issues raised in the surveys and written submissions.

Direct quotes have also been included which demonstrate the exact words used within the range of feedback received. The name or email/property address of the submitter is not identified to comply with privacy requirements which are in place to ensure that all people can share their view in a confidential manner.

To understand how the final Framework responds to the feedback a DELWP response section is also provided in the below tables. Further information is provided in Section 6 that outlines the key changes from the *Draft Land Use Plan*.

Process

SUMMARY OF FEEDBACK RECEIVED

Support that the *Draft Land Use Plan* facilitates opportunities raised in earlier feedback.

Concern that the *Draft Land Use Plan* does not respond to feedback received or reflect the Anglesea Structure Plan 2012.

Direct quotes from feedback:

"The plans have remained generally consistent with both Alcoa's contractual commitments and the community desires."

"Overall it proposes a good mix of land uses."

"The Draft Land Use Plan reflects the consultation process over the last two years, well done! The outcome is a big win, it could have been so much worse."

"A lot of work has gone into this by many people. I believe it is a good outcome for everyone."

"Does not reflect community wishes."

"It is not in keeping with community feedback collected during the Anglesea Futures community consultations."

Process – continued

DELWP RESPONSE

The Framework is broadly aligned with overall community feedback as it supports:

- conservation for the vast majority of the study area
- active recreation
- eco and adventure based tourism

The Framework responds to feedback received on the *Draft Land Use Plan* as summarised in this table.

Feedback has been considered at every step of Anglesea Futures Community Conversations and as part of the preparation of the Framework, as has the consideration of relevant legislation, policy and strategies, as well as relevant information and data.

Since 2015 when community engagement started on Anglesea Futures, many voices with distinct views have been heard from the communities and stakeholders with an interest in Anglesea.

Not all feedback is supported as it includes diverse and sometimes contradictory views, and decision making needs to consider a wide range of issues, including State and local strategies relevant to Anglesea and the region, as well practicality of options and how they respond to site attributes and constraints.

Community and stakeholder engagement on the *Draft Land Use Plan* tested ideas and potential land uses. In response to concerns raised in feedback on the *Draft Land Use Plan*, the Framework includes changes. These changes include strengthening the strategic direction, revising the land uses, and providing clarity on role of the document and the preferred outcomes and future implementation actions (see Section 6 for further details).

The Anglesea Structure Plan is relevant and the new overall objectives better reflect elements of the Anglesea Structure Plan. However it should be noted that the focus of the Anglesea Structure Plan is the area within the township boundary, which is not within the study area of the Anglesea Futures Land Use Framework.

Residential Land Use

SUMMARY OF FEEDBACK RECEIVED

Concern about any increased housing / expansion of the township.

Concern with any proposed residential land use in Area 10.

Acceptance that Area 10 is the most suitable area for residential development.

Residential development should be considered in line with the Anglesea Structure Plan 2012.

Concern that appropriate investigations into residential development have not been undertaken to provide confidence that Area 10 is suitable for housing.

Support for residential development where it meets the needs of the community, including social and affordable housing.

Concern that achieving affordable housing necessitates smaller allotments which is not in keeping with community preferences.

Concern that new residential subdivision and development would not align with the existing valued neighbourhood character of Anglesea.

Support for houses on large lots to reflect existing character and landscape.

Concern regarding the planning process and future community consultation on rezoning of Area 10 for residential development.

Desire for private residents in Area 10 to be closely consulted regarding amendments and zoning controls/conditions.

Direct quotes from feedback:

"I don't like the idea of residential housing."

"The Anglesea Structure Plan stated it would investigate residential opportunities (in Area 10). It is premature to make decisions on this land until the investigation is complete."

"Realise that the surrounding crown land protects Anglesea from becoming another Torquay but do not want any increase in population..."

"I do not want to see any of the land used for residential development."

"I support some controlled residential development within the town, and this seems a suitable location."

"Some concern over residential land use if not in keeping with Anglesea's character."

"Affordable housing required but doubt this will be achieved."

"A small amount of residential is beneficial for the town."

"We would not like to see dense development as on the former Anglesea Primary School site."

"...stringently control the size of the blocks to be no less than 750sq metres – in keeping with the character of the rest of the town lots."

"Block sizes should be at least equivalent to the size of those residential blocks adjoining them. Ideally the houses should be on large enough blocks to retain much of the existing vegetation as habitat."

"Single dwellings should be mandated and planting of native vegetation should be encouraged on residential blocks."

"I do agree with a small amount of land on the town's boundary becoming residential, but not commercial."

"I think the town needs more residents to make its (existing) businesses viable all year."

"PLEASE add housing! We live in a rented house and would LOVE to buy land to build near the school."

"I agree that residential sites could be made available particularly close to existing residential areas in keeping with the current character of the town."

Residential Land Use – continued

DELWP RESPONSE

The Framework does not support urban density residential development for Area 10 and does not change the township boundary.

Responding to feedback, the Framework supports rural living for only Area 10, reflecting the areas existing low density landscape. There are a number of houses already in Area 10, set amongst the trees on large lots. Rural living would retain this character as would the other land use directions for Area 10 that also include active recreation, conservation and community and visitor facilities.



Certainty and Clarity

SUMMARY OF FEEDBACK RECEIVED

Concern with the potential or unknown scale, density and types of developments, seeking more certainty and clarity.

Concern that there is not enough detail or direction to protect the character of the town.

Request that the Framework better reflects the Anglesea Structure Plan and identify how the study area would relate to Anglesea, including any potential impacts.

Request for clarity around land use definitions and complementary land uses.

Direct quotes from feedback:

"The scale of the retail, accommodation and commercial areas is unspecified."

"Must ensure the uses are complementary and don't take away from the Anglesea values and environment."

"The strategic direction is not clearly articulated in the draft land use plan. Words like 'tourism', 'other commercial', 'renewable energy' and 'accommodation' are very vague..."

"I am not clear on what 'community' usage entails. Is it extra buildings available for the community to use or simply some community amenities such as picnic tables."

"Tourism" is ill defined."

"I am concerned about the types of accommodation that may be allowed to be constructed."

"What type of accommodation is proposed?"

"Plan inadequately defines 'passive' recreation. Use of 'passive' and 'active' is unclear and outdated."

"Draft plan very vague – more detail should be shared."

"Seems to be very comprehensive and transparent for the community to understand what the big picture plans are to date."

DELWP RESPONSE

Greater direction is included in the final Framework, while keeping the document at a strategic level.

New overall objectives are included that guide future planning and decision making. These objectives better reflect elements of the Anglesea Structure Plan and how the study area is to relate to Anglesea.

The overall objectives relate to:

- Land Use
- Environmental and cultural heritage values
- Open space and community facilities
- Sustainable economic development
- Character
- Infrastructure and traffic
- Risk, impacts and land management

The Framework includes definitions for each land use, and clarifies the meaning of complementary land uses. Additionally, new land uses have been added to provide clarity and focus the outcomes envisaged for each area.

Tourism and Other Development

SUMMARY OF FEEDBACK RECEIVED

A preference for eco-style accommodation developments.

Support for natural buffers between different land uses to maintain local amenity and ensure views of the surrounding environment are not impeded.

A preference for low scale developments which are complementary to the landscape setting and character of the Anglesea township.

Support for the inclusion of a major tourism development of national significance.

Concern that new retail and commercial developments will compete with the existing Anglesea township.

Direct quotes from feedback:

"I think it's good to have an element to attract and accommodate tourists to the area, increasing the tourism pull from not just the beaches, to the bush as well."

"No new development and accommodation. Keep Anglesea as a small quiet family friendly seaside community."

"In favour of conservation and passive recreation concepts. Against residential and commercial concepts."

"I do not wish to see a major tourism precinct with accommodation uses and complementary retail development in Anglesea."

"I am in favour of using the land for recreation but there is no need for further tourism or commercial developments in Anglesea."

"We do not want development that will change the community and lifestyle."

"Allow for development of a camping ground so that people with limited means can enjoy Anglesea. But no more!"

"I'd be very happy to see a well-designed, eco-friendly tourist facility built here (Area 2) to provide access to the new lake and the trails in the national park."

"I support tourism, but not the kind that could be bought by a foreign interest and caters only to large scale overseas tourist groups. Eco-tourism and accessibility for ALL is important."

"I would be very happy to see a major tourism facility here. It would really need to be sensitive to the landscape though and emphasise sustainability."

DELWP RESPONSE

The Framework promotes sustainable eco and adventure tourism facilities and activities, to complement the character and economy of Anglesea.

Additionally, it supports the design of development to be inspired by Anglesea's character and visual landscape.

The Framework promotes economic development that provides benefits to the Anglesea township throughout the year, including support for local employment and the Camp Road Shopping Centre.

The Framework facilitates the community and visitors to share and enjoy the land.

Retail and other commercial uses are supported where they complement tourism uses and support the Camp Road Shopping Centre as the primary retail centre for Anglesea.

The definition of land uses and the term complementary is clarified in the Framework.

Bike Park

SUMMARY OF FEEDBACK RECEIVED

Support to retain bike park in its current location.

Queries on why should the bike park move when it will cost money and degrade another site.

Queries if a land swap opportunity with Alcoa could be identified.

Suggestions proposed alternative locations and opportunity to create a Trail Head with links to a regional mountain bike trails network.

Recognition that the bike park is best placed on public land.

Direct quotes from feedback:

"Existing bike track must be retained at all costs."

"I support the maintenance of the current bike track in this area, not the relocation of it. Why waste money moving this when it is in a satisfactory area."

"..the community have put years of voluntary time and effort into its establishment and maintenance."

"I would like to see if possible the bike park remains in its current location close to the school."

"Anglesea Bike Park should be retained in its current location."

"No support without a guarantee that a bigger, better bike park will be developed somewhere else close to town..."

"A new bike park could be built, there are bike areas all over the area."

DELWP RESPONSE

As the bike park is currently on private land, its future is uncertain. Alcoa as the land owner has indicated that it has other plans for the land, as seen in the Alcoa Freehold Concept Master Plan released on the 17 April 2018.

As it is a Surf Coast Shire Council facility, council is responsible for the future of the bike park. At its Council Meeting on the 22 May 2018, council considered the Anglesea Bike Park Location Option Analysis Report and resolved to work with Alcoa to retain the bike park in its current location.

Agreement will need to be found between Surf Coast Shire and Alcoa to retain the bike park in its existing location. If agreement is found between council and Alcoa then DELWP will support the decision.

DELWP has made available public land to accommodate the bike park if a new location is required.

While the Framework supports active recreation facilities in Area 10 as well as other areas, which includes bike trails and facilities, it is not within the scope of the Framework to determine the location of the bike park.

Recreation

SUMMARY OF FEEDBACK RECEIVED

Support for more bike paths, particularly additional mountain bike trails. In contrast, there was some opposition to additional trails, identifying there were sufficient existing trails in and around Anglesea.

Support for a trails network to provide links between the Areas and back to the Anglesea township.

Preference for passive recreational activities over active recreation.

Support to include a trail (walking and bike riding) circumnavigating the proposed water body.

Clarity sought on active versus passive recreation and the difference between bike riding (cycling) and mountain bike riding.

Preference for non-motorised active recreation.

Support for adventure tourism opportunities and activities.

Support for additional open space and recreational facilities in Areas 3 and 6.

Concern raised about erosion issues resulting from the impacts of mountain bike and trail bikes.

Direct quotes from feedback:

"We strongly disagree with trail bikes in the Plan area. They erode and destroy walking tracks."

"Mountain biking would be dangerous surprising that it has such a high "liked". One suspects a "special interest group" has been mobilised. No Mb here!!"

"I don't support 4-wheel driving and motorcycles - the noise and damage to landscape not compatible to Anglesea."

"The areas for mountain biking and hiking are not well linked to each other, the existing trails and the town centre."

"Support passive BUT NOT active recreation."

"It is good to have the space for passive and active recreation to encourage healthy living for locals and attract tourism allowing others to enjoy the beauty of the area."

"Recreation that has low impact on the environment is good."

"Passive recreation is what the community has clearly and consistently said that it wants for both the rehabilitated mine and Alcoa freehold land."

"More walking and riding trails."

"Mountain biking could be the winter life blood of Anglesea."

"Upgrade and extend pre-existing MTB trail network."

"There is so much opportunity here to establish and maintain a beautiful network for active recreation – for MTB, walking and running trails that matches the Anglesea Adventure positioning and makes a point of difference."

"The proposed water body is exciting, would be great if it was able to be used recreationally (boating, fishing, etc)."

"A walking trail around the water body should be pursued..."

Recreation – continued

DELWP RESPONSE

DELWP has co-funded Surf Coast Shire Council's Anglesea Mountain Bike Park and Trails Concept Planning Project. This project includes close engagement with bike park and trails representatives to plan the future of bike facilities around Anglesea.

The Framework supports trails. This is re-enforced by a new objective relating to a network of trails as well as support for trails to circumnavigate the proposed water body and banks area (that still must support the principle of a safe and stable land form). The Framework also includes complementary trail loops and connections in the outcome for the Outer Lease Area.

Clarity is provided on the term 'active' recreation, with passive recreation activities being incorporated into the definition of Conservation where they are complementary to the environmental values, subject to a relevant management plan.

Where active recreation is designated as a main or complementary land use in conservation areas (i.e. Area 9, the Outer Lease Area and the National Park), the Framework encourages the use of existing trails to minimise impacts.

Where conservation is the main land use (i.e. Area 4, 5 and 7), which includes passive enjoyment of the area, a relevant management plan will identify if active recreation uses such as mountain biking can be accommodated, particularly on existing tracks. This reflects that these sensitive areas are relatively small and intense use could result in impacts. Consideration will need to be given to facilitating a network of trails, including access through the Outer Lease Area and National Park.

Community and visitor facilities are supported in Areas 3 and 6.

Active Recreation has been added to Areas 3 and 6 to facilitate recreation activities, infrastructure and trails.

Adventure tourism is supported, with a new overall objective referencing eco and adventure tourism.

Conservation

SUMMARY OF FEEDBACK RECEIVED

Support for conservation outcomes, particularly transfer of the Anglesea Heath to the Great Otway National Park. There is also further support for the inclusion of additional areas into the Great Otway National Park, including the outer lease area.

Support for protection of the Anglesea River environment and exclusion of any development.

Desire that water quality of the Anglesea River is protected from impacts of any developments.

Support for the conservation and preservation of Fraser Avenue (Area 4) with request for clarity on long term management and protection.

Support for the environment to be the key tourist attraction, including alternatives to the beach, to spread the attraction and timing of tourists.

Support for eco-tourism opportunities and activities.

Concern that the study area will not be revegetated and restored to original condition.

Concern about potential impacts and suitability of accommodation land uses in Area 8.

Direct quotes from feedback:

"The plan provides no detail about how the health of the river will be addressed."

"Has a good blend of conservation and development."

"Protects the conservation values while promoting tourism."

"There needs to be more balance between conserving the environment and making it accessible to visitors."

"Conservation with passive recreation land uses are a gentle change to the local environment."

"I am glad to see the river protected and happy that the character of the area is being maintained."

"Fully support National Park surrounds, and love the proposed water body. The water body will be a tremendous asset for both tourism and local usage."

"Return it all back to nature, no new development."

"Am totally supportive of any development involving Conservation and Recreation."

"Health of the waterways and the river is essential. No development in this area."

"I am hopeful that Area 7 and the outer lease areas can be added to the national park in the future."

"Conserve native orchid area and walking trails."

"Revegetate and conserve it like the rest of the surrounding areas! Bring back the bush."

"Yes for conservation, no for any development."

"It is good to see local vegetation will be a priority, but no more infrastructure is needed."

"In favour of conservation and protection of native vegetation..."

"Crown land should be maintained for environmental purposes. There are sufficient passive recreation sites in the area."

Conservation – continued

DELWP RESPONSE

The vast majority of the study area is designated as conservation, including the Anglesea River environs.

Mitigating any impacts from development, including stormwater management, would be a key element of any future Development Plan, guided by policy and requirements by the State Government, Surf Coast Shire Council and the CCMA.

The reservation of the Outer Lease Area, including any inclusion into the National Park, will be considered when the lease is surrendered by Alcoa.

Area 4 includes private and public land. The private land is Rural Conservation Zone, and all of Area 4 is covered by a Vegetation Protection Overlay in the Surf Coast Planning Scheme. The Framework identifies the future land use direction for Area 4 as 'Conservation'. However, the future management of the land is beyond the scope of the Framework, though the Framework does identify the need for a management plan for public land.

A new overall objective promotes sustainable eco and adventure tourism facilities and activities, to complement the character and economy of Anglesea.

The area around the mine has been significantly modified. As a significant amount of material has been removed, used or moved, it will not be restored to its original condition.

Revegetation of the entire area is not practical due to the proposed water body, and due to the increase in bushfire risk to the Anglesea township that this would pose.

Area 8 is no longer identified for Accommodation. Area 2 now has Camping as a complementary land use, reflecting its modified landscape and suitability for camping.



Road Networks and Infrastructure

SUMMARY OF FEEDBACK RECEIVED

Concern regarding Surf Coast Shires' submission proposing an investigation into traffic movement in and around Anglesea which identified an option linking Coalmine Road and Messmate Track to Harvey Street.

Concern regarding changes to traffic management and road networks to address increase in visitation and potential increase in population.

Concern about access between Areas 3 and 6, including accessibility to public land north of the Alcoa freehold land.

Concern regarding infrastructure requirements, including stormwater, road networks and utilities to support increased development.

Concern regarding the construction of a private road over the Anglesea River to support connection between Areas 3 and 6.

Direct quotes from feedback:

"Messmate track is totally unsuitable to be upgraded to a road and traffic using Harvey St will be intolerable to those of us who live there."

"Strongly oppose land swap to create 'bridge' of freehold land between areas 3 and 6."

"Road infrastructure is inadequate for the proposed developments."

"Without the roads infrastructure to support the increased traffic volume, Anglesea traffic will become unbearable."

"The existing roads of Coalmine and Camp Roads were designed and built in another time and are totally unsuited to carry volumes of anticipated tourist and commercial traffic."

"Road infrastructure is already an issue... trying to get over the Anglesea bridge is getting worse and any large-scale development will not help."

"Poor linkages between the town, future tourism facilities and surrounding bushland."

"The infrastructure in the township needs to be able to support influx of potential visitors and residents."

"Traffic management is not detailed in the draft land use plan."

"Anglesea does have the infrastructure to support large scale accommodation increases."

DELWP RESPONSE

Surf Coast Shire Council amended its initial submission regarding investigation into traffic movement and has advised that it has now resolved to undertake a study to understand the issues, opportunities and practicalities of the realignment and reestablishment of Coalmine Road including the potential to re-open Coalmine Road through to Aireys Inlet.

The Framework identifies an overall objective to ensure road access minimises the impacts of vehicle traffic on the Anglesea township, and support access to the Great Ocean Road to the east.

The Framework also requires investigation into traffic and access as part of a Development Plan for private land.

The State with Surf Coast Shire Council will maintain access to public land via public roads. The proposed rehabilitation of the former mine includes the redirection of Coalmine Road using the northern section of Messmate Track.

The Framework includes an overall objective to ensure the current and future road network, infrastructure and services have adequate capacity to support proposed development.

A licence for pedestrian and vehicle access is proposed over an existing crossing of the Anglesea River in order to connect Areas 3 and 6.

Renewable Energy

SUMMARY OF FEEDBACK RECEIVED

Support for renewable energy to be included as a primary land use (rather than complementary) in Areas 3 or 6.

Desire for Anglesea to be powered 100% by renewable energy.

Support for renewable energy opportunities in conjunction with other primary land uses.

Direct quotes from feedback:

"Renewable energy component would be neither feasible or affordable."

"There was so much potential to generate renewable energy for some of the community."

"I support renewable energy development."

"Renewable energy is very important and area should be carbon neutral."

"Renewable Energy can be done without the accommodation."

"I am a strong supporter of a renewable energy facility with an associated interpretation centre..."

"Ground mounted solar facility, battery and distribution with an associated interpretation centre to help tell the story 'from coal to renewables'."

DELWP RESPONSE

Renewable Energy is supported as it complements the intention for sustainable development.

The definition of Renewable Energy is clarified to include commercial and local energy production thereby providing greater flexibility to the scale/role of any such facility.

Renewable energy is identified as a complementary land use, as other land uses are better able to achieve the vision and principles of the Framework, such as providing ongoing employment through tourism. Being designated as a complementary land use, also avoids an area being used only for renewable energy production to the potential exclusion of other uses.

It is up to the private land owner to identify the scale and type of any renewable energy facilities in Areas 3 and 6 on the basis that it does not detract from tourism land uses and subject to relevant approvals.

Wind facilities would be inconsistent with State policy and the Surf Coast Planning Scheme as the areas are within 5 km of the coast.

Bushfire Planning and Management

SUMMARY OF FEEDBACK RECEIVED

Concern that bushfire risk management is significantly lacking and a desire to see this adequately addressed, particularly as it relates to proposed new developments (residential, accommodation and tourism).

Concern for loss of vegetation due to defendable space requirements under the Bushfire Management Overlay.

Concern was raised regarding the impact of the current Bushfire Management Overlay on proposed residential and accommodation facilities.

Reservations on how affordable housing could be achieved in Area 10 when development would be governed by a Bushfire Management Overlay.

Direct quotes from feedback:

"Issues with bushfires are not properly addressed."

"Given the inherent bushfire risk, it is clearly apparent that residential development is unsuitable in Area10."

"In Bushfire Management Overlays, the loss to biodiversity from defendable space must be factored into strategic planning processes."

DELWP RESPONSE

An assessment of bushfire risk was undertaken in the preparation of the Framework in accordance with State bushfire policy in Clause 13.05 of the Victoria Planning Provisions. This included an assessment of bushfire hazard associated with the land use areas and an assessment on whether land use directions identified in the Framework can comply with bushfire requirements in the Victoria Planning Provisions. The assessment identified that bushfire risk for potential development, associated with land use directions in the Framework, can be mitigated to an acceptable level if specific measures are implemented. These are outlined in the Framework.

Additionally, the Framework outlines an Implementation Strategy that identifies that a future Planning Scheme Amendment process and consideration of detailed plans must consider and identify a suitable response to bushfire risk.

The Framework includes an overall objective, as well as area specific objectives relating to the singular management of land use areas, to assist land management and orderly response to emergency situations.

Development is directed to occur on previously disturbed land where bushfire risk can be managed to an acceptable level.

The Framework no longer proposes urban residential land use.

Next steps and Implementation

SUMMARY OF FEEDBACK RECEIVED

Concern with enabling development without knowing further steps and how stakeholders can be engaged.

Conflicting concerns about the process going too fast / too slow.

Direct quotes from feedback:

"Further consultation must be held with all stakeholders once more detail has been established."

"I think it is EXTREMELY important that strict guidelines regarding appropriate development are put in place."

"Next step needs to be genuine community consultation."

"I do not believe any Crown land should be handed to Alcoa."

"The Land Use Plan needs to have teeth to prevent any inappropriate development and be able to protect and enhance the natural environment."

"...issues and concerns need to be addressed and significant analysis undertaken of the potential impacts of the local community from the rezoning and development of land including road and other infrastructure requirements."

"In general, I believe the draft land use plan presents a series of positive opportunities for our town, and a renewable approach to the former mine site and its surroundings. The success of the redevelopment will be through a considered approach to design."

DELWP RESPONSE

An Implementation Strategy has been included in the Framework. It identifies further stages where layout and design will be considered and where further community consultation will occur.

The Framework is to be included as policy into the Surf Coast Planning Scheme. The strengthened directions and newly included overall objectives provide a clear framework for future proposals.

The Anglesea Futures Community Conversation Series has been ongoing since 2015, and specific discussions on land use planning started at the beginning of 2017.

DELWP has made a considerable commitment to step through the process, to listen to the community and to consider the many views. Many community members and other stakeholders have been involved from the beginning. The views of all people have been considered in preparing the final Framework. With multiple opportunities to be involved and be heard, a delay in decision making is not warranted.

An exchange of land between Alcoa and the State of Victoria is proposed to facilitate land use directions in the Framework. The focus of the proposal is to create ownership boundaries that ensure continuity in management for the future water body (State Government) and the asbestos land fill site (Alcoa). The proposed land exchange would benefit the State of Victoria.

The current ownership boundaries do not align with current features, and would make future management of the land difficult unless they were changed.

The proposed land ownership changes will be subject to rigorous government assessment and ministerial approvals process.

Additionally, submitters have described or provided specific examples that could be an inspiration for the future of the study area, these include:



Tjapukai Cultural Park

is a cultural heritage centre in north Queensland. It includes interactive cultural demonstrations and performances, a cultural village, a restaurant and retail gallery.

Tjapukai is the largest Indigenous employer of any tourism enterprise in Australia with more than two-thirds of the team Indigenous. Tjapukai works in consultation with Traditional Owners and has contributed \$35 million into the local Indigenous community through wages, royalties, and the commissioning and purchasing of authentic art and artifacts.

<http://www.tjapukai.com.au>



The Eden Project

is an educational charity, connects people with each other and the living world, exploring how they can work towards a better future.

The visitor destination in Cornwall, UK, is nestled in a huge crater. Here, Biomes housing the largest rainforest in captivity, stunning plants, exhibitions and stories serve as a backdrop to contemporary gardens, summer concerts and year-round family events. Money raised supports transformational projects and learning programmes.

<http://www.edenproject.com>



MONA (Museum of Old and New Art)

outside Hobart in Tasmania, combines a private museum with a range of facilities and services, including restaurant, accommodation, winery, cinema, library and function / conference facilities.

Art displays range from antiquities, modern and contemporary art, and hosts the annual MOFO and Dark Mofo festivals which showcase large-scale public art and live performances.

MONA has been credited with boosting visitors and local businesses in Hobart, including during the traditional off-peak season.

<https://mona.net.au>



Mega Adventure

is a high ropes course in Adelaide where individuals can try a range of elevated adventure activities while attached to a safety harness. The structure is called 'The SkyMate' which stands 26 metres tall and has over 70 different crossings. Obstacles vary in difficulty so participants can choose their own activities. The SkyWalk allows individuals to enjoy the views of the nearby beaches and across to Adelaide. The MegaBounce bungee trampolines provide activities for younger children. Mega Adventure also run corporate and group programs.

<https://megaadventure.com.au>



Freycinet Lodge

is located inside the Freycinet National Park. The accommodation is secluded, set amongst the vegetation and has a range of options to suit individual budgets. Freycinet Lodge includes a range of dining options and conference facilities. The setting within the National Park provides for immediate access to a range of recreational and relaxation opportunities.

<https://www.freycinetlodge.com.au>



The Enchanted Adventure Garden

offers a range of activities for all abilities and interests. It includes 'tree surfing' courses for children and adults with ziplining, giant Tarzan swings and rock climbing walls. The Garden also includes tube slides, mazes, bush adventure scramble (an obstacle course for kids), a canopy walk through the native woodland and an enchanted garden walk based on 'art in the garden'. Education opportunities are available where students are encouraged to get active while developing skills through participation in the parks adventure attractions, activities and puzzle challenges. The Enchanted Adventure Garden also has a café on site with picnic tables and undercover marques.

<http://www.enchantedmaze.com.au>



The Daintree Discovery Centre

is an interpretive facility that allows visitors easy access to every level of the Daintree Rainforest; from the forest floor to the upper reaches of the canopy. Established in 1989 the centre is recognised as a leader in the field of ecotourism, and in particular, environmental conservation.

It provides an introduction to the wonders of the Daintree Rainforest. The Daintree Discovery Centre is a multi-faceted venue featuring: a 23m Daintree canopy tower, a 10m high aerial walkway, over 900m of elevated rainforest boardwalks, interpretive display centre, native reptile and fish displays, audio visual theatres, self-guided audio tours, take home colour guide book, optional guided group tours and coffee shop & souvenir shop.

<https://www.discoverthedaintree.com>



Aquila Eco Lodge

is an ecologically sustainable nature retreat located in the Southern Grampians National Park near Dunkeld. Aquila aim to run their lodges in line with principles of sustainable living and with a minimum impact on the environment. They have been certified as a 'Green Travel Leader' by Ecotourism Australia. The four lodges are based in a bush environment surrounded by indigenous vegetation which attracts the local wildlife. Aquila Eco Lodge offers interpretive trails, guided walks and a resource library. Aquila collects their own water, generates their own power and deal with all waste on site.

<http://www.ecolodges.com.au>

6. KEY CHANGES FROM THE DRAFT LAND USE PLAN

The previous *Draft Land Use Plan* identified that it was a draft for consultation and therefore subject to change. Feedback received has been summarised in the Anglesea Futures Summary of Feedback - Draft Land Use Plan and Engagement Report that was released on the 15 June 2018. This Framework also contains a summary of the range of feedback received, in addition it includes DELWP's response to the common issues (see Section 5.3).

The purpose of seeking feedback from the community and stakeholders was to test ideas, seek people's views and inform changes.

Feedback requested greater clarity on the role of the plan. In response and to differentiate this document from the future planning, rezoning and approvals the plan is now referred to as the Framework. The feedback received also included suggestions to change the proposed land uses, to clarify directions and the expected outcomes and identified opportunities to make other improvements. All feedback, including the sometimes divergent or opposing views were considered. Decision making must consider the context including both local and broader objectives and implications.

Decision making on the Framework has considered:

- **the merits of people's views, the merits of arguments presented and the rationale behind them**
- **alignment with Government legislation, policies and strategies**
- **the practicality of options based on an understanding of information about the area's attributes, issues, needs and opportunities.**

This has resulted in changes to the Framework, with key changes being outlined below.

Objectives

The *Draft Land Use Plan* included a vision statement and five principles.

Feedback identified that there is an opportunity to provide greater direction and clarity on the preferred outcomes and the relationship to Anglesea. This includes new overall objectives in the Framework to better reflect elements of the Anglesea Structure Plan and how the study area is to relate to the Anglesea township including its landscape and character.

This could reduce repetition in the previous area objectives, with the area objectives being revised to be more specific to each area.

The Framework includes overall objectives, sitting under the Vision and Principles, to provide greater direction on:

- Land Use
- Environmental and cultural heritage values
- Open space and community facilities
- Sustainable economic development
- Character
- Infrastructure and traffic
- Risk, impacts and land management

Land Uses

The *Draft Land Use Plan* identified proposed land uses for different the areas.

Feedback identified that there was an opportunity to change land uses for different areas (informed by potential impacts and land attributes) and to further explain what was envisaged for each land use.

The Framework includes changed land use terms by:

- including land use definitions with photos to illustrate what is meant for each land use in the Framework
- not including 'residential' land uses – as this was only proposed for Area 10 which now has a different land use direction
- consolidating 'passive recreation' under the 'conservation' land use term – to simplify the previous active/passive recreation terms and recognise the synergy when people interact harmoniously with the environment
- changing 'tourism' to 'eco and adventure tourism' to clarify the intended outcomes and to reflect the character and economy of Anglesea
- consolidating tourist based 'eaccommodation' under 'eco and adventure tourism' to recognise the synergy between them and acknowledging that 'accommodation' is not separately identified beyond Area 3 and 6
- adding the land use term 'camping' – to separate it from the previous term of 'accommodation' and to enable recognition that 'camping' is appropriate in Area 2 (public land) as well as on Area 3 and 6 (private land)
- changing 'community' land use term to 'community and visitor facilities' – to clarify the intended outcome
- clarifying what is a main land use and what is a complementary land use - to clarify the intended outcome

The Framework includes changed land use direction (in addition to changes to land use terms) for:

- Area 2 by replacing 'tourism' with 'camping' as a complementary land use – in recognition that this public land and modified landscape is suitable for camping (providing an overall community benefit) and in recognition that tourism facilities are more suitable on land that is privately owned
- Area 3 by adding 'community and visitor facilities', 'active recreation' and 'camping' and removing 'other commercial' – to recognise land uses that are complementary to tourism, and to recognise that the land together with its context and distance from main roads reduces the suitability for 'other commercial' land uses
- Area 6 by adding 'community and visitor facilities', 'active recreation' and 'camping' – to recognise land uses that are complementary to tourism
- Area 8 by removing 'accommodation' – to recognise that being public land with existing native vegetation, reduces the suitability for 'accommodation' land uses
- Area 10 by changing the land use direction – see separate explanation on the next page.

Area 10

The *Draft Land Use Plan* identified Area 10 for potential tourism, accommodation and residential land uses.

Feedback identified that there were concerns about the extension of township boundary and impacts on existing native vegetation and character.

Area 10 is mainly privately owned, including 5 houses on large lots (from 0.35 to 0.8 hectares), with varying quality and concentration of native and introduced vegetation. Area 10 includes the existing Anglesea Bike Park which is a council facility on private land. Publicly owned land in Area 10 includes the Anglesea Primary School and the DELWP office/depot.

There is an opportunity for the Framework to not change the township boundary and include a land use direction for Area 10 that reflects the existing character and development, while providing net community benefit for Anglesea.

The Framework includes revised land uses for area 10 which are 'rural living', 'active recreation', 'conservation' and 'community and visitor facilities'.

This combination of land uses recognises existing uses and character while guiding change to facilitate opportunities that offer something new to Anglesea, meeting the needs of the community and visitors while providing a net community benefit.

Rural living includes opportunities for people to live or stay in a low density landscaped environment, where each dwelling or accommodation facility is located on a large lot (no less than 0.4 hectares). Active recreation recognises facilities as well as opportunities for connections to the township, the Anglesea River, the Anglesea Primary School and areas to the north. Conservation recognises areas of high environmental values. Community and visitor facilities provide opportunities for people to gather, learn and enjoy.

The Framework does not support urban density residential development for Area 10 and does not change the township boundary.

Implementation

The Anglesea Futures *Draft Land Use Plan* identified that an implementation strategy was required based on the final Framework, and only provided information on potential land tenure changes.

Feedback identified that there were some concerns that the Framework approves development without knowing the future steps and if they will contain community consultation. There is an opportunity to provide further information in the Framework on the implementation actions, including the steps that include community consultation. While the timing of some of these steps will be dependent on when applications are made, the scope of these steps can be explained.

The Framework includes an implementation strategy that identifies the steps required to give effect to the Framework on private and public land. This includes changes to planning controls, the need for design plans and the consideration of approvals, together with community consultation.

Further information is provided on how the Framework is the first step, and does not rezone land nor approve any development.

Clarity on the Role of the Document

The *Draft Land Use Plan* identified that 'The Land Use Plan will provide a framework for the re-use of land within the Anglesea Futures study area.'

Feedback identified that there was still some uncertainty with the role and name of the document, and some confusion with how it differs from future development plans and approvals.

In order to clarify the role of the document and its relationship to future implementation actions, the name of the document has been changed to the Anglesea Futures Land Use Framework.

This reflects its role as a framework that sets the land use direction and guides future decision making.

Native Vegetation and Bushfire Risk

The *Draft Land Use Plan* noted that native vegetation and bushfire risk in the 'Areas of Significance' and 'Constraints and Limitations' sections.

Feedback reinforced the value that many people place on areas of high conservation values as well as the opportunity to identify how bushfire risk has been considered. There is an opportunity for the Framework to include further information on how these issues have been considered in the directions of the Framework and how they will need to inform design and layout as part of the Frameworks implementation.

The Framework includes sections on native vegetation and bushfire risk to highlight the policy and decision making context. This includes an explanation that there will be no increase in bushfire risk to existing residents or community infrastructure if future development achieves the measures identified in the Framework.

The Framework also includes overall objectives as well as area objectives (where applicable) to ensure native vegetation and bushfire risk are part of the directions of the Framework. Additionally, the Framework includes an implementation strategy that identifies that a future application to change the planning controls for private land would include investigation and justification in response to native vegetation and bushfire risk.

Boundaries

The *Draft Land Use Plan* identified the boundaries of each area.

The Framework includes slightly revised area boundaries for Areas 3 and 6. This is also reflected in the changes to possible future tenure, including land exchanges between Alcoa and the State of Victoria. It has been informed by further site information about areas of high public land values and the need to create logical areas for future land management and access.

The Framework does not change the township boundary.

Context

The *Draft Land Use Plan* provided a brief overview on its context and the considerations for decision making.

The Framework includes more detailed background information as well as information about the three aspects that have informed the Framework being; 'Site Attributes', 'Policy, Legislation and Data' and 'Community/stakeholder feedback'. This provides a full context and enables the Framework to stand alone (and not rely on previously prepared documents for context and background information).

7. STRATEGIC DIRECTION

7.1 Components of the Strategic Direction

The Strategic Direction is made up of the Vision, Principles, Objectives and Land Use Directions. Collectively they provide the policy which will inform future design and decision making on the use, development, management and subdivision of land in the study area.

The Vision and Principles set the broad directions, with the objectives providing more specific guidance on key issues (outlined on the next page).

The objectives include:

- **overall objectives** (see Section 7.2) which apply to the study area
- **area objectives** that apply to only one Area (see Sections 7.5 to 7.17)

The **Land Use Directions** are shown in the future land use map (see Section 7.3) and described in more detail under each Area (see Sections 7.5 to 7.17).



Anglesea Futures Land Use Framework

– Strategic Direction

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.

PRINCIPLES

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



Achieved through objectives and land use directions



OBJECTIVES AND LAND USE DIRECTIONS

Overall Objectives (see Section 7.2 over page) relate to:

- Land use
- Environmental and cultural heritage values
- Open space and community facilities
- Sustainable economic development
- Character
- Infrastructure and traffic
- Risk, impacts and land management

Area Objectives

See Sections 7.5 to 7.17

Land Use Directions

See sections 7.3 and 7.5 to 7.17

7.2 Overall objectives

The application of overall objectives will vary depending on the land use direction for each Area.

Land use

- 1) Support main land uses identified for each area in the Anglesea Futures Land Use Framework, together with identified complementary land uses where they enhance and/or do not detract from the main land use.

Environmental and cultural heritage values

- 2) Respect the unique natural features of the study area and protect and enhance areas with high biodiversity values.
- 3) Acknowledge the area's history and protect areas of cultural heritage significance.
- 4) Promote environmentally sustainable design and development that responds to the land's context, natural features and constraints including water sensitive urban design and use of sustainable building materials and principles and the aim for carbon neutrality.
- 5) Enable on-site renewable energy generation on private land including renewable energy infrastructure on new buildings.

Open space and community facilities

- 6) Enhance the network of accessible and connected open space and trails including ensuring that public access between land use areas is created and maintained regardless of land tenure.
- 7) Enable recreational activities and community facilities/infrastructure that are compatible with the area's character, values and natural features.
- 8) Encourage the community and other visitors to engage with the area's natural environment.

Sustainable economic development

- 9) Promote sustainable eco and adventure tourism facilities and activities that welcome and service the local community and visitors.
- 10) Promote economic development that contributes to the regional economy while providing social and economic benefit to the Anglesea township throughout the year, including support for local employment and the Camp Road Shopping Centre.

Character

- 11) Promote excellent architectural and design outcomes that add to the attraction and sense of place of the area.
- 12) Ensure the design of development is inspired by Anglesea's character and visual landscape.

Infrastructure and traffic

- 13) Ensure the current and future road network, infrastructure and services have adequate capacity to support proposed development.
- 14) Ensure road access minimises the impacts of vehicle traffic on the Anglesea township while providing convenient and safe access to the Great Ocean Road to the east.

Risk, impacts and land management

- 15) Minimise and manage potential risks from environmental hazards.
- 16) Ensure there is a singular manager of each individual land use area to improve the coordination of environment, infrastructure and emergency response outcomes.
- 17) Ensure land management and development, together with the location of land uses avoid conflict with adjacent areas, including through the provision of appropriate setbacks and interface treatments.
- 18) Ensure that bushfire risk is mitigated to an acceptable level and that the bushfire risk to Anglesea is not increased as a result of future use and development.



7.3 Overall land use directions

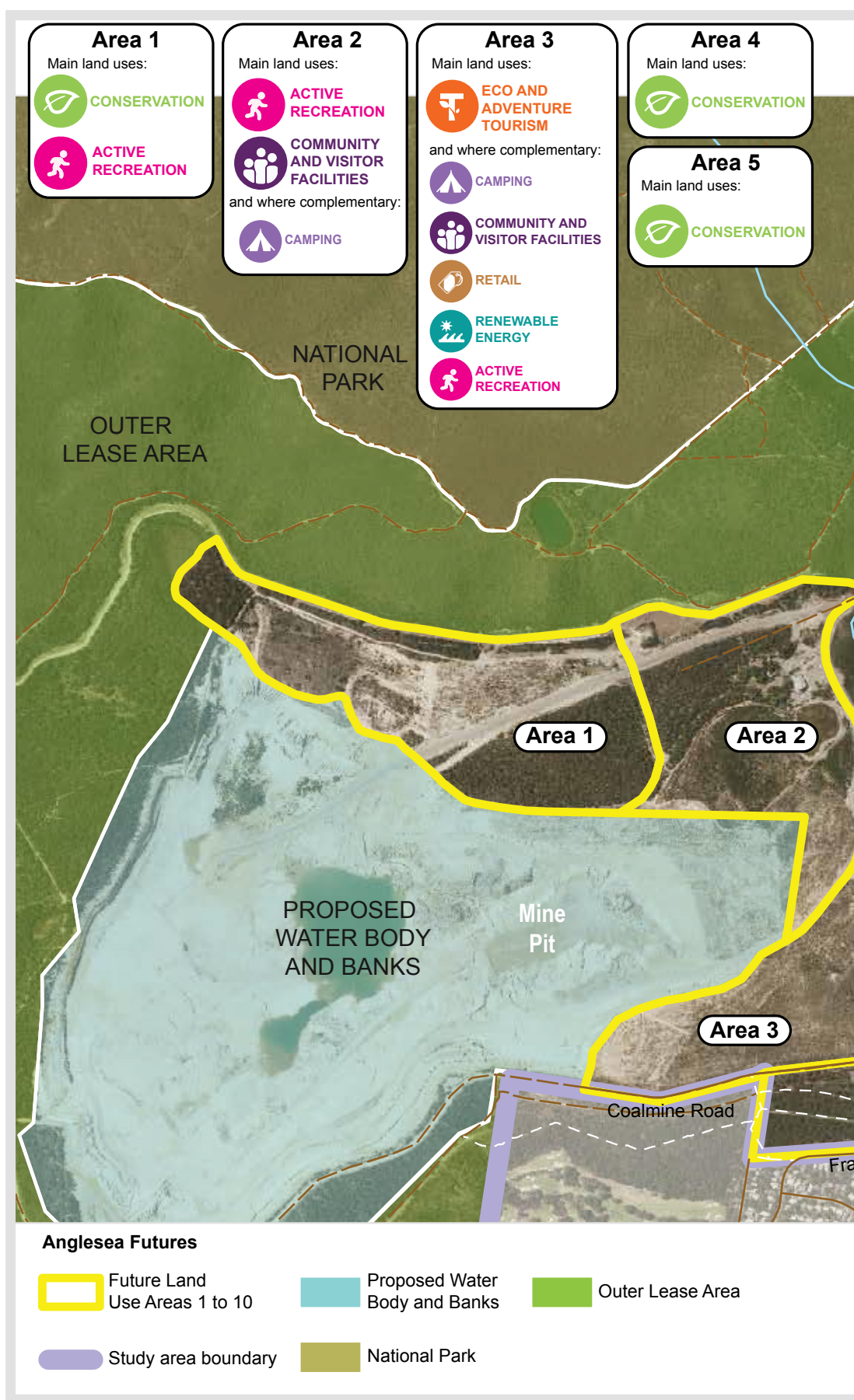
The land use directions for all areas is captured in following map.

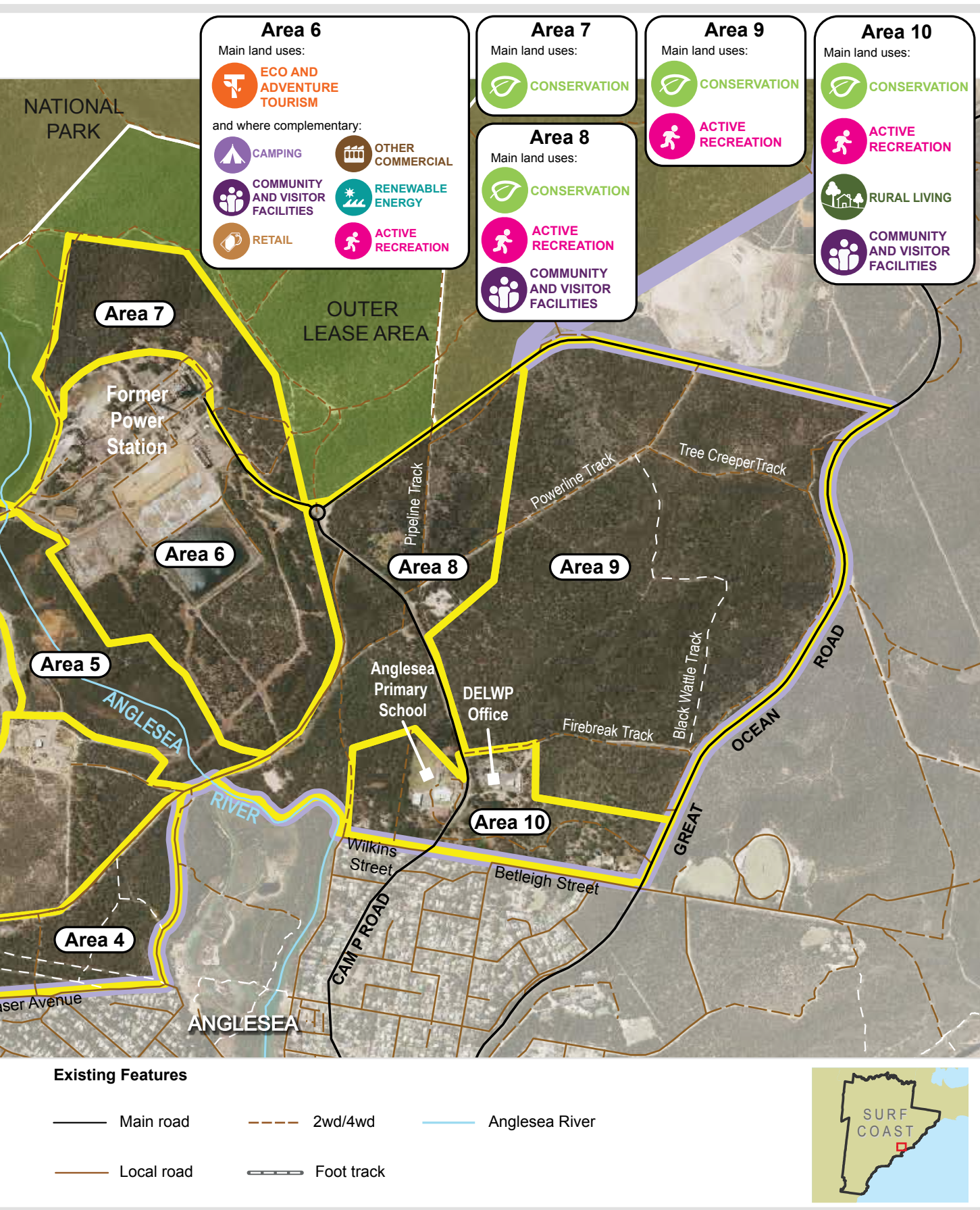
Main land uses are the predominant land use for each area. Some areas also have **'complementary'** land uses. For the purpose of this Framework, 'complementary' land uses mean those that enhance and/or do not detract from the main land uses for the area.

The land uses as defined in this Framework include:



FUTURE LAND USE MAP





7.4 Land use definitions

Land uses for the purposes of this Framework have been categorised into groups of activities. The definitions below apply to the main and complementary land uses for each area. While a combination of land uses is strongly encouraged, it is not essential to implement every land use listed for each area.

Main land uses are the predominant land use for each area. Some areas also have '**complementary**' land uses. For the purpose of this Framework, 'complementary' land uses mean those that enhance and/or do not detract from the main land uses for the area.

The land use definitions for this Framework, with photos for illustrative purposes only, are shown below:



CONSERVATION

Conservation areas with high environmental or heritage values, including:

- areas protected for their environmental values
- areas protected for their heritage and cultural values
- complementary recreation activities where people can enjoy, learn and interact harmoniously with nature, culture and history
- other activities consistent with relevant management plan.



COMMUNITY AND VISITOR FACILITIES

A range of facilities and services for the community and / or visitors that provide or support information, conservation, recreational, educational, artistic, social or cultural activities, including:

- gardens and open space
- community or cultural centre
- visitor / management centre
- meeting places
- art gallery / artist hub
- resource and education centre
- community market
- museum / exhibition centre / interpretation centre
- playground
- community garden.





ECO AND ADVENTURE BASED TOURISM

Eco tourism facilities, accommodation and enterprises that are based on sustainability principles (economic, social and environmental) and include:

- immersive nature-based experiences
- contributions to conservation efforts
- education components
- respectful and low-impact visitor behaviour
- opportunities to connect with local communities and culture

Adventure tourism activities are physically challenging and include:

- guided tours / hiking
- rope courses and zip lining
- abseiling and climbing
- mountain biking.

Such tourism activities are to encourage visitors throughout the year and support regional and local jobs and businesses.

Eco and adventure based tourism activities could include features such as:

- culture, education, conservation, research, community, recreation, entertainment and well-being facilities and infrastructure
- a range of short term visitor accommodation including a lodge, hotel, resort, cabins, glamping etc
- ancillary functions such as equipment hire, administration, storage, staff accommodation, and back of house spaces.





CAMPING

Camping areas that accommodate visitors on a temporary basis with associated facilities / services including:

- camping grounds
- structured park for caravans, relocatable cabins and / or motorhomes / RV's
- camps (school/education/community group and recreation).



ACTIVE RECREATION

A range of recreation activities that require physical exertion, and that may need to be managed to minimise impacts on other users or on the environment, including:

- mountain bike trails
- cycling trails and facilities
- horse riding
- other organised sports / leisure activities with equipment
- other recreation activities consistent with relevant management plan.





RETAIL

A range of businesses that sell goods or services direct to the public and enhance tourism land uses, including:

- cafés
- restaurants
- shops and other retail premises.

This excludes high impact retail that does not support the Camp Road Shopping Centre as the primary retail centre for Anglesea.



OTHER COMMERCIAL

Low impact commercial businesses that enhance tourism land uses, including:

- office
- business services / start up facilities
- light manufacturing, production and processing (i.e. micro-brewery, wood working studio, pottery production).

May include other commercial operations related to the following industries; food and beverage, arts and culture, transportation and eco or adventure tourism.





RURAL LIVING

A rural environment that includes dwellings and accommodation on large lots (no less than 0.4 hectares) to achieve sustainable outcomes and reflect the areas character and landscape.



RENEWABLE ENERGY

Renewable energy facilities that generate and or store energy for local/community use, whether at a small or commercial scale, and where it does not detract from tourism land uses, particularly as part of a sustainable development, including:

- renewable solar
- other renewable energy generation
- renewable energy storage.

This does not include wind turbines due to State Policy that applies along the coast.



7.5 Area 1

Current conditions

Area 1 comprises rehabilitated 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. The isolated location and surrounding vegetation presents a bushfire risk to this area.

Key attributes and 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)
- zoning under the Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'
- Crown land.

Objectives and land use directions

Supporting the overall objectives the following area objective also applies to Area 1:

- provide a safe, stable and environmentally sensitive buffer to the proposed water body and its banks noting public access to the water body will be restricted.

The land use directions for Area 1 are:

Main land uses:

- conservation
- active recreation.

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

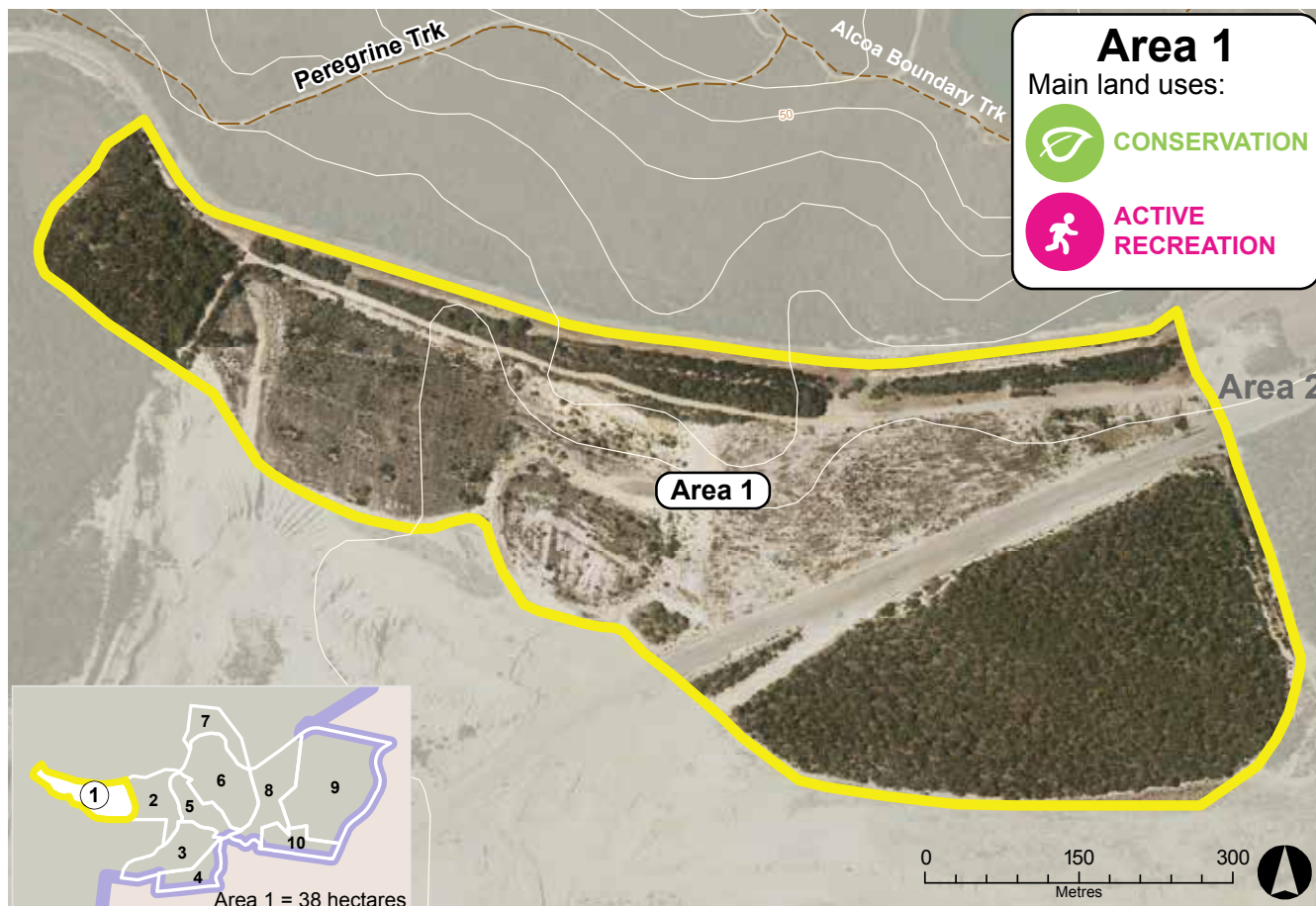
This land will remain in public ownership and will be made accessible through connections to new walking and cycling trails within the study area.

This area presents opportunities to provide for conservation and recreation uses. A combination of well-designed recreation facilities and areas protected for conservation values will promote healthy lifestyles, protect environmental values and improve public access and movement. Active recreation uses will also take advantage of the elevated views across the proposed water body and the Great Otway National Park.

In summary, the outcome envisaged for Area 1 is:

mix of conservation and active recreation to complement the surrounding environment whilst encouraging enjoyment of the area.

AREA 1 LOCATION AND LAND USE MAP



7.6 Area 2

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. The isolated location and surrounding vegetation present a bushfire risk to this area.

Key attributes and 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
- zoning under Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'
- Crown land.

Objectives and land use directions

Supporting the overall objectives the following area objectives also apply to Area 2:

- provide a safe, stable and environmentally sensitive buffer to the proposed water body and its banks noting public access to the water body will be restricted.
- facilitate management of and appropriate responses to bushfire risk without compromising areas with high biodiversity values, where responses include:
 - provision of minimum defendable space setbacks around new buildings as required under Clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - adherence to minimum construction standards for new buildings in bushfire prone areas as required under Clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - creation of a defined development outer edge including a possible strategic fuel break incorporating a road.

The land use directions for Area 2 are:

Main land uses:

- active recreation
- community and visitor facilities.

Complementary land use:

- camping where it enhances main land uses.

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 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.

Area 2 will provide for recreational facilities as well as community and visitor facilities which will promote healthy lifestyles, improve public access, and encourage visitation, education and exploration of the study area. Where complementary to these uses, formal camping facilities will also be encouraged to co-locate within Area 2.

These activities will take advantage of the natural topography of the land and its good accessibility to other areas which will experience substantial change (Areas 3 and 6). Land uses could include a mix of walking and cycling trails, picnic areas, a community centre, public place of assembly, visitor services, and/or organised interpretive/eco tours.

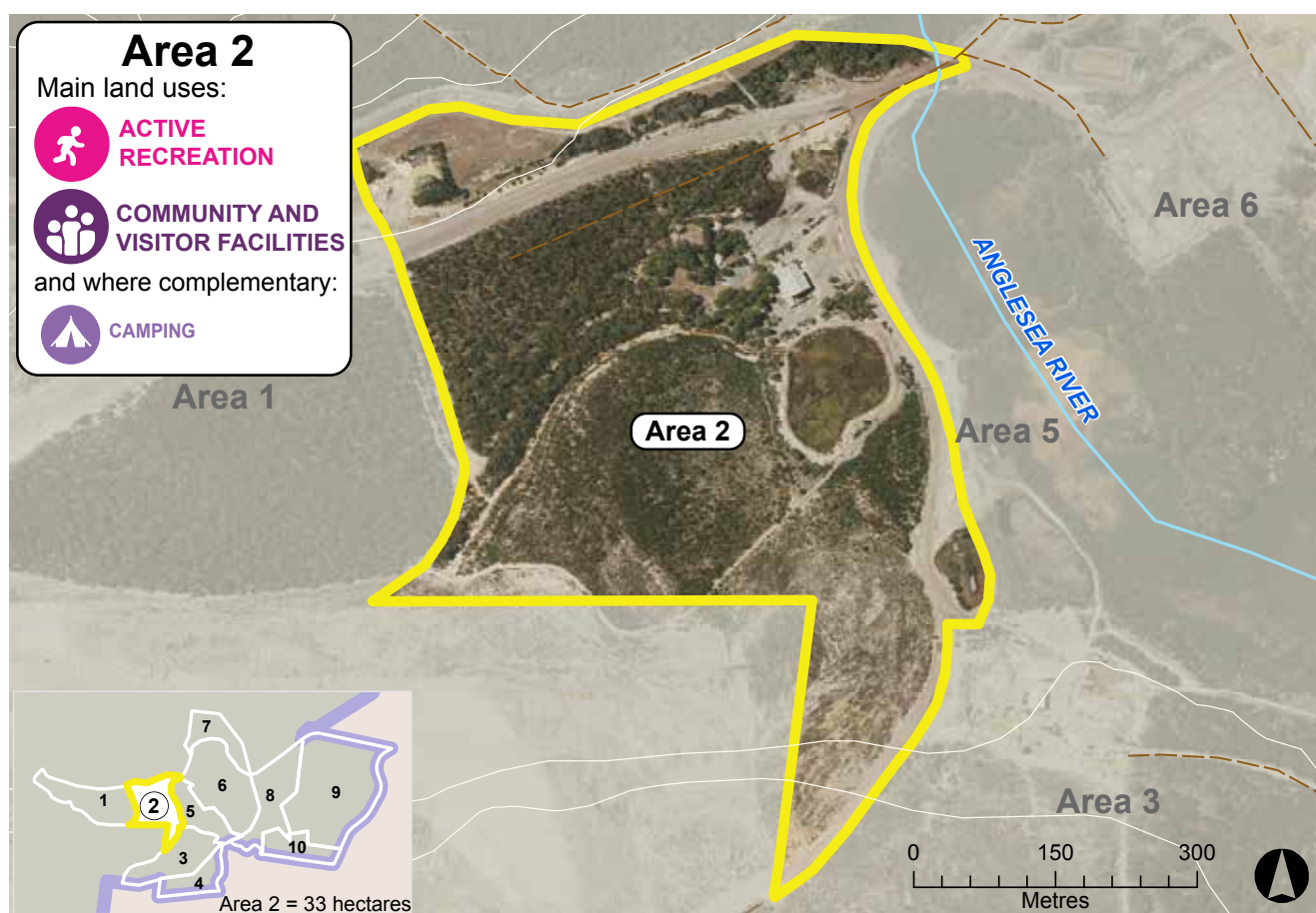
The location and design of buildings, activities and roads will need to meet bushfire requirements. These requirements include the Victoria Planning Provisions: Clause 13.05 Bushfire, Clause 44.06 Bushfire Management Overlay (BMO), Clause 52.47 Planning for Bushfire and Clause 52.48 Bushfire Protection: Exemptions within the Surf Coast Planning Scheme.

Buildings and works will also need to ensure consistency with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017), including demonstration that the three step approach of avoid, minimise and offset in relation to the removal of native vegetation has been applied.

In summary, the outcome envisaged for Area 2 is:

conservation, active recreation and community and visitor facilities to complement the surrounding environment whilst encouraging enjoyment of the area. Camping facilities where complementary to the main land uses.

AREA 2 LOCATION AND LAND USE MAP



7.7 Area 3

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. 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 attributes and features of this area include:

- former rehabilitation/revegetation areas surrounding the mine pit
- remnant native vegetation with high biodiversity values (in eastern section of the area)
- undulating topography with some flattened, cleared areas
- existing internal vehicle tracks
- vehicle access from Coalmine Road
- zoning under the Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'
- a mix of freehold land (Alcoa owned) and Crown land.

Objectives and land use directions

Supporting the overall objectives the following area objectives also applies to Area 3:

- provide a safe, stable and environmentally sensitive buffer to the proposed water body and its banks noting public access to the water body will be restricted
- development is to be sensitively designed and located to avoid and minimise impacts to native vegetation, particularly remnant native vegetation in eastern portion of the area
- facilitate management and appropriate responses to bushfire risk without compromising areas with high biodiversity values, where responses include:
 - provision of minimum defendable space setbacks around new buildings as required under Clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - adherence to minimum construction standards for new buildings in bushfire prone areas as required under Clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - creation of a defined development outer edge including a possible strategic fuel break incorporating a road.

The land use directions for Area 3 are:

Main land uses:

- eco and adventure based tourism.

Complementary land uses:

- retail uses where they enhance tourism uses
- renewable energy uses that do not detract from tourism uses
- community and visitor facilities where they enhance tourism uses
- camping where it enhances tourism uses
- active recreation where they enhance tourism uses.

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 compared to other parts of the study area also provide development opportunities.

An opportunity exists to create a signature eco and adventure tourism precinct that is unique to Anglesea and the Great Ocean Road region. Tourist facilities developed by private interests are suited to the large areas of private land within the study area. These can accommodate a mix of complementary land uses that benefits the local economy, respond to community needs and respect the natural environment.

Complementary retail land uses that enhance eco and adventure tourism land uses will be encouraged to co-locate within this area. Complementary uses will be those that specifically support tourism, such as cafés, restaurants, shops and other businesses associated with food and beverage, arts and culture.

A mix of eco and adventure tourism and associated accommodation with complementary retail will activate the area, improve public access, encourage local expenditure, promote sustainable development and attract new visitors to Anglesea. This will also create jobs, resulting in positive flow-on effects for the town, including for existing businesses and community service provision, as well as complementing development opportunities which also exist on the former power station site (Area 6). Promoting 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*.

Due to its topography and location this site could accommodate a range of building scales. Ecologically Sustainable Development principles are to be applied, and the design and future form of buildings are to be inspired by and provide innovative interpretations of Anglesea's character and visual landscape.

Complementary renewable energy uses together with the integration of sustainable building principles and design will highlight the sustainable transition of this land. Renewable energy facilities would be complementary to the land use in this area and would need to be of a scale or nature where they do not detract from the main land uses.

Formal camping and community and visitor facilities would also have the potential to complement the main land use of eco and adventure tourism.

Recreation activities and infrastructure will provide facilities and connections to other areas while complementing eco and adventure based tourism and public access.

To achieve coordinated and efficient land management, subdivision processes will need to ensure coordinated and efficient land management.

The Framework does not rezone land nor approve any development, future implementation actions will include detailed proposals and consideration of planning approvals which will include public consultation.

These are further detailed in Section 8 of the Framework.

Any proposed development will need to comply with bushfire requirements, which may impact on the location and design of buildings, activities and roads. These requirements include the Victoria Planning Provisions: Clause 13.05 Bushfire, Clause 44.06 Bushfire Management Overlay (BMO) and associated Clause 52.47 Planning for Bushfire and Clause 52.48 Bushfire Protection: Exemptions, within the Surf Coast Planning Scheme.

Any proposed buildings and works will also need to ensure consistency with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017), including demonstration that the three step approach of avoid, minimise and offset in relation to the removal of native vegetation has been applied.

Any development proposal would require a full planning process including public consultation. The Implementation Strategy is included in Section 8 of this Framework. In summary it identifies that any future development proposal would require:

**PUBLIC
CONSULTATION**

CHANGE PLANNING CONTROLS

A change of the existing controls via a Planning Scheme Amendment would be required to facilitate the land use directions in the Framework.

CONSIDERATION OF A PROPOSAL

Detailed plans for a proposal would need to be submitted for consideration, and include reports that justify why the proposal is appropriate including consistency with relevant policy and responses to risk and impacts.

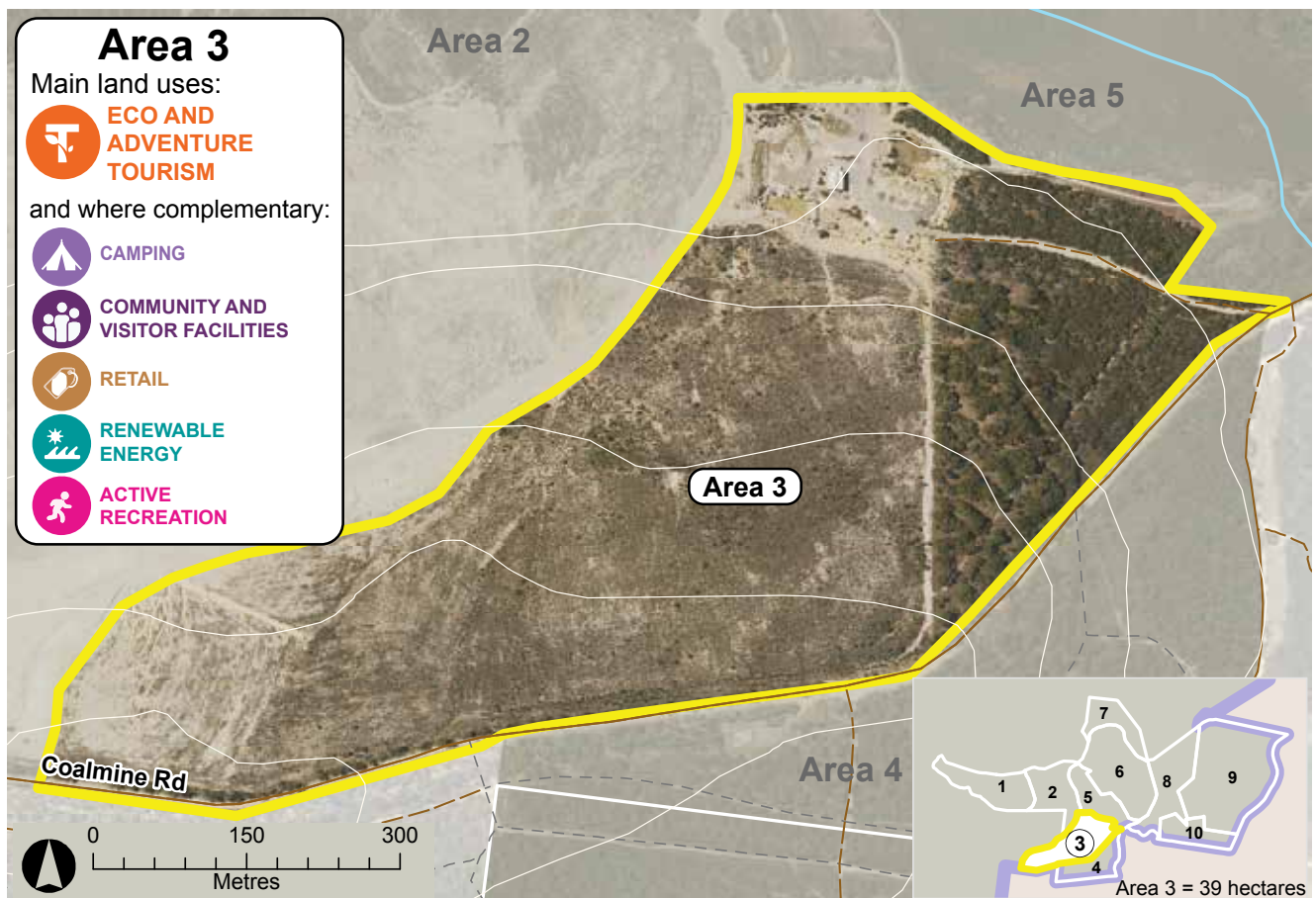
PLANNING PERMIT

A Planning Permit may be required for the use, development or subdivision of land, it may include public notice, depending on the planning controls that apply.

In summary, the outcome envisaged for Area 3 is:

eco and adventure based tourism facilities and accommodation, to be a unique destination that respects the environment and contributes to the regional economy, with complementary retail, community and visitor facilities, camping, active recreation and renewable energy facilities.

AREA 3 LOCATION AND LAND USE MAP



7.8 Area 4

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 attributes and features of this area include:

- road access from Coalmine Road
- remnant native vegetation with high biodiversity values
- zoning under the Surf Coast Planning Scheme: part 'Special Use Zone: Schedule 1 - Alcoa Lease Land' and part 'Rural Conservation Zone'
- mix of private (freehold) and public (Crown) land.

Objectives and land use directions

Supporting the overall objectives the following area objective also applies to Area 4:

- infrastructure to be sensitively designed and located to avoid and minimise impacts to native vegetation. This includes:
 - utilising existing trails and tracks
 - locating infrastructure and facilities for people in disturbed areas where the removal of native vegetation can be avoided.

The land use direction for Area 4 is:

Main land use:

- conservation.

Area 4 will accommodate a minimal 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 will 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, including orchids native to the area. 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 public access within a unique natural setting. This could include bushwalking, nature observation, picnicking and photography.

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

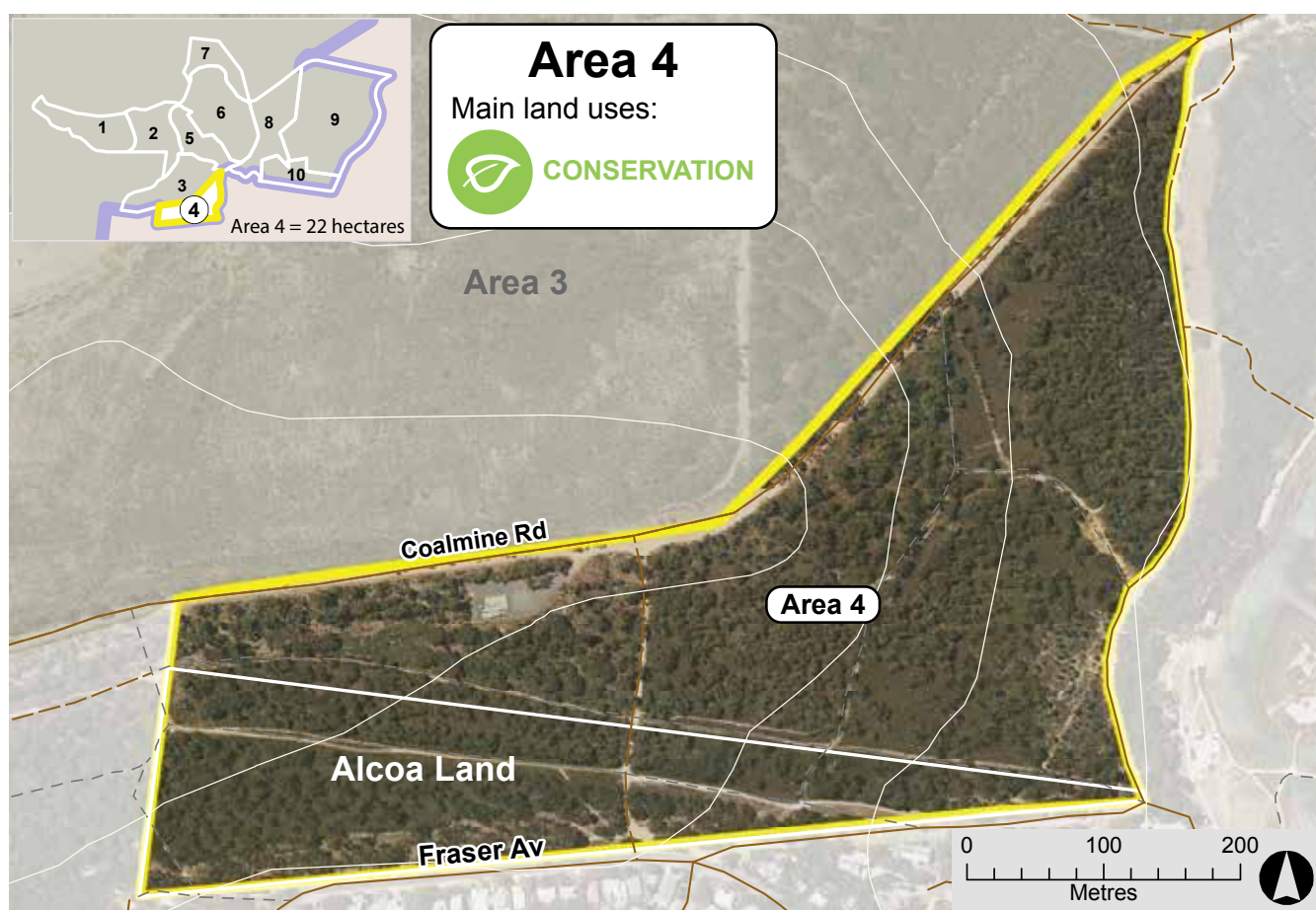
Provision of new infrastructure will attract visitors and encourage them to explore different parts of the study area. Sensitively designed walking tracks will allow access and enjoyment of the natural environment and could provide links to the Anglesea River and the Anglesea Township.

The natural assets of Area 4 could also be directly accessed from Area 3, providing access to tourism and ancillary activities.

In summary, the outcome envisaged for Area 4 is:

conservation with passive enjoyment and interaction with the area.

AREA 4 LOCATION AND LAND USE MAP



7.9 Area 5

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. Options will be examined to determine feasibility of establishing an outlet from the proposed water body to connect with the Anglesea River and support flows to the estuary.

Key attributes and features of this area include:

- Anglesea River and riparian zone
- potential option for an outlet location, subject to feasibility
- high biodiversity values
- areas of Aboriginal cultural heritage sensitivity
- prone to seasonal inundation
- zoning under Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'
- Crown land.

Objectives and land use directions

Supporting the overall objectives the following area objectives also apply to Area 5:

- prevent water pollution, erosion, siltation and sedimentation by discouraging inappropriate use or development
- if feasible, support connection of the proposed water body to the Anglesea River to manage downstream water flows of the Anglesea River
- support weed eradication and revegetation with suitable indigenous flora species
- avoid excessive earthworks particularly in areas known to contain acid sulfate soils
- infrastructure to be sensitively designed and located to avoid and minimise impacts to areas with high biodiversity values
- provide and manage connections with other parts of the study area, including rights of access over Crown land between Area 3 and Area 6.

The land use direction for Area 5 is:

Main land use:

- conservation.

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. If feasible, an outlet from the proposed water body could contribute to the sustainable management of the river and the downstream estuary’s water flow. This could alleviate the need to continue current separate management arrangements for estuary flows, with positive effects for the wider ecosystem to the benefit of the Anglesea and Great Ocean Road community.

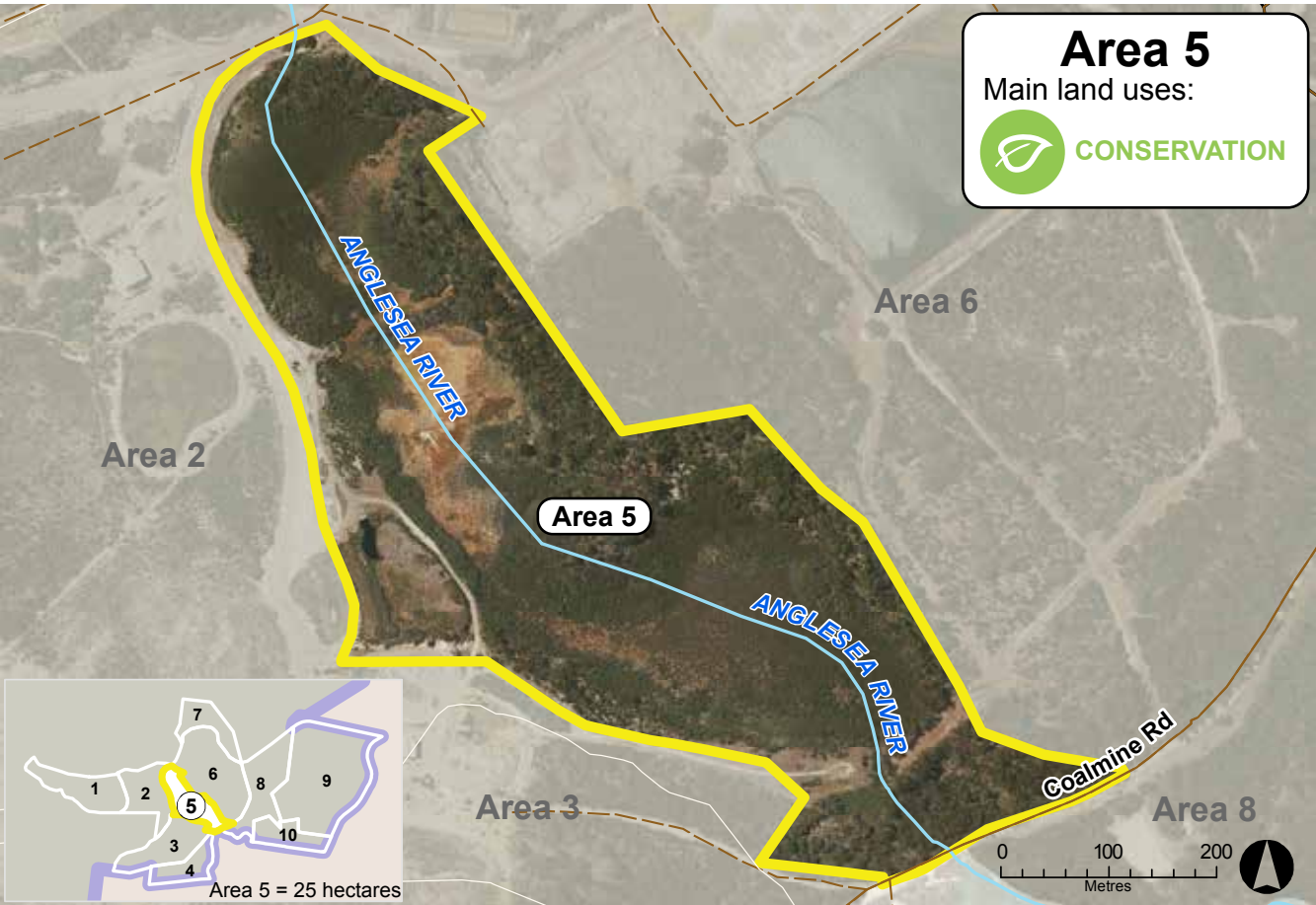
The natural assets of the Anglesea River environs will share an interface with the tourism precinct in Area 3. This creates opportunities for tourism and ancillary activities to benefit from and complement the natural features of the vegetated landscape of the river environs.

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

In summary, the outcome envisaged for Area 5 is:

conservation and protection of the Anglesea River environs with passive enjoyment and interaction with the area including a network of access routes to connect adjacent areas.

AREA 5 LOCATION AND LAND USE MAP



7.10 Area 6

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. There are limited environmental values within this area that would warrant conservation.

Key attributes and features of this area include:

- predominantly private (Alcoa freehold) land (the western boundary of Area 6 is dependent on a small land exchange from the State of Victoria 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
- land to be remediated (by Alcoa) in accordance with EPA Clean Up Notice
- zoning under Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'
- Crown land – small section.

Objectives and land use directions

Supporting the overall objectives the following area objectives also apply to Area 6:

- provide a safe, stable and environmentally sensitive interface to the Anglesea River environs
- facilitate management of and appropriate responses to bushfire risk without compromising areas with high biodiversity values, where responses include:
 - provision of minimum defensible space setbacks around new buildings as required under Clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - adherence to minimum construction standards for new buildings in bushfire prone areas as required under Clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - creation of a defined development outer edge including a possible strategic fuel break incorporating a road.

The land use directions for Area 6 are:

Main land uses:

- eco and adventure based tourism.

Complementary land uses:

- retail uses where they enhance tourism uses
- other commercial uses where they enhance tourism uses
- renewable energy uses that do not detract from tourism uses
- community and visitor facilities where they enhance tourism uses
- camping where it enhances tourism uses
- active recreation where they enhance tourism uses.

Along with Area 3, 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.

An opportunity exists to create a signature eco and adventure tourism precinct that is unique to Anglesea and the Great Ocean Road region. Tourism facilities developed by private interests are suited to the large areas of private land within the area. These can accommodate a mix of complementary land uses that benefit the local economy and respond to community needs.

Complementary retail and other commercial land uses that enhance tourism land uses will be encouraged to co-locate within this area. Complementary uses will be those that specifically support tourism, such as cafés, restaurants, shops and other businesses associated with food and beverage, arts and culture, transportation and ecotourism industries.

A mix of eco and adventure tourism and associated accommodation with complementary retail and other commercial uses will activate the area, improve public access, encourage local expenditure, promote sustainable development and attract new visitors to Anglesea. This will also create jobs, resulting in positive flow-on effects for the town including existing businesses and community service provision, as well as complementing development opportunities which exist in Area 3. 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*.

Due to its topography and location this site could accommodate a range of building scales.

Ecologically Sustainable Development principles are to be applied, and the design and future form of buildings are to be inspired by Anglesea's character and visual landscape.

Complementary renewable energy uses together with integration of sustainable building principles and design will highlight the sustainable transition of this land. Renewable energy facilities would be complementary to the land use in this area and would need to be of a scale or nature where they do not detract from the main land uses.

Formal camping and community and visitor facilities would also have the potential to complement the main land use of eco and adventure tourism.

Recreation activities and infrastructure will provide facilities and connections to other areas while complementing eco and adventure based tourism and public access.

There is a need to achieve coordinated and efficient land management, including through any future subdivision.

The Framework does not rezone land nor approve any development, future implementation actions will include detailed proposals and consideration of planning approvals which will include public consultation.

These are further detailed in Section 8 of the Framework.

Any proposed development will need to comply with bushfire requirements, which may impact on the location and design of buildings, activities and roads. These requirements include the Victoria Planning Provisions: Clause 13.05 Bushfire, Clause 44.06 Bushfire Management Overlay (BMO) and associated Clause 52.47 Planning for Bushfire and Clause 52.48 Bushfire Protection: Exemptions within the Surf Coast Planning Scheme.

Any proposed buildings and works will also need to ensure consistency with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017), including demonstration that the three step approach of avoid, minimise and offset in relation to the removal of native vegetation has been applied.

Any development proposal would require a full planning process including public consultation. The Implementation Strategy is included in Section 8 of this Framework. In summary it identifies that any future development proposal would require:

**PUBLIC
CONSULTATION**

CHANGE PLANNING CONTROLS

A change of the existing controls via a Planning Scheme Amendment would be required to facilitate the land use directions in the Framework.

CONSIDERATION OF A PROPOSAL

Detailed plans for a proposal would need to be submitted for consideration, and include reports that justify why the proposal is appropriate including consistency with relevant policy and responses to risk and impacts.

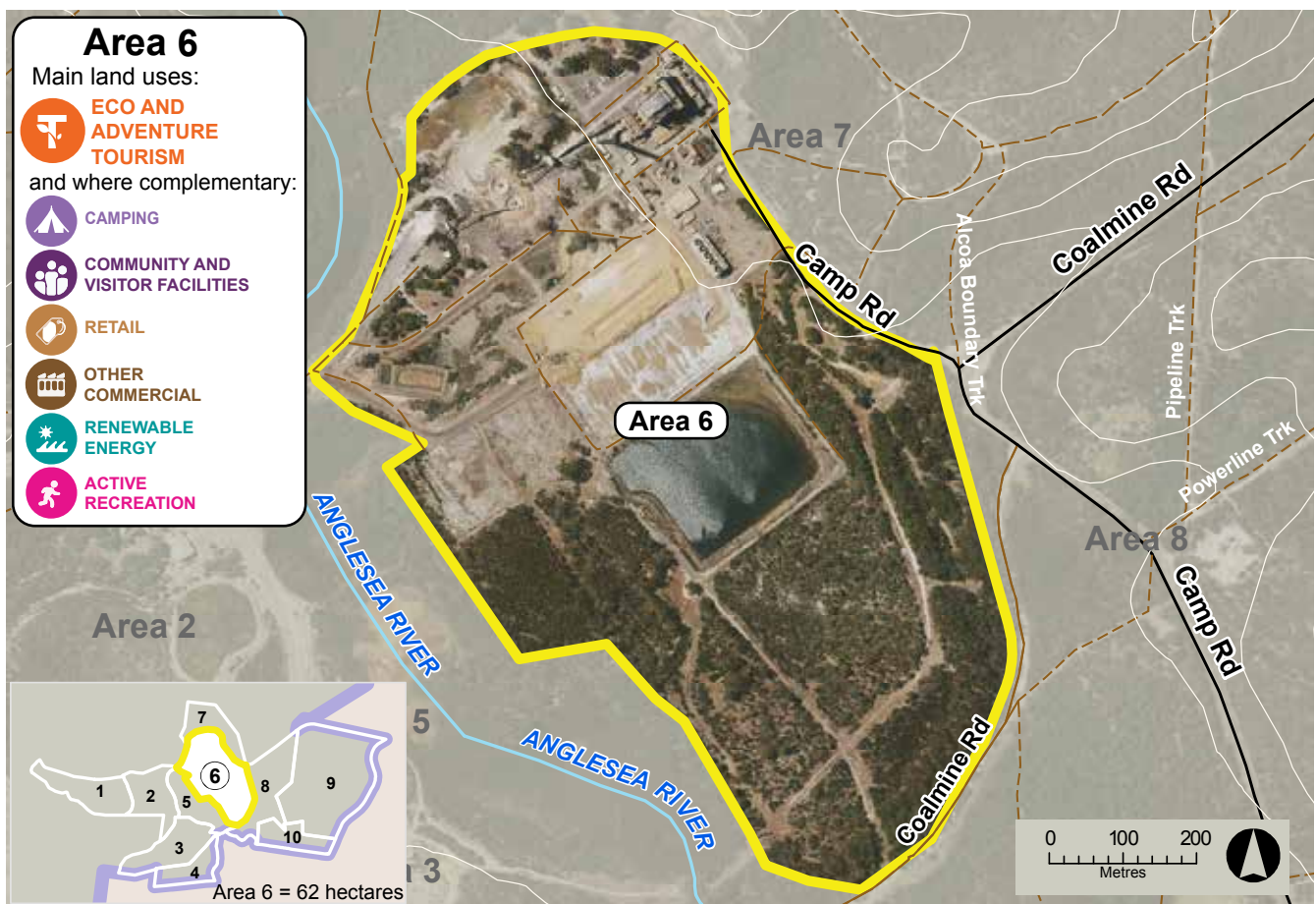
PLANNING PERMIT

A Planning Permit may be required for the use, development or subdivision of land, it may include public notice, depending on the planning controls that apply.

In summary, the outcome envisaged for Area 6 is:

eco and adventure based tourism facilities and accommodation, to be a unique destination that respects the environment and contributes to the regional economy, with complementary retail, commercial uses, community and visitor facilities, camping, active recreation and renewable energy facilities.

AREA 6 LOCATION AND LAND USE MAP



7.11 Area 7

Current conditions

Area 7 is located north of the former power station and is characterised by dense native vegetation cover with high biodiversity values. Area 7 is currently freehold land owned by Alcoa. The isolated location and surrounding vegetation presents a high bushfire risk to this area.

Key attributes and features of this area include:

- remnant native vegetation with high biodiversity values
- sloping/rugged topography
- zoning under Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'
- freehold land (Alcoa owned).

Objectives and land use directions

Supporting the overall objectives the following area objective also applies to Area 7:

- infrastructure and facilities are to be sensitively designed and located to avoid and minimise impacts to native vegetation. This includes:
 - utilising existing trails and tracks
 - locating infrastructure and facilities in disturbed areas where the removal of native vegetation can be avoided.

The land use directions for Area 7 are:

Main land use:

- conservation.

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

This land is proposed to be transferred to public ownership through a land exchange between the State of Victoria and Alcoa 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.

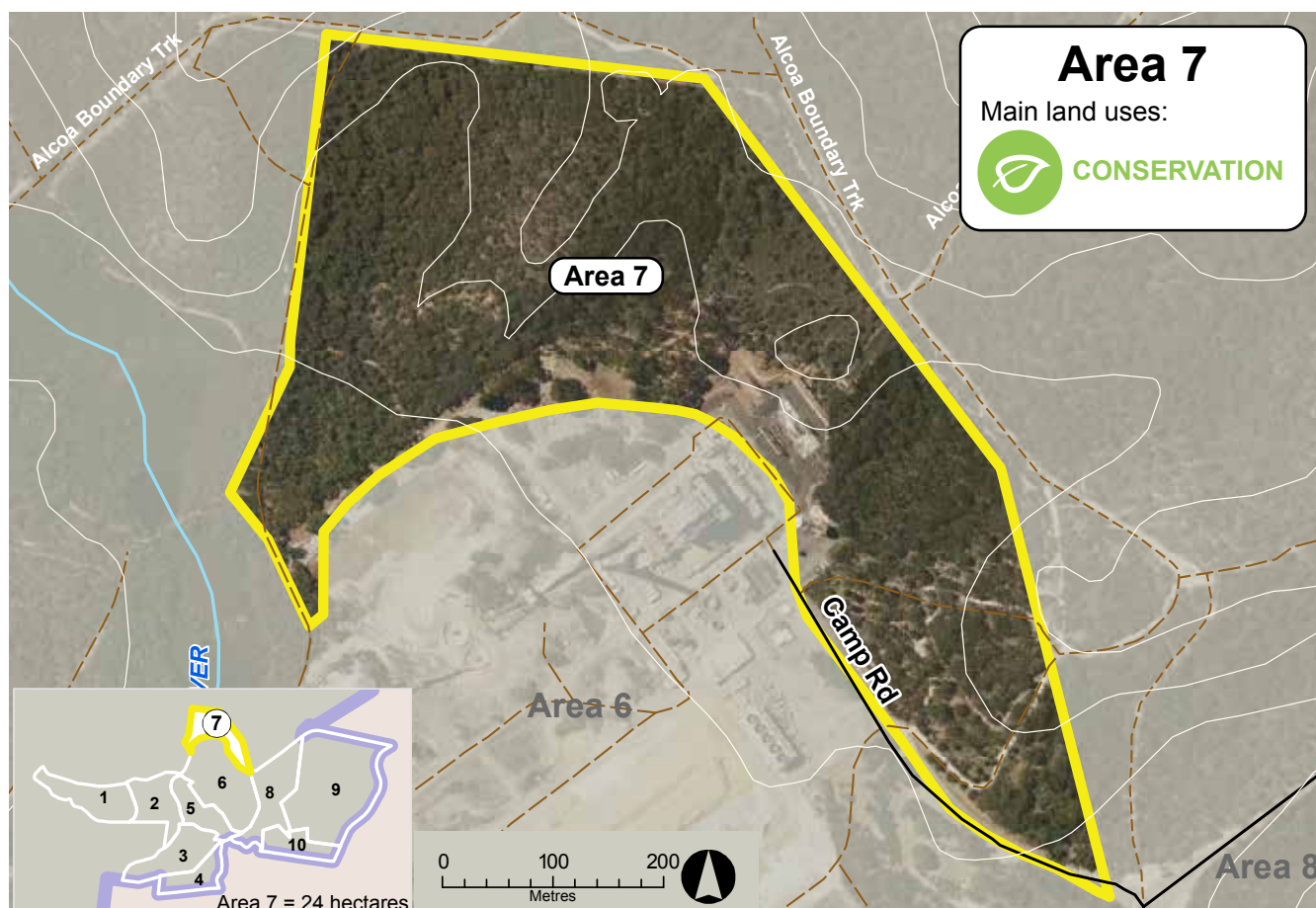
This area presents an opportunity to preserve and protect a large tract of remnant native vegetation, which could be directly accessed from Area 6. Managed public access will allow observation, interaction and enjoyment of the land's natural features. This will protect environmental values, promote healthy lifestyles and improve public access and physical activity within the study area.

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

In summary, the outcome envisaged for Area 7 is:

conservation with passive enjoyment and interaction with the area.

AREA 7 LOCATION AND LAND USE MAP



7.12 Area 8

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 (Area 9). 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 attributes and 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
- remnant native vegetation with high biodiversity value in sections
- pockets of cleared and disturbed land
- zoning under Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'
- Crown land.

Objectives and land use directions

Supporting the overall objectives the following area objectives also apply to Area 8:

- recreation and community infrastructure and facilities to be sensitively designed and located to avoid and minimise impacts to native vegetation. This includes:
 - utilising existing trails and tracks
 - locating new infrastructure and facilities in disturbed areas where the removal of native vegetation can be avoided
- facilitate management of and appropriate responses to bushfire risk without compromising areas with high biodiversity values, where responses include:
 - provision of minimum defensible space setbacks around new buildings as required under Clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - adherence to minimum construction standards for new buildings in bushfire prone areas as required under Clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - creation of a defined development outer edge including a possible strategic fuel break incorporating a road.

The land use directions for Area 8 are:

Main land uses:

- conservation
- active recreation
- community and visitor facilities.

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 its 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 be located within the study area, where they align with the area's features and/or meet community need.

Conservation of Area 8 will ensure the unique character of the land is protected, along with the 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.

New active recreation uses could be connected to the trail network within Area 9.

There are operational constraints to undertaking fuel reduction burning within southern sections of Area 8 (south of Camp Road). These include the presence of peat soils (which ideally should be avoided) and the sensitivity of Swamp Gums to fire, been the dominant over-storey species in this area. Due to the areas strategic location to the existing Anglesea township (from a Bushfire Risk Landscape perspective) and the constraints to undertaking fuel reduction burning, mechanical fuel reduction works that are sensitive to the ecological values of the area should be considered by the land manager.

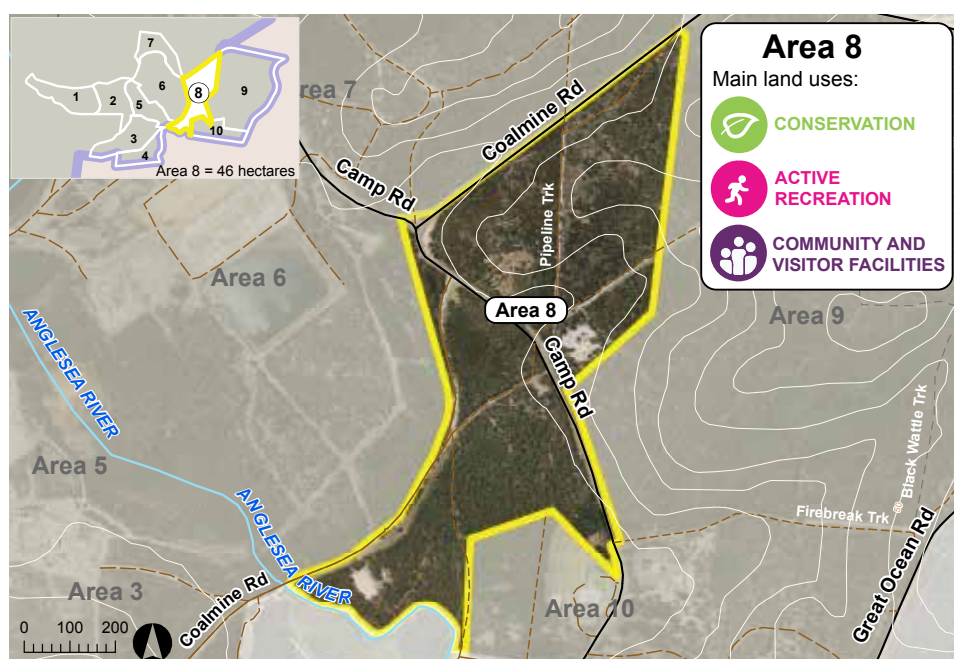
The location and design of buildings, activities and roads must meet bushfire requirements. These requirements include the Victoria Planning Provisions: Clause 13.05 Bushfire, Clause 44.06 Bushfire Management Overlay (BMO) and associated Clause 52.47 Planning for Bushfire and Clause 52.48 Bushfire Protection: Exemptions within the Surf Coast Planning Scheme.

Buildings and works will also need to ensure consistency with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017), including demonstration that the three step approach of avoid, minimise and offset in relation to the removal of native vegetation has been applied.

In summary, the outcome envisaged for Area 8 is:

active recreation uses along with community facilities and conservation
of the site's natural features.

AREA 8 LOCATION AND LAND USE MAP



7.13 Area 9

Current conditions

Area 9 is located on the eastern edge of the study area and comprises approximately 110 hectares of Crown land. 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 attributes and features of this area include:

- remnant native vegetation with high biodiversity values in sections
- existing formed trails vehicle tracks
- areas subject to past disturbance
- zoning under Surf Coast Planning Scheme: part 'Special Use Zone: Schedule 1 - Alcoa Lease Land', part 'Public Conservation and Resource Zone' and part 'Road Zone: Category 1'
- Crown land.

Objectives and land use directions

Supporting the overall objectives the following area objective also applies to Area 9:

- recreation infrastructure and facilities to be sensitively designed and located to avoid and minimise impacts to native vegetation and allow for planned burning when required. This includes:
 - utilising existing trails and tracks when creating mountain bike trails or walking tracks
 - locating new recreational infrastructure and facilities in disturbed areas where the removal of native vegetation can be avoided.

The land use directions for Area 9 are:

Main land uses:

- conservation
- active recreation.

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

By using the areas existing trails and tracks an opportunity exists to create a network of mountain bike trails to respond to strong community demand and interest in the sport. This trail network would be linked to the Anglesea township and the rest of the study area through new and existing cycling 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.

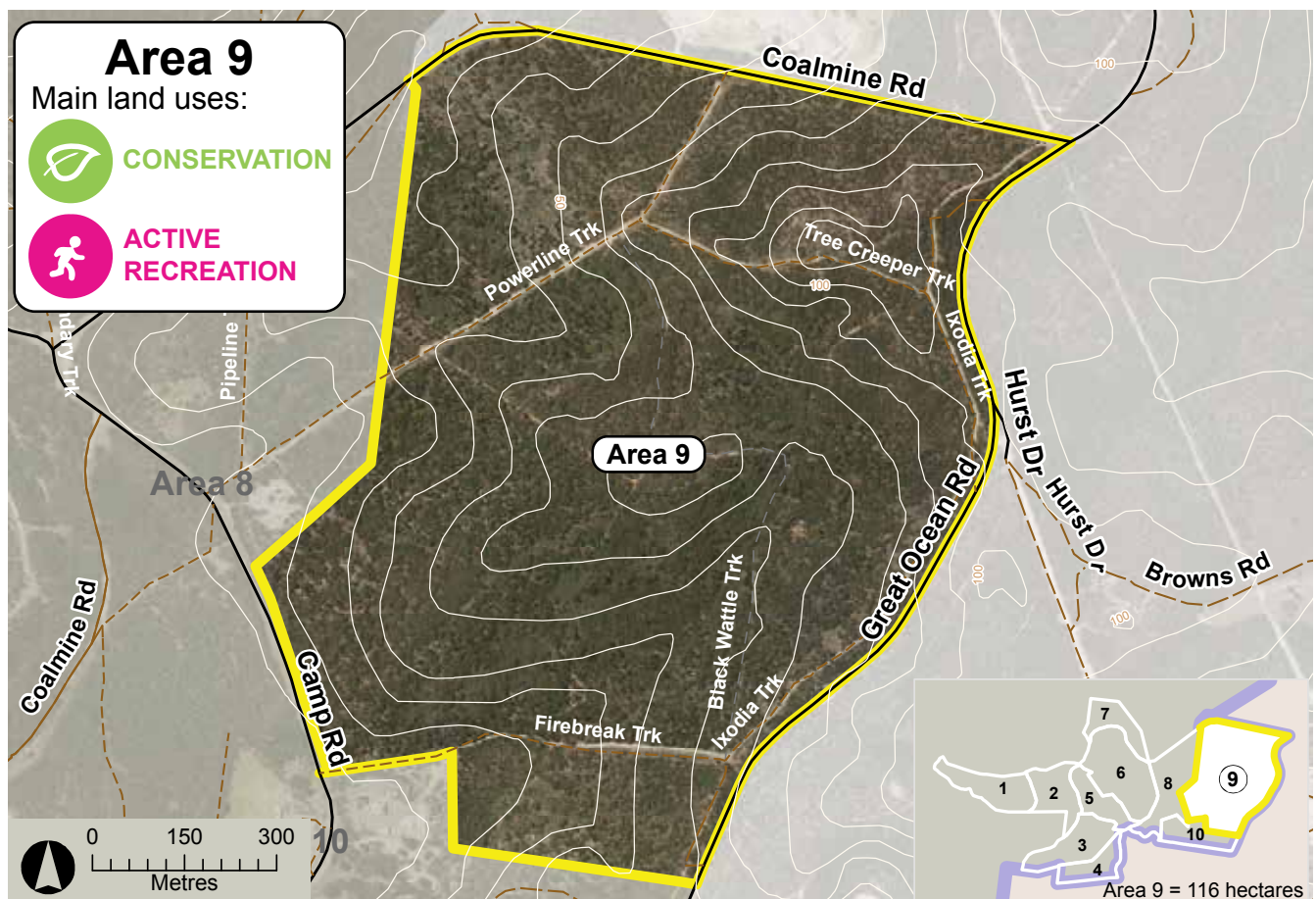
Opportunities for passive enjoyment of the land can also be accommodated through development of walking trails and through activities such as photography, bushwalking, nature observation, orienteering and dog walking.

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

In summary, the outcome envisaged for Area 9 is:

conservation of the site's natural features with complementary recreation activities including mountain bike trails on existing tracks.

AREA 9 LOCATION AND LAND USE MAP



7.14 Area 10

Current conditions

The area north of Wilkins Street/Betlegh Street comprises private and public owned land on the northern edge of the Anglesea township boundary. This land has a total area of approximately 22 hectares and contains the existing Anglesea Bike Park, Alcoa owned land, other privately owned land, the Anglesea Primary School and the State Government (DELWP) office-depot. It includes sections of native as well as introduced vegetation.

Key attributes and features of this area include:

- Alcoa freehold land (15 hectares)
- private houses on 5 rural lots ranging from 0.35 to 0.8 hectares (other private (freehold) land)
- Anglesea Primary School (public (Crown) land)
- DELWP office and depot (public (Crown) land)
- existing bike park (Council facility on Alcoa land)
- sections of native vegetation
- zoning under the Surf Coast Planning Scheme: part 'Special Use Zone: Schedule 1 - Alcoa Lease Land', part 'Public Conservation and Resource Zone' part 'Public Use Zone: Education' and part 'Rural Conservation Zone'.

Objectives and land use directions

Supporting the overall objectives the following area objectives also apply to Area 10:

- development and infrastructure to be sensitively designed and located to minimise impacts to native vegetation, particularly remnant native vegetation with high biodiversity values
- support the predominant landscape setting, including by ensuring the future subdivision of land maintains a lot size of at least 0.4 hectares
- ensure new uses and development do not adversely impact the operation of the DELWP office-depot and the Anglesea Primary School
- provide a sensitive design response to the interface with existing residential areas to the south, the Great Ocean Road and with the Anglesea River
- encourage improved public access and paths through Area 10, including to the Anglesea Primary School and to areas to the north, by utilising existing and new paths while formalising access adjacent to the Anglesea River north of Bingley Parade
- facilitate management of and appropriate responses to bushfire risk without compromising areas with high biodiversity values, where responses include:
 - provision of minimum defensible space setbacks around new buildings as required under clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - adherence to minimum construction standards for new buildings in bushfire prone areas as required under clause 52.47 Planning for Bushfire of the Victoria Planning Provisions and AS 3959-2009 construction of buildings in bushfire prone areas (Standards Australia, 2009)
 - creation of a defined development outer edge including a possible strategic fuel break incorporating a road.

The land use directions for Area 10 are:

Main land uses:

- conservation
- active recreation
- rural living
- community and visitor facilities

The Framework does not rezone land nor approve any development, future implementation actions will include detailed proposals and consideration of planning approvals which will include public consultation.

These are further detailed in Section 8.

The Framework does not support urban density residential development for Area 10 and does not change the township boundary.

Area 10 will conserve areas of higher quality native vegetation while providing opportunities for active recreation, rural living and community and visitor facilities.

Conservation reflects areas of potentially significant native vegetation within Area 10, including as habitat for native fauna. As Area 10 has a range of vegetation, including areas of limited vegetation and introduced species, there are opportunities for some development where it responds to the landscape setting.

Active recreation activities and facilities would capitalise on the areas close proximity to the Angelsea township and complement the areas landscape values. It could connect to recreational areas and trails to the north and south, while improving access along Anglesea River and through Area 10. Active recreation could include both public and private facilities and complement the active lifestyle that contributes to the character and livability of Anglesea.

Rural living, including dwellings and accommodation on large lots, is in keeping with private houses on large lots already in Area 10. It also responds to a strong community desire to retain Anglesea's landscape setting and the low density character beyond the edge of the township.

Ecologically Sustainable Development principles are to be applied, and the design and future form of buildings are to be inspired by Anglesea's character and visual landscape.

While the Anglesea township needs to remain as the primary location for community facilities, there are opportunities for facilities to be located within the study area, where they align with the area's features and/or meet community need.

Any proposed development will need to be designed and sited so that it responds to and respects Anglesea's character and the areas natural features. A sensitive interface with the adjacent residential areas to the south, to the Great Ocean Road to the east and the Anglesea River to the west, are to be carefully designed so as not to cause any unreasonable amenity impacts. Additionally, land uses will need to be located to avoid any potential adverse impacts from the operations of the Anglesea Primary School, as well as the DELWP Anglesea office and depot, which also performs as a work centre for Parks Victoria.

Any proposed development will need to comply with bushfire requirements, which may impact on the location and design of buildings, activities, roads, and subdivision. These requirements include the Victoria Planning Provisions: Clause 13.05 Bushfire, Clause 44.06 Bushfire Management Overlay (BMO) and associated Clause 52.47 Planning for Bushfire and Clause 52.48 Bushfire Protection: Exemptions within the Surf Coast Planning Scheme.

Any proposed development and works will also need to ensure consistency with the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017), including demonstration that the three step approach of avoid, minimise and offset in relation to the removal of native vegetation has been applied.

Due to the overwhelming interest in Area 10 future extensive consultation would need to occur if any development proposal was to eventuate. A full planning process would need to occur that will include public consultation. The Implementation Strategy is included in Section 8 of this Framework. In summary it identifies that any future development proposal would require:

**PUBLIC
CONSULTATION**

CHANGE PLANNING CONTROLS

A change of the existing controls via a Planning Scheme Amendment would be required to facilitate the land use directions in the Framework.

CONSIDERATION OF A PROPOSAL

Detailed plans for a proposal would need to be submitted for consideration, and include reports that justify why the proposal is appropriate including consistency with relevant policy and responses to risk and impacts.

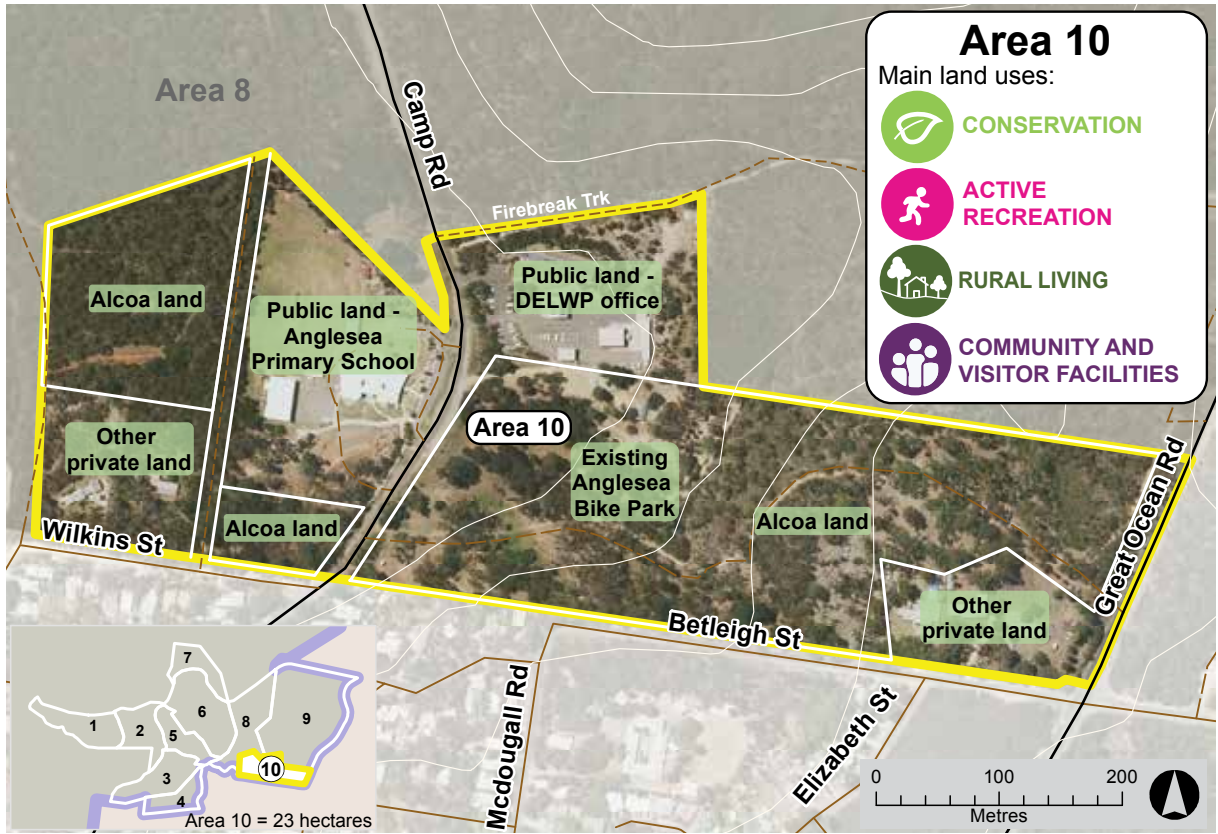
PLANNING PERMIT

A Planning Permit may be required for the use, development or subdivision of land, it may include public notice, depending on the planning controls that apply.

In summary, the outcome envisaged for Area 10 is:

rural living and active recreation, to reflect the existing character and landscape while conserving areas of significant native vegetation and supporting community and visitor facilities.

AREA 10 LOCATION AND LAND USE MAP



7.15 Proposed Water Body and Banks

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. The land has been heavily modified and has a total area of 60 hectares.

The future attributes and features of this area will include:

- former mine pit rehabilitated, with options to supplement natural groundwater recharge with additional water to be examined
- a water body proposed, with feasibility to be assessed for potential connection to the Anglesea River, to manage future water flows of Anglesea River
- a safe and stable slope around the former mine pit informed by technical geological, hydraulic and erosion studies
- zoning under the Surf Coast Planning Scheme: 'Special Use Zone : Schedule 1 - Alcoa Lease Land'.

Objectives and land use directions

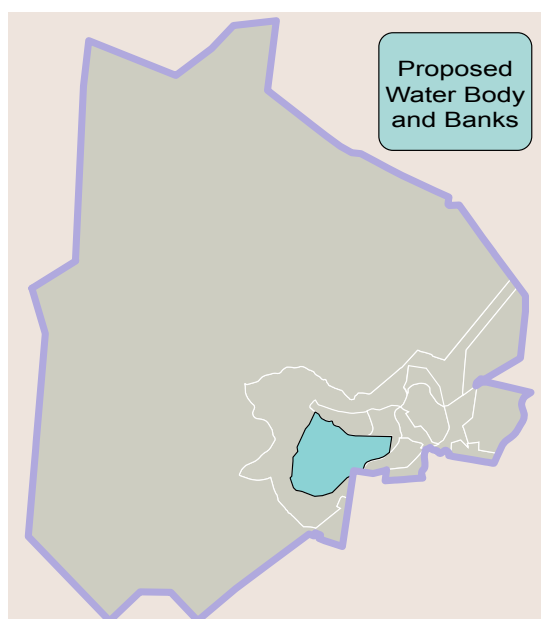
Supporting the overall objectives, additional specific objectives that apply to the proposed water body and banks include:

- provide safe and stable land form
- support creation of trails to circumnavigate the proposed water body and banks area that meet the requirement for maintaining a safe and stable land form.

The land use direction for this area:

- rehabilitation in accordance with an approved Mine Rehabilitation and Closure Plan.

PROPOSED WATER BODY AND BANKS LAND USE MAP



In summary, the outcome envisaged is:

water body and banks consistent with an approved Mine Rehabilitation and Closure Plan.

7.16 Outer Lease Area

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 between areas of the mine that are to be rehabilitated and 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 attributes and features of this area include:

- remnant native vegetation with very high biodiversity values
- flood prone marsh land which feeds into the Anglesea River
- zoning under Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'
- Crown land.

Objectives and land use directions

Supporting the overall objectives, the following area objective also applies to the Outer Lease Area:

- Recreation infrastructure and facilities to be sensitively designed and located to avoid and minimise impacts on native vegetation, this includes utilising existing trails and tracks when creating mountain bike trails or walking tracks.

The land use directions for the Outer Lease Area are:

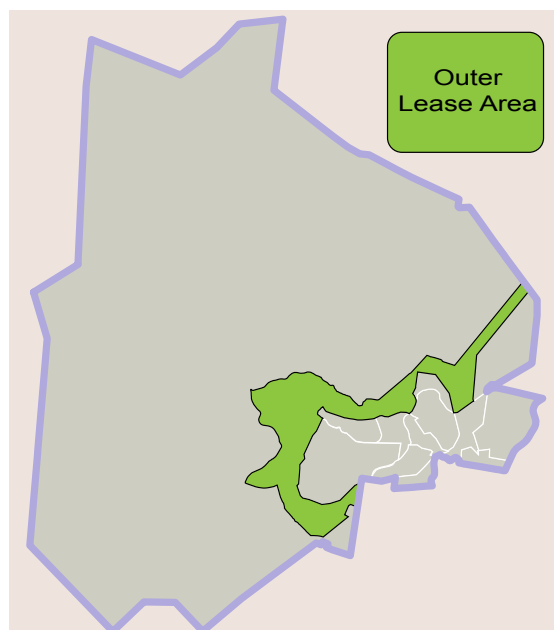
Main land use:

- conservation.

Complementary land use:

- active recreation where it does not detract from main land use of conservation.

OUTER LEASE AREA LAND USE MAP



In summary, the outcome envisaged for the Outer Lease Area is:

conservation to prioritise the preservation and protection of flora and fauna, with complementary active recreation that provide trail loops and connections to other areas.

7.17 National Park

Current conditions

The National Park area (incorporating the Anglesea Heath) surrounds the Outer Lease Area, covers approximately 6,510 hectares to the north and west of the Anglesea township and is the largest area within the study area. The area comprises 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 provides 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 attributes and features of this area include:

- remnant native vegetation with very high biodiversity values
- a network of existing formed tracks and roads
- tributaries of the Anglesea River, including Salt Creek
- diverse landscape values including remnant native heathlands, woodlands and paperbark swamps
- zoning under Surf Coast Planning Scheme: 'Special Use Zone: Schedule 1 - Alcoa Lease Land'.

Objectives and land use directions

Supporting the overall objectives, the following area objective also applies to the National Park Area:

- Recreation infrastructure and facilities to be sensitively designed and located to avoid and minimise impacts on native vegetation, this includes utilising existing trails and tracks when creating mountain bike trails or walking tracks.

The land use directions for the National Park area (noting that activities in the National Park are limited due to regulations under the *National Parks Act 1975*) are:

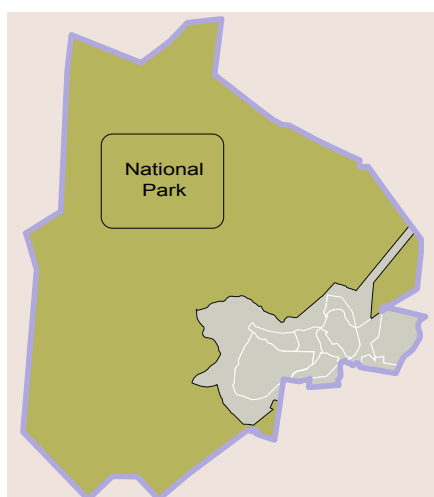
Main land use:

- conservation.

Complementary land use:

- active recreation where it does not detract from main land use of conservation.

NATIONAL PARK LAND USE MAP



In summary, the outcome envisaged for the National Park Area is:

conservation to prioritise the preservation and protection of flora and fauna, with complementary active recreation, consistent with its inclusion in the Great Otway National Park.

8. IMPLEMENTATION STRATEGY

The study area is undergoing change.

The Framework responds by guiding the future through its strategic directions, which will require implementation steps. **The Framework does not change the township boundary.**

The Framework does not rezone land nor approve any development, future implementation actions will include detailed proposals and consideration of planning approvals which will include public consultation.

These future steps are captured in the Implementation Strategy outlined below.

Implementation Strategy

POLICY IMPLEMENTATION

Planning Policy - Planning Scheme Amendment (State Government)

Include a new policy or add to existing policies in the Surf Coast Shire Planning Scheme to include the strategic direction in the Anglesea Futures Land Use Framework (and add it as a reference document), subject to the approval of the minister for Planning.

LAND EXCHANGE

Land Exchange

Execute proposed land exchange between Alcoa and the State Government.

Responsibility:

- State Government
- Alcoa (land owner)

Subdivision and Consolidation

Subdivide and consolidate lots to support land exchange.

Responsibility:

- State Government
- Alcoa (land owner)
- Surf Coast Shire Council (as responsible authority)

PUBLIC LAND

Rezone the land for public purposes - Planning Scheme Amendment (State government)

Following land exchanges, surrendering of current leases, and rehabilitation and clean up of the mine and power station, a change of zone would be required. Currently the majority of public land is zoned to facilitate the mine and power station. In order to facilitate preferred outcomes (including for conservation) a public zone should be applied, subject to the approval of the Minister for Planning. Such rezoning is usually exempt from public exhibition and an independent panel as it simply recognises that public land should be zoned for public purposes.

Public Land Management Plan (State Government)

Establish the long-term management and strategies to protect the values of public land while facilitating public access and enjoyment.

Implementation is subject to annual programming works and collaboration with individuals, groups and agencies, including community consultation.

COMMUNITY AND STAKEHOLDER CONSULTATION

PRIVATE LAND

CHANGE PLANNING CONTROLS - Planning Scheme Amendment

(request from the Land owner/s to Surf Coast Shire Council / Minister for Planning)

A change to the existing planning controls would be required to facilitate preferred outcomes. This change would be through an Amendment to the Surf Coast Shire Planning Scheme, that sets how land can be used, developed and subdivided. Such a change to the Surf Coast Planning Scheme may apply requirements and may apply controls to recognise areas of risk, site constraints or significant values and potentially require developer contributions.

CONSIDERATION OF A PROPOSAL

(prepared by the land owner/s to be considered by Surf Coast Shire Council / Minister for Planning)

Detailed plans for a proposal would need identify the form and conditions of future use and development. This would include the appropriate detail about layout, road network, design response, staging of development and the provision of infrastructure.

Supporting the detailed plans would be reports that provide site investigation, analysis and justification for the proposal. This would need to identify consistency with the State, Regional and Local policies in the Planning Scheme (including policy that gives effect to the Anglesea Futures Land Use Framework). The reports would include an explanation of how the proposal responds to the site and its context. Such explanations would identify the extent and response to site constraints that are naturally occurring or related to the former operations and may include an environmental audit or geo-technical information. Explanations would also identify the extent and response to potential impacts including consideration of traffic and amenity. It would need to include a response to bushfire risk (including potentially preparation of Bushfire Management Plan), native vegetation (including ensuring consistency with the *Guidelines for the removal, destruction or lopping of native vegetation*, DELWP 2017), and other environmental, social and economic effects.

PLANNING PERMIT

(applied for by the land owner/s to be considered by Surf Coast Shire Council / Minister for Planning)

A Planning Permit may be required for the use, development or subdivision of land, it may include public notice, depending on the planning controls that apply.

A proposed change to planning controls or detailed plans of a proposal would be released for comment from the public and relevant authorities/referral agencies.

**COMMUNITY AND STAKEHOLDER
CONSULTATION**

9. APPENDICES

Government policies and strategies relevant to study area

Surf Coast Shire Planning Scheme

A planning scheme is a statutory document which sets out objectives, policies and provisions relating to the use, development, protection and conservation of land in the area to which it applies. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.

Every planning scheme includes the State Planning Policy Framework (SPPF) and a Local Planning Policy Framework (LPPF).

The SPPF comprises general principles for land use and development in Victoria and specific policies dealing with settlement, environment, housing, economic development, infrastructure, and particular uses and development. To ensure integrated decision making, planning authorities and responsible authorities must take account of and give effect to the general principles and the specific policies contained in the SPPF.

The LPPF sets a local and regional strategic policy context for a municipality. It comprises the Municipal Strategic Statement and specific local planning policies. The LPPF must be consistent with the SPPF and should, where possible, demonstrate how broader state planning policies will be achieved or implemented in a local context.

If there is an inconsistency between the SPPF and the LPPF, the SPPF prevails.

State Bushfire Policy, Victoria Planning Provision Clause 13.05

The objective of the policy is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. The clause brings into effect strategies to identify, assess and manage bushfire hazards through the planning process.

The strategies apply all planning and decision making under the *Planning and Environment Act 1987* relating to land which is:

- within a designated Bushfire Prone Area (BPA)
- subject to a Bushfire Management Overlay (BMO)
- proposed to be used or developed in a way that may create a bushfire hazard.

These strategies require regional growth plans, precinct structure plans, planning scheme amendments and planning permit applications to assess bushfire hazards and include appropriate bushfire protection measures.

G21 Regional Growth Plan (*Geelong Regional Alliance, 2013*)

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/hamlet which will experience incremental infill. The plan also recognises the significant natural and tourism assets of Anglesea and the region.

Anglesea Structure Plan (*Surf Coast Shire, 2012*)

The Anglesea Structure Plan (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, Coastal Acid Sulfate Soils, 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.

Guidelines for the removal, destruction or lopping of native vegetation (*Department of Environment, Land Water and Planning, 2017*)

The purpose of the Guidelines is to set out and describe the application of Victoria's statewide policy in relation to assessing and compensating for the removal of native vegetation. This includes:

- the assessment of impacts from removing native vegetation on biodiversity and other values
- how offsets are calculated and established to compensate for the loss in biodiversity value from the removal of native vegetation

The three-step approach of avoid, minimize and offset is the key policy in relation to the removal of native vegetation to achieve no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. It is a precautionary approach that aims to ensure that the removal of native vegetation is restricted to only what is reasonably necessary, and that biodiversity is appropriately compensated for any removal of native vegetation that is approved.

Efforts to avoid the removal of, and minimise the impacts on, native vegetation should be commensurate with the biodiversity and other values of the native vegetation and focused on areas of native vegetation that have the most value. Areas of native vegetation to be retained must be able to maintain the same values in the future and should not be degraded over time by a proposed use or development associated with the removal.

The Guidelines is an incorporated document at Clause 81.01 of all planning schemes in Victoria. This means it:

- must be considered by planning authorities when preparing a planning scheme amendment, as relevant
- must be considered by responsible authorities when making decisions in relation to development plans, as appropriate
- must be applied when a permit is required under Clauses 52.16 or 52.17 of planning schemes.

Protecting Victoria's Environment – Biodiversity 2037 (*Department of Environment, Land Water and Planning, 2017*)

Protecting Victoria's Environment – Biodiversity 2037 is the Victorian Government's plan to stop the decline of the States biodiversity and achieve overall biodiversity improvement over the next 20 years. It makes the case for increased effort, and defines a modern approach to managing our biodiversity. The Plan establishes a long-term vision and goals. Specific targets have been developed to deliver on these goals. These targets include:

In the first five years

- initiate pilot programs to connect and engage people with nature
- establish reliable baselines about Victorians' awareness of biodiversity, connection with nature, and current activities to protect the natural environment
- develop a campaign to raise awareness about Victoria's biodiversity, and to increase opportunities to connect with nature and act to protect the natural environment.

So that by 2022

- additional contributing targets are established, informed by baseline data
- more people are undertaking effective action for the environment, including through 'citizen science'.

- environmental-economic accounting is adopted by all environment portfolio agencies and more businesses are engaged in the benefits.

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 (*Department of Environment, Land, Water and Planning, 2017*)

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 (*Victorian Coastal Council, 2014*)

The Victorian Coastal Strategy (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

Statewide Assessment of Public Land Final Report (*Victorian Environmental Assessment Council, 2017*)

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 (*Department of Economic Development, Jobs, Transport and Resources, 2015*)

The purpose of the Victorian Renewable Energy (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 (*State of Victoria, 2016*)

The Victorian Visitor Economy Strategy (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 *(State of Victoria and Australia Government, 2015)*

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 *(Tourism Victoria, 2015)*

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 *(Western Coastal Board, 2015)*

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 *(Department of Environment and Primary Industries, 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 *(Corangamite Catchment Management Authority, 2014)*

The Corangamite Waterway Strategy (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 (now DELWP) 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 (now incorporated within the Great Otway National 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 *(Otways Bushfire Planning Collaboration, 2017)*

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 (*Parks Victoria, 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 (*Department of Sustainability and Environment, 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.

