



# ALCOA FREEHOLD CONCEPT MASTER PLAN ANGLESEA

PUBLISHED MARCH 2018

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## **Acknowledgments**

The preparation of the Alcoa Freehold Concept Master Plan Anglesea has involved numerous individuals and organisations:

### **Alcoa of Australia Limited**

Point Henry Road  
Moolap VIC 3219

### **NAVIRE**

13/356 Collins St,  
Melbourne VIC 3000

### **Taylor Cullity Lethlean (TCL)**

385 Drummond St,  
Carlton VIC 3053

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# 1.0 INTRODUCTION

**The closure of Alcoa of Australia's Anglesea power station and mine presents a once in a generation opportunity to create outcomes of significant value to Anglesea and the broader region.**

**With freehold landholdings framed by the Great Otway National Park, Anglesea Heath, Anglesea River, the Great Ocean Road and Anglesea township, Alcoa has prepared a Concept Master Plan that provides the potential to:**

- connect people to Anglesea's valued landscapes;
- create a new tourism destination for Anglesea and the Great Ocean Road; and
- create economic opportunities for Anglesea and the wider region.

**Importantly, the realisation of this potential is highly dependent on the integrated and holistic approach that is proposed for not only Alcoa's freehold landholdings, but for the broader Crown and other landholdings surrounding the Alcoa sites.**

**The Concept Master Plan for Alcoa's freehold landholdings is informed by a range of inputs including broad community consultation conducted over the past two years, the site's natural attributes and histories and key planning documents including the Anglesea Futures Draft Land Use Plan and the Anglesea Structure Plan.**

**The Concept Master Plan was submitted to the Victorian Government's Department of Environment Land Water and Planning, as part of the Anglesea Futures community consultation, in March 2018.**

Alcoa began the task to remediate and close its coal mine site and decommission and remediate the power station following the permanent closure of the assets after 46 years of operation in 2015.

Integral to this work, and underpinned by Alcoa's commitment to broad community consultation, Alcoa also began planning for the future of the power station and mine site.

Given the unique opportunity presented, there has been much community interest. In March 2016 Alcoa commenced a four-phase consultation program.

As the initial step, Alcoa worked with the community and key stakeholders to develop five Guiding Principles that describe the community and Alcoa's aspirations for the future use of the Alcoa site:

- Support a diverse range of future uses and outcomes;
- Complement the future of the Anglesea region;
- Value and complement the natural environment;
- Provide a safe and stable landform for future use; and
- Honour the various cultural and heritage values of the area.

These Guiding Principles provided a platform from which Alcoa, supported by an experienced team of consultants, created the draft Concept Master Plan.

This plan was released in January 2018 for community feedback, which provided further input into the Concept Master Plan published in March 2018.

The Concept Master Plan is integrated and is focused on its freehold landholdings including:

- the former power station site;
- part of the former mine site;
- land adjacent to the township in Fraser Avenue; and
- land adjacent to the township in Betleigh and Wilkins Streets.

The plan also incorporates potential changes to the existing land tenure arrangements, consistent with the Anglesea Futures Draft Land Use Plan, to enable the proposed land use directions.

Alcoa has balanced and considered multiple variables to develop the Concept Master Plan to ensure the plan makes sense to Alcoa, the community and key stakeholders, and is also feasible and deliverable.

Key considerations in the realisation of the potential of the Alcoa's freehold landholdings, and the development of the Concept Master Plan, include:

- the community informed guiding principles;
- feedback received from community consultation conducted on the draft Concept Master Plan;
- ongoing community consultation conducted by Alcoa and Anglesea Futures;
- Anglesea's unique location and distinct coastal town character with important natural landscapes;
- the site's heritage;
- potential economic and tourism opportunities;
- the Anglesea Futures Draft Land Use Plan;
- the Anglesea Structure Plan and other planning and policy documents;

- surrounding Crown land opportunities;
- proposed land tenure exchanges; and
- Alcoa's draft Anglesea Mine Rehabilitation and Closure Plan.

Ultimately the Concept Master Plan provides a vision that guides the possible future transition of Alcoa's landholdings and unlocks the aspirations and opportunities for Anglesea and the greater region.

Alcoa shares and supports the overarching vision and principles within the Anglesea Futures Draft Land Use Plan. In particular, Alcoa supports the transition to a future which benefits the Anglesea and wider regional economy, environment and community by utilising its assets and opportunities while acknowledging its significant industrial heritage, cultural heritage and environmental values. The Concept Master Plan is intended to align with the vision and five community values of the Anglesea Structure Plan namely: responsible growth and development, a healthy and protected natural environment, a sustainable community, a prosperous local economy and sustainable transport options and infrastructure.

Alcoa is tremendously proud of its contribution to the Anglesea community over five decades and looks forward to making a significant and lasting contribution to the region's future through the realisation of the potential associated with its freehold landholdings.

Finally, Alcoa extends its sincere thanks to everyone who participated in the consultation on the Alcoa Freehold Concept Master Plan Anglesea.

## 2.0 POTENTIAL OF ALCOA'S LANDHOLDINGS

Unlocking the potential associated with Alcoa's freehold landholdings could deliver widespread benefits for the Anglesea community and the wider region.

Framed by a unique and valued landscape, Alcoa's landholdings provide a platform to significantly contribute to the sustainability of the local and wider economy, environment and community.

The potential of Alcoa's landholdings, and of surrounding areas in Anglesea, has been articulated in key planning and policy documents including the Anglesea Futures Draft Land Use Plan prepared by the Victorian Government Department of Environment, Land, Water and Planning (DELWP) and the Anglesea Structure Plan prepared by the Surf Coast Shire.

Alcoa's landholdings, both current and as proposed in this Concept Master Plan, represent a unique opportunity to:

- assist in the delivery of several environmental, tourism, economic and community ambitions articulated in the Anglesea Futures Draft Land Use Plan;
- respond to several housing, economic and other challenges articulated in the Anglesea Structure Plan; and
- encourage visitors to stop in Anglesea for new attractions which encourage overnight stays and year-round visitation, responding to the large number of visitors that travel through Anglesea as detailed in a number of planning, policy and tourism research documents.

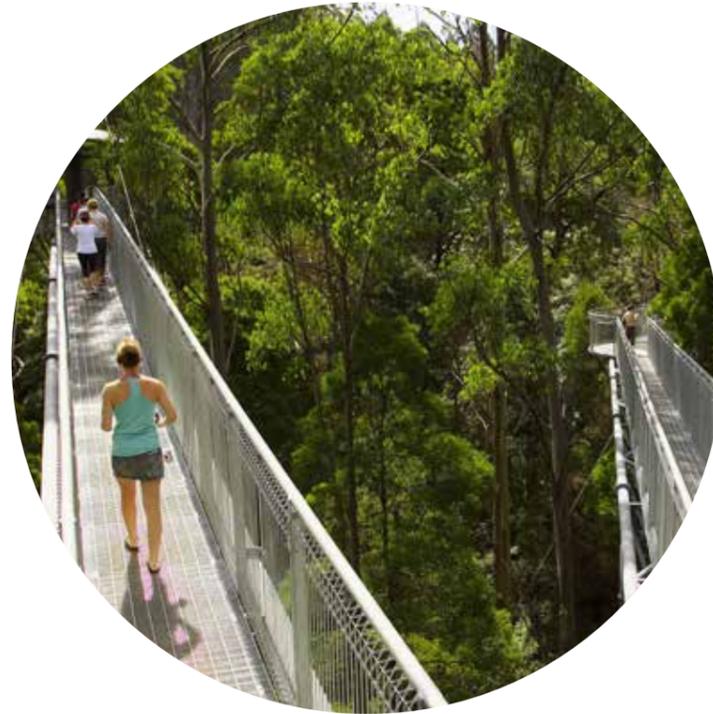
In recognition of this opportunity the Concept Master Plan provides the potential to:

- connect people to Anglesea's valued landscapes;
- create a new tourism destination for Anglesea and the Great Ocean Road; and
- create economic opportunities for Anglesea and the wider region.

Alcoa's landholdings are highly strategic and pivotal to the future vision for Anglesea, especially when considered in an integrated and holistic manner with the broader Crown and other landholdings that are the subject of the Anglesea Futures Draft Land Use Plan.

Image by Alan Barber ►





The Concept Master Plan provides the potential to:

### CONNECT PEOPLE TO ANGLESEA'S VALUED LANDSCAPES

- Support sustainable visitation to Anglesea's unique environmental assets
- Play a key role in linking the various valued landscapes and the Anglesea township
- Support downstream water flows of the Anglesea River

### CREATE A NEW TOURISM DESTINATION

- Make Anglesea a 'must see' destination along the Great Ocean Road
- Facilitate the establishment of diverse tourism and community facilities
- Bring overnight stays and the associated services and activities to the Anglesea township

### CREATE ECONOMIC OPPORTUNITIES

- Provide economic opportunity to Anglesea through tourism and associated services and activities
- Sensitively respond to housing, accommodation and other economic challenges facing Anglesea
- Bring both construction related and ongoing community employment opportunities for locals

Image (middle) by Alan Barber

# 3.0 GUIDING PRINCIPLES & COMMUNITY CONSULTATION

In 2016 Alcoa launched a four-phased community consultation process to better understand community and key stakeholder views about the future use of the former power station and mine site.

## Guiding Principles

Images by Alan Barber

At each key phase of the consultation, Alcoa wrote 1,100 letters to Anglesea's households and businesses, advertised in local papers and sought feedback at a range of community activities including community drop-in sessions, listening posts, Alcoa Community Consultation Network (CCN) meetings, briefings, and via an online engagement forum – [engage-anglesea.alcoa.com.au](http://engage-anglesea.alcoa.com.au).

The willingness of community members to engage in the planning process over two years, resulted in more than 6,000 face-to-face and online interactions, of which more than 1,000 were in person.

### Phase 1 – Developing the Guiding Principles

The Guiding Principles for Alcoa's Anglesea site are a key part of the platform from which the Concept Master Plan has been created. They were also fundamental to the development of draft Anglesea Mine Rehabilitation and Closure Plan.

Between March and July 2016, Alcoa initiated consultation on the future use of the site by seeking feedback on the relevance of five draft Guiding Principles that Alcoa developed in consultation with the CCN, the Department of Land Water and Planning (DELWP) and the Surf Coast Shire. Community members and key stakeholders were also invited to contribute their ideas and views on the future transformation of the site. The 470 comments and ideas recorded (from some 1,500 interactions) during the consultation were applied to expand the Guiding Principles.

### Phase 2 – Confirming the Guiding Principles

In August and September 2016 Alcoa sought feedback on the expanded Guiding Principles to ensure they accurately captured aspirations for the future use of the site. More than 700 interactions with the community resulted in a further 50 recorded comments and ideas that were considered to finalise the expanded Guiding Principles in September 2016.



## SUPPORT A DIVERSE RANGE OF FUTURE USES AND OUTCOMES

- Consider environmental, recreational, lifestyle, tourism and economic opportunities
- Ensure the appropriate integration of a water body



## COMPLEMENT THE FUTURE OF THE ANGLESEA REGION

- Build upon the strengths of the Anglesea community and lifestyle
- Be consistent with local and regional planning processes
- Support sustainable economic outcomes



## VALUE AND COMPLEMENT THE NATURAL ENVIRONMENT

- Integrate the site's environmental attributes to facilitate future uses
- Consider and complement the sustainability of the Anglesea River
- Rehabilitation to complement surrounding flora and fauna



## PROVIDE A SAFE AND STABLE LANDFORM FOR FUTURE USE

- Ensure long term land stability
- Ensure the fire risk to Anglesea is not increased
- Long term quality of water body to meet or exceed adjacent water sources



## HONOUR THE VARIOUS CULTURAL AND HERITAGE VALUES OF THE AREA

- Respect the indigenous, environmental, social and industrial history of the site
- Consider re-purposing site infrastructure

**Phase 3 – Seeking feedback on the Draft Anglesea Mine Rehabilitation and Closure Plan**

In June 2017 Alcoa sought feedback on the draft Anglesea Mine Rehabilitation and Closure Plan. The consultation included some 900 interactions with the community and resulted in more than 300 recorded comments and ideas. Many of these were reflected in the draft Anglesea Mine Rehabilitation and Closure Plan provided to the Victorian Government in 2017. Feedback relating to Alcoa’s freehold landholdings was adopted in the preparation of the Concept Master Plan.

**Phase 4 – Seeking feedback on the draft Concept Master Plan**

In January 2018 the draft Alcoa Freehold Concept Master Plan was released for community feedback prior to its submission to the Victorian Government.

The plan prompted broad community feedback. There were more than 2,700 interactions with people that resulted in more than 1,300 recorded comments. The diversity of feedback is best captured by the following themes and further detailed in the Phase 4 Engagement Report available from [engage-anglesea.alcoa.com.au](http://engage-anglesea.alcoa.com.au).

**Anglesea character** - there was a strong view that the ‘Anglesea character’, defined by the town’s environmental attributes and coastal village feel, is deeply valued and should be maintained into the future.

**New residential housing** - the proposal to bring new residential housing to the township produced mixed feedback. Included in this, there was acknowledgment of the need for additional residential housing and support for Alcoa’s plan to ensure any additional housing reflects the “Anglesea character” and promotes sustainable population growth.

**Future of the industrial stack** - there were mixed views about the possible retention of the industrial stack for repurposing to enhance and support the overall vision for the site.

**Bike park location** – while many people expressed the view that the bike park should remain at its current location on Alcoa land, there was support for a new location on Crown land if it was close by and a smooth transition could be ensured.

**Economic impacts** - there was strong recognition and support for the plan’s sustainable economic outcomes, particularly those related to the development of tourism opportunities in Anglesea and employment for local people.

**Recreation attributes** - there was considerable support for the range of recreation attributes proposed on Alcoa’s freehold land to complement the transformation of the lease area of the mine and align with Anglesea’s broader character.

**Plan delivery post Alcoa** – there was a strong desire for appropriate planning mechanisms to be used to ensure the plan’s vision and proposals are realised in the future, if the land is sold to another party.

**Interpretation of the plan** – interpretation of the plan varied based on its visual layout and feedback suggested opportunities to help ensure better understanding of the plan’s vision.

**Overall engagement process and activities** – community members expressed appreciation for the ongoing consultation undertaken by Alcoa and the opportunity to share their views before the plan was finalised.

Alcoa respectfully acknowledges the variety of views presented during the consultation. While not all views can be reflected in the plan, where feasible, Alcoa has worked to incorporate the feedback into this Concept Master Plan published in March 2018.

Detailed reports of Alcoa’s consultation activities are published at [engage-anglesea.alcoa.com.au](http://engage-anglesea.alcoa.com.au).



Alcoa’s community consultation ▲

# 4.0 REGIONAL CONTEXT

Anglesea is located approximately 115 kilometres from Melbourne, on the world renowned Great Ocean Road on Victoria's south-west coastline. The town sits within the Surf Coast Shire, which encompasses coastal townships such as Aireys Inlet, Fairhaven, Jan Juc, Lorne and Torquay.

### Regional Population

The combination of natural amenity and a more relaxed lifestyle - collectively referred to as the 'sea-change' effect - has contributed to strong population growth in the Surf Coast Shire over the past decade.

From 2006 to 2016 the estimated resident population of the Surf Coast Shire grew from 22,230 to 30,450 persons at an average rate of more than 820 persons per annum. This represents a compound annual growth rate of 3.1 per cent. Most of the recent population growth has been concentrated in Torquay in new greenfield estates.

Surf Coast Shire projections anticipate continued robust population growth (2.1 per cent per annum) over the long-term. The resident population is expected to grow to 45,720 persons by 2036, equivalent to annual growth of 760 additional residents per annum. Most of this forecast growth will continue to be directed to Torquay.



### Regional Economy: Tourism

The region's economy is dominated by the tourism industry. It is the largest employer in the Surf Coast Shire, accounting for almost 17 per cent of all employment and is a major contributor to output and value add in the region.

Visitors are primarily attracted by the picturesque coastline, surf beaches, historic townships and National Parks.

At a regional level, the Great Ocean Road is one of Victoria's and Australia's most popular tourist destinations. The Great Ocean Road commences within the Surf Coast Shire at Torquay and runs directly through Anglesea.

Some 5.4 million people visited the Great Ocean Road region in the year ended September 2017 spending more than \$1.3 billion. Close to 40 per cent of visitors to the region stay overnight. Based on the current accommodation offer, overnight visitors predominantly utilise the following accommodation types:

- properties of friends or family (26%);
- caravan parks / camping grounds (21%);
- rented dwellings (14%); and
- standard 4 star or below hotels / motels (11%).

Growth in visitors to the Great Ocean Road region has averaged almost six per cent over the period from 2013 to 2017 with more than one million additional people visiting the region in 2017 compared to 2013 (year ended March).

Tourism data for Anglesea and Lorne shows that the vast majority of visitation to this area occurs during the warmer months given the key visitor attractions in Anglesea and Lorne primarily revolve around the beach. This trend is common across the broader Great Ocean Road region. The nature of seasonal peaks and troughs, however, contributes to a reduction in investor returns and increased skill shortages. Visitor peaks also result in congestion which can negatively impact on visitor experience in the region.

### State and Regional Policy Support for Tourism

New tourist attractions and accommodation options within the Great Ocean Road region are supported in State and regional policy. At a regional level the Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015 – 2025 clearly articulates the benefits of improving and enhancing the visitor experience and accommodation options in the Great Ocean Road region, by:

- extracting greater financial yield from visitors to grow real visitor spending, which declined over the period 2007 to 2013 in the region; and
- increasing visitor dispersal throughout the region, including in off-peak seasons and during the week to improve investor returns, reduce congestion during peak periods and better manage skill shortages.

At a state-wide policy level, as outlined in Victorian Visitor Economy Strategy Action Plan 2016 – 2020 (Victorian Action Plan), the Victorian Government's priorities in relation to the visitor economy are reflected in its 2016/17 State Budget commitments which included:

- \$101 million for the Regional Tourism Infrastructure Fund that is intended to support regional tourism infrastructure initiatives and boost jobs;
- \$38 million investment over two years in Visit Victoria for international, interstate and intrastate campaigns that highlight Melbourne and Victoria;
- \$20 million Regional Events Fund that will support a strong calendar of events to attract visitors; and
- \$9 million for the Business Events Fund.

In addition to the allocation of funds through the 2016/17 State Budget, the Victorian Action Plan outlines several longer-term state-wide actions that may have relevance to a potential new tourism offering in the Great Ocean Road region, including:

- identifying and facilitating iconic regional tourism products via a \$1.8 million package that will be used to help develop plans and business cases;
- fast tracking approvals for tourism projects of state significance using the Project Development and Construction Management Act 1994; and
- investing in outdoor recreation infrastructure that increases visitation and length of stay in regional and rural areas and also benefits locals.

## Tourism Opportunities for Anglesea

The large number of visitors that travel through Anglesea present a significant opportunity to encourage visitors to stop in town for new attractions which encourage overnight stays and year-round visitation.

As outlined in the Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015 – 2025, there are significant gaps in high quality accommodation (across the region) compared with other destinations. The Concept Master Plan proposes accommodation options that have the potential to respond to this unmet visitor demand for 4-5 star standard integrated and boutique styles, in hinterland and coastal locations within easy range of major nature based attractions and experiences.

The plan also noted that Anglesea has seen growth in outdoor active products and experiences. The Concept Master Plan explores further opportunities to grow outdoor recreation activities given the opportunity now presented by Alcoa's landholdings.

Sources:

ABS Publication 3218.0 Regional Population Growth, Australia, ABS 2017

National Visitor Survey YE Sep 17, Tourism Research Australia (2017) and Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015-2025, Regional Development Australia with the Victorian Government (2015)

Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015 – 2025, Regional Development Australia/Victoria (2015)

# 5.0 ANGLESEA CONTEXT

Anglesea is the third largest township within the Surf Coast Shire municipality (after Torquay and Jan Juc) with 2,668 residents in 2016.

Anglesea was first settled in about 1846 and slowly grew to become a small seaside village by 1916. The town was firstly known as Anglesea River and before that Swampy Creek. In 1922 the first section of the Great Ocean Road was opened which was the catalyst for additional residential development in Anglesea. Development accelerated again following the Second World War as private motor vehicle travel became more accessible. More recently, consistent growth has been experienced thanks to sea-changers and retirees.

Over the past decade Anglesea grew at a compound annual growth rate of approximately one per cent which is lower than other areas in the broader municipality such as Torquay and Jan Juc. This is primarily due to its distance from Melbourne and the lack of supply of new residential blocks within the township given the nationally significant Anglesea Heath and the ocean limiting outward expansion of the township. Anglesea is currently projected to grow to 2,920 persons at 2036 (+260 residents).

Anglesea is a centre for outdoor and nature based activities and a popular holiday destination. During peak holiday season the Anglesea population swells to be six to seven times the permanent resident population.

Tourists in Anglesea are typically drawn to the main surf beach along with the cliff top walks, the Anglesea River and promenade area, Anglesea Heath and the golf course which is inhabited by kangaroos. Anglesea is also a stop off point for those tourists looking for something to eat and drink as they travel further along the coast.

Accommodation for seasonal holiday makers includes caravan parks, rented holiday homes, bed and breakfast options, apartments, and backpacker lodgings. A range of recreation camps attract thousands of students throughout the year.

The town centre is focused on the primary retail shopping area which is located east of the Anglesea River on the Great Ocean Road. The primary shopping area is anchored by a small supermarket with liquor store. It predominantly comprises food and beverage retailing including cafes, restaurants, bakeries, a green grocer and takeaway food outlets. Other businesses include a hotel, pharmacy, bank, newsagent, post office, real estate agents, and several clothing and giftware boutiques.

In addition to the main shops, there are some smaller retail offerings on the western side of the Anglesea River on the Great Ocean Road, with varying levels of occupancy, including a service station, general store, cafes, a butcher, surf store, day spas, hardware store and surf school.

The McMillan Street community precinct comprises mostly of civic and community facilities - a community hall, community house, community garden, kindergarten and playgroup, ambulance station, medical centre and several community meeting spaces. Others facilities in the township include the Anglesea Primary School, nursing home, retirement village, the Country Fire Authority and Victoria Police.

Throughout Anglesea there are several amenities and clubs for recreational activities such as bike riding, surf lifesaving, golf, football, cricket, lawn bowling, tennis, walking and wildlife watching.

Sources:  
profile.id.com.au  
Anglesea Structure Plan, Surf Coast Shire (2012)

Image by Alan Barber ►





Anglesea Local Town Context

Alcoa Land Titles



Road Network

- Alcoa Land Titles
- Great Ocean Road
- Main Road
- 2wd & 4wd tracks



Recreation

- Alcoa Land Titles
- Active Recreation Facility
- Bike Park
- Spa
- Playground
- Golf Club
- Camp Site
- Water Activities
- Surf Life Saving Club



## Environmental Attributes

Anglesea has a distinct coastal town character with important natural landscapes defining its character. The beautiful beaches, scenic ocean walks and large expanses of coastal vegetation are valued attractions to the area. The hills cloaked with indigenous vegetation provide an important backdrop to the township, which nestles residential built form into the overall attractive landscape setting.

Tree canopy in and adjacent to the town is also important to Anglesea's identity, particularly the Messmate Stringybark Woodland. The Anglesea River and its associated Moonah landscape is highly distinctive and contributes to the coastal character of the setting.

### Anglesea Heath

The Anglesea Heath contains outstanding floristic diversity that provides exceptional wildflower displays and panoramic vistas. It is listed on the National Estate Register and is highly valued by the local community, with the majority of the heathland recently integrated in the Great Otway National Park.

It is a haven for wildlife, and contains walking, vehicle and mountain bike riding tracks.

About a quarter of Victoria's plant species can be found in the Anglesea Heath including more than 80 different types of orchids. There are 29 mammal species recorded and more than 100 native bird species thrive in the Anglesea Heath.

The rich diversity of flora found within the heathland landscapes and woodlands are important conservation areas and valued settings for students, tourists, specialists and locals.



Ecological Vegetation Classification  
(Subject to verification)

- Alcoa Land Titles
- Heathy Woodlands
- Herb-rich Woodlands
- Heathlands
- Coastal Scrubs & Woodlands
- Lowland Forest
- Wetlands
- Existing Water Bodies

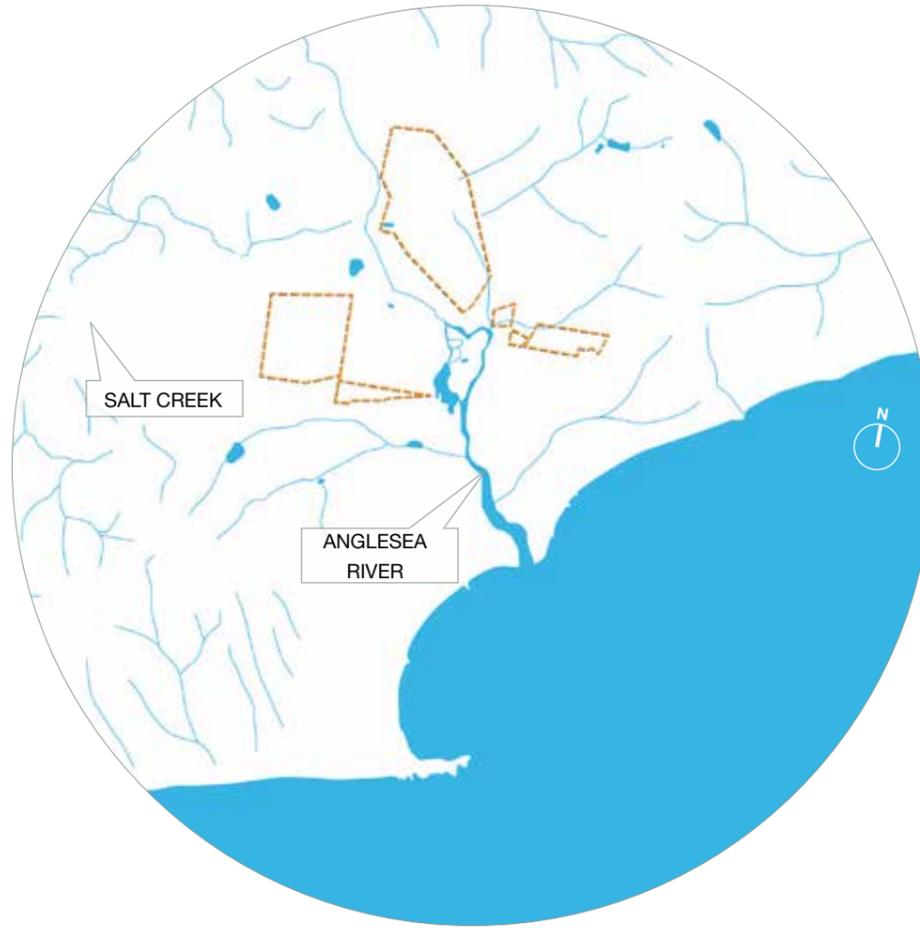


Source: Victorian Government and Alcoa of Australia.



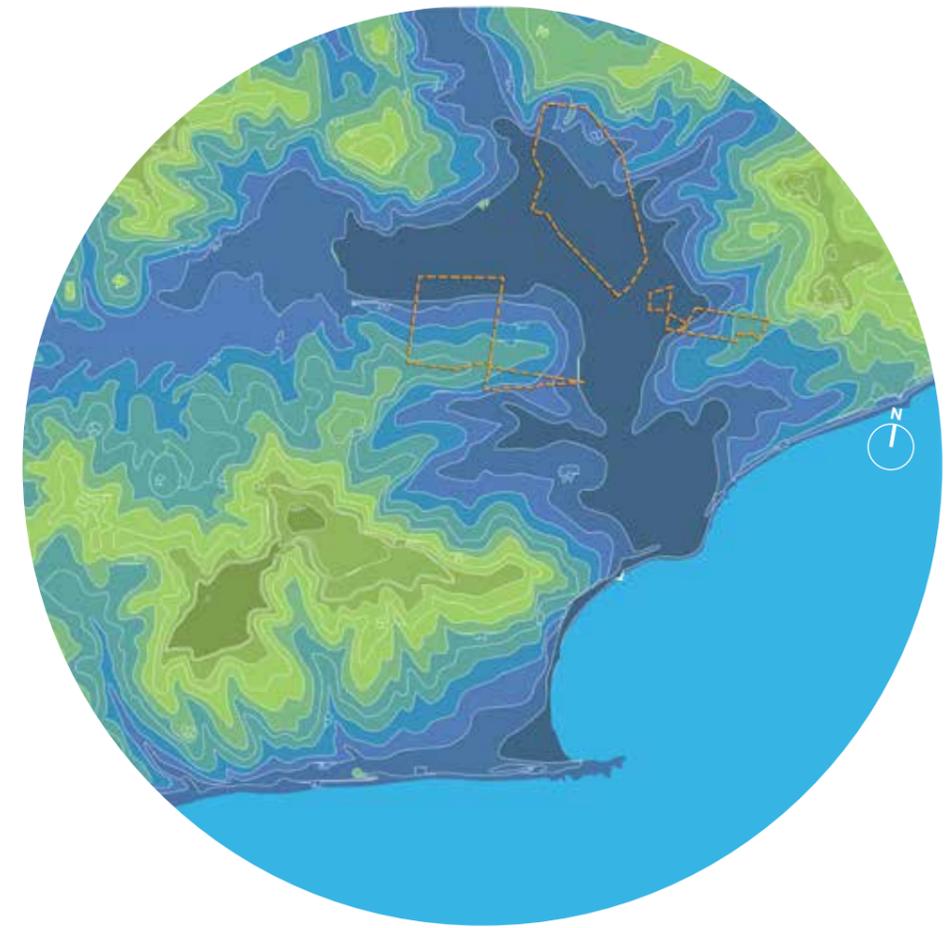
**National Park**

- Alcoa Land Titles
- Great Otway National Park
- Anglesea Heath, now part of the Great Otway National Park.



**Water Typologies**

- Alcoa Land Titles



**Topography**

- Alcoa Land Titles
- Elevation (metres)
- 80m
- 40m
- 20m
- 5m



## 6.0 ALCOA POWER STATION & MINE SITE CONTEXT

Alcoa's Anglesea power station and mine site is located adjacent to the township of Anglesea and comprises freehold landholdings and leased Crown land.

### Freehold Landholdings

Alcoa's freehold landholdings total approximately 143 hectares in four distinct areas that are the focus of this Concept Master Plan.

The two largest freehold areas are in the former power station and mine sites, with the Anglesea River separating the two areas.

### Former Power Station

The Former Power Station precinct is approximately 80 hectares. It contains the power station buildings, infrastructure and associated equipment and an Environment Protection Authority (EPA) Victoria licensed asbestos landfill. The site also contains a small section of the Anglesea Heath in the north and areas of planted vegetation in the south. Decommissioning of the power station is scheduled to be completed in 2018. The process is consistent with the National Environment Protection Measure (Contaminated Sites) and is regulated by EPA Victoria through a Clean Up Notice.

### Former Mine

The Former Mine precinct land is approximately 43 hectares in size and adjacent to a re-vegetated area. Approximately 31 hectares of this area will be in the proposed water body which is subject to rehabilitation and closure as outlined in the draft Anglesea Mine Rehabilitation and Closure Plan.

There are two additional areas of Alcoa's freehold landholdings, located adjacent to the Anglesea township.

### Fraser Avenue

In Fraser Avenue, Alcoa owns approximately six hectares of land which features remnant native vegetation, walking tracks and emergency vehicle access between Fraser Avenue and Coalmine Road.

### Betleigh and Wilkins Streets

In Betleigh and Wilkins Streets, Alcoa owns approximately 13 hectares of land containing remnant vegetation and an area used by the Anglesea Bike Park (currently leased to Surf Coast Shire).

### Leased Crown Land

In the area surrounding the former power station and mine sites, Alcoa leases 787 hectares of unreserved Crown Land, under provisions of the *Mines (Aluminium Agreement) Act 1961*. This area consists of the mine pit, Alcoa's transmission line, and the Anglesea Heath. Alcoa continues to lease the land to complete its rehabilitation obligations.

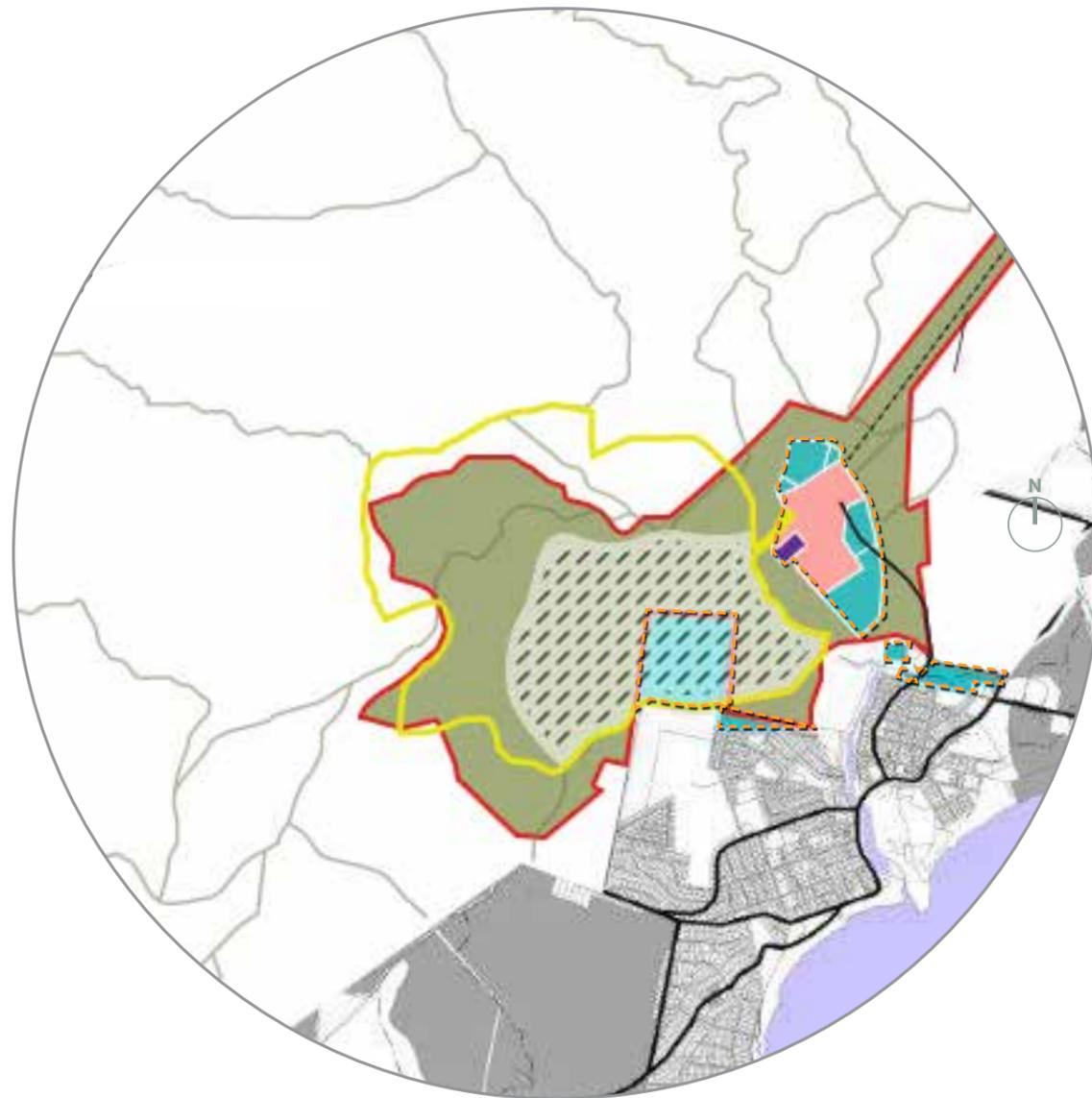
The rehabilitation and future landform of the area disturbed by mining is detailed in the draft Anglesea Mine Rehabilitation and Closure Plan. Features include safe and stable landforms, a water body, extensive rehabilitated areas and proposed areas and access for potential future alternative land uses. The draft plan has been provided to the regulator, Earth Resources Regulation of DEDJTR.

### Adjacent Land

The site is surrounded by the Great Otway National Park and other Crown Land to the north, east and west, with the township to the south. Adjacent to the south is the Anglesea Golf Course, residential homes and Coogoorah Park.

Image by Alan Barber ►





Alcoa Site Context

- Alcoa Land Titles
- Leased Crown Land
- Power Station Freehold
- Specified Mining Area
- Transmission Line
- Alcoa Freehold
- Asbestos Landfill
- Current Extent of Mine



Freehold Landholdings

- Alcoa Land Titles
- Scale bar for Freehold Landholdings map, showing 0m, 200, 400, and 800 meters.

# Site Heritage

## Indigenous

The Wadawurrung and Gadubanud people are the Traditional Owners of the land around Anglesea and Aireys Inlet with Gadubanud country generally being to the west of Painkalac Creek and Wadawurrung country to the east.

The Wadawurrung people are the Traditional Owners of an area of land bounded by Aireys Inlet, Anglesea, Werribee, Bacchus Marsh, Beaufort, Streatham and Derrinallum. The Wadawurrung people are members of the Kulin nation and have looked after and cared for the land for more than a thousand generations to this very day.

The Gadubanud people cared for the rainforest plateau of the Otway Ranges and rugged coastline of Cape Otway in Western Victoria, covering the present towns of Lorne and Apollo Bay, for thousands of years. After 1846 there are no recorded interactions between the Gadubanud and European settlers, although the absence of written records is not proof of their extinction and there are Aboriginal people in the area today who trace their ancestry to the Gudabanud.

## Agriculture and Farming

Settlement by pastoralists at Anglesea began in 1839 with the granting of land (Gerangamete) to William Roadknight. Until the 1950s, much of the future power station and mine site was agricultural and grazing land.

When Camp Road was the main route into Anglesea, the first house to be met when coming from Geelong was owned by Henry Bubb, whose farm of 100 acres was at the head of the river. A marker denotes the location of the Bubb family homestead near the entrance to the former power station. Members of the Bubb family later became employees of Alcoa.

Hand written notes on the Parish of Angahook map (Department of Lands and Survey 1960) also show several areas licensed for sand and gravel extraction and note the area was used by both the Australian Army and Australian Navy for military and navigational exercises.

Further along Camp Road was a poultry farm owned by Emile Sichlau known as "Norsewood" and originally situated on 32 acres where American turkeys were bred. A long driveway once wound its way up to the large timber homestead. The Anglesea Bike Park now occupies the old orchard area of the farm.

Alcoa's freehold landholdings were also once home to a pine plantation and saw mill, inclusive of accommodation for workers and families.

## Leaf Fossils

In the 1980s, some significant plant fossils were uncovered in clay deposits in the mine area. Palaeontologist Dr David

Christophel from Adelaide University spent many years researching the fossils which created a picture of plant life 40 million years ago.

Among his finds were fossilised leaves from the gum family which were the oldest record of the earliest relatives of today's gums. Many of Dr Christophel's Anglesea leaf fossils were later donated to the Museum Victoria.

## Anglesea Heath Management Plan

In 1996 Alcoa and the Victorian Government's Department of Natural Resources and Environment (DNRE) jointly called upon key stakeholders and environmental experts to discuss proposed additions to the National Heritage listed area within Anglesea Heath. It was agreed there was a need for a more strategic approach to the management of Anglesea Heath. It was proposed that a Management Plan be drafted for the area, to guide decision making across a range of issues and key management areas.

The Anglesea Heath Consultative Committee was established bringing together individuals and groups with specific expertise and management responsibilities within the Anglesea Heath. Representatives from Alcoa, Parks Victoria, Surf Coast Shire, Anglesea and Aireys Inlet Society for the Protection of Flora and Fauna (ANGAIR Inc.), the Geelong Environment Council, and staff from the School of Biology and Chemical Sciences, at Deakin University, Geelong, were included on this committee.

A co-operative agreement between Alcoa and the Secretary to the DNRE was established and signed on 8 November 2000 to protect the biodiversity, landscape, water catchments, and cultural heritage, while providing opportunities for public appreciation and sustainable enjoyment of the area. This agreement, whereby a conservation agency and a resources company formed a co-operative partnership to manage an area for biodiversity conservation, was the first of its kind in Australia.

After several years of hard work by the Anglesea Heath Consultative Committee, the Anglesea Heath Management Plan was finalised and launched in 2002. Under the plan, Parks Victoria and Alcoa worked extensively together to enhance the heath through improvements to signage, track rationalisation and rehabilitation work, weed removal activities and the onsite presence of a park ranger. An Alcoa environmental project officer dedicated to mine rehabilitation and land management was also appointed.

Sources:

<http://www.angair.org.au/about-angair/traditional-owners-of-the-land>

Anglesea & District Historical Society

Parks Victoria



Henry Bubb's bark hut, circa 1800s.  
Source: Anglesea & District Historical Society



The Anglesea township in the 1970s.



Members of the Anglesea Heath Consultative Committee.



A fossil leaf cycad frond, circa 40 million years old.  
Source: Anglesea & District Historical Society

## Alcoa Setting

For 46 years Anglesea was home to Alcoa's power station and mine.

Each year, Alcoa mined approximately 1.1 million tonnes of brown coal to fuel the 160-megawatt power station. Progressive mine rehabilitation was carried out beginning in the 1970s. The electricity produced was transmitted via a 45-kilometre high-voltage power line to the aluminium smelter and rolling mills at Point Henry, Geelong. The power station supplied approximately 40 per cent of Point Henry's power requirements.

Prior to the start of Alcoa's operations, test bores for coal were made at Anglesea by the Roche Brothers, who were then operating a mine at nearby Wensleydale where the coal reserves were dwindling. They began drilling around the south eastern side of the Otways during 1958. It was known that coal had been intersected as early as 1941 in the areas of Torquay and Anglesea with arterial water boring activities.

An extensive coal deposit was found two kilometres to the north of the Anglesea township. The Roche Brothers Anglesea Coal Mine commenced operation on 9 April 1959 and up to 1969 produced approximately one million tonnes of coal.

During this period, Western Mining had begun discussions with the Aluminium Company of America (subsequently known as Alcoa) - the then largest aluminium producer in the world - regarding the establishment of an aluminium smelter in Australia to meet increasing worldwide demand for the metal.

In June 1961 Western Mining struck a deal the Aluminium Company of America that would see the birth of an integrated aluminium industry in Australia. Anglesea would play a key role in the company's visionary plan.

In 1961 Alcoa was given a 50-year right to explore for and mine coal in a lease agreement with the Victorian Government when the *Mines (Aluminium Agreement) Act 1961 (MAAA)* was passed. The first soil was turned in October 1965 marking commencement of the power station's construction. The first power was produced on 17 January 1969 and the Anglesea Power Station was formally opened by the Premier of Victoria, Sir Henry Bolte on 20 March 1969.

In 2011 the lease was renewed and extended for a further 50 years, until 2061, allowing Alcoa to continue to explore for and mine brown coal. As part of the lease extension, the company guaranteed that more than 90 per cent of the lease area would remain protected and be managed like a national park.

At the heart of Alcoa's Anglesea operations were its employees. The small workforce (approximately 85 in 2015) made significant achievements in the areas of safety, environment, production and community contribution.

In recognition of its world-class mine rehabilitation efforts, Alcoa received a high commendation in the Victorian Government Strzelecki Awards.

For many years Alcoa proudly co-managed the Anglesea Heath with Parks Victoria. Alcoa's long-standing relationship with DELWP, Parks Victoria, ANGAIR and the Anglesea Heath Consultative Committee ensured the management and protection of the heath's conservation values over many years.

Throughout the life of its operations, Alcoa and its employees proudly supported the Anglesea community through innovative partnerships, grants, employee volunteering and public tours. In fact, Alcoa's long-standing partnership with the Anglesea Surf Life Saving Club preceded the opening of the power station.

In 2015 Alcoa made the difficult decision to permanently shut down the power station and mine. Operations ceased on 31 August 2015 and the work to decommission and rehabilitate the site began.

In 2016, Alcoa surrendered more than 6,600 hectares of leased Crown land to the Victorian Government and the Anglesea Heath was incorporated into the Great Otway National Park.

In 2018, the decommissioning and rehabilitation is well underway. Alcoa's long term commitment to its environmental, health and safety values, together with its commitment to keep working with the local community and key stakeholders, continue to underpin the work undertaken.

Sources:

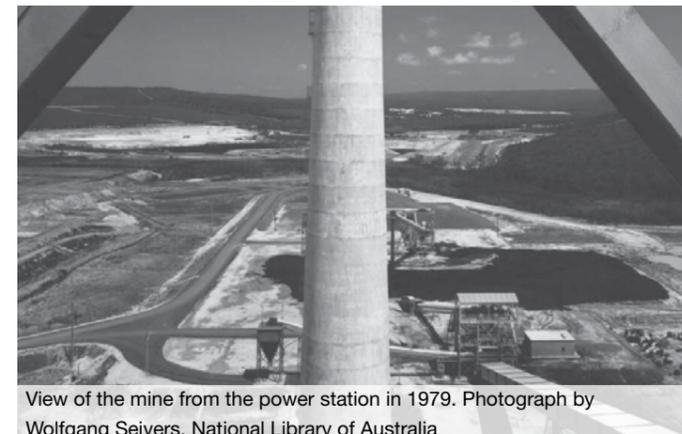
Blainey G., *White Gold: The Story of Alcoa of Australia*, 1997.  
Alcoa of Australia archives.



Henry Bolte turning on the power at the official power station opening in 1969.



Alcoa's longest community partnership is with the Anglesea Surf Life Saving Club. Photograph by Robert Pockley Studios



View of the mine from the power station in 1979. Photograph by Wolfgang Seivers, National Library of Australia



Alcoa employees on the last day of operations in 2015. Image by Alan Barber

# Planning Context

## Zones and Overlays

Alcoa's land in Anglesea is covered by the following zones and overlays that will need to be considered as part of any future developments on the Alcoa landholdings:

- Special Use Zone 1;
- Rural Conservation Zone;
- Bushfire Management Overlay;
- Vegetation Protection Overlay;
- Land Subject to Inundation Overlay;
- Floodway Overlay; and
- Areas of Aboriginal Cultural Heritage Sensitivity.

The majority of Alcoa's land parcels are covered by the Special Use Zone 1. This zoning is intended to support land uses associated with mining and informal outdoor recreation. Other uses including leisure and recreation are also allowed subject to a permit.

One smaller Alcoa parcel (Fraser Avenue) is covered by the Rural Conservation Zone, which is used to protect and enhance the natural environment and biodiversity and encourage development and land use which is consistent with sustainable land management. Bed and breakfasts and animal keeping are permissible uses, whilst residential hotels, group accommodation, restaurants, markets, pleasure boat facilities, primary produce sales and schools are allowed subject to a permit being granted.

The Bushfire Management Overlay seeks to identify those areas that require bushfire protection measures to be implemented and to limit development "where the risk to life and property from bushfire can be reduced to an acceptable level".

The Vegetation Protection Overlay seeks to protect and conserve areas of significant vegetation, to maintain and enhance habitats for indigenous fauna and to ensure that development minimises loss of vegetation.

The Land Subject to Inundation Overlay identifies land that is within a flood storage or flood fringe area and seeks to ensure that any development "maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level

or flow velocity" along with maintaining (or improving) river and wetland health.

The Floodway Overlay seeks to identify land that has the greatest risk and frequency of being affected by flooding, and also seeks to ensure that development minimises flood damage and is compatible with flood hazards.

Areas of Aboriginal Cultural Heritage Sensitivity are described in the Aboriginal Heritage Regulations 2007 and are respectfully considered.

## Anglesea Structure Plan

The Anglesea Structure Plan (2012) was prepared by the Surf Coast Shire to assist in the future long-term planning for the Anglesea township particularly in the context of changing demographics, climate change, bushfire risk, the need for more sustainable development and environmental management, and pressure from increasing tourism and visitation.

The structure plan was created before the shutdown of the Anglesea power station and mine and therefore was developed without the opportunity to consider Alcoa's freehold and leasehold properties in the current context.

Key elements of the structure plan include:

- the retention of buffer areas to Alcoa's power generation and mining activities (no longer relevant as those activities ceased in 2015);
- the encouragement of appropriate infill development and redevelopment of larger sites within the town boundaries (new opportunities now available given the changed focus of Alcoa's freehold landholdings since 2015);
- protecting and enhancing the natural, landscape and cultural values of the river, coast, heath and bush environments to maintain the unique attractive setting of Anglesea;
- protecting and enhancing Anglesea's valued non-suburban coastal/bush village character by ensuring development responds to and enhances the preferred town character and applies sustainable design principles; and
- maintaining a range of appropriate community and recreation services and facilities which meet community needs, including active and passive recreation space, facilities for older persons and youth, and safe pedestrian and bicycle linkages between facilities.

The structure plan supports a vibrant and sustainable local tourism industry and potential opportunities to improve the diversification of tourist facilities and activities in and around Anglesea. It encourages tourist accommodation, and tourist related retailing and activities in designated precincts in the township, and opportunities for sensitively designed low-scaled tourist accommodation and facilities elsewhere, including beyond the settlement boundary:

- adventure based tourism like bush-walking, mountain biking, horse riding, kayaking and surfing;
- nature-based tourism, including eco-tourism, nature retreats and environmental appreciation;
- capitalising on Anglesea's location as a base to visit Marine and National Parks;
- development of conference and health and wellbeing facilities, for example spa, massage and health programs;
- promotion of events outside the peak periods such as cycling, running, mountain biking, markets and music and art festivals; and
- provision of a broader range of accommodation options, in particular 4-5 star accommodation at key locations along the Great Ocean Road.

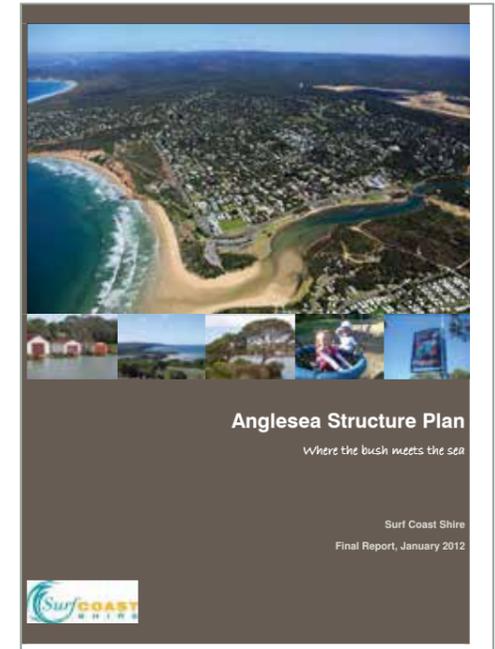
In relation to housing, the structure plan references the declining take up of land in the township, with the drop in dwelling construction largely attributed to diminishing land supply, rising property prices and general economic conditions. In addition, the plan notes the lack of smaller properties, for example 1-2 bedroom dwellings, and the fact that the median house price in Anglesea has risen strongly.

The opportunity now exists for Alcoa's various landholdings to be used to respond to the Anglesea Structure Plan.

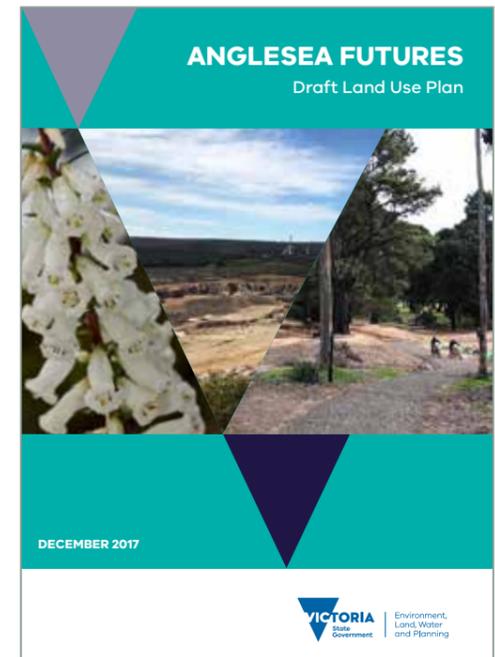
## Anglesea Futures Draft Land Use Plan

The Anglesea Futures Draft Land Use Plan, released December 2017, seeks to establish the land use direction for both public and private land, inclusive of Alcoa's freehold landholdings, within a study area of approximately 7,000 hectares north of Anglesea.

The Anglesea Futures Draft Land Use Plan prepared by DELWP was prompted by the closure of Alcoa's power station and mine operations. DELWP sought feedback from the community on the draft plan to inform the final plan.



Anglesea Structure Plan



Anglesea Futures Draft Land Use Plan

The final Anglesea Futures Land Use Plan, will be a strategic level document that will inform future decisions on activities, management, protection, changes to land tenure and any development on the subject land. An implementation framework will be required to guide the realisation of the proposed land uses as articulated in the final plan.

The Anglesea Futures Draft Land Use Plan has been informed by:

- robust community and stakeholder consultation and engagement;
- existing policy and legislation;
- land attributes and ownership; and
- most importantly, the environmental, tourism, economic, development and community opportunities that the study area land provides.

The Anglesea Futures Draft Land Use Plan, as shown in the diagram on the right of this page, defines 10 areas that are subject to potential land use change, together with areas with proposed set land uses including the “Proposed Water Body and Banks”, “Outer Lease Area” and “National Park”. It proposes future uses for each of the areas comprising primarily a mix of: Conservation, Recreation – Passive, Recreation – Active, Community, Tourism, Accommodation and Residential.

The Anglesea Futures Draft Land Use Plan also recommends complementary uses for some of the areas essentially consisting of: Retail, Other Commercial and Renewable Energy. Tourism and Accommodation are also considered complementary uses in relation to two areas.

Alcoa’s freehold landholdings have the potential to play a critical role in realising the proposed land uses in the Anglesea Futures Draft Land Use Plan and in delivering upon the underlying objectives consistently identified through the ongoing community consultation processes.

Alcoa’s Concept Master Plan, for the most part, is consistent with the proposed uses and underlying aspirations contained within the Anglesea Futures Draft Land Use Plan.

Of greatest relevance to Alcoa’s freehold landholdings are areas 3, 4, 5, 6, 7, 10 and the “Proposed Water Body and Banks”.

The relevance and importance of areas 5, 7 and the “Proposed Water Body and Banks”, relates to the impact these areas will have on the proposed land uses and aspirations for other areas, particularly areas 3 and 6. For example, the opportunity to facilitate the delivery of major tourism facilities and complimentary services such as accommodation and a restaurant across areas 3 and 6 will depend on the ability for these areas to be connected through the southern end of area 5.

While the Anglesea Futures Draft Land Use Plan currently notes possible access rights across area 5, it is anticipated that the proponents of any major tourism facility would seek the certainty of greater tenure rights before investing the significant capital required for a major tourism facility.

While Alcoa acknowledges that freehold tenure will not be possible for the area of the riverbed and riverbanks in area 5, it believes that freehold will be required either side of the riverbed/banks.

Similarly, the ability to create a “Proposed Water Body and Banks” that will further improve the overall visual amenity will be critical to the success of ancillary restaurants and accommodation in area 3, which in turn will contribute to the commercial viability of any proposed major tourism facility in area 3 or 6.

Alcoa believes the close proximity of the adjacent Fraser Avenue area with its rich botanical diversity, and the proposed opportunity to provide sensitively sited inclusive access, provides an additional attribute that would enhance any proposed major tourism facility as a “local window” into the Great Otway National Park.

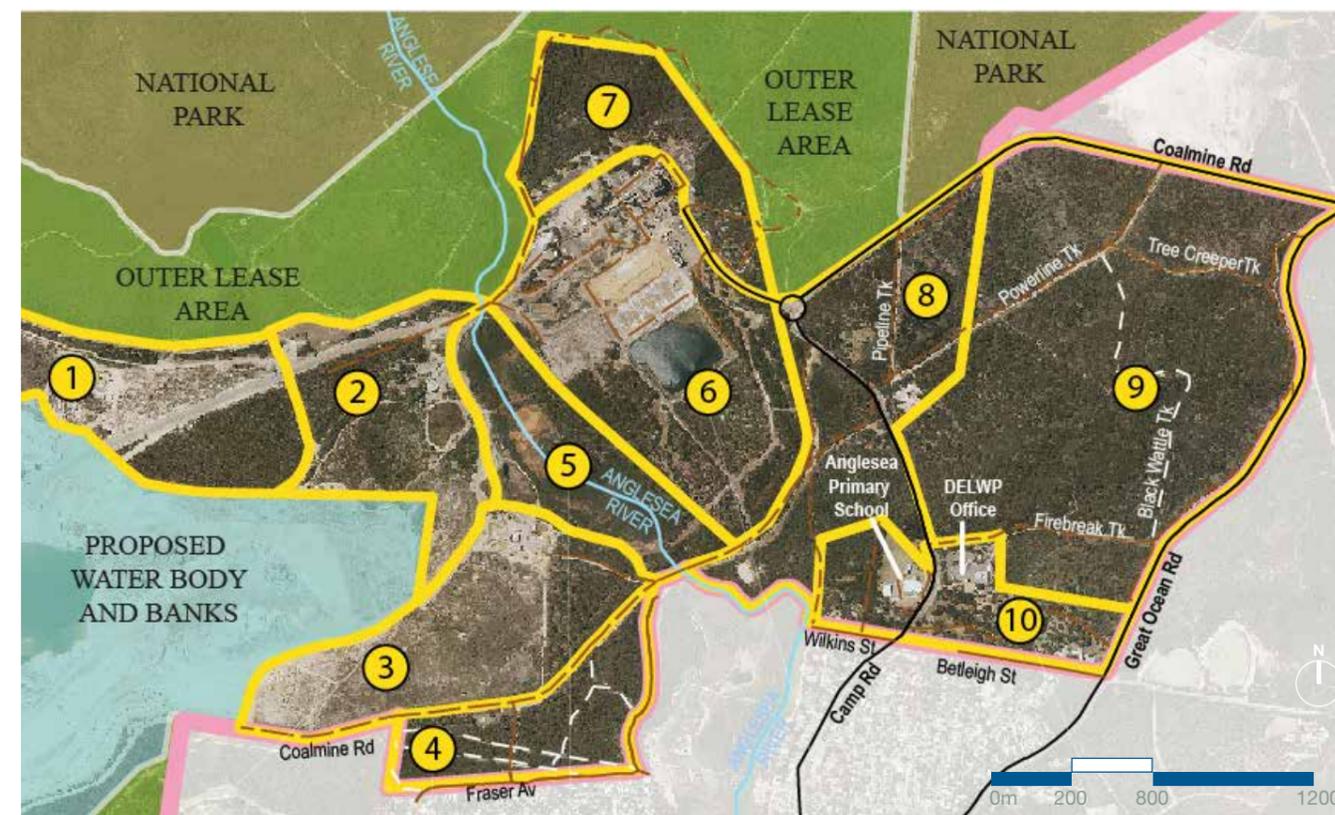
These considerations are indicative of the integrated nature of both the Anglesea Futures Draft Land Use Plan and Alcoa’s Concept Master Plan.

Sources:

- Anglesea Futures Draft Land Use Plan, 2017
- Anglesea Structure Plan, 2012



Land Titles & Planning Zones ▲  
Source: <http://services.land.vic.gov.au/>



Anglesea Futures Draft Land Use Plan ▲

# 7.0 PROPOSED LAND TENURE PLAN

Alcoa and the Victorian Government DELWP have engaged in preliminary land tenure discussions as part of the development of the Anglesea Futures Draft Land Use Plan.

These discussions have proposed potential changes in land ownership between the Victorian Government and Alcoa to:

- improve the value of the Crown estate and ensure optimal future land management arrangements (including for the proposed water body);
- resolve legacy land boundary issues related to the Alcoa asbestos landfill; and
- improve the potential overall community amenity, enjoyment, and future land use opportunities for the total land area (Crown and Alcoa freehold).

The proposed changes will be subject to rigorous government assessment and ministerial approval processes. Additional areas of land may be considered for inclusion as part of the final development of the land exchange agreement, pending further government assessment, feedback and finalisation of both the Anglesea Futures Land Use Plan and Alcoa's Concept Master Plan.

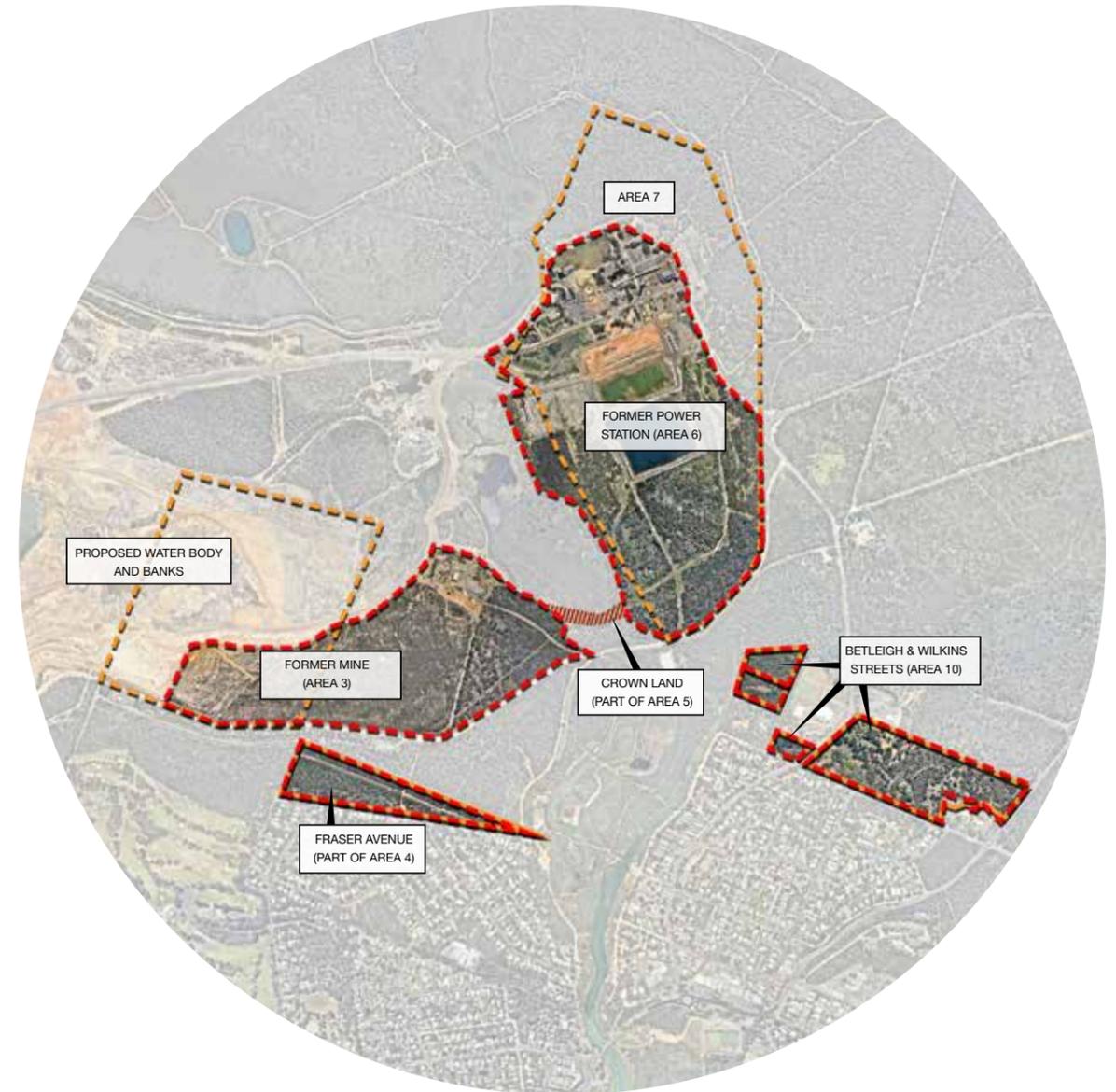
The proposed land ownership changes, which may be subject to further change, if agreed and approved, would include:

1. A portion of the 43 hectare Alcoa freehold title within the former mine site being transferred to reserved Crown land. This would enable DELWP management and operational control of the equipment and infrastructure to facilitate water discharge from the proposed water body (refer Proposed Water Body and Banks area in the Anglesea Futures Draft Land Use Plan). The proposed area is approximately 31.4 hectares.

2. A portion of the Crown land to the east of the Alcoa freehold title within the former mine site being transferred to Alcoa freehold land, to adjoin the remaining portion of the mine site freehold title area (approximately 11.6 hectares). The proposed area is approximately 28.7 hectares and is referenced as Area 3 in the Anglesea Futures Draft Land Use Plan.
3. The Alcoa former power station freehold land title being extended along the existing south-western boundary to fully incorporate the asbestos landfill site and allow efficient management of the river environs boundary. The proposed area is approximately 3.7 hectares, and the combined area is referenced as Area 6 in the Anglesea Futures Draft Land Use Plan.
4. The northern section of the Alcoa former power station freehold land title being transferred to reserved Crown land. This section of land is referenced as Area 7 in the Anglesea Futures Draft Land Use Plan and the proposed area is approximately 25.6 hectares.

The net reduction to Alcoa is approximately 20 hectares of land.

Alcoa also proposes that a portion of the southern section of existing Crown land Area 5 be leased to Alcoa to facilitate access between the revised freehold land in Area 3 and Area 6. The proposed area is approximately 1 hectare. Alcoa acknowledges that the proposed Crown land leased area would include the provision of infrastructure within the Anglesea River / flood plain land area, and will seek all required approvals.



Proposed Alcoa land tenure plan, areas based on Anglesea Futures Draft Land Use Plan. ▲

- Existing Alcoa land titles
- Proposed Alcoa land titles
- Unchanged Alcoa land titles
- ▨ Crown Land Lease



# 8.0 CONCEPT MASTER PLAN VISION

## Design Principles

The realisation of the Concept Master Plan vision is highly dependent on the integrated and holistic approach that is proposed for Alcoa's freehold landholdings, together with the broader Crown and other surrounding landholdings that are subject to the Anglesea Futures Draft Land Use Plan.

The embedded design principles of the Concept Master Plan seek to connect visitors to the environmental qualities of this broader area, and to a range of uses that complement its unique qualities. The implementation of the Concept Master Plan follows a phased and methodical approach with key design principles including:

### 1. Safe and Stable

As part of Alcoa's obligations outlined in the draft Anglesea Mine Rehabilitation and Closure Plan, Alcoa will undertake extensive rehabilitation (resulting in minimal impact to the Anglesea Heath), infill historical rehabilitation, re-divert Salt Creek and connect the proposed water body to the Anglesea River.

### 2. Proposed Land Tenure Plan

Proposed land tenure changes will ensure optimal land management arrangements, resolve legacy land boundary issues and improve overall amenity as outlined in Section 7.0 of the Concept Master Plan.

### 3. Connect Visitors to the Broader Site and the Greater Region

It is proposed that visitors will enter the broader site from the Great Ocean Road via Camp Road. An integrated car parking and orientation facility could link the public to the proposed water body, the Great Otway National Park and the range of pathways and facilities proposed under the Anglesea's Futures Draft Land Use Plan.

### 4. Recognise Alcoa's Freehold Land as Four Interlinked Precincts with Distinct Characters

Alcoa's freehold landholdings comprise interlinked land uses yet display a range of distinct qualities; from the valued heathland at Fraser Avenue, the great views from the Former Mine precinct to the proposed water body, the openness of the Former Power Station precinct and the proximity to existing residential uses at Betleigh and Wilkins Streets.

### 5. Respond to Existing Site Qualities with Key Precinct Themes

The key qualities of each of the interlinked precincts are reinforced via key themes; conservation at Fraser Avenue, ecologically focused tourism at the Former Mine precinct, community based tourism and leisure related activities at the Former Power Station precinct and residential uses at Betleigh and Wilkins streets.

### 6. Create Seamless Connections Between Precincts

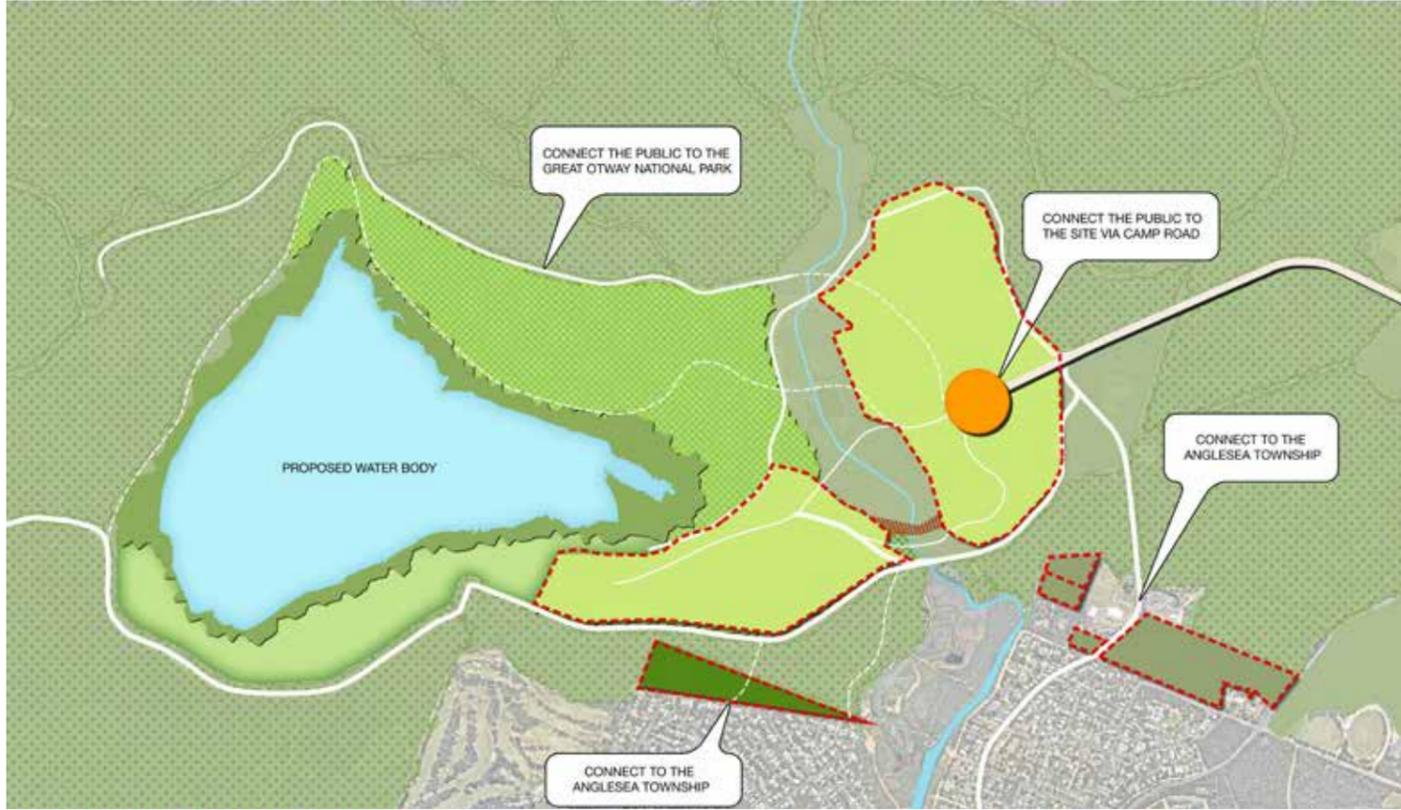
Each of the key precincts will be connected for a holistic visitor experience. They will also be connected to the Great Otway National Park and linked back into the Anglesea township.



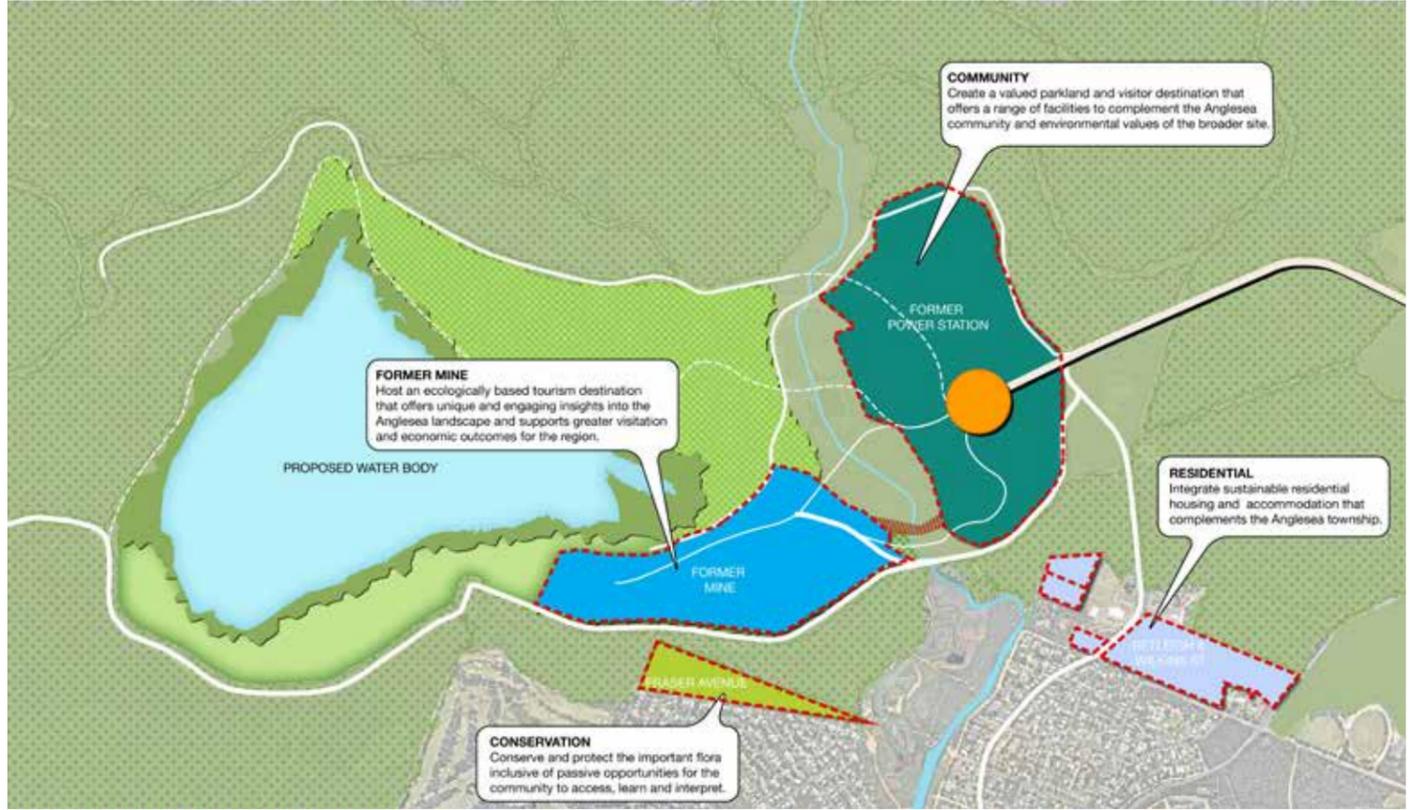
01 SAFE AND STABLE



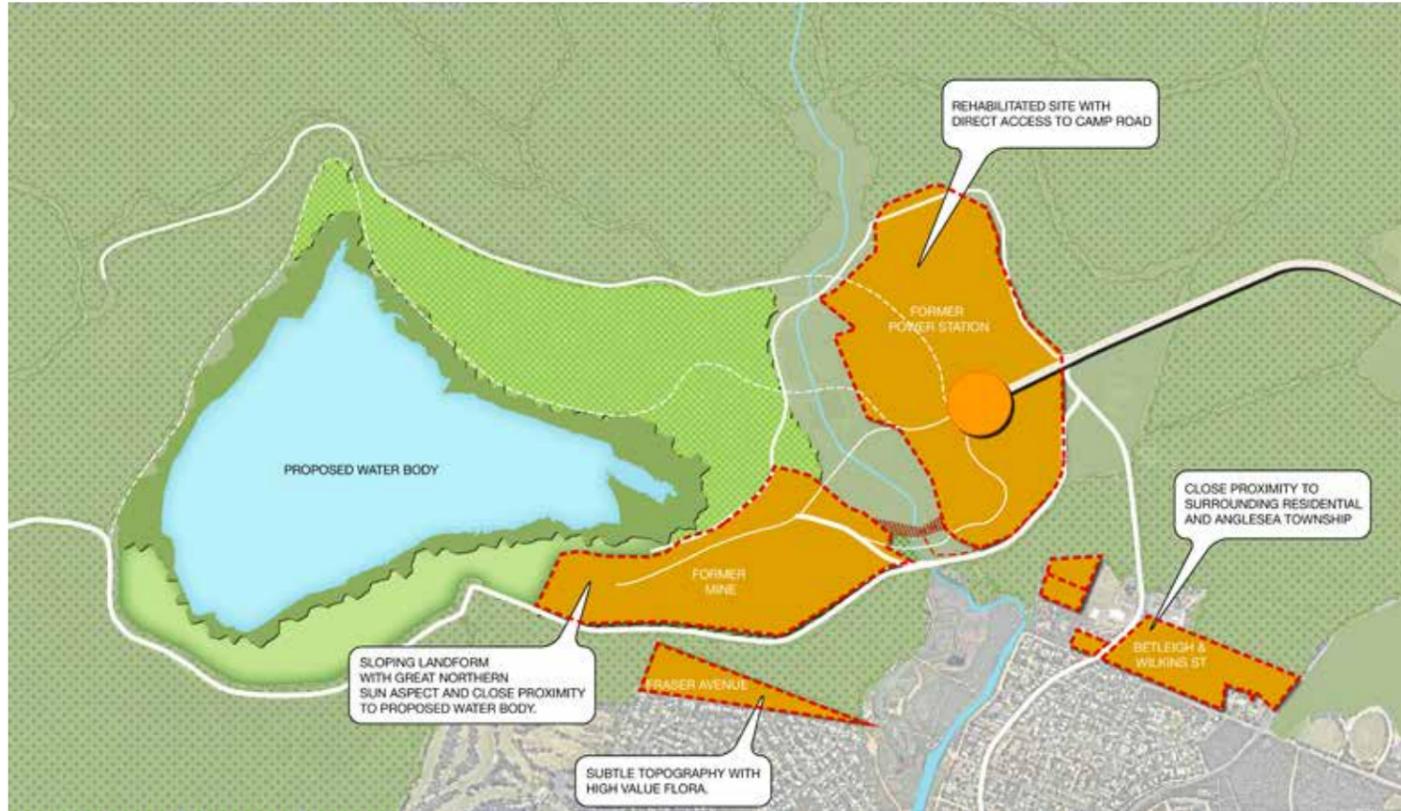
02 PROPOSED LAND TENURE PLAN



**03** CONNECT VISITORS TO THE BROADER SITE AND THE GREATER REGION



**05** RESPOND TO EXISTING SITE QUALITIES WITH KEY PRECINCT THEMES



**04** RECOGNISE ALCOA'S FREEHOLD LAND AS FOUR INTERLINKED PRECINCTS WITH DISTINCT CHARACTERS



**06** CREATE SEAMLESS CONNECTIONS BETWEEN PRECINCTS

# Concept Master Plan Precincts

The Concept Master Plan for Alcoa's four distinct freehold land precincts recognises the vital role that these landholdings could play in:

- connecting people to Anglesea's valued landscapes;
- creating a new tourism destination for Anglesea and the Great Ocean Road; and
- creating economic opportunities for Anglesea and the wider region.

The delivery of the Alcoa's Concept Master Plan has the potential to draw more people to visit Anglesea for its environmentally focused community and tourism facilities. It will see people live and vacation in environmentally sensitive residences and accommodation incorporating appropriate renewable energy components into building and facility design, contributing significantly to the Anglesea economy.

Proposed features of the Concept Master Plan include:

### Former Power Station

A range of facilities on the former power station site that complement the Anglesea community and celebrate the adjacent heath context, such as an elevated observation tower, orientation shelters, picnic spaces, play areas, paths and boardwalks, recreation as well as tourism focused accommodation and retail uses. This precinct is proposed to be the principal point of arrival to the greater heathland context.

### Former Mine

An ecologically focused tourism destination incorporated on the former mine site overlooking the future proposed water body. This magnificent location could host a nationally important destination and iconic feature that engages, excites and educates visitors with the values of the site, the greater environment, and communicates themes such as changing landscapes, regeneration, land use and revegetation practices.

### Fraser Avenue

The conservation and enhancement of high value remnant native flora in Fraser Avenue and opportunities for the community to passively access, learn and interpret.

### Betleigh and Wilkin Streets

Sustainable residential housing and tourism accommodation on Betleigh and Wilkins streets that complements the Anglesea township and delivers diversity of housing choice, assists housing affordability and creates construction jobs.

Crucially, the realisation of these proposed Concept Master Plan features is highly dependent on the integrated and holistic approach that is proposed for not only Alcoa's landholdings, but for the broader Crown and other landholdings that are the subject of the Anglesea Futures Draft Land Use Plan.

Alcoa shares and supports the overarching vision and principles of the Anglesea Futures Draft Land Use Plan. As such, Alcoa's Concept Master Plan is closely aligned with the Anglesea Futures Draft Land Use Plan.

As stated in the Anglesea Futures Draft Land Use Plan, Alcoa's landholdings would facilitate tourism activities in locations adjacent to community and other facilities that are anticipated to take place on Crown land. In doing so, the Alcoa landholdings have the potential to underpin the delivery of a major eco-tourism destination that could significantly contribute to the local economy, job creation and sustainability of the region more generally.

The Concept Master Plan also aligns with the vision and five community values of the Anglesea Structure Plan namely: responsible growth and development, a healthy and protected natural environment, a sustainable community, a prosperous local economy and sustainable transport options and infrastructure.

It also responds positively to the concerns about the lack and diversity of housing in Anglesea, as articulated in the Anglesea Structure Plan.

## PRECINCT OPPORTUNITIES

### LEGEND

-  Proposed Alcoa Land Tenure
-  Crown Land Lease

### FORMER POWER STATION

Opportunities for the following types of uses:

-  PICNIC AREAS
-  CAFE
-  VISITOR INFORMATION KIOSK
-  CAR PARKING
-  ECO-CABIN ACCOMMODATION
-  CAMP SITE
-  PLAYGROUND
-  ACTIVE RECREATION
-  SHARED TRAILS
-  EXISTING STACK

### FORMER MINE

Opportunities for the following types of uses:

-  WORLD CLASS INTERPRETATION CENTRE
-  RESTAURANT
-  ECO-LODGE ACCOMMODATION
-  BOTANICAL DISPLAY
-  WELLNESS CENTRE

### FRASER AVENUE

Opportunities for the following types of uses:

-  ACCESSIBILITY
-  BIRD WATCHING
-  NATURE TRAILS
-  EDUCATION

### BETLEIGH & WILKINS STREETS

Opportunities for the following types of uses:

-  RESIDENTIAL & ACCOMMODATION



**FORMER POWER STATION**

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**FORMER MINE**

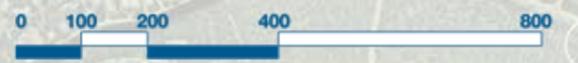
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**FRASER AVENUE**

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**BETLEIGH AND WILKINS STREETS**

- 



# FORMER POWER STATION

(ANGLESEA FUTURES AREA 6 AND PART OF AREA 5)

CREATE A VALUED PARKLAND AND VISITOR DESTINATION THAT OFFERS A RANGE OF FACILITIES TO COMPLEMENT THE ANGLESEA COMMUNITY AND ENVIRONMENTAL VALUES OF THE SITE.

## STRATEGY

### ARRIVE

Create a visitor orientation facilities with car parking and access.

### ENLIVEN

Integrate a series of community and tourism nodes, such as adventure play, kiosks, recreation spaces, climbing walls and bike hire.

### CONNECT

Connect to the Great Otway National Park and Anglesea Heath trails.



PLAYGROUND



OBSERVATION TOWER



PICNIC AREAS



WALKING TRAILS

Top Right Image by Aaron Keirns.

## OPPORTUNITIES

Opportunities for the following types of uses:



KEY PLAN



### PICNIC AREAS

Informal areas with seating, tables, BBQs and shelters.



### CAFE

Family friendly cafe servicing visitors.



### VISITOR INFORMATION KIOSK

Visitor information on the broader Anglesea region, environmental values, site connections and destinations.



### CAR PARKING

An appropriately sized car park for buses and cars connecting from Camp Road, to provide the opportunity for people to park on site and connect to site destinations and a range of walking and cycling opportunities.



### ECO-CABIN ACCOMMODATION

Small scale accommodation for short stay visitors.



### CAMP SITE

Camping grounds within close proximity to the Anglesea Heath and Great Otway National Park.



### PLAYGROUND

Adventure play space for children that could support other surrounding community based and tourism activities.



### ACTIVE RECREATION

Opportunity for a range of recreation spaces for activities such as climbing walls, basketball, mountain bike riding and walking tours.



### SHARED TRAILS

A network of walking and cycling trails link beyond the site to connect visitors to the rich ecologies of the Anglesea Heath and the Great Otway National Park.



### EXISTING STACK

Repurpose the existing stack with a new aesthetic to complement the new precinct character, and potentially as an observation tower providing views over the Anglesea Heath, the Great Otway National Park and the coast (pending further input from future site concept proposals).

# FORMER MINE

(ANGLESEA FUTURES AREA 3 AND PART OF AREA 5)

HOST AN ECOLOGICALLY BASED TOURISM DESTINATION THAT OFFERS UNIQUE AND ENGAGING INSIGHTS INTO THE ANGLESEA LANDSCAPE AND SUPPORTS GREATER VISITATION AND ECONOMIC OUTCOMES FOR THE REGION.

## STRATEGY

### ENGAGE

Locate a significant eco-tourism facility that celebrates the site, its natural values and history.

### ENJOY

Investigate a range of tourism opportunities centered on this site, such as wellness centre, interpretation, dining and accommodation.

### CELEBRATE

Supplement and complement the existing rehabilitated landscape with an important display of heathland communities and ecologies.

### LEARN

Explore themes of regeneration, sustainability, education, environment, community and tourism.



ECO TOURISM CENTRE



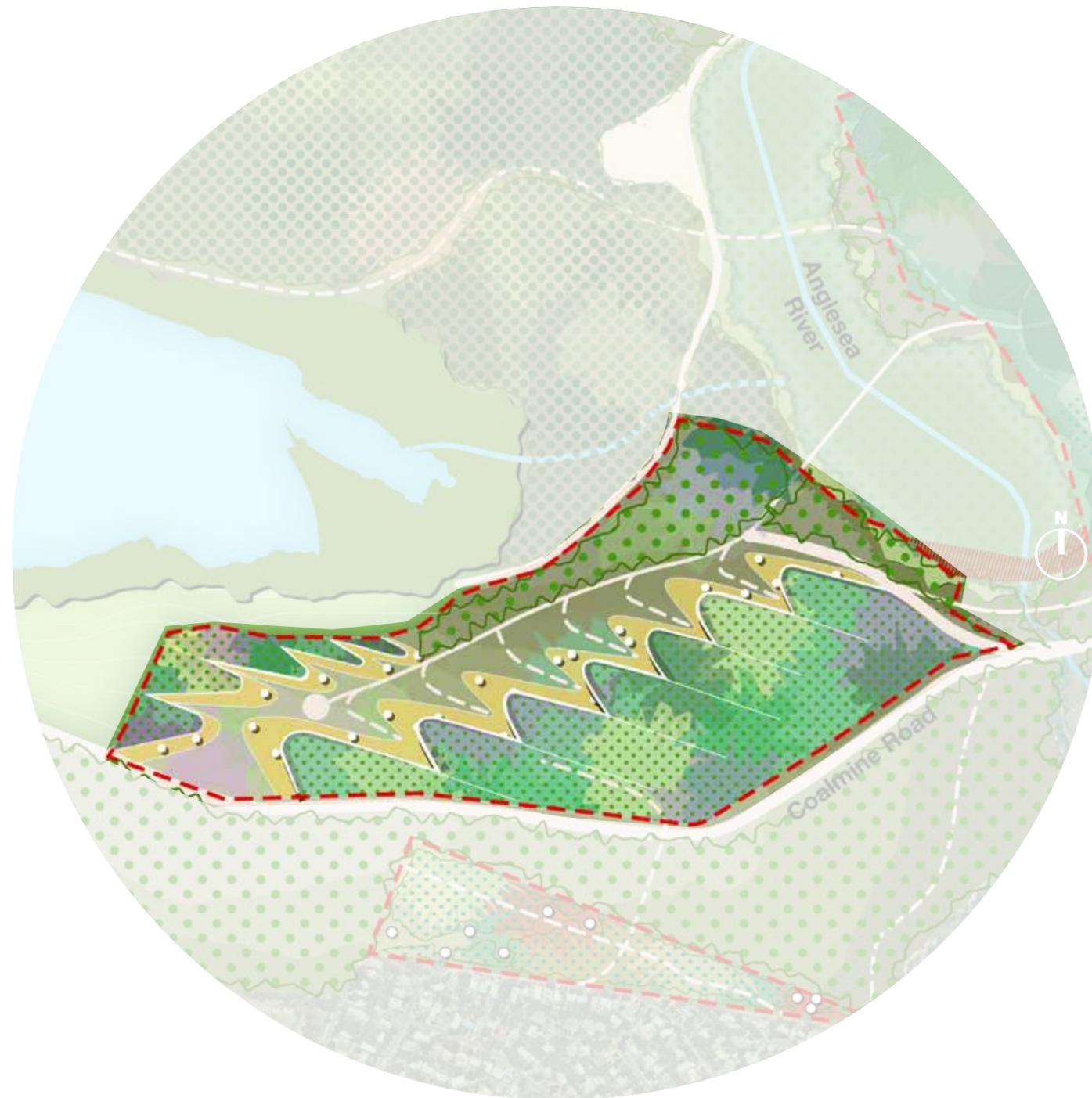
WELLNESS CENTRE



ECOLOGDE



RESTAURANT



KEY PLAN

## OPPORTUNITIES

*Opportunities for the following types of uses:*



**WORLD CLASS INTERPRETATION CENTRE**  
A range of activities and facilities that engage, excite and educate visitors into the values of the site, the greater environment and communicate themes of changing landscapes, regeneration, land uses and revegetation practices. The facilities would be orientated to outlook onto the majestic views of the proposed water body.



**ECO-LODGE ACCOMMODATION**  
Luxury accommodation located in Anglesea's high quality environmental setting. The accommodation could encourage excellence in architecture to fully capitalise on the setting and become a significant iconic feature of the site.



**RESTAURANT**  
Dining facilities to support an interpretation centre and contribute to the local economy including through employment.



**BOTANICAL DISPLAY**  
A beautiful garden setting that celebrates the beauty of Australia's remarkable heathlands, sited within an interpretation centre.



**WELLNESS CENTRE**  
A range of activities related to health and wellbeing, such as spas, yoga retreats and natural and alternative therapies. This facility would be complemented by the natural setting of the surroundings.

# FRASER AVENUE

(PART OF ANGLESEA FUTURES AREA 4)

CONSERVE AND PROTECT THE IMPORTANT FLORA, INCLUSIVE OF PASSIVE OPPORTUNITIES FOR THE COMMUNITY TO ACCESS, LEARN AND INTERPRET.

## STRATEGY

### CONSERVE

Protect and enhance existing high environmental values.

### ACCESS

Provide sensitive and inclusive access from Fraser Avenue.

### CELEBRATE

Celebrate environmental values through interpretation signage and education courses.



EDUCATION



ACCESSIBILITY

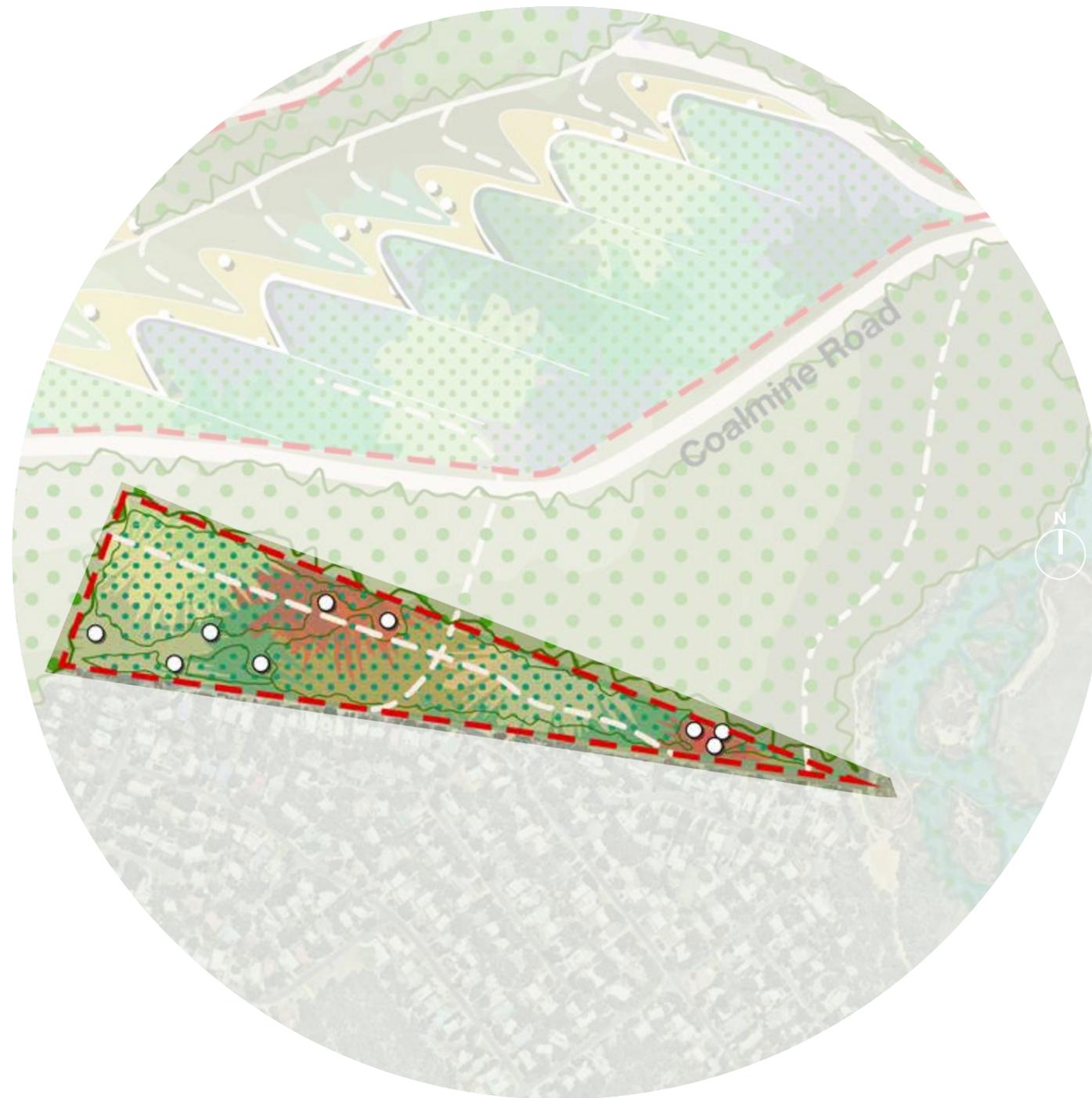


INTERPRETATION



BOTANICAL DISPLAY

Bottom Right Images by ANGAIR.



KEY PLAN

## OPPORTUNITIES

*Opportunities for the following types of uses:*



### ACCESSIBILITY

Access paths for people of all abilities to allow passive means to learn, educate and interpret the landscape.



### BIRD WATCHING

Sheltered areas for visitors and education groups to observe the bird life of the region.



### NATURE TRAILS

Appropriate and sensitively sited access, orientation and interpretation facilities to link visitors to the important conservation story and botanical diversity of the setting, improving public access and promote healthy lifestyles.



### EDUCATION

Foster participation in the continued care of the precinct and education by conservation groups, individuals with botanical expertise, school groups, interested residents and visitors to Anglesea.

# BETLEIGH AND WILKINS STREETS

(ANGLESEA FUTURES AREA 10)

INTEGRATE SUSTAINABLE RESIDENTIAL HOUSING AND ACCOMMODATION THAT COMPLEMENTS THE ANGLESEA TOWNSHIP.

## STRATEGY

### LIVE

Create diverse housing and accommodation opportunities.

### SUSTAINABLE

Provide environmentally appropriate housing that complements the unique character of Anglesea.

### CONNECT

Connect residents to existing Anglesea open space networks.

Bottom Right; Project by Ian Weir Architect and Kylie Feher Architect. Image by Andrew Halsall.



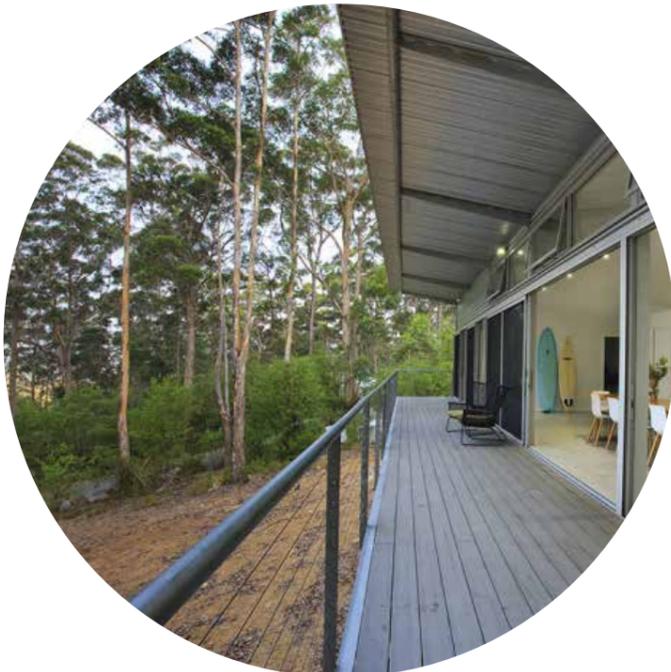
LINK TO EXISTING RESIDENTIAL USES



WALKING SCHOOL BUS



WATER SENSITIVE DESIGN



QUALITY DESIGN



KEY PLAN

## OPPORTUNITIES

Opportunities for the following types of uses:



### RESIDENTIAL & ACCOMMODATION

The proposed residential precinct will link to the existing residential context and adjacent primary school, by continuing the network of existing roads into the site.

The precinct is envisaged to have a set of design guidelines to ensure future development is integrated into the landscape setting and site interfaces. The design guidelines would support housing footprints that are sited and orientated appropriately and complement the character of Anglesea.

To ensure these precinct opportunities can be delivered, regardless of future land ownership, Alcoa supports and proposes the use of appropriate planning tools (*refer Section 11.0 Implementation*).

Alcoa is committed to, and has already commenced, investigating options that could deliver and sustain diverse and affordable housing over the long-term.

The precinct provides the opportunity to explore a range of residential and accommodation options for Anglesea. These options include independent through to assisted living, affordable rental housing for key workers and a diverse range of permanent residential and holiday homes.

## 9.0 CROWN LAND OPPORTUNITIES

The Anglesea Futures Draft Land Use Plan has a study area of approximately 7,000 hectares, the majority of which is Crown land.

The Crown land surrounding the proposed water body (Anglesea Futures Areas 1, 2, 4, 5 and 7), comprises a mixture of rehabilitated former mine land and existing remnant Anglesea Heath.

Consistent with the Anglesea Futures Draft Land Use Plan, and Alcoa's rehabilitation responsibilities under the lease, the primary focus for the area will be conservation, with potential for some appropriate passive recreation facilities. Specifically, the future land use should seek to:

- sensitively integrate former road infrastructure on the site through appropriate rehabilitation of the landscape by Alcoa;
- protect areas of remnant native vegetation and historical revegetation;
- encourage passive recreation and ecologically based walking trails through the site which engage with the natural features of the land;
- encourage educational use of the site through the provision of appropriate access and interpretation;
- consider a range of walking and cycling trails that offer short, medium and long walking opportunities;
- consider the integration of local indigenous trails and interpretation;
- take advantage of the topography and potential views of the proposed water body in the siting of trails and viewing points; facilitate connections to the Great Otway National Park; and
- support these objectives through the potential for pathways, seating spaces, lookouts, picnic spaces, bird hides and interpretation facilities that encourage tourism and community use that is environmentally sustainable and responsive to the land's context, natural features and constraints.

The Crown land to the south-east and east of the power station site (Anglesea Futures Areas 8 and 9) is an interconnected area mostly containing remnant vegetation, some informal vehicle tracks, a pony club and an industrial facility. Most areas have lower biodiversity values than in the Great Otway National Park.

Consistent with the Anglesea Futures Draft Land Use Plan, the area should be primarily focused on the provision of appropriate active and passive recreation facilities which:

- maintain and improve public access to the land;
- conserve and protect the natural environmental features of the area, particularly remnant native vegetation;
- accommodate new bike and recreation facilities inclusive of the relocation of the bike park to this area and the establishment of an integrated network of mountain bike trails. Alcoa is committed to actively work with Surf Coast Shire to support a smooth transition of the bike park from Alcoa freehold land to the Crown land location;
- provide connections with other parts of the study area and the Great Otway National Park, through integrated land use and infrastructure; and
- encourage design of new passive and active recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints.

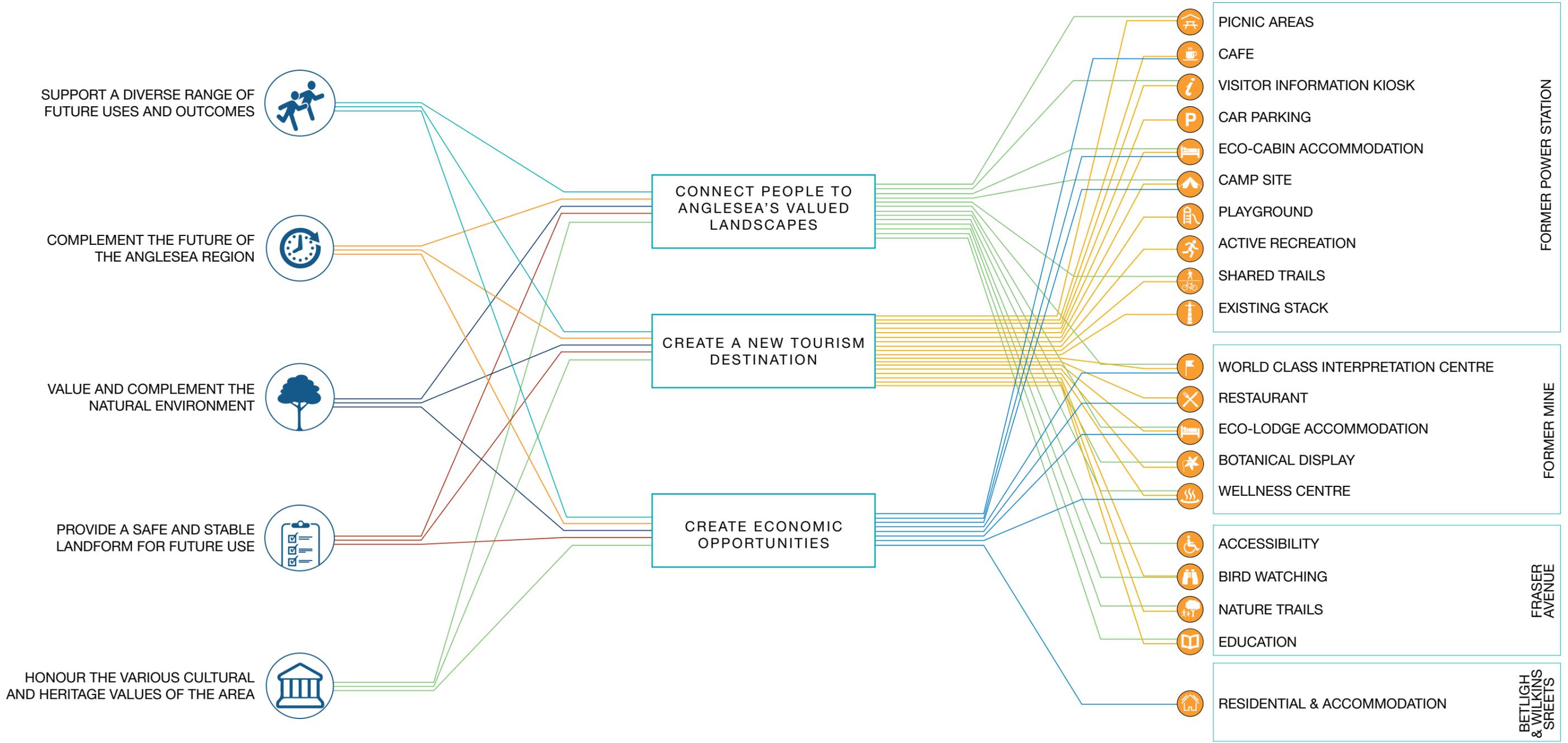


# 10.0 FROM GUIDING PRINCIPLES TO CONCEPT MASTER PLAN

## GUIDING PRINCIPLES

## VISION

## CONCEPT MASTER PLAN OPPORTUNITIES



# 11.0 IMPLEMENTATION

## The Land Use Planning Process

Alcoa supports the overarching vision and principles within the Anglesea Futures Draft Land Use Plan which set the overall direction for the future of the study area, and are aligned with the Guiding Principles that underpin Alcoa's Concept Master Plan.

The combination of the draft Alcoa Mine Rehabilitation and Closure Plan, the Anglesea Futures Draft Land Use Plan and Alcoa's Concept Master Plan provide a unique opportunity. Together they create an integrated plan to facilitate the strategic development of and transition to a future which complements the Anglesea and regional economy, the natural environment, and the cultural and heritage values of the area.

Alcoa's integrated landholdings are critical to the delivery of the Anglesea Futures Draft Land Use Plan vision, particularly when considered holistically with the broader Crown and other landholdings.

The size, scale and location of the four proposed Alcoa freehold parcels offer a range of environmental and infrastructural outcomes that will result in a significant net benefit to the Anglesea community. This will be enabled through the staged development of Alcoa's landholdings playing a key role in:

- delivering the most significant and place-changing element of the vision with the potential for a unique tourism experience that will attract new visitors to explore, spend and stay in Anglesea;
- responding to several housing, economic and other challenges articulated in the Surf Coast Shire's Anglesea Structure Plan 2012;
- connecting people to Anglesea's valued landscapes which showcase the unique flora and fauna within the Anglesea Heath; and
- creating economic development for the Anglesea community and the broader region through both construction and ongoing employment, training and skills development.

Alcoa notes that the Anglesea Futures Draft Land Use Plan provides a high-level overview of the likely future implementation framework for the final Land Use Plan, which will inform future decisions on activities, management, protection and development on the land.

Alcoa believes it is essential that the final Anglesea Futures Land Use Plan includes a more definitive implementation framework and timeframe. Alcoa acknowledges that Government (state and local) has a variety of planning pathways and mechanisms available to implement such a framework. Alcoa also assumes that the Government's objective is for any developer of Alcoa's landholdings to take responsibility for the delivery of necessary local and state level infrastructure and improvements across the freehold land parcels.

Given Alcoa's landholdings are highly strategic and critical to delivering the vision of the final Anglesea Futures Land Use Plan, Alcoa requests that the implementation framework delivers outcomes in an efficient and time effective manner, considerate of:

- the integrated nature of both the Anglesea Futures Land Use Plan and Alcoa's Concept Master Plan;
- the extensive and robust level of community and stakeholder consultation that has already taken place with respect to both the Anglesea Futures Draft Land Use Plan and Alcoa's Concept Master Plan; and
- the significant local, regional and state economic development opportunities associated with the:
  - » staged investment in construction and development of the proposed residential, tourism and accommodation developments; and
  - » associated infrastructure over a five to ten year period; and
- potential ongoing local tourism and associated employment opportunities.

To achieve these objectives - together with the surrounding landholdings - it is essential that the entirety of Alcoa's landholdings be planned and delivered in an integrated fashion. The landowner and/or developer's ability to fund the required infrastructure and improvements in the area is dependent on being able to contextualise the associated costs within an implementation framework that delivers certainty over the end outcomes of the rezoning and associated processes for all the landholdings.

The implementation framework proposed by Alcoa is based on three key elements:

- an amendment to Surf Coast Shire Planning Scheme to implement the final Land Use Plan and rezone land, proposing:
  - » a 20(4) Minister-led amendment or an alternative council-led amendment using 20(2) provisions; and
  - » a section 173 Agreement to provide comfort around the infrastructure delivery and environmental improvements required;
- potential update of the Anglesea Structure Plan (a council-led process as required), which will not need an amendment to the Planning Scheme; and
- subsequent planning approvals.

## Ensuring Delivery of the Concept Master Plan Vision

Alcoa is proud of its contribution to the Anglesea community over five decades and wishes to make a significant and lasting contribution to the region's future through the realisation of the potential associated with its freehold landholdings.

As the land owner, Alcoa has the ability to direct and influence the outcomes on its landholdings in alignment with the appropriate planning provisions and controls. The Concept Master Plan is Alcoa's vision for how this potential could materialise over time and, consequently, Alcoa has a genuine and vested interest in seeing the Concept Master Plan vision further developed in detail and ultimately delivered.

To this end, there are mechanisms available to Alcoa (and Government) to help ensure the delivery of this desired outcome.

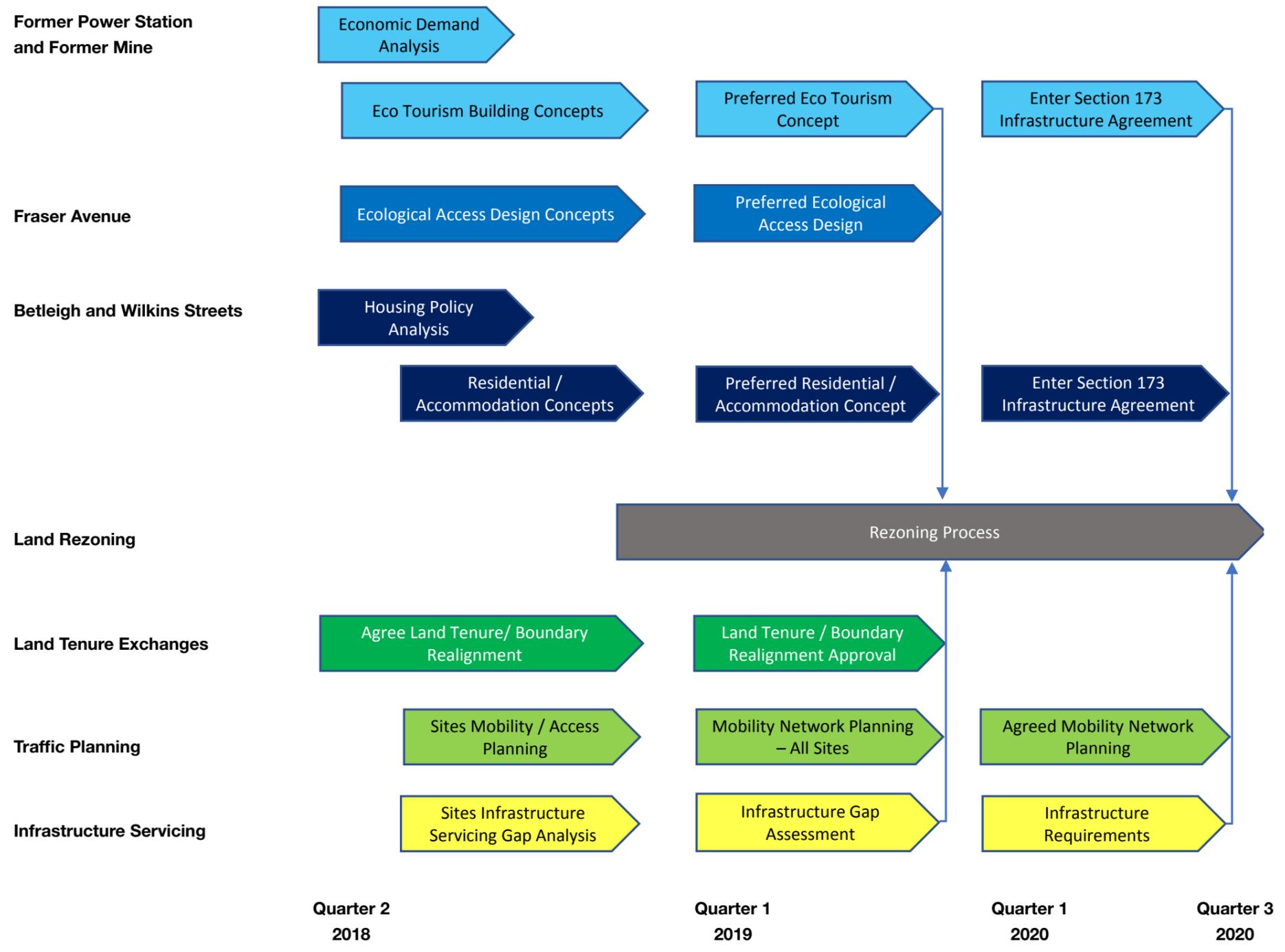
## Section 173 Agreement

If circumstances arise whereby Alcoa wished to cease being the owner of its freehold landholdings prior to the delivery of Alcoa's Concept Master Plan vision, a section 173 Agreement could be utilised to ensure that the Concept Master Plan vision remains enforceable against any subsequent owner/s.

A section 173 Agreement is an agreement under the Planning and Environment Act 1987 typically between a land owner (Alcoa) and the relevant local council (Surf Coast Shire) which place obligations and/or restrictions on that land owner and all subsequent owners of the relevant land.

Section 173 Agreements are typically used to guide the character and development of land and seek to ensure compliance with permit conditions and other agreements reached with Council in relation to the development of the land.

It is envisioned that Alcoa would enter into a section 173 Agreement at the time of, and as a condition of, receiving planning permissions for the development of the Alcoa freehold land in accordance with the ultimate detailed master plan. The section 173 Agreement obligations would continue to be binding upon the land even in circumstances where Alcoa is no longer the owner.



**Timing**

An important consideration when contemplating the evolution and ultimate delivery of the Concept Master Plan is the time period over which this is likely to take place.

Even where the implementation framework is undertaken in the most time and cost-efficient manner, it is anticipated that it could take two to four years before the necessary elements are in place to enable on the ground delivery of the first elements of the Concept Master Plan, including:

- coordinated master planning;
- Government land monitor and ministerial approval processes to implement the necessary land tenure changes; and
- changes to the Surf Coast Planning Scheme (including policy, zones and overlays).

Moreover, it is likely to be in the order of 10 years before all elements envisioned in the Concept Master Plan could become a reality.

# 12.0 TIMELINE

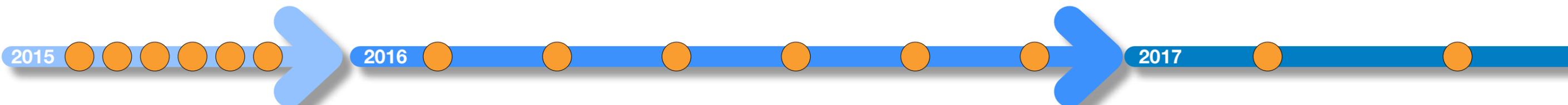
August 2015  
**Power station and mine operations cease.**  
 Planning begins for mine rehabilitation and closure, power station decommissioning and remediation, and future land planning.



August 2016  
**Community Engagement: Phase 2**  
 Alcoa sought the community's feedback on draft Guiding Principles for the former power station and mine site.



January 2017  
**Anglesea Heath lease early surrender**  
 Alcoa surrendered 6,510 hectares of lease land (Anglesea Heath) to Victorian Government, prior to expiry of lease term in 2061.

● CCN MEETINGS

March – July 2016  
**Community Engagement: Phase 1**  
 Alcoa sought the community's aspirations for the future use of the former power station and mine site.



September 2016  
**Guiding Principles published**  
 The five Guiding Principles were published, articulating the community's views on the future use of the former power station and mine site.



June 2017  
**Draft Anglesea Mine Closure and Rehabilitation Plan released for community feedback**  
 The draft plan was released, detailing the proposed rehabilitation and future land form of the area disturbed by Alcoa's mining operations.



June 2017  
**Community Engagement: Phase 3**  
 Alcoa sought the community's feedback on the draft Mine Rehabilitation and Closure Plan, ahead of its submission to Government.



January 2018  
**Draft Concept Master Plan released for community feedback**  
 The plan was released, outlining the proposed future use of Alcoa's freehold landholdings in Anglesea.



March 2018  
**Concept Master Plan published**  
 The plan was published and provided to Government as feedback to the Anglesea Futures Draft Land Use Plan.



**NEXT STEPS**

- Release of final Anglesea Futures Land Use Plan.
- Implementation as outlined in Section 11.0 in conjunction with the Anglesea Futures Land Use Plan.

September 2017  
**Draft Mine Closure and Rehabilitation plan provided to Government**  
 Alcoa provided the draft Mine Closure and Rehabilitation Plan to the Victorian Government's Earth Resources Regulation for review and feedback.



31 January - 6 March 2018  
**Community Engagement: Phase 4**  
 Alcoa sought the community's feedback on the draft Concept Master Plan ahead of its submission to Government.

