



# PHASE FOUR COMMUNITY ENGAGEMENT REPORT

A summary report: What the community told Alcoa about the Anglesea Freehold Draft Concept Master Plan  
PUBLISHED MARCH 2018

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## INTRODUCTION

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### **On 31 January 2018 Alcoa of Australia (Alcoa) released the Anglesea Freehold Draft Concept Master Plan (draft Concept Master Plan) for community and key stakeholder feedback.**

Alcoa's freehold landholdings in Anglesea total approximately 143 hectares across four distinct precincts – the former power station site, part of the former mine site and two areas adjacent to the Anglesea township.

As the private landowner, Alcoa prepared the draft Concept Master Plan to outline proposed future uses of the four precincts. 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.

The release of the draft Concept Master Plan for community feedback was a key part of Alcoa's comprehensive community consultation undertaken over two years, and across four phases, to better understand stakeholder views about the future use of its leasehold and freehold landholdings.

Hundreds of comments and ideas were shared with Alcoa in the first three phases of community consultation which helped inform the development of Guiding Principles, the draft Mine Rehabilitation Closure Plan and, most recently, the Concept Master Plan for Alcoa's freehold landholdings.

The aim of the consultation conducted in February and March 2018 (phase 4), was to inform stakeholders about the draft Concept Master Plan and gain feedback prior to the plan being updated and submitted for consideration as part of the Victorian Government Department of Environment Land Water and Planning (DELWP) Anglesea Futures process.

This phase of community engagement was initiated through a written invitation to 1,100 Anglesea households and businesses and included local newspaper advertising, media coverage and email advice to approximately 500 people on Alcoa's community database.

Alcoa also hosted three community drop-in sessions (with master planning consultants in attendance), a Community Consultation Network (CCN) meeting and information and feedback was also shared via an online engagement portal – engage-anglesea.alcoa.com.au.

This phase of community engagement drew strong participation from residents, semi-permanent

residents, visitors to Anglesea, members of community organisations and local business owners. A total of 313 people attended community consultation events and there were 2,405 visitors to the online engagement portal. More than one quarter of those who attended community consultation forums did so for the first time (ie they had not attended prior Alcoa forums). In addition, there were 131 new registrations to the online engagement portal, indicative of the level of interest in Alcoa's freehold land.

The consultation yielded 186 surveys, 47 individual submissions, 13 group submissions and more than 1,300 feedback comments.

During the consultation, participants were asked what they liked about the draft Concept Master Plan, what could be improved, and whether the plan aligned with the Guiding Principles previously established with the community.

A diversity of opinions were expressed regarding the draft plan with participants commenting on the range of environmental, economic and community aspects relating to the proposed land uses outlined in the draft Concept Master Plan.

While some participants did not want to see any development on Alcoa's freehold landholdings, other participants indicated they were in favour of many or all the proposed future land uses laid out in the draft plan.

A number of key themes emerged from the feedback about the overall plan and are referenced in more detail on pages 8 to 15. These key themes are summarised on page 4.

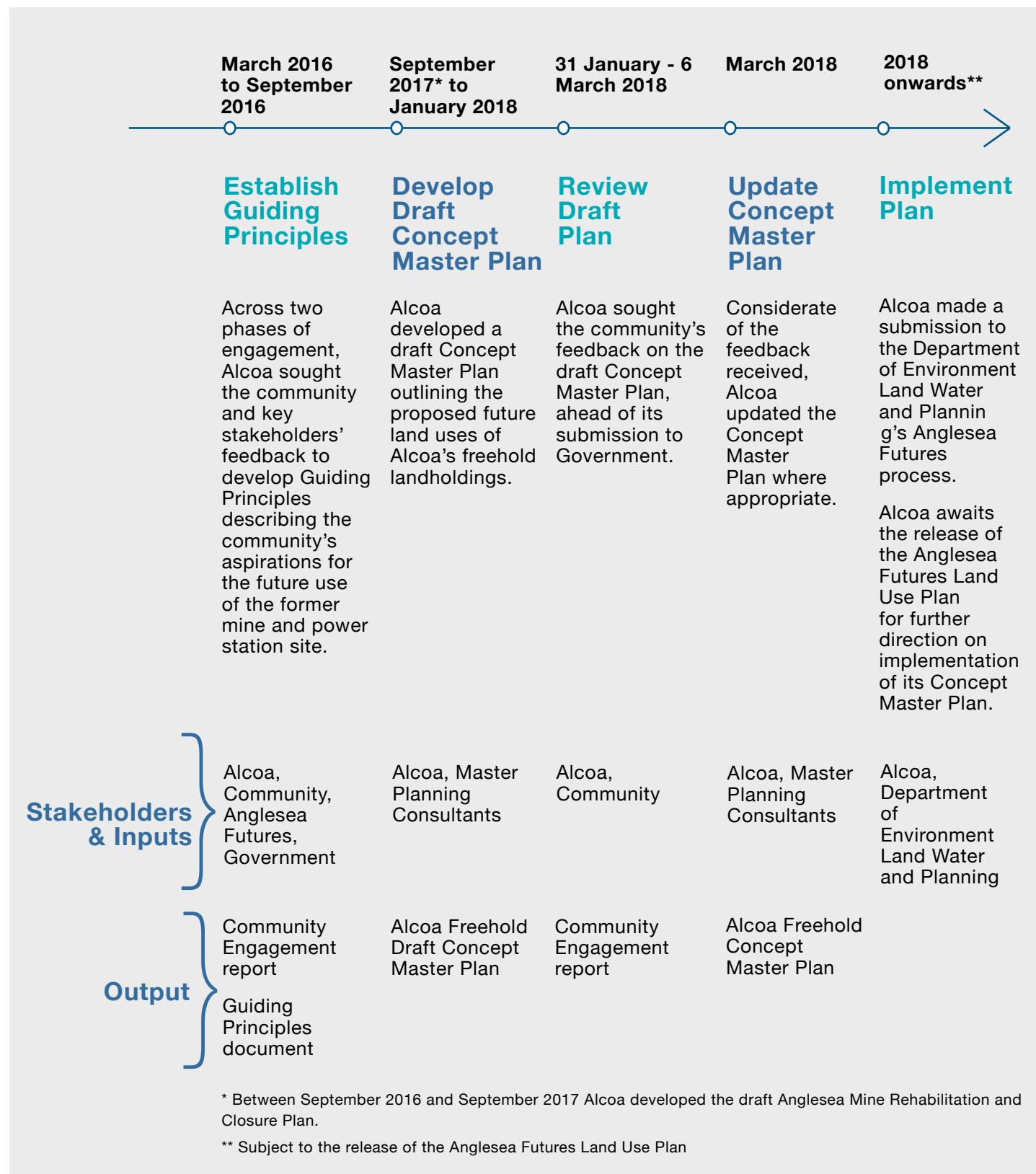
There was also specific feedback about each of the four precincts outlined in the draft plan. Three of the four areas - Fraser Avenue, Former Mine and Former Power Station - received generally consistent feedback while the Betleigh and Wilkins Streets precinct attracted the most diversity of feedback.

Alcoa's recognises the range of views that have been shared, and has worked to respond to these views in this report and in the updated Concept Master Plan. The Alcoa Freehold Concept Master Plan as well as other community consultation reports are available from engage-anglesea.alcoa.com.au.

## DRAFT CONCEPT MASTER PLAN FEEDBACK THEMES

<b>ANGLESEA CHARACTER</b>	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.
<b>NEW RESIDENTIAL HOUSING</b>	The proposal to bring new residential housing to the township produced mixed feedback. This included 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.
<b>FUTURE OF THE INDUSTRIAL STACK</b>	There were mixed views about the possible retention of the industrial stack for repurposing to enhance and support the overall vision for the site.
<b>FUTURE OF THE BIKE PARK</b>	While many people expressed the view that the bike park should remain at its current location on Alcoa land, there was also support for a new location on Crown land if it was close by and a smooth transition could be ensured.
<b>ECONOMIC IMPACTS</b>	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.
<b>RECREATION ATTRIBUTES</b>	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.
<b>PLAN DELIVERY POST ALCOA</b>	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.
<b>INTERPRETATION OF THE PLAN</b>	Interpretation of the plan varied based on its visual layout and feedback suggested opportunities to help ensure better understanding of the plan’s vision.
<b>OVERALL ENGAGEMENT PROCESS AND ACTIVITIES</b>	Community members expressed appreciation for the ongoing consultation undertaken by Alcoa and the opportunity to share their views before the plan was finalised.

## KEY DEVELOPMENT TIMELINE FOR THE CONCEPT MASTER PLAN



## COMMUNITY ENAGEMENT PROCESS

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**Launched in March 2016, Alcoa undertook a four-phased community engagement program to better understand community and key stakeholder views about the future use of its leasehold and freehold landholdings in Anglesea.**

At each key phase of the consultation, Alcoa communicated broadly with the Anglesea community and key stakeholders and sought feedback via a range of public activities.

The willingness of community members to engage in the 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. More than 2,000 comments and ideas were recorded.

### PHASE ONE

**From March to June 2016, Alcoa established the community's aspirations for the former power station and mine site. Alcoa initially collaborated with its CCN, DELWP and Surf Coast Shire, to develop five draft Guiding Principles to help inform the future land uses on the Alcoa site.**

Alcoa engaged the Anglesea community through letters to 1,100 Anglesea households and businesses, community workshops, listening posts, CCN meetings and via Alcoa's online engagement portal.

### PHASE TWO

**In August 2016, Alcoa released expanded Guiding Principles to capture community feedback received in phase one. Engagement with the community via CCN meetings, an online discussion forum and submissions, tested the expanded guiding principles to ensure they accurately captured the community's aspirations for the future of the site. The expanded Guiding Principles were then finalised and published in September 2016:**

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

### PHASE THREE

**In June 2017, Alcoa gathered feedback specifically on the proposed draft Mine Rehabilitation and Closure Plan, ahead of providing the plan to Government for review. The plan focused on the rehabilitation and closure of the former mine site which is predominantly leased land. Engagement with the community consisted of mailing 1,100 letters to households and businesses, three community drop in-sessions, a CCN meeting and via Alcoa's online engagement portal.**

Considerate of the feedback received the draft Mine Rehabilitation and Closure Plan was updated and provided to the Victorian Government's Earth Resources Regulation in September 2017.

### PHASE FOUR

**Alcoa's fourth phase of community engagement invited feedback on the draft Concept Master Plan for Alcoa's freehold landholdings, prior to its submission to the Victorian Government's Department Environment Land Water and Planning.**

Conducted from 31 January to 6 March 2018, activities included mailing 1,100 letters to households and businesses, three community drop-in sessions with master planning consultants in attendance (11, 12 and 15 February), a CCN meeting (11 February) and via Alcoa's online engagement portal.

A summary of the feedback received by Alcoa is outlined in this report.

## PHASE FOUR: SNAPSHOT OF ENGAGEMENT

### Engagement Activities and Communication



**4**  
Community  
Consultation  
events (3 drop-in  
sessions and 1  
CCN meeting)



**1,100**  
Letters to  
Anglesea  
households  
and  
businesses



**3**  
Advertisements in  
the local papers



**2**  
Emails to 300  
registered  
participants



**5**  
Stakeholder  
briefings

### Participation



**313**  
People attended  
community  
consultation events



**2,406**  
Visitors to the  
online engagement  
portal



**1,766**  
downloads of the  
plan



**1,300+**  
Individual  
comments



**186**  
Surveys  
completed



**47**  
Individual  
submissions



**13**  
Group  
Submissions

### Stakeholders who made submissions



**134**  
Local residents



**54**  
Semi-  
permanent  
residents



**43**  
others (visitors/  
workers)

### ENGAGEMENT IN THIS PHASE

**71** people had attended a CCN  
meeting previously

**69** people were first time  
participants

## FEEDBACK SUMMARY & ALCOA'S RESPONSE

During the consultation a diversity of opinions were expressed with participants commenting on the range of environmental, economic and community aspects relating to the proposed land uses outlined in the draft Concept Master Plan.

At the conclusion of the consultation period, Alcoa spent time with its consultants reviewing and analysing the feedback and the more than 1,300 comments received. Based on this analysis, a summary of opinions expressed, together with Alcoa's response including changes in the updated Concept Master Plan, is provided below.

### GUIDING PRINCIPLES

Participants were asked whether the Guiding Principles were reflected in the draft Concept Master Plan.

FEEDBACK SUMMARY	ALCOA'S RESPONSE
<p>Feedback varied from participants:</p> <ul style="list-style-type: none"><li>• Some believed that some or all of the Guiding Principles were reflected in the plan.</li><li>• Some said that none of the Guiding Principles were represented.</li><li>• Some contended there was not enough detail in the draft Concept Master Plan to make a balanced judgement about whether the Guiding Principles had been reflected.</li><li>• Some suggested Alcoa could provide more clarity on how the Guiding Principles directly aligned to the proposed land uses.</li></ul>	<p>The Guiding Principles are a key informing element of the Concept Master Plan.</p> <p>Each Guiding Principle contributes to delivering the Concept Master Plan Vision and underpins the Concept Master Plan opportunities.</p> <p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>A new 'From Guiding Principles to Concept Master Plan' section (10.0) has been included to more clearly demonstrate the connection between the Guiding Principles, the Concept Master Plan Vision, and the Concept Master Plan Opportunities.</p>



## FEEDBACK SUMMARY & ALCOA'S RESPONSE

Based on review of the broad range of feedback, the following key themes emerged:

FEEDBACK SUMMARY	ALCOA'S RESPONSE
<p><b>CHARACTER OF ANGLESEA</b></p> <p>The community values Anglesea's character, Anglesea is a town where people feel a sense of place and identity. Potential implications of the plan on the Anglesea character were identified and participants asked Alcoa to carefully consider:</p> <ul style="list-style-type: none"><li>• local character and amenity;</li><li>• impact on traffic and parking;</li><li>• capacity of local infrastructure and services;</li><li>• density of built form and urban environment;</li><li>• existing flora and fauna;</li><li>• open space and connectivity to the surrounding bushland; and</li><li>• pedestrian and cyclist paths and connectivity.</li></ul> <p>Preference for consistency with surrounding housing (low density, bush character) and for visually low impact style tourism and accommodation.</p> <p>A desire for tourism facilities that are on a similar scale and design to Cradle Mountain Lodges, Saffire Freycinet and the National Arboretum, rather than large scale or high rise buildings that do not complement the surroundings.</p> <p>The need to incorporate new public facilities such as toilets and parking.</p> <p>More information was sought about the size and scale of some of the land uses.</p> <p>Support for the environmental focus in the draft plan and for the conservation of higher quality native vegetation areas. Specific support for the Fraser Ave precinct to remain zoned as Conservation and be enhanced as outlined in the draft Concept Master Plan.</p> <p>Support for the fact the plan will reduce the fire risk to the Anglesea community.</p> <p>Positive feedback about the way the plan acknowledged the area's history, heritage and cultural values.</p> <p>Concern that development of the site is not aligned to conserving the environment.</p>	<p>Alcoa recognises the character of Anglesea and believes the land uses proposed in the draft Concept Master Plan will complement and contribute positively to Anglesea's character.</p> <p>A key input in the Concept Master Plan is Anglesea's unique location and distinct coastal town character with important natural landscapes.</p> <p>The Concept Master Plan seeks to connect visitors to the environmental qualities of the site along with a range of land uses that complement the site's unique qualities.</p> <p>The Concept Master Plan is intended to align with the vision and five community values in the Anglesea Structure Plan. Of particular relevance is the structure plan's value for "responsible growth and development - maintaining the low density, low scale, non-suburban coastal/bush character; promoting environmentally sustainable design; development/housing that has a low carbon footprint and protects native vegetation; retaining the small size of town and village atmosphere."</p> <p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>A new 'Concept Master Plan Vision' section (8.0) has been included in the plan to better demonstrate the design principles that are integral to the plan and which address several of the comments raised.</p> <p>Section 11.0 of the Concept Master Plan now indicates that traffic and infrastructure studies will be undertaken ahead of planning permit approvals for specific developments.</p> <p>The Concept Master Plan more clearly references its intention to align with the vision and community values of the Anglesea Structure Plan.</p>

## FEEDBACK SUMMARY & ALCOA'S RESPONSE

FEEDBACK SUMMARY	ALCOA'S RESPONSE
<p><b>NEW RESIDENTIAL HOUSING</b></p> <p>Feedback about the proposed residential housing ranged from no support to full support including:</p> <ul style="list-style-type: none"><li>• opposition to any residential housing outside the town boundary as identified in the Anglesea Structure Plan 2012;</li><li>• opposition to residential housing on the current bike park site;</li><li>• the need for additional residential housing in Anglesea to support the community and economic growth;</li><li>• support for residential housing that complements the “Anglesea character”;</li><li>• support for affordable housing; and</li><li>• support for the location given its proximity to existing houses and the local school.</li></ul> <p>Participants asked Alcoa to carefully consider:</p> <ul style="list-style-type: none"><li>• traffic and infrastructure impacts;</li><li>• local wildlife and vegetation impacts;</li><li>• current view lines and impact on adjacent residents' personal environment and land values;</li><li>• enabling opportunities to attract key demographics such as new families to Anglesea, aging residents and future workers; and</li><li>• enabling opportunities for affordable housing.</li></ul> <p>Participants sought more information about the size and scale of the proposed housing including how many new housing blocks are envisaged.</p> <p>It was highlighted that the proposed residential and tourism accommodation is consistent with the historical use of this area.</p>	<p>Alcoa's draft Concept Master Plan proposes sustainable residential housing and/or tourism accommodation on the Beteleigh and Wilkins Streets Precinct.</p> <p>Consistent with the community feedback received in earlier consultation phases, there is no proposed residential housing for any other of Alcoa's freehold land, including the former power station site.</p> <p>The residential housing proposed by Alcoa addresses several matters raised in the Surf Coast Anglesea Structure Plan (2012) including the declining take up of land in the township. The Structure Plan notes in particular that the drop in dwelling construction is 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 one-two bedroom dwellings, and the fact that the median house price in Anglesea has risen strongly.</p> <p>The inclusion of potential residential housing is also consistent with the Anglesea Futures Draft Land Use Plan.</p> <p>The location, in addition to being adjacent to the school, allows linkages to existing residential uses by continuing the network of existing roads and other necessary infrastructure.</p> <p>The proposed residential precinct could deliver sustainable economic development for the Anglesea and wider community through employment (construction and ongoing), and support for Anglesea's businesses and community organisations.</p> <p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>In the Concept Master Plan Alcoa has confirmed its commitment to investigating options that could deliver and sustain diverse and affordable housing over the long-term (page 33), including ‘to have a set of guidelines to ensure future development is integrated into the landscape setting’.</p>

## FEEDBACK SUMMARY & ALCOA'S RESPONSE

FEEDBACK SUMMARY	ALCOA'S RESPONSE
<p><b>THE FUTURE OF THE INDUSTRIAL STACK</b></p> <p>Feedback about the potential retention and repurposing of the industrial stack ranged from no support to full support.</p> <p>Support for repurposing the stack cited its potential as a vantage point to view the coastal and bush landscape, as a link to the industrial heritage of the site and as a visual marker for recreational activities such as golf and bushwalking. Some suggested it could be painted with a mural.</p> <p>Opposition to the stack cited its lack of visual appeal and connection to its coal mining history as a reason to proceed with demolition.</p> <p>There were concerns that the stack may contain asbestos or other harmful substances.</p> <p>Support that Alcoa is prepared to listen to community sentiment in determining whether to retain or remove it.</p>	<p>Over the last two years Alcoa has received regular suggestions from community members about retaining the stack for multiple potential uses including as a connection to the site's industrial past, an opportunity for public art, and as a physical structure for repurposing as a lookout.</p> <p>Remediated industrial sites around the globe, such as Germany's Duisburg Nord and Ohio's Aerial Foundation Park, provide examples of how industrial infrastructure can be successfully repurposed. Australian examples include the silos around regional Victoria.</p> <p>The 108-metre stack is reinforced concrete and does not contain asbestos or other harmful substances.</p> <p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>In section 8.0 of the Concept Master Plan Alcoa has confirmed that there has been sufficient support for the potential to repurpose the stack that it remains in the Concept Master Plan, pending further input related to future site concept proposals.</p>



## FEEDBACK SUMMARY & ALCOA'S RESPONSE

FEEDBACK SUMMARY	ALCOA'S RESPONSE
<p><b>BIKE PARK</b></p> <p>Feedback reinforced that a bike park is an important asset to the Anglesea community and to visitors alike.</p> <p>The range of feedback included:</p> <ul style="list-style-type: none"> <li>support for the bike park to remain in the same location (including receipt of a petition to this effect);</li> <li>call for the bike park land to be bought into public ownership;</li> <li>support for the bike park to be rebuilt in a new location if it is located near the current site and Alcoa enables a smooth transition to a new site;</li> <li>support for the expansion of the bike trails network and development of a bike hub including a bike park; and</li> <li>acknowledgement that facilities like a bike park are best sited on public land.</li> </ul> <p>Many participants were not aware of the Surf Coast Shire's commitment to work with the community and Department of Environment, Land, Water and Planning (DELWP) on future options for the Anglesea Bike Park.</p> <p>Many participants were not aware that the Anglesea Futures Draft Land Use Plan made recommendations which identify alternative Crown land locations close to the existing site that are suitable for the long-term future of the bike park.</p>	<p>Alcoa is proud to have actively supported the Anglesea Bike Park for more than 11 years by leasing one hectare of land to the Surf Coast Council, at no cost, to host the park.</p> <p>Alcoa supports the Anglesea Futures Draft Land Use Plan recommendations which identify alternative Crown land locations that are suitable for the long-term future of the bike park and in a location where a greater bike trail network can be linked into.</p> <p>It makes sense that a community facility like the bike park be located on public property to provide increased long-term security for the community.</p> <p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>In section 9.0 of the Concept Master Plan Alcoa reaffirms its commitment to work with the Surf Coast Council to support a smooth transition to a new bike park location on Crown land.</p>
<p><b>RECREATION ACTIVITIES</b></p> <p>Support for the recreational activities in the plan as they complement the transformation of the lease area of the mine, and align with Anglesea's broader character.</p> <p>Support for passive and active recreation such as walking and riding trails, a key feature of the current character of Anglesea.</p> <p>Support for the integration between eco-tourism and recreation (adventure tourism) to support the local economy, especially in non-peak periods.</p> <p>Support for riding and walking trails that connect the various proposed land uses on Alcoa's freehold land and the adjacent areas.</p> <p>Support for the activities outlined for the power station such as playgrounds or walking and bike trails.</p> <p>Active recreation and shared trails should also be included in the Former Mine area.</p> <p>Support for a well integrated trail network within the four Alcoa precincts and connection to surrounding Crown land.</p>	<p>The Concept Master Plan incorporates active and passive recreation in each precinct such as walking and cycling trails, playground and camping areas.</p> <p>The Concept Master Plan promotes walking and cycling via a well integrated trail network to provide access in and around Alcoa's freehold landholdings, the surrounding Crown land and Anglesea township.</p> <p>Whilst Alcoa supports public access to all four precincts in the future, Alcoa will not support active recreation on the banks of the proposed water body to protect them from the risk of erosion.</p> <p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>There has been no specific changes made to the Concept Master Plan.</p>

## FEEDBACK SUMMARY & ALCOA'S RESPONSE

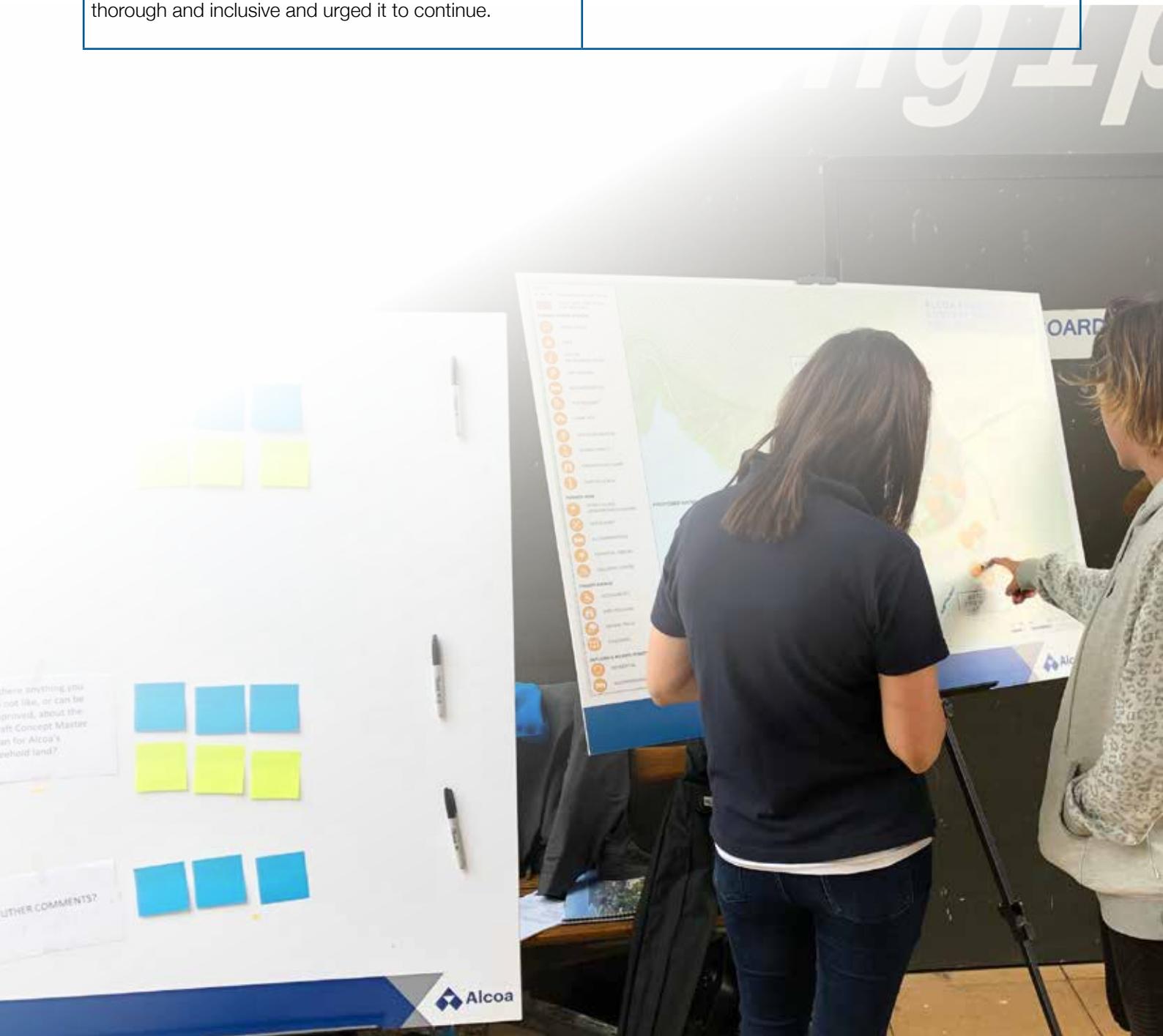
FEEDBACK SUMMARY	ALCOA'S RESPONSE
<p><b>ECONOMIC IMPACTS</b></p> <p>In general participants recognised the positive economic impacts related to the creation of a significant destination based tourism precinct of national significance, new nature and adventure based tourism activities and residential housing.</p> <p>Participants expressed their support for the positive and sustainable economic outcomes created by the plan including:</p> <ul style="list-style-type: none"><li>• contributing to a vibrant and sustainable visitor economy for Anglesea;</li><li>• new employment opportunities for local people;</li><li>• increasing the length of stay and spend of visitors; and</li><li>• capitalising on and planning for the increasing visitors to the Great Ocean Road.</li></ul> <p>Support for the integration between eco-tourism and recreation (adventure-tourism) to support the local economy, especially in non-peak time periods.</p> <p>Support for an eco-tourism/world class interpretive centre to educate and inspire visitors through exploring themes of regeneration, sustainability, education, environment, community and tourism.</p> <p>Some participants believed that tourism opportunities in Anglesea are already provided for by the town's natural environment and nothing more is required.</p> <p>Support for renewable energy to be incorporated into the land uses.</p> <p>That development should complement and integrate with existing Anglesea township commercial precincts.</p>	<p>There are a range of planning and policy documents that outline the potential benefits of broadening the tourism activities and opportunities in Anglesea including the Anglesea Structure Plan and the Anglesea Futures Draft Land Use Plan.</p> <p>The large number of visitors that currently travel through Anglesea to visit the Great Ocean Road region presents significant opportunity for visitors to stop in town for new attractions which encourage overnight stays and year-round visitation.</p> <p>The Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015 – 2025 noted that Anglesea has seen growth in outdoor active products and experiences. Alcoa believes that further opportunities to grow outdoor recreation activities can be explored given the opportunity now presented by Alcoa's landholdings.</p> <p>The Anglesea 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 retail 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.</p> <p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>In the Concept Master Plan Alcoa confirms its commitment to the range of economic benefits associated with the proposed future land uses.</p> <p>In section 8.0 Alcoa states its support for the incorporation of appropriate renewable energy components into elements such as building and facility design.</p>

## FEEDBACK SUMMARY & ALCOA'S RESPONSE

FEEDBACK SUMMARY	ALCOA'S RESPONSE
<p><b>CERTAINTY OF PLAN POST ALCOA</b></p> <p>Concern around the certainty of the plan if a sale of land takes place from Alcoa to a potential developer given the absence of developers in the consultation process to date.</p> <p>A desire for the Guiding Principles to be embedded in agreements with future landowners.</p> <p>Support for Alcoa to use mechanisms such as a section 173 Agreement to underpin future development.</p>	<p>Alcoa, together with the community and key stakeholders, has invested a lot in the development of the guiding principles and values that underpin Alcoa's Concept Master Plan. Alcoa is committed to seeing these become a reality.</p> <p>There are a number of planning instruments that can be used to ensure the guiding principles, vision and concepts continue to underpin future development, even if Alcoa does not own the land in the future.</p> <p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>Section 11.0 of the Concept Master Plan outlines that for Alcoa to ensure the proposed precinct opportunities can be delivered, regardless of future land ownership, Alcoa supports and proposes the use of appropriate planning tools such as planning overlays, design principles and section 173 Agreements.</p>
<p><b>INTERPRETATION OF THE PLAN</b></p> <p>There were different interpretations about the concept plan based on how it was visually laid out including some confusion about the various icons.</p>	<p><b>How the feedback has been incorporated into the Concept Master Plan:</b></p> <p>Alcoa has updated the plan graphics to provide more clarity including updates to section 8.0 including:</p> <ul style="list-style-type: none"><li>• descriptions have been added under each icon to better describe each of the precinct opportunities; and</li><li>• the design principles used to develop the plan have been detailed and included.</li></ul>

## FEEDBACK SUMMARY & ALCOA'S RESPONSE

FEEDBACK SUMMARY	ALCOA'S RESPONSE
<p><b>OVERALL ENGAGEMENT PROCESS AND ACTIVITIES</b></p> <p>Participants that met with Alcoa and its master planning team said they were pleased to have the opportunity to discuss the project one-on-one in detail, with many commenting positively on the project's consultation process.</p> <p>Participants said the consultation process has been thorough and inclusive and urged it to continue.</p>	<p>Alcoa extends its sincere thanks to everyone who participated in the consultation on the Alcoa Freehold Concept Master Plan Anglesea.</p> <p>Alcoa will continue to provide opportunities for community feedback, via the CCN and other activities, in line with the company's demonstrated commitment to ongoing community consultation. Community members can register for updates via angleseaps@alcoa.com.au.</p>



## FEEDBACK ABOUT THE PRECINCTS

Feedback was also specific to each of the four precincts and is summarised below.

PRECINCTS	FEEDBACK SUMMARY
<b>FRASER AVENUE</b> Precinct Vision: Conserve and protect the important flora inclusive of passive opportunities for the community to access, learn and interpret.	Support for: <ul style="list-style-type: none"> <li>the proposed conservation of this precinct;</li> <li>the proposed interpretive and educational features of the precinct; and</li> <li>the focus on inclusivity.</li> </ul> A desire for Alcoa to consider: <ul style="list-style-type: none"> <li>impacts such as parking and sensitive access design; and</li> <li>long term ownership arrangements.</li> </ul>
<b>FORMER MINE</b> Precinct Vision: 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.	Support for: <ul style="list-style-type: none"> <li>eco-tourism centre to showcase changing landscapes, regeneration, land uses and revegetation practices;</li> <li>built form to be consistent with landscape; and</li> <li>economic opportunities presented with this precinct.</li> </ul> A desire for Alcoa to consider: <ul style="list-style-type: none"> <li>Anglesea's character; and</li> <li>connectivity with the township.</li> </ul>
<b>FORMER POWER STATION</b> Precinct Vision: Create a valued parkland and visitor destination that offers a range of facilities to complement the Anglesea community and environmental values of the site.	Support for: <ul style="list-style-type: none"> <li>eco-tourism activities and facilities that are low-impact; and</li> <li>the land exchanges that will see the land behind the power station (undisturbed heathland) become National Park and to ensure the asbestos landfill is on Alcoa freehold.</li> </ul> Mixed feedback for the re-purposing of the stack. A desire for Alcoa to consider: <ul style="list-style-type: none"> <li>Anglesea's character; and</li> <li>connectivity with the township.</li> </ul>
<b>BETLEIGH &amp; WILKIN STREETS</b> Precinct Vision: Integrate sustainable residential housing and tourism accommodation that complements the Anglesea township.	Support for: <ul style="list-style-type: none"> <li>the need for additional residential housing in Anglesea to support the community and economic growth; and</li> <li>affordable housing.</li> </ul> Mixed feedback for residential housing and accommodation. A desire for Alcoa to consider: <ul style="list-style-type: none"> <li>Anglesea's character; and</li> <li>keeping the bike park in the same location; and</li> <li>local wildlife and vegetation impacts.</li> </ul>

## OTHER FEEDBACK

Throughout the consultation Alcoa received several questions in person and through written feedback. Many of these questions have been addressed within this report. In addition, Alcoa has prepared a 'Frequently Asked Questions' document that is available for download from [engage-anglesea.alcoa.com.au](http://engage-anglesea.alcoa.com.au).

## **Thank you**

Alcoa sincerely thanks all participants who provided feedback during this phase of community engagement.

## **What is next?**

Further updates will be provided to Alcoa's Community Consultation Network and the online engagement portal.



The background of the entire page is a high-angle aerial photograph of a landscape. It features several large, green, undulating hills. In the lower right quadrant, there is a significant industrial or mining operation, characterized by large, irregularly shaped clearings in the land, some water bodies, and various man-made structures and roads. The overall scene suggests a rural or semi-rural setting with significant human impact on the environment.

## STAY INFORMED AND INVOLVED

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