



ALCOA FREEHOLD CONCEPT MASTER PLAN ANGLESEA

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DRAFT FOR CONSULTATION



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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 draft 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 draft concept master plan for Alcoa's freehold landholdings is informed by a range of inputs including broad community consultation, the site's natural attributes and histories, and key planning documents including the Anglesea Futures Draft Land Use Plan.

Alcoa looks forward to receiving community feedback on the draft concept master plan, prior to making a submission to the Victorian Government Department Environment Land Water and Planning's Anglesea Futures consultation process.

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

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

Given the unique opportunity presented, there has been much community interest and participation in this process.

As the initial step in the process, Alcoa consulted the Anglesea community and key stakeholders to develop five guiding principles that describe the community's aspirations for the future use of the Alcoa site.

Overall, the community shared the view that the site's future land uses need to complement the future of the Anglesea region, the natural environment, and cultural and heritage values of the area. Importantly, the land should support a diverse range of future uses, underpinned by a safe and stable landform.

Alcoa's draft concept master plan 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 draft concept master 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 draft 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 draft concept master plan, include:

- the community informed guiding principles;
- ongoing community consultation conducted by Alcoa and Anglesea Futures;
- the unique location and distinct coastal town character with important natural landscapes defining its character;
- 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 draft 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.

Importantly, the realisation of this vision is highly dependent on the integrated and holistic approach that is proposed for not only for 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 within the Anglesea Futures Draft Land Use Plan. In particular, Alcoa supports the transition to a future which benefits the Anglesea and the wider regional economy, environment and community by utilising its assets and opportunities while acknowledging its significant industrial heritage, cultural heritage and environmental values.

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.

Share Your Views

Alcoa welcomes feedback on the draft concept master plan and is hosting several events and activities to receive community feedback.

Considerate of the feedback received, the concept master plan will be updated where appropriate and submitted to the Department of Environment Land Water and Planning's Anglesea Futures process.

**For more information visit:
engage-anglesea.alcoa.com.au.**

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 the platform to significantly contribute to the sustainability of the local and wider economy, environment and community.

Together with feedback received from the broad community consultation undertaken, the potential of Alcoa's landholdings, and of surrounding areas in Anglesea, has been articulated in key planning and policy documents.

Alcoa's landholdings, both current and as proposed in this draft 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 draft 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 parcels, 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

The Guiding Principles for Alcoa's Anglesea site are the outcome of broad community consultation and stakeholder engagement and provide a significant platform from which the draft concept master plan has been created.

In March 2016 Alcoa launched a process to better understand community and key stakeholder views about the future use of the Alcoa site. This feedback was used to establish five Guiding Principles that helped inform the development of the draft Anglesea Mine Rehabilitation and Closure Plan and the draft concept master plan.

To develop and ultimately finalise the Guiding Principles, Alcoa's consultation with the community and key stakeholders was undertaken across two phases. Activities included community listening posts, workshops, meetings, an online engagement forum and the opportunity to provide written submissions to Alcoa.

Between March and July 2016 Alcoa asked the community and key stakeholders to contribute their ideas and views for the future use of the site, and sought input on the relevance of five draft Guiding Principles, developed in consultation with Alcoa, the Department of Land Water and Planning (DELWP) and the Surf Coast Shire. More than 1,500 interactions with the community resulted in 471 comments and ideas recorded. Feedback was collated and the five draft Guiding Principles were expanded to reflect the community's input.

In August and September 2016 Alcoa asked the community and key stakeholders to provide 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 comments and ideas recorded. Consequently, the expanded Guiding Principles were updated and finalised in September 2016.

Ongoing community consultation

In addition to the specific consultation on the Guiding Principles, Alcoa's broader consultation and engagement program has enabled further contributions to the draft concept master plan.

Since 2001 Alcoa's Community Consultation Network (CCN) has provided a regular opportunity for two-way, face-to-face communication regarding issues that are important to the local community and Alcoa.

The bi-monthly CCN meetings are public and attract an average of 30-40 attendees including residents, home owners, community groups and government representatives from the Department of Economic Development, Jobs, Transport and Resources (DEDJTR), DELWP, Environment Protection Authority (EPA) Victoria, Barwon Water, Corangamite Catchment Management Authority and Surf Coast Shire. This forum has generated many comments and ideas about the future land use of Alcoa's freehold landholdings.

In July 2017 Alcoa sought feedback on the draft Anglesea Mine Rehabilitation and Closure Plan ahead of its submission to DEDJTR's Earth Resources Regulation. Feedback was gathered at a range of community activities including drop-in sessions, meetings, an online engagement forum and through written submissions to Alcoa. More than 900 interactions with the community resulted in a total of 323 comments and ideas recorded. Some of this feedback related to Alcoa's freehold landholdings and as such has contributed to the preparation of the draft concept master plan.

Detailed reports of Alcoa's consultation activities are published at alcoa.com.au/anglesea.



Alcoa's community consultation ►

GUIDING PRINCIPLES



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

Images by Alan Barber

4.0 REGIONAL CONTEXT

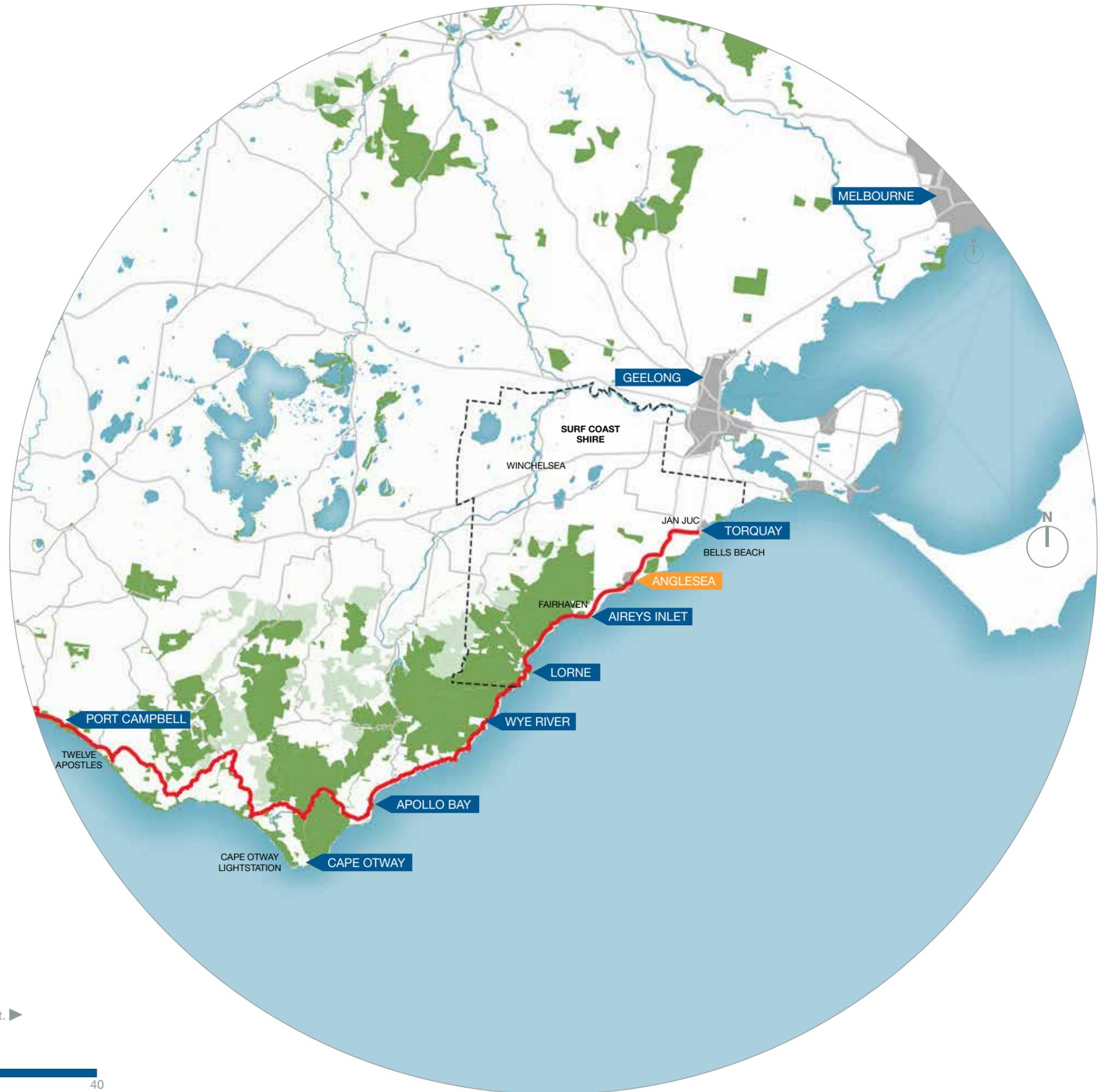
Anglesea is located approximately 115km from Melbourne on Victoria's south-west coastline on the world renowned Great Ocean Road. The town sits within the Surf Coast Shire, which encompasses coastal townships such as Aireys Inlet, Fairhaven, Jan Juc, Lorne and Torquay.

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, representing 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, with the resident population 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 and 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 5.6 million people visited the Great Ocean Road region in the year ended March 2017 spending over \$1.2 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, contribute to a reduction in investor returns and increase 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 Great Ocean Road 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 as a significant opportunity for the township to encourage visitors to stop in Anglesea 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. Accommodation options that have the potential to respond to unmet visitor demand for 4-star to 5-star standard integrated resort and boutique styles, located in hinterland and coastal locations within easy range of major nature based attractions and experiences, would suit Anglesea.

The plan also noted that Anglesea has seen growth in outdoor active products and experiences. Further opportunities to grow outdoor recreation activities can be explored given the opportunity now presented by Alcoa's landholdings.

Given these factors, a combination of hotel and/or resort style accommodation accompanied by an outdoor, active recreation experience at Alcoa's Anglesea site has strong merit.

Sources:

ABS Publication 3218.0 Regional Population Growth, Australia, ABS 2017

National Visitor Survey YE Mar 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 around 1846 and slowly grew and by 1916 it had become a small seaside village. 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 the areas in the broader municipality such as Torquay and Jan Juc. This is primarily due to its greater 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 clifftop 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, and 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 in Anglesea - 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 and the Country Fire Authority.

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
- Anglesea Township
- Mine Site



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 heath recently integrated in the Great Otway National Park.

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

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

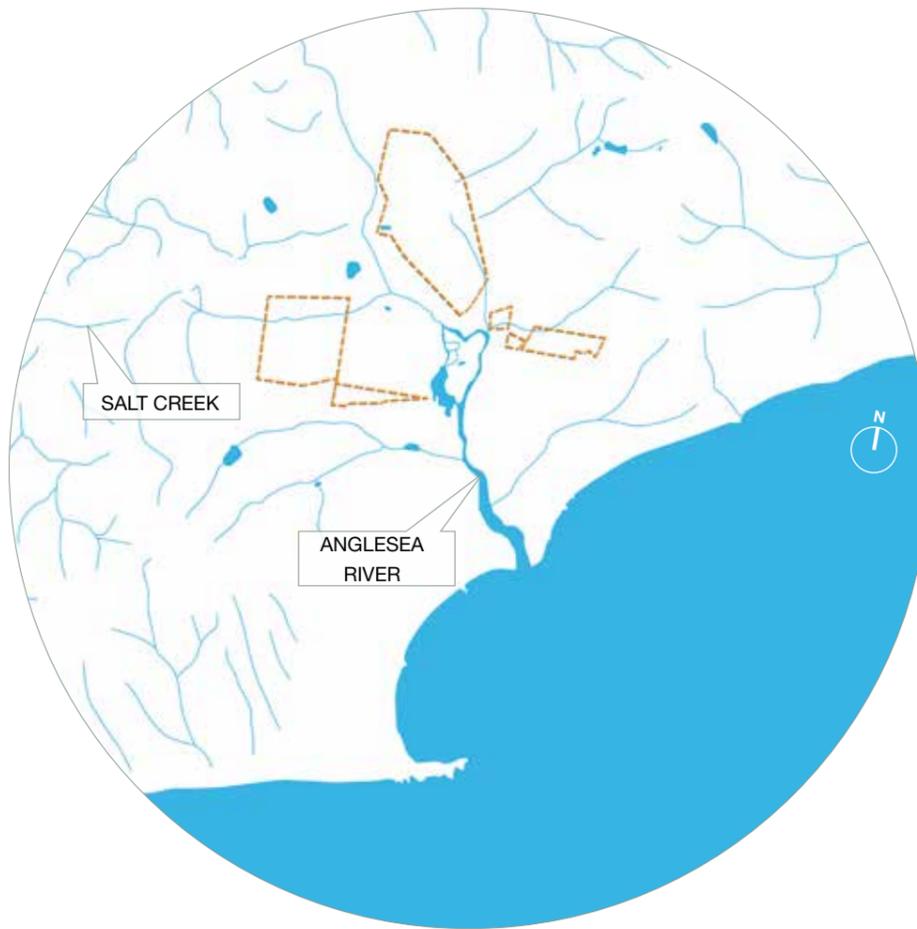


Source: Victorian Government and Alcoa of Australia.



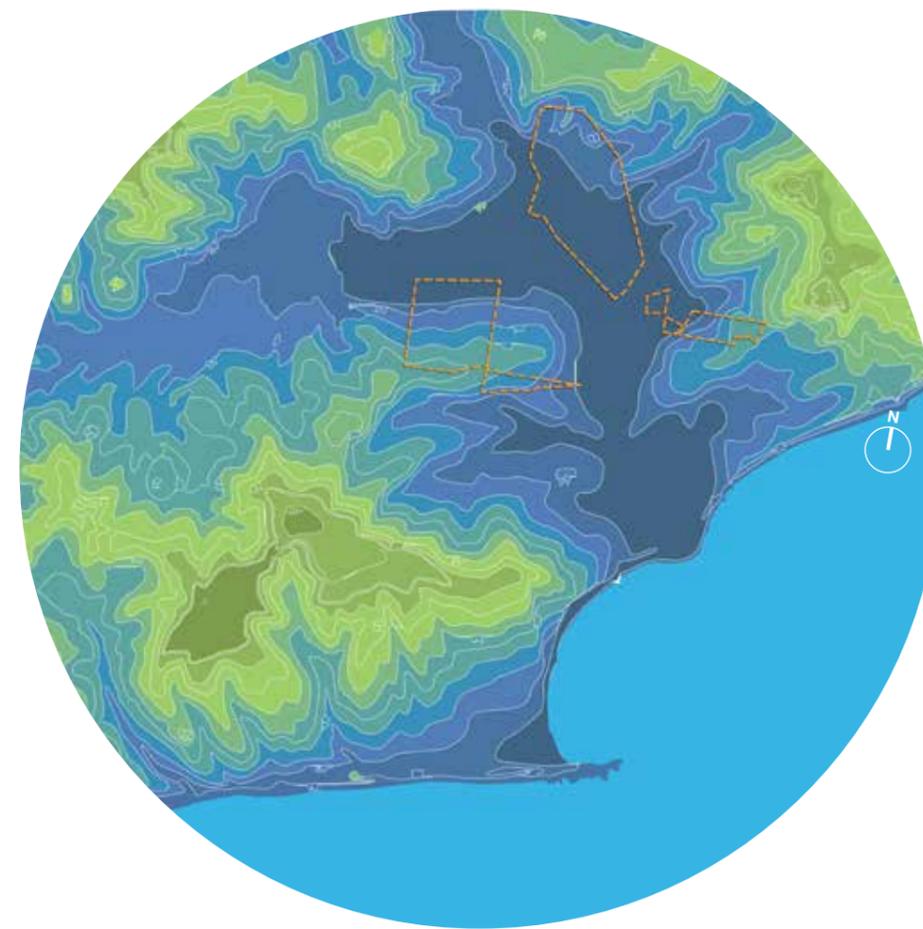
National Park

- 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 draft 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:

- The former power station site is approximately 80 hectares and contains the power station buildings, infrastructure and associated equipment, and 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.
- The former mine 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 Rehabilitation and Closure Plan.

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

- 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.
- 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.

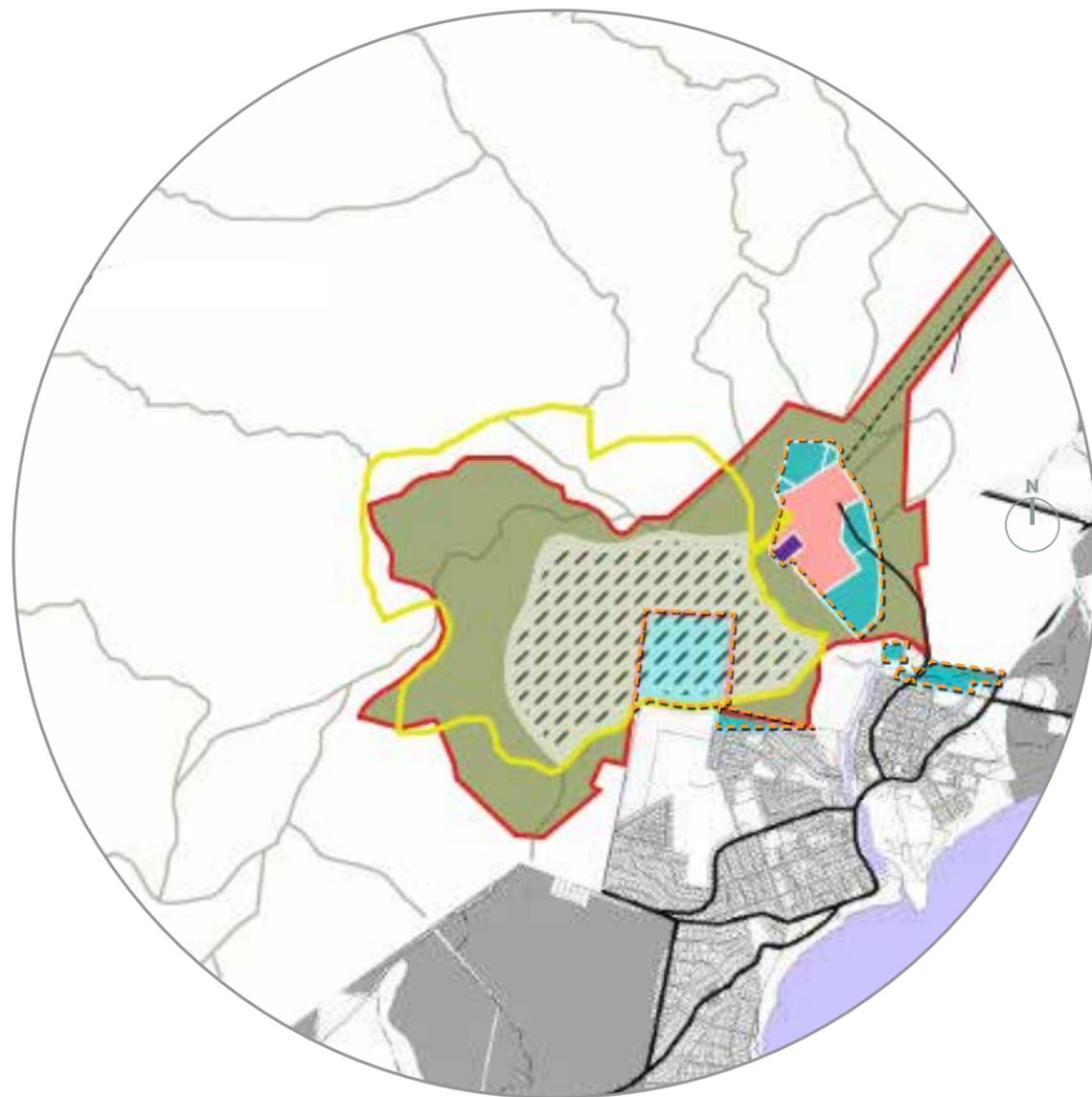
The rehabilitation and future land form of the area disturbed by mining is detailed in the draft Mine Rehabilitation and Closure Plan. Features include a large water body, extensive rehabilitated areas, and proposed areas, including access for future alternative land uses. The draft plan has been provided 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 ►

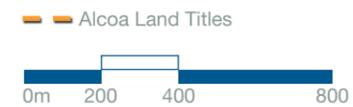




Alcoa Site Context



Freehold Landholdings



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 Gadubanud.¹³

Agricultural 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 Alcoa 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 Bubbs, 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 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 notes the area was used by both the Australian Army and Australian Navy for military and navigational exercises.

Further along Camp Road was a farm owned by Emil Sichlaus "Norsewood", 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.

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 Victoria Museum.

Anglesea Heath Management Plan

In 1996 Alcoa and the Victorian Government's Department of Natural Resources and Environment 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 as a whole entity. 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 subsequent proposal to draft an Anglesea Heath Management Plan was the first phase in the planning process.

The Anglesea Heath Consultative Committee was established bringing together individuals and groups with specific expertise and/or management responsibilities within 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 of Australia and the Secretary to the Department of Natural Resources

and Environment (DNRE) was established and signed on 8 November 2000 to protect the biodiversity, landscape, water catchments, and cultural heritage of the Land for Conservation, while providing opportunities for public appreciation and sustainable enjoyment of the area. This agreement in which a conservation agency and a resources company came together to form 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.

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, managed by Parks Victoria.

Sources:

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

Anglesea & District Historical Society

Parks Victoria



Henry's Bubbs 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 as early as 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 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 with 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 December 2016, Alcoa surrendered more than 6,600 hectares of leased Crown land to the Victorian Government and the Anglesea Heath was recently 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:

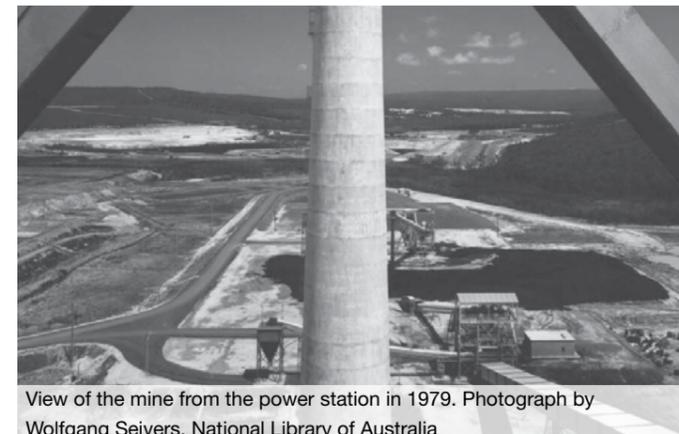
Blainey G., *White Gold: The Story of Alcoa of Australia*, 1997.
Alcoa of Australia archives.



Henry Bolte 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 operation in 2015. Image by Alan Barber

Planning Context

Zones and Overlays

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

- 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, leisure and recreation among them, 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 use of land 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 way they can be today.

Key elements of the structure plan include:

- the retention of buffer areas to Alcoa's power generation and mining activities (no longer relevant with those activities having 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 bushwalking, 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 four and five-star accommodation at key locations along the Great Ocean Road.

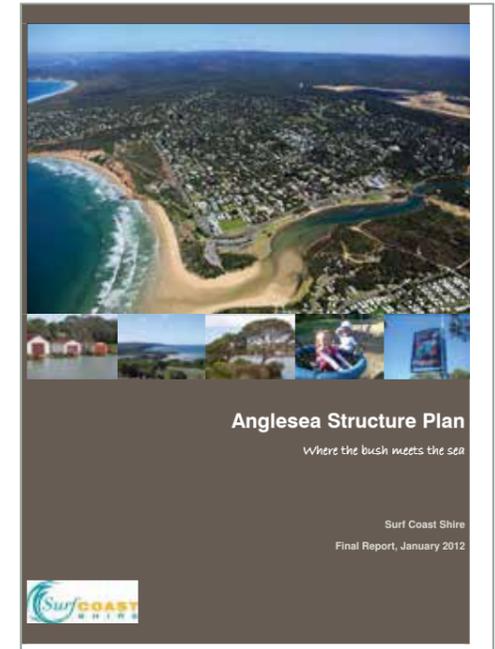
In relation to housing, the structure plan references the declining take up of land in the township, with the drop in dwelling construction largely attributed to diminishing land supply, rising property prices and general economic conditions. In addition, the plan notes the lack of smaller properties, 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 a number of these key elements of, and housing concerns raised in, the Anglesea Structure Plan.

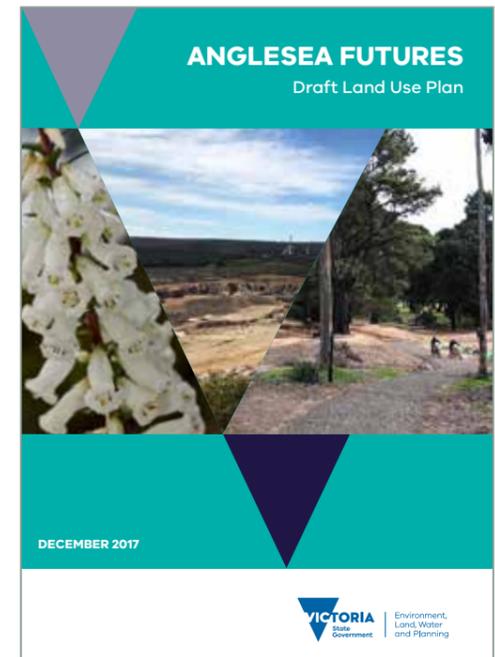
Anglesea Futures Draft Land Use Plan

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 the Alcoa Anglesea power station and mine operations. DELWP is seeking feedback on the plan prior to its finalisation.



Anglesea Structure Plan



Anglesea Futures Draft Land Use Plan

The final 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 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 plan defines ten 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 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 that have come 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”, their relevance and importance lays in the impact that 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 a major tourism facility/facilities and complimentary services/offerings, such as accommodation and a restaurant, across areas 3 and 6 will be dependent 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.

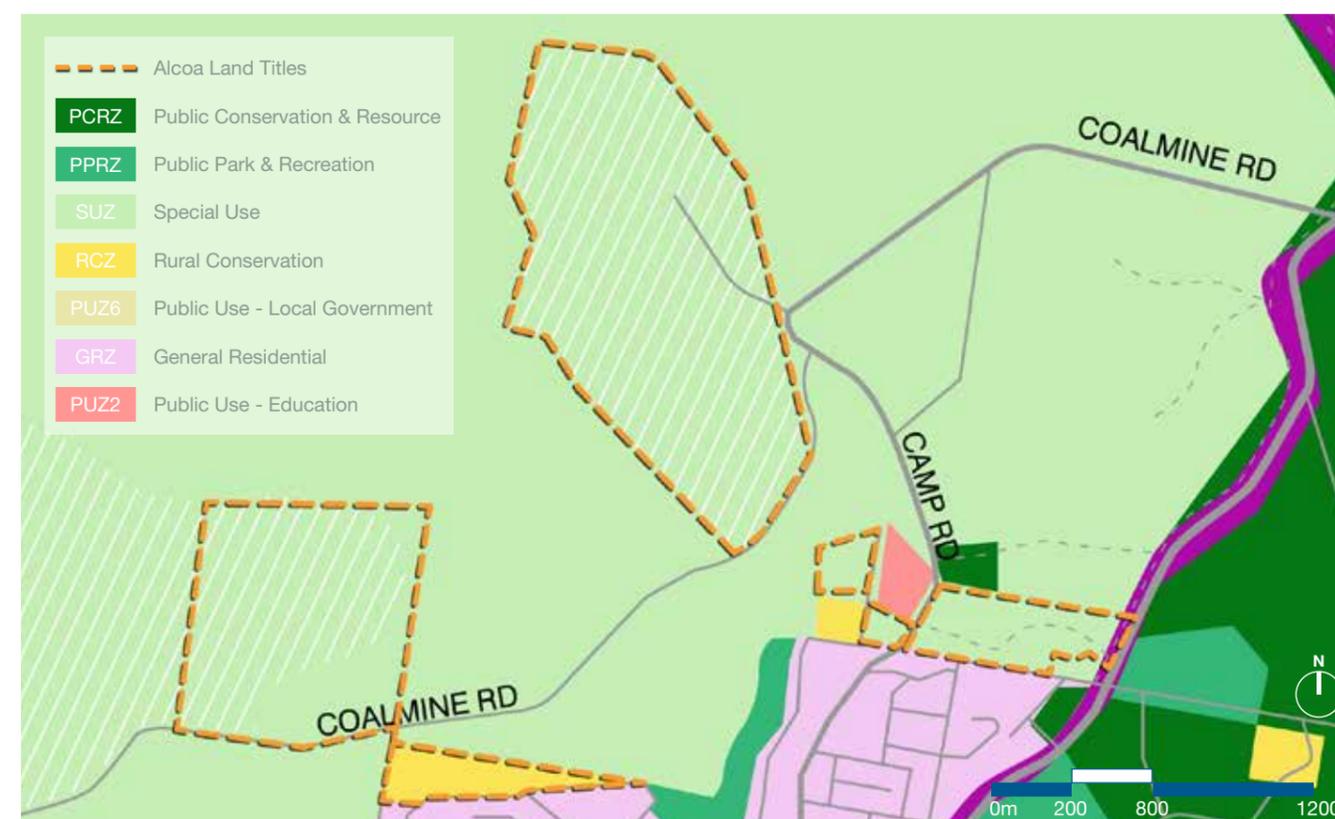
Similarly, the ability to create a “Proposed Water Body and Banks” that will further improve the overall visual amenity will be critical to the success of ancillary restaurants and accommodation in area 3, which in turn will contribute to the commercial viability of any proposed major tourism facility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

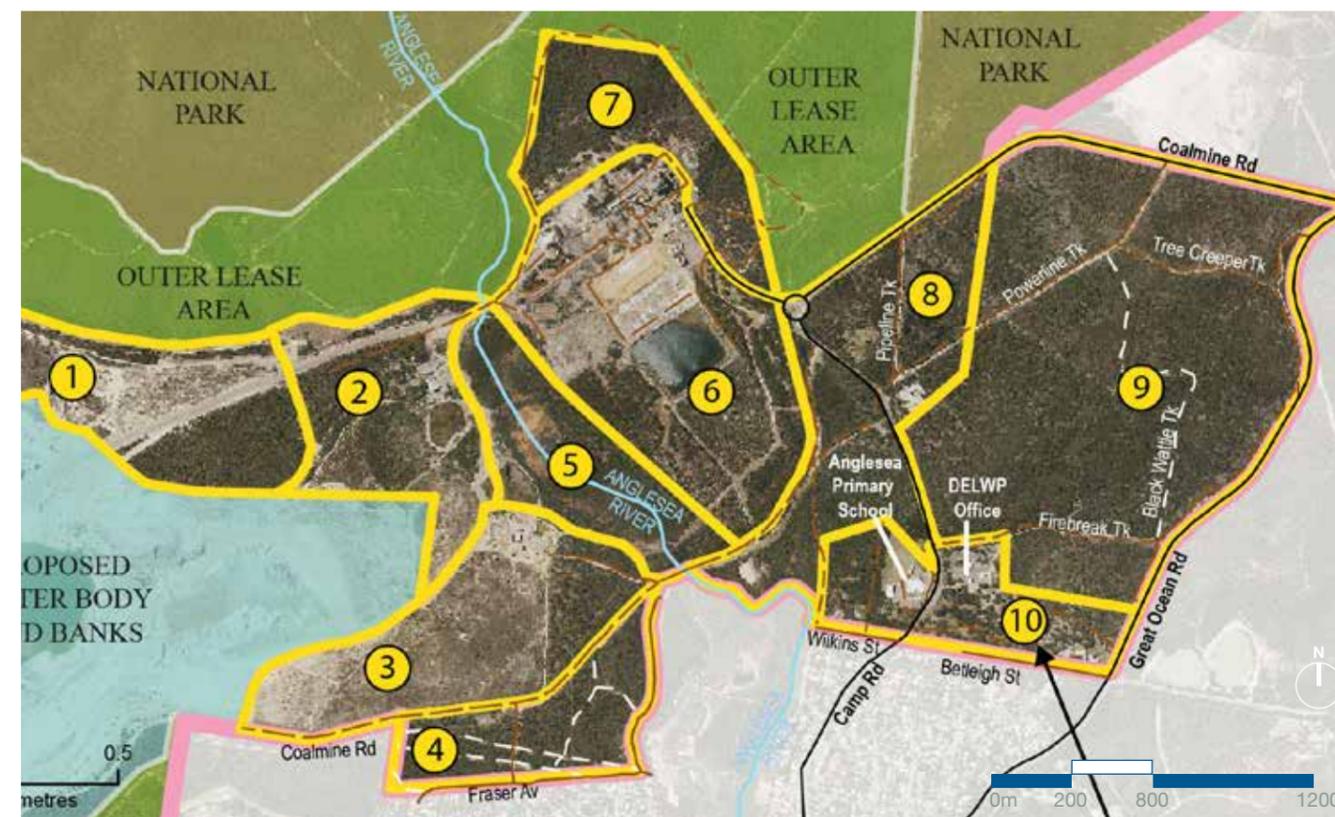
These considerations are indicative of the integrated nature of both the Anglesea Futures Draft Land Use Plan and Alcoa’s draft concept master plan.

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 Department of Environment, Land, Water and Planning (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 land management arrangements going forward (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.

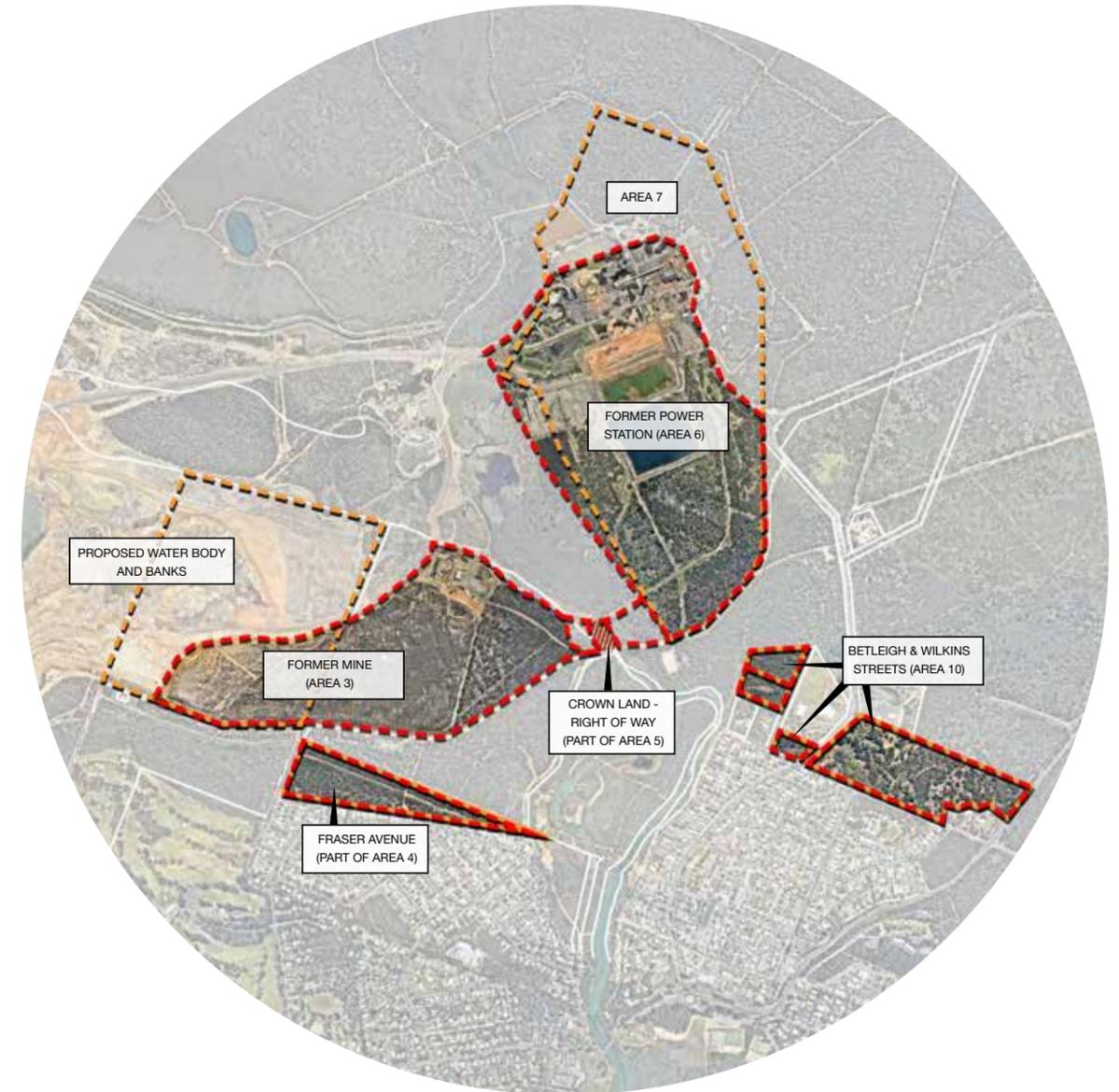
Additional areas of land may be considered for inclusion as part of the development of a land exchange agreement between the Victorian Government and Alcoa, where appropriate and pending further government assessment, feedback and development of both the final Anglesea Futures Land Use Plan and Alcoa's concept master plan.

The proposed land ownership changes, if agreed and approved, would include:

- a portion of the 43 hectare Alcoa freehold title within the former mine site being transferred to reserved Crown land to 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). Whilst the final dimensions of the freehold land area to be transferred are yet to be agreed, the proposed area is approx. 31.4 hectares.

- 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). Whilst the final dimensions of the Crown land area to be transferred are yet to be agreed, the proposed area is approximately 28.7 hectares and is referenced as Area 3 in the Anglesea Futures Draft Land Use Plan.
- 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. Whilst the final dimensions of the Crown land area to be transferred are yet to be agreed, 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.
- 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 whilst the final dimensions of the freehold land area to be transferred are yet to be agreed, the proposed area is approximately 25.6 hectares.

Alcoa also proposes that a portion of the southern section of existing Crown land Area 5 be transferred to Alcoa freehold title to facilitate access between the revised freehold land in Area 3 and Area 6. Whilst the dimensions of the Crown land area proposed to be transferred are yet to be confirmed, the proposed area is approximately 2.6 hectares. Alcoa acknowledges that the proposed additional Alcoa freehold land would need to be connected by a 'right of way' to the Anglesea River / flood plain land area. There would be no building development on this water frontage area, which would need to remain as reserved Crown land and allow public access.



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 - Right of way (river flood plain)



Image by Alan Barber

8.0 CONCEPT MASTER PLAN VISION

The closure of the Anglesea mine and power station and the previously unanticipated availability of Alcoa's landholdings present a once in a generation opportunity to create outcomes of significant value to Anglesea and the broader region.

The draft concept master plan for Alcoa's four distinct freehold land areas 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, have people live and vacation in environmentally sensitive residences and accommodation and, in doing so, contribute significantly to the Anglesea economy.

Proposed features of the concept master plan include:

- 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;
- 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 communicate themes such as changing landscapes, regeneration, land use, and revegetation practices;

- the conservation and enhancement of high value remnant native flora in fraser avenue and opportunities for the community to passively access, learn and interpret; and
- 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 draft concept master plan is closely aligned with the Anglesea Futures Draft Land Use Plan.

As stated in the Anglesea Futures Draft Land Use Plan, the privately-owned Alcoa landholdings importantly provide the opportunity for commercial activities to be undertaken 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.

Alcoa's draft concept master plan also responds positively to key elements of the Anglesea Structure Plan; particularly the plan's concerns around the lack and diversity of housing in Anglesea.

Envisioned Concept Master Plan Areas

LEGEND

-  Proposed Alcoa Land Tenure
-  Crown Land - Right of way (river flood plain)

FORMER POWER STATION

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

FORMER MINE

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

FRASER AVENUE

-  ACCESSIBILITY
-  BIRD WATCHING
-  NATURE TRAILS
-  EDUCATION

BETLEIGH & WILKINS STREETS

-  RESIDENTIAL
-  ACCOMMODATION

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.

KEY MOVES

ARRIVE

Create a visitor orientation facilities with car parking and access.

ENLIVEN

Integrate a series of community nodes, such as adventure play, kiosks, recreation spaces, etc.

CONNECT

Connect to National Park and Anglesea Heath trails.



PLAYGROUND



OBSERVATION TOWER



ACTIVE RECREATION



WALKING TRAILS

Top Right Image by Aaron Keirns.

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



KEY PLAN

PRECINCT COMPONENTS

The precinct is proposed to be the principal point of arrival and a point of orientation to the site and to the greater heathland context and could:

- Provide links from Camp Road and appropriate car and bus parking.
- Provide appropriate visitor facilities, such as orientation, shelters, picnic spaces and toilets.
- Link to a network for trails beyond the site that connect visitors to the rich ecologies of the Anglesea Heath and the Great Otway National Park.
- Host a range of community based activities and facilities such as recreation spaces, adventure play spaces, camping, tourism focused retail and budget accommodation. These complimentary uses will support the local economy and activate the site. Residential housing is not proposed for this precinct.
- Connect to a range of rehabilitated landscapes of the greater site including surrounding wetlands, tea tree woodlands, heathlands and Coogoorah Park to the south.
- Encourage exploration through these ecologies via paths, boardwalks, look outs and bird hides.
- Retain and re-purpose existing 108 metre tall stack into a viewing platform to access expansive coastal and National Park views.

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.

KEY MOVES

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



ACCOMMODATION



RESTAURANT

PRECINCT COMPONENTS

The precinct has the potential to become a significant tourism destination for Anglesea, the Great Ocean Road and Victoria, complementing the range of environmental based attractions along the coast and could:

- Provide 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.
- Orientate facilities and outlook to the majestic views to the proposed water body.
- Host facilities that showcase next generation sustainable building landscape and design techniques.
- Encourage design excellence in architecture to fully capitalise on the setting and become a significant iconic feature of the site.
- Provide appropriate ancillary facilities such as restaurants, cafes, tourism related retail auditoriums, wellness centres and eco based accommodation. These uses will provide employment, support the local economy and improve significantly visitation to the site, the township and the region.
- Encourage community interaction with the site by providing event and amphitheatre spaces.
- Envelop the facility within a beautiful garden setting that celebrates the delicate beauty of australia's remarkable heathlands.



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



KEY PLAN

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.

KEY MOVES

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.

Bottom Right Images by ANGAIR.



EDUCATION



ACCESSIBILITY



INTERPRETATION



BOTANICAL DISPLAY

PRECINCT COMPONENTS

The site would conserve the rich botanical diversity of the site, including the valued terrestrial orchids that characterise this landscape and could:

- Protect and manage a large area of high value remnant native flora.
- Allow passive means to learn, educate and interpret this landscape.
- Provide appropriate and sensitively sited access, orientation and interpretation facilities to link visitors to the important conservation story and botanical diversity of the setting. This will improve public access and promote healthy lifestyles.
- Foster participation in the continued care of the precinct and education by conservation groups, individuals with botanical expertise, interested residents and visitors to Anglesea, and school groups.



-  ACCESSIBILITY
-  BIRD WATCHING
-  NATURE TRAILS
-  EDUCATION



KEY PLAN

BETLEIGH AND WILKINS STREETS

(ANGLESEA FUTURES AREA 10)

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

KEY MOVES

LIVE

Create diverse housing and accommodation opportunities.

SUSTAINABLE

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

CONNECT

Connect residents to existing Anglesea open space network.



LINK TO EXISTING RESIDENTIAL USES



WALKING SCHOOL BUS



SUSTAINABLE

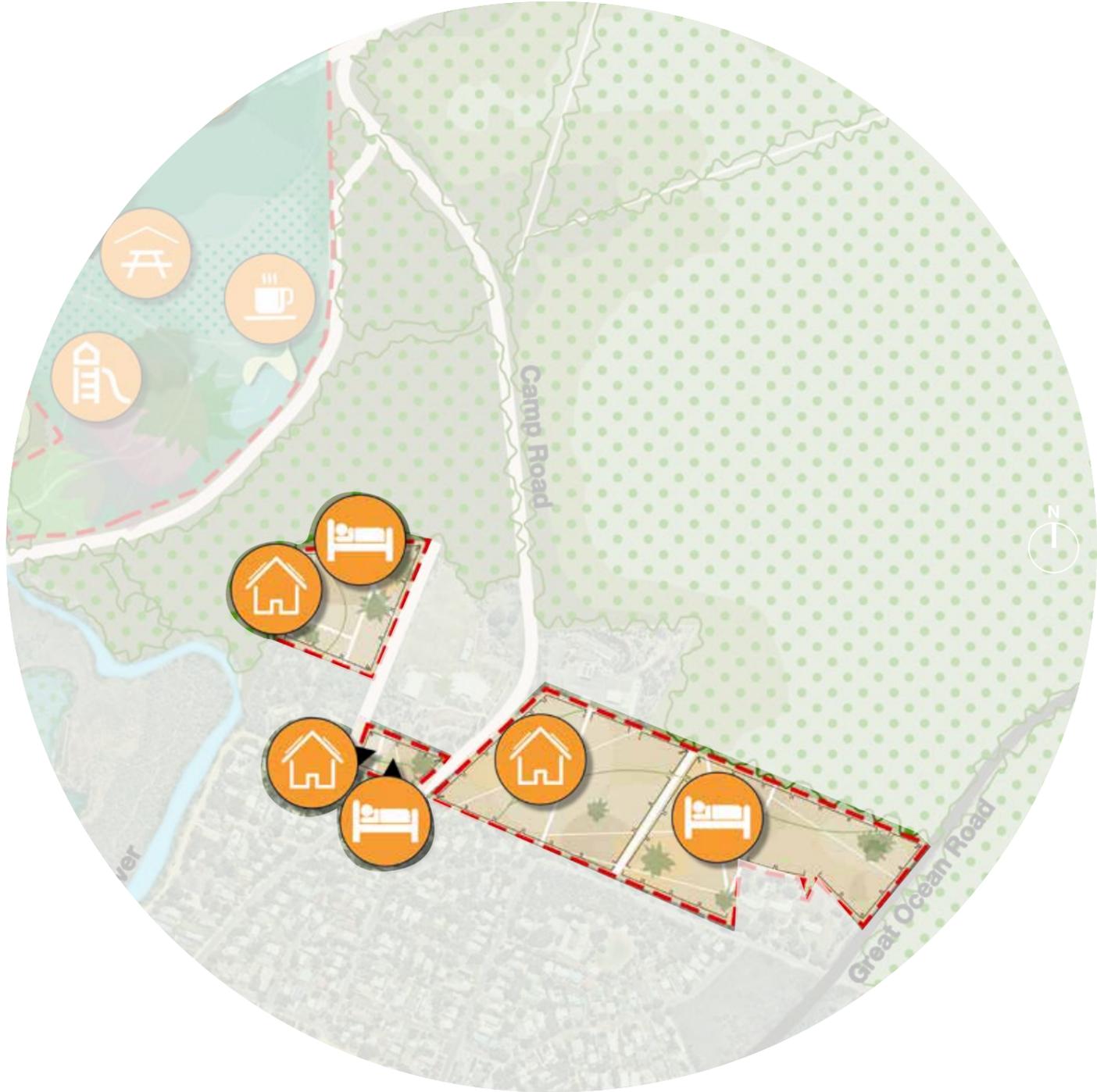


LINK TO EXISTING RESIDENTIAL USES

PRECINCT COMPONENTS

The site is proposed to provide a diversity of housing choice, assist housing affordability and create construction jobs, and could:

- Link to existing residential uses by continuing the network of existing roads into the site.
- Develop appropriate design guidelines to ensure development is integrated into the landscape setting, and housing footprints are sited and orientated appropriately to reflect the unique character of Anglesea.
- Foster appropriate sustainable architecture and development of the site, with densities appropriate to the setting.
- Ensure development considers site interfaces to adjacent residential area to minimise impacts.
- Incorporate water sensitive urban design and appropriate open space linkages.



RESIDENTIAL

ACCOMMODATION



KEY PLAN

9.0 CROWN LAND OPPORTUNITIES

The Crown Land surrounding the proposed water body, comprises a mixture of rehabilitated former mine land and existing remnant Anglesea Heath. Consistent with the Anglesea Futures Draft Land Use Plan, the area should be primarily focused on conservation and provision of appropriate passive recreation facilities to enjoy the setting to:

- minimise the impact of former road infrastructure on the site by careful 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;
- promote passive recreation activities which engage with the natural features of the land;
- facilitate connections to the Great Otway National Park;
- provide pathways, seating spaces, lookouts, bird hides and interpretation facilities that encourage tourism and community use and are environmentally sustainable and responsive to the land's context, natural features and constraints;
- encourage educational use of the site through the provision of appropriate access and interpretation;
- take advantage of the topography and potential views of the proposed water body in the siting of trails and viewing points;
- site key nodes such as lookouts and picnic spaces to integrate into the landscape and encourage use by a range of users;
- consider a range of walking and cycling trails that offer short, medium and long walking opportunities; and
- consider the integration of local indigenous trails and interpretation.





10.0 IMPLEMENTATION

Alcoa shares and supports the overarching vision and principles within the Anglesea Futures Draft Land Use Plan to transition to a future which benefits the Anglesea and the wider regional economy, environment and community by taking advantage of its assets and opportunities while acknowledging its significant industrial heritage, cultural heritage and environmental values.

The Anglesea Futures Draft Land Use Plan states that an implementation framework based on the final Anglesea Futures Land Use Plan will be created to guide the realisation of the proposed land uses and land ownership changes across the study area.

Alcoa's Anglesea landholdings are highly strategic and pivotal parcels in delivering the vision of the final Anglesea Futures Land Use Plan. The size, scale and integrated locational attributes play a role in delivering arguably the most significant and place-changing element of a major tourism precinct with accommodation and complementary commercial use, and the concurrent opportunity for new diverse residential and tourism accommodation.

An implementation framework is required and there are several activities that will likely need to be undertaken pursuant to this framework 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).

Alcoa acknowledges that Government (State and local) has a variety of methodologies and mechanisms available to it to affect these activities.

Given:

- the integrated nature of both the Anglesea Futures Draft Land Use Plan and the Alcoa concept master plan;
- the robust and broad community and stakeholder consultation that has already taken place with respect to the Anglesea Futures Draft Land Use Plan and the draft Alcoa concept master plan; and
- the robust and broad community and stakeholder consultation that is still to come with respect to both of these documents before they become final;

Alcoa respectfully submits that the mechanisms to be adopted under the implementation framework should be those which, as far as possible:

- ensure a holistic and integrated approach to implementing the necessary changes across the entire study area; and
- implement the final Anglesea Futures Land Use Plan (and those elements of the Alcoa concept master plan which are consistent with the final Anglesea Futures Land Use Plan) in the most time and cost-efficient manner.

To attract the necessary private capital to build and operate the aspirational outcomes of the final Anglesea Futures Land Use Plan and Alcoa's concept master plan, it is imperative to provide certainty of the planning and zoning process and an understanding of development within the surrounding area.

10.0 TIMELINE

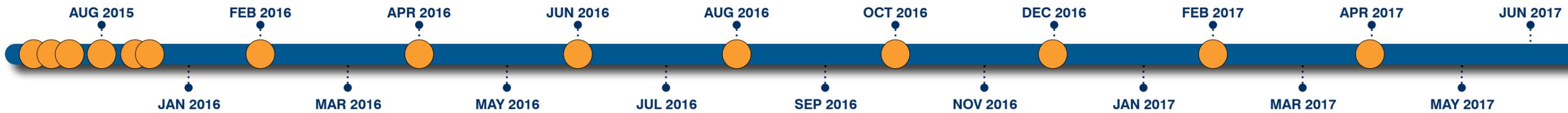
August 2015:
Power station and mine operations cease.
 Planning begins for mine rehabilitation and closure, power station decommissioning and remediation, and future land planning.



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



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



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



July 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.



● CCN MEETINGS

July 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.



28 February 2018:
Concept Master Plan to be published
 Updated concept master plan to be 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

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.



Current Phase:
Community Engagement: Phase 4
 Alcoa is seeking the community's feedback on the draft concept master plan ahead of its submission to Government



SHARE YOUR VIEWS

Alcoa welcomes your feedback on the draft Concept Master Plan.

Come along to a 'drop in' session to view the plan, speak to Alcoa and its master planning consultants, and share your views:

Sunday 11 February, 12noon to 3:00pm, Anglesea Memorial Hall

Monday 12 February, 2:30pm to 5:30pm, Anglesea Memorial Hall

Thursday 15 February, 2:30pm to 5:30pm, outside the Anglesea IGA

Download the plan and complete the survey:

engage-anglesea.alcoa.com.au

Send Alcoa your feedback:

angleseaps@alcoa.com.au

Alcoa of Australia, Camp Road, Anglesea, VIC 3230

Community consultation closes

on Tuesday 20 February 2018.

Visit

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