



# Attachments

Items 4.3 – 5.2

## Ordinary Meeting of Council

Tuesday, 27 February 2018

Council Chambers

1 Merrijig Drive, Torquay

Commencing at 6.00pm

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4.3 - APPENDIX: 1 - GROW Summary Information

**WHAT IS CHANGING BECAUSE OF GROW?**

GROW is in the start up phase of a ten year plan and we can already see changes that will contribute towards reducing unemployment and place-based disadvantage in our region.

**Joint community leadership actively addressing disadvantage**

There are now **57 local businesses and organisations** committed to the GROW principles, and the momentum is strengthening. The GROW Compact Action Network (started in 2014) now has a **membership of 60**.

These local leaders are supporting the design and development of key GROW resources, developing, identifying and creating opportunities for local and social procurement throughout regional supply chains, creating new partnerships and exploring innovative approaches to address disadvantage from their individual business perspective.

“Since joining GROW Barwon Water have leveraged their buying power and influenced others to engage and commit to the GROW principles... Whilst local and social procurement is morally the right thing to do, it also provides a significant competitive advantage.”

- Barwon Water, 2016

Compact Signatories	57
GROW Compact Action plans	12 (in progress)

A key challenge has been data collection (20 Compact signatories) and completion of Action plans. To assist, a Compact Action Planning Tool has been developed.

**New skills and knowledge to implement social procurement**

GROW has shed a light on how local and social procurement drives economic prosperity AND social benefit, resulting in increased regional capacity. The research from the Regional Procurement Economic Modelling Project offers key **baseline data and regional targets**, and the Social Procurement Toolkit, combined with workshops and case studies, provides the tools and tips on how to achieve these.

The partnership with **Localised** has enabled the development of a G21 region local supplier platform. **Industry-led** approaches are being facilitated by the GROW Regional Innovative Procurement Program (GRIPP).

Data collection from Compact signatories is tracking the collective impact through the Shared Measurement Framework, and also leading to **increased awareness** within organisations.

“The increased knowledge and awareness of the impact we can have within the region has been significant. You can only strive to achieve what you measure and understand... Engagement with GROW has opened discussion and has helped to identify opportunities for influence.”

- Programmed, 2017

**Local procurement shift**

Change in local spend by Compact partners can now be tracked on the Regional Shared Measurement dashboard, launched 3 May, 2017, on the GROW website [grow.g21.com.au](http://grow.g21.com.au)

**Mobilising long-term resources into target communities**

The \$2m (over 10 years) that was committed by Give Where You Live Foundation in 2014 has enabled **additional funds** to be leveraged into the G21 Region.

Legacy grant Alcoa Foundation	\$317k
Demand-led employment programs in target communities	\$1.3m
State Government funding	\$1.1m
Federal Government funding for Baptistcare's Norlane Project	\$7.25m

**Increased collaboration in demand-led employment**

Deliberate efforts are required to ensure that the jobs created through social procurement flow to GROW target communities. In 2017 GROW are undertaking a joint longitudinal study investigating individual and systemic barriers to employment, to **inform new approaches**. Also underway is a project to map employment programs in the region, to clarify **support available to employers** who recruit job seekers from disadvantaged backgrounds.

**Jobs with GROW Compact partners**

These initial numbers reflect the start of the GROW journey, and are testament to how GROW is influencing businesses in the region to **think differently** and **create targeted opportunities** for people currently experiencing barriers.

Based on data from 20 of the 57 Compact partners, collectively GROW has created long term sustainable jobs and employment pathways (traineeships, apprenticeships) in target communities.

GROW has also leveraged jobs and employment pathways through support, facilitation, collaboration and funding applications with GROW Compact partners.

Total employment outcomes	72
Jobs	15 (+2 leveraged)
Employment pathways	17 (+38 leveraged)



By moving just **7%** of the G21 expenditure from non-local to **local** suppliers, together we can generate:

- > 2,500 jobs (500 for GROW targeted communities)
- > \$1 billion into the regional economy

THE GROW PHILOSOPHY ...addressing disadvantage is everyone's business

**ACRONYMS**

AGM	Annual General Meeting
ALC	Australian Lamb Company
BSW	Barwon South West
CoGG	City of Greater Geelong
GRIPP	GROW Regional innovative Procurement Program
GROW	G21 Region Opportunities for Work
GWYLF	Give Where You Live Foundation
RDA	Regional Development Australia
RDV	Regional Development Victoria
SME	Small and Medium Enterprise
SVA	Social Ventures Australia

**Make a difference today and start GROWing opportunities in our region**

Contact GROW to find out more:  
Liz Everist, GROW Engagement Officer

- ✉ [liz@givewhereyoulive.com.au](mailto:liz@givewhereyoulive.com.au)
- ☎ 03 5229 4364
- 🌐 [grow.g21.com.au](http://grow.g21.com.au)



Give Where You Live Foundation acknowledge key GROW funding partners - Victoria State Government and Alcoa Foundation.

grow.g21.com.au\_12920

**GROW**

**REPORT CARD 2017**

GROW (G21 Region Opportunities for Work) is an ambitious initiative which aims to address entrenched place-based disadvantage in the G21 Region.

This 'Report Card' is a timeline showing key outcomes, achievements and challenges experienced in the 'Start Up' phase.

[grow.g21.com.au](http://grow.g21.com.au)

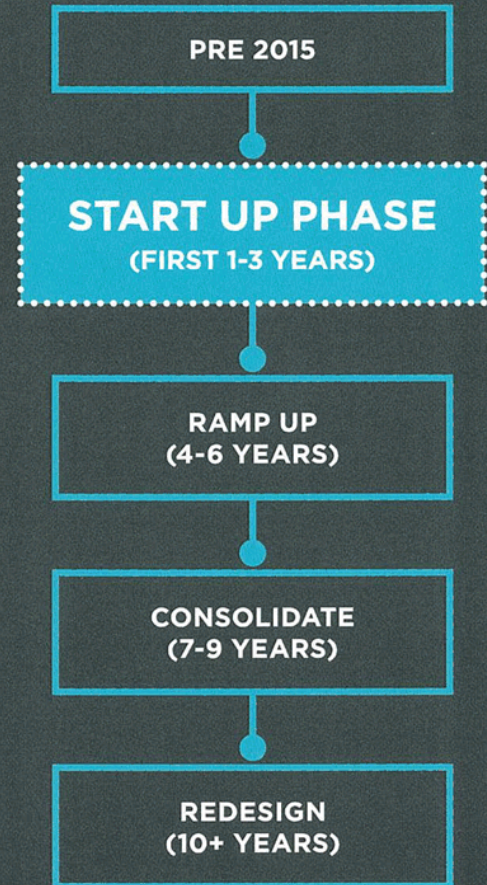


4.3 - APPENDIX: 1 - GROW Summary Information

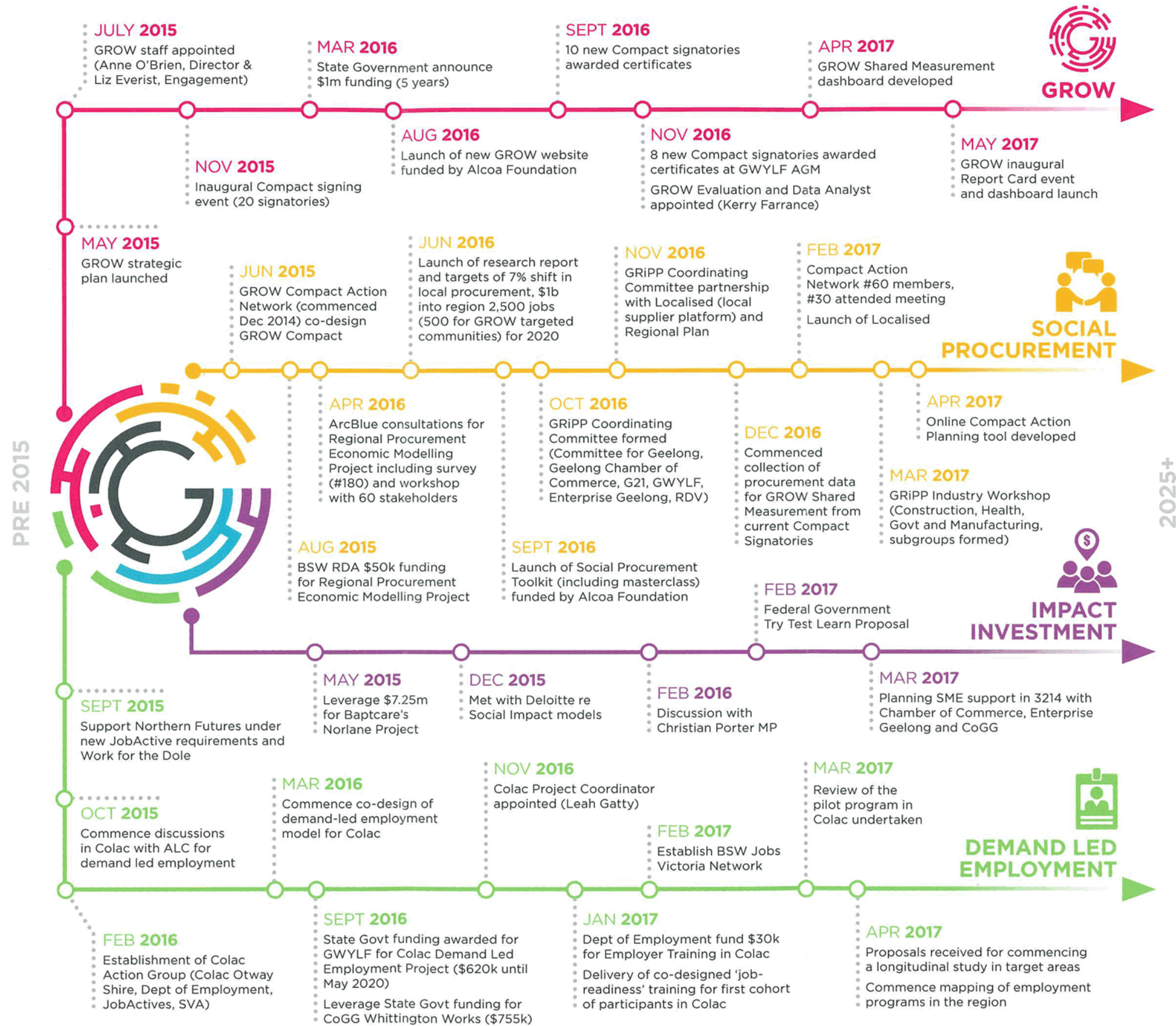
THE BEGINNINGS PRE 2015

- > Give Where You Live Foundation (GWYLF) 60+ year mission to address local disadvantage
- > G21 convened Addressing Disadvantage Taskforce, commissioned Report
- > Leadership from GWYLF committed \$2m to 10-year collective impact strategy to address place-based disadvantage
- > GWYLF and G21 formed partnership and MOU
- > Regional leaders partnered to mobilise resources for development of innovative strategic plan
- > Engagement of hundreds of individuals, businesses, community leaders and government
- > G21 key advocacy with local, state and federal government
- > Social Procurement Network begins operating
- > GROW Strategic Plan finalised to generate jobs in the G21 region

THE GROW TIMELINE



START UP PHASE (FIRST 1-3 YEARS)





4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

## COUNCIL POLICY



<b>Property Use Agreements</b>	Document No:	SCS - 034
	Approval Date:	
	Approved By:	
	Review Date:	
	TRIM Reference	D17/68566
Responsible Officer:	General Manager Governance and Infrastructure	
Authorising Officer:	Chief Executive Officer	

### 1. Purpose

To ensure that Council has a clear and workable framework for property use agreements with individuals, businesses and/or groups that:

- Are consistent in their application;
- Protect public land and assets; and
- Support the users' objectives.

### 2. Scope

This policy covers the following aspects of developing Agreements for the use of Council property:

- Types of Agreements;
- Conditions of Agreements;
- Landowner obligations; and
- User obligations.

### 3. Application

This policy applies to individuals groups or businesses that have been determined by Council to be a preferred user of a Council property.

The consideration of eligible preferred users will be determined through other policies and processes approved by Council.

This policy applies to parties who use Council owned or managed property on a regular, medium to long term basis.

This Policy does not apply to users seeking access to facilities for less than 3 months or an ad-hoc basis.

#### 3.1 Pre-Agreement requirements

The party must have all the following before entering into an agreement:

- Be a registered legal entity;
- Hold current Public Liability Insurance; and
- Capacity for electronic business transactions primarily financial and communication.

#### 4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

## COUNCIL POLICY



### 4. Definitions

**Agreement** – A Lease, Licence, User Agreement, Casual Hire Agreement, Tour Operator Licence, Retail Lease, Residential Tenancy Agreement, Commercial Lease for Council Property.

**Casual Hire Agreement** – An Agreement that is no longer than three months in length and is for short term, non-regular bookings.

**Carrying Capacity** – Acknowledges the competing goals of recreation and preservation of site values in natural public land. It can refer to a numerical threshold of activities beyond which the loss of site values is unacceptable.

**Commercial Occupiers** – Any occupier who operates a business or commercial enterprise with the intent to generate profit. \* Note that does not include operators who are classified as Tour Operators under the Crown Land Reserves Act 1978.

**Council** – Surf Coast Shire Council which may be the Landlord, Licensor or Lessor under an Agreement.

**Council Property** – Land (including open space), buildings, property or facilities owned or managed by Council.

**Crown Land** – As defined in the Crown Land (Reserves) Act 1978

**Expression of Interest** – A process whereby Council invites individuals, groups or businesses to submit a detailed expression of interest detailing how it will meet key objectives, to be assessed under set evaluation criteria

**Not for Profit** – Any occupier who operates a business or activity that does not operate for profit, personal gain or other benefit of particular people i.e. its members.

**DELWP** – Department of Environment Land Water and Planning

**Facility** – A place and amenity provided for a particular purpose

**Head-lease** – A Head-lease is the original Lease between a Tenant and a Landlord. In such a Lease, the overall contractual responsibility is given to one identifiable tenant called the Head-lessee. It is a primary Lease under which Sub-leases have been granted.

**Insurable Value** – The cost of replacement of a building which could conceivably be destroyed. The assessed value excludes any contents stored on the premises e.g. furniture and equipment.

**Lease** – A Lease is a right granted by the owner of the property (Landlord) to another person (Tenant) to have exclusive possession of that property, or part thereof, for a fixed duration in return for rental payment. Council will grant a Lease where the premises will be occupied exclusively by the one user.

**Licence** – A Licence permits a person (Licensee) to occupy property (or part thereof) under particular conditions. The main feature that distinguishes a Licence from a Lease is that a Licence does not permit exclusive occupancy of the property.

**Market Rental Value** – The estimated amount for which an asset should rent, as at the relevant date, between a willing Tenant and a willing Landlord in an arm's length transaction, wherein the parties had each acted knowledgeably, prudently and without compulsion, and having regard to the usual terms and conditions for agreements of similar property.

**Minimum Rent / Peppercorn** – \$1.00 per annum

**Non-commercial group** - Not-for-profit community based groups and funded organisations and agencies that service community members that live, work or have a connection with Surf Coast Shire.

4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

## COUNCIL POLICY



**Outgoings** – including but not exclusive to water, sewerage services and usage charges, electricity and gas utilised at the property.

**Residential Tenancy Agreement** – A Residential Tenancy Agreement is a right granted by the owner of the land (Landlord) to a Tenant to have possession of a house for a fixed duration in return for rental payment.

**Regular User** – Regular pattern of use for a period between 3 to 12 months, however it must be less than 10 occasions. A regular use cannot reapply for a User Agreement on an annual basis.

**Sub-letting** – Sub-lease or Sub-let is the name given to an arrangement in which the Tenant in a Lease assigns or transfers the Lease to a third party, thereby making the old Lessee the Sub-lessor, and the new Tenant the Sub-tenant. This means they are not only leasing the property, but also Sub-leasing it simultaneously.

**Tenant** – a person who occupies land or property rented from a landlord.

**Tour Operator** – A person who conducts an organised tour or recreational activity for profit on land reserved under section 3A of the Crown Land Reserves Act. This amendment to the Act came in 2009.

**User** – a person who uses Council property as per a User Agreement or Casual Hire Agreement.

**User Agreement** – An Agreement that is no longer than twelve months in length and is for regular bookings with a high frequency.

4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

## COUNCIL POLICY



### 5. Policy

Council aims to provide a workable framework for property use agreements that are consistent in their application.

### 6. Consultation and Notification

Council will undertake consultation or notification in following circumstances:

- Where Council has an identified desired use for a property and is seeking to identify potential users to deliver this use, eg. a Commercial Occupier or Tour Operator. The consultation process will generally be an Expression of Interest (EOI) process. Once the EOI process is completed all submissions will be assessed in accordance with the eligibility criteria advertised to determine the preferred user.
- Where Council is approached by a potential interested individual, group or business that wishes to use a Council property and Council wishes to inform key stakeholders, competitors or the broader community. Council will advertise a notice stating we are considering entering into an agreement in the local newspaper and or on Council's website seeking public feedback. This may also occur when existing agreements are nearing expiry.
- Where Council needs to comply with legislation or regulatory requirements

4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

**COUNCIL POLICY**



**7. Types of Agreements**

The following table sets out a framework for different types of agreements to be applied under various situations and with an outline of typical pre-requisites or conditions.

Types of Agreement	Intended or desired Access	User Type	Pre-application Process	Payment Type	Payment Basis	Initial Terms	Options for further terms	Outgoings	Maintenance by User	Sub-letting Permissible
<b>Casual User</b>	<3 months and irregular pattern of use	N/A Users will access through casual user hire arrangements								
<b>Regular User</b>	<ul style="list-style-type: none"> <li>• between 3-12 months; and</li> <li>• regular pattern of use; and</li> <li>• less than 10 occasions.</li> </ul>	Any user	N/A	User Fee	Set through Annual Budget	<12months	No	Contribution through fee.	No	No
<b>Licence</b>	<ul style="list-style-type: none"> <li>• Greater than 12 months; and</li> <li>• Regular pattern of use; and</li> <li>• Non-exclusive occupation</li> </ul>	Crown Land Tour Operator	Expression of Interest	Licence Fee	Statutory Fee set by State Govt.	3 years	2 x 2 years	N/A	Yes	No
		Commercial User	Expression of Interest	Licence Fee	Market Valuation	3 years	2 x 2 years	Direct outgoings charged if possible, otherwise apportionment based on time	Yes	No
		Non-commercial User	Advertise Council are considering entering into an	Licence Fee	Set through Annual Budget	1 to 3 years by agreement	Nil	Direct outgoings charged if possible, otherwise	Yes	No

4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

**COUNCIL POLICY**



Types of Agreement	Intended or desired Access	User Type	Pre-application Process	Payment Type	Payment Basis	Initial Terms	Options for further terms	Outgoings	Maintenance by User	Sub-letting Permissible
			agreement					apportionment based on time		
<b>Lease</b>	<ul style="list-style-type: none"> <li>Greater than 12 months; and</li> <li>Exclusive occupation</li> </ul>	Commercial User	Expression of Interest	Rent	Market Valuation	5 years	3 x 3 years	Yes	Yes	Yes
		Non-commercial User	Advertise Council are considering entering into an agreement	Rent	Peppercorn amount (set through Annual Budget)	5 years	Nil	Yes	Yes	Yes
<b>Lease</b>	<ul style="list-style-type: none"> <li>Greater than 12 months; and</li> <li>Residential occupation</li> </ul>	Residential Tenancy	Tenant Selection by Dept. of Human Services	Rent	Rent determined by Department of Human Services	1 year	Nil	Yes	Yes	No



#### 4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

## COUNCIL POLICY



### 7.1 Lease

A Lease may be used if Council considers that providing exclusive rights to a single Tenant is:

- Necessary to provide sufficient certainty and security to the Tenant to invest in their business;
- Necessary to recognise financial investment by the Tenant to the facility;
- The only way to secure the desired use; and
- Aligned with the long term strategic plan for the property.

#### 7.1.1 Commercial Leases / Retail Leases

Commercial lease agreements will be prepared and managed in accordance with the requirements of the Retail Leases Act 2003 (if applicable) and any other legislative requirements.

#### 7.1.2 Peppercorn Leases

Peppercorn leases are generally used where access and conditions are as per a standard commercial or retail use but Council is entering the lease with a not-for-profit or non commercial group. In these circumstances the lease agreements will be prepared and managed in accordance with the requirements of the Retail Leases Act 2003 (if applicable) and any other legislative requirements, but only a nominal or 'peppercorn' rent will be requested.

#### 7.1.3 Residential Tenancy Agreement

Residential Tenancy Agreements will be prepared and managed by Council's preferred Real Estate Agent in accordance with the Residential Tenancies Act 1997 and the Residential Tenancies Regulations 2008.

### 7.2 Licences

#### 7.2.1 Tour Operator Licence (only applicable to Crown land managed by Council)

Tour Operator Licences are required for anyone who runs an organised tour or recreational business for profit on Crown Land managed by Council which may be part of Council's open space network. Tour Operator Licences will be prepared and managed in accordance with the requirements of the Crown Land (Reserves) Act 1978.

#### 7.2.2 Other Licences

Other licence agreements will be used where users require certainty about facility or land availability but do not require exclusive use. In these instances, licence agreements will be based on the requirements of the Crown Land (Reserves) Act 1978.

### 8. Rent

#### 8.1 Rent

Rent is applicable for all lease agreements as follows:

- Commercial users will pay rent based on a market valuation prepared by a suitably qualified valuer.
- Not-for-profit users will pay a peppercorn amount for rent based on a peppercorn fee set by Council through the Annual Budget.

#### 8.2 Rent Review

Council reserves the right to review and amend the rent if a Tenant or Licencee obtains access to other commercial means of income (excluding fundraising) generated during the term of the Agreement e.g. rent received from sub-letting, obtaining a liquor licence, telecommunication tower rental, revenue received from advertising at the premises. Consent from Council is required for any such use.

**4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034**

## **COUNCIL POLICY**



Council reserves the right to review and amend the rent if the footprint of the property increases to be greater than the footprint in the existing Agreement, or the property has undergone significant refurbishment improvements which increases the value of the property by more than 10%.

All Commercial rent will be increased annually by 3% during the term of a lease. On the exercise of any option for renewal the rent will be determined by Council's qualified Valuer at the current market rental.

### **8.3 Sub-letting**

Tenants or Licensees may only Sub-Lease or Sub-Licence with prior written consent from Council in all instances and the Department of Environment Land Water and Planning (DELWP) if the property is Crown Land.

The rent of the Head-lease or Head-Licence will immediately be reviewed when a Sub-lease or Sub-Licence is developed.

Any financial gain from Sub-leasing or Sub-licensing will be payable to the Head tenant or Head Licensee, except where Council has decided to apply a subsidy to assist the Tenant or Licensee with operational costs such as outgoings, maintenance or to reinvest into future capital works.

### **8.4 Maintenance responsibilities**

Each Tenant, Licensee or User is required to maintain the facility in accordance with the Outgoings and Maintenance Schedule attached to their agreement. This Outgoing and Maintenance Schedule is available on Council's website as updated from time to time. The Outgoing and Maintenance Schedule specifies the responsibilities of Council and the Tenant, Licensee or User. The Tenant, Licensee or User will be responsible for keeping the facility clean, in good condition and performing incidental maintenance not requiring a skilled tradesperson.

All work is to be undertaken by an accredited qualified tradesperson registered on Council's Work Health and Safety (WHS) System.

Council reserves the right to negotiate maintenance responsibilities and costs. Council reserves the right to inspect the premises each year or more frequently as required.

### **8.5 Capital Works – Alterations or Additions**

Tenants and Licensees will not make any alteration or additions to the Council Property without Council and / or DELWP consent. Any alterations or additions consented to shall be undertaken by Council's contractors, unless otherwise agreed between the parties in writing.

### **8.6 Outgoings**

Council reserves the right to apply a subsidy for outgoings. Any subsidy will be decided through Council resolution or by an officer that has been delegated this authority by Council.

### **8.7 Insurance (Building, Contents and Public Liability)**

The Tenant, Licensees or Users must hold current insurance for contents or equipment held by them at the Council Property.

Building Insurance for all Council assets will be paid for by Council.

All Tenants, Licensees, or Users are required to hold current Public Liability Insurance to a value determined by Council as detailed in the agreement. A copy of the Public Liability Insurance is to be provided to Council on an annual basis as evidence of cover.

#### 4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

## COUNCIL POLICY



### 8.8 Use of Council Property

Tenants, Licensees or Users must obtain prior written consent for any change or additional use of the Council Property.

For Licensees who occupy Council property under a Licence Agreement, Council may also use or allow others to use the Council Property outside the normal operating hours of the Licensee, provided the use does not unreasonably interfere with the Licensees' use.

Tenants, Licensees or Users must also comply with all guidelines and directions issued by the Environment Protection Authority, Planning Permit provisions (including Liquor Licence provisions), Liquor Licensing Commission and Council Local Laws.

#### 8.8.1 Child safe standards

Surf Coast Shire Council is committed to creating a child safe and child friendly environment where children and young people are respected valued and encouraged to reach their full potential. Surf Coast Shire Council's policies and procedures support the implementation of requirements under the Child Wellbeing and Safety Act 2005. If the use of Council's property involves the tenant or any sublease tenant being in the physical proximity of children, the tenant must comply with the Child Safe Standards made under section 17(1) of the Child Wellbeing and Safety Act 2005.

### 8.9 Permits

All Tenants, Licensees or Users must adhere to the conditions of any Planning Permit, Food Handling Permit, or any other permit issued by Council or any other authority.

Council prohibits gaming Licences in Leased or Licensed Council Property.

Liquor Licence applications require Council approval and must only be applied for after prior written consent is given.

## 9. Records

Record	Retention/Disposal Responsibility	Retention Period	Location
Legal Documents	General Manager Governance and Infrastructure	Term of Legal Document	Legal Documents Register – Authority  Original document – strong room  Relevant file in TRIM

## 10. Attachments

Nil

## 11. References

Local Government Act 1989  
Local Government (General) Regulations 2015  
Retail Leases Act 2003  
Retail Leases Regulations 2003  
Crown Land (Reserves) Act 1978  
Crown Land Acts Amendment (lease and licence terms) Act 2009  
Crown Land (Reserves) (Tour Operator Licence Fee) Regulations 2011  
Occupational Health and Safety Act 2004  
Residential Tenancies Act 1997  
Residential Tenancies Regulations 2008  
Children's Services Act 1996 & Children's Services Regulations 1998 – Outlines the space and safety requirements for children's service centres.

4.4 - APPENDIX: 1 - DRAFT Property Use Agreements Policy SCS-034

## COUNCIL POLICY



**Other document references:**

Use of Council Facilities Policy (SCS-033)  
Council Plan 2013-2017  
Open Space Land Management System  
Capital Works Program  
Asset Management Plan for Buildings  
Condition Appraisal Report  
Outgoing and Maintenance Obligations Schedule  
Casual Hire Form  
Standard templates for Agreements for Council and Crown Land

**4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff**



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***S6. Instrument of Delegation – Members of Staff***

**Surf Coast Shire Council**

**Instrument of Delegation**

**to**

**Members of Council Staff**

**4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff**



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**Instrument of Delegation**

In exercise of the power conferred by section 98(1) of the *Local Government Act* 1989 and the other legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;
2. record that references in the Schedule are as follows:

<b>Title Abbreviation</b>	<b>Meaning of the Title Abbreviation</b>
CEO	Chief Executive Officer
GMCC	General Manager Culture & Community
GMGI	General Manager Governance & Infrastructure
GMED	General Manager Environment & Development
MF	Manager Finance
MES	Manager Engineering Services
SAM	Strategic Asset Manager
MPD	Manager Planning & Development
CFA	Coordinator Financial Accounting
CCW	Coordinator Civil Works
CDT	Coordinator Design & Traffic
CWM	Coordinator Waste Management
CEH	Coordinator Environmental Health
CSLUP	Coordinator Strategic Land Use Planning
CDCLL	Coordinator Development Compliance & Local Laws
CSP	Coordinator Statutory Planning
PSP	Principal Planner, Principal Strategic Planner, Principal Statutory Planner,
SSP	Senior Statutory Planner/ Senior Strategic Planner, Team Leader Para Planning and Subdivisions

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



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PPIO	Principal Investigations Officer
SPIO	Senior Planning & Development Investigations Officer
PIO	Planning & Investigations Officer
PLSO	Property & Legal Services Officer
TLLL	Team Leader Local Laws
SP/PO	Strategic Planner/Planning Officer including: Administration, Statutory Planning Officer, Planning Enquiries Officer, Planning Subdivisions Officer, Statutory Planning Administrative Officer, Statutory Planning Customer Services Officer, Strategic Planning Administration Officer
EHO	Environmental Health Officer
MBS	Municipal Building Surveyor

3. declares that:
  - 3.1 this Instrument of Delegation is authorised by a resolution of Council passed on 23 May 2017; and
  - 3.2 the delegation:
    - 3.2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
    - 3.2.2 remains in force until varied or revoked;
    - 3.2.3 is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and
    - 3.2.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
  - 3.3 the delegate must not determine the issue, take the action or do the act or thing:
    - 3.3.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council; or
    - 3.3.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
      - (a) policy; or
      - (b) strategy
 adopted by Council; or

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



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- 3.3.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of section 98(1)(a)-(f) (inclusive) of the Act or otherwise; or
- 3.3.4 the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

Executed by the Chief Executive Officer on behalf of the Surf Coast Shire Council pursuant to the Council resolution dated 27 February 2018.

*The COMMON SEAL of SURF COAST  
SHIRE COUNCIL was affixed in the  
presence of:* )  
)  
)

[

.....  
*Mayor*

.....  
*Chief Executive Officer*

.....  
*Date*



**4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff**



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**SCHEDULE**

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



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4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

Does not currently apply to Surf Coast Shire Council

**CEMETERIES AND CREMATORIA ACT 2003**

The provisions of this Act apply to Councils appointed as a cemetery trust under section 5 of this Act, and also apply to Councils appointed to manage a public cemetery under section 8(1)(a)(ii) as though it were a cemetery trust (see section 53)

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

<b>DOMESTIC ANIMALS ACT 1994</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS AND LIMITATIONS</b>
s.41A(1)	power to declare a dog to be a menacing dog	CDCLL, GMED, MPD, TLLL, PPIO	Council may delegate this power to an authorised officer

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ENVIRONMENT PROTECTION ACT 1970			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.53M(3)	power to require further information	CEH, EHO	
s.53M(4)	duty to advise applicant that application is not to be dealt with	CEH, EHO	
s.53M(5)	duty to approve plans, issue permit or refuse permit	CEH, EHO	refusal must be ratified by council or it is of no effect
s.53M(6)	power to refuse to issue septic tank permit	CEH, EHO	refusal must be ratified by council or it is of no effect
s.53M(7)	duty to refuse to issue a permit in circumstances in (a)-(c)	CEH, EHO	refusal must be ratified by council or it is of no effect

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.19(2)(a)	power to direct by written order that the food premises be put into a clean and sanitary condition	CEH, EHO	If section 19(1) applies
s.19(2)(b)	power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	CEH, EHO	If section 19(1) applies
s.19(3)	power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	CEH, EHO	If section 19(1) applies Only in relation to temporary food premises or mobile food premises
s.19(4)(a)	power to direct that an order made under section 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, and (ii) inform the public by notice in a published newspaper or otherwise	CEO, CEH	If section 19(1) applies
s.19(6)(a)	duty to revoke any order under section 19 if satisfied that an order has been complied with	CEO, CEH, EHO	If section 19(1) applies
s.19(6)(b)	duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	CEO, CEH, EHO	If section 19(1) applies
s.19AA(2)	power to direct, by written order, that a person must take any of the actions described in (a)-(c).	CEH, EHO	where council is the registration authority
s.19AA(4)(c)	power to direct, in an order made under s.19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	CEH, EHO	Note: the power to direct the matters under s.19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.19AA(7)	duty to revoke order issued under s.19AA and give written notice of revocation, if satisfied that that order has been complied with	CEH, EHO	where council is the registration authority
s.19CB(4)(b)	power to request copy of records	CEH, EHO	where council is the registration authority
s.19E(1)(d)	power to request a copy of the food safety program	CEH, EHO	where council is the registration authority
s.19GB	power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	CEH, EHO	where council is the registration authority
s.19M(4)(a) & (5)	power to conduct a food safety audit and take actions where deficiencies are identified	Not applicable	where council is the registration authority
s.19NA(1)	power to request food safety audit reports	CEH, EHO	where council is the registration authority
s.19U(3)	power to waive and vary the costs of a food safety audit if there are special circumstances	Not applicable	
s.19UA	power to charge fees for conducting a food safety assessment or inspection	CEH	except for an assessment required by a declaration under section 19C or an inspection under sections 38B(1)(c) or 39.
s.19W	power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	CEH, EHO	where council is the registration authority
s.19W(3)(a)	power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	CEH	where council is the registration authority

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.19W(3)(b)	power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	CEH	where council is the registration authority
---	power to register, renew or transfer registration	CEH, EHO	where council is the registration authority refusal to grant/renew/transfer registration must be ratified by Council or the CEO (see section 58A(2))
s.38AA(5)	power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	CEH, EHO	where council is the registration authority
s.38AB(4)	power to fix a fee for the receipt of a notification under section 38AA in accordance with a declaration under subsection (1)	CEH	where council is the registration authority
s.38A(4)	power to request a copy of a completed food safety program template	CEH, EHO	where council is the registration authority
s.38B(1)(a)	duty to assess the application and determine which class of food premises under section 19C the food premises belongs	CEH, EHO	where council is the registration authority
s.38B(1)(b)	duty to ensure proprietor has complied with requirements of section 38A	CEH, EHO	where council is the registration authority
s.38B(2)	duty to be satisfied of the matters in section 38B(2)(a)-(b)	CEH, EHO	where council is the registration authority
s.38D(1)	duty to ensure compliance with the applicable provisions of section 38C and inspect the premises if required by section 39	CEH, EHO	where council is the registration authority



4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.38D(2)	duty to be satisfied of the matters in section 38D(2)(a)-(d)	CEH, EHO	where council is the registration authority
s.38D(3)	power to request copies of any audit reports	CEH, EHO	where council is the registration authority
s.38E(2)	power to register the food premises on a conditional basis	CEH, EHO	where council is the registration authority; not exceeding the prescribed time limit defined under subsection (5)
s.38E(4)	duty to register the food premises when conditions are satisfied	CEH, EHO	where council is the registration authority
s.38F(3)(b)	power to require proprietor to comply with requirements of this Act	CEH, EHO	where council is the registration authority
s.39A	power to register, renew or transfer food premises despite minor defects	CEH, EHO	where council is the registration authority only if satisfied of matters in subsections (2)(a)-(c)
s.40(2)	power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the <i>Public Health and Wellbeing Act 2008</i>	CEH	
s.40C(2)	power to grant or renew the registration of food premises for a period of less than 1 year	CEH, EHO	where council is the registration authority
s.40D(1)	power to suspend or revoke the registration of food premises	CEH	where council is the registration authority
s.43F(6)	duty to be satisfied that registration requirements under Division 3 have been met prior to registering, transferring or renewing registration of a component of a food business	CEH, EHO	where council is the registration authority

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.43F(7)	power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	CEH, EHO	where council is the registration authority
s.46(5)	power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	CEH, EHO	where council is the registration authority

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Maddocks

HERITAGE ACT 1995			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.84(2)	power to sub-delegate Executive Director's functions	CEO, GMED	must obtain Executive Director's written consent first

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.4B	power to prepare an amendment to the Victoria Planning Provisions	GMED, MPD, CSLUP, CSP	if authorised by the Minister
s.4G	function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	GMED, MPD, CSLUP, CSP	
s.4H	duty to make amendment to Victoria Planning Provisions available	GMED, MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.4I	duty to keep Victoria Planning Provisions and other documents available	GMED, MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.8A(2)	power to prepare amendment to the planning scheme where the Minister has given consent under s.8A	GMED, MPD, CSLUP, CSP	
s. 8A(3)	power to apply to Minister to prepare an amendment to the planning scheme	GMED, MPD, CSLUP, CSP	
s.8A(5)	function of receiving notice of the Minister's decision	GMED, MPD, CSLUP, CSP	
s.8A(7)	power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	GMED, MPD, CSLUP, CSP	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.8B(2)	power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	GMED, MPD, CSLUP, CSP	
s.12(3)	power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	GMED, MPD, CSLUP, CSP	
s.12A(1)	duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under section 19 of the <i>Planning and Environment (Planning Schemes) Act 1996</i> )	GMED, MPD, CSLUP, CSP	
s.12B(1)	duty to review planning scheme	GMED, MPD, CSLUP, CSP	
s.12B(2)	duty to review planning scheme at direction of Minister	GMED, MPD, CSLUP, CSP	
s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	GMED, MPD, CSLUP, CSP	
s.14	duties of a Responsible Authority as set out in subsections (a) to (d)	GMED, MPD, CSLUP, CSP	
s.17(1)	duty of giving copy amendment to the planning scheme	GMED, MPD, CSLUP, CSP, PSP, SSP, SP/PO	

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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.17(2)	duty of giving copy s.173 agreement	GMED MPD, CSLUP, CSP PSP, SSP, SP/PO	
s.17(3)	duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	GMED MPD, CSLUP, CSP PSP, SSP, SP/PO	
s.18	duty to make amendment etc. available	GMED MPD, CSLUP, PSP, SSP, SP/PO	
s.19	power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under section 19 to a planning scheme	GMED MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.19	function of receiving notice of preparation of an amendment to a planning scheme	GMED MPD, CSLUP, CSP, PSP, SSP, SP/PO	where Council is not the planning authority and the amendment affects land within Council's municipal district; or  where the amendment will amend the planning scheme to designate Council as an acquiring authority
s.20(1)	power to apply to Minister for exemption from the requirements of section 19	GMED MPD, CSLUP, CSP, PSP, SSP,	

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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.21(2)	duty to make submissions available	MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.21A(4)	duty to publish notice in accordance with section	MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.22	duty to consider all submissions	MPD, CSLUP, CSP, PSP, SSP, SP/PO	Except those referred to the Hearing of Submissions Committee.
s.23(1)(b)	duty to refer submissions which request a change to the amendment to a panel	MPD, CSLUP, CSP	
s.23(2)	power to refer to a panel submissions which do not require a change to the amendment	MPD, CSLUP, CSP	
s.24	function to represent council and present a submission at a panel hearing (including a hearing referred to in section 96D)	GMED, MPD, CSLUP, CSP, PSP, SSP	
s.26(1)	power to make report available for inspection	GMED, MPD, CSLUP, CSP PSP	
s.26(2)	duty to keep report of panel available for inspection	MPD, CSLUP, CSP, PSP, SSP, SP/PO	

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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.27(2)	power to apply for exemption if panel's report not received	GMED, MPD, CSLUP, CSP	
s.28	duty to notify the Minister if abandoning an amendment	GMED, MPD, CSLUP, CSP	Note: the power to make a decision to abandon an amendment cannot be delegated
s.30(4)(a)	duty to say if amendment has lapsed	MPD, CSLUP, CSP, PSP	
s.30(4)(b)	duty to provide information in writing upon request	MPD, CSLUP, CSP, PSP, SSP	
s.32(2)	duty to give more notice if required	MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.33(1)	duty to give more notice of changes to an amendment	MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.36(2)	duty to give notice of approval of amendment	MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.38(5)	duty to give notice of revocation of an amendment	MPD, CSLUP, CSP, PSP	
s.39	function of being a party to a proceeding commenced under section 39 and duty to comply with determination by VCAT	GMED, MPD, CSLUP, CSP, PSP	



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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.40(1)	function of lodging copy of approved amendment	GMED, MPD, CSLUP, CSP, PSP, SPP, SP/PO	
s.41	duty to make approved amendment available	GMED, MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.42	duty to make copy of planning scheme available	GMED, MPD, CSLUP, CSP, PSP, SSP, SP/PO	
s.46AAA	duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a Yarra Strategic Plan which is expressed to be binding on the responsible public entity	-	Where council is a responsible public entity and is a planning authority  Note: this provision is not yet in force, and will commence on the day on which the initial Yarra Strategic Plan comes into operation. It will effect a limited number of councils
s.46AS(ac)	power to request the Victorian Planning Authority to provide advice on any matter relating to land in Victoria or an objective of planning in Victoria	GMED, MPD, CSLUP, CSP	
s.46GF	duty to comply with directions issued by the Minister	GMED, MPD, CSLUP, CSP, PSP	

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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.46GG	duty to include a condition in a permit relating to matters set out in s.46GG(c) and (d)	GMED, MPD, CSLUP, CSP, PSP	
s.46GH(1)	power to require the payment of an amount of infrastructure levy to be secured to Council's satisfaction	GMED, MPD, CSLUP, CSP, PSP	Where council is a collecting agency
s.46GH(2)	power to accept the provision of land, works, services or facilities in part or full satisfaction of the amount of infrastructure levy payable	GMED, MPD, CSLUP, CSP, PSP	Where council is a collecting agency
s.46GH(3)	duty to obtain the agreement of the relevant development agency or agencies specified in the approved infrastructure contributions plan before accepting the provision of land, works, services or facilities by the applicant	GMED, MPD, CSLUP, CSP, PSP	Where council is a collecting agency
s.46GI(1)	duty to keep proper accounts of any amount of infrastructure levy paid to it as a collecting agency or a development agency under part 2 of the <i>Planning and Environment Act 1987</i>	MPD, MF	Must be done in accordance with <i>Local Government Act 1989</i> .
s.46GI(2)	duty to forward to a development agency any part of an infrastructure levy paid to council which is imposed for plan preparation costs incurred by development agency or for carrying out of works, services or facilities on behalf of the development agency	GMED, MPD, CSLUP, CSP, PSP	
s.46GI(3)	duty to apply levy amount only in accordance with s.46GI(3) (a) and (b)	GMED, MPD, CSLUP, CSP, PSP	

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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s46GI(4)	power to refund any amount of infrastructure levy paid to it as a development agency under Part 2 of the <i>Planning and Environment Act 1987</i> if satisfied that the development is not to proceed	GMED, GMGI, MPD, MF	
s.46GI(5)	duty to take action described in s.46GI(5)(c) – (e) where s.46GI(5)(a) and (b) applies.	GMED, GMGI, MPD, MF	
s.46GL	power to recover any amount of infrastructure levy as a debt due to Council	GMED, GMGI, MPD, MF	Where council is a collecting agency
s.46GM	duty to prepare report and give a report to the Minister	GMED, GMGI, MPD, MF	Where council is a collecting agency or development agency
s.46N(1)	duty to include condition in permit regarding payment of development infrastructure levy	GMED, MPD, CSP, CSLUP, PSP	
s.46N(2)(c)	function of determining time and manner for receipt of development contributions levy	GMED, MPD, CSP, CSLUP, PSP	
s.46N(2)(d)	power to enter into an agreement with the applicant regarding payment of development infrastructure levy	GMED, MPD, CSP, CSLUP, PSP	
s.46O(1)(a) & (2)(a)	power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	GMED, MPD, CSP, CSLUP, PSP	
s.46O(1)(d) & (2)(d)	power to enter into agreement with the applicant regarding payment of community infrastructure levy	GMED, MPD, CSP, CSLUP, PSP	

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.46P(1)	power to require payment of amount of levy under section 46N or section 46O to be satisfactorily secured	GMED, MPD, CSP, CSLUP, PSP	
s.46P(2)	power to accept provision of land, works, services or facilities in part or full payment of levy payable	GMED, MPD, CSLUP, CSP	
s.46Q(1)	duty to keep proper accounts of levies paid	GMED, GMGI, MPD, MF, CSLUP, CSP, CFA	
s.46Q(1A)	duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency	GMED, GMGI, MPD, MF, SAM, CSLUP, CSP, CFA	
s.46Q(2)	duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc.	CEO, GMED, GMGI, MPD, MF, SAM, CSLUP, CSP, CFA	
s.46Q(3)	power to refund any amount of levy paid if it is satisfied the development is not to proceed	GMED, GMGI, MPD, MF, CSLUP, CSP, CFA	Only applies when levy is paid to Council as a 'development agency'

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.46Q(4)(c)	duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the council or for the provision by the council of works, services or facilities in an area under s.46Q(4)(a)	GMED, GMGI, MPD, MF, CSLUP, CSP, CFA	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister
s.46Q(4)(d)	duty to submit to the Minister an amendment to the approved development contributions plan	GMED,MPD, CSLUP, CSP	Must be done in accordance with Part 3
s46Q(4)(e)	duty to expend that amount on other works etc.	GMED, GMGI, MPD, MF, SAM, CSLUP, CSP, CFA	With the consent of, and in the manner approved by, the Minister
s.46QC	power to recover any amount of levy payable under Part 3B	GMED, GMGI, MPD, MF, SAM, CSLUP, CSP, CFA	
s.46QD	duty to prepare report and give a report to the Minister	GMED, GMGI, MPD, MF	Where council is a collecting agency or development agency
s.46V(3)	duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available	Not delegated	Not applicable
s.46Y	duty to carry out works in conformity with the approved strategy plan	Not delegated	Not applicable

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.47	power to decide that an application for a planning permit does not comply with that Act	GMED, MPD, CSLUP, CSP,CDCLL, PSP, PPIO, SPIO, SPP, SP/PO	
s.49(1)	duty to keep a register of all applications for permits and determinations relating to permits	GMED, MPD, CSLUP, CSP,CDCLL, PSP, PPIO, SPIO, SPP, SP/PO	
s.49(2)	duty to make register available for inspection	GMED, MPD, CSLUP, CSP, PSP, SPP, SP/PO	
s.50(4)	duty to amend application	GMED, MPD, CSLUP, CSP, PSP, SPP, SP/PO	
s.50(5)	power to refuse to amend application	GMED, MPD, CSLUP, CSP, PSP	

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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.50(6)	duty to make note of amendment to application in register	GMED, MPD, CSLUP, CSP, PSP, SPP, SP/PO	
s.50A(1)	power to make amendment to application	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.50A(3)	power to require applicant to notify owner and make a declaration that notice has been given	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.51	duty to make copy of application available for inspection	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.50A(4)	duty to note amendment to application in register	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.52(1)(a)	duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.52(1)(b)	duty to give notice of the application to other municipal councils where appropriate	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.52(1)(c)	duty to give notice of the application to all persons required by the planning scheme	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.52(1)(ca)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.52(1)(cb)	duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.52(1)(d)	duty to give notice of the application to other persons who may be detrimentally effected	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.52(1AA)	duty to give notice of an application to remove or vary a registered restrictive covenant	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	



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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.52(3)	power to give any further notice of an application where appropriate	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.53(1)	power to require the applicant to give notice under section 52(1) to persons specified by it	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.53(1A)	power to require the applicant to give the notice under section 52(1AA)	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.54(1)	power to require the applicant to provide more information	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.54(1A)	duty to give notice in writing of information required under section 54(1)	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.54(1B)	duty to specify the lapse date for an application	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.54A(3)	power to decide to extend time or refuse to extend time to give required information	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.54A(4)	duty to give written notice of decision to extend or refuse to extend time und section 54A(3)	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.55(1)	duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.57(2A)	power to reject objections considered made primarily for commercial advantage for the objector	GMED, MPD, CSP, CSLUP	
s.57(3)	function of receiving name and address of persons to whom notice of decision is to go	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.57(5)	duty to make available for inspection copy of all objections	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.57A(4)	duty to amend application in accordance with applicant's request, subject to section 57A(5)	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.57A(5)	power to refuse to amend application	GMED, MPD, CSP, CSLUP, PSP	
s.57A(6)	duty to note amendments to application in register	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.57B(1)	duty to determine whether and to whom notice should be given	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.57B(2)	duty to consider certain matters in determining whether notice should be given	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.57C(1)	duty to give copy of amended application to referral authority	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.58	duty to consider every application for a permit	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	

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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.58A	power to request advice from the Planning Application Committee	GMED, MPD, CSP, CSLUP, PSP	
s.60	duty to consider certain matters	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s60(1A)	power to consider certain matters before deciding on application	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.60(1B)	duty to consider number of objectors in considering whether use or development may have significant social effect	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.61(1)	power to determine permit application to decide to grant a permit, to decide to grant a permit with conditions where there are no objections	GMED, MPD, CSP, CSLUP, PSP, SSP	The permit must not be inconsistent with a cultural heritage management plan under the <i>Aboriginal Heritage Act 2006</i>

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.61(1)	power to determine permit application to decide to grant a permit, to decide to grant a permit with conditions where there are objections	GMED, MPD, CSLUP, CSP	The permit must not be inconsistent with a cultural heritage management plan under the <i>Aboriginal Heritage Act 2006</i>  Note: Council has the ability to call in an application for a Council decision.
s.61(1)	power to determine permit application to decide to refuse a permit application	GMED, MPD, CSLUP, CSP	Note: Council has the ability to "call in" an application for a Council decision.
s.61(2)	duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	GMED, MPD, CSP, CSLUP, PSP	
s.61(2A)	power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	GMED, MPD, CSP, CSLUP	
s.61(3)(a)	duty not to decide to grant a permit to use coastal Crown land without Minister's consent	GMED, MPD, CSP, CSLUP, PSP	
s.61(3)(b)	duty to refuse to grant the permit without the Minister's consent	GMED, MPD, CSP, CSLUP, PSP	
s.61(4)	duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	GMED, MPD, CSP, CSLUP	

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.62(1)	duty to include certain conditions in deciding to grant a permit	GMED, MPD, CSP, SLUP, PSP, SSP	
s.62(2)	power to include other conditions	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.62(4)	duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.62(5)(a)	power to include a permit condition to implement an approved development contributions plan	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.62(5)(b)	power to include a permit condition that specified works be provided on or to the land or paid for in accordance with section 173 agreement	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.62(5)(c)	power to include a permit condition that specified works be provided or paid for by the applicant	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.62(6)(a)	duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with section 62(5) or section 46N	GMED, MPD, CSP, CSLUP, PSP, SSP	

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<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.62(6)(b)	duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in section 62(1)(a)	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.63	duty to issue the permit where made a decision in favour of the application (if no one has objected)	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.64(1)	duty to give notice of decision to grant a permit to applicant and objectors	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	This provision applies also to a decision to grant an amendment to a permit - see section 75
s.64(3)	duty not to issue a permit until after the specified period	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	This provision applies also to a decision to grant an amendment to a permit - see section 75
s.64(5)	duty to give each objector a copy of an exempt decision	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	This provision applies also to a decision to grant an amendment to a permit - see section 75
s.64A	duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	This provision applies also to a decision to grant an amendment to a permit - see section 75A

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.65(1)	duty to give notice of refusal to grant permit to applicant and person who objected under section 57	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.66(1)	duty to give notice under section 64 or section 65 and copy permit to relevant determining referral authorities	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.66(2)	duty to give a recommending referral authority notice of its decision to grant a permit	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority
s.66(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
s.66(6)	duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit



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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.69(1)	function of receiving application for extension of time of permit	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.69(1A)	function of receiving application for extension of time to complete development	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.69(2)	power to extend time	GMED, MPD, CSP, CSLUP, PSP	
s.70	duty to make copy permit available for inspection	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.71(1)	power to correct certain mistakes	GMED, MPD, CSP, PSP	
s.71(2)	duty to note corrections in register	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.73	power to decide to grant amendment subject to conditions	GMED, MPD, CSP, PSP, SSP	The conditions and limitations that apply to section 61(1) also apply to decisions to amend a permit.

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.74	duty to issue amended permit to applicant if no objectors	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.76	duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.76A(1)	duty to give relevant determining referral authorities copy of amended permit and copy of notice	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.76A(2)	duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
s.76A(4)	duty to give a recommending referral authority notice of its decision to refuse a permit	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
s.76A(6)	duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under section 64 or 76	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit

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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.76D	duty to comply with direction of Minister to issue amended permit	GMED, MPD, CSP, CSLUP, PSP	
s.83	function of being respondent to an appeal	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.83B	duty to give or publish notice of application for review	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.84(1)	power to decide on an application at any time after an appeal is lodged against failure to grant a permit	GMED, MPD, CSP, CSLUP, PSP	
s.84(2)	duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	GMED, MPD, CSP, CSLUP, PSP	
s.84(3)	duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	GMED, MPD, CSP, PSP, SSP	
s.84(6)	duty to issue permit on receipt of advice within 3 working days	GMED, MPD, CSLUP, CSP, PSP, SSP	

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.86	duty to issue a permit at order of Tribunal within 3 working days	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.87(3)	power to apply to VCAT for the cancellation or amendment of a permit	GMED, MPD, CSP, CSLUP, CDCLL	
s.90(1)	function of being heard at hearing of request for cancellation or amendment of a permit	GMED, MPD, CSP, CSLUP, PSP, CDCLL	
s.91(2)	duty to comply with the directions of VCAT	GMED, MPD, CSP, CSLUP, PSP, CDCLL, SPIO	
s.91(2A)	duty to issue amended permit to owner if Tribunal so directs	GMED, MPD, CSP, CSLUP, CDCLL, PSP	
s.92	duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under section 90	GMED, MPD, CSP, CSLUP, SSP, CDCLL,	
s.93(2)	duty to give notice of VCAT order to stop development	GMED, MPD, CSP, CSLUP, CDCLL, PSP, PPIO, SSP, SPIO	

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.95(3)	function of referring certain applications to the Minister	GMED, MPD, CSP, CSLUP, PSP	
s.95(4)	duty to comply with an order or direction	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.96(1)	duty to obtain a permit from the Minister to use and develop its land	GMED, MPD, CSP, CSLUP, PSP, SSP	
s.96(2)	function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	GMED, MPD, CSP, CSLUP	
s.96A(2)	power to agree to consider an application for permit concurrently with preparation of proposed amendment	GMED, MPD, CSP, CSLUP	
s.96C	power to give notice, to decide not to give notice, to publish notice and to exercise any other power under section 96C	GMED, MPD, CSP, CSLUP, PSP, SSP, SP/PO	
s.96F	duty to consider the panel's report under section 96E	Not Delegated	
s.96G(1)	power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under section 23 of the <i>Planning and Environment (Planning Schemes) Act 1996</i> )	Not Delegated	

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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.96H(3)	power to give notice in compliance with Minister's direction	GMED, MPD, CSP, CSLUP, SSP, SP/PO	
s.96J	power to issue permit as directed by the Minister	GMED, MPD, CSP, CSLUP	
s.96K	duty to comply with direction of the Minister to give notice of refusal	GMED, MPD, CSP, CSLUP	
s. 96Z	duty to keep levy certificates given to it under ss. 47 or 96A for no less than 5 years from receipt of the certificate	GMED, MPD, CSP, CSLUP, SSP, SP/PO	
s.97C	power to request Minister to decide the application	GMED, MPD	
s.97D(1)	duty to comply with directions of Minister to supply any document or assistance relating to application	GMED, MPD, CSP, CSLUP, SSP, SP/PO	
s.97G(3)	function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	GMED, MPD, CSP, CSLUP, SSP, SP/PO	
s.97G(6)	duty to make a copy of permits issued under section 97F available for inspection	GMED, MPD, CSP, CSLUP, SSP, SP/PO	
s.97L	duty to include Ministerial decisions in a register kept under section 49	GMED, MPD, CSP, CSLUP, SSP, SP/PO	

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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.97MH	duty to provide information or assistance to the Planning Application Committee	GMED, MPD, CSP, CSLUP, SSP, SP/PO	
s.97MI	duty to contribute to the costs of the Planning Application Committee or subcommittee	GMED, MPD	
s.97O	duty to consider application and issue or refuse to issue certificate of compliance	GMED, MPD, CSP, CSLUP, CDCLL, SSP	
s.97P(3)	duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.97Q(2)	function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.97Q(4)	duty to comply with directions of VCAT	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.97R	duty to keep register of all applications for certificate of compliance and related decisions	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	

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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.98(1)&(2)	function of receiving claim for compensation in certain circumstances	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, SP/PO	
s.98(4)	duty to inform any person of the name of the person from whom compensation can be claimed	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.101	function of receiving claim for expenses in conjunction with claim	GMED, MPD, CSP, CSLUP, CDCLL	
s.103	power to reject a claim for compensation in certain circumstances	GMED, MPD, CSP, CSLUP, CDCLL	
s.107(1)	function of receiving claim for compensation	GMED, MPD, CSP, CSLUP, CDCLL	
s.107(3)	power to agree to extend time for making claim	GMED, MPD, CSP, CSLUP, CDCLL	
s.114(1)	power to apply to the VCAT for an enforcement order	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	



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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.117(1)(a)	function of making a submission to the VCAT where objections are received	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.120(1)	power to apply for an interim enforcement order where section 114 application has been made	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.123(1)	power to carry out work required by enforcement order and recover costs	GMED, MPD, CSP, CSLUP, CDCLL	
s.123(2)	power to sell buildings, materials, etc salvaged in carrying out work under section 123(1)	GMED, MPD, CSP, CSLUP, CDCLL	except Crown Land
s.129	function of recovering penalties	GMED, MPD, CSP, CSLUP, CDCLL	
s.130(5)	power to allow person served with an infringement notice further time	GMED, MPD, CSP, CSLUP, CDCLL	
s.149A(1)	power to refer a matter to the VCAT for determination	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.149A(1A)	power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.156	duty to pay fees and allowances (including a payment to the Crown under subsection (2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under subsection (2B)power to ask for contribution under subsection (3) and power to abandon amendment or part of it under subsection (4)	GMED, MPD, CSP, CSLUP	where council is the relevant planning authority
s.171(2)(f)	power to carry out studies and commission reports	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.171(2)(g)	power to grant and reserve easements	GMED, MPD, CSP, CSLUP	
s.173(1)	power to enter into agreement covering matters set out in section 174	GMED	Where the Chief Executive Officer has a conflict of interest
s.173(1A)	power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	GMED	Where council is the relevant responsible authority  Note: this provision is not yet in force and will commence on 1 June 2018, if not proclaimed earlier
---	power to decide whether something is to the satisfaction of Council, where an agreement made under section 173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible Authority	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	

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PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
---	power to give consent on behalf of Council, where an agreement made under section 173 of the <i>Planning and Environment Act 1987</i> requires that something may not be done without the consent of Council or Responsible Authority	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO	
s.177(2)	power to end a section 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	GMED, MPD	
s.178	power to amend a s.173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	GMED	Where the Chief Executive Officer has a conflict of interest.
s.178A(1)	function of receiving application to amend or end an agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	
s.178A(3)	function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	GMED	Requires agreement of the CEO unless the CEO has a conflict of interest. Prior to making a decision the CEO (or GMED where the CEO has a conflict of interest) must: (i) Consult with the Mayor, and (ii) Provide all Councillors 48 hours' notice of the intention to make an in-principle decision.
s.178A(4)	function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	GMED	Requires agreement of the CEO unless the CEO has a conflict of interest.
s.178A(5)	power to propose to amend or end an agreement	GMED	Requires agreement of the CEO unless the CEO has a conflict of interest.
s.178B(1)	duty to consider certain matters when considering proposal to amend an agreement	GMED, MPD, CSP, CSLUP	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.178B(2)	duty to consider certain matters when considering proposal to end an agreement	GMED, MPD, CSP, CSLUP	
s.178C(2)	duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	
s.178C(4)	function of determining how to give notice under s.178C(2)	GMED, MPD, CSP, CSLUP, CDCLL, SSP	
s.178E(1)	duty not to make decision until after 14 days after notice has been given	GMED, MPD	
s.178E(2)(a)	power to amend or end the agreement in accordance with the proposal	GMED, MPD	If no objections are made under s.178D Must consider matters in s.178B Requires agreement of the CEO unless the CEO has a conflict of interest.
s.178E(2)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	GMED, MPD	If no objections are made under s.178D Must consider matters in s.178B. Requires agreement of the CEO unless the CEO has a conflict of interest.
s.178E(2)(c)	power to refuse to amend or end the agreement	GMED, MPD	If no objections are made under s.178D Must consider matters in s.178B Requires agreement of the CEO unless the CEO has a conflict of interest.
s.178E(3)(a)	power to amend or end the agreement in accordance with the proposal	GMED, MPD	After considering objections, submissions and matters in s.178B Requires agreement of the CEO unless the CEO has a conflict of interest.

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Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.178E(3)(b)	power to amend or end the agreement in a manner that is not substantively different from the proposal	GMED, MPD	After considering objections, submissions and matters in s.178B Requires agreement of the CEO unless the CEO has a conflict of interest.
s.178E(3)(c)	power to propose to amend or end the agreement in a manner that is substantively different from the proposal	GMED, MPD	After considering objections, submissions and matters in s.178B Requires agreement of the CEO unless the CEO has a conflict of interest.
s.178E(3)(d)	power to refuse to amend or end the agreement	GMED, MPD	After considering objections, submissions and matters in s.178B Requires agreement of the CEO unless the CEO has a conflict of interest.
s.178F(1)	duty to give notice of its decision under s.178E(3)(a) or (b)	GMED, MPD	
s.178F(2)	duty to give notice of its decision under s.178E(2)(c) or (3)(d)	GMED, MPD	
s.178F(4)	duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	GMED, MPD	
s.178G	duty to sign amended agreement	GMED	Where the Chief Executive Officer has a conflict of interest
s.178G	duty to give copy to each other party to the agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, SP/PO	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.178H	power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, SP/PO	
s.178I(3)	duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO SP/PO	
s.179(2)	duty to make available for inspection copy agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, SP/PO	
s.181	duty to apply to the Registrar of Titles to record the agreement and to deliver a memorial to Registrar-General	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO SP/PO	
s.181(1A)(a)	power to apply to the Registrar of Titles to record the agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, SP/PO	
s.181(1A)(b)	duty to apply to the Registrar of Titles, without delay, to record the agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, SP/PO	
s.182	power to enforce an agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	
s.183	duty to tell Registrar of Titles of ending/amendment of agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.184F(1)	power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	GMED, MPD	
s.184F(2)	duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	GMED, MPD	
s.184F(3)	duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	
s.184F(5)	function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	
s.184G(2)	duty to comply with a direction of the Tribunal	GMED, MPD	
s.184G(3)	duty to give notice as directed by the Tribunal	GMED, MPD,	
s.198(1)	function to receive application for planning certificate	GMED, MPD, CSP, CSLUP, SSP	
s.199(1)	duty to give planning certificate to applicant	GMED, MPD, CSP, CSLUP, SSP, PO	
s.201(1)	function of receiving application for declaration of underlying zoning	GMED, MPD, CSP, CSLUP, SSP	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.201(3)	duty to make declaration	GMED, MPD, CSP, CSLUP, SSP	
-	power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	
-	power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	GMED, MPD, CSP, CSLUP, CDCLL, SSP, SPIO, PIO, PO	
-	power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	GMED, MPD, CSP, CSLUP, CDCLL, SSP	Approval of development plans where there are no unresolved submissions objecting to the plan Approval of minor amendments to development plans previously approved by Council resolution where there were submissions objecting to the plan and the new plan makes no significant change to the plan that would require public notice of that change.
-	power to give written authorisation in accordance with a provision of a planning scheme	GMED, MPD, CSP, CSLUP, CDCLL, SSP	
s.201UAB(1)	function of providing the Victorian Planning Authority with information relating to any land within municipal district	GMED, MPD, CSP, CSLUP, SSP	
s.201UAB(2)	duty to provide the Victorian Planning Authority with information requested under subsection (1) as soon as possible	GMED, MPD, CSP, CSLUP, SSP	
s.224(8)	duty to provide information requested by Growth Areas Authority under s.201UAB(1) not yet provided to Growth Areas Authority to Victorian Planning Authority	GMED, MPD, CSP, CSLUP, SSP	



**4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff**



Maddocks

Does not currently apply to Surf Coast Shire Council  
RAIL SAFETY (LOCAL OPERATIONS) ACT 2006

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

<b>RESIDENTIAL TENANCIES ACT 1997 (Not a Council delegation earlier)</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.142D	function of receiving notice regarding an unregistered rooming house	CEH, EHO	
s.142G(1)	duty to enter required information in Rooming House Register for each rooming house in municipal district	CEH	
s. 142G(2)	power to enter certain information in the Rooming House Register	CEH, EHO	
s.142I(2)	power to amend or revoke an entry in the Rooming House Register if necessary to maintain the accuracy of the entry	CEH, EHO	
s.252	power to give tenant a notice to vacate rented premises if subsection (1) applies	GMGI	Where council is the landlord
s.262(1)	power to give tenant a notice to vacate rented premises	GMGI	Where council is the landlord
s.262(3)	power to publish its criteria for eligibility for the provision of housing by council	GMGI, GMCC	
s.518F	power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	CEH, EHO, MBS	
s.522(1)	power to give a compliance notice to a person	CEH, EHO, MBS	
s.525(2)	power to authorise an officer to exercise powers in section 526 (either generally or in a particular case)	CEO only	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

<b>RESIDENTIAL TENANCIES ACT 1997 (Not a Council delegation earlier)</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.525(4)	duty to issue identity card to authorised officers	CEO only	
s.526(5)	duty to keep record of entry by authorised officer under section 526	CEH, EHO, MBS	
s.526A(3)	function of receiving report of inspection	CEH, EHO	
s.527	power to authorise a person to institute proceedings (either generally or in a particular case)	CEH, EHO, MBS	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.11(1)	power to declare a road by publishing a notice in the Government Gazette	GMGI, SAM, MES	Obtain consent in circumstances specified in section 11(2)
s.11(8)	power to name a road or change the name of a road by publishing notice in Government Gazette	GMGI, SAM, MES	
s.11(9)(b)	duty to advise Registrar	GMGI, SAM, MES	
s.11(10)	duty to inform Secretary to Department Environment, Land, Water and Planning of declaration etc.	GMGI, SAM, MES	Clause subject to section 11(10A)
s.11(10A)	duty to inform Secretary to Department Environment, Land, Water and Planning or nominated person	GMGI, SAM, MES	Where council is the coordinating road authority
s.12(2)	power to discontinue road or part of a road	GMGI, SAM, MES, PLSO	Where council is the coordinating road authority
s.12(4)	power to publish, and provide copy, notice of proposed discontinuance	GMGI, SAM, MES, PLSO	Power of coordinating road authority where it is the discontinuing body unless subsection (11) applies
s.12(5)	duty to consider written submissions received within 28 days of notice	GMGI, SAM, MES	Duty of coordinating road authority where it is the discontinuing body unless subsection (11) applies

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.12(6)	function of hearing a person in support of their written submission	GMGI, SAM, MES	Function of coordinating road authority where it is the discontinuing body unless subsection (11) applies
s.12(7)	duty to fix day, time and place of meeting under subsection (6) and to give notice	GMGI, SAM, MES, PLSO	Duty of coordinating road authority where it is the discontinuing body unless subsection (11) applies
s.12(10)	duty to notify of decision made	GMGI, SAM, MES, PLSO	Duty of coordinating road authority where it is the discontinuing body does not apply where an exemption is specified by the regulations or given by the Minister
s.13(1)	power to fix a boundary of a road by publishing notice in Government Gazette	GMGI, SAM, MES	Power of coordinating road authority and obtain consent under section 13(3) and section 13(4) as appropriate
s.14(4)	function of receiving notice from VicRoads	GMGI, SAM, MES	
s.14(7)	power to appeal against decision of VicRoads	GMGI, SAM, MES	
s.15(1)	power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	CMCI, SAM, MES	
s.15(1A)	power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	SAM, MES	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.15(2)	duty to include details of arrangement in public roads register	SAM, MES	
s.16(7)	power to enter into an arrangement under section 15	SAM, MES	
s.16(8)	duty to enter details of determination in public roads register	SAM	
s.17(2)	duty to register public road in public roads register	SAM	Where council is the coordinating road authority
s.17(3)	power to decide that a road is reasonably required for general public use	SAM, MES	Where council is the coordinating road authority
s.17(3)	duty to register a road reasonably required for general public use in public roads register	SAM	Where council is the coordinating road authority
s.17(4)	power to decide that a road is no longer reasonably required for general public use	SAM, MES	Where council is the coordinating road authority
s.17(4)	duty to remove road no longer reasonably required for general public use from public roads register	SAM	Where council is the coordinating road authority
s.18(1)	power to designate ancillary area	SAM, MES	Where council is the coordinating road authority, and obtain consent in circumstances specified in section 18(2)
s.18(3)	duty to record designation in public roads register	SAM	Where council is the coordinating road authority
s.19(1)	duty to keep register of public roads in respect of which it is the coordinating road authority	SAM	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.19(4)	duty to specify details of discontinuance in public roads register	SAM	
s.19(5)	duty to ensure public roads register is available for public inspection	SAM	
s.21	function of replying to request for information or advice	SAM, MES	Obtain consent in circumstances specified in section 11(2)
s.22(2)	function of commenting on proposed direction	SAM, MES	
s.22(4)	duty to publish a copy or summary of any direction made under section 22 by the Minister in its annual report.	GMGI	
s.22(5)	duty to give effect to a direction under this section.	GMGI	
s.40(1)	duty to inspect, maintain and repair a public road.	SAM, CCW, MES	
s.40(5)	power to inspect, maintain and repair a road which is not a public road	SAM, MES, CCW	
s.41(1)	power to determine the standard of construction, inspection, maintenance and repair	SAM, MES, CCW	
s.42(1)	power to declare a public road as a controlled access road	SAM, MES	Power of coordinating road authority and Schedule 2 also applies
s.42(2)	power to amend or revoke declaration by notice published in Government Gazette	SAM, MES	Power of coordinating road authority and Schedule 2 also applies

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.42A(3)	duty to consult with VicRoads before road is specified	GMGI, SAM, MES	Where council is the coordinating road authority if road is a municipal road or part thereof
s.42A(4)	power to approve Minister's decision to specify a road as a specified freight road	GMGI, SAM, MES, CDT	where council is the coordinating road authority if road is a municipal road or part thereof and where road is to be specified a freight road
s.48EA	duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	GMGI, SAM, MES, CDT	Where council is the responsible road authority, infrastructure manager or works manager
s.48M(3)	function of consulting with the relevant authority for purposes of developing guidelines under section 48M	GMGI, MES, SAM	
s.49	power to develop and publish a road management plan	GMGI, SAM, MES	
s.51	power to determine standards by incorporating the standards in a road management plan	GMGI, SAM, MES	
s.53(2)	power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	GMGI, SAM, MES	
s.54(2)	duty to give notice of proposal to make a road management plan	GMGI, SAM, MES	
s.54(5)	duty to conduct a review of road management plan at prescribed intervals	GMGI, SAM, MES	



4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.54(6)	power to amend road management plan	GMGI, SAM, MES	
s.54(7)	duty to incorporate the amendments into the road management plan	GMGI, SAM, MES	
s.55(1)	duty to cause notice of road management plan to be published in Government Gazette and newspaper	GMGI, SAM, MES	
s.63(1)	power to consent to conduct of works on road	SAM, MES, CCW	Where council is the coordinating road authority
s.63(2)(e)	power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	SAM, MES, CCW	Where council is the infrastructure manager
s.64(1)	duty to comply with clause 13 of Schedule 7	SAM, MES	Where council is the infrastructure manager or works manager
s.66(1)	power to consent to structure etc	SAM, MES	Where council is the coordinating road authority
s.67(2)	function of receiving the name & address of the person responsible for distributing the sign or bill	SAM, MES	Where council is the coordinating road authority
s.67(3)	power to request information	SAM, MES	Where council is the coordinating road authority
s.68(2)	power to request information	SAM, MES	Where council is the coordinating road authority
s.71(3)	power to appoint an authorised officer	CEO	
s.72	duty to issue an identity card to each authorised officer	CEO	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.85	function of receiving report from authorised officer	SAM	
s.86	duty to keep register re section 85 matters	SAM	
s.87(1)	function of receiving complaints	SAM, MES	
s.87(2)	duty to investigate complaint and provide report	SAM, MES	
s.112(2)	power to recover damages in court	SAM, MES, CCW	
s.116	power to cause or carry out inspection	SAM, MES, CCW	
s.119(2)	function of consulting with VicRoads	GMGI, SAM, MES	
s.120(1)	power to exercise road management functions on an arterial road (with the consent of VicRoads)	GMCI, SAM, MES	
s.120(2)	duty to seek consent of VicRoads to exercise road management functions before exercising power in section 120(1)	SAM, MES, CCW	
s.121(1)	power to enter into an agreement in respect of works	GMCI, SAM, MES, CDT	
s.122(1)	power to charge and recover fees	GMCI, SAM, MES, CDT	
s.123(1)	power to charge for any service	GMCI, SAM, MES, CDT	

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Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 2 Clause 2(1)	power to make a decision in respect of controlled access roads	SAM, MES	
Schedule 2 Clause 3(1)	duty to make policy about controlled access roads	Not Delegated	
Schedule 2 Clause 3(2)	power to amend, revoke or substitute policy about controlled access roads	Not Delegated	
Schedule 2 Clause 4	function of receiving details of proposal from VicRoads	SAM, MES, CDT	
Schedule 2 Clause 5	duty to publish notice of declaration	SAM, MES, CDT	
Schedule 7, Clause 7(1)	duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	SAM, MES, CDT	Where council is the infrastructure manager or works manager
Schedule 7, Clause 8(1)	duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	SAM, MES, CDT	Where council is the infrastructure manager or works manager
Schedule 7, Clause 9(1)	duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	SAM, MES, CCW	Where council is the infrastructure manager or works manager responsible for non-road infrastructure

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7, Clause 9(2)	duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	SAM, MES	Where council is the infrastructure manager or works manager
Schedule 7, Clause 10(2)	where Schedule 7 Clause 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	SAM, MES	Where council is the infrastructure manager or works manager
Schedule 7 Clause 12(2)	power to direct infrastructure manager or works manager to conduct reinstatement works	SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 12(3)	power to take measures to ensure reinstatement works are completed	SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 12(4)	duty to ensure that works are conducted by an appropriately qualified person	SAM, MES, CCW	where council is the coordinating road authority
Schedule 7 Clause 12(5)	power to recover costs	SAM, MES	Where council is the coordinating road authority
Schedule 7, Clause 13(1)	duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to Schedule 7, Clause 13(2)	SAM, MES	Where council is the works manager
Schedule 7 Clause 13(2)	power to vary notice period	SAM, MES	Where council is the coordinating road authority
Schedule 7, Clause 13(3)	duty to ensure works manager has complied with obligation to give notice under Schedule 7, Clause 13(1)	SAM, MES	Where council is the infrastructure manager

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7 Clause 16(1)	power to consent to proposed works	SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 16(4)	duty to consult	GMGI, SAM, MES	Where council is the coordinating road authority, responsible authority or infrastructure manager
Schedule 7 Clause 16(5)	power to consent to proposed works	GMGI, SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 16(6)	power to set reasonable conditions on consent	GMGI, SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 16(8)	power to include consents and conditions	GMGI, SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 17(2)	power to refuse to give consent and duty to give reasons for refusal	SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 18(1)	power to enter into an agreement	SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 19(1)	power to give notice requiring rectification of works	SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 19(2) & (3)	power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	SAM, MES	Where council is the coordinating road authority
Schedule 7 Clause 20(1)	power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	SAM, MES	Where council is the coordinating road authority

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7A Clause 2	power to cause street lights to be installed on roads	MES, CDT	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road
Schedule 7A Clause 3(1)(d)	duty to pay installation and operation costs of street lighting - where road is not an arterial road	MES, CDT	Where council is the responsible road authority
Schedule 7A Clause 3(1)(e)	duty to pay installation and operation costs of street lighting – where road is a service road on an arterial road and adjacent areas	MES, CDT	Where council is the responsible road authority
Schedule 7A Clause (3)(1)(f),	duty to pay installation and percentage of operation costs of street lighting – for arterial roads in accordance with clauses 3(2) and 4	MES, CDT	Duty of council as responsible road authority that installed the light (re: installation costs) and where council is relevant municipal council (re: operating costs)

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

**Does not currently apply to Surf Coast Shire Council**

**CEMETERIES AND CREMATORIA REGULATIONS 2005**

These provisions apply to Councils appointed as a cemetery trust under section 5 of the *Cemeteries and Crematoria Act 2003*, and also apply to Councils appointed to manage a public cemetery under section 8(1)(a)(ii) as though it were a cemetery trust (see section 53)

Note: these Regulations are due to expire on 28 June 2015

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

PLANNING AND ENVIRONMENT REGULATIONS 2015			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS AND LIMITATIONS
r. 6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	GMED, MPD, CSP, CSLUP, SSP, PO	Where Council is not the planning authority and the amendment affects land within its municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority.
r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	GMED, MPD, CSP, CSLUP, SSP, PO	
r.25(a)	duty to make copy of matter considered under section 60(1A)(g) available for inspection free of charge	GMED, MPD, CSP, CSLUP, SSP, PO	Where Council is the responsible authority
r.25(b))	function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available for inspection free of charge	GMED, MPD, CSP, CSLUP, SSP, PO	Where Council is not the responsible authority but the relevant land is within Council's municipal district
r.42	function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	GMED, MPD, CSP, CSLUP, SSP, PO	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority.



4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

<b>PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS AND LIMITATIONS</b>
r.19	power to waive or rebate a fee relating to an amendment of a planning scheme	GMED, MPD, CSLUP	
r.20	power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	GMED, MPD CSP	
r.21	duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r.19 or 20	GMED, MPD, CSLUP, CSP	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

<b>RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.7	function of entering into a written agreement with a caravan park owner	CEH, EHO, MBS	
r.11	function of receiving application for registration	CEH, EHO	
r.13(1)	duty to grant the registration if satisfied that the caravan park complies with these regulations	CEH, EHO	
r.13(2)	duty to renew the registration if satisfied that the caravan park complies with these regulations	CEH, EHO	
r.13(2)	power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	CEH	
r.13(4) & (5)	duty to issue certificate of registration	CEH, EHO	
r.15(1)	function of receiving notice of transfer of ownership	CEH, EHO	
r.15(3)	power to determine where notice of transfer is displayed	CEH, EHO	
r.16(1)	duty to transfer registration to new caravan park owner	CEH, EHO	
r.16(2)	duty to issue a certificate of transfer of registration	CEH, EHO	
r.17(1)	power to determine the fee to accompany applications for registration or applications for renewal of registration	CEH	
r.18	duty to keep register of caravan parks	CEH	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r.19(4)	power to determine where the emergency contact person's details are displayed	CEH, EHO	
r.19(6)	power to determine where certain information is displayed	CEH, EHO	
r.22A(1)	duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	CEH, EHO	
r.22A(2)	duty to consult with relevant emergency services agencies	CEH, EHO	
r.23	power to determine places in which caravan park owner must display a copy of emergency procedures	CEH, EHO	
r.24	power to determine places in which caravan park owner must display copy of public emergency warnings	CEH, EHO	
r.25(3)	duty to consult with relevant floodplain management authority	CEH, EHO	
r.26	duty to have regard to any report of the relevant fire authority	CEH, EHO	
r.28(c)	power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	CEH, EHO	
r.39	function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	CEH, EHO, MBS	
r.39(b)	power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	CEH, EHO, MBS	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r.40(4)	function of receiving installation certificate	CEH, EHO, MBS	
r.42	power to approve use of a non-habitable structure as a dwelling or part of a dwelling	MBS	
Schedule 3 clause 4(3)	power to approve the removal of wheels and axles from unregistrable movable dwelling	MBS	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT (GENERAL) REGULATIONS 2016			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r.8(1)	duty to conduct reviews of road management plan	SAM, MES	
r.9(2)	duty to produce written report of review of road management plan and make report available	SAM, MES	
r.9(3)	duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	MES, SAM	Where council is the coordinating road authority
r.10	duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under section 41 of the Act	SAM, MES	
r.13(1)	duty to publish notice of amendments to road management plan	MES, SAM	Where council is the coordinating road authority
r.13(3)	duty to record on road management plan the substance and date of effect of amendment	SAM, MES	
r.16(3)	power to issue permit	SAM, MES	Where council is the coordinating road authority
r.18(1)	power to give written consent to re damage to road	SAM, MES, CDT,	Where council is the coordinating road authority
r.23(2)	power to make submission to Tribunal	SAM, MES	Where council is the coordinating road authority
r.23(4)	power to charge a fee for application under section 66(1) Road Management Act	MES,SAM	Where council is the coordinating road authority
r.25(1)	power to remove objects, refuse, rubbish or other material deposited or left on road	SAM, MES, CCW, CWM	Where council is the responsible road authority

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

ROAD MANAGEMENT (GENERAL) REGULATIONS 2016			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r.25(2)	power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3))	SAM, MES	Where council is the responsible road authority
r.25(45)	power to recover in the Magistrates' Court, expenses from person responsible	SAM, MES	

4.5 - APPENDIX: 1 - S6 Instrument of Delegation Council to Members of Council Staff



Maddocks

<b>ROAD MANAGEMENT (WORKS AND INFRASTRUCTURE) REGULATIONS 2015</b>			
Note: these regulations are due to expire in 2025			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.15	power to exempt a person from requirement under clause 13(1) of Schedule 7 to the Act to give notice as to the completion of those works	SAM, MES	Where council is the coordinating road authority and where consent given under section 63(1) of the Act
r.22(2)	power to waive whole or part of fee in certain circumstances	SAM, MES	Where council is the coordinating road authority

4.8 - APPENDIX: 1 - December year-to-date snapshot - Council Plan Action Plan 2017 - 2018 - Council Plan 2017 - 2021



# Council Plan 6 Month Progress Snapshot

1 July to 31 December 2017

This is a snapshot of the work Surf Coast Shire Council is doing to deliver its Council Plan 2017 – 2021. Council Plan is a joint Council and community strategic plan for the four year term of the Council.

The plan identifies areas where Council is endeavouring to make a significant difference. Council Plan 2017-2021 identifies a series of objectives arranged across five themes:

- Community Wellbeing
- Environmental Leadership
- Balancing Growth
- Vibrant Economy
- High Performing Council

## Community Wellbeing

### Community project development process

**Strategic Objective: Support people to participate in and contribute to community life**

Council has introduced a process for scoping and funding community projects, with 15 projects now endorsed for further investigation to ascertain their feasibility. Projects include: Expansion of the outdoor space at Jan Juc Pre School; upgrade of training lights at Ellimatta Reserve Anglesea; Stribling Reserve stadium ventilation; redevelopment of the equestrian clubrooms at Mt Moriac Reserve and new netball shelters at Anglesea Netball Club

### Youth Pod

**Strategic Objective: Provide support for people in need**

A mobile youth pod was launched in Winchelsea in December 2017. The youth pod means Council's youth team can maintain a presence in townships across the

shire. It also create opportunities for local young people to connect with each other and access services in a youth friendly environment. The pod can host outreach services for other youth agencies, operate as a local youth hang out space, serve as a training room and a space for youth groups to meet. The youth pod was supported by Lions Clubs and local businesses.

### Small Grants Program

**Strategic Objective: Support people to be healthy and active**

The Small Grants Program distributed grants totalling more than \$39,000 to 18 community groups. Recipients of the September 2017 small grants round attended a celebration at the Council Chambers in December. The Small Grants Program has been operating for approximately 20 years and supports community groups to fulfil their goals. The program is available to new and existing groups.





4.8 - APPENDIX: 1 - December year-to-date snapshot - Council Plan Action Plan 2017 - 2018 - Council Plan 2017 - 2021

Community Wellbeing continued



**Challenge: Resolving public nuisance issues**

Attempting to resolve long standing public nuisance issues is an ongoing challenge. Typically such disputes require considerable time and effort to investigate and are not easily resolved.

**Other progress:**

- Improving disability access at Moriac Kindergarten
- High tea at 2017 Victorian Seniors Festival
- New Kurrabee Myaring Community Centre

Environmental Leadership



**Surf Coast renewable energy profile**

*Strategic Objective: Drive the use of renewable energy*

The energy we consume that's generated from coal is polluting and contributing to dangerous climate change. Currently the Surf Coast community generates an estimated 9% of its energy from clean renewable sources such as solar.

The Surf Coast Energy Profile project will tell us how much energy our community uses, if it is renewable, who is using it and where and when they do. This information will be used to guide programs aimed at reducing our climate change impacts through energy efficiency and renewable generation.

**Installation of water bottle refill stations**

All new drinking fountains to be installed in the shire will incorporate a water bottle filling point. This feature aims to encourage people to use refillable bottles. All new and replacement fountains will have a bottle filling device.



**Rural Hinterland Strategy**

Surf Coast Shire has approximately 1000sq km of rural hinterland which includes agricultural districts and small farming towns, with Winchelsea the main rural service centre.

In 2017 Council sought community feedback on a rural hinterland issues and opportunities and is now preparing a draft Rural Hinterland Strategy.

The goal is for rural land to be used productively and sustainably, while retaining its environmental values



**Other progress:**

- Use of recycled materials in infrastructure projects
- Supporting community groups to transition from single use plastic bags
- Local Food Program discussion paper available for community feedback

4.8 - APPENDIX: 1 - December year-to-date snapshot - Council Plan Action Plan 2017 - 2018 - Council Plan 2017 - 2021

# Balancing Growth

## Anglesea Futures collaboration

*Strategic Objective: Ensure infrastructure is in place to support existing communities and provide for growth*

Anglesea Futures is an ongoing collaboration between Council, the Anglesea community, State Government and Alcoa to plan for appropriate future land uses, river management and National Park creation following the closure of the Anglesea coal mine and power station. A related project is the investigation of options for the future of the Anglesea Bike Park which operates on land owned by Alcoa.



## Delivering major infrastructure projects

*Strategic Objective: Ensure infrastructure is in place to support existing communities and provide for growth*

Several critical road infrastructure projects have been completed, including the construction of a roundabout at the intersection of Horseshoe Bend and South Beach Road, and the widening of Blackgate Road east of Horseshoe Bend Road.

There were 158 capital projects in progress in the first half of the financial year.

## Adoption of Spring Creek Precinct Structure Plan

*Strategic Objective: Ensure infrastructure is in place to support existing communities and provide for growth*

The adoption of the planning scheme amendment to include the Precinct Structure Plan (PSP) for the Spring Creek Urban Growth area was a significant milestone in the planning for Torquay's future growth. Development in the Spring Creek area has been a much debated issue and Council has worked closely with the community to reach agreement on a Precinct Structure Plan which contains aspirational land use planning outcomes for the community.

# Vibrant Economy

## G1 Agribusiness Strategy

*Strategic Objective: Support key industry sectors such as surfing, tourism, home-based, construction and rural businesses*

Surf Coast Shire Council participated in a regional analysis of agribusiness to support regional agriculture. The G21 Sustainable Agribusiness Strategy aims to help grow agriculture related businesses in the region. Approximately 94% of the hinterland area in Surf Coast Shire is Farming Zone.



## Torquay Town Centre project

*Strategic Objective: Strengthen the vitality of town centres*

The underlying purpose of this project is to ensure the town centre is equipped to meet the needs of a growing population, and protect the town's relaxed coastal feel. The project identifies the town centre as the primary activity centre of Torquay and aims to build a pedestrian-friendly space that strengthens the connection between the central business district and the Torquay foreshore.



4.8 - APPENDIX: 1 - December year-to-date snapshot - Council Plan Action Plan 2017 - 2018 - Council Plan 2017 - 2021

**Vibrant Economy continued**

**Facilitation of major events**

*Strategic Objective: Facilitate high quality events throughout the year*

**Hosting Major Events**

In the first half of 2017 – 2018 several major events were facilitated including:-

- Surf Coast Century (September),
- Amy's Grand Fondo (Sept),
- Drink Art Food Torquay (DAFT) Festival (October),
- Falls Festival (December),
- New Year's Eve Fireworks (December).

Complementing the major events program were many community based events which add to the way of life of our townships. Events generate more than \$105 million in economic benefit. Each year over 240,000 people participate and view events. Globally Surf Coast events reached an audience of more than 32 million people.

**Other Progress:**

- Pre-planning liaison for CORA Elite Sports Training Facility proposal
- Australian National Surfing Museum visitation increase

**High performing council**

**Advocating for community infrastructure**

*Strategic Objective: Ensure infrastructure is in place to support existing communities and provide for growth*

Council's advocacy program identifies priority projects for potential state and federal funding. The projects fit within three strategic areas – The Great Ocean Road Visitor Economy, Towards Environmental Leadership and Building Our Future.

Projects include the Great Ocean Road Gateway Experience which aims to capitalise on Torquay's position as the official start of the Great Ocean Road, a multi-purpose indoor stadium in the north of Torquay, an upgrade of the Surf Coast Walk and improvements to Stribling Reserve in Lorne.



**Planning reforms**

*Strategic Objective: Provide quality customer service that is convenient, efficient, timely and responsive*

Council has continued to reform its handling of planning applications. The latest data captured by the Victorian

Government's Know Your Council website shows the average time to decide planning applications at Surf Coast Shire Council has dropped to 48 days compared to 60 days for similar sized Councils and 73 days for all Victorian Councils. Additional resources and streamlined processes are behind the improved results. A new online planning system will improve the customer experience further.

**Business Improvement program**

*Strategic Objective: Ensure the community has access to the services they need*

Reviews of Council services continue to ensure best value for the community. During the reporting period Council completed its review of Council's vacation care program. YMCA will now provide a school holiday program out of the Torquay Coast primary School.

In the same period Council transferred the ownership and operation of independent living units in Winchelsea to Hesse Rural Health, following a comprehensive service review and community engagement.

**Challenge**

Council's ongoing planning reforms are seeking to respond to community demand for reduced turnaround times for planning applications, in the face of rapid population growth and a corresponding increase in numbers of applications.

**Other progress:**

- Established Customer Experience program
- New draft Domestic Animal Management Plan

4.8 - APPENDIX: 2 - December year-to-date performance report - Strategic Indicators 2017 - 2018 - Council Plan 2017 – 2021

**Council Plan (Including the Health and Wellbeing Plan) 2017 – 2021**  
Strategic Indicators - December 2017 year-to-date performance

	Strategic Indicator	Frequency	Actual 30 June 2017	Target 30 June 2018	December year-to-date 2017 - 2018	
					Result	Comments
1.	Improvements in overall quality of life and reported on the following cohorts:- People under 25 People over 65 People with disabilities	Annual	Baseline to be developed	To be developed	Not available	A number of initiatives have commenced to support communities of place and interest including:- <ul style="list-style-type: none"> <li>the small grants program and</li> <li>the presentation of community projects to Council.</li> </ul> Work has commenced on the development of a community development framework for Council. A more structured and consistent approach to recruiting and supporting volunteers is in development to acknowledge their important contribution to the community.
2.	25% of energy is from renewable sources by 2020	Annual	6%	12%	Not available	Currently approximate 9% of the Shire's total electricity consumption is from renewable energy generated from within the Shire.  It is unknown what portion of renewable energy is imported into the Shire through Green Power purchasing.
3.	An increase in housing in Winchelsea and Moriac	Annual	<u>Lots per year</u> Moriac = 1 Winchelsea = 5  <u>Housing starts</u> Moriac = 1 Winchelsea = 14	To be developed	Not available	Data to be collated annually
4.	Maintain satisfaction in planning for population growth in Torquay / Jan Juc	Annual	Annual Community Satisfaction Rating for Population Growth 2017 = 51	51	Not available	Local government survey yet to occur, results available in last quarter.
5.	Increased access to public transport including trains, public buses and	Annual	Baseline to be developed	To be developed	Not available	Two new bus bays are being constructed in 2017- 2018, one opposite the Torquay High School on the Great Ocean Road



4.8 - APPENDIX: 2 - December year-to-date performance report - Strategic Indicators 2017 - 2018 - Council Plan 2017 – 2021

	Strategic Indicator	Frequency	Actual 30 June 2017	Target 30 June 2018	December year-to-date 2017 - 2018	
					Result	Comments
	community buses.					and the other near the intersection of Grossmans road and the Great Ocean Road.
6.	Rolling median unemployment rate for the Shire does not exceed 3.5%	Twice yearly	Sept. 2017 2.5%	=/<3.5%	Not available	Supported a number of potential new start-up businesses and existing businesses including The Workers Hut (Torquay), Dragon (Torquay), @95 Gin Distillery (Deans Marsh), Pondalowie Wines (Deans Marsh), High Wire (Lorne).  December 2017 figures available in March 2018.  No. Unemployed = 418. No. Employed = 16,491 Source: Small Area Labour Market (Dept. Jobs and Small Business).
7.	Meet the financial benefits targets in the long term financial plan	Annual	\$453,000	\$550,000	\$223,587	Result to date includes a range of initiatives identified in the Business Improvement (BI) Thermometer. Further BI savings as well as savings from the Business case Investment and Digital Transformation projects will be identified in the second half of the year. We are well on track to meet the annual target.
8.	Increase in the number of digital transactions with Council including a. self- service transactions b. Completion of forms	Twice yearly	Baseline to be developed	To be developed	Not available	Planning system live for officer use as at 1 October 2017.  Self-service for planning applications and tracking is scheduled for last quarter of 2018 and will be Council's first major service shift to digital delivery. Baseline data and post-implementation data still being developed.
9.	Increased performance rating for Customer Service in the Annual Community Satisfaction in Local Government	Annual	Annual Community Satisfaction Rating for Overall performance 2017 = 61	>61 (life of plan target)	Not available	Annual survey conducted in February, results available mid 2018. Target is over life of plan but progress can be measured annually.

4.8 - APPENDIX: 2 - December year-to-date performance report - Strategic Indicators 2017 - 2018 - Council Plan 2017 – 2021

	Strategic Indicator	Frequency	Actual 30 June 2017	Target 30 June 2018	December year-to-date 2017 - 2018	
					Result	Comments
	Survey					
10.	80% of planning permit applications are determined within 60 statutory days by the end of the term of the plan	Twice yearly	PPARS result 71.02%	80%	79%	The first stage of a significant improvement initiative for planning services has been implemented in the first half of this year resulting in an improvement in processing times for planning permit applications.

**Legend**

Work in progress	Met or exceeded	Not met

4.8 - APPENDIX: 3 - December year-to-date performance report - LGPRF Service Performance Indicators 2017 - 2018

December year-to-date report - LGPRF Service Indicators - 2017 - 2018					
Service Performance Indicators	Results	Results	Results	Results	
Service/indicator/measure	2015	2016	2017	December 2017 year-to-date	Comments
<b>Aquatic Facilities</b>					
<b>Satisfaction</b>					
AF1 User satisfaction with aquatic facilities (optional) [User satisfaction with how council has performed on provision of aquatic facilities]	N/A	N/A	N/A	N/A	A customer satisfaction survey has not been conducted
<b>Service standard</b>					
AF2 Health inspections of aquatic facilities  [Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]	1	0	1	1	Health inspections of Council operated aquatic centres are required to be conducted once every year. The last health inspection of the Winchelsea Pool was conducted in December 2017
<b>Health and Safety</b>					
AF3 Reportable safety incidents at aquatic facilities [Number of WorkSafe reportable aquatic facility safety incidents]	0	0	0	0	No reportable incidents to date
<b>Service cost</b>					
AF4 Cost of indoor aquatic facilities  [Direct cost of indoor aquatic facilities less income received / Number of visits to indoor aquatic facilities]	N/A	N/A	N/A	N/A	Council does not have an indoor aquatic centre
AF5 Cost of outdoor aquatic facilities  [Direct cost of outdoor aquatic facilities less income received / Number of visits to outdoor aquatic facilities]	\$ 15.09	\$ 8.40	\$ 8.13	N/A	Service costs will be available with end of financial year reporting.
<b>Utilisation</b>					
AF6 Utilisation of aquatic facilities  [Number of visits to aquatic facilities / Municipal population]	27.00%	24.12%	23.00%	4.00%	Council operates an outdoor pool at Winchelsea on a seasonal basis from December to March.
<b>Animal Management</b>					
<b>Timeliness</b>					
AM1 Time taken to action animal management requests  [Number of days between receipt and first response action for all animal management requests / Number of animal management requests]	0.00	0.00	1	1	Current practice is to initiate action on animal management requests within 1 day
<b>Service standard</b>					
AM2 Animals reclaimed [Number of animals reclaimed / Number of animals collected] x100	87.00%	85.48%	91.07%	90.91%	
<b>Service cost</b>					
AM3 Cost of animal management service  [Direct cost of the animal management service / Number of registered animals]	\$ 57.18	\$ 55.96	\$ 57.03	N/A	Service costs will be available with end of financial year reporting.
<b>Health and safety</b>					
AM4 Animal management prosecutions [Number of successful animal management prosecutions]	3	0	0	0	No prosecutions have been initiated
<b>Food Safety</b>					
<b>Timeliness</b>					
F51 Time taken to action food complaints [Number of days between receipt and first response action for all food complaints / Number of food complaints]	0.00	1.55	2.07	1.46	
<b>Service standard</b>					
F52 Food safety assessments [Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment in accordance with the Food Act 1984 / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the Food Act 1984] x100	105.00%	104.09%	107.04%	51.83%	Based on six months inspections
<b>Service cost</b>					
F53 Cost of food safety service  [Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]	\$ 743.14	\$ 521.55	\$ 510.29	N/A	Service costs will be available with end of financial year reporting.
<b>Health and safety</b>					
F54 Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100.00%	98.39%	99.37%	92.86%	
<b>Governance</b>					
<b>Transparency</b>					
G1 Council decisions made at meetings closed to the public [Number of Council resolutions made at ordinary or special meetings of Council, or at meetings of a special committee consisting only of Councillors, closed to the public / Number of Council resolutions made at ordinary or special meetings of Council or at meetings of a special committee consisting only of Councillors] x100	6.00%	13.90%	14.73%	19.40%	
<b>Consultation and engagement</b>					
G2 Satisfaction with community consultation and engagement  Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement	60	54	59	N/A	2018 Community Satisfaction Survey Results will be available in the 4th quarter.
<b>Attendance</b>					
G3 Councillor attendance at council meetings	88.00%	83.95%	81.48%	93.06%	

4.8 - APPENDIX: 3 - December year-to-date performance report - LGPRF Service Performance Indicators 2017 - 2018

December year-to-date report - LGPRF Service Indicators - 2017 - 2018					
Service Performance Indicators	Results	Results	Results	Results	
Service/indicator/measure	2015	2016	2017	December 2017 year-to-date	Comments
G4 [The sum of the number of Councillors who attended each ordinary and special Council meeting / (Number of ordinary and special Council meetings) x (Number of Councillors elected at the last Council general election)] x100 <b>Service cost</b> Cost of governance	\$ 42,184.37	\$ 44,127.31	\$ 44,888.00	N/A	Service costs will be available with end of financial year reporting.
G5 [Direct cost of the governance service / Number of Councillors elected at the last Council general election] <b>Satisfaction</b> Satisfaction with council decisions  [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	58	50	53	N/A	2018 Community Satisfaction Survey Results will be available in the 4th quarter.
<b>Home and Community Care (HACC)</b>					
HC1 <b>Timeliness</b> Time taken to commence the HACC service  [Number of days between the referral of a new client and the commencement of HACC service / Number of new clients who have received a HACC service]	0.00	0.02	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
HC2 <b>Service standard</b> Compliance with Community Care Common Standards  [Number of Community Care Common Standards expected outcomes met / Number of expected outcomes under the Community Care Common Standards] x100	78.00%	66.67%	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
HC3 <b>Service cost</b> Cost of domestic care service  [Cost of the domestic care service / Hours of domestic care service provided]	\$ -	\$ 69.42	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
HC4 <b>Service cost</b> Cost of personal care service  [Cost of the personal care service / Hours of personal care service provided]	\$ -	\$ 62.38	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
HC5 <b>Service cost</b> Cost of respite care service  [Cost of the respite care service / Hours of respite care service provided]	\$ -	\$ 67.68	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
HC6 <b>Participation</b> Participation in HACC service  [Number of people that received a HACC service / Municipal target population for HACC services] x100	27.00%	26.99%	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
HC7 <b>Participation</b> Participation in HACC service by CALD people  [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x100	13.00%	20.75%	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
<b>Libraries</b>					
LB1 <b>Utilisation</b> Library collection usage  [Number of library collection item loans / Number of library collection items]	8.84	8.92	8.94	4.34	This indicator has been calculated from 6 months data and is indicative only. This indicator is normally a measure of annual performance.
LB2 <b>Resource standard</b> Standard of library collection  [Number of library collection items purchased in the last 5 years / Number of library collection items] x100	85.00%	77.92%	76.80%	76.80%	This indicator has been calculated from 6 months data and is indicative only. This indicator is normally a measure of annual performance.
LB3 <b>Service cost</b> Cost of library service  [Direct cost of the library service / Number of visits]	\$ 4.31	\$ 5.27	\$ 5.36	N/A	Service costs will be available with end of financial year reporting.
LB4 <b>Participation</b> Active library members  [Number of active library members / Municipal population] x100	19.00%	19.86%	19.43%	13.94%	This indicator has been calculated from 6 months data and is indicative only. This indicator is normally a measure of annual performance.



4.8 - APPENDIX: 3 - December year-to-date performance report - LGPRF Service Performance Indicators 2017 - 2018

December year-to-date report - LGPRF Service Indicators - 2017 - 2018					
Service Performance Indicators	Results	Results	Results	Results	
Service/indicator/measure	2015	2016	2017	December 2017 year-to-date	Comments
<b>Maternal and Child Health (MCH)</b>					
<b>Satisfaction</b>					
MC1 Participation in first MCH home visit [Number of first MCH home visits / Number of birth notifications received] x100	98.00%	101.17%	98.45%	93.37%	
<b>Service standard</b>					
MC2 Infant enrolments in the MCH service [Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100	94.00%	96.78%	99.07%	103.31%	
<b>Service cost</b>					
MC3 Cost of the MCH service  [Cost of the MCH service / Hours worked by MCH nurses]	\$ -	\$ 88.06	82.62	N/A	Service costs will be available with end of financial year reporting.
<b>Participation</b>					
MC4 Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	72.00%	67.90%	78.42%	65.21%	
<b>Participation</b>					
MC5 Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	76.00%	63.64%	81.25%	85.71%	
<b>Roads</b>					
<b>Satisfaction of use</b>					
R1 Sealed local road requests  [Number of sealed local road requests / Kilometres of sealed local roads ] x100	22.63	17.68	39.51	N/A	As the figures for the LGPRF require year end figures there is no progress made until year end.
<b>Condition</b>					
R2 Sealed local roads below the intervention level  [Number of kilometres of sealed local roads below the renewal intervention level set by Council / kilometres of sealed local roads] x100	100.00%	99.65%	100%	N/A	As the figures for the LGPRF require year end figures there is no progress made until year end.
<b>Service cost</b>					
R3 Cost of sealed local road reconstruction  [Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]	\$ 27.06	\$ 28.45	29.78	N/A	Service costs will be available with end of financial year reporting.
<b>Service Cost</b>					
R4 Cost of sealed local road resealing  [Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]	\$ 8.23	\$ 8.84	6.38	N/A	Service costs will be available with end of financial year reporting.
<b>Satisfaction</b>					
R5 Satisfaction with sealed local roads  [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	65	61	61	N/A	2018 Community Satisfaction Survey Results will be available in the 4th quarter.
<b>Statutory Planning</b>					
<b>Timeliness</b>					
SP1 Time taken to decide planning applications [The median number of days between receipt of a planning application and a decision on the application]	76	90	48	41	
<b>Service standard</b>					
SP2 Planning applications decided within 60 days [Number of planning application decisions made within 60 days / Number of planning application decisions made] x100	65.00%	56.02%	71.02%	79.00%	
<b>Service cost</b>					
SP3 Cost of statutory planning service  [Direct cost of the statutory planning service / Number of planning applications received]	\$ 1,747.61	\$ 1,471.71	\$ 1,065.34	N/A	Service costs will be available with end of financial year reporting.
<b>Decision making</b>					
SP4 Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	75.00%	76.47%	80.95%	90.00%	
<b>Waste Collection</b>					
<b>Satisfaction</b>					
WC1 Kerbside bin collection requests  [Number of kerbside garbage and recycling bin collection requests / Number of kerbside bin collection households] x1000	73.80	68.46	\$ 88.94	N/A	Reported annually due to seasonal fluctuations.
<b>Service standard</b>					
WC2 Kerbside collection bins missed  [Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000	3.35	3.40	4.39	N/A	Reported annually due to seasonal fluctuations.
<b>Service cost</b>					
WC3 Cost of kerbside garbage bin collection service  [Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]	\$ 39.90	\$ 83.65	\$ 86.36	N/A	Service costs will be available with end of financial year reporting.
<b>Service cost</b>					
WC4 Cost of kerbside recyclables collection service	\$ 29.77	\$ 31.26	\$ 30.92	N/A	Service costs will be available with end of financial year reporting.

**4.8 - APPENDIX: 3 - December year-to-date performance report - LGPRF Service Performance Indicators 2017 - 2018**

December year-to-date report - LGPRF Service Indicators - 2017 - 2018					
Service Performance Indicators	Results	Results	Results	Results	
Service/indicator/measure	2015	2016	2017	December 2017 year-to-date	Comments
WCS [Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins] Waste diversion kerbside collection waste diverted from landfill  [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	55.00%	54.26%	5	54.76	N/A Reported annually due to seasonal fluctuations.



5.1 - APPENDIX: 1 - Super 11 Delegation Comparison

Super 11 Group – Comparative Table of Officer Delegation (levels of objection).

Municipality	No Objections	Level of delegation comment
Campaspe Shire	No Limit	
Colac Otway Shire	4	
Corangamite Shire Council	1	
Macedon Ranges	No limit	A list of applications goes to Council fortnightly. An application goes to a meeting if requested.
Mitchell Shire Council	4	
Moira Shire Council	1	
Moorabool Shire Council	5	
Moyne Shire Council	No limit	A “call in” process exists, A recommendation is prepared and sent to Councillors then if three or more Councillors want to see the application they are “called in.”
South Gippsland Shire	5	
Surf Coast Shire Council	3	3 or less objections decided by managers and director – 3 or more objections to external planning committee. Only large proposals are reported if council is interested.
Swan Hill Rural City Council	1	
Wellington Shire Council	No limit	Full delegation - only if Council requests or policy matters but very rare.

5.1 - APPENDIX: 2 - Super 11 Delegation Comparison Refusal

Super 11 Group – Comparative Table of Delegation (Refusal levels)

Municipality	Determine an objection from Recommending Authority	Refusal from Determining Authority	General Refusal	Level of delegation comment
Campaspe Shire	Yes	Yes	Yes	
Colac Otway Shire	Yes	Yes	Yes	Full delegation
Corangamite Shire Council	No	No	No	
Macedon Ranges	Yes	Yes	Yes	Application list goes to Council fortnightly. Applications reported to a meeting if requested (call in power).
Mitchell Shire Council	Yes/No	Yes	No	Recommending Authority objections are treated as an objection and if there is 4 or more objections then it goes to Council
Moira Shire Council	No	Yes	No	
Moorabool Shire Council	No	Yes	No	Delegation is to a Development Assessment Committee comprising 4 councillors
Moyne Shire Council	Yes	Yes	Yes	Full delegation at Manager level. List sent to Councillors who have 5 business days to call it in if they wish to overturn the decision
South Gippsland Shire	Yes	Yes	Yes	Full delegation
Surf Coast Shire Council ( Planning Committee)	Yes	Yes	Yes	Full Delegation. If there are related objections it may go to an external planning committee. Only large proposals are reported if council is interested
Surf Coast Shire Council (Officer)	Yes	Yes	No	Officers required to put refusals to the Planning Committee
Swan Hill Rural City	Yes	No	No	
Wellington Shire Council	Yes	Yes	Yes	Full delegation - only if Council requests or policy matters but very rare

5.2 - APPENDIX: 1 - Anglesea Structure Plan 2012



# Anglesea Structure Plan

*Where the bush meets the sea*

Surf Coast Shire  
Final Report, January 2012



**5.2 - APPENDIX: 1 - Anglesea Structure Plan 2012**

This document was adopted by Surf Coast Shire Council on 25 January 2012.

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### Executive Summary

Anglesea is an attractive small coastal settlement and tourism destination located on the Great Ocean Road between Torquay and Lorne. Anglesea's sensitive environmental and coastal setting provides natural boundaries to growth of the township, and the unique setting and character is highly valued by the community.

The primary role of Anglesea is as a seaside holiday resort and home for permanent residents. In 2006 the town's permanent resident population was 2,292 people (ABS, 2006), but in peak holiday periods the population increases to over 16,000 people. Tourism is the primary economic driver of the town. The coastal location and natural features, including the Anglesea River, beaches, parks, nature reserves and Anglesea Heath, are a drawcard for recreation and tourism.

While Anglesea is not a designated growth node, unmanaged growth or overdevelopment has the potential to impact upon the existing town character, tourist appeal, coastal landscape and bush setting as well as the sense of place and community pride.

A number of issues and opportunities have been identified by the community including:

- The desire to retain Anglesea's small scale village atmosphere and prevent overdevelopment.
- The need to protect Anglesea's natural assets, such as the river, beach, bush and heath.
- The need for traffic improvements to address traffic congestion and pressure on car parking during peak holiday periods.
- The desire to improve pedestrian and cycle paths and safe crossing of the Great Ocean Road.
- The wish for better public and community transport within town and to other destinations.
- Options to allow people to age in place and to attract young families.

The Anglesea Structure Plan has been developed to provide a strategic planning framework for the future growth and development of the town for the next 20-30 years and builds upon the town's qualities and opportunities and the community's vision and values.

The community vision for Anglesea is:

**Anglesea will remain a small coastal village that offers a harmony of permanent and non-permanent living for all, in a healthy, sustainable environment. It will be a place which achieves a balance between the built environment and nature, celebrating and protecting its natural setting with the surrounding bush, heathland and ocean an integral part of the town. The town continues to be attractive to families and there is a range of accessible services, infrastructure and facilities including an integrated open space network, community hubs and a vibrant, attractive town centre to cater for community and visitor needs.**

The vision is supported by the following five community values:

- **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 the town and village atmosphere.
- **A healthy and protected natural environment** – protecting the natural environment is of foremost concern; retaining the "bush meets sea" feel, open ocean views, natural coastal setting and treescape.

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- **A sustainable community** – a place for people in which families, children and the elderly can safely interact with their community and natural environment to maximise wellbeing; a close knit community with a strong sense of belonging and active community networks; connected, inclusive, safe, sustainable; providing services (community, recreation) commensurate with the needs and aspirations of the community.
- **A prosperous local economy** – maintaining employment opportunities for local residents in retail/commercial, service business/industry and tourism; providing local goods and services to residents and visitors.
- **Sustainable transport options and infrastructure** – providing infrastructure commensurate with the needs and aspirations of the community; promoting sustainable forms of transport (e.g. public/community transport, walking, cycling); improving traffic flows and car parking.

The key directions of the Structure Plan are:

1. Reinforce the existing settlement boundary to protect environmentally significant land surrounding the township and to retain buffers to Alcoa. Encourage appropriate infill development and redevelopment of larger sites within the town boundaries.
2. Protect and enhance the natural, landscape and cultural values of the river, coast, heath and bush environment to maintain the unique attractive setting of Anglesea.
3. Protect and enhance 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.
4. Provide a diverse range of accommodation and housing options for all residents, including increased housing diversity in the central areas of Anglesea within walking distance (400m) of the Town Centre and other existing activity centres.
5. Reinforce the primary role of the Camp Road Shopping Centre as the retail/commercial focal point of Anglesea, providing for a viable and attractive town centre with a diverse range of retail and commercial activities, adequate car parking, good pedestrian and bicycle access and opportunities for incremental growth.
6. Support a vibrant and sustainable local tourism industry by encouraging tourist accommodation, tourist-related retailing and other activities in the Tourist Activity Precincts at Diggers Parade and Four Kings and to a lesser extent on other land fronting the Great Ocean Road opposite the River; and opportunities for sensitively designed, low scaled tourist accommodation and facilities elsewhere, including nature and adventure based activities which add to the diversification of the tourism offer.
7. Consolidate the industrial estate within its existing confines and rezone industrial zoned Crown land at the eastern end of the estate to Public Conservation and Resource Zone having regard to its environmental values and Crown land status.
8. Maintain a range of appropriate community and recreation services and facilities which meet community needs, including active and passive open space, facilities for older persons and youth, and safe pedestrian and bicycle linkages between facilities.
9. Consolidate and develop the McMillan Street community precinct as a multifunctional hub and develop site appropriate community activity hubs at the Carnival Site/Lions Park, Riverbank, Coogoorah Park and Point Roadknight.
10. Improve traffic movement through the town and provide sustainable transport choices, including public/community transport and opportunities for walking and cycling, with improved crossing of the Great Ocean Road.
11. Develop appropriate mitigation and adaptation strategies to respond to the impacts of climate change.
12. Reduce and manage the risks of environmental hazards (bushfire, flooding, erosion, CASS, salinity).

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# 1. Introduction

## 1.1 Background

Anglesea's enviable lifestyle, abundant natural assets, distinctive character and emerging nature/adventure based tourism economy continue to attract people and make the town a desirable place to live and visit. Anglesea however also faces a series of critical challenges that must be addressed if we are to succeed in maintaining and enhancing the liveability of our town. These include:

- Changing demographics (ageing population, smaller households)
- Climate change and bushfire risk
- The need for more sustainable development and environmental management
- Increased pressure from tourists and visitors

Ensuring that the town we pass on to future generations is as liveable as the one we enjoy today is one of our most important responsibilities. To do this we need to strive to provide reliable, accessible (public) transport and enhance opportunities for walking and cycling, support environmentally responsive tourism industries that can generate more jobs and attract visitors, have the appropriate controls in place to protect and enhance the town's distinct coastal character, provide housing solutions and community facilities to meet the needs of the changing population, and adopt new and innovative approaches to protecting and restoring our natural environment.

To achieve this Surf Coast Shire Council is preparing and implementing a range of strategies, programs and projects. One of the key projects is the preparation of a new structure plan for Anglesea to provide a vision, principles and directions for future development and infrastructure provision.

## 1.2 Purpose and aims of the Structure Plan

The Anglesea Structure Plan is a strategic framework for the future planning and development of the township over the next 20-30 years. The plan has been prepared by Surf Coast Shire Council and will guide the future growth of Anglesea in a sustainable and inclusive manner that reflects the community's needs, values and aspirations.

The purpose of the Structure Plan is to:

- Establish a vision for Anglesea for the next 20-30 years, focusing on the town's key assets and the regional and local context and role of the town;
- Identify community aspirations and needs and the key strategic planning issues facing the township;
- Articulate the preferred future planning directions for the township, including the delineation of a clear settlement boundary and identification of appropriate planning controls which will protect and enhance the distinctive elements of the township, natural environment and landscape features; and
- Identify key actions and priorities for implementation of the Structure Plan.

The broad aims of the Structure Plan are to:

- Create a sustainable community:
  - Environmentally – adopt an environmentally sustainable focus to development and land use.
  - Socially – support the health and wellbeing of the community.
  - Economically – foster sustainable economic development opportunities.
  - Culturally – maintain the village character of the town and sense of place.

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- Provide a mix of housing and social infrastructure that caters for all members of the community throughout the stages of life.
- Protect the natural assets and sensitive environment within and surrounding the township.
- Foster the community's sense of place and capacity to represent the community's local interests.
- Enable the township to respond and adapt to the impacts of climate change.
- Ensure the ongoing provision of quality infrastructure, including enhancing the quality of the pedestrian and cycling environment to allow people to travel safely and with ease around Anglesea.

The Structure Plan comprises of the following components:

1. A summary of **Key issues and influences** for the following topics:
  - Planning policy context
  - Demographic and social profile
  - Housing and residential development
  - Environment and climate change
  - Economic activity
  - Community and recreation facilities
  - Transport and physical infrastructure
2. **The Plan** consisting of a vision and values and principles, directions and actions that respond to the key issues and influences for each of the following core values:
  - Responsible growth and development
  - A protected and healthy natural environment
  - A sustainable community
  - A prosperous local economy
  - Sustainable transport options and infrastructure
3. **An Implementation and Review Schedule** including recommendations for the application of planning controls, further strategic work, other actions and review of the Structure Plan.

Detailed background information and analysis is included in separate Background Papers. Following the adoption of the Structure Plan a Planning Scheme Amendment will be prepared to make changes to the Local Planning Policy Framework, zones and overlays where recommended by this Structure Plan.

### 1.3 Role of the Structure Plan

The Structure Plan is a strategic planning document that sits within the context of a range of other Council plans, State Government policy and regional strategies. The Structure Plan is directly linked to the Council Plan 2009-13 and its five Strategic Objectives. It will be used by Surf Coast Shire Council as a tool to inform the application of local planning policies and planning controls for Anglesea through the Surf Coast Planning Scheme and will guide Council's consideration of proposed planning scheme amendments and planning permit applications. Council will also use the Structure Plan to determine the future provision of infrastructure and services in the township.

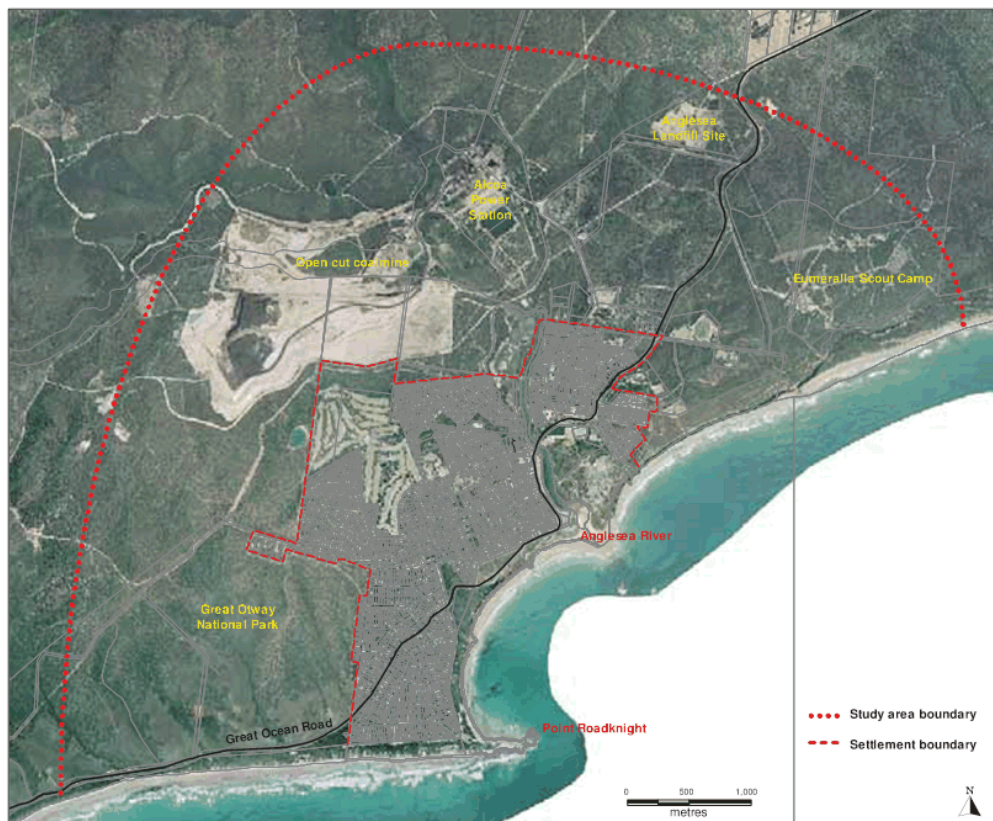
### 1.4 The Study Area

The Structure Plan applies to the township of Anglesea with consideration to its immediate surrounds as identified in Figure 1.



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Figure 1: Study Area – Locality of Anglesea



Anglesea is a small coastal town on the Great Ocean Road between Torquay and Aireys Inlet. Anglesea had a permanent population of 2,292 in 2006 (ABS census) and this is projected to increase only marginally in the future due to limited opportunities for new residential development. Historically it has been a seaside resort village, serving a small permanent population and catering for a summer influx of holiday makers. During holiday periods the population of the area expands to over 16,000 people and becomes dominated by holiday makers, including day-trippers, overnight visitors and absentee homeowners making use of their holiday homes. Anglesea is also a popular destination for retirees and baby boomers making the sea change. Elderly persons comprise a large and growing proportion of the permanent population.

Anglesea is not identified as a growth centre within State, regional and local planning policies. Environmentally significant Crown land on three sides, including nationally significant heathlands containing rare orchid species, and the ocean to the south severely limit outward expansion of the town. Expansion options were investigated in 2001 (*Review of Residential Land Supply and Population Growth in Anglesea, 2001*) and Council did not support any expansion at the time.

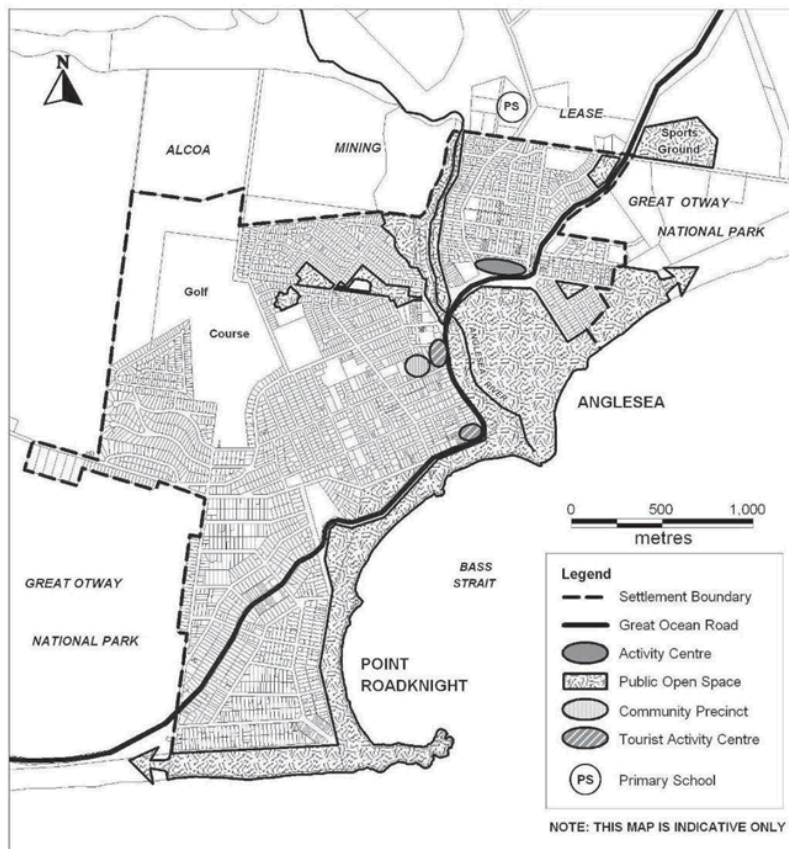
Key features of Anglesea can be summarised as follows:

- It is located approximately 34km southwest of Geelong and 110km from Melbourne.
- It has a low-density character typified by a significant native vegetation cover that dominates the built form. The vegetation is dominated by Messmate Stringybark, with scattered occurrences of other gums such as Manna Gum, Swamp Gum and Narrow-Leaf Peppermint.

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There are also isolated areas of Coastal Moonah Woodland vegetation on both private and public land.

Figure 2: Anglesea Township



- It contains a number of nature reserves of moderate to high conservation significance throughout the town.
- It contains the Anglesea River, which passes through the town from north to south, forming a natural spine through the centre of the area.
- It is characterised by undulating topography, with steep slopes in part, and with spectacular views to the ocean, cliff tops, Point Roadknight, river and natural bush from places within town.
- Buildings are generally low profile in height, have small footprints, are screened by vegetation and are unobtrusive with a sense of space and openness around properties, which is further enhanced by the use of post and wire fencing as opposed to solid fencing.
- Several roads are gravel and have an informal appearance, which is complemented by vegetation. Many roads lack footpaths. The vegetation cover, informal roads, low densities and unobtrusive built form all contribute to the distinctive non-suburban coastal character.
- It is well catered for in terms of retail and commercial services. The shopping centre at Camp Road is the primary commercial centre and focal point of the town. Other limited retail development is located at the corner of Noble Street and Great Ocean Road, Diggers Parade and at the 'Four Kings' corner.

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- It contains a community precinct at McMillan Street featuring a community hall, community house, community garden, kindergarten and playgroup, ambulance station, medical centre and several community meeting spaces (including senior citizens centre, historical society, ANGAIR). Other community facilities in Anglesea include a primary school, nursing home, retirement village, CFA, Police, Ambulance and a broad range of sport and community clubs.
- It is one of the centres for outdoor adventure and nature based activities and is renowned for its school camps that attract thousands of students throughout the year.
- Alcoa holds a lease, which was extended in 2011 by the State Government for another 50 years, to mine brown coal on land to the north and west of Anglesea and operates a coal fired power station. Revegetation programs exist to ensure mined areas are re-established.
- Its location on the Great Ocean Road means Anglesea is used by many visitors as a through route to other destinations, such as Lorne, Apollo Bay and the Twelve Apostles.
- It is one of 52 high bushfire risk towns in Victoria and was severely affected by the Ash Wednesday fires in 1983.
- Anglesea has a strong sense of community and identity, with a proud and active community. This has resulted in a friendly village atmosphere where locals are known to each other, with a relaxed pace and lifestyle opportunities, active community groups, strong support and involvement in civic activities including conservation projects, sporting and recreational activities.
- It is prided for its village atmosphere, afforded by the confined and limited nature of commercial development, the relaxed and informal residential areas and lack of large scale tourist development.

A history of Anglesea is provided in *Farmland, Forest & Surf: Environmental History* (2009) and in the *The Grand Challenge: A History of the Anglesea Recreation and Sport Club 1911-2010* (G & P Weber, 2010). Post contact European settlement of Anglesea began in 1846 as part of the Angahook run. Anglesea was first known as Swampy Creek, an isolated fishing spot difficult to access. The creek was the dividing line between the Barrabool Shire (east side of the river) and the Winchelsea Shire (west side of river). In 1884 after a series of land subdivisions the area east of the creek was changed to Anglesea River and the west side was called Gladstone. By 1888 the little coastal township was becoming very popular and by 1916 it had become a small seaside village. In 1922 the first section of the Great Ocean Road was opened between Aireys Inlet and Eastern View. This caused additional residential development. In 1927 the Barrabool Shire acquired the coastal area to Eastern View from the Winchelsea Shire. Development of the town accelerated after the Second World War with greater availability of the motor car. The popularity of the town is expected to increase with further infrastructure improvements between Melbourne and the Surf Coast, increasing affluence, access to technology, the impending retirement of the Baby Boom generation and the ongoing love affair of Victorians with the coastal areas and associated lifestyle.

### 1.5 Methodology

The Structure Plan was prepared by officers of the Surf Coast Shire with input from a local community reference group, agencies and expert consultants. The Structure Plan was prepared over the following 5 stages:

#### 1. Understanding Anglesea – Data collection and background research

- Sourcing of base maps/aerial photographs
- Physical/visual analysis of Anglesea
- Review of relevant policies, strategies and plans. These are outlined in Background Paper 1 – Planning Policy Context



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- Assessment of population and housing, environment, economic activity, community and recreation facilities, and transport and infrastructure. A summary of these assessments are provided in Background Papers 2 to 6.

### 2. Listening to the community – Community and stakeholder consultation

- Community forums, listening post and surveys. The results of the community consultation are contained in the *Phase 1 Community Engagement Report - Summary of Community Comments/Feedback* (February 2011).
- Stakeholder consultation
- Community Reference Group

### 3. Identification of issues and opportunities

- Community comments and feedback
- Summary of values, issues and opportunities. These are captured in Background Paper 7.

### 4. Drafting the plan – Preparation of the draft Anglesea Structure Plan

- Draft principles (objectives), strategic directions and actions in response to issues and opportunities
- Public exhibition of draft Structure Plan
- Public information session/displays

### 5. Finalisation of the Anglesea Structure Plan

- Summary and analysis of public submissions
- Incorporation of public comments into final recommendations
- Adoption of final report by Council

Community engagement was an integral component of the structure plan process. Activities were undertaken at three key points during the process:

- Phase 1 – At the start of the process to identify community issues and aspirations
- Phase 2 – Upon completion of the background papers
- Phase 3 – During exhibition of the Draft Structure Plan

The community feedback has been combined with the outcomes of research and analysis compiled in the Background Papers to inform development of the Structure Plan.





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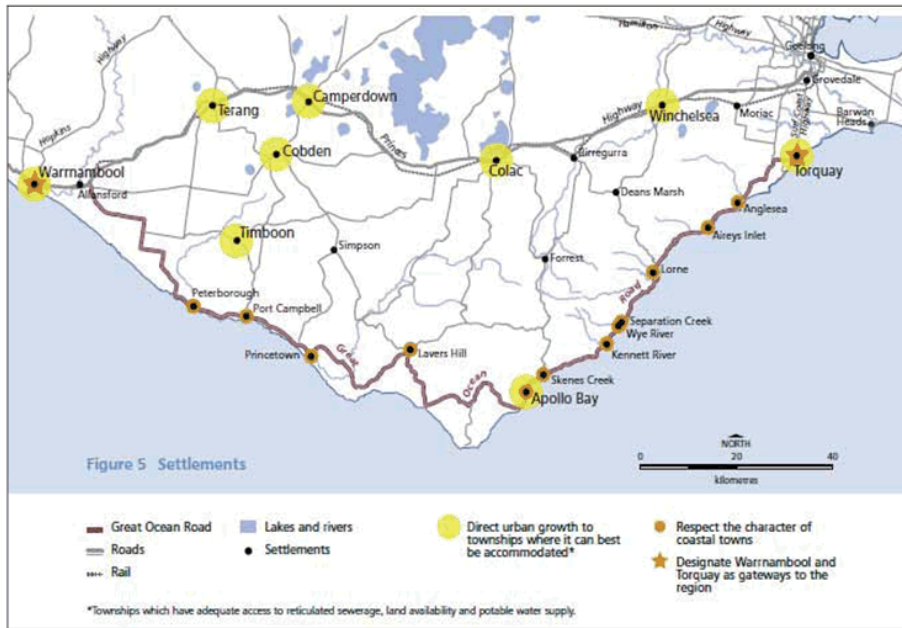
## 2. Key Issues and Influences

The Background Papers identified and discussed in detail key issues, opportunities and constraints, which assisted in determining the principles and directions of the Structure Plan. The following is a summary of these key issues and influences.

### 2.1 Policy Context and Review

- The objective for planning for urban settlement in the *State Planning Policy Framework (SPPF)* of the Surf Coast Planning Scheme is to ensure a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses and to facilitate the orderly development of urban areas.
- *Clause 11.05 Regional Development* of the SPPF encourages planning for sustainable urban settlements through the identification of clear settlement boundaries to ensure that growth is planned and coastal values protected.
- Anglesea is designated as a coastal settlement in State, regional and local policy with limited growth potential (see for example the *Victorian Coastal Strategy, 2008* and *Great Ocean Road Region Strategy, 2004*). Growth in the region is to be directed to towns where it can best be accommodated utilising existing services and infrastructure. This includes Torquay and Winchelsea – refer to Figure 3.

Figure 3: Settlement hierarchy in the Great Ocean Road Region



- The *Local Planning Policy Framework (LPPF)* of the Surf Coast Planning Scheme recognises Anglesea as one of the small coastal townships along the Great Ocean Road where growth is limited by physical constraints and where the individual coastal township character values of low urban

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density, recessive built form, vegetated coastal landscapes and ecological values of the natural environment should be protected from inappropriate urban development.

- The key objective of current planning controls for Anglesea is to preserve and enhance the low density coastal character and retain the sense of houses in a bush setting.
- Council has undertaken a considerable amount of strategic work over the past years that is of direct or indirect relevance to Anglesea.
- An audit of existing planning controls shows that the controls are being appropriately implemented and generally achieve the desired outcomes. Apart from the odd development, most development in recent years has been sympathetic to the town's preferred character.
- The performance measures of the *Anglesea Residential Development Policy* (Clause 22.06 of the Surf Coast Planning Scheme) would benefit from being included in overlays to give them more weight in decision making and from fine-tuning to better achieve the objective of retaining a "sense of housing in a bush setting".
- There is imperative to investigate areas within 400 metres walking distance of the town centre and other commercial and community facilities to assess the suitability for encouraging medium and higher density housing (while respecting character and environmental or landscape constraints) to increase housing diversity.
- Fencing controls need to be more clearly drafted and more consistently applied.

Based on the assessment of the planning policy context, there is a need to:

- Ensure Anglesea's role as a coastal settlement with limited growth capacity is maintained.
- Ensure appropriate planning controls are in place to maintain Anglesea's low density, non-suburban vegetated character and to retain a sense of development in a bush setting.

### 2.2 Demographic and Social Profile

- Anglesea had a resident population of 2,292 in 2006 (ABS, 2006). The population is expected to grow slowly from around 2,400 in 2011 to 2,561 in 2031 due to limited growth potential (Id Consulting, 2010).
- Anglesea's population has the following characteristics compared to Victoria:
  - Significantly older population (higher proportion of people aged 55 years and over; lower proportion of people below 40 years of age). The median age is 46, which is much higher than the median age of 37 years for the state.
  - Lower proportion of family households and a significantly higher proportion of couples without children and lone person households.
  - Lower individual, family and household incomes.
  - Fewer people with full-time employment, with more people employed part-time or not in the work force.
- Anglesea is a popular holiday destination with a high proportion of vacant houses (35% occupancy rate in 2006) and a seasonal influx of large numbers of non-permanent residents, holidaymakers and other visitors. The peak overnight population increases to over 16,000 people<sup>1</sup>, resulting in pressure on the natural environment, infrastructure and town services.
- The demographic profile is changing with a sharp increase in the number of people aged 55 years and over forecast to 2031 and a decrease in the number of people below 55 years of age. This reflects both the popularity of Anglesea as a retirement destination and the general trend of an ageing population.
- The household composition is also changing, with a decrease in the number of larger traditional families and an increase in the number of smaller (childless couples and lone person) households forecast.

<sup>1</sup> For the period December 2010 – January 2011 (Source: Economic Indicators Bulletin 2010/11, City of Greater Geelong)

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- The demographic changes are likely to result in a change in housing preferences and require a response in terms of providing housing diversity and community facilities.

Based on the assessment of Anglesea's demographic profile, there is a need to:

- Ensure the provision of housing, community services and facilities and infrastructure is adequate to meet the needs and preferences of a changing population.
- Balance the needs of local residents and tourists.

### 2.3 Housing and Residential Development

- There are clear physical, environmental and landscape constraints to outward growth of Anglesea including the coastal reserves, Alcoa lease area and environmentally significant bush and heathland surrounding the township.
- As a result, Anglesea has limited opportunities to expand its settlement boundary. Residential growth in Anglesea is therefore restricted to urban land within the existing town boundaries. Population growth is a result of infill development and an increase in permanent occupancy.
- The estimated number of dwellings in Anglesea as at 30 June 2011 was 2,899<sup>2</sup> and the number of vacant lots was estimated at 199<sup>3</sup>. With an average construction rate of 30 dwellings per annum over the past five years, this equates to a land supply of 6.5 years. Further housing opportunities are available through subdivision of existing lots and redevelopment of larger sites, such as the old primary school site which was vacated in 2011.
- Take-up of land in the township has declined markedly since 2008. The drop in dwelling construction can be largely attributed to diminishing land supply, rising property prices and general economic conditions (e.g. global financial crisis).
- In terms of housing offer, there is an over-representation of larger, single detached houses (3-4+ bedrooms) and an under supply of smaller dwellings (1-2 bedrooms) to cater for smaller and single person households, in particular older persons looking for low maintenance accommodation close to commercial and community facilities.
- There is a relatively low provision of older persons housing and aged care facilities, which will need to be addressed to cater for future housing needs.
- There is potential to increase densities within walking distance of commercial and community services to increase housing diversity and encourage walkability.
- There is a lack of affordable housing. The median house price in Anglesea has risen strongly from \$202,000 in 1999 to \$610,000 in 2010. This is an increase of 200%. The housing market in Anglesea has outperformed those in Torquay, Aireys Inlet and the Shire as a whole.
- The old school site provides an opportunity for an integrated housing development with an affordable housing component.
- The community has expressed a strong desire to retain Anglesea's low density, low profile, non-suburban coastal/bush character and to avoid becoming another Torquay.

Based on the assessment of housing needs and development opportunities, there is a need to:

- Ensure appropriate planning controls are in place and reinforced to protect the low density, non-suburban coastal/bush character of the township.
- Reinforce the existing settlement boundary.
- Encourage greater housing diversity to respond to changing demographics and increase choice (in particular increase the provision of smaller, low maintenance dwellings in accessible locations).
- Investigate opportunities to provide affordable housing.
- Encourage environmentally sustainable design and development.

<sup>2</sup> Economic Indicators Bulletin 2010/11, City of Greater Geelong

<sup>3</sup> As surveyed by Surf Coast Shire Council

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### 2.4 Environment and Climate Change

- Anglesea is surrounded by environmentally significant land, including the Anglesea Heath, Great Otway National Park and coast.
- Anglesea contains environmentally significant nature reserves and vegetation communities, including Messmate Stringybark Woodland, Moonah Woodland and Heathland.
- The Anglesea River is an important environmental, social, cultural, recreational and economic asset, which is under threat from natural processes (e.g. acidity, salinity), development and recreational use.
- Parts of Anglesea (low lying areas along the river, beaches, cliffs) are vulnerable to the coastal effects of climate change (rising sea levels, coastal inundation, flooding, erosion).
- Anglesea is within an area of high bushfire risk. Other environmental hazards include flooding and inundation, salinity, coastal acid sulfate soils and erosion.
- The landscape and natural values of nature and coastal reserves are under threat from a range of development, infrastructure and recreational uses and facilities.
- Anglesea is expected to grow in popularity as a destination for retirees, sea-changers, holidaymakers and other visitors, which will place more pressure on Anglesea's environmental assets, natural values and liveability.
- Anglesea contains extensive areas of cultural heritage sensitivity, in acknowledgement of the pre-European habitation of the coastal area, as well as 11 identified significant post-contact heritage places. The Great Ocean Road is included in the National Heritage List.
- Some residents and community groups have expressed concerns about the health and environmental impacts of the coal mine and power station.

Based on the assessment of environmental values and threats, there is a need to:

- Protect and enhance the significant natural features of the area, including significant flora and fauna, heathland, Moonah woodland communities and native tree canopy.
- Monitor water quality issues to safeguard the health of the Anglesea River and estuary.
- Manage the risk of environmental hazards such as bushfire, flooding, salinity, erosion and CASS.
- Plan for the coastal effects of climate change by developing appropriate mitigation and adaptation strategies to protect assets and build resilience.

### 2.5 Economic Activity

- Anglesea provides local convenience and tourist-related retailing to a permanent resident population, holidaymakers and visitors staying in the locality, and to people travelling through town to other destinations along the Great Ocean Road.
- Retailing in Anglesea comprises just over 6,000m<sup>2</sup> of floorspace, the majority of which is located in the town centre (3,770m<sup>2</sup>) with the balance positioned in other locations along the Great Ocean Road, including the two 'tourist development precincts' at Diggers Parade and Four Kings. A further 1,170m<sup>2</sup> of commercial office floorspace is located in the town.
- The retail and hospitality industry is challenged by the highly seasonal nature of visitation and expenditure, with many businesses struggling to survive in the quieter months.
- Future opportunities for retail and commercial development in Anglesea are likely to be associated with an improved offer for the permanent residents in the catchment and for tourists and other visitors.
- Potential exists for the development of approximately 1,630m<sup>2</sup> of retail floorspace over the next 15 years and an additional 450m<sup>2</sup> of commercial office floorspace. This equates to a future land requirement in the order to 0.6ha. Only limited opportunities exist for the expansion of existing commercial centres in Anglesea.



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- The current industrial estate is adequate to meet local service needs and no further expansion will occur. Surrounding residential landowners have experienced nuisance from industrial activities in the estate. The Anglesea Landfill site is a potential location to relocate the industrial estate in the long term, should detailed investigations confirm the site's suitability for such development.
- Tourism is a significant component of the local economy and opportunities exist to support and broaden the tourism industry to increase visitor length of stay and reduce seasonality through improvement of tourist accommodation options and activities, in particular eco-tourism and nature and adventure based tourism.
- The improved connectivity to Geelong combined with the projected population growth in Torquay, Geelong (Armstrong Creek) and Melbourne's West will likely see increased levels of visitation to Anglesea, providing both opportunities and challenges for the local community.

Based on the economic assessment, there is a need to:

- Maintain the primary role of the main shopping centre and allow for incremental growth to meet future demand.
- Encourage tourist related uses and activities to establish in the tourist development precincts at Four Kings and Diggers Parade.
- Consolidate the industrial estate within its existing confines and limit any environmental, visual and amenity impacts on surrounding areas.
- Promote tourism to increase visitor length of stay and greater off-season visitation, whilst maintaining the small town setting that attracts residents and visitors in the first place.

### 2.6 Community and Recreation Facilities

- Anglesea is well serviced for a town of its size, with a good range of community facilities and support services, including primary school, early childhood services, camps, medical centre, aged care services, emergency services and active volunteer organisations that contribute to the town's liveability.
- The majority of community facilities are concentrated in the Community Precinct in McMillan Street, which will be promoted as a mixed-use, inter-generational hub.
- Anglesea is well catered for in terms of recreational facilities and open space provision, including passive and active recreation reserves. It has access to a full range of mainstream recreational activities and a comprehensive network of walking tracks. There is however an imbalance in the distribution of open space, in particular active recreation reserves, with an over-reliance on foreshore and riverbank areas.
- Current and future deficiencies exist around residential aged care and accommodation, occasional and long day child care places, distribution of active open space and playgrounds, performance areas and well connected pedestrian/cycle pathways.
- Opportunities exist to support recommendations of previous studies to enhance community facilities, public open space and recreation areas and further develop and improve linkages between the existing range of facilities.
- In addition to providing new or expanded facilities, ageing of existing facilities will require continuous maintenance and renewal.

Based on the assessment of community and recreation facilities, there is a need to:

- Ensure the provision of community and recreation facilities and services is tailored to the demographic profile and forecast population changes and is cognisant of recent industry trends and best practice service models.

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### 2.7 Physical and Transport Infrastructure

- A key infrastructure constraint is the reliance on the Great Ocean Road as the only main transport corridor through the township. In the peak holiday periods traffic congestion is a recurring issue, particularly at the Camp Road roundabout, as well as the lack of safe pedestrian crossings.
- Anglesea is a highly car dependent town with only limited public transport services linking Anglesea to other centres and within town itself.
- There is a perceived lack of car parking at peak times in the main shopping centre and at the beaches.
- There are opportunities to improve the pathways network in Anglesea to encourage more walking and cycling, improve safe crossing of the Great Ocean Road and provide better access to facilities and open space.
- There is an opportunity for streetscape improvements and urban design guidance, for example, the provision of street trees and beautification works along the Great Ocean Road between Noble Street and Four Kings.
- There are no servicing constraints in relation to the provision of reticulated water, sewer, electricity and telecommunications. Reticulated natural gas is not provided to the town.
- Urban stormwater runoff to sensitive environments and receiving waters such as the Anglesea River can be a threat to the water quality and biodiversity values of the estuary.
- Drainage improvements are being investigated and undertaken to enhance the quality of the Anglesea River and to avoid flooding of properties.

Based on the assessment of transport and infrastructure, there is a need to:

- Improve traffic flows and road safety (particularly on the Great Ocean Road), pedestrian/bicycle paths and crossings, car parking and public transport.
- Address the lack of a safe exit road or alternative route in the future long term planning for Anglesea.
- Provide for more sustainable travel options within and to the township, including enhanced opportunities for public transport, walking and cycling to reduce car dependency and reduce greenhouse gas emissions.
- Implement the recommendations of drainage studies.



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### 3. The Plan

#### 3.1 Vision and values

The vision guiding the future development of Anglesea is as follows:

**Anglesea will remain a small coastal village that offers a harmony of permanent and non-permanent living for all, in a healthy, sustainable environment. It will be a place which achieves a balance between the built environment and nature, celebrating and protecting its natural setting with the surrounding bush, heathland and ocean an integral part of the town. The town continues to be attractive to families and there is a range of accessible services, infrastructure and facilities including an integrated open space network, community hubs and a vibrant, attractive town centre to cater for community and visitor needs.**

The vision is supported by the following five community values:

- **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 the town and village atmosphere.
- **A healthy and protected natural environment** – protecting the natural environment is of foremost concern; retaining the “bush meets sea” feel, open ocean views, natural coastal setting and treescape.
- **A sustainable community** – a place for people in which families, children and the elderly can safely interact with their community and natural environment to maximise wellbeing; a close knit community with a strong sense of belonging and active community networks; connected, inclusive, safe, sustainable; providing services (community, recreation) commensurate with the needs and aspirations of the community.
- **A prosperous local economy** – maintaining employment opportunities for local residents in retail/commercial, service business/industry and tourism; providing local goods and services to residents and visitors.
- **Sustainable transport options and infrastructure** – providing infrastructure commensurate with the needs and aspirations of the community; promoting sustainable forms of transport (e.g. public/community transport, walking, cycling); improving traffic flows and car parking.

These values form the framework of the Structure Plan and will be the guiding principles when it comes to decision-making on land use and development matters in Anglesea.

#### 3.2 Role of the Township

Anglesea will continue to be a small coastal settlement and tourism destination with a strong sense of community and identity. The role of Anglesea will be primarily that of a seaside holiday village and retirement centre, serving a small permanent population and an influx of visitors during the peak holiday periods, and to a lesser extent on weekends. As such, tourism continues to be the primary economic driver of the town.

The sensitive coastal and environmental settings of the township provide natural boundaries and preclude extensive township growth. The coastal location and natural features, including the Anglesea

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River, Anglesea Heath and family beaches, are a drawcard for recreation and tourism and are highly valued by the community. Services and facilities are mainly limited to the provision of local needs and requirements, although Anglesea provides some support services for Aireys Inlet and caters for a large influx of tourists over the summer and Easter period.

The township’s identified status as a coastal settlement with low growth capacity will be reinforced.

3.3 Overview of the Structure Plan

The five community values identified above form the framework of the Structure Plan. For each value, a desired outcome and a set of principles, strategic directions and actions has been formulated. An overview of the values and related outcomes and principles is provided below:

Values	Outcome / Principles
<b>Responsible growth and development</b>	<p>A compact township with a low density, vegetated, non-suburban coastal/bush built environment that exudes a village atmosphere with a strong sense of place. Development is sensitive to the natural coastal and treed landscape setting.</p> <ul style="list-style-type: none"> <li>▶ <b>Restrained growth</b> – Infill development and redevelopment within the existing settlement boundary.</li> <li>▶ <b>Housing diversity and choice</b> - Diverse housing choices for a diverse community.</li> <li>▶ <b>Site responsive and sustainable design</b> – Development that respects Anglesea’s low density vegetated character and has a minimal environmental footprint.</li> </ul>
<b>A healthy and protected natural environment</b>	<p>A protected and healthy natural environment that underpins the identity of the township as a place where the bush meets the sea and which provides opportunities for the community to interact with nature and maximise wellbeing. It will aim to minimise the use of resources, reduce greenhouse gas emissions and strengthen resilience to natural hazards, including bushfire and the projected effects of climate change.</p> <ul style="list-style-type: none"> <li>▶ <b>Environmental assets</b> – Protection of Anglesea’s rich environmental assets and natural values.</li> <li>▶ <b>River and coast</b> – Management of the ecological and recreation values of the river, estuary, coast and marine environment.</li> <li>▶ <b>Environmental hazards</b> – Protection of life, property and natural values from the adverse effects of flooding, inundation, CASS, erosion and bushfire.</li> <li>▶ <b>Climate change</b> – Development of strategies to mitigate and adapt to the effects of climate change and build resilience.</li> <li>▶ <b>Cultural heritage and landscape values</b> – Cultural heritage and landscape values are appreciated and protected.</li> </ul>
<b>A sustainable community</b>	<p>A place for people – inclusive and safe with good access to parks, facilities and services, providing opportunities for social and cultural interaction, participation, active and healthy lifestyles and improved wellbeing.</p> <ul style="list-style-type: none"> <li>▶ <b>A connected community</b> – Strengthening of the township’s coastal village identity, sense of place and social cohesion.</li> <li>▶ <b>A healthy community</b> – Provision of a diverse range of community services and facilities.</li> <li>▶ <b>An active community</b> – Provision of a diverse range of accessible open space, recreation and sport facilities and infrastructure.</li> </ul>
<b>A prosperous local economy</b>	<p>A sustainable economy with local goods, services and employment opportunities for residents and visitors that contribute to the health, wealth, character and liveability of the town.</p> <ul style="list-style-type: none"> <li>▶ <b>Activity centres</b> – Reinforce the primacy of the main shopping centre and provide tourist-related retailing in designated tourist activity precincts.</li> </ul>



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	<ul style="list-style-type: none"> <li>▶ <b>Industry</b> – Cater for local service businesses in the Anglesea Industrial Estate.</li> <li>▶ <b>Tourism</b> – Provide opportunities for a sustainable nature and adventure based tourism industry.</li> </ul>
<b>Sustainable transport options and infrastructure</b>	A well connected and accessible town based on an integrated transport system that supports efficient traffic movement through town, connects people and destinations, and provides a variety of transport choices that support sustainable transport modes, including improved public transport, walking and cycling.
	<ul style="list-style-type: none"> <li>▶ <b>Public transport</b> – Enhance the use of public and community transport.</li> <li>▶ <b>Walking and cycling</b> – Enhance the quality of the pedestrian and cycling environment to allow people to travel safely and with ease around Anglesea.</li> <li>▶ <b>Traffic</b> – Improve traffic flows and road safety throughout town.</li> <li>▶ <b>Car parking</b> – Manage peak car parking demand.</li> <li>▶ <b>Infrastructure services</b> – Provision of services commensurate with township development and needs.</li> </ul>

The Structure Plan Map at Figure 4 focuses on the township and its immediate surrounds and shows, in map form, many of the principles and strategic directions contained in the following section of the Structure Plan report.

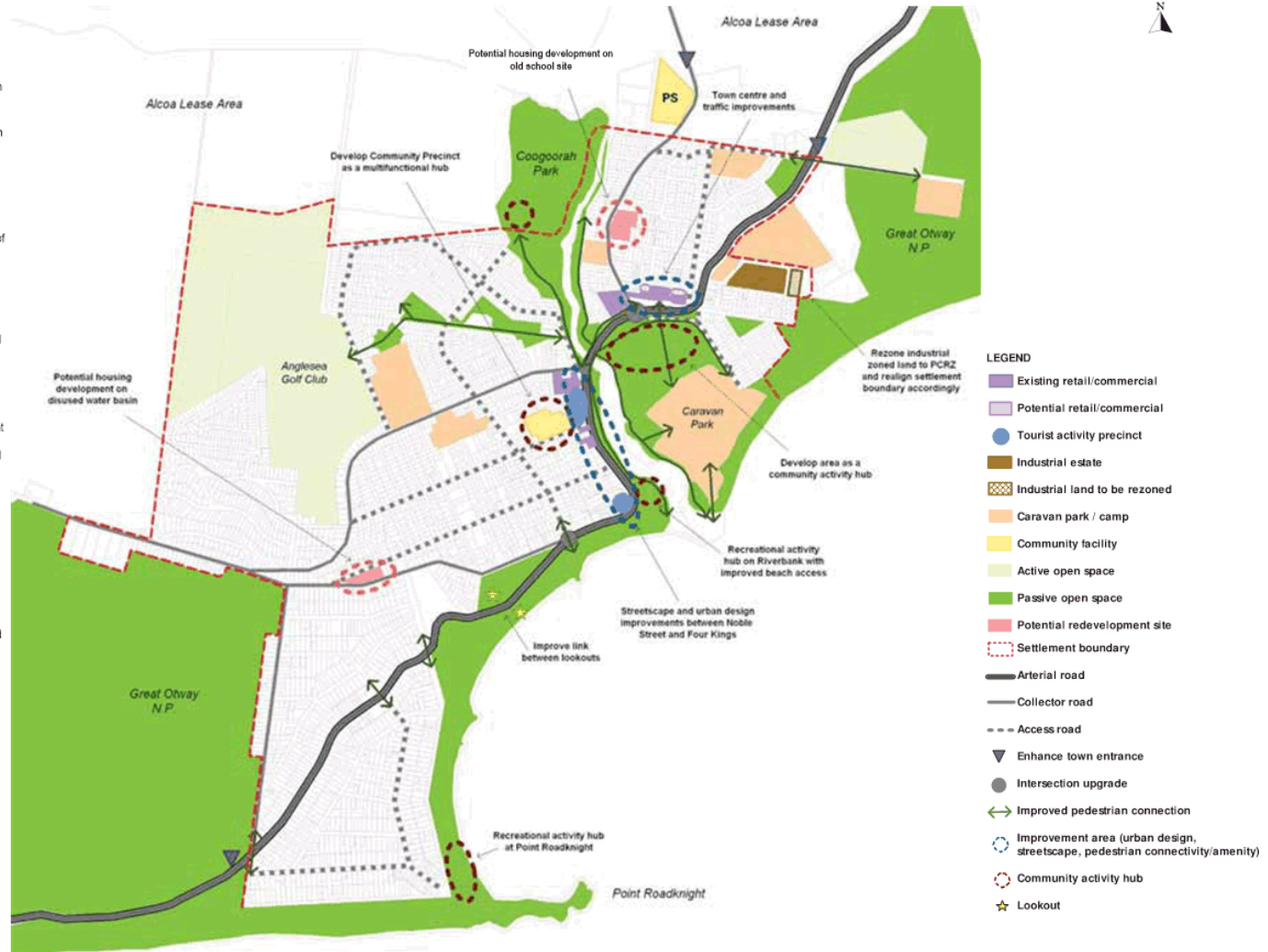


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Figure 4: Anglesea Structure Plan Map

Key directions

1. Reinforce the existing settlement boundary to protect environmentally significant land surrounding the township and to retain buffers to Alcoa. Encourage appropriate infill development and redevelopment of larger sites within the town boundaries.
2. Protect and enhance the natural, landscape and cultural values of the river, coast, heath and bush environment to maintain the unique attractive setting of Anglesea.
3. Protect and enhance Anglesea's valued non-suburban coastal/bush village character.
4. Provide a diverse range of accommodation and housing options for all residents, including increased housing diversity in the central areas of Anglesea within walking distance (400m) of the Town Centre and other existing activity centres.
5. Reinforce the primary role of the Camp Road Shopping Centre, providing for a viable and attractive town centre with a diverse range of retail and commercial activities, adequate car parking, good pedestrian and bicycle access and opportunities for incremental growth.
6. Support a vibrant and sustainable local tourism industry by encouraging tourist accommodation, tourist-related retailing and other activities in the Tourist Activity Precincts at Diggers Parade and Four Kings and to a lesser extent along the Great Ocean Road opposite the River, and opportunities for sensitively designed, low scaled tourist accommodation and facilities elsewhere.
7. Consolidate the industrial estate within its existing confines and rezone industrial zoned Crown land on the eastern edge to PCRZ.
8. Maintain a range of appropriate community and recreation facilities which meet community needs, including active and passive open space, facilities for older persons and youth, and safe pedestrian and bicycle linkages between facilities.
9. Consolidate and develop the McMillan Street Community Precinct as a multifunctional hub and develop community activity hubs at the Carnival Site/Lions Park, Riverbank, Coogoorah Park and Point Roadknight.
10. Improve traffic movement through town and provide sustainable transport choices, including public/community transport and opportunities for walking and cycling, with improved crossing of the Great Ocean Road.
11. Develop appropriate mitigation and adaptation strategies to respond to the impacts of climate change.
12. Reduce the risks of environmental hazards (bushfire, flooding, erosion, CASS, salinity).



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### 4. Elements of the Structure Plan

#### 4.1 Value 1: Responsible growth and development

*Anglesea is a compact township with a low density, vegetated, non-suburban coastal/bush built environment that exudes a village atmosphere with a strong sense of place. Development is sensitive to the natural coastal and treed landscape setting.*



##### 4.1.1 Restrained growth

State, regional and local strategies, including the *Great Ocean Road Region Strategy* (DSE, 2004), *Coastal Spaces* (DSE, 2006) and *Victorian Coastal Strategy* (VCS, 2008) identify Anglesea as a coastal settlement with low growth capacity. 'Low growth' is defined as "growth contained within existing urban or appropriate zoned land primarily through infill capacity and renewal within defined settlement boundaries." This low growth scenario is consistent with the community's vision for Anglesea to remain a 'coastal village' and sets a clear direction in limiting the growth potential of the town.

Anglesea's permanent population is expected to grow slowly from 2,406 in 2011 to 2,561 in 2031, which is an increase of 155 persons. The number of dwellings is expected to grow from 2,862 to 3,152 (+290) over this period (Id Consulting, 2010).

The availability of land for housing in Anglesea is significantly constrained by the existing settlement boundary, which restricts the outward expansion of the township into adjacent environmentally significant areas. The Structure Plan's direction is to retain this boundary. The forecast future demand for new housing will therefore be satisfied by exhaustion of the remaining supply of vacant lots and through dispersed infill development, rather than broadhectare greenfield development. In addition, several large sites within the established area are suitable for redevelopment, such as the old primary school site and the disused water basin on Harvey Street.

Through the effective use of existing vacant lots, infill development and redevelopment of larger sites a potential residential lot supply of around 780 lots could be realised<sup>4</sup>. At an average construction rate of 30 dwellings per annum, this equals a land supply of more than 25 years. The projected population and dwelling growth to 2031 can therefore be accommodated within the existing settlement boundary. Of course, these figures need to be treated with caution, as it is unlikely that each subdividable lot or potential redevelopment site will be developed.

Irrespective of the remaining lot supply and infill development potential, as a result of the restricted town boundaries, the growth of the population and number of dwellings will be limited and slow down as land supply diminishes. Given Anglesea is not a designated growth node in accordance with State and local policy it should not be expected that additional land outside the town boundaries will be rezoned for residential development. Land supply in Anglesea must be considered in the context of the role and function of the settlement within the wider municipality and region. Anglesea is situated only 15-20 minutes away from Torquay which is strategically supported for further urban development. Protection of the small town coastal character and sensitive environment of Anglesea is paramount.

<sup>4</sup> A calculation of the potential lot yield is provided in Background Paper 2 – Population and Housing



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It is recognised however that Alcoa freehold land north of Betleigh Street opposite the new primary school may qualify as a potential future development area should the community feel strongly about opening up more development opportunities in order to address issues of housing affordability and to attract/retain young families to keep the community vibrant and to support local businesses, sporting groups and the school (i.e. avoid the “Lorne syndrome”). It needs to be seen however whether the price of land and housing would be realistically affordable, without government intervention. The release of some land could potentially result in market competition, however the effects on prices would be short-lived and a large proportion of land is likely to be taken up by retirees or holiday home owners rather than families that seek permanent residency. For now, development outside the settlement boundary is not supported, however the long term growth options of the township should be revisited with the next review of the Structure Plan.

The water basin at 69B Harvey Street has been decommissioned and Barwon Water has indicated that it is open to redevelopment of the site, most likely for housing and potentially a small local park. This option should be actively pursued, as well as investigation of other suitable land use options for the site. Other redevelopment opportunities are the Narambi Caravan Park on Camp Road and potentially other caravan park and camp sites should they wish to cease operation or relocate, although their retention is encouraged to provide low cost accommodation for visitors and seasonal workers.

There are several parcels of land within the town boundaries that are incorrectly zoned. The Anglesea Bushland Reserve at Elizabeth Street is Crown land, but zoned residential. It is recommended that this land be rezoned to PCRZ. A large parcel of privately owned land bordered by Harvey Street, Great Ocean Road and Melba Parade is zoned PCRZ. The land is undeveloped and used by the public as quasi open space, but the zoning is inappropriate given its private ownership. The land should be rezoned to a more appropriate zone that reflects the private ownership but also limits development given the environmental and landscape qualities and constraints of the land.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• The low density, non-suburban, vegetated character of Anglesea as a small coastal village located within a sensitive environmental and significant landscape setting will be protected.</li> <li>• Residential development will be contained within the existing settlement boundary and facilitated through exhaustion of vacant lots, dispersed infill development and redevelopment of larger sites, and through well designed medium density housing in appropriate locations.</li> <li>• A range of suitable lot sizes and densities will be maintained that enable development to nestle in a bush setting, with sufficient space around buildings for the retention and re-establishment of vegetation.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Contain urban development within the defined settlement boundary as defined on the Anglesea Structure Plan Map at Figure 4.</li> <li>• Continue to apply minimum lot sizes and maximum development densities to provide a range of lot sizes and densities throughout town, whilst protecting Anglesea’s low density vegetated character.</li> <li>• Encourage appropriate infill development and redevelopment of strategic sites that respects the low scale, non-suburban coastal village character of Anglesea.</li> <li>• Encourage increased housing densities within walking distance of the Camp Road shopping centre and community facilities and at Diggers Parade and Four Kings, sympathetic to the town’s scale and character and taking into account the potential effects of sea level rise and storm tide inundation associated with climate change.</li> <li>• Ensure land use and development does not encroach onto or has adverse effects on identified environmental assets within and surrounding the township.</li> </ul>

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<b>Actions</b>	<ul style="list-style-type: none"> <li>• Retain buffer areas of natural bush between the township and the coal mine and power station.</li> <li>• Modify the Anglesea Strategy at Clause 21.11 of the Surf Coast Planning Scheme to reflect the directions and principles of the Anglesea Structure Plan and include the Structure Plan as a reference document.</li> <li>• Rezone the Anglesea Bushland Reserve at 44 Elizabeth Street from R1Z to PCRZ in recognition of its status as a Crown land reserve.</li> <li>• Rezone land at 16-20 Harvey Street from PCRZ to an appropriate zone that reflects its private ownership and environmental constraints.</li> <li>• In consultation with Barwon Water, and subject to appropriate community consultation, investigate the options for future use of the water basin site at 69B Harvey Street.</li> <li>• At the appropriate time investigate the potential, if any, for residential development of land north of Betleigh Street. Such development is to result in net community benefit and be subject to a rigorous environmental assessment taking into consideration matters such as the environmental values of the land, impacts from the coal mine/power station and bushfire management.</li> <li>• Monitor the supply of and demand for residential land and other growth drivers bi-annually and review the Structure Plan as necessary.</li> </ul>
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**4.1.2 Housing diversity and choice**

Housing diversity embraces a mix of dwelling types, sizes and tenures that meet the different needs of a wide range of people. A range of housing choices helps create diverse communities and allows people to stay in their community as they move through the lifecycle, including young families, single people and retirees. It also helps address housing affordability issues and provides for different lifestyle choices. Diverse housing in a local area helps build diverse and socially interesting places, avoiding housing ‘mono-cultures’.

Anglesea’s housing mix does not match its current and forecast demographic profile. Traditional family households of couples with children are decreasing, and the number of people living alone, couples without children and single parents is increasing. Currently, the typical housing product in Anglesea is represented by detached three or four bedroom houses and larger, however changing household demographics, including an ageing population, smaller (single or two person) households and people with a disability, mean this form of housing may be inappropriate for the needs of a large and growing segment of the community and will increase the demand for greater housing choice. It may also be contributing to increased living and maintenance costs, especially for smaller households. Options need to be available to allow local older people, who currently own a large single detached house, to relocate within their own community and age in place, and remain a vital and important part of the community. A more diverse housing mix is also important for young families and first home buyers.

There is an opportunity to encourage the construction of compact, well-designed dwellings or modest low-rise unit/apartment/townhouse style living in the central areas of Anglesea (generally within a 400 metre walking distance of retail and community centres) to increase housing diversity. Many community members identified an increased density and diversity of development as positive if well considered and appropriately located. Appropriate planning controls and incentives need to be in place to achieve the desired housing product, whilst providing a built form and landscape outcome that respects Anglesea’s non-suburban vegetated character. The current market does not provide for this.

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Population growth, tourist pressures, the popularity of the area as a ‘seachange’ destination for retirees and baby boomers and limited new housing development opportunities are pushing housing prices upwards and placing major stress on housing affordability. As a result of the strong growth in median house prices, locals who are not able to afford the high prices are being forced out of town and are of necessity moving to hinterland towns or larger centres such as Geelong which are more affordable. This has implications for the diversity of the community, as the remaining residents are often older, and the more affluent newcomers are often there only part-time. Providing a diversity of smaller and more affordable housing types can assist in maintaining a diverse population, which is important to ensure social cohesion and a local workforce, particularly in lower end and service industry employment.

Other types of residential accommodation, including retirement villages and residential aged care facilities, will also be encouraged. These specialised forms of housing will need to be on suitable land in appropriate locations.

The relocation of the Anglesea Primary school to the new site on Camp Road provides an outstanding development opportunity for the vacated school site. Council has expressed interest in achieving medium density and affordable housing outcomes on the site. A residential zone currently exists on the land and does not restrict the development of the land for standard housing purposes. An opportunity exists however for Council to enter into negotiations with relevant governmental agencies (Department of Education, Office of Housing) and/or a Housing Association to broker support for an integrated housing development with a component of affordable housing and public open space. It will also be necessary to investigate appropriate planning tools to guide future development, for example the application of a ‘Comprehensive Development Zone’ or ‘Development Plan Overlay’ that would detail design and development requirements.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• A greater range of housing types and sizes will be encouraged to suit different households, age groups and abilities. Such housing should be located close to existing commercial, community and other relevant services and facilities and in areas that do not compromise the non-suburban village character of Anglesea.</li> <li>• A range of accommodation will be suitable for Anglesea’s older residents, including compact low maintenance dwellings close to facilities, providing them with options to remain in their local community.</li> <li>• Opportunities for accessible and well-located affordable housing for new and existing residents and the seasonal workforce will be encouraged through the provision of a greater choice in housing products.</li> <li>• Mixed use developments, which include housing, retail and tourist uses, will be encouraged in commercial zones within the main shopping centre and the tourist activity precincts at Four Kings and Diggers Parade.</li> </ul>
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<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Encourage a diversity of housing sizes, types and tenures, in particular a range of compact well-designed dwelling types that meet the needs of the community at different stages of life, in particular the elderly, within walking distance (400m) of the Camp Road Shopping Centre and other retail and community facilities, whilst maintaining the existing character and identity of Anglesea.</li> <li>• Support medium density development at Four Kings and Diggers Parade that contributes positively to the character of Anglesea.</li> <li>• Encourage multi-dwelling developments to incorporate:             <ul style="list-style-type: none"> <li>– a diversity in dwelling size, particularly the provision of 1 and 2 bedroom dwellings</li> <li>– dwellings designed to be accessible to persons with limited mobility</li> </ul> </li> <li>• Support the consideration of proposals for retirement villages and residential aged care facilities in appropriate locations.</li> </ul>
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- Support and facilitate proposals for affordable housing in appropriate locations and in keeping with the character of Anglesea.
- Encourage new dwellings to include adaptable features to provide for the lifecycle of residents and ageing in place.
- Retain caravan parks and school camps as an important provider of low cost visitor and temporary accommodation in Anglesea.

- Actions**
- Review the minimum lot size / density provisions in the central areas of Anglesea to encourage housing diversity.
  - Undertake further research to develop a thorough understanding of the housing market in Anglesea, including the demand for smaller housing types (in particular from retirees and empty nesters wishing to downsize) and options/tools/incentives for delivery.
  - Investigate with government departments and/or a registered Housing Association the options for affordable housing in Anglesea, in particular on the former primary school site.
  - Rezone the former primary school site at 22-28 Camp Road from R1Z to CDZ to guide its future redevelopment for an integrated housing development, with a component of affordable housing and appropriate public open space.

**4.1.3 Site responsive and sustainable design**

Anglesea is characterised by a low-rise, low density non-suburban style of development. The *Anglesea Neighbourhood Character Study (2003)* identified that although there are distinct differences between various parts of Anglesea, the preferred character is consistent across the entire township. The valued coastal character is derived from buildings being unobtrusive and sited and scaled so that they appear to be nestled in a bush setting. Native vegetation cover, setbacks and building footprints that allow space for substantial vegetation, low profile buildings contained within the tree canopy, a sense of openness between properties due to a lack of fencing or the use of open style fencing (post & wire), building materials with a lightweight appearance and subdued or natural colours, and driveways and roads with an informal appearance complemented by roadside vegetation combine to create a distinctive streetscape and landscape character. The community has given strong indication that it is opposed to overdevelopment and wishes to retain the low-rise small township character, treed landscape setting and the functional separation of the town from Torquay and Lorne.

Anglesea is under increasing pressure to cater for residential demand by re-subdividing and developing existing lots. Further, old housing stock is being replaced with substantially larger houses, which have potential to dominate the landscape, interfere with views and detract from the neighbourhood character. Current planning controls, in particular the *Anglesea Residential Development Policy (ARDP)* and the Significant Landscape Overlay Schedule 3 (SLO3), restrict the number of dwellings on a lot (through minimum lot sizes and density controls) and the size and height of dwellings (through limits to building and hard surface site coverage and building height). A review of dwelling developments since the controls came into effect in 2005 reveals that generally the controls are working well and achieving reasonable outcomes in terms of consistency with the preferred neighbourhood character. The planning controls need to be kept in place and strengthened to ensure new development respects the treed character of Anglesea and allows for new vegetation to be planted around buildings. Transferring the performance measures of the ARDP into overlays will ensure the performance measures have more weight in decision-making. This change is also in line with State policy of utilising overlays where possible in place of local policy. It is important that landscape plans that are approved as part of development proposals are of a high quality and utilise indigenous species, in particular trees that assist



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in screening a development within the streetscape, and that landscaping is carried out in accordance with the approved plans. This will require an appropriate level of planning enforcement.

A key determinant of Anglesea’s character is fencing. The lack of fencing or the use of open style fencing such as post and wire contributes to the openness between properties and the informality of streetscapes. A balance needs to be found between maintaining this character and addressing the privacy needs of residents.

Sustainability is a concern of the local community and a key matter in enhancing healthy communities and addressing climate change. There is a need to encourage buildings – both new and existing – that are designed and oriented to take advantage of the local climate and reduce the use of energy (especially for heating and cooling), water and materials, and provide high levels of recycling and re-use of natural resources, materials and waste products. Housing that includes Ecologically Sustainable Design (ESD) features are more sustainable and provide benefits to the wider community through reduced greenhouse gas emissions and lower water demand. At the same time, ESD features improve the comfort of a home, provide direct savings to the households that live in them and are becoming must have items for environmentally conscious homebuyers.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• Preservation of the low rise, low density, vegetated character of Anglesea will be an overriding principle in considering development proposals.</li> <li>• New development shall have a low profile building height and complement the preferred neighbourhood character in terms of siting and design; provide for the planting or protection of significant vegetation around buildings and minimise impacts on roadside vegetation; and protect heritage and environmental values of adjoining land.</li> <li>• Well-designed housing will be encouraged that provides a healthy living environment for its occupants and is adaptable to different and changing needs.</li> <li>• New development should be undertaken in an environmentally sustainable manner having regard to matters such as solar orientation, water conservation, stormwater reuse, energy use and sustainable materials.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Encourage development that respects the coastal landscape and bush setting of Anglesea, by promoting contemporary coastal design that adopts a scale, height, setbacks, spacing, forms, materials and colours that contribute positively to the character of Anglesea.</li> <li>• Require front and side setbacks that are adequate to achieve a sense of space around buildings and to allow for the retention and planting of substantial vegetation in front of and between buildings.</li> <li>• Continue to apply minimum subdivision lot sizes and limits to site coverage and building size to enable sufficient space around buildings for the retention and planting of vegetation so that buildings are recessive to vegetation and achieve a sense of development in a bush setting.</li> <li>• Maintain the typical low scale of buildings in residential areas of up to two storeys (or 7.5 metres) and ensure that roof profiles and upper storey elements are designed to reduce visual bulk.</li> <li>• Encourage a lack of fencing or the use of open style fencing (e.g. post and wire) to maintain a sense of openness between properties.</li> <li>• Ensure landscape plans are of a high quality and result in the planting of indigenous species, in particular canopy trees planted in front of buildings, and ensure landscaping is carried out in accordance with approved landscape plans.</li> <li>• Encourage sustainable design practices in the siting and design of new development or retrofitting of existing buildings, including increased energy</li> </ul>



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	<p>efficiency and passive solar design, greater water efficiency and reuse of water, use of sustainable materials and adaptability of design.</p> <ul style="list-style-type: none"><li>• Protect those buildings included in the Heritage Overlay as per existing heritage provisions and undertake further heritage studies to identify other heritage places.</li><li>• Ensure that development provides for the reasonable sharing of views of the ocean, coast, foreshore, river and bush.</li></ul>
<b>Actions</b>	<ul style="list-style-type: none"><li>• Delete the ARDP at Clause 22.06 of the Surf Coast Planning Scheme and transfer the performance measures into overlays in order to give the performance measures more weight.</li><li>• Review the fencing controls of the ARDP and SLO3.</li><li>• Use the <i>Surf Coast Sustainable Design Book</i> (2010) to provide information to applicants and the local building industry to encourage design excellence and environmentally sustainable design practices.</li><li>• Identify educational activities that will promote the retrofitting of existing dwellings to encourage residents to make their homes more sustainable and adaptable for different life stages.</li></ul>



A sense of housing in a bush setting

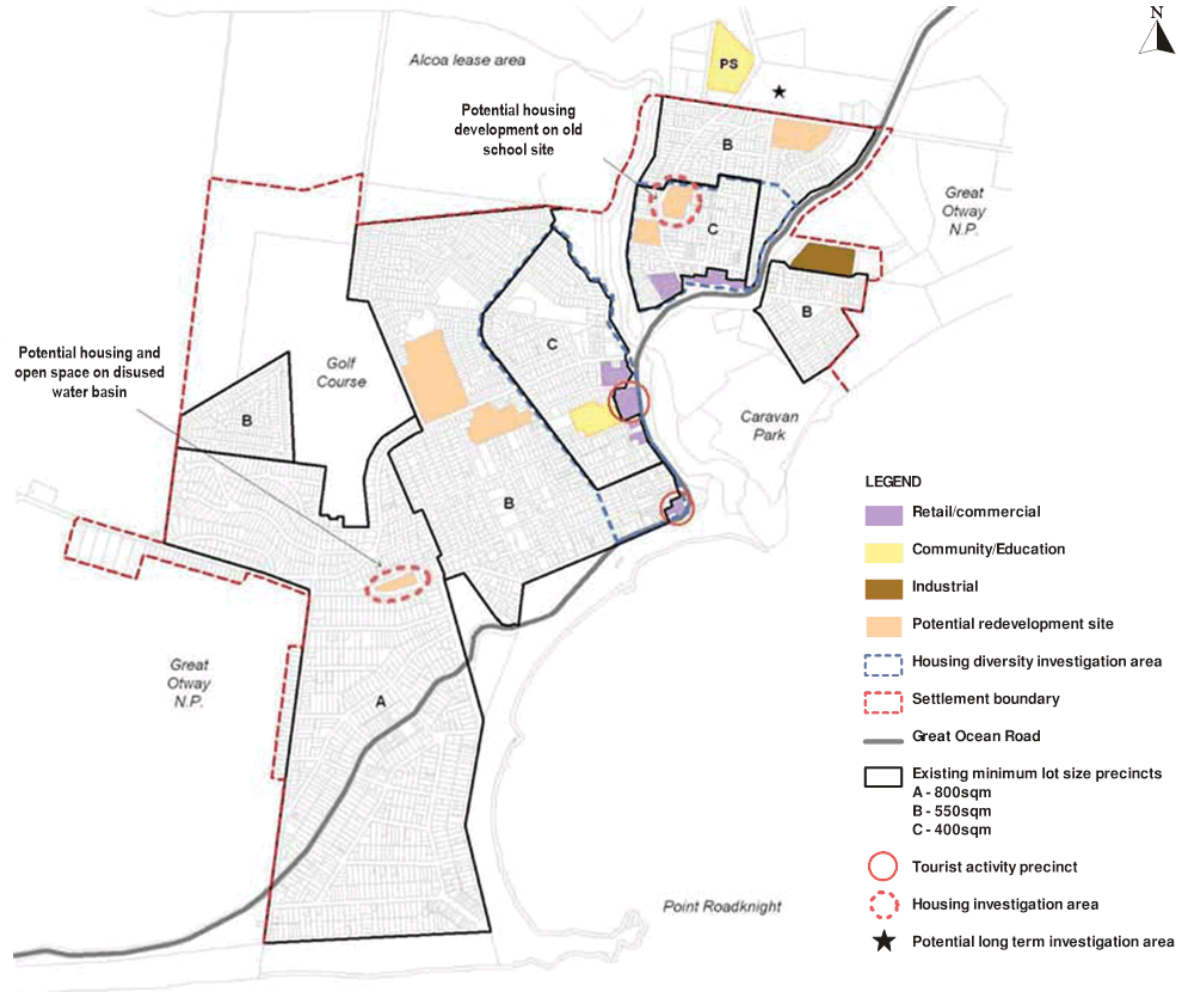
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SURF COAST SHIRE | Final, January 2012

**Figure 5: Responsible growth and development**

**Key directions**

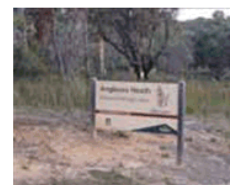
1. Reinforce the existing settlement boundary and avoid encroachment of urban development into surrounding environmentally significant land.
2. Protect and enhance Anglesea's valued non-suburban coastal/bush character.
3. Retain buffers to Alcoa mine and power station.
4. Encourage increased housing diversity in the central areas of Anglesea. Consider minimum lot size, built form, housing types, landscaping and open space, and incentives/tools to deliver the desired outcome.
5. Investigate opportunities for an integrated housing development on the former primary school site on Camp Road.
6. Encourage appropriate infill development and redevelopment of larger sites.
7. Maintain minimum lot size precincts.
8. Promote medium density development and tourist-related retail and accommodation in the tourist activity precincts at Four Kings and Diggers Parade that respects Anglesea's character and the amenity of surrounding properties.
9. Investigate long term options for residential development of land north of Beteleigh Street.



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### 4.2 Value 2: A healthy and protected natural environment

*Anglesea will have a protected and healthy natural environment that underpins the identity of the township as a place where the bush meets the sea and which provides opportunities for the community to interact with nature and maximise wellbeing. It will aim to minimise the use of resources, reduce greenhouse gas emissions and strengthen its resilience to natural hazards, including bushfire and the projected effects of climate change.*



#### 4.2.1 Environmental assets

Anglesea is blessed with abundant environmental assets and is renowned for the quality and diversity of its natural environment, which contributes strongly to Anglesea's attractiveness and sense of place. Some distinctive features include:

- Nationally significant **heath and bushland areas** surrounding the town, with rich and diverse native flora and fauna, including rare orchids, wildflowers and endangered animals, mostly contained within the Anglesea Heath / Great Otway National Park.
- A dynamic **coastline and marine waters** that comprise sandy beaches, surf breaks, dune formations, cliff faces, rocky foreshores and reefs.
- **Nature reserves** of moderate to high conservation significance, including Coogoorah Park, Kuarka Dorla Nature Reserve, Edna Bowman Nature Reserve, Fairylands Nature Reserve, Lookout Reserve and Anglesea Bushland Reserve that harbour a diversity of vegetation communities such as swamp and riparian vegetation, grassy and heathy woodlands, Moonah woodland and coastal alkaline scrub and provide habitat for native fauna.
- The **Anglesea River and estuary**, which have significant conservation, recreation and tourism values. The estuary is subject to intermittent tidal inundation, fresh water flooding and natural closure and is an important breeding ground for native fish.
- An indigenous **tree canopy** of predominantly Messmate Stringybark, Manna Gum, Swamp Gum and Narrow-leaf Peppermint throughout the township and isolated areas of Coastal Moonah Woodland that dominates the built form, enhancing the natural feel of the town.

The natural environment supports multiple values including scenic amenity, outdoor recreation, cultural heritage and biodiversity. Population growth, increased visitor numbers, tourism and development are increasing the pressure on the natural environment, as are natural processes such as climate change and erosion. Protecting and managing the natural environment is fundamental to achieving a sustainable future for the town.

Anglesea has retained much of its natural environment through the protection and management by public land managers, such as GORCC, DSE/Parks Victoria and Surf Coast Shire. A variety of community groups such as ANGAIR are also involved to a significant degree in the protection and improvement of the natural environs. The ongoing involvement by these agencies and groups will ensure that these areas are protected in the long-term.

There are a number of threats that may compromise or destroy the biodiversity and natural values in the absence of appropriate management. The degradation processes are often the direct or indirect result of urban development, infrastructure works and recreational/tourism pressures. Key threats include:

- **Environmental weeds** are plants that invade areas of native vegetation. Weed species are often garden escapees and include exotic plants but also native plant species that tend to spread



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excessively and replace indigenous species, especially within the nature and coastal reserves and heathlands. Woody weed species also contribute to fuel loads.

- **Pest and feral animals** can have a significant impact on native fauna and flora through predation (foxes, cats and dogs) and destruction of native vegetation (rabbits).
- **Stormwater runoff** and drainage discharge into the Anglesea River from urban development, unsealed roads and car parks contributes to siltation and pollution of the river and estuary. Other threats to the river include sewerage spills, acidification and erosion.
- **Tourism and recreation** activities within sensitive areas can cause vegetation damage, soil destabilisation and compaction, disturbance of fauna, water pollution, erosion of tracks, dunes, cliffs and riverbank areas, creation of informal tracks, litter.
- **Development** can lead to vegetation clearance and loss of habitat as a result of construction of buildings, access, car parking, etc; and altered stormwater runoff regimes and stormwater pollution.
- High levels of **coastal erosion** are threatening the coast line, including an environmentally significant stand of Moonah Woodland at Point Roadknight.

Water, air and acoustic quality are also natural assets that play a vital role in ensuring the health of the community and protection of the environment. Anglesea’s air quality and noise levels generally meet EPA standards with only infrequent exceptions, depending on specific circumstances and weather conditions. The major sources of air pollutants, including particulate matter and sulfur dioxide, in Anglesea are motor vehicles, woodfire heaters, the open cut coalmine and power station, and bushfires (both fuel reduction and wildfires). Noise generators include traffic, activities in the industrial estate and operation of the power station. Although the impacts of air and noise pollution cannot always be eliminated, providing separation distances between industry and other sensitive land uses serves to reduce the impacts on health, amenity and quality of life. This requires maintenance of buffers between the industrial estate and adjoining residential land and between the township and the Alcoa coal mine and power station.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• The biodiversity and natural values of the township and the ecological sensitivity of the surrounding environment are protected and enhanced.</li> <li>• The water, air and acoustic environments are protected and managed to maintain the health and wellbeing of the community and the natural environment.</li> <li>• Ongoing protection is given to the native tree canopy within residential areas of Anglesea, with particular emphasis on indigenous species.</li> <li>• The resilience of the natural environment is strengthened to cope with increased visitation and human pressures.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Protect environmentally significant land surrounding Anglesea from urban expansion by applying a strict settlement boundary around the township.</li> <li>• Encourage the retention and re-establishment of indigenous vegetation and the removal of environmental weeds on private land, roadsides and nature reserves.</li> <li>• Ensure that development adjacent to areas of environmental significance is undertaken in a manner which complements and does not impact adversely upon the natural values.</li> <li>• Protect and enhance habitat areas and provide a viable network of connecting corridors to enable flora and fauna to move and adapt to changing conditions over time.</li> <li>• Protect Coastal Moonah Woodland vegetation to reflect the listing of this community under the <i>Flora and Fauna Guarantee Act 1988</i> as a threatened species.</li> <li>• Ensure the long-term protection of the environmental values of nature reserves and surrounding Crown land through their sensitive on-going maintenance while</li> </ul>

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	<p>providing, where appropriate, community access to and good linkages across public land.</p> <ul style="list-style-type: none"> <li>• Achieve an appropriate balance between “tidying up” areas of remnant vegetation for fire protection purposes and promoting indigenous vegetation.</li> <li>• When new development occurs on sites of low vegetation cover, require planting of new indigenous vegetation to increase the overall vegetation cover, where this does not increase fire risk.</li> <li>• Give high priority to conserving and promoting environmental values in the planning and development of structures and facilities.</li> <li>• Restrict access to sensitive soils, vegetation and fauna habitat of dunes, beaches and nature reserves in selected areas (e.g. significant Hooded Plover habitat at Point Roadknight).</li> <li>• Sustainably manage extractive and mineral resources for potential future extraction, and ensure that appropriate buffers, environmental management plans and restoration programs are in place to protect natural values and the health and wellbeing of the community.</li> <li>• Support public land managers, community groups and landowners in the ongoing management and protection of sensitive environmental areas.</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Encourage the use of indigenous species listed in the <i>Indigenous Planting Guide</i> (2003) and CFA’s <i>Landscaping for Bushfire</i> (2011) in landscape plans.</li> <li>• Exempt the removal of environmental weeds identified in <i>Environment Weeds: Invaders of our Surf Coast</i> (2<sup>nd</sup> Edition, 2002) from planning permit requirements.</li> <li>• Continue to develop and implement weed control programs in conjunction with local volunteer groups and public land managers, including removal of woody weed species that add to the fuel load within and adjacent the township.</li> <li>• Continue to develop and implement domestic and pest animal control programs in cooperation with other agencies and community groups.</li> <li>• Continue the enforcement of dog regulations and investigate the need for further regulation in sensitive areas and the potential for the provision of a dedicated, fenced off-leash area.</li> <li>• Continue to prepare and implement management plans for Council owned and/or managed nature reserves.</li> <li>• Participate with existing community organisations and networks such as ANGAIR and the Community House to raise awareness in the community of the importance of protecting indigenous vegetation.</li> <li>• Work with GORCC to identify opportunities to mitigate high rates of coastal erosion to the north of the boat ramp at Point Roadknight, which is undermining Coastal Moonah Woodland.</li> <li>• In cooperation with GORCC, DSE, Parks Victoria and Alcoa promote responsible recreational use of nature reserves and crown land, including through designated roads and tracks for vehicles, trail bikes, bicycles and walkers; closure and rehabilitation of informal tracks; review of parking locations; fencing off of sensitive areas to avoid disturbance; provision of directional and interpretive signage; and upgrading of lookouts and viewing platforms.</li> <li>• Work with EPA and Alcoa to monitor the air quality in and around Anglesea and other environmental impacts of the coal mine and power station.</li> </ul>

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### 4.2.2 River and coastal management

Anglesea's river, estuarine and coastal environments are highly valued environmental, ecological, social, cultural, recreational and economic assets. The Anglesea River bisects the town and contributes to its identity. It is valued for its scenic qualities, recreational opportunities (e.g. fishing, boating, swimming) and provides walking/cycling tracks on both sides. The spate of fish deaths in late 2010 and early 2011, thought to be caused by acid run-off from upstream swamp areas, caused a high level of community concern regarding the ongoing management and health of the river.

The Anglesea River estuary is classified as an 'intermittently open east-facing open coast' estuary (DSE, 2008b). During periods of low river flows or after strong swell events and high tides, a build-up of sand in the river mouth forms a berm which closes off the river mouth. During periods of high river flows, river water will build-up until it overtops the berm and scours out a channel to the sea. On some occasions, and after evaluation of environmental impacts, the estuary may be opened artificially when the water levels reach a critical height (close to or above 1.7m AHD at the gauge board at the Great Ocean Road bridge) and there is a risk to assets and public safety. Management procedures and consents/permits are in place to artificially open the river mouth. New river opening procedures are being drafted by the CCMA.

Urban development, tourism and recreational use, vegetation clearing, stormwater runoff and water discharge and extraction are all increasing pressure on the health of the river, estuary, coast and marine environments. Climate change effects, such as sea level rise, increased erosion rates and extreme weather events including flooding, will exacerbate these pressures. A water quality monitoring station has been installed on the riverbank which records dissolved oxygen, temperature, pH, salinity and water levels. The data will inform on risk of flooding and pH levels and will result in a major improvement in knowledge and management of the river.

Vehicle access close to the river edge and frequent launching of canoes and other small watercraft has resulted in degradation and erosion of the riparian environment and destabilisation of the riverbank in places, particularly in the vicinity of the Wray Street bridge and elsewhere along Bingley Parade. Stabilisation works, revegetation, restriction of access and construction of boardwalks or platforms for pedestrian access, fishing and boat launching is required to revert these degradation processes.

Since 2004 an Estuary Management Plan has been in place for management of the Anglesea River. Most of the actions in the plan have been completed and a review of the plan is being undertaken by the CCMA with Shire input. A draft plan is expected mid 2012.

Whilst research and other information is available on the Anglesea River and Estuary, greater understanding and further research of the river system is required. The interaction between surface and ground water in the area is generally poorly understood and there is a lack of detailed information on CASS in and around the river and the sources of poor water quality. Two studies were commissioned in 2011 to contribute to the current understanding of the river:

- *Anglesea River Review* – commissioned by DSE and lead by Professor William Maher of the University of Canberra into the sources of poor water quality and the role of specific factors that are of concern to the community. This study confirmed the contribution of acid flush events.
- *Anglesea River Ecological Resilience Study* – commissioned by the Corangamite CMA capturing all known information on CASS and their associated impacts on estuaries.

GORCC has embarked on developing a new Coastal Management Plan (CMP) for the entire GORCC managed coastline from Torquay to Lorne. The CMP will set objectives and strategies for the protection and enhancement of the environmental, heritage and recreational values of the coast and guide management of the coastal reserves over the next five years and beyond.

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Information and science around the river and coastal systems is likely to continue to evolve and it is important that the Structure Plan and future plans respond to more detailed information as it becomes available.

A number of commercial operators undertake adventure, education and environmental activities on Shire owned or managed land and coastal Crown land, in particular in Coogoorah Park, on the Anglesea River and at the beaches, mainly for school groups and corporate clients. Use has intensified and expanded over recent times, with the main activities being surfing lessons, kayaking, orienteering, mountain bike riding, challenge/team building exercises and environmental activities such rock pool rambling. Not all of the companies have a Tour Operator and Activity Provider Licence as required by the Crown Land (Reserves) Act. Licensing is required to manage risks and mitigate impacts.

<b>Principles</b>	<ul style="list-style-type: none"> <li>The natural, biodiversity, aesthetic and scenic values of the Anglesea River, estuary, coast and marine environment are protected and enhanced and good water quality is maintained, whilst providing opportunities for recreational use.</li> <li>Adverse impacts from land use and development, infrastructure and recreational activities on the water quality, natural hydrological processes and ecological health of the river, estuary and marine environment are minimised.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>Protect, manage and rehabilitate riparian areas to maintain and enhance water quality and scenic, biodiversity, ecological, recreational and corridor values.</li> <li>Manage the quantity and quality of stormwater runoff from urban development, roads and public car parks prior to discharge into the river and ensure stormwater outlets and open drainage channels are upgraded in line with Best Practice Urban Stormwater Design Principles.</li> <li>Ensure structures, car parks and landscape elements near the river and coast have a low key profile, retain open views to the river mouth and ocean, and incorporate sustainable design principles.</li> <li>Protect, manage and enhance marine, estuarine and river habitats to sustain fish stock levels and maximise recreational fishing opportunities for the ongoing benefit of the community and local economy.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Reinstate, stabilise and/or revegetate eroded areas along the riverbanks and restrict or manage access to the river edges (e.g. place bollards to prevent vehicle access close to the river and construct boardwalks or platforms for pedestrian access, fishing and boat/kayak/canoe launching).</li> <li>Investigate options for the appropriate protection of the environmental values of the Anglesea River through the Planning Scheme (e.g. application of the ESO).</li> <li>Continue to undertake regular monitoring of the water quality and health of the river and work with other agencies and organisations (e.g. CCMA, DSE, Parks Victoria, DPI, EPA, GORCC and Alcoa) to improve the river health.</li> <li>Undertake drainage improvements to existing car parks to minimise runoff of nutrients and contaminants into the river.</li> <li>Work with other agencies (GORCC, DSE, Parks Victoria, CCMA, EPA) to review and implement the Anglesea River Estuary Management Plan.</li> <li>Support studies and further research to create greater understanding of the river system, including the sources affecting water quality, the interaction between surface and ground water and detailed information on CASS.</li> <li>Participate in the development and implementation of a new Coastal Management Plan by GORCC to guide the future management of the coastal reserves.</li> <li>Licence all commercial operators who use Council managed land or Crown land.</li> </ul>



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### 4.2.3 Environmental hazards

Environmental hazards such as flooding, salinity, erosion, landslides, CASS and bushfires pose a significant risk to the community, buildings and infrastructure in Anglesea. Implementation of environmental hazard adaptation strategies will be achieved through building community resilience and preparedness, enhancing the resilience of natural systems, avoiding vulnerable development and infrastructure in hazardous areas and incorporating design measures that mitigate risks.

#### ***Flooding and inundation***

Land along the Anglesea River is subject to flooding and inundation. The Flood Overlay (FO) has been applied to the watercourse of the river, whilst adjoining land that is at risk of flooding in a 1 in 100 year event is affected by the Land Subject to Inundation Overlay (LSIO). The main purpose of the overlays is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage and will not cause any significant rise in flood level or flow velocity. The LSIO needs to be updated to reflect recently mapped flood extents on land adjoining the estuary.

#### ***Salinity***

The river environs have also been identified as salinity risk areas. A Salinity Management Overlay (SMO) has been applied to the river as well as adjoining land within a buffer area. The buffer area is underlain by shallow saline watertables where salinity is not evident but may develop in a relatively short timeframe or within the design life of a development (30-50 years). The purpose of the SMO is to ensure that development includes specified mitigation measures to prevent damage to buildings and infrastructure from salinity and that development does not further impact on the intensity and spread of salinity elsewhere or does not affect the natural salinity of saline ecosystems.

#### ***Coastal acid sulfate soils***

Coastal acid sulfate soils (CASS) are naturally occurring soils containing iron sulfides. CASS form naturally when sulfate rich water (sea water, sewerage or mine waters) mixes with soils that contain iron and organic matter. CASS are generally found in low lying coastal areas and along the edges of water bodies, including rivers, estuaries, tidal flats and swamps. In Anglesea, any areas along the river up to the 5m AHD contour are likely to contain CASS. Additionally, once low lying areas which now extend beyond the 5m contour such as the sand dunes and areas that have been filled, are also likely to contain CASS.

In a water-logged state CASS are harmless, but if drained, excavated or exposed to air, the iron sulfides can oxidise and produce acid which can then leach into the environment and can have harmful effects on the environment, humans and infrastructure, including plant and animal kills, contamination of drinking water and corrosion of concrete and steel. There are currently limited controls in the Planning Scheme to address CASS, however the *Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils* (DSE, 2010) detail indicators of CASS occurrence and set out management guidelines to avoid disturbing and manage CASS. Any applications for developments or works in areas with CASS probability that may cause the disturbance of CASS (e.g. through significant ground disturbance or changes to the groundwater table) should be assessed against the *Best Practice Guidelines* and be accompanied by a CASS Management Plan (or a Construction of Environmental Management Plan that contains a strategy for dealing with CASS) where a hazard has been identified.

In managing public open space and infrastructure within CASS risk areas, particularly in areas below the 5m AHD contour, Council and other public land managers need to consider the CASS risks and apply management plans where necessary when planning maintenance and new works that have potential to disturb CASS.



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**Bushfire**

Anglesea is one of 52 identified high bushfire risk towns in Victoria. The Surf Coast Shire, DSE/Parks Victoria, CFA, GORCC, Alcoa, private landowners and the local community are all involved in activities to minimise the risk of a bushfire affecting Anglesea. A Township Protection Plan has been developed and two Neighbourhood Safer Places have been designated as a place of last resort in case of a bushfire emergency: the Anglesea Riverbank (opposite Minifie Avenue) and main shopping centre car park. Council has been working with private landowners within Asset Protection Zones to reduce fuel loads by removing woody understorey vegetation. Council is also responsible for the removal of environmental weeds and management of fire in Shire owned and managed nature reserves. All fire management activities seek to find a balance between reducing fire risk and protecting Anglesea’s bush character by restricting vegetation removal. The CFA did not raise any further issues regarding the content of the draft Structure Plan when asked for comment.

A Bushfire Management Overlay (BMO) applies to identify areas where the threat of bushfire requires specified bushfire protection measures to be implemented. The purpose of the overlay is to ensure that the location, design and construction of development considers the need to implement bushfire protection measures and does not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level. New bushfire hazard mapping and planning controls, including the new BMO (Clause 44.06), bushfire planning requirements (Clause 52.47) and exemptions (Clause 52.48), were introduced by the State Government in November 2011 to implement the recommendations of the 2009 Victorian Bushfire Royal Commission.

<b>Principles</b>	<ul style="list-style-type: none"> <li>As a first principle, development will be avoided in areas susceptible to environmental hazards such as flooding, erosion, bushfire, salinity and CASS.</li> <li>Where development cannot be avoided or where the risk is manageable, the risk from environmental hazards will be reduced by establishing mitigation strategies to minimise vulnerability.</li> <li>The resilience of the community, built environment, infrastructure, natural environment and economic sectors to environmental hazards shall be strengthened.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>Adopt appropriate design standards to minimise or mitigate the risks from environmental hazards.</li> <li>Avoid areas of unacceptable flood risk, including additional risks from climate change, and areas where development may unacceptably increase flood risk elsewhere.</li> <li>Avoid disturbing CASS and assess impacts and risks in accordance with the <i>CASS Best Practice Guidelines</i> (2010).</li> <li>Promote integrated fire management practices to protect the Anglesea township and community from the devastating effects of bushfire.</li> <li>Ensure a reasonable balance is achieved between protection of the environmental values and character of the town and the implementation of bushfire protection measures.</li> <li>Ensure development is sited, designed and constructed to reduce the risk from bushfire.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Review and prioritise maintenance requirements for Council’s recreational facilities, public spaces and infrastructure assets at risk from environmental hazards.</li> <li>Require any development or works within CASS risk areas (generally below the 5m AHD contour) that may cause the disturbance of CASS to have been assessed against the <i>CASS Best Practice Guidelines</i> (2010) to determine hazard from CASS. If</li> </ul>

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a CASS hazard is identified a CASS Management Plan (or other suitable plan) consistent with the *Best Practice Guidelines* should be developed.

- Work with State Government departments and agencies to improve mapping and the level of information of environmental hazards.
- Continually update and implement Anglesea’s Township Protection Plan for bushfire management with the CFA, DSE/Parks Victoria and the local community based on scientific evidence and best practice fire behaviour/risk models.
- Maintain close working relationships with DSE/Parks Victoria and the CFA to develop appropriate fire management strategies and community education campaigns to strengthen community resilience to bushfire.
- Work with the Municipal Fire Prevention Committee to consider the impact of bushfire protection measures on land use planning.
- Continue to develop and implement Fire Management Plans for Council owned and managed nature reserves.

4.2.4 Planning for climate change

The emerging global and national issues of climate change and peak oil are expected to have an increasing impact on the Surf Coast and Anglesea. It is increasingly recognised that climate change results from a rise in temperature due to increasing levels of greenhouse gases. Climate change is expected to result in rising sea levels and increased frequency and severity of extreme weather events that can cause storm surge, coastal inundation, riverine flooding, coastline erosion, severe storms and rainfall, heatwaves and bushfires. These hazards pose a significant risk to the community, the natural and built environment and infrastructure in Anglesea.

Land along the Anglesea River is affected by riverine flooding now and could be further affected by tidal surge events in the future with the expected sea level rise predictions. CCMA estimates project that the 1% Annual Exceedance Probability (AEP or 1-in-100 year event) storm tide level applicable to the Anglesea coast will be 2.04m AHD in 2040 and 2.8m AHD by 2100 based on predicted sea level rises and storm tide scenarios provided by the CSIRO (McInnes *et al.*, 2009). Areas likely to be at risk include:

- Coogoorah Park, Lions Park, Fairyland Reserve and adjacent Caravan Park.
- Low lying areas along the western margin of the estuary, including the Great Ocean Road around Minifie Avenue, the car park adjacent to the estuary entrance, and River Reserve Road.

Land uses and assets within these affected areas include open space and nature reserves; recreational assets (e.g. playgrounds, BBQ and picnic facilities, fishing platforms); roads, car parks and pathways; structures (e.g. visitor information centre, public toilets); caravan park; and several dwellings and businesses on private land.

As with managing environmental hazards, implementation of climate change adaptation and mitigation strategies will be achieved through building community resilience and preparedness, enhancing the resilience of natural systems, avoiding vulnerable development and infrastructure in hazardous areas and incorporating design measures that mitigate risks.

Planning for climate change will be informed by the projected sea level rise of 0.8 metre in 2100 outlined in the *Victorian Coastal Strategy* (2008) and any subsequent policy guidance from State government.

The *Surf Coast Shire Climate Change Strategy* (2011) provides an integrated framework for implementing local policies to reduce greenhouse gas emissions and build resilience to the effects of climate change. It describes programs and actions needed to support adaptation to climate change.

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Measures that would help reduce Anglesea’s greenhouse gas emissions include:

- Encouraging residents to make their homes (new or existing) more energy efficient
- Providing alternatives to car based travel, such as public transport, walking and cycling
- Providing opportunities for local food production and urban agriculture
- Providing opportunities for renewable energy production

<b>Principles</b>	<ul style="list-style-type: none"> <li>• Strategies will be applied to reduce the risks to the natural and built environment, infrastructure and the community from the projected effects of climate change to minimise vulnerability and build resilience.</li> <li>• New development should be appropriately located and designed to ensure protection from the risks and impacts associated with climate change and coastal hazards.</li> <li>• Greenhouse gas emissions from development, land use and transport will be reduced.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Avoid development in areas with high exposure to the effects of climate change.</li> <li>• Ensure new development is located, designed and constructed so that it can be appropriately protected from climate change risks and impacts.</li> <li>• Promote a reduction in energy consumption and increased use of renewable energy, public transport and walking/cycling so as to reduce greenhouse gas emissions and to maximise Anglesea’s capacity to adapt to the impacts of climate change and peak oil.</li> <li>• Encourage water harvesting, water reuse and other water reduction strategies.</li> <li>• Promote ESD principles to achieve buildings that are designed and orientated to reduce greenhouse gas emissions.</li> <li>• Adopt the precautionary principle to planning and decision making when considering the risks associated with climate change, including the policy of planning for sea level rise of not less than 0.8 metres by 2100.</li> <li>• Identify and monitor areas at risk of sea level rise or other impacts of climate change.</li> <li>• Increase community awareness and influence behaviour regarding specific actions to reduce greenhouse gas emissions and to adapt to the effects of climate change and peak oil.</li> <li>• Ensure public open spaces remain ‘fit for purpose’ under the impacts of climate change and identify land for future open space provision.</li> <li>• Increase stored carbon through the retention or planting of trees and other vegetation (carbon sinks).</li> <li>• Support alternative energy projects (e.g. solar, wind, geothermal power).</li> <li>• Identify and protect areas that provide for the landward retreat of coastal habitats and species at risk from predicted sea level rise.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• In cooperation with State government and other organisations (e.g. DSE, CCMA, GORCC) undertake further climate change and peak oil vulnerability and risk assessments to identify local risks and inform future land use, infrastructure, transport, open space and natural resource management planning.</li> <li>• Implement appropriate planning scheme policies and overlays which control development occurring in areas sensitive to predicted risks from sea level rise.</li> <li>• Implement community engagement programs and support actions of community groups to encourage a low carbon, resilient and sustainable community.</li> <li>• Review and prioritise maintenance requirements for Council’s recreational facilities, public spaces and infrastructure assets at risk from the impacts of climate</li> </ul>

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- change.
- Undertake a study to investigate the impacts of future sea level rise and rising river levels on the stormwater drainage system around the Anglesea River and surrounding areas to identify appropriate infrastructure improvements.
- Work with GORCC to identify and implement measures to address coastal erosion.
- Minimise greenhouse gas emissions from the Anglesea landfill and investigate opportunities to capture and re-use landfill gas (methane).
- Implement the recommendations of the Surf Coast Shire Climate Change Strategy.

**4.2.5 Cultural heritage and landscape values**

Residents and visitors alike value the scenic quality and diversity of the landscape that surrounds Anglesea and defines the town’s liveability and lifestyles. Much of Anglesea is visible from the Great Ocean Road and various public vantage points in and around town, with spectacular views of scenic landscapes and natural features including the ocean, cliff tops, Point Addis, Point Roadknight, Anglesea River and the natural bush and heathland surrounding the town. To remain attractive and functional, the landscape must continue to support biodiversity, scenic amenity and cultural heritage values and promote tourism and outdoor recreation. Large scale and highly visible development that has the potential to undermine the visual qualities of the landscape is to be avoided.

Anglesea harbours places of cultural heritage significance, both aboriginal and post-contact. Anglesea falls within the boundaries of the Wathaurong Aboriginal community. Community awareness of the local cultural history will be promoted and significant sites protected in consultation with the Wathaurong and in accordance with relevant legislation.

A Heritage Overlay has been applied to eleven post-contact places to protect their heritage values. A further study will be undertaken to identify any remaining sites and places of significance.

The Great Ocean Road and scenic environs, comprising approximately 13,400ha between Torquay to the east and Allansford to the west, was included in the National Heritage List in June 2011 in recognition of its cultural history and environmental and landscape values. Any proposed action, including projects, developments and activities, that is likely to have a significant impact on the road’s values must be referred to the federal environment minister under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

- Principles**
- The scenic landscape qualities and their contribution to Anglesea’s liveability, character, attractiveness and sense of place will be protected, managed and enhanced.
  - Development, infrastructure and activities shall be designed and located to protect, manage and enhance the landscape values.
  - Anglesea’s cultural heritage, including historic places and traditional Aboriginal cultural heritage sites, shall be appreciated, protected and managed.
  - Aboriginal traditional owners will be recognised as stakeholders, involved in planning, and their relationship with the land, sea and natural resources understood and respected.
  - Indigenous vegetation and geomorphological features shall be the dominant features of the landscape, particularly when viewed from the Great Ocean Road and other public viewing points.

- Strategic Directions**
- Preserve important scenic amenity areas, view corridors and viewpoints and keep them clear of intrusive development.
  - Minimise the visual impact of development within the landscape by ensuring



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- development is sited and designed to:
- not protrude above the tree canopy;
  - not protrude above ridgelines to form a silhouette against the sky;
  - retain native vegetation that helps screen development from view;
  - blend in with the natural environment by being finished in subdued/natural external colours and materials; and
  - achieve a reasonable sharing of views of significant landscape features.
- Ensure that infrastructure such as roads, access tracks, car parks, powerlines and signage does not visually dominate the landscape and has a non-suburban and informal appearance.
  - Ensure that areas and places of cultural heritage significance are given due protection and ensure development in or adjacent to those places does not compromise their cultural heritage significance.
  - Protect the heritage and landscape values of the Great Ocean Road and surrounds.

- Actions**
- Conduct an assessment of remaining potential heritage places in Anglesea as part of the next stage of the Surf Coast Shire Heritage Study.
  - Engage with traditional owners through recognised cultural group organisations on planning and natural resource matters that may affect their native title rights or traditional cultural heritage values.



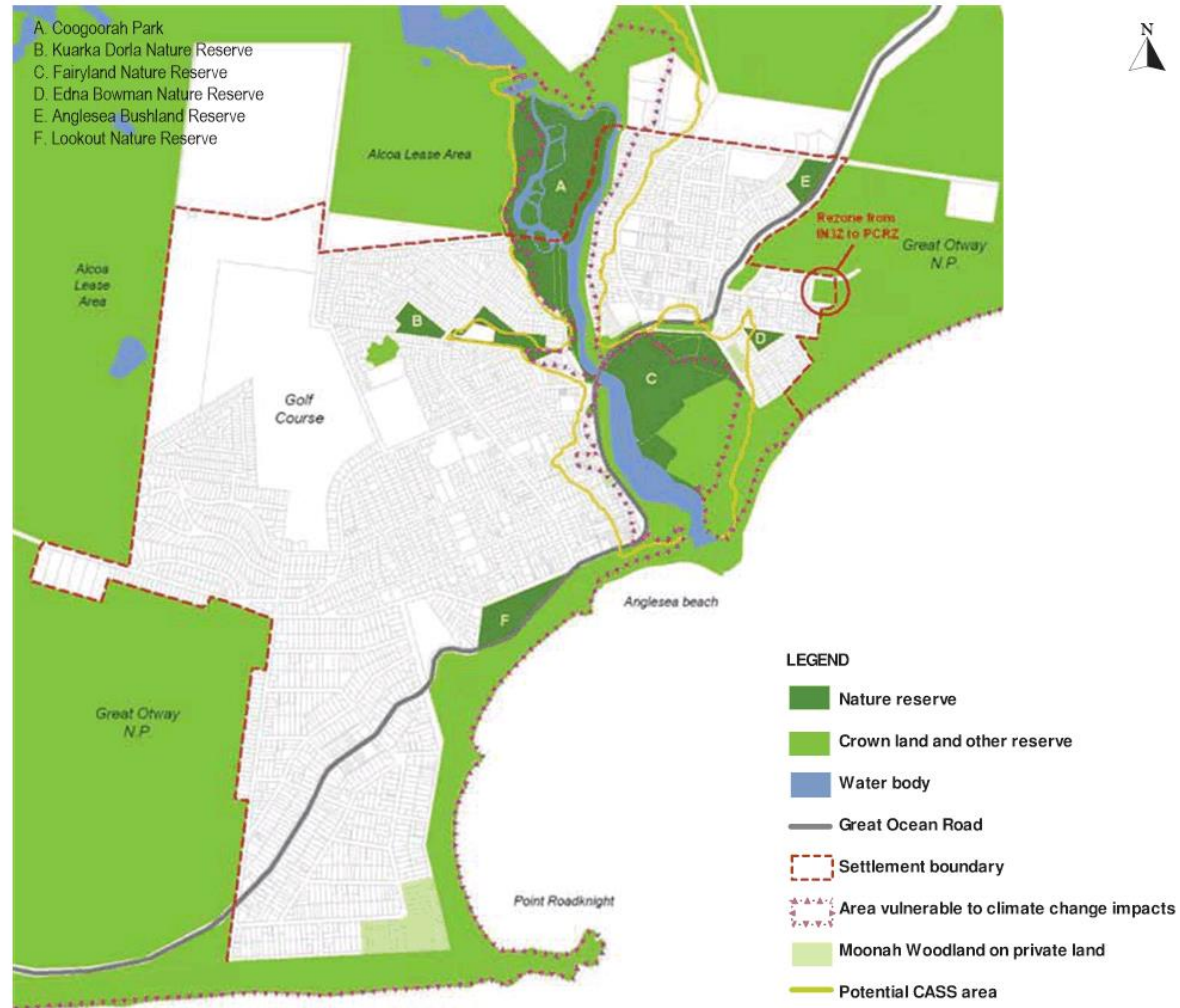
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Figure 6: A healthy and protected natural environment

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**Key directions**

1. Reinforce the existing settlement boundary and protect surrounding environmentally significant land.
2. Protect and enhance the environmental and landscape qualities of Anglesea's nature reserves and open spaces.
3. Protect and enhance the ecological and recreational values of the Anglesea River and Estuary, coast and marine environment.
4. Protect Coastal Moonah Woodland vegetation.
5. Develop adaptation and mitigation strategies to reduce the risk of climate change impacts.
6. Promote integrated fire management practices to protect the Anglesea township and community from the devastating effects of bushfire.
7. Minimise and manage the risks of environmental hazards such as flooding, CASS, salinity, erosion, etc.
8. Rezone a parcel of industrial zoned Crown land on the eastern edge of the industrial estate to PCRZ.
9. Protect the heritage and landscape values of the Great Ocean Road and surrounds.
10. Protect and enhance Anglesea's vegetated character afforded by the indigenous tree canopy.
11. Enhance opportunities for appropriate use of the coast whilst protecting its inherent and ecological values.



### 4.3 Value 3: A sustainable community

*Anglesea is a place for people – inclusive and safe with good access to a range of parks, facilities and services, providing opportunities for social and cultural interaction, participation, active and healthy lifestyles and improved wellbeing.*



Sustainable communities are vibrant places that are economically productive, environmentally responsible and socially inclusive. They foster a liveable, cohesive, connected community enjoying quality of life now and ensuring protection of these elements for future generations. They provide a place where the needs of all community members throughout all life stages are provided for.

Anglesea's socio-demographic profile is forecast to change markedly over the next 20-30 years. Demographic factors, such as an ageing population, declining fertility rates and an influx of older migrants are expected to increase the number and proportion of older people and smaller households living in town. The implications of these changes are important land use and infrastructure planning considerations. An ageing population will need access to a diverse range of housing and accommodation choices, appropriate community and health services, recreation and leisure opportunities, and public transport to 'age in place'.

As a small coastal town Anglesea has a desirable level of social infrastructure provision, and given its size, there is acceptance that some services will be accessed in nearby townships such as Torquay and Geelong. Consultation on community and recreation facilities determined that the existing services and facilities including health services, playgrounds, primary school and recreation facilities, amongst many others, are generally working well and should be retained and strengthened. In particular ageing buildings and infrastructure will need to be upgraded or replaced to meet future requirements. There is also a need for better access to and links between facilities.

Best practice planning and design of the built environment encourages physical activity and healthy lifestyle choices. There are key links between health, community wellbeing and the physical environment. The health of a community is determined by a range of factors including population characteristics, social cohesion and sense of community, access to social infrastructure and local support services, safety and perceptions of safety, housing choice and affordability, transport and accessibility, exposure to pollutants and hazards, physical activity and the availability of open space, employment opportunities, community networks, and a variety of venues and spaces for activities.

#### 4.3.1 A connected community

Cohesive, inclusive and healthy communities have a strong sense of identity and place, and access to a range of services and facilities that meet diverse community needs.

Sense of place is found in the distinctive features of an area's physical landscape, built environment, population characteristics, economy, arts and cultural heritage. It is also based upon the relationships, connections and networks between the people who live and work in a community. A sense of belonging to and identifying with a place is an essential part of building a sustainable community.

The Anglesea community has expressed a strong desire to be 'heard' and involved in decisions that affect them. Community engagement and development fosters the relationship between Council and the community regarding policy, planning and service issues. This includes information sharing,



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community consultation and, in some instances, active participation in Council decision-making. Involving people in planning and decision-making processes can improve planning outcomes and create a greater community understanding and ownership of those outcomes. An ongoing relationship between Council and the community through community partnership groups should be fostered to implement projects arising from the Structure Plan and from other initiatives in Anglesea, such as implementation of the Riverbank Master Plan project.

Public art is an effective way to explore the history and the unique identity of an area and can strengthen a sense of place and belonging. There is potential to build on existing initiatives and link public art projects with the history and cultural and natural values of the township, such as around the Lions Park, Riverbank, Community Precinct and coastal walks, and to showcase local artists. Interpretive and historical markers can be incorporated into art or positioned along walkways for interest.

<b>Principles</b>	<ul style="list-style-type: none"> <li>The township’s coastal village identity and sense of place will be strengthened through appropriately managed development and appropriately designed public and private spaces.</li> <li>A strong, functional, inclusive, attractive, vibrant, safe and connected community will be fostered and supported, with a strong sense of community, friendliness and balance between locals and visitors.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>Strengthen the sense of identity and place in Anglesea through appropriate and discreet local artwork, signage, landscaping and urban design at key locations and at the town entrances.</li> <li>Incorporate community engagement in planning processes and decision-making, enabling local communities to identify, articulate and contribute their views.</li> <li>Promote land use and development that reflects local character, identity and values.</li> <li>Create vibrant, versatile community spaces that resonate the character of Anglesea and accommodate a broad range of uses (including informal recreation, social gathering and informal play), age groups and seasonal fluctuations in use.</li> <li>Support community and social interaction through high quality public spaces and a vibrant town centre.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Implement community development and capacity building strategies and programs.</li> <li>Establish community partnership groups to develop and implement plans, projects, etc.</li> <li>Provide unique and interesting signage, landscaping and appropriate art installations at the key gateways to Anglesea and in public areas.</li> </ul>

**4.3.2 A healthy community**

Anglesea contains a good range of community facilities and services for a township of its size, servicing a broad cross section of the community, including early years services, medical services, aged services, leisure and recreation facilities, community meeting and activity spaces, volunteer organisations and emergency services. The majority of community facilities are concentrated in the McMillan Street Community Precinct, which will be promoted as a mixed-use intergenerational hub consistent with the endorsed *McMillan Street Community Precinct Master Plan* (2009). The co-location of facilities allows for shared usage and efficient utilisation of car parking and other infrastructure.



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As part of the consultation for the Master Plan, residents identified the following social infrastructure needs or wants: a static library or extension of library services, aged persons accommodation and care, expanded childcare facilities and hours, more space and activities for young people, performance space and cinema.

Demographic data projections for Anglesea do not foresee growth in the early years service age group (0-4 year olds), yet current service trends indicate that there is a need for further children’s services, such as expanded capacity at the kindergarten and occasional care, and provision of long day care services. The introduction of Universal Access in 2013, resulting in longer hours for 4 year old kinder (15 hours per week), and changes to carer to child ratios will put further pressure on the demand for pre-school services. New licensed space for 3 year olds programs may be required.

The new primary school on Camp Road was opened in 2011. The school has capacity for approximately 150 - 175 students, which is sufficient to meet foreseeable future demand. The nearest secondary schools are located in Lorne and Geelong. Consequently, Anglesea students have to travel quite some distance to school. A secondary school in Anglesea cannot be justified, however the proposed secondary school for Torquay would shorten this travelling distance.

The forecast increase in the number of aged persons will lead to a medium to long term requirement for low-care and high-care older years services and other community infrastructure required to meet the future social and economic needs of the ageing population, including health care, aged care facilities, nursing homes, housing (including retirement accommodation), home care and support, advocacy services, support and community groups, respite care, social activities, recreation and leisure opportunities, learning and education services, community transport and suitable infrastructure.

There is opportunity to provide an aged care facility based on the ‘Abbeyfield model’ (i.e. independent, low care residences) at the community precinct to meet future needs for aged care accommodation. A facility in this location would be able to take advantage of strong links to the Barwon Health Medical services and the Lion's Village.

The *McMillan Street Community Precinct Master Plan (2009)*, *Early Years Plan 2009-13* and *Positive Ageing Strategy (2009)* provide broad recommendations relating to the provision and enhancement of community facilities and services. These actions are supported as being consistent with resident needs identified within the Structure Plan, and are considered to be of significant benefit to the community through the provision of improved facilities and service levels for all ages.

<b>Principles</b>	<ul style="list-style-type: none"> <li>A diverse range of accessible community services and facilities, including education, health, early childhood, youth and aged services, will be provided commensurate with community needs and aspirations and the size and role of the township.</li> <li>The needs of an ageing population will be planned for, including housing options suitable for older people, retirement and aged-care accommodation, access to services and public transport, and use of ‘universal design’ in development to create an age friendly town that enables people to ‘age in place’.</li> <li>Community facilities and services will be co-located and integrated to improve service delivery and form accessible hubs and focal points for community activity.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>Apply the principles of ‘universal design’ and ‘access for all’ to the development and improvement of buildings, outdoor spaces and infrastructure to encourage participation by all groups within the community and enable people to age in place.</li> <li>Support initiatives that increase access to fresh food within the urban environment, including provision of space for farmers markets, urban agriculture</li> </ul>

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	<p>and community gardens.</p> <ul style="list-style-type: none"><li>• Provide appropriate public spaces and facilities for arts, cultural activities, events and festivals.</li><li>• Promote the use of existing facilities for increased delivery of community services.</li><li>• Provide multi-purpose, flexible and adaptable community facilities that can respond to changing and emerging community needs over time.</li><li>• Improve physical, visual and functional links between existing community facilities.</li><li>• Support the further development of the McMillan Street Community Precinct as a multi-functional, inter-generational hub that encourages the integration of groups of all ages and enables the sharing of knowledge, wisdom and energy between generations.</li><li>• Ensure the adequate provision of early years services, including long day care, occasional care and improved facilities at the kindergarten and playgroup.</li><li>• Encourage and support the provision of programs, activities and meeting places for young people.</li><li>• Provide a range of low-care and high-care older years services and facilities, such as appropriate social, recreation and leisure opportunities, home care and nursing homes to meet future needs.</li><li>• Ensure people of all abilities are able to access, enjoy and care for the natural environment.</li><li>• Promote the availability of accessible and safe public and community transport.</li><li>• Plan for appropriately designed and affordable housing stock to meet the needs of an ageing population.</li></ul>
<b>Actions</b>	<ul style="list-style-type: none"><li>• Implement the recommendations of the McMillan Street Community Precinct Master Plan.</li><li>• Investigate the feasibility of providing an Abbeyfield model aged care facility at the McMillan Street Community Precinct.</li><li>• In accordance with the Surf Coast Early Years Plan 2009-13, develop a Community Hub Plan that incorporates early years and universal services and activities (kindergarten, day/occasional care, playgroups, toy library, library, leisure, GPs, maternal and child health, specialist and all other local support services and activities).</li><li>• Investigate opportunities for increased accessibility to nature reserves and beaches for people with mobility issues (improve access, availability of beach wheelchairs).</li><li>• Continue to engage with the Departments of Human Services, Housing, Transport and Planning and Community Development in planning for service provision for all ages in Anglesea.</li><li>• Continue to develop and lobby for improved transport initiatives as part of the Transport Connections Program.</li><li>• Monitor service capacity and demand as the population grows and changes to inform coordinated and responsive service and facility planning.</li></ul>

### 4.3.3 An active community

Anglesea is blessed with a natural environment that facilitates a high level of participation in a range of physical activities, including water sports, walking, cycling, horse riding, fishing and environmental appreciation. Anglesea also offers a wide range of organised sporting activities such as football, cricket, netball, golf, bowls and tennis. The open space network in Anglesea, consisting of public parks, nature reserves, foreshore and riverbank areas, beaches, trails and sporting and recreational facilities, preserves and protects significant areas for public access, supports healthy behaviour, social activity and

physical and psychological wellbeing, contributes to the liveability of the town and enhances the town's economic sustainability through tourism and events.

An active recreation hub is located at Ellimatta Reserve. The reserve contains two ovals, netball courts and associated club rooms and is likely to satisfy the town's competitive sporting needs for years to come. Upgrades to facilities and amenities are gradually being undertaken as part of the *Ellimatta Reserve Master Plan* (2007). If the need for more active recreation facilities arose, the preferred option would be to share facilities at the new primary school such as the oval and indoor arena. The facilities should be made available for community use outside school hours.

The *Surf Coast Open Space Strategy* (2004) states that the overall provision and distribution of open space is reasonably satisfactory, but inadequate in the western parts of Anglesea, where significant numbers of residents live more than 400-500m safe walking distance from open space. The Strategy recognises that there is little scope for future larger scale development in Anglesea and thus virtually no opportunities to create new public open space.

The *Surf Coast Shire Playground Strategy* (2011) identifies significant gaps in existing playground provision in Anglesea. Although the playground ratio (number of playgrounds per capita) exceeds industry benchmarks, the playground distribution is very poor, particularly in Anglesea West due to a lack of available and suitable land. The Strategy acknowledges the need for one new regional playground on the riverbank and one new local playground at Point Roadknight within the next 10 years, with good pathway access required to existing playgrounds in Anglesea from the Anglesea West area. In the medium to long term, opportunities for land leasing or purchase should be explored. Future redevelopment of the water basin site in Harvey Street may provide an opportunity for development of a small local park or playground.

Given the natural features and geography of Anglesea, surf sports, angling and other aquatic based activities (e.g. surf life saving, rowing, kayaking, recreational boating) play an important role in the recreational profile of the community. Participation in these activities requires appropriate access to the river and coast and support infrastructure including car parks, public toilets, viewing platforms, park furniture, boat launching facilities, angling infrastructure, etc. Participation in a host of water based recreation activities, and associated demand for river and coastal facilities and infrastructure, is growing associated with the increasing permanent and visitor population, improved transport access (i.e. Geelong Ring Road), regional growth (e.g. Torquay, Armstrong Creek) and increasing popularity of water sports. The effect of these recreational developments on Anglesea's natural and landscape values and the role of public land managers to deal with these pressures requires attention.

Overall the provision of public open space and recreation facilities in Anglesea is considered adequate. Priorities for the future include:

- Regular maintenance and renewal of recreation facilities to meet future needs and industry standards.
- Improving the quality and use of public open space reserves, including providing opportunities for active recreation in passive open space areas (e.g. children's play areas, basketball rings, fitness stations, sheltered activity spaces).
- Linking existing facilities and improving opportunities for walking and cycling.
- Providing a more equitable distribution of open space and recreation facilities.
- Establishing dedicated non-powered boat launching facilities on the river to help prevent current erosion from informal launching from the riverbanks.
- Increasing use of the Memorial Hall and School Stadium for indoor sport and leisure activities.
- Upgrading the skate park and Lions Park playground.
- Constructing a regional playground on the Anglesea Riverbank and a local playground at Point Roadknight.

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- Allocating public open space for development in the long term to respond to the impacts of climate change and future population and visitor growth.

There are also opportunities to develop and strengthen several community activity ‘hubs’ or ‘destinations’ around existing and planned community and recreation facilities. It is envisaged that these nodes be low key and respectful of the natural and cultural setting in which they are located. They should have a range of elements for all ages, be accessible for all abilities and supported by accessible infrastructure with car parking, toilets, picnic facilities, pathways, etc. The following activity hubs will provide for recreational pursuits:

- **Carnival Site / Lions Park / Bowling Club:** this area contains a number of existing facilities including the bowling club, gravel car parks, large open grassed area, playground and skate park. Redevelopment of the Lions Park playground and construction of a Men’s Shed have commenced and there are plans to upgrade the skate park and bowling club. Plans have been approved by Council to develop this area into a flexible community activity space with a range of passive and active recreation pursuits, an events/performance space and improvements to landscaping, car parking, access, pathways, drainage and facilities.
- **Riverbank opposite Four Kings:** improvements to this area are planned as part of the implementation of Stage 4 of the *Anglesea Riverbank Master Plan (2006)*. Elements to be provided include low level coastal and riparian vegetation, a regional play space with natural elements and art works, picnic/BBQ facilities, new pathways/boardwalks connecting the riverbank with the beach and a boat launching facility for small watercraft.
- **Coogoorah Park:** this area is popular for play and passive and active recreation, including walking, cycling, fishing and kayaking. It contains playgrounds, picnic/BBQ facilities, walking/cycling trails and a boat shed. Continued improvements are required to ensure the area remains attractive, accessible and fit for purpose. Access to the park for pedestrians and cyclists via River Reserve Road, Weir Street and Wray Street should be improved.
- **Point Roadknight Beach:** this is a popular family beach and features gravel car parks, seasonal kiosk, public toilet, boat ramp and the Motor Yacht Club set amongst a valuable area of Coastal Moonah Woodland. A local playground is proposed in the area as part of the *Playground Strategy (2011)*. There is potential to facilitate an upgrade of the Motor Yacht Club building and enhance opportunities for shared use to enable greater community use.

For each public space the principles of ‘safety by design’ and ‘Crime Prevention Through Environmental Design’ (CPTED) should be followed to ensure spaces are safe and accessible.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• A diverse range of adequate, accessible and well-located public open space, recreation and sport facilities, and cycling and pedestrian infrastructure will be maintained that enables residents and visitors, of all ages and abilities, opportunity to participate in a diverse range of passive and active leisure activities.</li> <li>• An integrated, high-quality, diverse and accessible open space network will be maintained and enhanced to cater for a range of community and environmental needs and that can support the increasing demands of a growing resident and visitor population.</li> <li>• Healthy and safe environments that encourage community activity, participation and healthy lifestyles, and prevent crime will be developed.</li> <li>• The natural, open feel of Anglesea’s open space and recreation areas shall be maintained and intrusion by new structures and signage minimised.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Support the provision of new recreation and sport facilities and improvements to existing facilities based on community needs and demand, demographic changes and industry trends.</li> </ul>



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	<ul style="list-style-type: none"> <li>• Continue to enhance the quality and accessibility of existing public open space and recreation facilities, including provision of and improvements to seating, picnic facilities, shade structures, landscaping, pathways, public toilets, lighting, play areas, drainage and way-finding or interpretative signage.</li> <li>• Continue to improve walking and cycling trails in and around Anglesea.</li> <li>• Promote the development of site appropriate community activity hubs at the Carnival site/Lions Park, Riverbank, Coogoorah Park and Point Roadknight.</li> <li>• Facilitate the provision of active recreation activities in passive open space areas.</li> <li>• Apply the principles of safety by design and Crime Prevention Through Environmental Design (CPTED) to create safer environments.</li> <li>• Encourage the use of open spaces such as the Riverbank, Lions Park, Coogoorah Park and the carnival site for markets, summer open air cinema/plays or other community events and activities.</li> <li>• Encourage community use of the stadium at the new primary school for indoor sports activities (e.g. basketball, volleyball, badminton, gymnastics, indoor soccer, martial arts) outside school hours.</li> <li>• Maximise public access to and enjoyment of the foreshore and riverbank environs through creating a series of activity destinations connected by quality walking and cycle links, whilst protecting and enhancing core environmental values, the natural open feel of the area and views to the river mouth.</li> <li>• Continue to play an active role in advocating for coastal infrastructure improvements that cater for existing usage pressures and growing recreational demand.</li> <li>• Encourage the upgrade and use of club houses as multi-purpose buildings for use by the wider community (e.g. SLSC, Yacht Club, Football Club, Bowling Club, CFA Station).</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Incrementally implement the outstanding works arising from Council's Pathways Strategy and periodical review.</li> <li>• Liaise with State and Federal governments and their agencies (e.g. DHS, DPCD, Sport and Recreation Victoria) to attract funding and resources to support recreation projects that meet the needs of the community.</li> <li>• Develop a new regional play space on the Riverbank near the beach car park and a local playground at Point Roadknight in accordance with the Playground Strategy.</li> <li>• Incrementally implement the remaining stages of the Anglesea Riverbank Master Plan and the landscape plan for the Carnival Site / Lions Park.</li> <li>• Facilitate the redevelopment of the Anglesea Skate Park and Bowling Club.</li> <li>• Support the ongoing development of the Anglesea Bike Park as a regional facility.</li> <li>• Work in partnership with local sport/recreation clubs and community groups to plan, develop, upgrade and operate facilities.</li> <li>• Identify areas for the development of public open space in the long term to respond to the impacts of climate change and future population and visitor growth.</li> <li>• Develop closer working relationships with other agencies directly involved in land use and recreational management in Anglesea (e.g. Parks Victoria/DSE, GORCC).</li> </ul>

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**Figure 7: A sustainable community**

SURF COAST SHIRE | Final, January 2012

**Key directions**

1. Provide a diverse range of accessible community services and facilities and improve links between them.
2. Enhance the quality and accessibility of existing public open space and recreation facilities.
3. Develop the McMillan Street Community Precinct as a multi-functional, inter-generational hub.
4. Create community activity hubs at the Carnival site/Lions Park, Riverbank, Point Roadknight, Coogoorah Park.
5. Improve walking and cycling trails in and around Anglesea.
6. Maximise public access to and enjoyment of the foreshore and riverbank environs.
7. Implement the Anglesea Riverbank Master Plan, Community Precinct Master Plan and Pathways Strategy.
8. Develop a new regional playground on the riverbank and a local playground at Point Roadknight.
9. Upgrade the Anglesea Skate Park and Lions Park.
10. Improve river and coastal infrastructure to cater for growing recreational demand and existing usage pressures.
11. Encourage the upgrade and use of club houses as multi-purpose buildings for use by the wider community.
12. Investigate the feasibility of providing an Abbeyfield model aged care facility at the community precinct.



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### 4.4 Value 4: A prosperous local economy

*Anglesea will have a sustainable economy with local goods, services and employment opportunities for residents and visitors that contribute to the health, wealth, character and liveability of the town.*



#### 4.4.1 Activity centres

Anglesea provides local convenience and tourist-related retailing to a limited permanent resident population, visitors staying in the locality and people travelling through the town to other destinations along the Great Ocean Road. The Camp Road Shopping Centre is the main activity centre in Anglesea and acts as the town centre. A number of smaller retail precincts are situated along the Great Ocean Road parallel to the Anglesea River – at Noble Street, Diggers Parade and Four Kings. Council recognises the importance of providing commercial services to both the residents of Anglesea and its visitors. In doing so, the Planning Scheme seeks to preserve the primacy of the Camp Road Shopping Centre, while encouraging tourist-related uses such as tourist retailing, cafes and accommodation in the 'Tourist Development Precincts' at Diggers Parade and Four Kings.

The existing Town Centre should remain the focus for commercial development within the township, to foster vitality and avoid fragmentation of uses and activities. To maintain its compact, village character and overall retail energy and vibrancy, any expansion will need to be contained and carefully considered.

The Tourist Development Precincts at Diggers Parade and Four Kings are zoned Special Use Zone 5 (SUZ5). The primary purpose of the SUZ5 is to provide for a range of tourist-related uses, including tourist-related retailing, without detracting from the core retail and service roles reserved for the Camp Road Shopping Centre. In these precincts, various land uses that would threaten the primacy of the main shopping centre are prohibited. The limitations to the type of retail and commercial activities have been criticised by landlords and real estate agents as they are deemed to be too restrictive and would inhibit development. Strictly tourist-related retail and associated uses are not viable all year round, given the relative short peak period in which trade is profitable. There has been relatively little new development within the SUZ5 areas since 2000, which may be due to a combination of the zone limitations and market conditions. Relaxation of the zone controls will be considered to encourage more development and viable activity all year round.

The continued use of land for commercial purposes in the Residential 1 Zone (R1Z) along the Great Ocean Road between Noble Street and Four Kings is considered appropriate for the location, being located opposite the Anglesea River in a popular tourist and pedestrian area. The land has been used for commercial purposes for many years and is likely to continue operating as such in one form or another. Limited expansion of tourist-related development and cafes/restaurants is supported.

There is potential for approximately an additional 2,320m<sup>2</sup> of retail floorspace over the next 15 years in Anglesea, based on a growth scenario that reflects the realistic retail development opportunities in Anglesea having regard to the potential to improve retail market share from residents and attract additional turnover from visitors. Taking into consideration approved, but not yet constructed retail developments such as at the vacant site next to Four Kings, this equates to an additional 1,630m<sup>2</sup>. In

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addition to the retail floorspace, potential exists for the development of approximately an additional 450m<sup>2</sup> of commercial office floorspace.

Opportunities to expand the existing retail and commercial locations in Anglesea are constrained due to the developed nature of surrounding land uses. Having regard to the future requirement of only 0.6 ha of land for retail/commercial development and the likelihood that a large proportion of this development would be tourist-related, the following provides commentary on the potential locations where this development could be accommodated:

- Camp Road Shopping Centre:** The town centre is highly constrained in terms of being able to accommodate new development. Potential locations for expansion include land to the northeast and northwest of the existing Business 1 Zone (B1Z) on the south side of Walker Street. Any commercial development in these locations is likely to comprise secondary uses which do not rely on exposure to passing foot traffic. Office development may be suited to these locations. Potential for additional commercial floorspace may also be derived from the redevelopment of existing single storey shops, with ground-floor retailing and upper level office space.
- Diggers Parade:** This area is underdeveloped, with several vacant parcels on Diggers Parade. There has been little interest in developing additional shops or accommodation. The informal appearance of the road, uncoordinated parking and lack of visibility from the Great Ocean Road further reduce its attractiveness. There are several vacant parcels of land that may be able to accommodate small-scale retail tenancies or offices, with first floor apartments. Improvements to urban design and streetscape works would enhance the attractiveness of this precinct.
- Four Kings:** Assuming the proposed mixed use development at 137-143 Great Ocean Road is developed, vacant land in this precinct will be exhausted.
- Noble Street:** Additional retail development in this location is restricted due to the fully developed nature of the site. The existing R1Z which applies to this land restricts the use of the retail premises for shops. Rezoning to SUZ5 may be appropriate to facilitate a broader range of shops, whilst restricting retail that would compete with the Camp Road Shopping Centre.
- Other locations:** Potential for limited tourist-related retail development may exist for R1Z zoned land fronting the Great Ocean Road between Four Kings and Diggers Parade. This may be in the form of a mixed use development or cafes/restaurants.

Any new development in the activity centres should be of a design, scale and built form that reflects the low scale, coastal village atmosphere of Anglesea and should respect the amenity of surrounding residential properties. Future redevelopment should also focus on making the centres more appealing for local shoppers and visitors such as improvements to shop fronts, landscaping, streetscape works, active spaces and outdoor dining.

<b>Principles</b>	<ul style="list-style-type: none"> <li>Retail development in Anglesea will be consistent with the established retail hierarchy and provision will be made for incremental growth in appropriate areas.</li> <li>The primary role of the Camp Road Shopping Centre as the retail/commercial focal point of Anglesea will be reinforced.</li> <li>Development in the commercial centres shall be attractively designed and reflect Anglesea’s village character.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>Continue to provide for the convenience needs of the local community and visitors in the Camp Road Shopping Centre and discourage the establishment of non-tourist related retail outside the centre.</li> <li>Encourage infill development and redevelopment of existing sites within and adjacent the established shopping centre, including the development of office and accommodation uses above ground level retail floor space, where such</li> </ul>



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	<p>development meets all parking and access requirements.</p> <ul style="list-style-type: none"> <li>• Encourage a built form in the shopping centre that complements the coastal village setting of Anglesea and maintains the linear nature and existing scale of buildings in accordance with the <i>Anglesea Streetscape Project 1996</i>.</li> <li>• Enhance the integration of the shopping centre with parking and recreation areas on Cameron Road, including providing safe pedestrian crossings across the Great Ocean Road.</li> <li>• Promote a mix of tourist-related uses, including cafes and restaurants, accommodation and tourist-related retail within the tourist development precincts at Four Kings and Diggers Parade and to a lesser extent on other sites fronting the Great Ocean Road between Noble Street and Four Kings.</li> <li>• Ensure commercial development is of a design, scale and built form that reflects the low scale, coastal village atmosphere of Anglesea and respects the amenity of surrounding residential properties.</li> <li>• Support the continued operation of a seasonal kiosk or convenience store near Point Roadknight beach to serve visitors and the local holiday population.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Relax the shop provisions of the SUZ5 to encourage more viable year round retail and commercial activities that do not compete with the main shopping centre.</li> <li>• Prepare and implement an Urban Design Framework or Structure Plan for the Camp Road Shopping Centre to guide the form and location of future growth, the interface and (pedestrian) connectivity with surrounding areas, access and parking, and public open space and amenities.</li> <li>• Prepare and implement urban design guidelines and a streetscape plan for the west side of the Great Ocean Road between Noble Street and Four Kings to enhance pedestrian amenity and connectivity and strengthen links with the river environs.</li> <li>• Investigate the suitability of rezoning the Noble Street shops from R1Z to SUZ5.</li> </ul>

**4.4.2 Industry**

The Anglesea Industrial Estate at Inverloch Street is the sole industrial node in Anglesea. It provides for the local service needs of the community, including automotive servicing and repairs, plant nurseries, landscape gardening and storage. The estate is severely restricted in terms of development and expansion potential due to surrounding environmentally significant land and residential properties. It is considered that further industrial growth is not required or desirable.

An undeveloped parcel of industrial zoned Crown land at the eastern end of the estate exists. This land was reserved for future expansion of the industrial estate, however this is no longer supported due to the environmental significance of the land. The Anglesea Strategy at Clause 21.11 of the Surf Coast Planning Scheme recommends rezoning the land to Public Conservation and Resource Zone (PCRZ) consistent with adjoining Crown Land. This will limit the capacity of Anglesea to cater for employment growth associated with industrial and service business type uses, but is an appropriate environmental response. Nearby Torquay has the long term capacity to provide employment in these sectors for Anglesea workers and services for Anglesea residents.

A major industrial employer in Anglesea is Alcoa Australia, which owns and leases an area of 7,350 ha north and west of Anglesea to search for and mine brown coal in accordance with the Mines (Aluminium Agreement) Act 1961. The State Government extended the lease for a further 50 years in 2011, giving Alcoa the option to extend the current mine area from 419ha to 665ha. The brown coal is used to fuel the local power station, which in turn supplies 40% of the energy needs of Alcoa's Point Henry

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aluminium smelter in Geelong. Gravel and sand deposits are also mined commercially from the lease area. Revegetation programs are in place to ensure the landscape is re-established as close to its original state as possible. Since 1969, around 100 ha of disturbed land have been rehabilitated.

Given the lease renewal, the coal mine and power station will continue to operate for the foreseeable future. However with discussions around the carbon tax and transition to a clean energy future, as introduced by the federal government, and general macro economic conditions (e.g. Australian dollar, commodity prices, state of the global economy) there may be a point in the future when circumstances make further mining unviable or environmentally unacceptable. With continued mining, strategies should be in place to monitor what the effects are on Anglesea and the community in terms of tourism, views, biodiversity and health, as well as identification of potential opportunities should the mine cease to operate.

<b>Principles</b>	<ul style="list-style-type: none"> <li>The Anglesea industrial estate at Inverlochy Street will cater for local businesses servicing the basic needs of the population.</li> <li>Due to the environmental significance of surrounding land, expansion of the estate is not supported. Broader industrial needs will be serviced by nearby towns such as Torquay.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>Consolidate the industrial estate within its existing confines with light industrial and service business uses that minimise amenity impacts on surrounding land.</li> <li>Ensure industrial development is compatible with adjoining residential development, limits environmental impacts and enhances the visual appearance of the estate.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Rezone industrial zoned Crown land on the eastern edge of the industrial estate to Public Conservation and Resource Zone (PCRZ).</li> <li>Investigate long term opportunities for relocation of the industrial estate afforded by the future closure of the Anglesea landfill site.</li> <li>Monitor the effects of continued mining operations and identify opportunities should the mine cease to operate.</li> </ul>

4.4.3 Tourism

Tourism is an essential part of Anglesea’s economy and vitality and continued growth of sustainable tourism is to be supported. The expanses of beaches and river, nature reserves, scenic coastal views, and significant flora and fauna are natural attractions that are at the core of Anglesea’s desirability as a tourist destination.

Anglesea attracts a significant number of visitors staying in a variety of accommodation types, in particular holiday homes and caravan parks and to a lesser degree commercial accommodation. The peak overnight population during the summer holiday period swells to more than seven times the permanent population. This puts pressure on local services and facilities, roads, car parking and service infrastructure and affects the amenity of local residents and the natural environment. Tourism must be supported by corresponding growth in infrastructure, facilities and resources, whilst respecting the needs and aspirations of local residents and ensuring measures are in place to preserve the resources that are instrumental in attracting tourists, e.g. the natural environment, cultural and community values, recreational opportunities, relaxed lifestyles, and the distinctive small scale village atmosphere.

State, regional and local tourism strategies are focused on increasing visitation and increasing length of stay to reduce seasonality by targeting a wider range of market segments, widening the tourism product

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and improving facilities for visitors. There is an opportunity to promote a variety of tourist facilities and activities in and around Anglesea. Some opportunities include:

- Promotion of adventure-based tourism, including outdoor activities and experiences such as bushwalking, mountain biking, horse riding, canoe/kayaking, surfing.
- Development of nature-based tourism, including eco-tourism, nature retreats, environmental appreciation.
- Provision of marine, coastal and river related infrastructure (e.g. jetties, boat ramps) to support fishing and boating.
- Capitalisation on Anglesea’s location as a base to visit Marine and National Parks.
- Development of conference and health and wellbeing facilities (spa, health programs, massage).
- Promotion of events outside the peak periods, e.g. cycling, running, mountain biking, triathlon, golf and surf carnival events, music and art festivals, markets.
- Provision of a broader range of accommodation options, in particular high end four and five star accommodation at key locations along the Great Ocean Road.

Anglesea is well placed to capitalise on these opportunities given its significant natural assets. Some properties outside the settlement boundary, such as north of Wilkins and Betleigh Streets and east of Forest Road, may provide opportunities for less intensive development and could provide appropriately designed low scale, low density tourist accommodation and activities. Tourist operations on these parcels are envisaged as low level development, preferably eco-tourism and cottage or cabin style accommodation, although a conference style facility that maintained a low density and profile may also be acceptable, as are ancillary uses such as health/spa treatments, small dining/restaurant and passive recreation. Any applications for such uses and developments would need to be subject to rigorous assessment of environmental impacts and risk management associated with environmental hazards, including bushfire. One problem however is the zoning of land outside the settlement boundary is restrictive and often does not allow for such uses or only in a limited form. A relaxation of regulatory barriers, as recommended by the Victorian Competition and Efficiency Commission (VCEC, 2011), is desirable. Rezoning of private sites to the Rural Activity Zone could be considered for an appropriate development that addressed all environmental, built form, need, infrastructure and landscape setting issues.

The existing low cost accommodation in Anglesea such as camping and caravan parks with access to the coast should be retained.

The Anglesea Golf Course should continue to offer an active recreational role for locals and visitors. Any future buildings or works associated with the Golf Course use (e.g. redevelopment of the clubhouse, accommodation) should be appropriately designed and scaled to limit adverse impacts on the amenity of adjoining landowners and the environment.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• Tourism is recognised as a vital component of the local economy and opportunities exist to lengthen the tourism visitation period by supporting and improving tourist accommodation options, activities and facilities.</li> <li>• The natural assets of Anglesea, including the foreshore reserves, beaches, river, nature reserves and bush and heathland, will continue to attract visitors and a balance needs to be achieved between promoting tourism and protecting Anglesea’s environmental values and character.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Promote a sustainable nature and adventure based tourism and recreation industry that provides economic and social benefits to Anglesea, including but not limited to:               <ul style="list-style-type: none"> <li>– Adventure/leisure activities for tourists and the corporate market, including activities such as canoeing/kayaking on the Anglesea River, mountain biking in</li> </ul> </li> </ul>

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	<p>the National Park, surfing classes, bush/coastal walking, team building exercises.</p> <ul style="list-style-type: none"> <li>- Environmental interpretation activities, e.g. orchid spotting, nature trails.</li> <li>- Health and wellbeing facilities, e.g. spa, massage.</li> </ul> <ul style="list-style-type: none"> <li>• Promote limited opportunities for eco-tourism facilities on land outside the settlement boundary. Such developments are to be small scale, low density, nature and adventure based, ecologically sustainable and compatible with the surrounding rural or natural environment.</li> <li>• Support the development of a range of quality visitor accommodation and conferencing facilities in appropriate locations.</li> <li>• Promote tourist accommodation, tourist-related retailing and other tourist uses in the tourist development precincts at Four Kings and Diggers Parade.</li> <li>• Ensure tourist developments are designed to complement the natural values of the area, respect the non-suburban village character of Anglesea and incorporate environmentally sustainable design principles.</li> <li>• Explore opportunities to position and market Anglesea as an Outdoor Adventure Hub, promoting access to regional walking and cycling trails, BMX/Mountain bike facilities, foreshore, river and community camps.</li> <li>• Support appropriate infrastructure improvements to walking tracks and mountain bike trails, fishing and boating facilities, transport, car parking, beach access, lookouts and public facilities to cater for the demands of projected population growth and increased visitation.</li> <li>• Ensure appropriate controls and management plans are in place to protect those assets that attract visitors and are valued by the community, including the village character, bush, beach, river and the natural environment.</li> <li>• Retain caravan parks as an important provider of low cost visitor accommodation in Anglesea.</li> <li>• Support the role of the Anglesea Golf Course as a major tourist attraction.</li> <li>• Recognise the important role of school/recreation camps and local organisations such as the Anglesea SLSC in attracting and accommodating overnight visitors.</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Investigate opportunities for a local shuttle bus service during the summer school holidays and other peak periods.</li> <li>• Lobby V/Line to operate more frequent bus services during peak periods.</li> <li>• Develop economic stimulus strategies to attract visitors to Anglesea to ensure shops are viable year round, including promotion of Anglesea and organisation of events.</li> </ul>





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**Figure 8: A prosperous local economy**

**Key directions**

1. Reinforce the primary role of the Camp Road Shopping Centre as the retail/commercial focal point of Anglesea.
2. Allow for incremental growth of the shopping centre to the NE and NW.
3. Enhance the integration of the shopping centre with parking and recreation areas on Cameron Road, including providing safe pedestrian crossing across the Great Ocean Road.
4. Promote tourist-related retail, accommodation and other tourist uses at Four Kings and Diggers Parade.
5. Allow limited tourist-related retail and cafes/restaurants along the Great Ocean Road between Noble Street and Four Kings and prepare urban design guidelines and a streetscape plan to enhance pedestrian amenity and connectivity.
6. Ensure development in the commercial and tourism centres is attractively designed and reflects Anglesea's coastal village character.
7. Consolidate the industrial estate within its existing confines and limit adverse impacts on surrounding land.
8. Rezone industrial zoned Crown land on the eastern edge of the industrial estate to PCRZ.
9. Promote a sustainable nature and adventure based tourism industry.
10. Promote limited opportunities for eco-tourism facilities on land outside the settlement boundary, subject to rigorous environmental and bushfire assessment.
11. Investigate opportunities for a local shuttle bus service during the summer school holidays and other peak periods.



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### 4.5 Value 5: Sustainable transport options and infrastructure

*Anglesea is a well connected and accessible town based on an integrated transport system that supports efficient traffic movement through town, connects people and destinations, and provides a variety of transport choices that support sustainable transport modes, including improved public transport, walking and cycling.*



At peak periods the quiet seaside village character of Anglesea is severely impacted by cars, motorbikes and other traffic, with regular gridlocks occurring on the Great Ocean Road through Anglesea and chaos at the main shopping centre car park during the Christmas-New Year holiday and Easter weekend. The noise, pollution and congestion are all adverse to the health, environmental quality, safety and amenity of the town and the community.

Like many small towns in regional Victoria, Anglesea is a highly car dependant community. Although private cars will continue to be used into the future for the majority of trips, with an ageing population, oil supply vulnerability and a need to manage congestion, reduce car dependency, support households without cars and reduce greenhouse gas emissions in response to climate change, alternative more sustainable forms of transport such as public transport and walking and cycling must be made more viable and attractive to provide sustainable travel choices to support the accessibility needs of all members of the community.

The provision and management of transport and physical infrastructure in Anglesea needs to find a balance between catering for peak holiday periods with their high traffic volumes, parking demand and pressure on town services, and the underlying year round needs of the local community. Solutions require a balanced and innovative approach as an alternative to more traditional supply measures such as wider roads and expanded parking areas. The costs associated with major infrastructure works are not considered to be equitable or efficient when taking into account the relatively short period of the year that increased capacity is required and the detriment these works will have on the village character of Anglesea and the environment. Efforts should focus on undertaking a number of physical enhancements to facilitate an improved movement network, more efficient use of existing parking areas and encouragement of alternative forms of transport.

#### 4.5.1 Public transport

Public transport provision to and within Anglesea is limited to a V/Line bus service that operates along the Great Ocean Road between Geelong and Apollo Bay, providing a direct connection with Torquay and Lorne with four daily services each way during the week and two on weekends. Bus stops are located on the Great Ocean Road in Point Roadknight, opposite the river and at the Camp Road Shopping Centre. The limited provision of public transport reinforces the strongly car-based nature of Anglesea and is an issue that was identified in public consultation.

Public transport provides access for the wider community, including those who do not have access to a private vehicle or who choose not to drive. The potential for establishing more effective public transport in Anglesea is limited by its small and dispersed population base compared to larger towns. As the permanent population and visitors continue to grow, and with an ageing population, opportunities for improved bus services should be investigated with relevant State bodies and service providers. It is considered a priority to introduce a more frequent and time efficient bus service between Anglesea and Torquay, Geelong, Waurn Ponds and Marshall, as well as enhancing transport options within Anglesea

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such as revised routes past neighbourhoods where large numbers of elderly residents live, such as Murray Street and Weir Street. The viability of a community or shuttle bus service during peak holiday periods linking key destinations within town should also be investigated to reduce traffic congestion when it is most needed. This could be supported by Anglesea traders and tourist accommodation providers as a mechanism for business patronage. The existing condition of bus stops is considered poor, and requires improvement to provide quality shelter, timetable information, seating and access.

It is not possible however for the public transport system to meet the specific accessibility needs of all people. Even with improved accessibility, public transport is not a viable option for some because of significant barriers to use, such as people with a disability and the very frail elderly. Tailored solutions which seek to address barriers to travel may include initiatives such as demand-responsive services, more community bus facilities and the Multi-Purpose Taxi Program. A community-based transport solution will provide access to activities and services, reducing community isolation and encouraging social interaction.

<b>Principles</b>	<ul style="list-style-type: none"> <li>Public transport options will be improved to enhance mobility for people of all ages and abilities and to reduce reliance on private transport.</li> <li>Anglesea will be well connected to local and regional destinations by public transport.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>Encourage the provision of improved public transport services, including increased bus frequencies and better connections to key activity centres such as Torquay, Geelong, Waurin Ponds and Marshall Train Station.</li> <li>Support community-operated transport services within town and to other destinations.</li> <li>Facilitate the upgrade of bus stops through the installation of high quality shelters, seating, lighting, litter bins and timetable information.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>Investigate the opportunities for a seasonal local shuttle or community bus that loops around town and stops at key destinations (e.g. Point Roadknight, Surf Club, main beach, riverbank, shopping centre).</li> <li>Advocate the State Government and local providers for improved public transport services.</li> <li>Continue to support and lobby for the development of locally responsive transport initiatives through the Transport Connections Program.</li> <li>Develop a 'Community Transport Strategy'.</li> </ul>

**4.5.2 Walking and cycling**

Walking and cycling offer affordable and sustainable modes of transport and provide opportunities for physical activity and social interaction in the township, as well as significant environmental benefits. While pedestrian networks throughout Anglesea are generally good, including some excellent recreational pedestrian pathways along the riverbank and the Surf Coast Walk, there is a need for a consistent and more comprehensive approach to planning and delivering pathways infrastructure.

The consultation for the Structure Plan and previous consultation for the Shire’s Community Plan, Open Space Strategy and Pathways Strategy found that many people in Anglesea would like to see more footpaths and safer crossing of the Great Ocean Road, particularly in the following locations:

- between the main shopping centre and the bowling club
- either end of the Great Ocean Road bridge
- Noble Street intersection



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- between Four Kings and the foreshore/beach
- at the Surf Life Saving Club

There is also a desire to encourage the use of bicycles within the township by providing dedicated bicycle lanes (on-road or off-road) and bicycle parking facilities at main destinations such as shops.

To increase opportunities for walking and cycling pathways need to be safe, continuous, suitable for a broad range of users – including the elderly, young children, parents with prams and people with mobility aids – include way finding signage and provide convenient and direct access to key destinations such as shops, community and recreation facilities, beaches and parks, and tourist accommodation (caravan park, school camps, etc). To facilitate the safe crossing of the Great Ocean Road, there needs to be significantly greater pedestrian priority around key locations. Marked pedestrian crossing points/refuges, traffic calming treatments and reduced speed limits are some of the solutions that may assist in creating safer environments for pedestrians and cyclists.

In particular the crossing between the main shopping centre and the bowling club has been identified by the community as a priority area for consideration. There is a need for measures to assist in safely crossing the road, for example by making this a pedestrian priority area, providing pedestrian operated traffic signals and/or reducing traffic speeds (down to 30 or 40 km/h) during peak periods.

Improved pedestrian crossing facilities and connectivity would also be desirable at the eastern and western ends of the shopping centre. Enhanced pedestrian links to and from the eastern and north-eastern parts of Anglesea would increase pedestrian safety and ease of movement between the shopping centre and residential properties in the Purnell Street area, the industrial estate and recreation camps. This would also increase foot traffic and the trade potential for shops at the eastern end of the shopping centre, which seem to struggle with pedestrian activity mainly concentrated within the central village area. A more effective pedestrian crossing is also required at the western end across Camp Road. Multiple vehicle entrance and egress points exist in this location, making crossing for pedestrians complicated and hazardous.

Other locations on the Great Ocean Road that would benefit from safer crossing facilities are between the Harvey Street Lookout and the cliff top lookout and the intersections at Ellimatta Road/Betleigh Street, Melba Parade, Third Avenue and O'Donohue Road.

In providing enhanced pedestrian crossing facilities it is important to find a balance between pedestrian safety and traffic operation, and also to provide solutions that are in keeping with Anglesea's character. Further, some solutions (e.g. traffic lights) would provide less benefit outside peak holiday periods when pedestrian and traffic volumes are notably less. Installation of median islands or pedestrian refuges with kerb outstands could be considered in some locations. These measures provide improved pedestrian crossing opportunities by minimising the crossing distance, are relatively cost effective and do not inhibit traffic flow.

The pathway network in Anglesea is progressively being improved through implementation of the *Pathways Strategy* (2006). The Strategy includes a collection of proposed footpaths, bicycle routes and shared paths throughout Anglesea to enhance safe walking and cycling and to build on the existing pathway network. The Strategy was reviewed in 2011 to ensure that the planned work aligns with current community expectations, to identify any pathways that are considered necessary but not included in the strategy (gaps) and pathways that are no longer required, and to confirm a revised strategy that sets priorities until 2022. The review also looked at funding mechanisms to deliver the pathways.

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<b>Principles</b>	<ul style="list-style-type: none"> <li>• Walking and cycling are promoted to reduce car dependency, create healthier environments, and increase personal health and well-being.</li> <li>• Anglesea will be more walker-friendly for all ages and abilities, by improving pedestrian links and access to beaches, open space, nature reserves and commercial and community facilities.</li> <li>• Pathways shall be provided in appropriate locations and have an informal appearance consistent with Anglesea’s natural, non-suburban character.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Continue to deliver a direct, continuous, safe, pleasant and legible pedestrian/cycle network in and around Anglesea, ensuring pathways link with existing pedestrian crossing points and use appropriate paving materials to allow for all season access and access for all (including the elderly, young children on bikes and scooters, parents with prams and people with mobility aids).</li> <li>• Improve pedestrian access and safety along and across the Great Ocean Road.</li> <li>• Ensure pedestrian crossings are located as close to the direct line of travel for pedestrians as possible to minimise diversions.</li> <li>• Enhance pedestrian connectivity between the Camp Road Shopping Centre and surrounding areas and destinations.</li> <li>• Provide well defined pedestrian routes to link the main shopping centre, Lions Park, Riverbank, Community Precinct, Diggers Parade, Four Kings, beach and Surf Life Saving Club.</li> <li>• Improve the appearance and pedestrian amenity of the Great Ocean Road between Noble Street and Four Kings with boulevard style streetscape works, including paving, planting, signage and other design elements to encourage street activation, pedestrian movement and slow vehicle speeds.</li> <li>• Encourage the provision of directional/way-finding signs for cyclists and pedestrians around town to enhance orientation and give clear direction to main destinations.</li> <li>• Encourage the provision of cycle lanes on main roads within and outside town and bicycle parking facilities at main destinations.</li> <li>• Promote traffic calming and a reduction of vehicle speeds to facilitate safe pedestrian and cyclist movement in peak pedestrian areas.</li> <li>• Enhance amenities for walkers and cyclists, including public toilets, seating, shade, drinking fountains, lighting, directional and interpretive signage, bins, bike racks, etc. at key destinations and along main pedestrian routes, where appropriate.</li> <li>• Encourage and enable school students to walk to school by ensuring networks are safe and walking bus programs and the like are established.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Incrementally implement the outstanding works arising from Council’s Pathways Strategy and any periodical review.</li> <li>• Review the adequacy of and provide recommendations for improvement of pedestrian crossing facilities in the following locations:             <ul style="list-style-type: none"> <li>– between the main shopping centre and bowling club</li> <li>– Great Ocean Road bridge</li> <li>– Noble Street intersection</li> <li>– Surf Life Saving Club</li> <li>– intersection of Great Ocean Road and Ellimatta Road</li> <li>– between the Harvey Street and cliff top lookouts</li> <li>– between the northern and southern sections of Melba Parade</li> <li>– intersection of Great Ocean Road and O’Donohue Road</li> <li>– intersection of Great Ocean Road and Third Avenue</li> </ul> </li> <li>• Develop well defined pedestrian routes and directional signage to discourage</li> </ul>

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	<p>pedestrian use of the Great Ocean Road verge between the shopping centre and the bridge.</p> <ul style="list-style-type: none"> <li>• Construct a continuous and accessible trail circuit on the east riverbank adjacent to Fairylands and the caravan park to improve pedestrian connections between the shopping centre, beach, caravan park and residential areas to the east.</li> <li>• Rationalise the track system on the east riverbank to minimise the number of tracks, revegetate informal tracks and introduce fencing the full extent of the caravan park boundary to discourage informal access.</li> <li>• Improve pedestrian/cycle access and directional signage to Coogoorah Park.</li> <li>• Investigate opportunities to enhance pedestrian connectivity between the eastern end of the main shopping centre and the eastern and north-eastern parts of Anglesea (including Purnell Street, industrial estate and recreation camps), including provision of a footpath along the Great Ocean Road and pedestrian crossings in appropriate locations.</li> <li>• Review the effectiveness of the pedestrian proof fence on the bend of the Great Ocean Road at Four Kings and investigate opportunities to enhance the pedestrian amenity and connectivity in this area.</li> <li>• Support the completion of the Surf Coast Walk between Torquay and Lorne.</li> <li>• Explore the establishment of a community bike hire scheme.</li> <li>• Identify appropriate speed limit and design standards for roads and pedestrian priority areas to support safe walking and cycling.</li> <li>• Develop an education campaign to promote bike use and walking in conjunction with the Pathways Strategy and other related plans or strategies.</li> </ul>
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**4.5.3 Traffic management**

The capacity of existing transport infrastructure has consistently been raised by the community as needing attention. Specific issues in relation to traffic management that have been identified for consideration in the Structure Plan include:

- Congestion on the Great Ocean Road, particularly at the Camp Road roundabout.
- The desire for a bypass around Anglesea to ease summer congestion and safety concerns.
- Speeding on local roads, in particular Noble, McMillan, Parker and Harvey Streets.
- The desire for permanent 50 km/h speed limit on the Great Ocean Road.

The Great Ocean Road is the only main road through Anglesea and carries substantial traffic loads during peak holiday periods, resulting in traffic congestion and delays (particularly at the Camp Road roundabout), amenity impacts and difficulties for pedestrians attempting to cross the road. The road performs the dual role of leading locals and visitors in and out of Anglesea, as well as guiding traffic through the township to other destinations along the coast. The lack of an alternative route around town is felt by some community members to pose safety concerns in case of an emergency, such as a bushfire or major accident.

As with many coastal tourist towns, extreme traffic volume fluctuations can place short term pressure on road and car parking capacity. The difficulty is in managing these fluctuations without over-designing for the relatively short periods of the year that an increased capacity is required. A balance needs to be struck between investing in infrastructure for the peak holiday periods and meeting the underlying year round needs of the local community now and into the future.

VicRoads has undertaken preliminary investigations into traffic capacity improvements at the Great Ocean Road/Camp Road roundabout by widening it to two lanes. This investigation has not progressed to the point where a project proposal has been scoped, as the proposal would be unlikely to attract

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funding at present. It would be appropriate to mark this as a priority proposal to elevate it in the hierarchy of projects and expedite funding.

There is a diverse range of views within the community about the need for or desirability of a bypass. There is no clear support for a bypass in the short term. Most residents acknowledge there are traffic issues at peak periods, but are realistic about the options to solve the problems and prepared to “live with it” or “put up with it” as a consequence of living in Anglesea. Many believe a bypass around town would compromise the National Park and natural environment, would be prohibitively costly, may negatively affect local traders and is unnecessary for the short time of the year that alternative access is required. VicRoads is not intending to initiate any study into a bypass for Anglesea, however has indicated that Council, through the Structure Plan, could identify the issue and put it on the agenda for future investigation. The effects on traffic volumes on the Great Ocean Road as a result of the Geelong Ring Road and the forecast increase in visitation throughout the year should be monitored to formulate appropriate responses.

In the interim, continued effort is required to facilitate traffic movement as efficient as possible through the existing road system, although a certain level of temporary inconvenience of congestion and delay will need to be accepted. Congestion might be alleviated by continuing the use of directional signage and traffic information at Waurm Ponds to advise motorists of alternative (inland) routes to Lorne and other towns further along the Great Ocean Road. Improving opportunities for walking and cycling and public transport will provide alternatives to the car, ultimately resulting in less pressure on car parking and the road network.

The immediate actions and short term projects endorsed by Council arising from the *Anglesea Local Area Traffic Management Plan (2010)*, which was prepared for the area bounded by Anglesea River, Great Ocean Road, Harvey Street, Noble Street, Golf Links Road and Fraser Avenue, are supported to alleviate the most pressing traffic and road safety issues on local roads. The LATM and action plan include proposals for upgrades to the Noble Street, Tonge Street and Harvey/Murray Street intersections, as well as recommendations to address speeding on local roads. Any traffic management solutions should be in keeping with Anglesea’s village character and informality of the street network.

Anglesea has several gravel roads, often with heavily vegetated roadsides and lack of formal pedestrian and drainage infrastructure. These roads contribute highly to Anglesea’s informal non-suburban character and any proposal to seal the roads may clash with community preferences. However the sealing of certain roads may be required on safety, amenity or environmental grounds and to improve traffic flow or drainage. In these situations, consideration should be given to ensuring that future construction and sealing occurs in a way which retains their informal appearance.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• A safe and efficient movement network shall be provided throughout the township.</li> <li>• The provision and management of transport infrastructure in Anglesea needs to find a balance between catering for peak holiday periods with its high traffic volumes and parking demand, and the underlying year round needs of the local community.</li> <li>• Traffic management measures and infrastructure improvements should be achievable and consistent with township character objectives.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Enhance traffic management and road safety conditions throughout Anglesea.</li> <li>• Address peak season traffic congestion by encouraging seasonal traffic management measures and alternative means of transport such as cycling, walking and public/community transport.</li> <li>• Encourage the implementation of a year-round 50 km/h speed limit on the Great</li> </ul>



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	<p>Ocean Road through Anglesea.</p> <ul style="list-style-type: none"> <li>• Ensure traffic management solutions are low key, reflect the coastal village character of the township and do not impede pedestrian amenity and safety.</li> <li>• Retain the informal appearance of streets, driveways and roadsides when constructing new roads or upgrading existing roads.</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>• Implement measures recommended in the Anglesea Local Area Traffic Management Plan and subsequent action plan, subject to further community consultation and review, including:             <ul style="list-style-type: none"> <li>– Measures to upgrade the Noble Street, Tonge Street and Harvey Street/Murray Street intersections.</li> <li>– Appropriate measures to address speeding on local roads, in particular Parker Street, McMillan Street, Noble Street and Harvey Street.</li> </ul> </li> <li>• Liaise with VicRoads to identify measures to improve traffic flows on the Great Ocean Road during peak holiday periods, including seasonal traffic management measures and promotion of alternative (inland) routes to the Great Ocean Road for through traffic.</li> <li>• Investigate with VicRoads the feasibility of upgrading the Camp Road roundabout.</li> <li>• In the longer term, investigate potential alternative routes in and around Anglesea.</li> <li>• Continue to lobby VicRoads to review the speed limit on the Great Ocean Road through Anglesea (encourage the implementation of a year-round 50 km/h speed limit and 40 km/h seasonal speed limit in high pedestrian areas).</li> <li>• Encourage emergency management agencies (e.g. DSE, CFA, Victoria Police) and Surf Coast Shire to more actively engage in dialogue with the community on perceived safety and risk issues associated with single access in and out of town.</li> </ul>

**4.5.4 Car parking**

As with traffic congestion, demand for car parking is highly seasonal, with car parking at the main shopping centre, beaches and Surf Life Saving Club at capacity during peak holiday periods.

The key issues for car parking in Anglesea as raised by the community revolve around:

- The need to provide adequate parking during peak holiday periods.
- Parking associated with visits to the beach and Surf Life Saving Club and impacts on nearby residential streets, particularly around Tonge Street, Harvey Street and Murray Street.
- The conditions of informal car parks at the Bowling Club, Lions Park, Riverbank, Coogoorah Park and Point Roadknight and whether more efficient use could be made of these areas.
- The need for designated bus and caravan parking in and near the main shopping centre.

While a formal car parking study assessing supply and demand has not been undertaken for the purposes of the Structure Plan, anecdotal evidence suggests that parking reaches or exceeds capacity during peak visitation periods, however for most of the year the car parking supply in the main shopping centre, at the beaches and on the riverbank is more than adequate. Providing more car parking would not be justified for the short periods it is needed. Rather than constructing new car parking areas, more efficient use should be made of alternative areas. Through rationalisation and formalisation of existing informal overflow parking areas, for example by realigning car spaces and delineating parking bays (through the use of appropriate materials), the number of car spaces could be increased. Improved directional signage pointing drivers to these parking areas and improved pedestrian links would encourage use of these spaces and would reduce traffic congestion by enabling motorists to find parking spaces without unnecessary circulation and encouraging them to walk to their destination. Making more efficient use of current parking capacity would be environmentally, socially and economically

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more responsible. Adequate levels of enforcement of existing parking restrictions should be undertaken to ensure parking spaces are used appropriately and to encourage turnover at times when demand is high.

There is designated parking for buses and long vehicles, such as cars with caravans/trailers and recreational vehicles, near the bowling club in Cameron Road and along the Great Ocean Road adjacent the riverbank opposite Parker Street. The former area is conveniently located near the public toilets and shops in the main shopping centre, however space is limited. Consideration should be given to other locations for buses and long vehicles near the shopping centre. A possibility is to have a dedicated drop off area in an appropriate location, but for buses and coaches then to move to parking bays elsewhere. This is done in many tourist areas. Bus and long vehicle parking within the main shopping centre car park should be discouraged.

Concerns were raised about the operation and capacity of the Point Roadknight beach car park. Works were undertaken by GORCC to improve the visual appearance, however the number of car spaces has been reduced and access modified.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• The provision of car parking at activity centres, public reserves and beaches should be adequate to meet off-peak demand.</li> <li>• Informal car parking areas shall be enhanced to accommodate the absolute peak parking demand.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Encourage the efficient use of existing parking areas within and surrounding the town centre.</li> <li>• Improve the efficiency and use of informal parking areas through rationalisation/formalisation, delineation of parking bays, provision of directional signage and improved pedestrian links.</li> <li>• Improve drainage conditions, provide landscaping and maintain the informal appearance of informal parking areas by retaining the unsealed surface and using materials sympathetic to the coastal environment (e.g. informal topping, bollards, timber edging).</li> <li>• Continue to encourage bus and long vehicle parking on Cameron Road opposite the main shopping centre and discourage bus and long vehicle parking within the shopping centre car park.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Undertake a parking study for the town centre to establish the true parking demand and to identify recommendations for improvement.</li> <li>• Review the adequacy of and provide recommendations for improvements to the informal car parking areas at the Bowling Club, Lions Park, Coogoorah Park and Riverbank.</li> <li>• Investigate options to increase parking capacity at and in the vicinity of the Surf Life Saving Club.</li> <li>• In consultation with GORCC, review the effectiveness and capacity of the Point Roadknight beach car park and investigate possible improvements to the O'Donohues beach car park.</li> <li>• Investigate options to provide additional parking for buses and long vehicles.</li> <li>• Install directional signage to encourage use of the informal car parking areas near the bowling club and Lions Park as overflow parking facilities for visitors to the town centre and riverbank.</li> <li>• Undertake an adequate level of enforcement of parking restrictions during peak periods to improve parking compliance and to encourage parking turnover.</li> </ul>

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### 4.5.5 Service and other infrastructure

Improvements to the stormwater management system are required to improve the quality of stormwater runoff into the Anglesea River and estuary and to avoid flooding of properties, particularly in the Camp Road and Cameron Road areas where flooding has been an issue. With forecast climate change impacts, including sea level rises, heavy rainfall events and associated rises in the water level of the river, 'future-proofing' of drainage infrastructure will be required as existing drains will become submerged, backflow from the river will exacerbate and larger volumes of stormwater will need to be accommodated.

No new major capital improvements are required for water and sewerage services to the township given the slow growth and lack of greenfield development opportunities. Barwon Water has advised that the existing sewerage and water supply systems are operating satisfactorily and that small additional infill can be serviced from the existing systems. Of note is Barwon Water's Anglesea Borefield project, which when completed will supply up to 20 million litres of water a day into the distribution network. Barwon Water also advised that there is limited potential for additional supply of recycled water from the Water Reclamation Plant with the existing private network. Should the Shire wish to investigate an additional recycled water scheme, Barwon Water could investigate the potential for off-peak recycled water supply or supply to a suitable storage.

Both electricity and telephone services are provided throughout the town and can be expanded to meet the limited forecast growth. Anglesea is not supplied with reticulated gas. This is not an essential service and the supply of a reticulated network is demand driven. It is not expected that demand will be sufficient to warrant the provision of such a service to Anglesea, nevertheless the opportunities should be closely monitored.

Access to high speed broadband will be available through the roll-out of the National Broadband Network (NBN). It is expected that the advent of the NBN will provide opportunities for more people to work from home, support growth in the number of home based businesses, and improve access to services for businesses and residents.

Some areas of Anglesea are known for poor TV reception, particularly the lower lying areas, and some areas experience difficulties receiving some or all digital TV channels (Anglesea is in a 'moderate coverage area' as per [www.digitalready.gov.au](http://www.digitalready.gov.au)). The self-help transmitter site serving Anglesea and Aireys Inlet operated by the Surf Coast Shire Council is on the broadcaster candidate list for upgrade for conversion to digital. The site is in the Melbourne switchover area which is scheduled to switch to digital-only broadcasting on 31 December 2013. The site is unlikely to be converted until close to the switchover date.

The Anglesea Landfill site on Coalmine Road to the northeast of the township is classified as a Type 2 'valley fill' landfill accepting approximately 20,000 tonnes per annum of waste, including putrescible waste, solid inert waste and fill material. As an ongoing commitment to protecting the environment, Council undertakes quarterly groundwater monitoring at the landfill site and has scheduled the Stage 2 rehabilitation of Cell 1 during the 2010/11 financial year.

Council will install a landfill gas collection system in 2011/12 that will capture and treat methane, an important and potent greenhouse gas, from approximately 10 per cent of the landfill waste disposal area. It is estimated that this will result in a reduction of landfill gas from the site of around 600 to 700 tonnes of CO<sub>2</sub> per annum. The treatment system has been sized to accommodate an expansion of the gas collection system into all future landfill cells at the site, which will result in substantial further greenhouse gas reductions. The initial gas treatment method will be flaring as the cleaning, storage and distribution of the methane is not economically viable. However, promising new technologies are being



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investigated and future economic drivers could make reuse of the gas for energy recovery a viable option.

There are limited coastal recreational boating and fishing facilities such as jetties, moorings and boat ramps in and around Anglesea. There is a boat ramp at the Yacht Club in Point Roadknight and one at the foreshore caravan park. These have been assessed to be both in poor condition and lacking parking facilities to accommodate boat trailers. Further, the boat ramp at the caravan park is not publicly accessible<sup>5</sup>.

Several fishing platforms and boardwalks have been constructed along the Anglesea River as part of previous riverbank works, which provide valuable infrastructure for recreational anglers. There are no formal access and launching facilities for small boats on trailers along the river. A launching facility for small, non-motorised water craft such as kayaks, canoes, dinghies and sail boats could be provided to replace current informal areas, particularly in and around Coogoorah Park (e.g. on Bingley Parade at the end of Wray Street, and adjacent the boat shed near the playground) and on the west bank south of the Great Ocean Road bridge (e.g. at the paddle boat site or near the Four Kings beach car park). This would avoid erosion of riverbank areas and sedimentation of the river water by vehicle access, foot traffic and uncoordinated boat launching, and mitigate risks to users.

<b>Principles</b>	<ul style="list-style-type: none"> <li>• Service infrastructure will be provided in an efficient and cost effective manner that meets community needs and minimises effects on environmental and landscape values.</li> </ul>
<b>Strategic Directions</b>	<ul style="list-style-type: none"> <li>• Ensure stormwater run-off is managed to protect the environmental values of receiving waters and to minimise damage to properties.</li> <li>• Facilitate the provision of appropriate recreational water-related infrastructure.</li> <li>• Encourage the development and use of renewable energy sources.</li> <li>• Reduce the need for new landfill sites by minimising waste and maximising re-use and recycling, including facilitating the provision of resource recovery facilities.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>• Investigate the adequacy of the existing stormwater drainage system and suggest appropriate improvements, including measures to avoid backflow into the Great Ocean Road stormwater drains.</li> <li>• Implement actions relevant to Anglesea in the Surf Coast Shire Stormwater Management Plan.</li> <li>• Develop and implement drainage plans for the Camp Road and Cameron Road areas.</li> <li>• Undertake the necessary infrastructure upgrades to ensure Anglesea can receive digital TV signals upon switchover to digital-only broadcasting.</li> <li>• Lobby the State government to provide reticulated natural gas to Anglesea.</li> <li>• Continue to investigate opportunities to extract and use methane gas at the Anglesea landfill site.</li> <li>• Facilitate the rollout of the National Broadband Network.</li> <li>• Investigate options for the provision of formal launching facilities for small non-motorised watercraft along the Anglesea River.</li> <li>• Lobby relevant State government departments and agencies for the provision of improved, safe and accessible recreational boating facilities in Anglesea.</li> </ul>

<sup>5</sup> TNS Social Research, 2011; Western Coastal Board, 2010

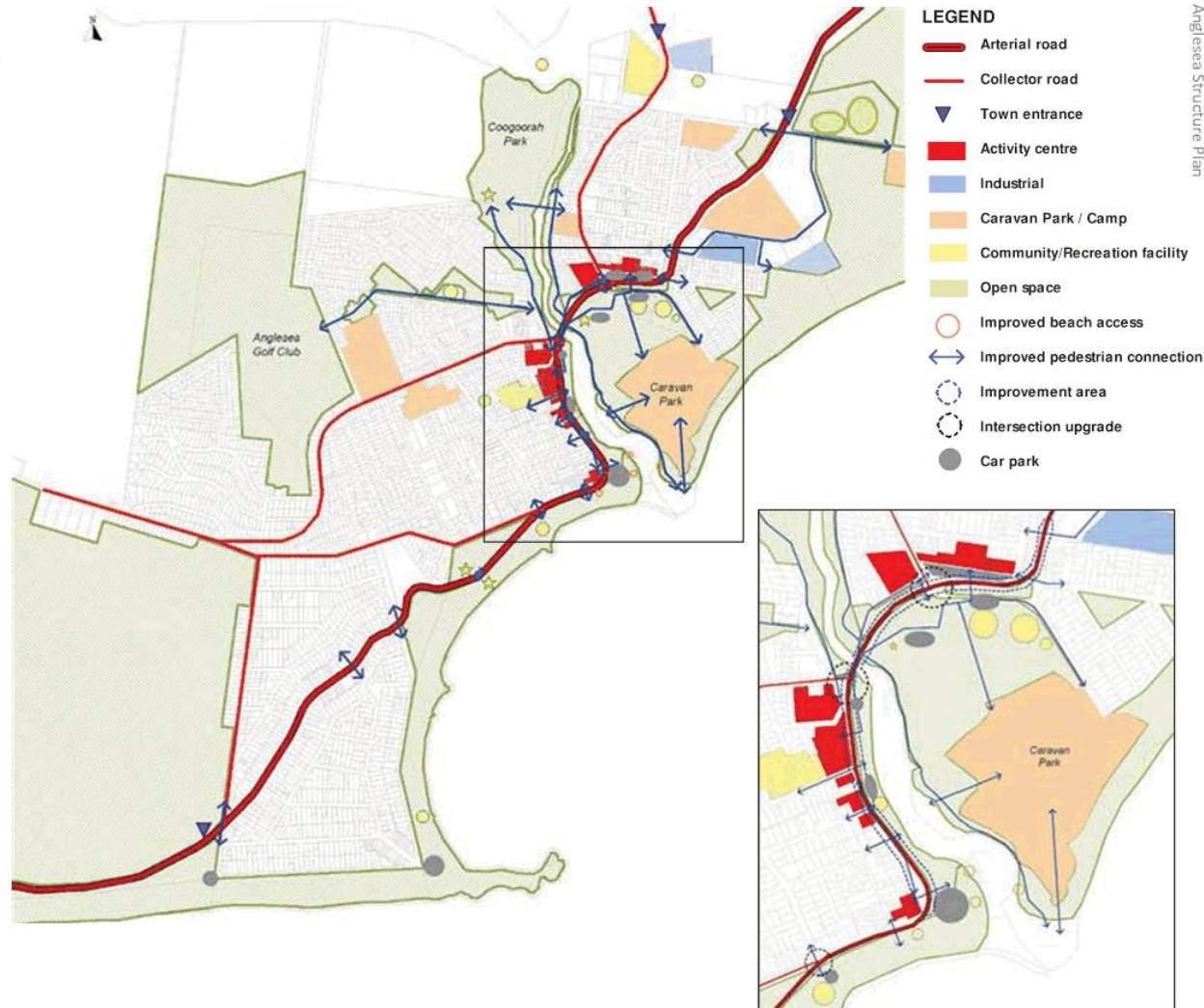
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**Figure 9: Sustainable transport options and infrastructure**

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**Key directions**

1. Improve pedestrian crossing of the Great Ocean Road at key points.
2. Improve pedestrian movement and connectivity within the east riverbank area between the shopping centre, caravan park and beach.
3. Improve pedestrian connectivity between the shopping centre, Lions Park, riverbank, community precinct, Diggers Parade, Four Kings and beach.
4. Improve the streetscape and pedestrian amenity between Noble Street and Four Kings.
5. Enhance pedestrian connectivity and safety between the shopping centre and adjoining areas.
6. Improve pedestrian/cyclist access to Coogoorah Park.
7. Improve pedestrian/cyclist access to and car parking at the SLSC.
8. Upgrade the Camp Road roundabout, Noble Street intersection and Murray Street/Harvey Street intersection.
9. Improve the efficiency and visual appearance of car parks.
10. Improve beach access to allow access for all abilities.
11. Provide cycle lanes on main routes within and outside town.
12. Enhance gateways at the entry points to the township through signage, landscaping and public art that strengthens Anglesea's sense of place.
13. Review speed limits on the Great Ocean Road and local roads.
14. Provide water related infrastructure along the river to enhance recreational use (e.g. boating, fishing).



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# 5. Implementation and Review

## 5.1 Implementation Schedule

This Structure Plan provides a high level strategic framework for planning and development in Anglesea over the next 20-30 years with identified principles and strategies to provide a basis for future decision making.

Implementation of the Structure Plan will follow three broad pathways:

1. **Planning Scheme changes and use or review of policy.** Following its adoption by Council, the Structure Plan's strategic intent will be embedded in the Surf Coast Planning Scheme via a planning scheme amendment process. This will see the key elements of the Plan translated into policy (e.g. the values, principles and strategic directions) and various changes to zones and overlays.
2. **Further strategic work to be undertaken.** The Structure Plan identifies a number of areas and matters where more detailed work will be required to strengthen aspects of the Plan. Examples are:
  - Investigating options to deliver housing diversity in the central areas of Anglesea.
  - Investigating the land use options and development potential of the old primary school site, disused water basin site and land north of Betleigh Street.
  - Preparing plans (e.g. urban design framework, urban design guidelines, streetscape plan) for the Camp Road Shopping Centre and Great Ocean Road boulevard.
  - Reviewing the adequacy of and providing recommendations for improvements to intersections, car parking areas and pedestrian crossing facilities.
3. **Other actions critical to attain the principles and directions of the Plan.** This includes specific implementation actions that sit outside the statutory planning framework, including capital works, partnerships, advocacy, lobbying, education, etc by Council and/or other organisations.

An implementation schedule is included at Appendix A. Proposed rezonings and investigation areas are shown on Figure 10.

## 5.2 Review

A review of the Structure Plan will be undertaken every five to ten years from the date of adoption by Council.

In relation to climate change, coastal acid sulfate soils and bushfire management, any strategies or actions in this Plan should be reviewed as further scientific data and mapping becomes available and when new state or national benchmarks or policies are established.

## 5.3 Funding

A range of funding sources will be explored to implement the actions of the Structure Plan. Sources include Council's Capital Works Program, operational budgets, grants, levies, etc.

To equitably assist with infrastructure funding in the municipality, Surf Coast Shire Council has resolved to implement Development Contributions Plans (DCP's) in several townships. A DCP is a statutory tool used to levy the proponents of new development for fair contributions towards specific, pre-scheduled physical and community infrastructure items. Following further investigation, Council may prepare a DCP for Anglesea to assist with the cost of delivering the infrastructure items needed to support the town's future growth and development.

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Figure 10: Proposed rezonings and investigation areas



Site No.	Land	Recommendation
A	44 Elizabeth Street	Rezoning from R1Z to PCRZ
B	10 Ellimatta Road	Rezoning from IN3Z to PCRZ
C	22-28 Camp Road	Rezoning from R1Z to CDZ to pursue integrated housing development
D	16-20 Harvey Street	Rezoning from PCRZ to a more appropriate zone
E	103 Great Ocean Road	Rezoning from R1Z to SUZ5 (subject to further review)
F	75 Camp Road	Investigate future long term development potential
G	69B Harvey Street	Assess options for future use of the site



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## Glossary

<b>Access for all</b>	A term indicating that no-one is discriminated against directly or indirectly regardless of disability. It may refer to any activity within the built, natural, social and economic environment.
<b>Activity centre</b>	An area that provides the focus for services and employment; where people shop, work, meet, relax and sometimes live. Centres range in size and use. They may be a shopping or community centre at the local or regional level.
<b>Adaptable housing</b>	Housing designed to be used by all people to the greatest extent possible. This includes families with children in prams and people with a temporary or permanent injury or a chronic illness. It is based on the premise that well designed housing reduces the risk of injury, ill health, and institutionalisation.
<b>Adaptation</b>	Adjustments in human or natural systems to climate changes that will occur despite efforts to reduce greenhouse gas emissions. Adaptation can help human and natural systems reduce their vulnerability to climate change and create new economic opportunities.
<b>Affordable housing</b>	Well-located housing, appropriate to the needs of a particular household, for households earning less than 80% of median income where the cost (whether mortgage repayments or rent) is no more than 30% of that household's income. Exceeding this percentage places people under 'housing stress', with housing costs adversely impacting their capacity to fund other basic and essential needs.
<b>Ageing in place</b>	This refers to an existing resident population ageing in their current location. Also a philosophy that advocates older residents being able to choose to remain in their homes with the help of external support services, rather than moving into residential care or retirement accommodation or out of their community.
<b>Best practice</b>	High operational standards considered the most effective and efficient means of achieving desired outcomes.
<b>Biodiversity</b>	The variation of taxonomic life forms within a given ecosystem or area. Biodiversity is often a measure of the health of biological systems to indicate the degree to which the aggregate of historical species is viable versus extinct.
<b>Built environment</b>	A man-made area consisting of buildings, infrastructure, parks, gardens, etc.
<b>Carbon sink</b>	A natural or man-made reservoir that accumulates and stores carbon for an indefinite period, e.g. a tree plantation or park.
<b>Carrying capacity</b>	The maximum number of people who can use an area without an acceptable alteration in the physical environment and a decline in the quality of the experience. The term refers to physical and biological factors and to social issues.
<b>Climate change</b>	Any change in climate over time whether due to natural variability or as a result of human activity. Human induced climate change is a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods.
<b>Community housing</b>	Broadly refers to some form of affordable or suitable housing provided by a not-for-profit community-based organisation. The intent is to provide additional housing stock for low and moderate income households, who cannot otherwise afford appropriate housing in a suitable location provided by the private sector.
<b>Conservation</b>	The protection, maintenance, management, sustainable use, restoration and enhancement of the natural environment.
<b>Conventional density housing</b>	Housing at a density of 10-15 dwellings per hectare.
<b>Dwelling</b>	A building used as a self-contained residence which houses people and includes a separate house, apartment, townhouse.
<b>Ecologically Sustainable Development (ESD)</b>	Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained and the total quality of life, now and in the future, can be increased.
<b>Ecosystem</b>	A dynamic complex of plant, animal, fungal and micro-organism communities, and the associated nonliving environment interacting as an ecological unit.
<b>Ecotourism</b>	Ecologically sustainable tourism with a primary focus on experiencing natural areas that fosters environmental and cultural understanding, appreciation and conservation.
<b>Empty nesters</b>	Parents whose children have left the family home to establish new households elsewhere.
<b>Environmental hazard</b>	A naturally or human induced occurring event which poses a threat to human health, life



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and the built or natural environment. Hazards can be geological (e.g. landslides, erosion, CASS), hydrological (e.g. flooding, salinity), climatic (e.g. droughts, heatwaves, storms) or bushfires.

<b>Estuary</b>	A semi-enclosed coastal body of water where salt from the open sea mixes with freshwater draining from the land.
<b>Greenfield development</b>	Development occurring on broadhectare vacant land rather than within existing residential areas.
<b>Greenhouse gas</b>	A gas which absorbs heat radiation in the atmosphere. Includes water vapour, carbon dioxide, methane, nitrous oxide and ozone.
<b>Higher density housing</b>	Residential developments at a density of 30 dwellings per hectare or higher. Generally located in or on the boundary of activity centres, where there is excellent access to public transport, retail facilities and open space.
<b>Housing diversity</b>	A variety of housing options, including different house sizes, designs, types and tenures which provide opportunity and choice to a diverse community and meet the changing needs of all household types and population groups over time.
<b>Housing stress</b>	Condition of households paying more than 30 per cent of their gross income on mortgage or rental repayments.
<b>Infill development</b>	Development, usually of a relatively small scale, on existing lots or redevelopment sites in established urban areas. Also referred to as 'intensification' of existing areas.
<b>Invasive species</b>	Species that are either introduced or Australian plants, animals, invertebrates and pathogens that become problems outside of their home ranges.
<b>Key workers</b>	Generally low and medium waged workers and casual employees who provide essential services, typically in sectors such as aged care, retail, hospitality, construction, health care, childcare, emergency services, education and social support sectors.
<b>Medium density housing</b>	Residential development with a density of one house per 300-400m <sup>2</sup> of land or 20 dwellings per hectare. Generally located close to and around the edges of activity centres and generally defined as more than one dwelling on an ordinary house block, or any form of attached housing such as townhouses or apartments.
<b>Mitigation</b>	Activities that are undertaken to reduce negative effects (e.g. the effects of climate change).
<b>Multi-unit development</b>	Development that involves building two or more residential buildings on a single lot.
<b>Natural environment</b>	Areas that exist in, or are formed by, nature, that is not artificial; incorporates cultural aspects.
<b>Nature-based tourism facility</b>	Any facility that enables visitors to enjoy a range of opportunities around natural attractions including (but not limited to): amenities (e.g. visitor and information centres), roofed accommodation (e.g. eco-lodges and standing camps), camping areas, tracks and walkways, bridges, roads, car parks, toilets, signage and interpretation panels, viewing platforms, wharves and boat ramps.
<b>Occupancy rate</b>	The proportion of dwellings that are permanently occupied by a household. It excludes holiday homes that are only temporarily occupied in a year.
<b>Occupied private dwelling</b>	These are all dwellings that are occupied by a household.
<b>Peak oil</b>	Refers to when the rate of global oil production reaches a peak i.e. it is the point at which the extraction of conventional crude oil from all oil fields in the world is at its maximum rate and signals when the rate of oil being produced will begin to decline and oil prices are likely to rise.
<b>Precautionary principle</b>	A term used to describe an approach where the lack of full scientific certainty is not used as a reason for postponing cost-effective measures where there are threats of serious or irreversible damage.
<b>Public housing</b>	Housing funded and provided by the government, which is leased to low-income or at-risk households.
<b>Redevelopment sites</b>	These are sites in already established areas not originally developed for residential uses, but identified for conversion to residential use. Examples include former school sites, derelict industrial land, former petrol stations and the like.
<b>Renewable energy</b>	Energy sources that are practically inexhaustible. Alternatives to non-renewable fossil fuels (such as coal and oil), including solar, hydro and wind energy.
<b>Residential aged care facility</b>	A building used to provide accommodation and personal or nursing care for the aged.
<b>Resilience</b>	The ability to absorb disturbances, to be changed and then to reorganise and still have the same identity (retain the same basic structure and ways of functioning). It includes the ability to learn from the disturbance.

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<b>Retirement village</b>	Land used to provide permanent accommodation for retired people or the aged.
<b>Risk</b>	The probability that a situation will produce harm under specific conditions. Risk is generally defined as a combination of the likelihood of an occurrence and the impact or consequence of that occurrence.
<b>Sense of place</b>	A characteristic that some geographic places have and some do not. It is often defined as those characteristics that make a place special or unique, as well as those that foster a sense of authentic human connection.
<b>Setting</b>	Describes the character of a place, which takes into account its physical, social and cultural features.
<b>Settlement boundary</b>	A management tool to contain urban areas and limit their expansion. It divides land that is urban (used for housing, shops, factories, etc) from land that is nonurban (used for conservation, agriculture, mineral extraction, etc). The settlement boundary encourages urban consolidation and protects valued non-urban areas from urban development.
<b>Single detached house</b>	A free standing dwelling located on a separate lot.
<b>Social housing</b>	Rental housing that is provided and/or managed by government or non-government organisations, including public and community housing.
<b>Sustainable development</b>	Development carried out in such a way as to meet the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Sustainable tourism</b>	Tourism that meets the needs of present generations without compromising the needs of future generations. More commonly perceived as tourism that does not negatively impact the environment, economy, culture and society of a particular destination; ecotourism is a form of sustainable tourism.
<b>Tenure type</b>	Tenure types include owner (fully owned or being purchased/ with mortgage), renter (private housing or public housing/community housing), rent free, life tenure scheme, shared equity or rent/buy scheme.
<b>Universal design</b>	The design of buildings and environments that can be used by all people, to the greatest extent possible, without the need for adaptation or specialised design.
<b>Vulnerability</b>	A combination of exposure (risk) and capacity to respond (resilience).
<b>Walkability</b>	Walkable communities make pedestrian activity possible and inviting, thus expanding sustainable transportation options, and create townships and streetscapes that foster walking, ensuring safe and inviting pedestrian corridors, linkages and facilities. Typically, most people will consider walking up to 400m (5 minutes) to local attractors or daily activities, and 800m (10 minutes) to a major attractor or town centre.
<b>Young families</b>	One and two parent families with young children, generally of pre and primary school age.

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## Acronyms

<b>ABS</b>	Australian Bureau of Statistics
<b>AHD</b>	Australian Height Datum
<b>ANGAIR</b>	Anglesea Aireys Inlet Society for the Protection of Flora and Fauna
<b>ARDP</b>	Anglesea Residential Development Policy
<b>B1Z</b>	Business 1 Zone
<b>CASS</b>	Coastal Acid Sulfate Soils
<b>CFA</b>	Country Fire Authority
<b>CCMA</b>	Corangamite Catchment Management Authority
<b>CDZ</b>	Comprehensive Development Zone
<b>DDO</b>	Design and Development Overlay
<b>DEM</b>	Digital Elevation Model
<b>DEECD</b>	Department of Education and Early Childhood Development
<b>DHS</b>	Department of Human Services
<b>DOT</b>	Department of Transport
<b>DPCD</b>	Department of Planning and Community Development
<b>DPI</b>	Department of Primary Industries
<b>DSE</b>	Department of Sustainability and Environment
<b>EPA</b>	Environment Protection Authority
<b>ESD</b>	Ecologically Sustainable Development or Design
<b>ESO</b>	Environmental Significance Overlay
<b>EVC</b>	Ecological Vegetation Class
<b>FO</b>	Floodway Overlay
<b>GORCC</b>	Great Ocean Road Coast Committee
<b>IN3Z</b>	Industrial 3 Zone
<b>LATM</b>	Local Area Traffic Management Plan
<b>LPPF</b>	Local Planning Policy Framework
<b>LSIO</b>	Land Subject to Inundation Overlay
<b>MSS</b>	Municipal Strategic Statement
<b>NCO</b>	Neighbourhood Character Overlay
<b>OOH</b>	Office of Housing
<b>PCRZ</b>	Public Conservation and Resource Zone
<b>PPRZ</b>	Public Park and Recreation Zone
<b>R1Z</b>	Residential 1 Zone
<b>RCZ</b>	Rural Conservation Zone
<b>RDV</b>	Regional Development Victoria
<b>SLO</b>	Significant Landscape Overlay
<b>SMO</b>	Salinity Management Overlay
<b>SPPF</b>	State Planning Policy Framework
<b>SUZ5</b>	Special Use Zone Schedule 5
<b>VCC</b>	Victorian Coastal Council
<b>VCEC</b>	Victorian Competition and Efficiency Commission
<b>VPO</b>	Vegetation Protection Overlay
<b>VPP</b>	Victoria Planning Provisions
<b>WCB</b>	Western Coastal Board
<b>WMO</b>	Wildfire Management Overlay

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## Appendix A: Implementation Schedule

No.	Action	Timeframe	Lead Party	Partners	Funding
<b>0. Planning Scheme changes</b>					
0.1	<p>Prepare an amendment to the Surf Coast Planning Scheme to:</p> <ul style="list-style-type: none"> <li>– Modify Clause 21.11 (Anglesea Strategy) of the MSS reflecting the directions and principles of the Anglesea Structure Plan and include the Structure Plan as a reference document.</li> <li>– Delete the Anglesea Residential Development Policy (ARDP) at Clause 22.06 and transfer the performance measures into overlays.</li> <li>– Apply a NCO and DDO to R1Z zoned land, incorporating the performance measures of the ARDP, and modify the SLO3 to limit its scope to vegetation controls only.</li> <li>– Rezone the Anglesea Bushland Reserve at 44 Elizabeth Street from R1Z to PCRZ in recognition of its status as a Crown land reserve.</li> <li>– Rezone land on the eastern edge of the industrial estate from IN3Z to PCRZ in recognition of its environmental significance.</li> <li>– Rezone land at 16-20 Harvey Street from PCRZ to an appropriate zone that reflects its private ownership as well as the environmental constraints.</li> <li>– Rezone the former primary school site at 22-28 Camp Road from R1Z to CDZ to guide its future redevelopment for an integrated housing development.</li> <li>– Rezone the Noble Street shops at 103 Great Ocean Road from R1Z to SUZ5 (subject to further review).</li> <li>– Correct overlay anomalies.</li> </ul>	Short term	SCS	DPCD	SP
<b>1. Responsible growth and development</b>					
<b>1.1 Restrained growth</b>					
1.1.1	Investigate the options for future use of the water basin site at 69B Harvey Street.	Short term	SCS	Barwon Water	SP
1.1.2	At the appropriate time investigate the potential, if any, for residential development of land north of Belleigh Street.	Medium term	SCS	Alcoa, DSE, DPCD	SP
1.1.3	Monitor the supply of and demand for residential land and other growth drivers bi-annually and review the Structure Plan as necessary.	Ongoing	SCS		SP
<b>1.2 Housing diversity and choice</b>					
1.2.1	Review the minimum lot size / density provisions in the central areas of Anglesea to encourage housing diversity.	Short term	SCS		SP
1.2.2	Undertake further research to develop a thorough understanding of the housing market in Anglesea, including the demand for smaller housing types (in particular from retirees and empty nesters wishing to downsize) and options/tools/incentives for delivery.	Short term	SCS		SP
1.2.3	Investigate the options for affordable housing in Anglesea, in particular on the old primary school site.	Short term	SCS	OOH, HA	SP, CD

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No.	Action	Timeframe	Lead Party	Partners	Funding
<b>1.3 Site responsive and sustainable design</b>					
1.3.1	Review the fencing controls of the ARDP and SLO3.	Short term	SCS		SP
1.3.2	Use the <i>Surf Coast Sustainable Design Book (2010)</i> to provide information to applicants and the local building industry to encourage design excellence and environmentally sustainable design practices.	Ongoing	SCS		
1.3.3	Identify educational activities that will promote the retrofitting of existing dwellings to encourage residents to make their homes more sustainable and adaptable for different life stages.	Ongoing	SCS	Sustainability Victoria	E
<b>2. A healthy and protected natural environment</b>					
<b>2.1 Environmental assets</b>					
2.1.1	Encourage the use of indigenous species listed in the <i>Indigenous Planting Guide (2003)</i> and CFA's <i>Landscaping for Bushfire (2011)</i> in landscape plans.	Ongoing	SCS		
2.1.2	Exempt the removal of environmental weeds identified in <i>Environment Weeds: Invaders of our Surf Coast (2<sup>nd</sup> Edition, 2002)</i> from planning permit requirements.	Ongoing	SCS		
2.1.3	Continue to develop and implement weed control programs in conjunction with local volunteer groups and public land managers, including removal of woody weed species that add to the fuel load within and adjacent the township.	Ongoing	SCS	DSE, GORCC, CCMA, local groups	E, External
2.1.4	Continue to develop and implement domestic and pest animal control programs in cooperation with other agencies and community groups.	Ongoing	SCS	DSE, DPI, CCMA GORCC, local groups	E, External
2.1.5	Continue the enforcement of dog regulations and investigate the need for further regulation in sensitive areas and the potential for the provision of a dedicated, fenced off-leash area.	Ongoing	SCS		LL
2.1.6	Continue to prepare and implement management plans for Council owned and/or managed nature reserves.	Ongoing	SCS		E
2.1.7	Participate with existing community organisations and networks such as ANGAIR and the Community House to raise awareness in the community of the importance of protecting indigenous vegetation.	Ongoing	SCS	Local groups	E, CD
2.1.8	Identify opportunities to mitigate high rates of coastal erosion to the north of the boat ramp at Point Roadknight, which is undermining Coastal Moonah Woodland (see also 2.4.6).	Short term	SCS	GORCC	E, GORCC
2.1.9	Promote responsible recreational use of nature reserves and Crown land, including through designated roads and tracks for vehicles, trail bikes, bicycles and walkers; closure and rehabilitation of informal tracks; review of parking locations; fencing off of sensitive areas to avoid disturbance; provision of directional and interpretive signage; and upgrading of lookouts and viewing platforms.	Ongoing	SCS	GORCC, DSE, ParksVic, Alcoa	CWP, External
2.1.10	Monitor the air quality in and around Anglesea and other environmental impacts of the coal mine and power station.	Ongoing	SCS	EPA, Alcoa	E, External
<b>2.2 River and coastal management</b>					
2.2.1	Reinstate, stabilise and/or revegetate eroded areas along the riverbanks and restrict or manage access to the river edges (e.g. place bollards to prevent vehicle access close to the river and construct boardwalks or platforms for pedestrian access, fishing and boat/kayak/canoe launching).	Short term	SCS	CCMA, GORCC	CWP
2.2.2	Investigate options for the appropriate protection of the environmental values of the Anglesea River through the Planning Scheme (e.g. application of the ESO).	Short term	SCS	DSE, GORCC	SP



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No.	Action	Timeframe	Lead Party	Partners	Funding
2.2.3	Continue to undertake regular monitoring of the water quality and health of the river and work with other agencies and organisations to improve the river health.	Ongoing	SCS	CCMA, DSE, EPA, ParksVic, DPI, GORCC, Alcoa	E, External
2.2.4	Undertake drainage improvements to existing car parks to minimise runoff of nutrients and contaminants into the river.	Short term	SCS		CWP
2.2.5	Review and implement the Anglesea River Estuary Management Plan.	Short term	CCMA	SCS, GORCC, DSE, ParksVic, EPA, DPI	E, External
2.2.6	Support studies and further research to create greater understanding of the river system, including the sources affecting water quality, the interaction between surface and ground water and detailed information on CASS.	Ongoing	SCS	DSE, CCMA	
2.2.7	Participate in the development and implementation of a new Coastal Management Plan by GORCC to guide the future management of the coastal reserves.	Short term	GORCC	SCS	GORCC
2.2.8	Licence all commercial operators who use Council managed land or coastal Crown land and manage the liability risks.	Ongoing	SCS	DSE, GORCC	E, LL, External
<b>2.3 Environmental hazards</b>					
2.3.1	Review and prioritise maintenance requirements for Council's recreational facilities, public spaces and infrastructure assets at risk from environmental hazards.	Short term	SCS		AM
2.3.2	Require any development or works within CASS risk areas (generally below the 5m AHD contour) that may cause the disturbance of CASS to have been assessed against the <i>CASS Best Practice Guidelines</i> (2010) to determine hazard from CASS. If a CASS hazard is identified a CASS Management Plan (or other suitable plan) consistent with the <i>Best Practice Guidelines</i> should be developed.	Ongoing	SCS		
2.3.3	Work with State Government departments and agencies to improve mapping and the level of information of environmental hazards.	Ongoing	SCS	DSE, DPCD, CCMA, CFA, DPI	SP, External
2.3.4	Continually update and implement Anglesea's Township Protection Plan for bushfire management based on scientific evidence and best practice fire behaviour/risk models.	Ongoing	SCS	CFA, DSE, ParksVic, Local groups	EM, External
2.3.5	Maintain close working relationships with DSE/Parks Victoria and the CFA to develop appropriate fire management strategies and community education campaigns to strengthen community resilience to bushfire.	Ongoing	SCS	CFA, DSE, ParksVic	EM, External
2.3.6	Work with the Municipal Fire Prevention Committee to consider the impact of bushfire protection measures on land use planning.	Ongoing	SCS	CFA, DSE, ParksVic	EM
2.3.7	Continue to develop and implement Fire Management Plans for Council owned and managed nature reserves.	Ongoing	SCS		E, EM
<b>2.4 Planning for climate change</b>					
2.4.1	Undertake further climate change and peak oil vulnerability and risk assessments to identify local risks and inform future land use, infrastructure, transport, open space and natural resource management planning.	Short term	SCS	DSE, CCMA, GORCC	SP, E, External

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No.	Action	Timeframe	Lead Party	Partners	Funding
2.4.2	Implement appropriate planning scheme policies and overlays which control development occurring in areas sensitive to predicted risks from sea level rise.	Short term	SCS	DSE, DPCD	SP
2.4.3	Implement community engagement programs and support actions of community groups to encourage a low carbon, resilient and sustainable community.	Short term	SCS	Local groups	E, CD
2.4.4	Review and prioritise maintenance requirements for Council's recreational facilities, public spaces and infrastructure assets at risk from the impacts of climate change.	Short term	SCS		AM
2.4.5	Undertake a study to investigate the impacts of future sea level rise and rising river levels on the stormwater drainage system around the Anglesea River and surrounding areas to identify appropriate infrastructure improvements (see also 5.5.1).	Short/Medium term	SCS	CCMA	ES
2.4.6	Work with GORCC to identify and implement measures to address coastal erosion (see also 2.1.8).	Short term	SCS	GORCC	E, GORCC
2.4.7	Minimise greenhouse gas emissions from the Anglesea landfill and investigate opportunities to capture and re-use landfill gas (see also 5.5.6).	Short term	SCS		ES
2.4.8	Implement the recommendations of the Surf Coast Shire Climate Change Strategy.	Short term	SCS		E
<b>2.5 Cultural heritage and landscape values</b>					
2.5.1	Conduct an assessment of remaining potential heritage places in Anglesea as part of the next stage of the Surf Coast Shire Heritage Study.	Short term	SCS		SP
2.5.2	Engage with traditional owners through recognised cultural group organisations on planning and natural resource matters that may affect their native title rights or traditional cultural heritage values.	Ongoing	SCS	Wathaurong	

**3. A sustainable community**

**3.1 A connected community**

3.1.1	Implement community development and capacity building strategies and programs.	Ongoing	SCS		CD
3.1.2	Establish community partnership groups to develop and implement plans, projects, etc.	Ongoing	SCS		CD
3.1.3	Provide unique and interesting signage, landscaping and appropriate art installations at the key gateways to Anglesea and in public areas.	Short term	SCS	SCT, BATA, Local groups	CWP, EDT, External

**3.2 A healthy community**

3.2.1	Implement the recommendations of the McMillan Street Community Precinct Master Plan.	Short/Medium term	SCS		CWP, CD, AFS
3.2.2	Investigate the feasibility of providing an Abbeyfield model aged care facility at the McMillan Street Community Precinct.	Short term	SCS		AFS
3.2.3	In accordance with the Surf Coast Early Years Plan 2009-13, develop a Community Hub Plan that incorporates early years and universal services and activities.	Short term	SCS		AFS
3.2.4	Investigate opportunities for increased accessibility to nature reserves and beaches for people with mobility issues (improve access, availability of beach wheelchairs).	Short term	SCS		AFS, CD
3.2.5	Continue to engage with relevant government departments in planning for service provision for all ages in Anglesea.	Ongoing	SCS	DHS, DPCD, DOT	AFS, CD
3.2.6	Continue to develop improved transport initiatives as part of the Transport Connections Program.	Ongoing	SCS	DOT	CD
3.2.7	Monitor service capacity and demand as the population grows and changes to inform coordinated and responsive service and facility planning.	Ongoing	SCS		AFS, CD



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No.	Action	Timeframe	Lead Party	Partners	Funding
<b>3.3 An active community</b>					
3.3.1	Incrementally implement the outstanding works arising from Council's Pathways Strategy and periodical review (see also 5.2.1).	Short/Medium term	SCS	VicRoads, GORCC	CWP, External
3.3.2	Liaise with State and Federal governments and their agencies to attract funding and resources to support recreation projects that meet the needs of the community.	Ongoing	SCS	DHS, DPCD, SRV	CD
3.3.3	Develop a new regional play space on the Riverbank near the beach car park and a local playground at Point Roadknight in accordance with the Playground Strategy.	Short/Medium term	SCS	GORCC	CWP, External
3.3.4	Incrementally implement the remaining stages of the Anglesea Riverbank Master Plan and the landscape plan for the Carnival Site / Lions Park.	Short/Medium term	SCS	DSE, GORCC	CWP, External
3.3.5	Facilitate the redevelopment of the Anglesea Skate Park and Bowling Club.	Short term	SCS	DSE, Skate Park Committee, Bowling Club	CWP, External
3.3.6	Support the ongoing development of the Anglesea Bike Park as a regional facility.	Ongoing	SCS	Bike Park Committee	CWP, External
3.3.7	Work in partnership with local sport/recreation clubs and community groups to plan, develop, upgrade and operate facilities.	Ongoing	SCS	Local groups	CD
3.3.8	Identify areas for the development of public open space in the long term to respond to the impacts of climate change and future population and visitor growth.	Medium term	SCS		OS
3.3.9	Develop closer working relationships with other agencies directly involved in land use and recreational management in Anglesea.	Ongoing	SCS	ParksVic, DSE, GORCC	E, CD

<b>4. A prosperous local economy</b>					
<b>4.1 Activity centres</b>					
4.1.1	Relax the shop provisions of the SUZ5 to encourage more viable year round retail and commercial activities that do not compete with the main shopping centre.	Short term	SCS		SP
4.1.2	Prepare and implement an Urban Design Framework or Structure Plan for the Camp Road Shopping Centre to guide the form and location of future growth, the interface and (pedestrian) connectivity with surrounding areas, access and parking, and public open space and amenities.	Short/Medium term	SCS	Local traders	SP
4.1.3	Prepare and implement urban design guidelines and a streetscape plan for the west side of the Great Ocean Road between Noble Street and Four Kings to enhance pedestrian amenity and connectivity and strengthen links with the river environs.	Short term	SCS	Local traders, Residents	SP
4.1.4	Investigate the suitability of rezoning the Noble Street shops from R1Z to SUZ5.	Short term	SCS		SP
<b>4.2 Industry</b>					
4.2.1	Investigate long term opportunities for relocation of the industrial estate afforded by the future closure of the Anglesea landfill site.	Medium term	SCS		SP, EDT, ES
4.2.2	Monitor the effects of continued mining operations and identify opportunities should the mine cease to operate.	Short/Medium term	SCS	EPA, Alcoa	SP, E

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No.	Action	Timeframe	Lead Party	Partners	Funding
<b>4.3 Tourism</b>					
4.3.1	Investigate opportunities for a local shuttle bus service during the summer school holidays and other peak periods.	Short term	SCS	BATA, SCT	EDT
4.3.2	Lobby V/Line to operate more frequent bus services during peak periods.	Ongoing	SCS	V/Line, DOT	EDT
4.3.3	Develop economic stimulus strategies to attract visitors to Anglesea to ensure shops are viable year round, including promotion of Anglesea and organisation of events.	Short term	SCS	BATA, SCT	EDT

<b>5. Sustainable transport options and infrastructure</b>					
<b>5.1 Public transport</b>					
5.1.1	Investigate the opportunities for a seasonal local shuttle or community bus that loops around town and stops at key destinations.	Short term	SCS	BATA, SCT	EDT
5.1.2	Advocate the State Government and local providers for improved public transport services.	Ongoing	SCS	DOT, V/Line	CD
5.1.3	Continue to support and lobby for the development of locally responsive transport initiatives through the Transport Connections Program.	Ongoing	SCS	DOT	CD
5.1.4	Develop a 'Community Transport Strategy'.	Ongoing	SCS		CD
<b>5.2 Walking and cycling</b>					
5.2.1	Incrementally implement the outstanding works arising from Council's Pathways Strategy and periodical review (see also 3.3.1).	Short/Medium term	SCS	VicRoads, GORCC	CWP, External
5.2.2	Review the adequacy of and provide recommendations for improvement of pedestrian crossing facilities in the following locations: <ul style="list-style-type: none"> <li>- between the main shopping centre and bowling club</li> <li>- Great Ocean Road bridge</li> <li>- Noble Street intersection</li> <li>- Surf Life Saving Club</li> <li>- intersection of Great Ocean Road and Ellimatta Road</li> <li>- between the Harvey Street and cliff top lookouts</li> <li>- between the northern and southern sections of Melba Parade</li> <li>- intersection of Great Ocean Road and O'Donohue Road</li> <li>- intersection of Great Ocean Road and Third Avenue</li> </ul>	Short/Medium term	SCS	VicRoads	ES
5.2.3	Develop well defined pedestrian routes and directional signage to discourage pedestrian use of the Great Ocean Road verge between the shopping centre and the bridge.	Short term	SCS	VicRoads	ES
5.2.4	Construct a continuous and accessible trail circuit on the east riverbank adjacent to Fairylands and the caravan park to improve pedestrian connections between the shopping centre, beach, caravan park and residential areas to the east; and rationalise the track system to minimise the number of tracks, revegetate informal tracks and introduce fencing the full extent of the caravan park boundary to discourage informal access.	Short term	SCS	DSE, GORCC	CWP, External
5.2.5	Improve pedestrian/cycle access and directional signage to Coogoorah Park.	Short term	SCS		CWP
5.2.6	Investigate opportunities to enhance pedestrian connectivity between the eastern end of the main shopping centre and the eastern and north-eastern parts of Anglesea (including Purnell Street,	Short/Medium term	SCS		ES, CD

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No.	Action	Timeframe	Lead Party	Partners	Funding
	industrial estate and recreation camps), including provision of a footpath along the Great Ocean Road and pedestrian crossings in appropriate locations.				
5.2.7	Review the effectiveness of the pedestrian proof fence on the bend of the Great Ocean Road at Four Kings and investigate opportunities to enhance the pedestrian amenity and connectivity in this area	Short term	SCS		ES
5.2.8	Support the completion of the Surf Coast Walk between Torquay and Lorne.	Short term	GORCC	SCS	GORCC
5.2.9	Explore the establishment of a community bike hire scheme.	Short term	SCS		CD
5.2.10	Identify appropriate speed limit and design standards for roads and pedestrian priority areas to support safe walking and cycling.	Short/Medium term	SCS	VicRoads	ES
5.2.11	Develop an education campaign to promote bike use and walking in conjunction with the Pathways Strategy and other related plans or strategies.	Short/Medium term	SCS	Bike Safe, Bicycle Victoria	CD, ES, External
<b>5.3 Traffic management</b>					
5.3.1	Implement measures recommended in the Anglesea Local Area Traffic Management Plan and subsequent action plan, subject to further community consultation and review, including: <ul style="list-style-type: none"> <li>Measures to upgrade the Noble Street, Tonge Street and Harvey Street/Murray Street intersections.</li> <li>Appropriate measures to address speeding on local roads, in particular Parker Street, McMillan Street, Noble Street and Harvey Street.</li> </ul>	Short/Medium term	SCS	VicRoads	CWP, External
5.3.2	Liaise with VicRoads to: <ul style="list-style-type: none"> <li>Identify measures to improve traffic flows on the Great Ocean Road during peak holiday periods, including seasonal traffic management measures and promotion of alternative (inland) routes to the Great Ocean Road for through traffic.</li> <li>Investigate the feasibility of upgrading the Camp Road roundabout.</li> <li>In the longer term, investigate potential alternative routes in and around Anglesea.</li> <li>Review the speed limit on the Great Ocean Road through Anglesea (implementation of a year-round 50 km/h speed limit and 40 km/h seasonal speed limit in high pedestrian areas).</li> </ul>	Short/Medium term	SCS	VicRoads	ES, External
5.3.3	Encourage emergency management agencies and Surf Coast Shire to more actively engage in dialogue with the community on perceived safety and risk issues associated with single access in and out of town.	Short term	SCS	DSE, CFA, Victoria Police, VicRoads	EM, External
<b>5.4 Car parking</b>					
5.4.1	Undertake a parking study for the town centre to establish the true parking demand and to identify recommendations for improvement.	Short/Medium term	SCS	Local traders	SP
5.4.2	Review the adequacy of and provide recommendations for improvements to the car parking areas at the Bowling Club, Lions Park, Coogoorah Park, Riverbank, Surf Life Saving Club, Point Roadknight beach and O'Donohues beach.	Short/Medium term	SCS	GORCC	ES
5.4.3	Investigate options to provide additional parking for buses and long vehicles.	Short term	SCS		ES, EDT
5.4.4	Install directional signage to encourage use of the informal car parking areas near the bowling club and Lions Park as overflow parking facilities for visitors to the town centre and riverbank.	Short term	SCS	VicRoads	CWP
5.4.5	Undertake an adequate level of enforcement of parking restrictions during peak periods to improve parking compliance and to encourage parking turnover.	Ongoing	SCS		LL

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No.	Action	Timeframe	Lead Party	Partners	Funding
<b>5.5 Service and other infrastructure</b>					
5.5.1	Investigate the adequacy of the existing stormwater drainage system and suggest appropriate improvements, including measures to avoid backflow into the Great Ocean Road stormwater drains (see also 2.4.5).	Short/Medium term	SCS		ES
5.5.2	Implement actions relevant to Anglesea in the Surf Coast Shire Stormwater Management Plan.	Short/Medium term	SCS		CWP
5.5.3	Develop and implement drainage plans for the Camp Road and Cameron Road areas.	Short term	SCS		CWP
5.5.4	Undertake the necessary infrastructure upgrades to ensure Anglesea can receive digital TV signals upon switchover to digital-only broadcasting.	Short term	SCS		CWP
5.5.5	Lobby the State government to provide reticulated natural gas to Anglesea.	Ongoing	SCS	RDV	EDT
5.5.6	Continue to investigate opportunities to extract and use methane gas at the Anglesea landfill site (see also 2.4.7).	Short/Medium term	SCS		CWP
5.5.7	Facilitate the rollout of the National Broadband Network.	Short term	SCS		External
5.5.8	Investigate options for the provision of formal launching facilities for small non-motorised watercraft along the Anglesea River.	Short term	SCS		CD, E
5.5.9	Lobby relevant State government departments and agencies for the provision of improved, safe and accessible recreational boating facilities in Anglesea.	Short term	SCS	DOT	CD, E

Short term – 1-3 years; Medium term – 3-10 years; Long term 10 years +

AFS – Aged & Family Services  
EM – Emergency Management  
CWP – Capital Works Program

AM – Asset Management  
ES – Engineering Services  
External – Funding from external organisations or grants

CD – Community Development  
LL – Local Laws

E – Environment  
SP – Strategic Planning

EDT – Economic Development & Tourism  
OS – Open Space Planning

**5.2 - APPENDIX: 1 - Anglesea Structure Plan 2012**

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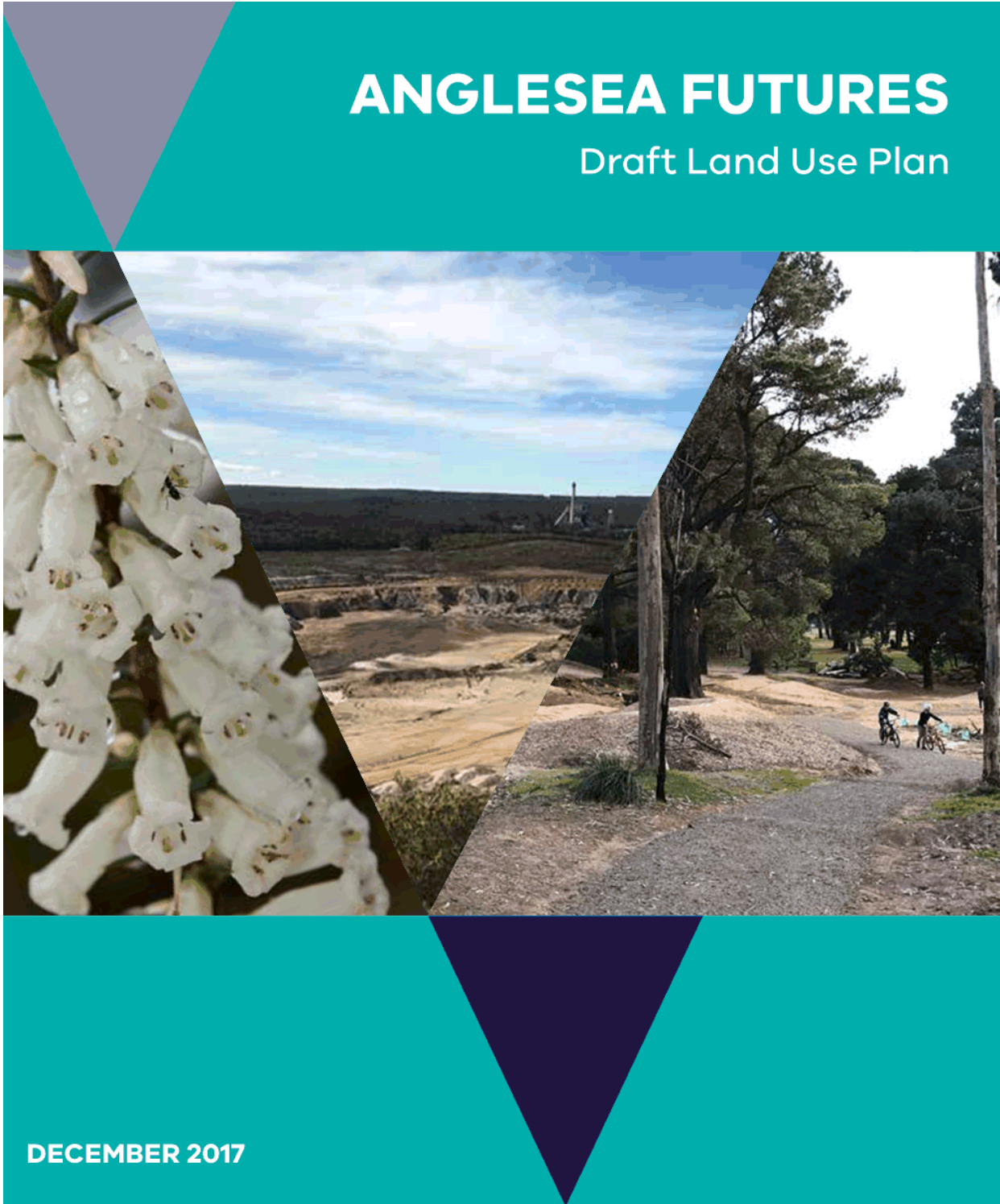
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5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan





## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan



### Images:

Photograph on front cover courtesy of Parks Victoria

Photographs on page 15 courtesy of Parks Victoria and Deakin University

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## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

# EXECUTIVE SUMMARY

Following the closure of the mine and power station north of Anglesea, there is an exciting opportunity to plan for the future. The areas of modified landscapes within the study area provide a very rare opportunity to facilitate significant environmental improvements and development. Change in the study area can take advantage of the proximity to the Great Ocean Road, complement the Anglesea township and support the broader regional economy.

The Anglesea Futures Land Use Plan is to establish the land use direction for public and private land in the study area. Being at a strategic level the final Land Use Plan will inform future decisions on activities, management, protection, changes to land tenure and any development on the land. An implementation framework, based on the final Land Use Plan, is required to guide the realisation of the proposed land uses.

This Draft Land Use Plan has been prepared by the Victorian Government Department of Environment, Land, Water and Planning (DELWP). It is a draft for consultation, providing the community and all stakeholders with the opportunity to have their say before the land use direction is refined and finalised.

**Feedback can be provided by 28 February 2018 through: <https://engage.vic.gov.au/angleseafutures>**

The Draft Land Use Plan has been informed by:

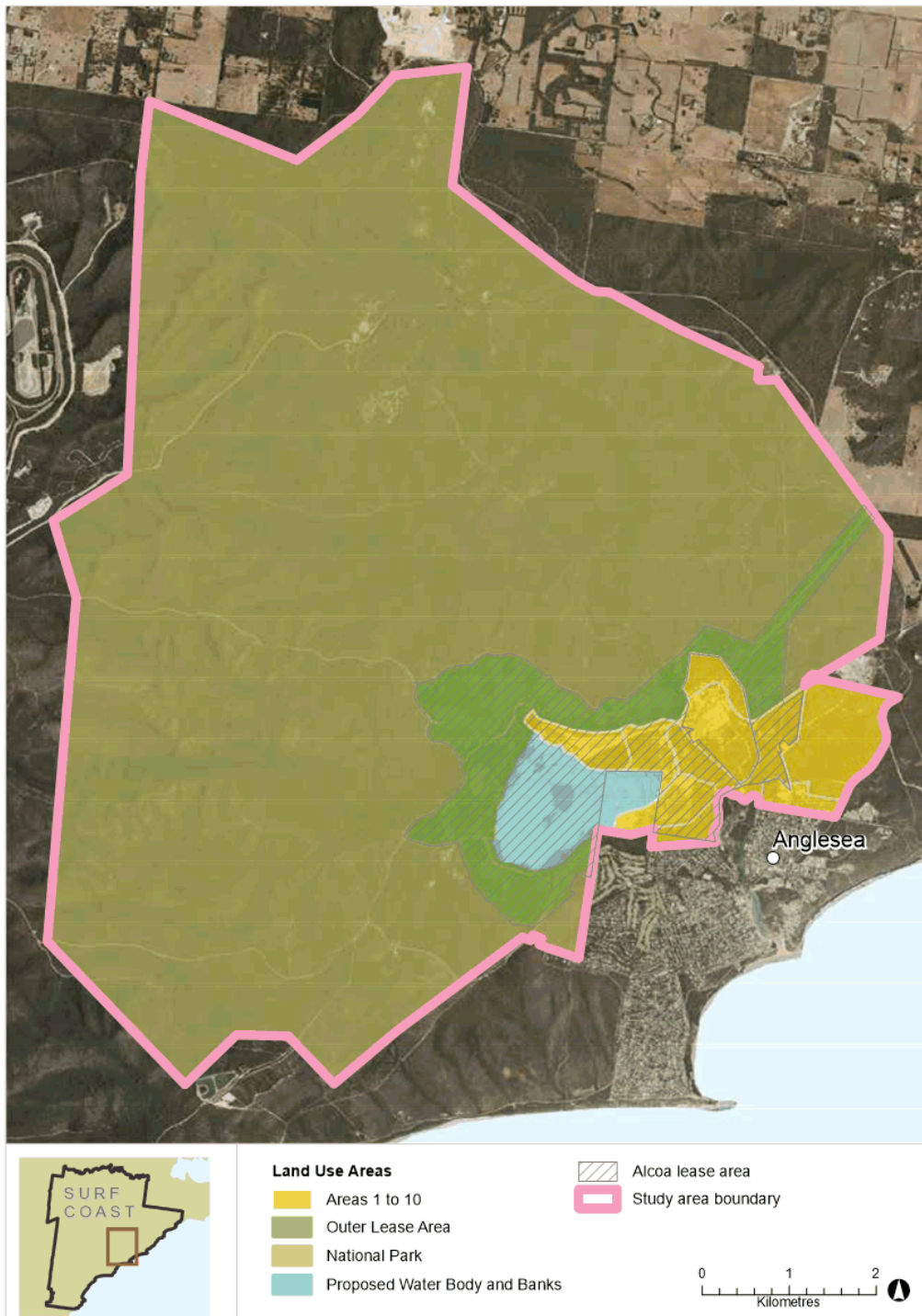
- land use ideas, including feedback on the *Land Use Scenarios Discussion Paper* and throughout the Anglesea Futures Community Conversations series
- policy and legislation, that establish the strategic context for decision making across environmental, economic and community issues
- land attributes, including:
  - areas of significance, values and constraints
  - the draft Mine Rehabilitation and Closure Plan prepared by Alcoa of Australia Limited (Alcoa)
  - Anglesea River management requirements
- the consideration of the strategic implications of different land uses.

The Draft Land Use Plan proposes a range of land uses across the study area. This includes the 10 areas that are subject to land use change, together with areas with a set land use, including the 'Proposed Water Body and Banks', 'National Park' and the 'Outer Lease Area' (see map on page ii showing the areas which make up the study area).

The land use directions for these areas seek to reflect and balance the environmental features of the land with the significant opportunities, particularly for tourism and recreation activities (see map on page iii and Section 5). The Draft Land Use Plan proposes a possible future for the study area that is characterised by its significant natural values with complementary major tourism facilities and recreation areas with improved public access and environmental outcomes.

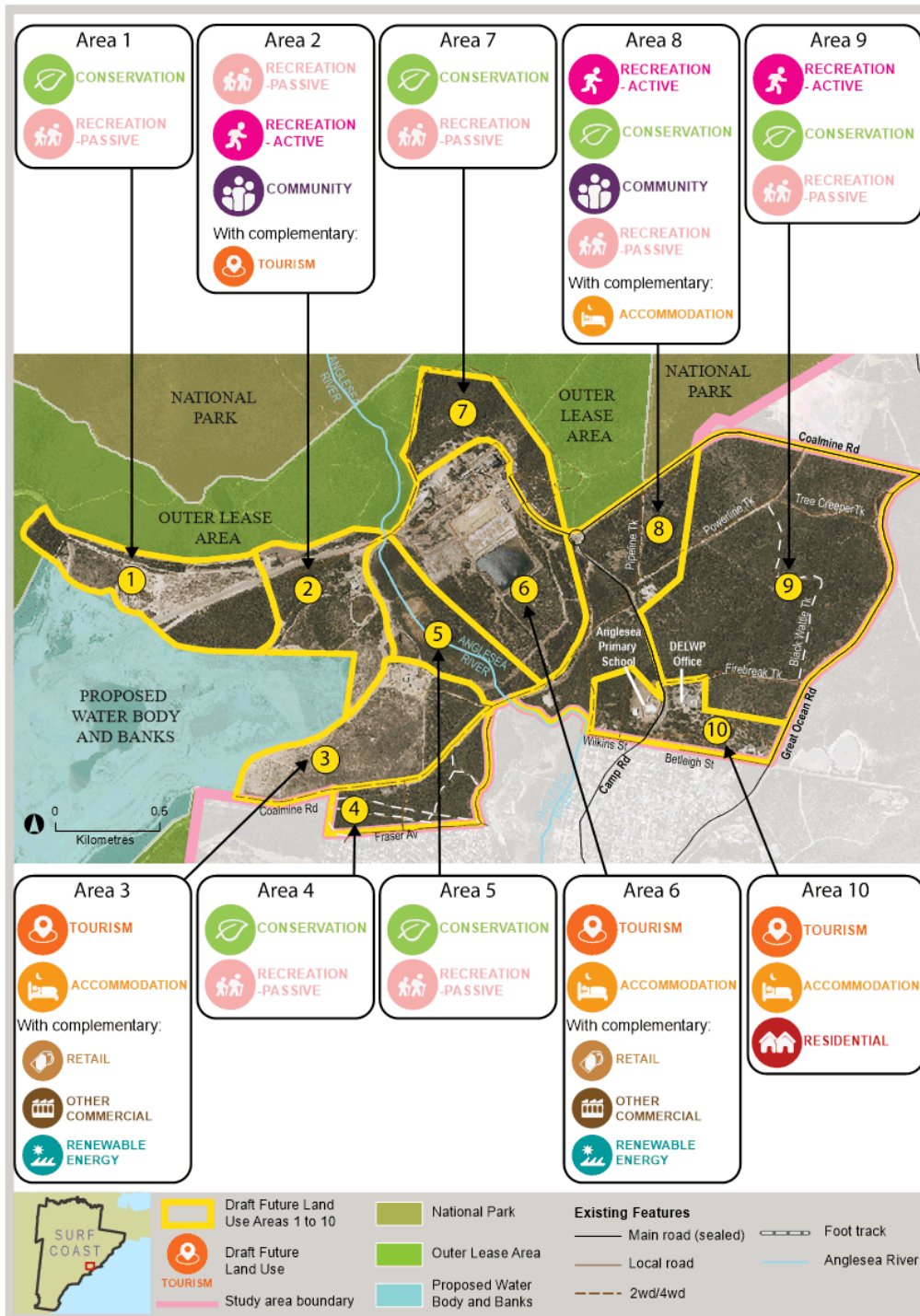
The draft land use directions at Section 5 and the realisation actions in Section 6 (including proposed land tenure changes) are open for consultation and will be subject to change based on community feedback.

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**PARTS OF THE STUDY AREA**

5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan



DRAFT FUTURE LAND USE MAP

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## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

# 1. INTRODUCTION

This Draft Land Use Plan proposes a range of possible future land uses for the study area including the former Anglesea mine and power station sites.

## 1.1 Background to the Land Use Plan

Since 1961, approximately 7,000 hectares of Crown land north of Anglesea has been leased to Alcoa to operate a coal mine and power station. In August 2015, the mine and power station ceased operation, which marked the first time in more than 50 years that a coal mine closed in Victoria.

This presents an exciting opportunity to plan for the future use of public and private land within the study area. Considering its size and natural attributes, the study area has significant potential to benefit the community, the environment and the economy. Planning is essential in order for this area to continue to play a pivotal role in the future for Anglesea and the wider region.

The Land Use Plan is being prepared by the Victorian Government Department of Environment, Land, Water and Planning (DELWP). It is being informed by a range of stakeholder and community engagement that has occurred since the Anglesea Futures Community Conversations series commenced in 2015. Consultation has also been undertaken with Surf Coast Shire Council, Alcoa, Parks Victoria, the Department of Economic Development, Jobs, Transport and Resources (DEDJTR), the Environment Protection Authority (EPA), Barwon Water, Corangamite Catchment Management Authority (CCMA) and other agencies/bodies as required.

## 1.2 Role of the Land Use Plan

The Land Use Plan will provide a framework for the re-use of land within the Anglesea Futures study area. It will include a vision, principles and land use directions to guide the future of the study area over the next 20 years.

The Land Use Plan will be a high level strategic document, including land uses that are broad and not specific to an individual activity or business. This enables flexibility within parameters and reflects the approach in the Planning Scheme where different areas are zoned for compatible and similar purposes.

The Land Use Plan will inform future decisions on activities, management, protection, changes to land tenure and any development on the land.

An implementation framework, based on the final Land Use Plan, is required to guide the realisation of the proposed land uses, this may include:

- coordinated master planning
- changes to current land tenure
- changes to the Surf Coast Planning Scheme (including policy, zones and overlays)
- subsequent approvals

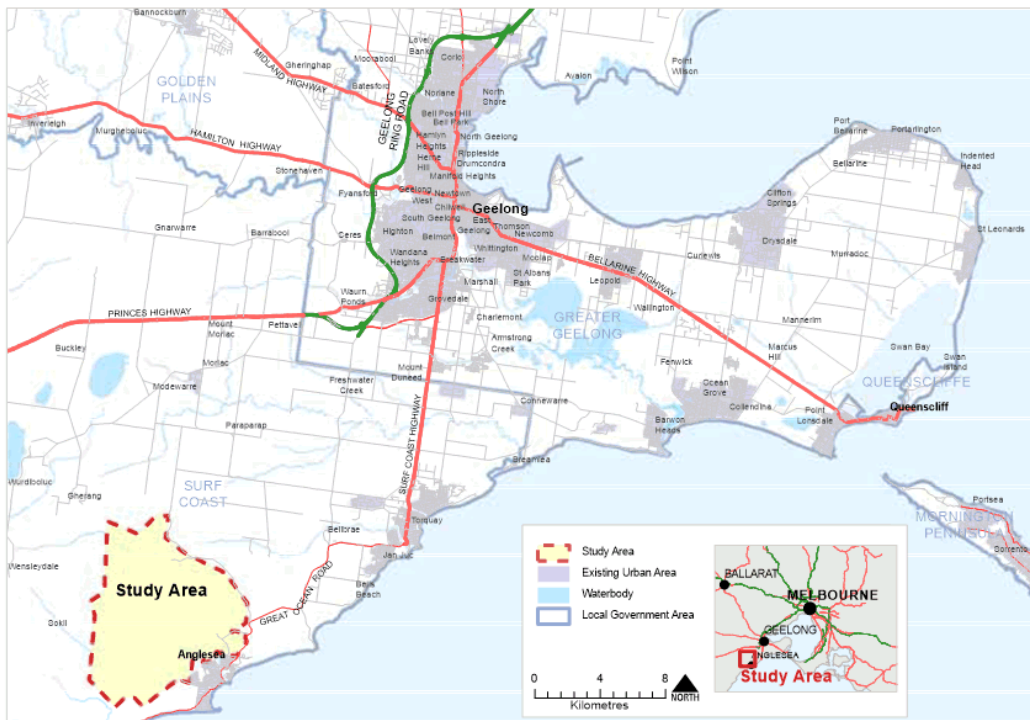
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# 2. THE STUDY AREA

## 2.1 Outline

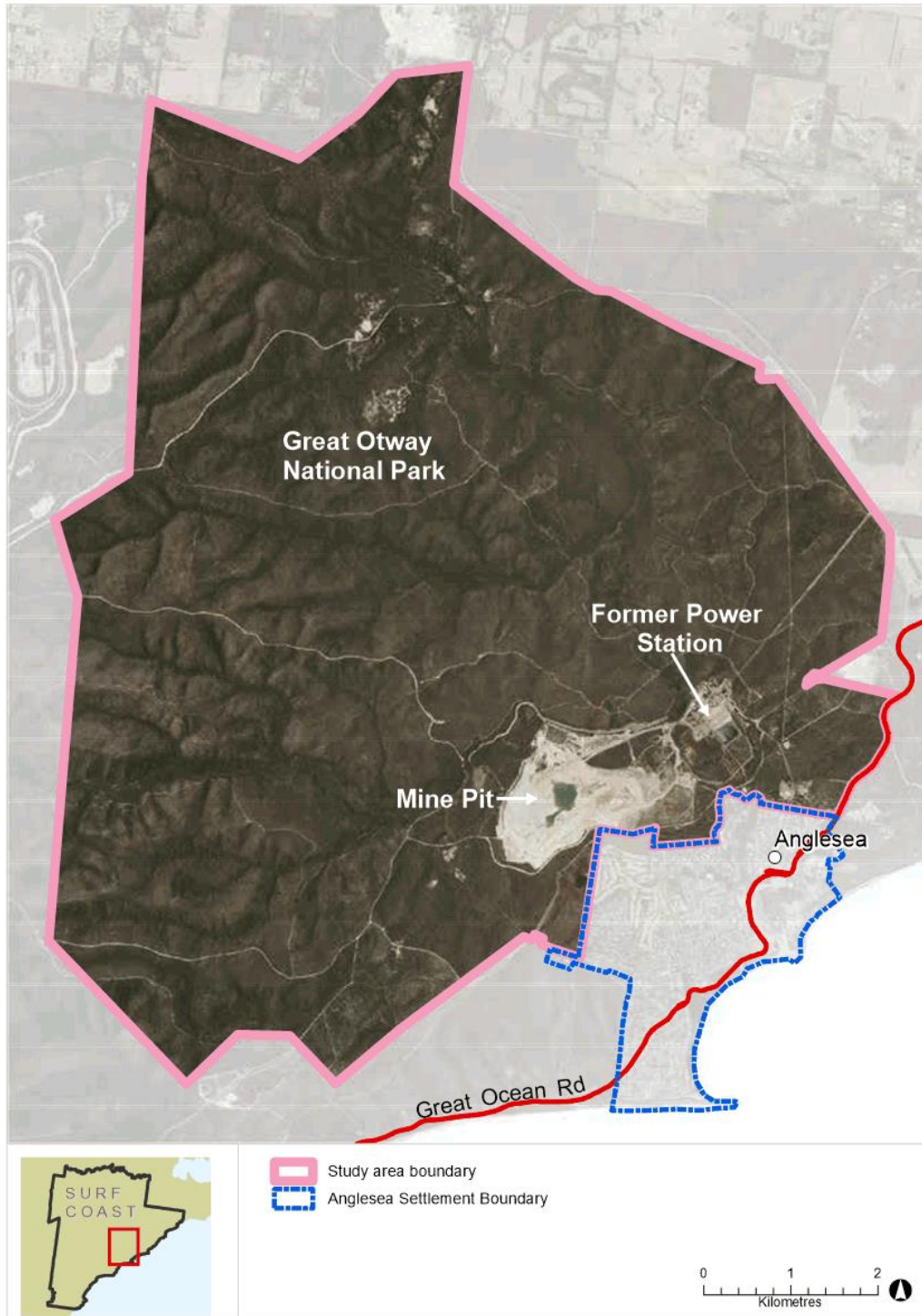
The study area is located to the north of the Anglesea township and includes Crown land that has been leased by Alcoa in the past (including the Anglesea Heath that was recently transferred into the Great Otway National Park), Alcoa freehold land in the former mine pit and former power station sites, other Crown land currently leased by Alcoa, as well as other public and private land.

The study area is large, diverse in nature and continues to play an important social, cultural, economic and environmental role in Anglesea and the wider region. Land outside the study area includes the Anglesea township to the south, the Otway Forest Park and Great Otway National Park to the west, farming areas to the north and the Great Ocean Road, Anglesea landfill and farming areas to the east.



REGIONAL CONTEXT MAP

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STUDY AREA MAP



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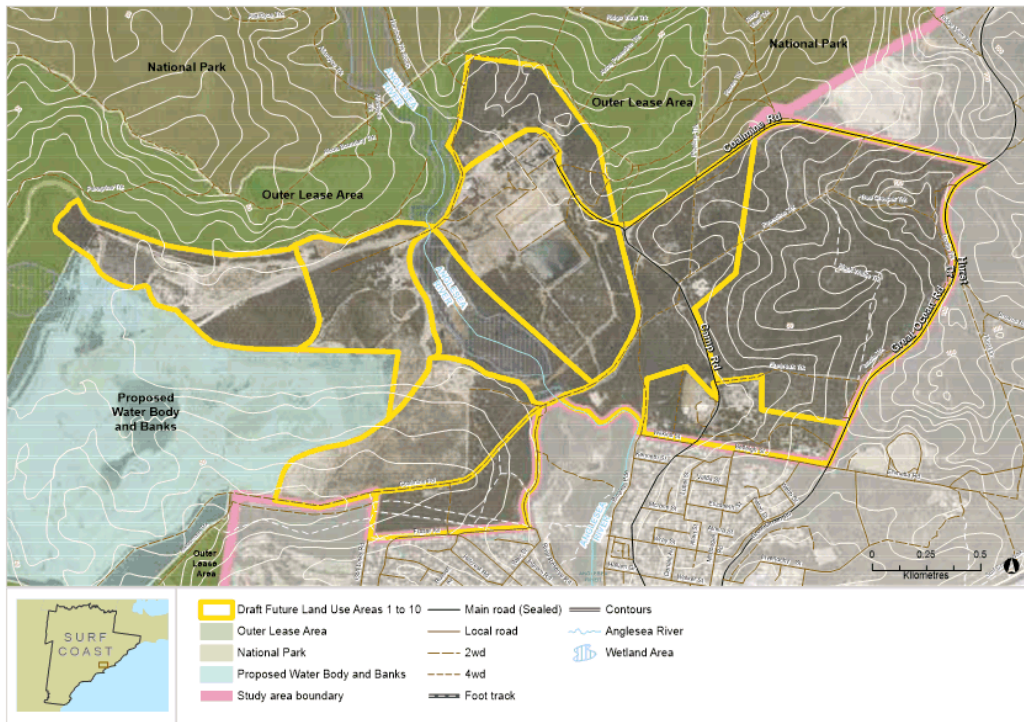
## 2.2 Key attributes

The study area is more than 7,000 hectares in size and includes remnant native bushland which holds significant biodiversity values, the former mine pit and power station, the Anglesea River and its tributary waterways and an established network of roads and tracks.

Within the study area, Alcoa currently leases 787.5 hectares of Crown land and own a further 143 hectares of freehold land. In December 2016, Alcoa surrendered approximately 6,620 hectares (approximately 89% of the lease area) to the Crown. The majority of land that Alcoa surrendered (6,510 hectares) has recently been incorporated into the Great Otway National Park. The remaining 110 hectares of Crown land has lower conservation values and will not be included in the Great Otway National Park.

Key elements of the study area include:

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



STUDY AREA ATTRIBUTES MAP

5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### 2.3 Current land tenure

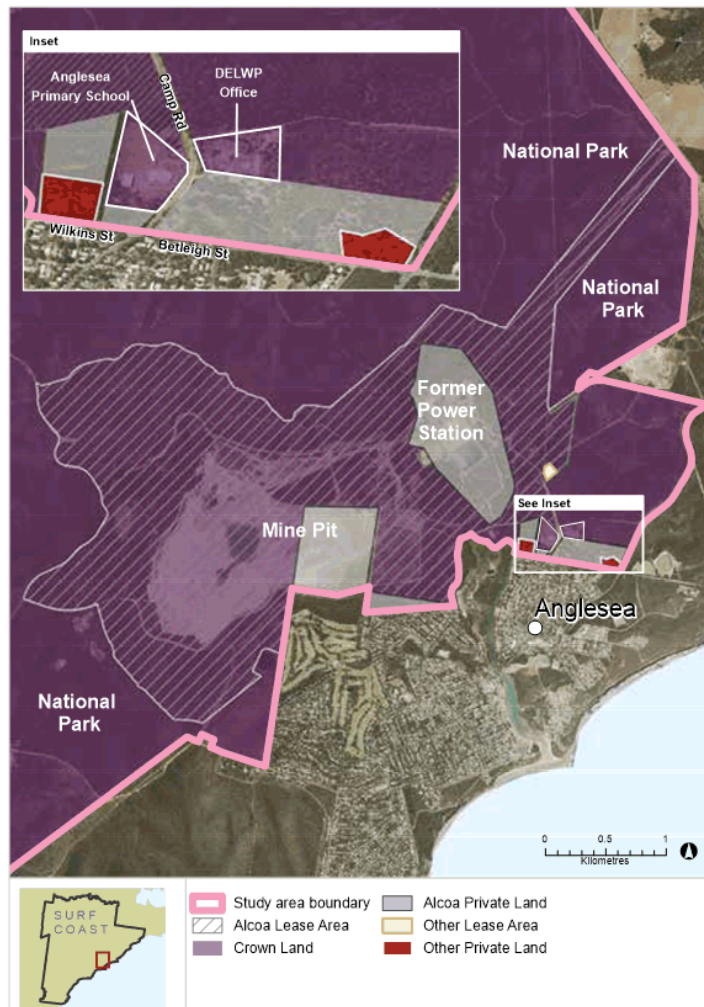
Land within the study area is held in public and private ownership.

Crown land currently consists of:

- Anglesea Heath 6,510 hectares – Crown land recently incorporated into the Great Otway National Park. This land contains very high biodiversity values. Managed by Parks Victoria.
- Alcoa lease area 787.5 hectares – Crown land leased to Alcoa which comprises disturbed areas (including the former mine and transmission line), and areas of remnant and replanted vegetation. Managed by Alcoa.
- 110 hectares of Crown land located east of the former power station – currently reserved for public recreation and conservation of an area of natural interest. Managed by Parks Victoria.
- other public land consisting of the DELWP office and the Anglesea Primary School.

Private freehold land currently consists of:

- former power station site – 83 hectares (owned by Alcoa)
- former mine – 43 hectares – does not cover entire pit (owned by Alcoa)
- land adjacent to township boundary off Fraser Avenue (owned by Alcoa)
- land adjacent to township boundary off Wilkins Street and Betleigh Street (owned by Alcoa and other private land owners)



**CURRENT LAND TENURE MAP**

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## 2.4 Areas of significance

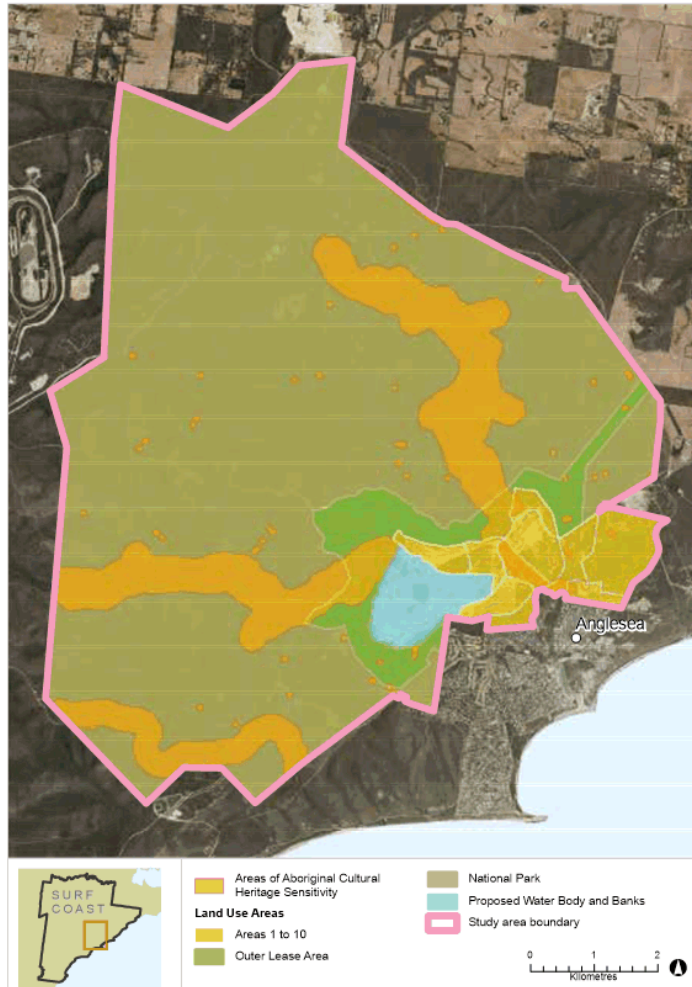
A significant proportion of the study area comprises the Anglesea Heath, which is one of the richest and most diverse natural areas in Victoria. The landscape values of the area include remnant native heathlands, woodlands, natural waterways, paperbark swamps and a range of topographic features including ridges and valleys. The study area contains significant biodiversity values and habitats for rare and threatened native flora and fauna species, accounting for approximately one quarter of Victoria’s plant species and providing habitat for 29 recorded mammal species and more than 100 native bird species. A mix of remnant native vegetation and historical rehabilitated and replanted areas surround the former mine pit and power station sites.

The study area has cultural and historic significance stemming from its use, both prior to and during the mine and power station operation. The study area therefore comprises both Aboriginal cultural heritage values and sensitivity, and industrial heritage values.

Consideration of all of these values will inform the future use and management of the area.

Areas of cultural heritage sensitivity, as described in the *Aboriginal Heritage Regulations 2007*, are shown on the map to the right. The map provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity.

These areas can be registered Aboriginal cultural heritage places, as well as landforms and categories that are generally regarded as more likely to contain Aboriginal cultural heritage – for example waterways, prior waterways and ancient lakes, and land within 200 metres of these landforms. Areas that have been subject to significant ground disturbance are not considered to be areas of Aboriginal cultural heritage sensitivity.



**AREAS OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY**



## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### 2.5 Constraints and limitations

There are a number of constraints and limitations that may influence potential land uses. These include:

- areas of environmental significance and sensitivity including the Anglesea River, Anglesea Heath and other areas of significant native vegetation
- areas of Aboriginal cultural heritage sensitivity, for example undisturbed land adjacent to the Anglesea River
- risk from bushfire including ember attack and radiant heat
- potential land contamination issues related to previous activity within the study area
- potential land stability and suitability issues
- restricted access to parts of the study area due to isolated locations, dense vegetation cover, lack of roads, steep topography and other physical site constraints
- risk of disturbance of acid sulfate soils
- risk of seasonal flooding and inundation from the Anglesea River
- constraints associated with Alcoa's draft Mine Rehabilitation and Closure Plan and the draft land use direction for the Proposed Water Body and Banks, such as:
  - the proposed water body will provide the opportunity to manage the water flows of the Anglesea River (this may limit land uses in areas immediately adjacent to the proposed water body and banks to allow for appropriate landforms, infrastructure and maintenance requirements)
  - the slope of the future water body banks will be informed by technical studies to ensure they are safe and stable for the future (the slope and ground cover required for stability will necessitate restricted access and use of the banks and land immediately adjacent)
  - a section of Coal Mine Road is currently closed. It is proposed to be re-routed along the southern section of the mine to enable the new slope of the bank to be constructed
  - it will take approximately 10 years before sufficient data is available to understand the water quality of the proposed water body and to appreciate how the water body reacts to different seasonal events (the ability to access and utilise the water body for recreational uses such as swimming and non-motorised boating will need to be considered in the future once this data is available)



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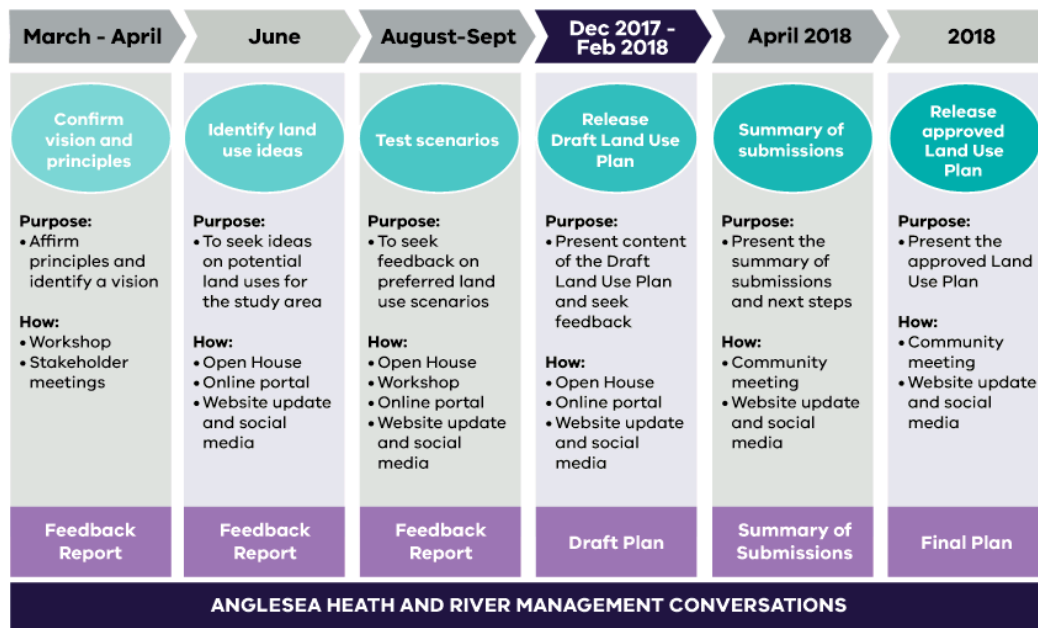
# 3. PROCESS

## 3.1 Stages to prepare the Land Use Plan

The overall process of preparing the Anglesea Futures Land Use Plan includes various community engagement stages. This began by confirming the vision and principles, before the community was asked about land use ideas. This was followed by the release and engagement on the *Land Use Scenarios Discussion Paper*.

A summary of previous feedback, and project documents and reports are available at the project’s web page: [www.delwp.vic.gov.au/anglesea-futures](http://www.delwp.vic.gov.au/anglesea-futures)

The project is currently at the Draft Land Use Plan stage, which also includes community engagement.



### PROJECT TIMELINE

Community engagement to inform the preparation of the Land Use Plan has been undertaken as part of the Anglesea Futures Community Conversations series.

## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### 3.1.1 Anglesea Futures Community Conversations

The Anglesea Futures Community Conversations series commenced in August 2015. The series is coordinated by DELWP, Surf Coast Shire Council and Parks Victoria and seeks to provide a forum for community discussion and feedback on a range of issues. These issues include future land use, protection of the Anglesea Heath, management of the Anglesea River, closure of the former mine and power station and the long-term implications for the Anglesea region.

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

Consultation on land use scenarios was undertaken with the community after the release of the *Land Use Scenarios Discussion Paper* on 18 August 2017. This included a community workshop on 20 August 2017 and an open house on 27 August 2017. Engagement on land use scenarios also included an online survey and a call for written submissions between 18 August and 11 September 2017.

The discussion paper and online survey asked for the community's opinion on preferred land use scenarios, by identifying land uses for different parts of the study area. The key messages received are outlined in the *Land Use Scenarios - Summary of Feedback*, which is available at: <https://engage.vic.gov.au/angleseafutures>

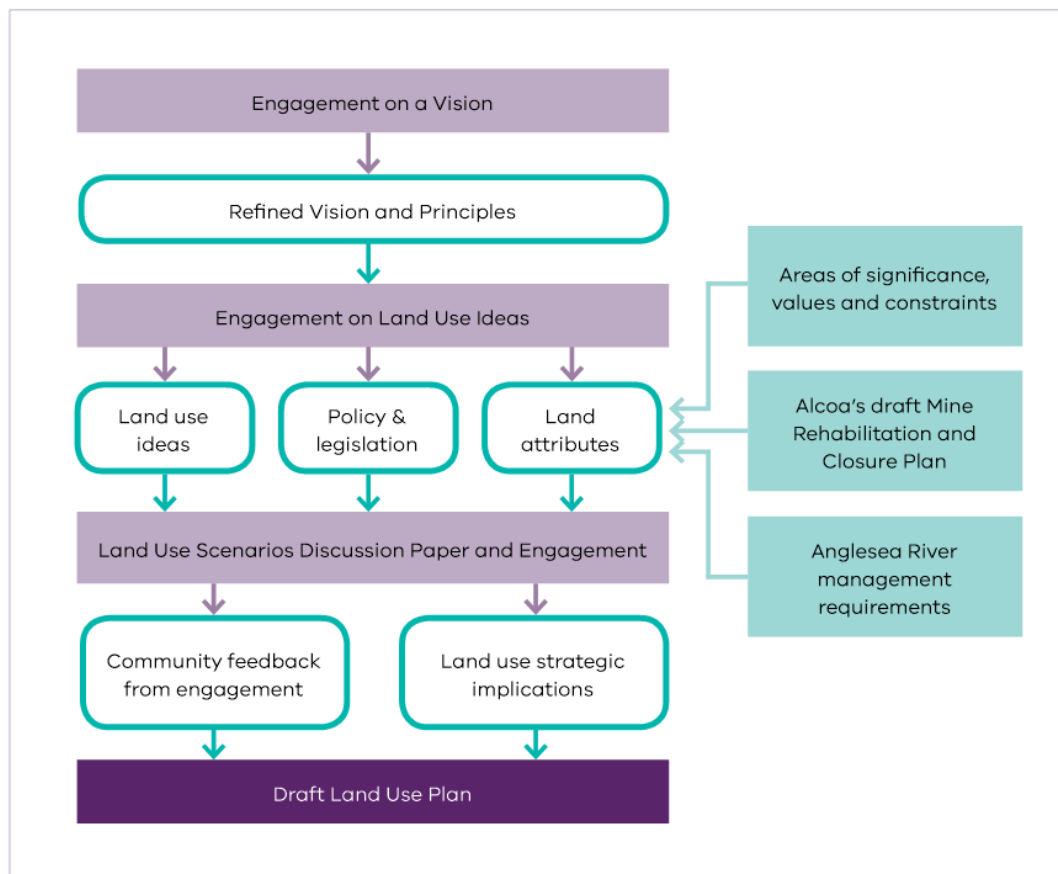




5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### 3.2 Preparing the Draft Land Use Plan

Preparation of the Anglesea Futures Draft Land Use Plan, has been informed by the process to date, including feedback from community engagement (see diagram below):



Following engagement on the *Land Use Scenarios Discussion Paper*, every submission was considered, with key ideas and opportunities summarised in a feedback report. Also informing the Draft Land Use Plan has been the consideration of strategic implications to Anglesea and the greater region, including:

- which land uses have the greatest benefit to the Anglesea environment, economy and community
- management requirements for the Anglesea River
- the overall risk and liability to the community and government
- compatibility with the vision and principles of the Anglesea Futures Draft Land Use Plan
- consistency with legislation, policy, government priorities and commitments
- alignment with Alcoa's draft Mine Rehabilitation and Closure Plan.

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### 3.3 Community feedback from land use scenarios engagement

The following themes and feedback from the community and other stakeholders emerged during the most recent engagement undertaken in August and September 2017 (*Land Use Scenarios - Discussion Paper*). The table below does not identify every element of feedback, though all feedback was considered in preparation of the Draft Land Use Plan.

For a copy of the *Land Use Scenarios - Discussion Paper* or a copy of the Summary of Feedback please visit the project's web page: [www.delwp.vic.gov.au/anglesea-futures](http://www.delwp.vic.gov.au/anglesea-futures)

THEME AND FEEDBACK FROM THE COMMUNITY	DELWP RESPONSE
<p><b>Environmental conservation and rehabilitation</b></p> <p>Conservation of the environment is a critical factor to the economic sustainability of Anglesea.</p> <p>Preference for degraded areas to be rehabilitated and returned to public ownership.</p> <p>Preference for any future development to be contiguous, but carefully located adjacent to the town or on the former power station site.</p> <p>Low key passive recreation facilities are preferred, such as picnic areas, lookouts and trails.</p> <p>Water quality of the Anglesea River needs to be protected as a consequence of any changes.</p> <p>Need to protect the Bald Hills, Messmate Track and Fraser Avenue areas.</p> <p>Need to protect habitat for threatened flora and fauna species.</p>	<p>There are opportunities to conserve and protect the significant environmental values which are contained within the study area.</p> <p>The study area (particularly the Anglesea Heath) is one of the richest and most diverse natural areas in Victoria.</p> <p>Low-key passive recreation facilities, such as walking trails, picnic areas and lookouts are seen as compatible with environmental conservation.</p> <p>Disturbed parts of the study area are the most suitable for land use change due to the reduced environmental values as compared to other parts of the study area.</p>
<p><b>Community</b></p> <p>There is scope for an arts/community hub to be developed.</p> <p>Some limited hospitality and tourism or arts related retail could support the community space.</p> <p>Preference to help people understand the area's history, heritage, environmental and cultural values.</p> <p>Support provision of necessary community facilities.</p> <p>Desire to improve community access.</p>	<p>There are opportunities to provide community facilities within the study area, particularly on Crown land where they are suited to the land and are not currently located within the Anglesea township.</p> <p>Crown land east of the former power station site (Area 8) could accommodate some form of community building/s and uses, either for education purposes, interpretation, arts and cultural activities, or public gatherings, as this land is well connected to the Anglesea township.</p> <p>Area 2 (east of the proposed water body) also provides opportunities for use and development of community facilities.</p>

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THEME AND FEEDBACK FROM THE COMMUNITY	DELWP RESPONSE
<p><b>Public trails and mountain bike facilities</b></p> <p>Support to keep the bike park in its current location.</p> <p>Preference for a network of trails integrated with the existing and highly valued network in Anglesea and the broader region.</p> <p>Trails to provide for a range of users, from passive users such as bushwalkers, to active users such as mountain bikers.</p> <p>Preference for no motor bikes in the study area.</p>	<p>The bike park is an important local facility that is currently located on private land.</p> <p>The Crown land between the former power station and the Great Ocean Road (Area 8 and 9) is the most suitable for accommodating new bike facilities and a mountain bike trail network which would connect into other existing trails in the vicinity of the study area.</p> <p>There are opportunities to create a well-planned network of interconnected bike trails to cater for a range of users and to promote active and healthy lifestyles.</p> <p>Anglesea plays a role as a recreational hub for the broader Surf Coast and Geelong region, which can be strengthened through provision of new trails.</p> <p>Trails within the Great Otway National Park (incorporating the Anglesea Heath) will be limited to existing formed tracks and roads to ensure the natural environment is protected.</p> <p>It is important that new trails and bike facilities and infrastructure are sensitively designed and located to minimise environmental impacts.</p> <p>Use of motorbikes outside of designated trails and roads has the potential to damage the natural environment and to cause local amenity issues.</p> <p>Creation of new motor bike trails within the study area is not recommended.</p> <p>Existing trails within the Great Otway National Park will continue to be managed by Parks Victoria.</p>
<p><b>Residential</b></p> <p>Need for care in the location and design of any new development.</p> <p>Preference for no residential development on Crown land, Fraser Avenue, the former power station site or on land surrounding the proposed water body and banks.</p> <p>A need to integrate new buildings with the preferred local character of Anglesea.</p> <p>New housing options should be socially equitable and inclusive.</p> <p>Aspiration for new buildings to achieve a high standard of design.</p>	<p>There are some opportunities to provide modest residential growth which is sensitively designed, adjacent to existing residential areas and responsive to the valued character of Anglesea.</p> <p>The extensive public ownership of land within the study area is a significant constraint to private housing development.</p> <p>Site conditions, constraints, significant vegetation and risk may also limit the suitability or extent of housing, (i.e. bushfire, isolation from urban areas, topography, etc).</p> <p>Area 10 provides opportunities for residential development.</p>

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THEME AND FEEDBACK FROM THE COMMUNITY	DELWP RESPONSE
<p><b>Tourism</b></p> <p>Support for tourism facilities with an environmental focus, including integration of sustainable energy initiatives.</p> <p>Desire to increase business and employment within Anglesea.</p> <p>Desire to attract but manage impacts of visitors.</p> <p>Provide a unique experience/destination which attracts visitors to Anglesea all year round.</p>	<p>There are opportunities to provide a unique tourism experience that will attract new visitors to explore, spend and stay in Anglesea.</p> <p>A variety of tourism facilities and activities could be accommodated within the study area, ranging from scenic tours and bushwalks through to large scale, destination based tourism facilities.</p> <p>The former power station site (Area 6) and disturbed land between the proposed water body and the Anglesea River (Area 3) are the most suitable areas to locate a large-scale tourism facility on, considering the large size, topography, current and proposed private ownership and the mainly cleared characteristics of these areas.</p> <p>Complementary land uses such as accommodation, restaurants and retail outlets could be co-located to support tourism uses, particularly on private land.</p> <p>Eco-tourism and the integration of sustainable principles and initiatives for new tourism buildings is supported.</p>
<p><b>Retail and other commercial uses</b></p> <p>Support for new business and creation of jobs to support the local economy.</p> <p>Support for new tourism opportunities which will attract visitors to spend, play and stay in Anglesea.</p> <p>Support the new and relocated light and service industry to meet local needs.</p>	<p>There are opportunities for retail and other commercial uses in the study area, to support tourism activities and the local economy.</p> <p>New retail uses should not detract from the primary role of Anglesea's town centre.</p> <p>There may be an opportunity to relocate other commercial uses such as light industry from their existing location in Anglesea, thereby avoiding existing amenity issues and creating infill opportunities within the town.</p> <p>Commercial land uses should be appropriately designed and sited in the study area to avoid negative amenity issues.</p>

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THEME AND FEEDBACK FROM THE COMMUNITY	DELWP RESPONSE
<p><b>Renewable energy</b></p> <p>Support for sustainable options, including stand-alone renewable energy facilities and renewable energy initiatives and design for new buildings.</p> <p>Support for a floating solar facility on the proposed water body.</p> <p>Desire to power Anglesea by 100% local renewable energy, including through renewable hydro and wind power.</p>	<p>There are opportunities for renewable energy generation in the study area, including on new buildings. This would avoid an area being used only for renewable energy production to the potential exclusion of other uses. As new technologies emerge, there may be further opportunities for renewable energy generation and use within the study area that responds to the site's features.</p> <p>Renewable energy facilities that utilise the proposed water body and banks are not considered feasible as they present risks to the stability of the sloping banks, may interfere with biological processes and water quality and may be susceptible to acidic erosion. This applies to the concepts of floating solar panels and renewable hydro.</p> <p>Wind facilities would be inconsistent with State policy and the Surf Coast Planning Scheme as the developable sections of the study area are located within 5 km of the coast.</p>
<p><b>'Big picture ideas'</b></p> <p>The opportunity exists to develop a unique, landmark attraction.</p> <p>The environmental qualities of Anglesea should be celebrated by showcasing local flora, such as by the development of a new botanic park and/or interpretative centre.</p> <p>The study area has capacity to accommodate a wide range of complementary uses, including large scale use and development.</p> <p>Desire to provide for interpretation of the cultural, environmental and historic significance of the site and broader region.</p>	<p>There are opportunities to realise a "big picture", "once in a generation" use/s and development within the study area.</p> <p>The former power station site and land south-east of the proposed water body (Area 3) present as the most suitable locations to accommodate large scale, innovative and unique use and development due to the mainly cleared nature and large size.</p> <p>Through development on private or public land, there are opportunities to celebrate and respond to the unique character and natural environment of Anglesea.</p>

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## 4. VISION AND PRINCIPLES

The Vision and Principles have been refined through previous engagement and set the overall direction for the future of the study area.

### 4.1 Vision

***A healthy and sustainable environment that promotes the future of the Anglesea region and its community, and acknowledges its Aboriginal cultural values and industrial past.***

### 4.2 Principles

Principles were developed at the beginning of the Land Use Plan's preparation, through a community workshop and meetings with key stakeholders. The agreed principles are:

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





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## 5. DRAFT LAND USE DIRECTIONS

### 5.1 Overview

The Draft Land Use Plan proposes an exciting new land use direction which will enable transition and revitalisation of the land north of Anglesea.

It presents a unique opportunity to create a major tourism, environmental, renewable energy, recreation and community precinct that makes a significant contribution to the Anglesea community and the broader Great Ocean Road region.

The Draft Land Use Plan seeks to support economic, social and environmentally sustainable outcomes through a balanced mix of conservation, employment, community and development opportunities. It aims to complement the unique character of Anglesea and to set a high standard for the land's transition from coal mining and power generation to a sustainable and prosperous future. The plan also recognises the significant environmental features of the area, the land's historic and cultural values and the need for new infrastructure and stable landforms.

The Draft Land Use Plan is the culmination of prior work and engagement. It provides a draft future strategic direction which seeks to facilitate and guide outcomes while reflecting possibilities, limitations and risks.

The Draft Land Use Plan proposes a range of land uses across the study area, which comprises the 10 areas that are subject to land use change, and the three areas with a set land use, being the 'National Park', 'Proposed Water Body and Banks' and the 'Outer Lease Area'. The boundaries of the separate areas within the study area presented in the Draft Land Use Plan are different to those contained in the *Land Use Scenarios - Discussion Paper*. The Discussion Paper foreshadowed the potential need to realign area boundaries, informed by feedback from the community and key stakeholders, and the need to delineate areas with different proposed land use directions.

Community engagement, consideration of opportunities and the strategic implications of potential land uses have informed the land use directions identified within this Draft Land Use Plan.



## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

The Draft Land Use Plan proposes a possible future for the study area that is characterised by:

- a safe and stable water body and sloping banks within the former mine pit which ensures the environmental health and flow of the Anglesea River whilst ensuring health and public safety risks are avoided
- a signature new destination-based tourism precinct on the former power station site and land east of the former mine pit, that offers a unique visitor experience in the region
- co-located retail and accommodation uses which are complementary to the landmark tourism precinct
- conservation of ecologically significant natural features, particularly the Anglesea Heath, Anglesea River and other natural areas with high biodiversity values
- areas of environmental and heritage values, including managed access, information, viewing areas and complementary public and private facilities which support interpretation and asset management
- extensive areas for active and passive recreational activities that are linked with existing tracks and road networks
- renewable energy generation supporting sustainable on-site energy use
- opportunities to inform visitors on the history, values and character of the area
- new development which is founded on environmentally sustainable design principles and high quality urban design and architecture
- interesting and diverse public realm areas including a local open space network, access to views, visitor information facilities, access for all levels of mobility and active links to the Anglesea township
- new community facilities to serve local needs and to encourage public access and inclusiveness
- improved accessibility to public land.

The land use direction proposes one or a number of primary land uses for each area (these are considered appropriate for the area either individually or in combination). Complementary land uses are also proposed for some areas, these are considered appropriate where they support the primary land use. Proposed land tenure changes have also been outlined as part of the land use direction for some areas to improve the value of the Crown estate and ensure optimal management arrangements in the future.

The land use direction for most areas in the study area is for conservation and recreation uses. Some areas which have been modified and have limited environmental values have been identified for alternative land uses, including tourism to support the regional economy.

The land use directions for the study area include:

- Area 1 - conservation and recreation (passive)
- Area 2 - recreation (passive and active) and community with complementary tourism
- Area 3 - tourism and accommodation with complementary retail, other commercial and renewable energy
- Area 4 - conservation and recreation (passive)
- Area 5 - conservation and recreation (passive)
- Area 6 - tourism and accommodation with complementary retail, other commercial and renewable energy
- Area 7 - conservation and recreation (passive)
- Area 8 - conservation and recreation (passive and active) and community with complementary accommodation
- Area 9 - conservation and recreation (passive and active)
- Area 10 - tourism, accommodation and residential.

The study area also includes areas with a set land use including the 'Proposed Water Body and Banks', 'National Park' and the 'Outer Lease Area' (refer to Section 5.12 - 5.14).

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**Area 1**

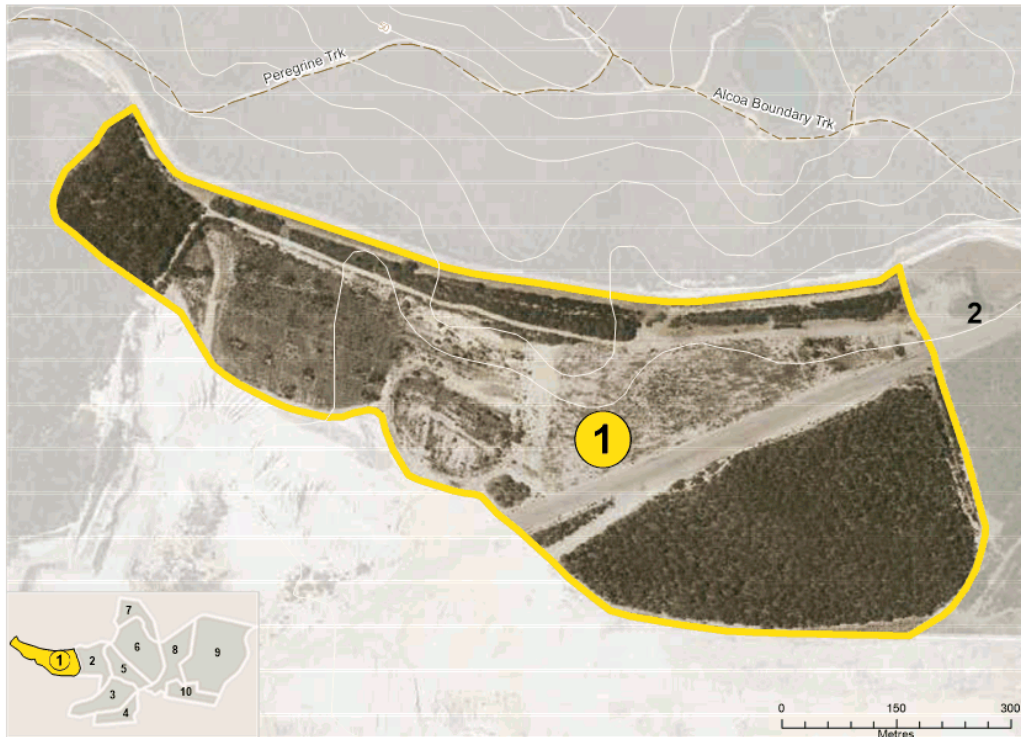
## 5.2 Land Use Direction – Area 1

### 5.2.1 Current conditions

Area 1 comprises reclaimed mining land which is located on the northern side of the mine pit and is south of the Outer Lease Area and the Anglesea Heath (Great Otway National Park). The south-eastern section of Area 1 contains a large area that was revegetated by Alcoa in the 1970s/80s. The northern section of this area contains land which has more recently been revegetated, primarily with native understorey plant species. The topography of the land generally slopes down towards the proposed water body.

Key features of this area include:

- former rehabilitation/revegetation areas surrounding the mine pit
- existing formed vehicle tracks
- existing diversion channel for Salt Creek (northern boundary follows the diversion channel)
- Crown land.



**AREA 1 LOCATION MAP**

5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

Area 1

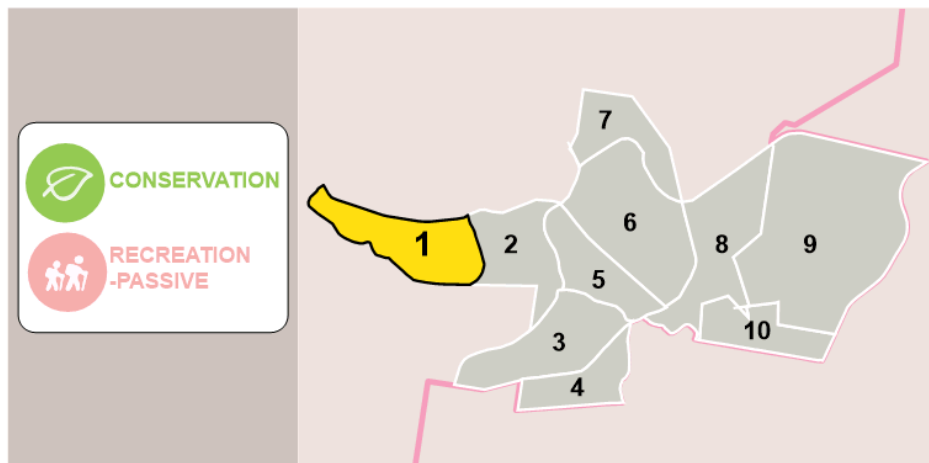
5.2.2 Draft directions

The strategic direction for this area is for conservation with passive recreation uses.

Strategies to achieve this may include:

- conserve and protect areas of remnant native vegetation and historical revegetation
- promote passive recreation activities which engage with the natural features of the land
- provide connections with other parts of the study area and the Great Otway National park, through integrated land use and infrastructure
- encourage design of passive recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints
- provide a safe buffer to the proposed water body and its banks (no access to water body).

The preferred outcome would include a mix of **conservation** and **passive recreation** to complement the surrounding environment whilst encouraging passive enjoyment of the area.



AREA 1 LAND USE MAP

## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 1

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

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

This area presents opportunities to provide for conservation and passive recreation uses. A combination of well-designed passive recreation facilities and areas protected for conservation values will promote healthy lifestyles, protect environmental values and improve public access and movement.

This could take advantage of the elevated views across the water body and the Great Otway National Park. It could also provide walking and cycling trails which respect the natural environment and link to other parts of the study area.

This direction responds to the views of the community, with conservation and passive recreation uses receiving strong support during the land use scenario engagement process.

### 5.2.3 Why other land uses are not supported

Use of Area 1 for residential, accommodation, retail, other commercial, community, renewable energy and tourism is not supported as:

- the isolated location, surrounding vegetation and physical attributes of the land presents a high bushfire risk to sensitive land uses
- access to the land will be limited due to the general land-locked nature of the area
- use and development of public land for private residential, retail or commercial purposes (including a renewable energy facility) may be contrary to future reservation purposes for Area 1
- uses that may restrict access to public land are not supported
- other Crown land within the study area presents greater opportunities and locations for community facilities.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and retail.



## 5.3 Land Use Direction – Area 2

### 5.3.1 Current conditions

Area 2 mostly comprises former mining land which features gently undulating topography. The land is located on the north-eastern side of the former mine pit, and is bordered by the Anglesea River environs to the east. This area contains historical areas of revegetated land and cleared areas which formerly contained mine related buildings and internal roadways.

Key features of this area include:

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



AREA 2 LOCATION MAP



5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

Area 2

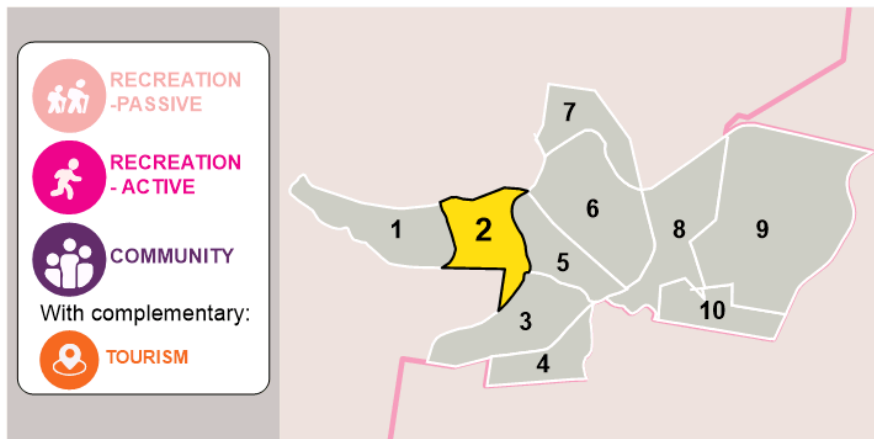
5.3.2 Draft directions

The strategic direction for this area is for active and passive recreation and community uses which are supported by tourism uses.

Strategies to achieve this may include:

- protect areas of native vegetation and historical revegetation where practicable
- provide connections with other parts of the study area and the Great Otway National Park, through land use and infrastructure
- encourage design of new passive and active recreation infrastructure and community facilities that are environmentally sustainable and responsive to the land's context, natural features and constraints
- support development of community facilities and supporting infrastructure
- facilitate tourism development and use
- provide a safe buffer to the proposed water body and its banks (no access to water body).

The preferred outcome would include a mix of **community** uses with **active** and **passive recreation** activities which are complemented by **tourism** facilities and activities.



AREA 2 LAND USE MAP

## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 2

Area 2 has the capacity to accommodate a moderate level of land use change, due to the land's accessible topography, its large area and its relatively low environmental values as compared to other parts of the study area.

This land will remain in public ownership and will be made accessible through connections to new road and walking/cycling trail networks within the study area. Significant community benefit can be achieved by utilising this land for public purposes.

This area presents opportunities to provide for recreational, community and tourism activities which will promote healthy lifestyles, improve public access and encourage visitation, education and exploration of the study area.

This could take advantage of the natural topography of the land, and its good accessibility to parts of the study area which will experience substantial change (Areas 3 and 6). It could provide for community facilities to serve local needs with walking and cycling trails that respect the natural environment and connect to other parts of the study area.

Other potential land uses could include a mix of trails, picnic areas, community centre, public place of assembly, visitor services, and organised interpretive/eco tours.

This land use direction is consistent with the results of the land use scenario engagement process, which demonstrated strong support for recreation activities/facilities.

### 5.3.3 Why other land uses are not supported

Use of Area 2 for residential, accommodation, retail, other commercial and renewable energy is not supported as:

- the location, surrounds and physical attributes of the land presents a high bushfire risk to sensitive land uses
- use of public land for private residential, retail or commercial purposes is contrary to state policy and may be inconsistent with future reservation purposes for Area 2
- uses that may restrict access to public land are not supported
- greater opportunity for private development is available on land that has better access, lower bushfire risk and is privately owned
- the land is physically isolated from the urban areas of Anglesea.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and retail.

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**Area 3**

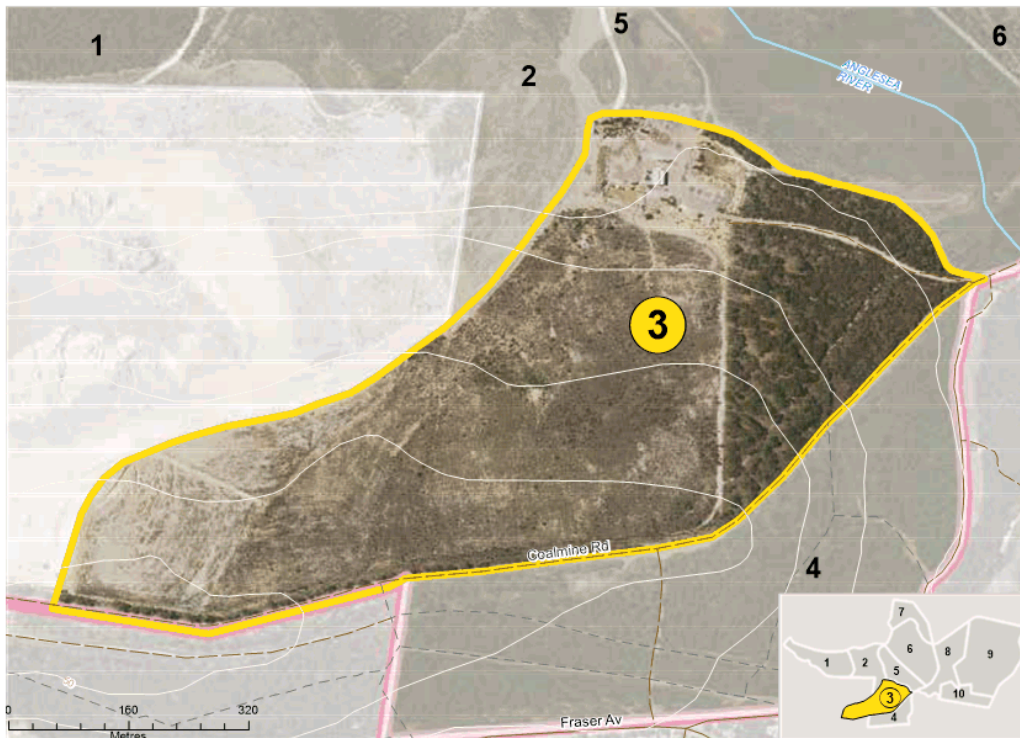
### 5.4 Land Use Direction – Area 3

#### 5.4.1 Current conditions

Area 3 comprises former mining land that is located on the eastern side of the former mine pit, and is bordered by the Anglesea River environs to the north-east and conservation areas to the south. This area is partly disturbed and contains land which has been recently re-vegetated as part of rehabilitation efforts by Alcoa. The topography of the land is undulating in nature with an upslope towards the south/south-west. The land also contains some flattened, cleared areas which formerly contained mine related buildings and internal roadways.

Key features of this area include:

- former rehabilitation/revegetation areas surrounding the mine pit
- undulating topography with some flattened, cleared areas
- existing internal vehicle tracks
- vehicle access from Coalmine Road.



**AREA 3 LOCATION MAP**

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Area 3

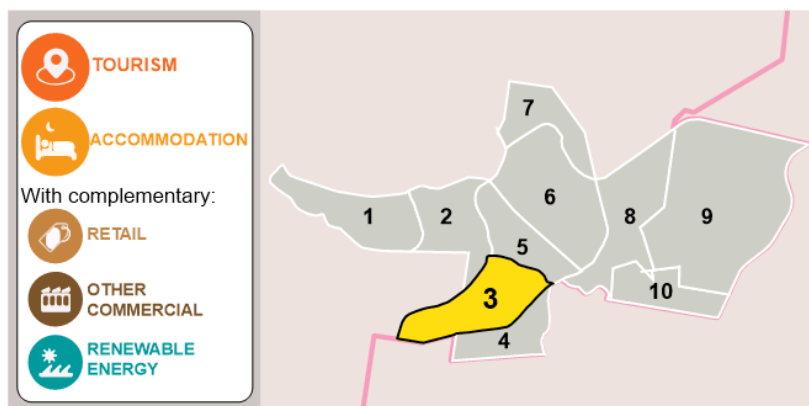
5.4.2 Draft directions

The strategic direction for this area is for it to be a major tourism precinct with accommodation uses and complementary retail, other commercial and renewable energy uses.

Strategies to achieve this may include:

- facilitate land tenure changes
- encourage year-round visitation through innovative and integrated land uses
- encourage economic development that contributes to the regional economy while supporting the primary role of the Anglesea town centre
- support on-site renewable energy generation and use (including renewable energy infrastructure on new buildings)
- provide connections with other parts of the study area and the Anglesea township, through integrated land use and infrastructure
- provide access routes to connect with Area 5 and Area 6
- promote design and development that is environmentally sustainable and responsive to the land's context, natural features and constraints (including water sensitive urban design and use of sustainable building materials and principles)
- promote excellent architectural and urban design outcomes which adds to the attraction and character of the area
- provide a safe, stable and environmentally sensitive interface to the proposed water body and the Anglesea River environs (no access to water body).

The preferred outcome would include major **tourism** facilities with **accommodation**, to be a unique destination that supports visitation and the regional economy. It could include complementary **retail** activities where people could eat and shop, as well as **other commercial** and **renewable energy** facilities.



AREA 3 LAND USE MAP

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### Area 3

Along with the former power station site, Area 3 will be the major area for land use change and development in the study area. This is primarily due to the disturbed nature of the land, its accessible topography and the existing and proposed private ownership of the land. The reduced environmental constraints as compared to other parts of the study area also provides development opportunities.

The existing and proposed freehold nature of the land will avoid the requirement for complicated lease and access agreements with the government and will provide flexibility for developers and tenants.

An opportunity exists to create a signature tourism precinct that is unique to Anglesea and the Great Ocean Road region. The large size and existing and proposed private ownership of the land makes this area ideal to accommodate a mix of complementary land uses that benefits the local economy, responds to community needs and respects the natural environment.

It is most likely that a mix of complementary land uses would co-locate within this area to provide commercial diversity. This would complement the major development opportunities which also exist on the former power station site, and would create variety of choice and greater prospects for tourism focused development.

A mix of tourism with ancillary retail, other commercial and accommodation uses would activate the area, improve public access, encourage local expenditure, promote development and attract new visitors to Anglesea. This would also create jobs, resulting in positive flow on effects for the town including existing businesses and community service provision. Promotion of tourism development of this nature aligns with the objectives of the Victorian Visitor Economy Strategy 2016 and the Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015-2025.

It is important however that retail uses are only provided to service the tourism market, to ensure they do not detract from the core retail and activity centre role of Anglesea's town centre.

Integration of renewable energy initiatives together with sustainable building principles and design would highlight the sustainable transition of this land.

There also exists an opportunity to accommodate well-planned and designed commercial development which could accommodate light industry, warehousing and complementary service industry. This would grow the local economy, serve community needs and could potentially relocate existing commercial activities in Anglesea away from more sensitive areas which are surrounded by residential uses.

#### 5.4.3 Why other land uses are not supported

Use of Area 3 for residential, active recreation, passive recreation, conservation and community purposes is not supported as:

- there is ample public land available within the study area to accommodate recreational, conservation and community based uses. These uses offer little or no economic return and are unlikely to be pursued by a private land owner
- the risk of bushfire for permanent dwellings presents a high risk for future occupants
- there are limited environmental values within this area which would warrant conservation. Other sections of the study area will be managed for conservation purposes.





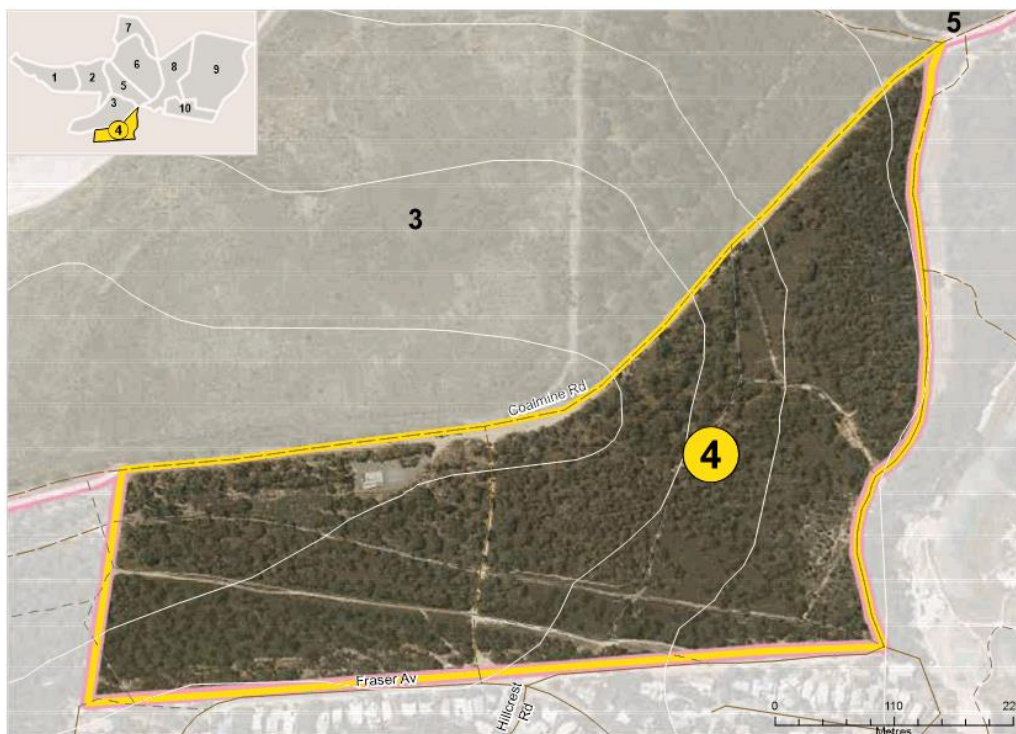
## 5.5 Land Use Direction – Area 4

### 5.5.1 Current conditions

Fraser Avenue and the adjoining Crown land is located on the northern edge of the Anglesea township settlement boundary. This area features remnant native vegetation which holds high biodiversity values. The land is known to contain rare native flora and fauna species.

Key features of this area include:

- road access from Fraser Avenue and Coalmine Road
- mix of private (freehold) and public (Crown) land
- high biodiversity values.



**AREA 4 LOCATION MAP**



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Area 4

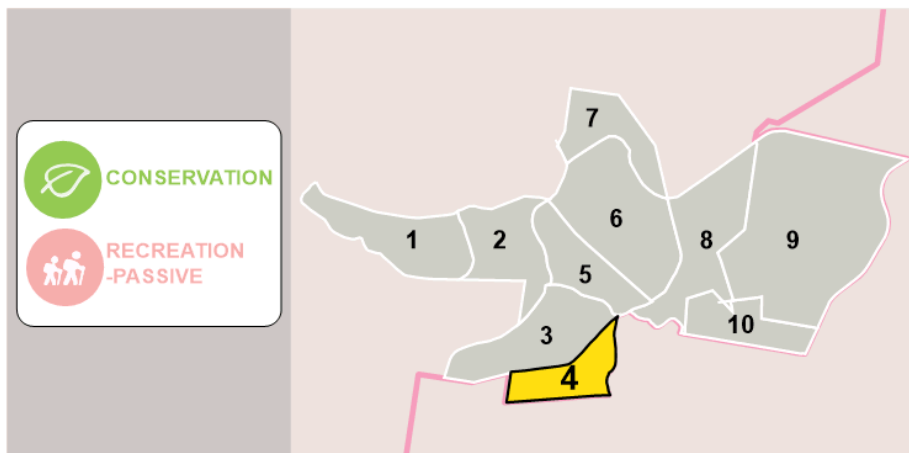
5.5.2 Draft directions

The strategic direction for this area is conservation with passive recreation uses.

Strategies to achieve this may include:

- conserve and protect the natural environment, particularly significant areas of remnant native vegetation
- encourage passive recreation uses which respect the natural features of the area
- encourage active and healthy lifestyles and interaction with the site's natural features through provision of sensitively designed integrated walking trails
- encourage design of new passive recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints
- consider connections with other parts of the study area and the Anglesea township.

The preferred outcome would include a mix of **conservation** and **passive recreation** to complement the surrounding environment whilst encouraging passive enjoyment and interaction with the area. It could include new walking trails which link to the tourism precinct in Area 3 and the Anglesea River area.



AREA 4 LAND USE MAP

## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 4

Area 4 will accommodate a minor level of land use change, due mostly to its dense remnant native vegetation cover and sensitive environmental values.

This land comprises Crown and freehold land. The Crown land section in the north will be made accessible to the public through connections to road and walking/cycling trail networks within the study area. This would benefit the wider community.

This area presents an opportunity to preserve and protect a large tract of high value, remnant native vegetation, which will continue to provide habitat for indigenous flora and fauna species. Conservation of this land will benefit the community by preserving opportunities to passively enjoy, interact and learn from the natural environment on Anglesea's doorstep.

Opportunities also exist to accommodate sensitively designed passive recreation activities within a unique natural setting. This could include bush walking, nature observation, picnicking and photography.

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

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

The natural assets of Area 4 could also be directly accessed by the tourism precinct in Area 3, which could complement the tourism and ancillary activities which will occur on nearby land.

This land use direction is consistent with the results of the land use scenario engagement process, which identified strong support for conservation and passive recreation in this part of the study area.

### 5.5.3 Why other land uses are not supported

Use of Area 4 for residential, accommodation, other commercial, retail, community, renewable energy, active recreation and tourism is not supported as:

- the location, surrounds and physical attributes of the land presents a high bushfire risk for future occupants, visitors and buildings
- the land holds high biodiversity values and provides habitat for rare native flora and fauna species
- more intensive use and development may require removal of native vegetation, which would result in a negative biodiversity outcome. Securing offsets for any vegetation proposed to be removed may be difficult due to the rare nature and high value of vegetation in this area
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land within part of Area 4 for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- uses that may restrict access to public land within part of Area 4 are not supported
- adverse amenity impacts should be avoided due to the land's sensitive residential interface to the south.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and retail.

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**Area 5**

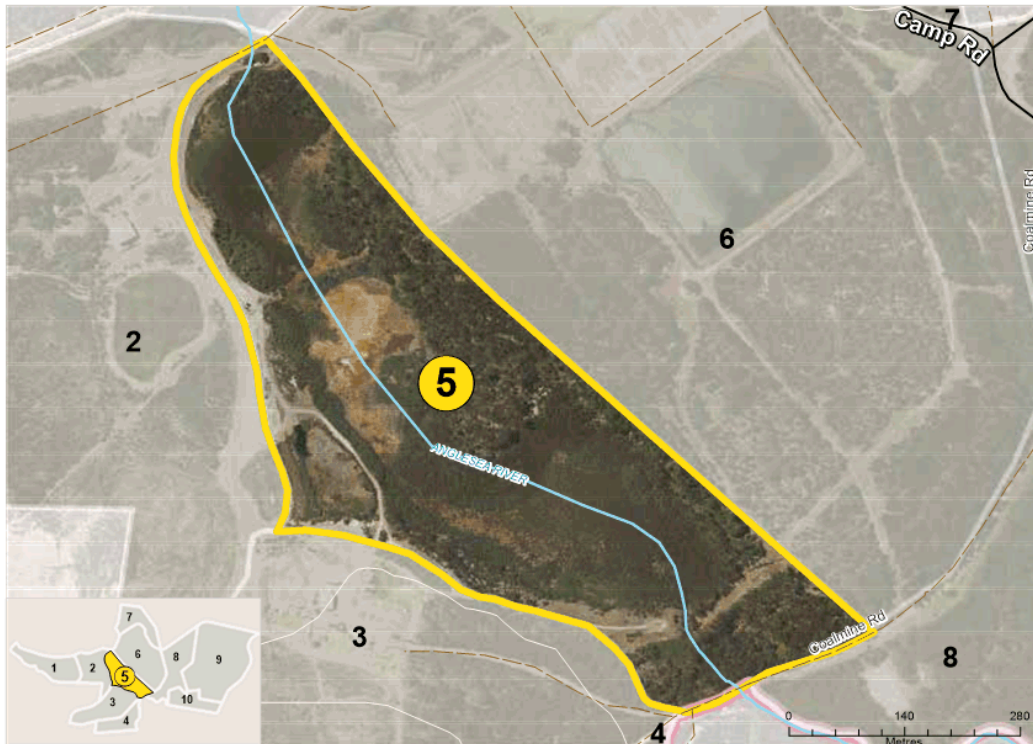
### 5.6 Land Use Direction – Area 5

#### 5.6.1 Current conditions

The Anglesea River environs is located between the former mine pit and power station sites. The area contains a range of native flora and fauna species and is prone to seasonal inundation. The Salt Creek outlet from the proposed water body is proposed to be connected with Anglesea River in this area to ensure environmental flows of the river are suitably managed.

Key features of this area include:

- Anglesea River and riparian zone
- proposed Salt Creek outlet location
- native flora and fauna habitat
- prone to seasonal inundation.



**AREA 5 LOCATION MAP**

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Area 5

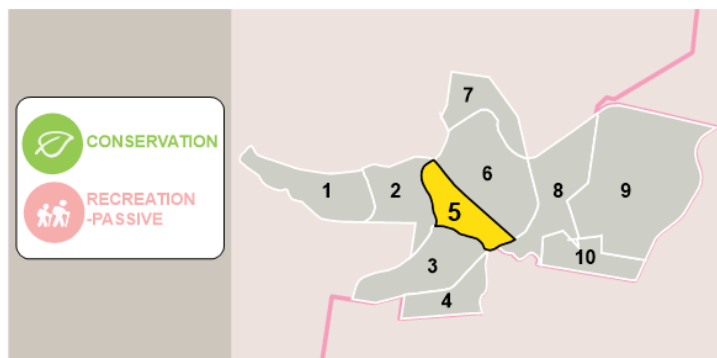
5.6.2 Draft directions

The strategic direction for this area is conservation with passive recreation activities.

Strategies to achieve this may include:

- conserve and protect the natural environment and identified areas of Aboriginal cultural heritage sensitivity, particularly the Anglesea River and native vegetation contained within the riparian zone
- provide connections with other parts of the study area, including rights of access over Crown land, between Area 3 and Area 6
- prevent water pollution, erosion, siltation and sedimentation by discouraging inappropriate use or development
- support connection of Salt Creek to the Anglesea River via the proposed water body to manage downstream Anglesea River water flow
- support weed eradication and revegetation with suitable indigenous flora species
- encourage active and healthy lifestyles and interaction with the site's natural features through provision of sensitively designed passive recreation facilities and walking trails
- encourage design of new passive recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints
- discourage inappropriate development or access which may have adverse impacts on the biological integrity and natural functions of the Anglesea River
- avoid excessive earthworks (particularly in areas known to contain acid sulfate soils).

The preferred outcome would include **conservation** and protection of the Anglesea River to ensure waterway health and quality is protected and maintained. Complementary **passive recreation** activities would allow public enjoyment, interaction and observation of the area. A network of access routes would connect adjacent areas.



AREA 5 LAND USE MAP



## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 5

Area 5 will accommodate a minimal level of land use change, due to it being a natural watercourse which contains sensitive environmental values, as well as areas of Aboriginal cultural heritage sensitivity.

Conservation of Area 5 will ensure a positive environmental outcome is achieved. Complementary passive recreation uses could take advantage of the environmental values of the Anglesea River to allow passive enjoyment and observation of the area by the public.

Conservation of the river environs will assist with the sustainable management and protection of the Anglesea River's downstream health. The proposed outlet from Salt Creek, leading from the proposed water body, is an important feature that will contribute to the sustainable management of the river and the downstream estuary's water flow. This will lead to positive effects for the wider ecosystem to the benefit of Anglesea and Great Ocean Road community.

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

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

### 5.6.3 Why other land uses are not supported

Use of the Anglesea River environs for residential, accommodation, other commercial, retail, community, renewable energy, active recreation and tourism is not supported as:

- the natural function of the Anglesea River is the highest priority of this land
- the land is prone to inundation/flooding
- the land holds high biodiversity values and provides habitat for rare native flora and fauna species
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- uses that may restrict access to public land are not supported.



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Area 6

### 5.7 Land Use Direction – Area 6

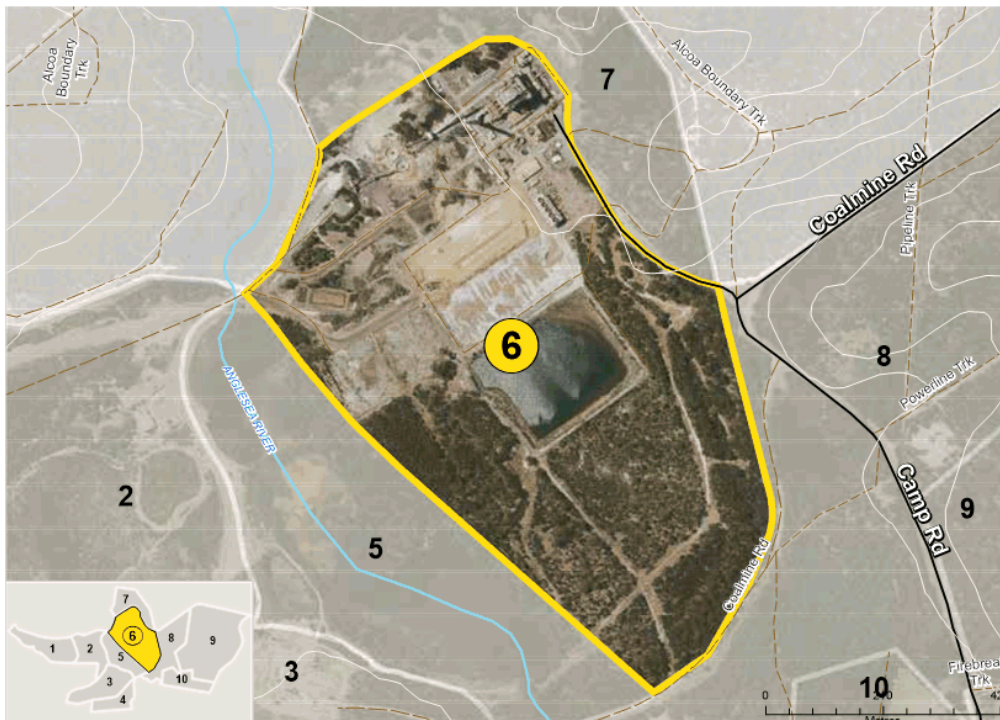
#### 5.7.1 Current conditions

The former power station site is located on the eastern side of the Anglesea River environs, and is the largest private land holding in the study area (owned by Alcoa). Alcoa is progressively decommissioning, decontaminating and demolishing the existing power station infrastructure. Alcoa is conducting an environmental assessment of the area consistent with the requirements of the National Environmental Protection Measure 1999 (Assessment of Site Contamination) (as amended 2013). Compliance is required with Clean Up Notice 90006380 as issued by the Victorian Environment Protection Authority (EPA) on 10 October 2015 and amended on 25 September 2017.

The topography of the land is generally flat with some gentle undulations. The southern portion of this area mostly contains planted vegetation.

Key features of this area include:

- predominantly private (Alcoa freehold) land (the western boundary of Area 6 is dependent on a small land exchange from DELWP to Alcoa, to ensure the Alcoa landfill is wholly contained within Alcoa's private land and there is a logical boundary with Area 5)
- licenced asbestos landfill (EPA Licence No. 11429)
- vehicle access from Camp Road
- future re-developed land form to be remediated (by Alcoa) in accordance with EPA Clean Up Notice.



AREA 6 LOCATION MAP



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**Area 6**

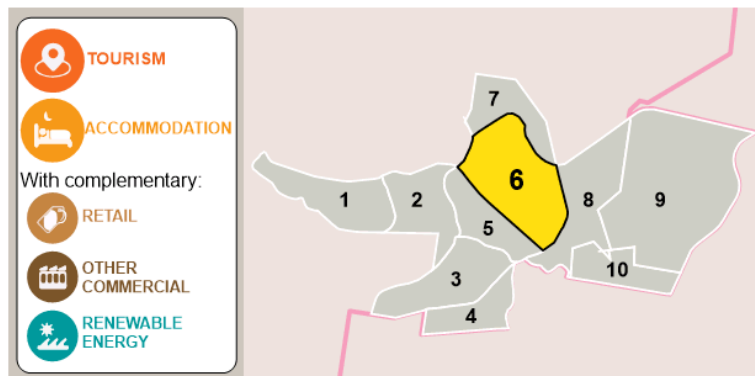
**5.7.2 Draft directions**

The strategic direction for this area is for it to be a major tourism precinct with accommodation uses and complementary retail, other commercial and renewable energy uses.

Strategies to achieve this may include:

- facilitate land tenure changes
- support innovative and integrated land uses and activities that attract people throughout the year
- encourage economic development that contributes to the regional economy while supporting the primary role of the Anglesea town centre
- support on-site renewable energy generation and use (including renewable energy infrastructure on new buildings)
- provide connections with other parts of the study area and the Anglesea township, through integrated land use and infrastructure
- provide access routes to connect with Area 5 and Area 3
- promote design and development that is environmentally sustainable and responsive to the land's context, natural features and constraints (including water sensitive urban design and sustainable building materials)
- promote excellent architectural and urban design outcomes which adds to the attraction and character of the area
- protect the amenity of sensitive land uses from any commercial development and use

The preferred outcome would include major **tourism** facilities with **accommodation**, to be a unique destination that supports visitation and the regional economy. It could include complementary **retail** activities where people could eat and shop, as well as **other commercial** and **renewable energy** facilities.



**AREA 6 LAND USE MAP**

## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 6

The former power station site will be the major area for land use change and development in the study area. This is primarily due to its cleared nature, its accessible topography, the majority private ownership of the land, and the minimal environmental constraints as compared to other parts of the study area. The land also benefits from sealed road access.

Development of land for private uses is best suited to this area as it is already largely freehold land. This avoids the requirement for complicated lease and access agreements with the government and provides flexibility for developers and tenants.

An opportunity exists to create a signature tourism precinct that is unique to Anglesea and the Great Ocean Road region.

Due to its size, the land presents opportunities to accommodate a range of land uses, which was not previously the case with the power station. Accommodating a range of complementary land uses will benefit the local economy, respond to community needs and respect the natural environment.

A mix of tourism and accommodation with complementary retail and other commercial uses would activate the area, improve public access, encourage local expenditure, promote development and attract new visitors to Anglesea. This would also create jobs, resulting in positive flow on effects for the town including existing businesses and community service provision. Promotion of new tourism focused development of this nature aligns with the objectives of the Victorian Visitor Economy Strategy 2016 and the Strategic Master Plan for the Great Ocean Road Region Visitor Economy 2015-2025.

It is important however that retail uses are only provided to service the tourism market, to ensure they do not detract from the core retail and activity centre role of Anglesea's town centre.

Integration of renewable energy initiatives together with sustainable building principles and design would highlight the sustainable transition of this land.

There also exists an opportunity to accommodate well-planned and designed commercial development which could accommodate light industry, warehousing and complementary service industry. This would grow the local economy, serve community needs and could potentially relocate existing commercial activities in Anglesea away from more sensitive areas which are surrounded by residential uses.

### 5.7.3 Why other land uses are not supported

Use of the former power station site for residential, active recreation, passive recreation, conservation and community purposes is not supported as:

- there is ample public land available within the study area to accommodate recreational, conservation and community based uses. These uses offer little or no economic return and are unlikely to be pursued by a private land owner
- the risk of bushfire for permanent dwellings presents a high risk for future occupants
- there are limited environmental values within this area which would warrant conservation. Other sections of the study area will be managed for conservation purposes.
- Intensive revegetation of formerly cleared areas needs to avoid increasing the bushfire risk, including land containing the former power station site which contributes to a break in vegetation.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred use for this part of the study area was residential.

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**Area 7**

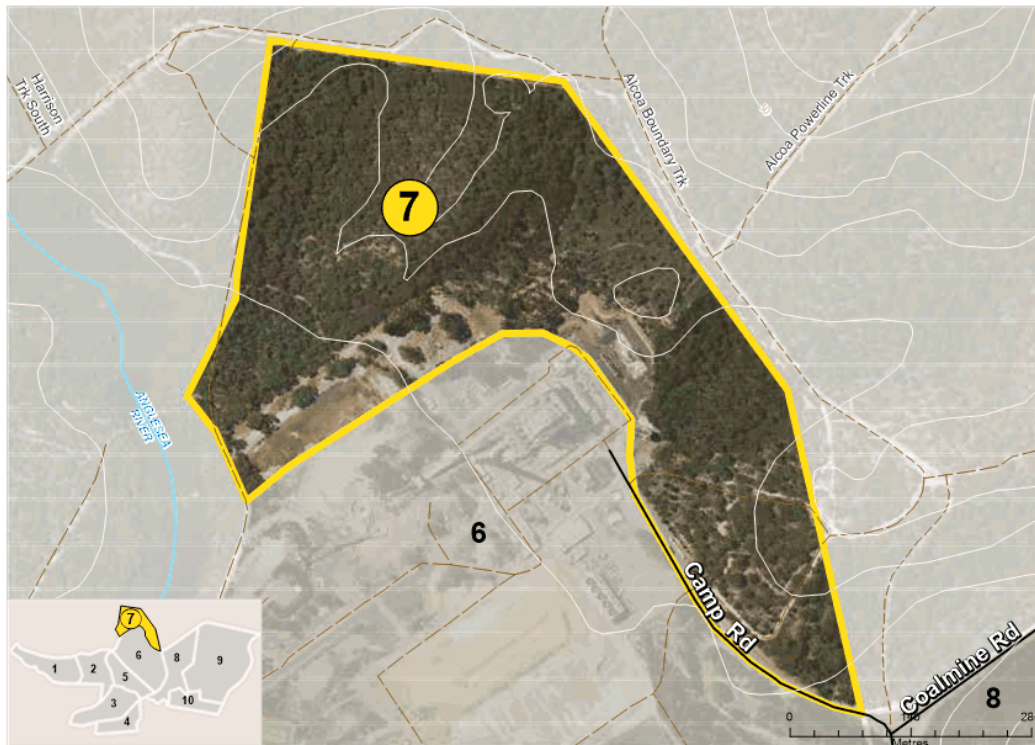
## 5.8 Land Use Direction – Area 7

### 5.8.1 Current conditions

Area 7 is located north of the former power station and is characterised by dense native vegetation cover which has biodiversity values. Area 7 is currently freehold land owned by Alcoa.

Key features of this area include:

- remnant native vegetation
- sloping/rugged topography
- biodiversity values.



**AREA 7 LOCATION MAP**

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Area 7

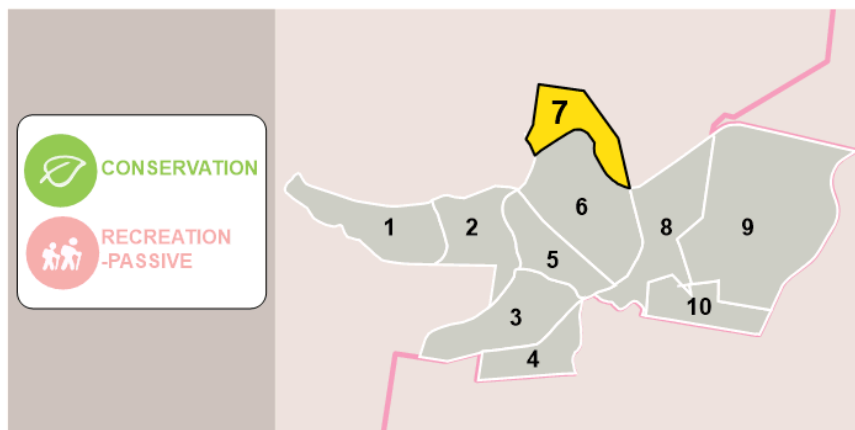
5.8.2 Draft directions

The strategic direction for this area is conservation with passive recreation uses.

Strategies to achieve this may include:

- facilitate land tenure changes
- conserve and protect significant areas of remnant native vegetation
- encourage passive recreation uses which respect the environmental values of the land
- provide connections with other parts of the study area
- encourage active and healthy lifestyles and interaction with the site's natural features through provision of integrated walking trails
- encourage design of new passive recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints.

The preferred outcome would include a mix of **conservation** and **passive recreation** to complement the surrounding environment whilst encouraging passive enjoyment and interaction with the area.



AREA 7 LAND USE MAP



## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 7

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

This land is proposed to be transferred to public ownership (reserved Crown land) and will be made accessible to the public through connections to new road and walking/cycling trail networks within the study area, which will result in substantial benefits for the natural environment and the wider community.

This area presents an opportunity to preserve and protect a large tract of remnant native vegetation, which could be directly accessed from the tourism precinct in Area 6. Opportunities also exist to accommodate passive recreation activities to allow observation, interaction and enjoyment of the land's natural features. This combination of land uses will protect environmental values, promote healthy lifestyles and improve public access and physical activity within the study area.

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

#### 5.8.3 Why other land uses are not supported

Use of Area 7 for residential, accommodation, other commercial, retail, community, renewable energy, active recreation and tourism is not supported as:

- the location, surrounds and physical attributes of the land presents a high bushfire risk for future occupants, visitors and buildings
- the land holds biodiversity values and provides habitat for rare native flora and fauna species
- the topography presents significant constraints to development
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- uses that may restrict access to public land are not supported.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and accommodation.



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Area 8

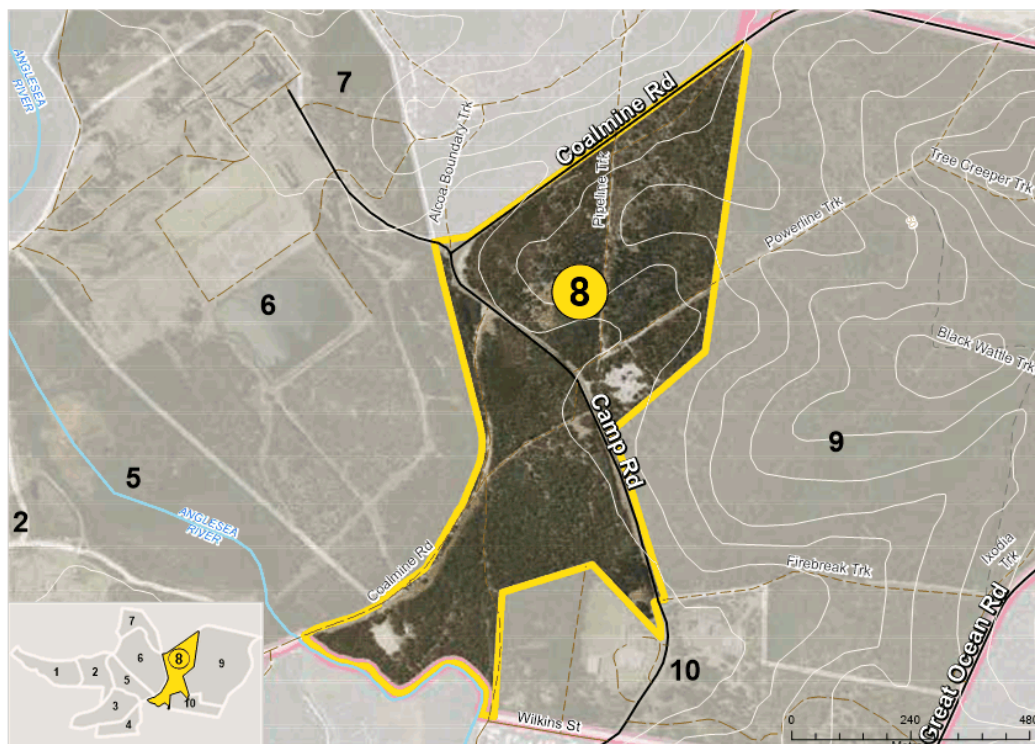
## 5.9 Land Use Direction – Area 8

### 5.9.1 Current conditions

Area 8 wraps around the south-eastern edge of the former power station site and adjoins the 110 hectare Crown land area to the east. This area mostly contains remnant vegetation (heathy woodland) and some informal vehicle tracks. The topography is undulating in nature, particularly in the north. Two noteworthy cleared and flattened areas include the concrete batching plant site near the intersection of Camp and Coalmine Roads, and the Anglesea Pony Club site adjacent to the Anglesea River.

Key features of this area include:

- road access from Coalmine Road and Camp Road
- existing formed vehicle tracks
- concrete batching plant
- Anglesea Pony Club
- adjoins Anglesea River along southern boundary
- significant vegetation in the southern part of the area
- Crown land.



AREA 8 LOCATION MAP



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**Area 8**

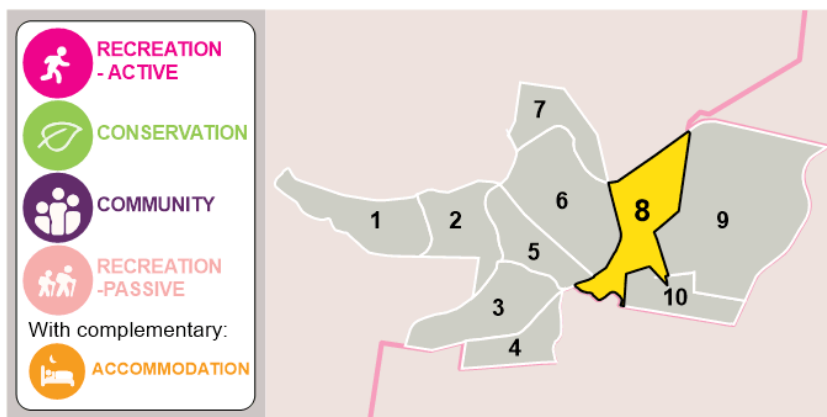
**5.9.2 Draft directions**

The strategic direction for this area is active and passive recreation, conservation and community uses with complementary accommodation uses.

Strategies to achieve this may include:

- accommodate new bike and recreation facilities in appropriate locations
- conserve and protect areas of remnant native vegetation
- support development of community facilities and supporting infrastructure
- provide connections with other parts of the study area and the Great Otway National park, through integrated land use and infrastructure
- maintain and improve public access to the land
- facilitate sensitively designed and located accommodation uses which respond to the site's natural features
- encourage active and healthy lifestyles and interaction with the site's natural features through provision of integrated walking trails
- encourage design of new buildings and infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints.

The preferred outcome would include **passive** and **active recreation** uses along with **community** facilities and **conservation** of the site's natural features. This could be complemented by sensitively designed accommodation uses.



**AREA 8 LAND USE MAP**

## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 8

Area 8 presents an opportunity to provide for a range of passive and active recreation uses along with community uses which would service the local community and visitors to the region. These uses could take advantage of the land's natural topography and the close proximity to the Anglesea township.

While the Anglesea township needs to remain as the primary location for community facilities, there are opportunities for facilities to locate in the study area that respond to the area's features and meet community need.

Conservation of Area 8 will ensure the unique character of the land is protected, along with the native habitats and biodiversity values it holds. This will ensure the land is maintained as an environmental asset which can be accessed and enjoyed by the whole Anglesea community.

Utilisation of this land for community uses would capitalise on its gateway location to the study area, its public ownership and the natural assets and opportunities offered by the unique landscape.

To complement recreation, conservation and community uses, new accommodation uses could be facilitated within Area 8, such as camping.

New active recreation uses and bike facilities could be connected to the trail network within Area 9. It is important to note that these uses should be sensitively designed and located so as to respect the natural environment and limit any adverse impacts to it.

### 5.9.3 Why other land uses are not supported

Use of Area 8 for residential, accommodation, other commercial, retail, renewable energy, recreation and tourism is not supported as:

- the land presents a high bushfire risk
- the land holds high biodiversity values and provides habitat for rare native flora and fauna species
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- private uses that may restrict access to public land are not supported
- the land's undulating topography and vegetation coverage reduces development opportunities.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential and other commercial.



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Area 9

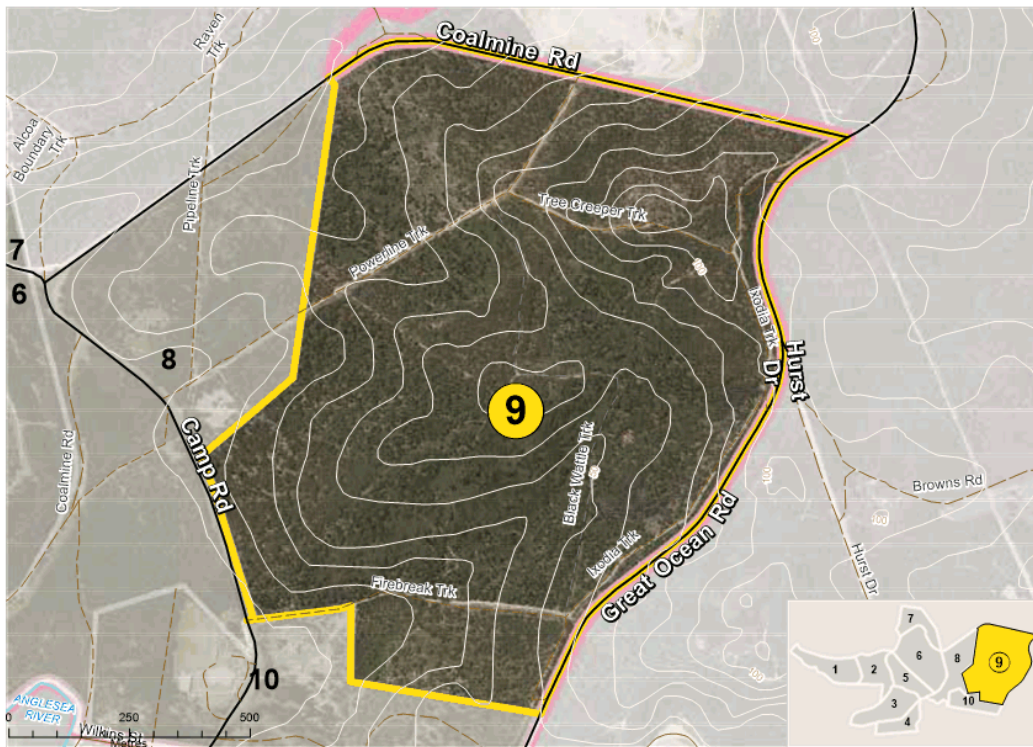
### 5.10 Land Use Direction – Area 9

#### 5.10.1 Current conditions

Area 9 is located on the eastern edge of the study area and comprises 110 hectares of Crown land which contains lower biodiversity values than that contained in the Great Otway National Park. Area 9 is bordered by the Great Ocean Road to the east and Coalmine road to the north. The topography of the area is undulating in nature and several formed tracks and trails run through the site.

Key features of this area include:

- mostly contains remnant native vegetation
- contains existing formed vehicle tracks
- Crown land.



AREA 9 LOCATION MAP

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Area 9

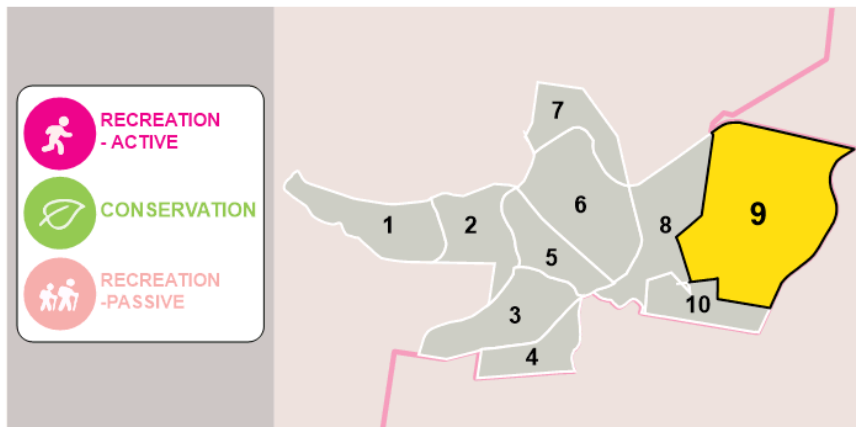
5.10.2 Draft directions

The strategic direction for this area is active and passive recreation and conservation uses.

Strategies to achieve this may include:

- accommodate new bike and recreation facilities in appropriate locations
- conserve and protect the natural environmental features of the area, particularly remnant native vegetation
- encourage passive and active recreation use including the establishment of an integrated network of mountain bike and walking trails
- provide connections with other parts of the study area and the National Park, through integrated land use and infrastructure
- encourage design of new passive and active recreation infrastructure that is environmentally sustainable and responsive to the land's context, natural features and constraints.

The preferred outcome would include **conservation** of the site's natural features with complementary **recreation** activities which could include new mountain bike facilities and connections.



AREA 9 LAND USE MAP



## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 9

An opportunity exists to create a world class network of mountain bike trails and facilities to respond to strong community demand and interest in the sport. The natural setting and undulating nature of the 110-hectare Crown land area will provide opportunities for different trail loops which will cater for all levels of rider abilities. This trail network would be linked to the Anglesea township and the rest of the study area through new and existing bike trails, as well as existing roads and access tracks. Creation of an integrated mountain bike trail network which links to a bike park will attract people to visit, play and stay in Anglesea. This will have positive economic benefits for the broader region. Promotion of active lifestyles will also have beneficial public health impacts.

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

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

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

It is important that any new recreation facilities are sensitively designed and constructed to minimise adverse environmental impacts.

#### 5.10.3 Why other land uses are not supported

Use of Area 9 for residential, accommodation, other commercial, retail, community, renewable energy, recreation and tourism is not supported as:

- the land presents a high bushfire risk for sensitive uses
- the land holds biodiversity values and provides habitat for rare native flora and fauna species
- other parts of the study area present greater opportunities and locations for intensive use and development (particularly disturbed, cleared land which is held in private ownership)
- use of public land for private residential, retail or commercial development (including a renewable energy facility) is contrary to state policy
- uses that may restrict access to public land are not supported.

This responds to the views of the community, with results from the land use scenarios survey identifying that the least preferred uses for this part of the study area were residential, other commercial and retail.



5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

**Area 10**

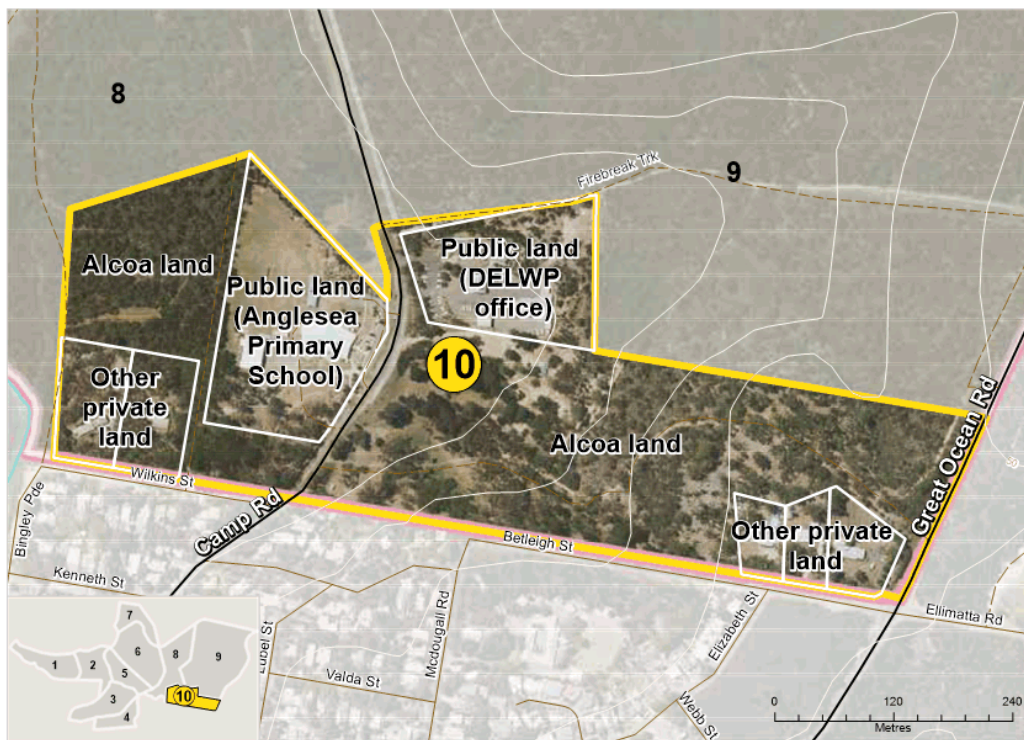
### 5.11 Land Use Direction – Area 10

#### 5.11.1 Current conditions

The area north of Wilkins Street/Beteleigh Street comprises private and public owned land on the northern edge of the Anglesea township boundary. This land has a total area of approximately 19 hectares and contains the existing Anglesea Bike Park, Alcoa owned land, other privately owned, the Anglesea Primary School and the State Government (DELWP) office and includes stands of remnant native and introduced vegetation.

Key features of this area include:

- currently leased bike park
- privately owned dwellings
- Anglesea Primary School
- DELWP office and depot
- Alcoa freehold land
- other private (freehold) land.



**AREA 10 LOCATION MAP**



5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

**Area 10**

**5.11.2 Draft directions**

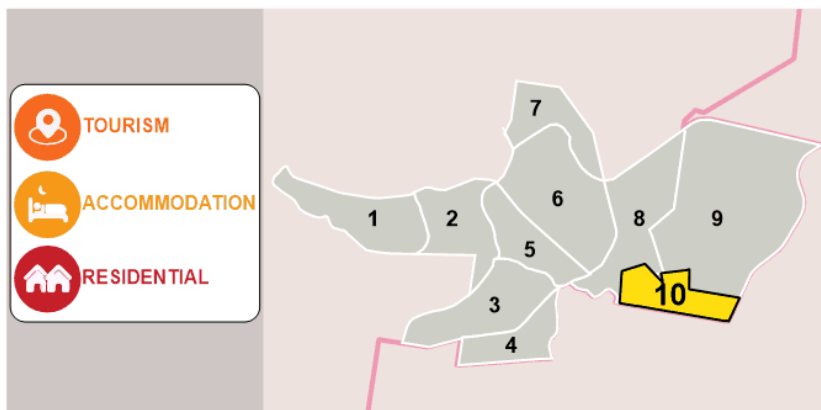
The strategic direction for this area is for tourism, accommodation and residential uses, except for the Anglesea Primary School and DELWP office which will be retained.

Strategies to achieve this may include:

- encourage all use and development to respond to the natural features, constraints and unique character of the site and surrounds
- protect the amenity of sensitive land uses, including on adjacent areas to the south, from potential adverse impacts from non-residential use and development
- promote design and development that is environmentally sustainable (including water sensitive urban design and sustainable building materials)
- promote excellent architectural, urban design and landscape outcomes which adds to the attraction and character of the area
- support economic development that contributes to the Anglesea economy.



The preferred outcome is for **tourism, accommodation** and **residential** uses, except for the Anglesea Primary School and DELWP office which will be retained.



**AREA 10 LAND USE MAP**

## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### Area 10

Area 10 presents potential opportunities for future tourism, accommodation and residential uses, except for the Anglesea Primary School and DELWP office which will be retained.

Use and development of the land for these purposes could result in net community benefit and may have positive impacts on the local economy, housing affordability and diversity of choice. This change in land use direction may also contribute to the visitor economy and attraction of Anglesea.

Any new development will need to be carefully designed and sited so that it responds to and respects the unique character of Anglesea, including the land's physical features and constraints and the broader landscape context.

Incremental growth of this nature would be consistent with the *G21 Regional Growth Plan (2013)*.

The sensitive interface with the adjacent residential areas to the south must be carefully managed so as not to cause any unreasonable amenity impacts, particularly from non-residential land uses.

#### 5.11.3 Why other land uses are not supported

Use of Area 10 for other commercial, retail, community, renewable energy, active and passive recreation and conservation is not supported as:

- land use conflict and potential adverse amenity impacts may be caused for adjoining residential areas
- community facilities are better accommodated on public land. Retention of the bike park in its current location would require agreement by the private land owner and may also require significant funds to purchase
- retail/commercial development may detract from the core function of the Anglesea town centre.



## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### 5.12 Land Use Direction – National Park

#### 5.12.1 Current conditions

The National Park (incorporating the Anglesea Heath) surrounds the mine pit and former power station sites, covers approximately 6,510 hectares to the north and west of the Anglesea township and is the largest area within the Anglesea Futures Land Use Plan study area. The area is remnant native heathland and woodland, is one of the richest and most diverse natural areas in Victoria, and accounts for approximately one quarter of Victoria's plant species. The National Park will provide habitat for 29 recorded mammal species and more than 100 native bird species. The topographic features of the area are diverse and feature a wide range of landforms including ridges and valleys.

This area was previously leased by Alcoa, though was never used for the operation of the coal mine or power station. In February 2017 Alcoa and the Minister for Energy, Environment and Climate Change (the Hon. Lily D'Ambrosio) announced that Alcoa had surrendered its lease of this area, enabling the Government to act on its commitment to include this area in the Great Otway National Park.

Key features of this area include:

- high quality biodiversity and native habitat values
- a network of existing formed tracks and roads
- tributary waterways of the Anglesea River, including Salt Creek which is proposed to be diverted into the former mine pit and then released into the Anglesea River
- diverse landscape values including remnant native heathlands, woodlands and paperbark swamps.

#### 5.12.2 Draft directions

The strategic direction for this area is to retain its current land use as an area of high conservation values included within the Great Otway National Park (noting that activities in the National Park are limited due to regulations under the *National Parks Act 1975*).

Strategies to achieve this may include:

- protect areas of remnant native vegetation and historical revegetation
- educate and inform guests on the natural, cultural and heritage values of the area
- support the safety, enjoyment, recreation and education of visitors
- retain existing tracks to support access, maintenance and emergency management.



5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan



**NATIONAL PARK LAND USE MAP**

The preferred outcome is for **conservation** to prioritise the preservation and protection of flora and fauna, with complementary **passive recreation**, consistent with its inclusion in the Great Otway National Park

**5.12.3 Why other land uses are not supported**

The significance of the remnant native heathland and woodland significantly limits land uses that could undermine its values. The Government has recently finalised inclusion of this area within the Great Otway National Park and therefore regulations under the *National Parks Act 1975* apply to this land.



## 5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

### 5.13 Land Use Direction – Outer Lease Area

#### 5.13.1 Current conditions

This area is Crown land located within the Alcoa lease area which surrounds the proposed water body and the former power station site. It abuts the Great Otway National Park and is currently used as a buffer to areas of the mine that are to be remediated. The buffer protects against potential impacts caused during remediation of disturbed areas. Following the completion of remediation works, the current lease will be surrendered and the land will be conserved and protected, with potential for significant areas to be included in the National Park.

This area contains the Anglesea Heath which is ecologically significant with very high biodiversity values, particularly in the Bald Hills and Messmate Track areas. On 9 November 2017, Alcoa announced that the existing high voltage transmission lines are to be decommissioned and removed in the next two to three years.

Key features of this area include:

- high quality biodiversity and native habitat values
- flood prone marsh land which feeds into the Anglesea River
- Crown land.

#### 5.13.2 Draft directions

The Outer Lease Area will retain its current land use as an area of high conservation value.

The strategic direction for this area is:

- protect areas of remnant native vegetation and historical revegetation
- support the interface and function of adjacent areas identified in this land use plan, including the environmental sensitivities of the National Park and the Proposed Water body and Banks areas
- protect the natural, cultural and heritage values of the area
- support the safety, enjoyment, recreation and education of visitors
- retain existing tracks to support access, maintenance and emergency management.

5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan



**OUTER LEASE AREA LAND USE MAP**

The preferred outcome is for **conservation** to prioritise the preservation and protection of flora and fauna, with complementary **passive recreation**.

**5.13.3 Why other land uses are not supported**

The significance of the remnant native heathland and woodland significantly limits land uses that could undermine its values.

This reflects the views of the community, with strong support shown for conservation of this part of the study area during the engagement process.





**5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan**

## **5.14 Land Use Direction – Proposed Water Body and Banks**

### **5.14.1 Current conditions**

The former mine pit and immediate surrounding land is proposed to be shaped, stabilised and revegetated to create a water body with sloping banks as part of Alcoa's draft Mine Rehabilitation and Closure Plan.

Key features of this area include:

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

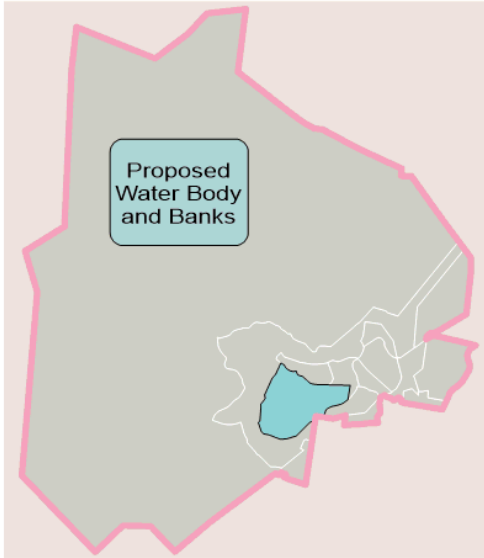
### **5.14.2 Draft directions**

The strategic direction for this area is for it to undergo significant land forming and modification to form the water body and banks:

Strategies to achieve this may include:

- facilitate land tenure changes
- support the water flows of the Anglesea River
- provide safe and stable land form
- manage public safety risks
- constrain access and avoid activities that undermine the priority functions of the area
- monitor conditions to identify if the water body can be used for recreational uses such as swimming and boating in approximately 10 years once remediation is complete and when sufficient data is available on water quality and how the water body reacts to different seasonal events.

5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan



A portion of the current Alcoa freehold title covering part of the mine pit is proposed to be transferred to public ownership (reserved Crown land) to allow for optimal management arrangements for the proposed water body and the Anglesea River in future.

The preferred outcome is for a **water body and banks** consistent with an approved Mine Rehabilitation and Closure Plan.

**PROPOSED WATER BODY AND BANKS  
LAND USE MAP**

**5.14.3 Why other land uses are not supported**

Technical studies have informed the draft Mine Rehabilitation and Closure Plan, with the latter directing the future of this area.

Activities on the banks including pedestrian and bike paths would be inconsistent with the revegetation of these heavily modified slopes and could lead to erosion that interferes with the slope and stability and quality of the water.

Activities on the water, including floating renewable energy equipment and boating would either create churn or shadow and undermine the careful management of the water including stratification of water quality.

Public access to the edge of the water body would also be controlled to manage public safety risk.

Intensive revegetation of formerly cleared areas needs to avoid increasing the bushfire risk, including land containing the proposed water body and banks which contributes to a break in vegetation.



5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

## 6. REALISATION OF THE FINAL LAND USE PLAN

The final Land Use Plan will inform future decisions on activities, management, protection and any development on the land.

An implementation framework, based on the final Land Use Plan, is required to guide the realisation of the proposed land uses. This may include:

- coordinated master planning
- changes to current land tenure
- changes to the Surf Coast Planning Scheme (including policy, zones and overlays)
- subsequent approvals.

### 6.1 Proposed future land tenure

To improve the value of the Crown estate and ensure optimal land management arrangements going forward, land tenure changes may be required in specific locations of the study area. Proposed land ownership changes between the Victorian Government and Alcoa would also seek to facilitate the realisation of the final land use directions and, if agreed and approved, would include:

- part of the Alcoa freehold land (a portion of one 43-hectare title) covering part of the former mine pit being converted to reserved Crown land (refer to the Proposed Water Body and Banks area)
- a portion of Crown land (exact size and location yet to be determined, potentially to the east of the former mine pit) being converted to Alcoa freehold (refer to Area 3)
- the Alcoa freehold land covering the former power station site being extended along the existing south-western boundary to fully incorporate the landfill site and allow efficient management of the river environs boundary (refer to Area 6)
- the northern section of the Alcoa freehold land covering the former power station site being converted to reserved Crown land (refer to Area 7).

Additional areas of land may be considered for inclusion in a land exchange agreement, where appropriate.

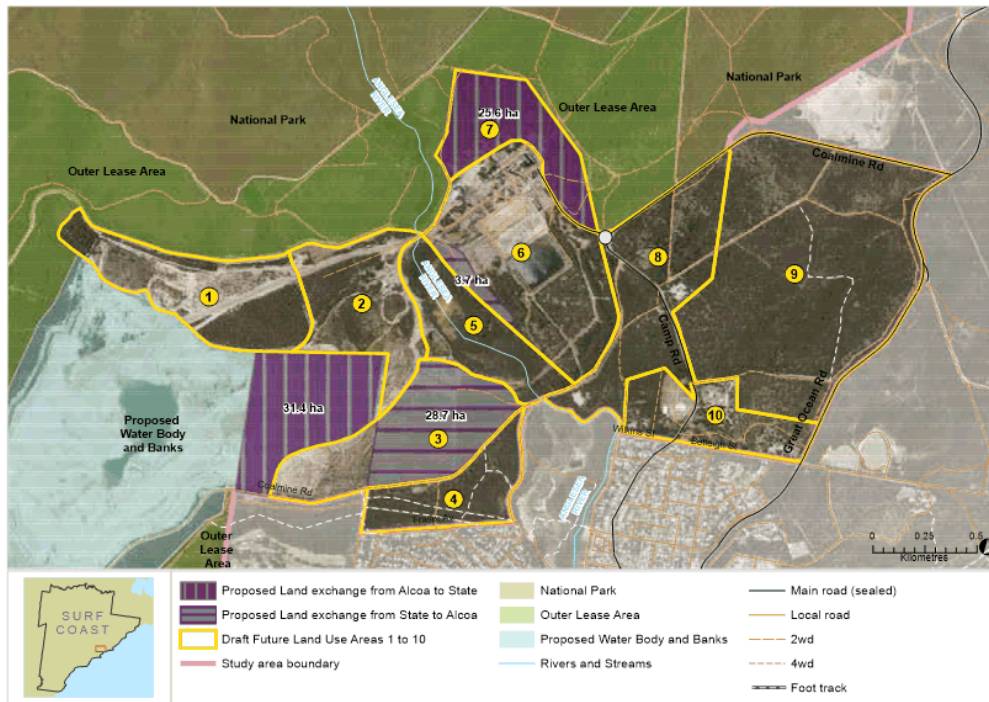
Section 12A of the *Land Act 1958* authorises the Minister for Energy, Environment and Climate Change to enter into agreements with owners of freehold land to exchange Crown land under a specific set of circumstances and criteria.

5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

Land exchanges will only be done in the public interest, with the main objective being to improve the value of the Crown estate – with respect to the protection of public land values.

The proposed land ownership changes incorporated within the land use direction for relevant areas will be subject to a rigorous government assessment and ministerial approvals process.

The proposed land tenure changes will therefore be subject to change in response to further assessment and approvals processes, as well as in response to public consultation on the Draft Land Use Plan.



**ANGLESEA FUTURES STUDY AREA - PROPOSED TENURE CHANGES**

5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan

## 7. HOW TO HAVE YOUR SAY

The draft land use directions in Section 5 and the realisation actions in Section 6 (including proposed land tenure changes) are open for consultation and will be subject to change based on community feedback.

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

Your feedback is welcomed, particularly on:

- the Land Use Directions for Areas 1 to 10
- any other comments on the remainder of the study area
- the realisation actions, including the proposed land tenure changes.

Please share your views on the Draft Land Use Plan by completing the online survey at:

**<https://engage.vic.gov.au/angleseafutures>**

Alternatively to make a submission:

**Email:** [anglesea.futures@delwp.vic.gov.au](mailto:anglesea.futures@delwp.vic.gov.au)

**Post:** Anglesea Futures Land Use Plan, PO BOX 103, Geelong VIC 3220

Submissions close on **Wednesday 28 February 2018 at 5:00pm AEST.**

More information is available through the project team (telephone: (03) 5226 4840) or the project website:

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

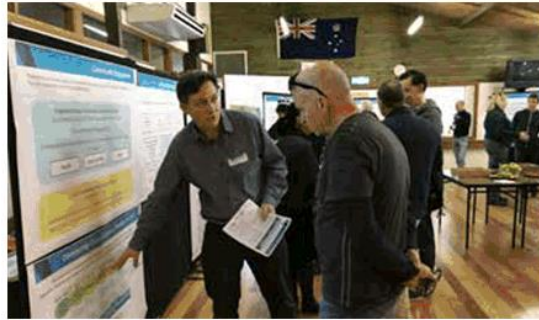


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# 8. NEXT STEPS

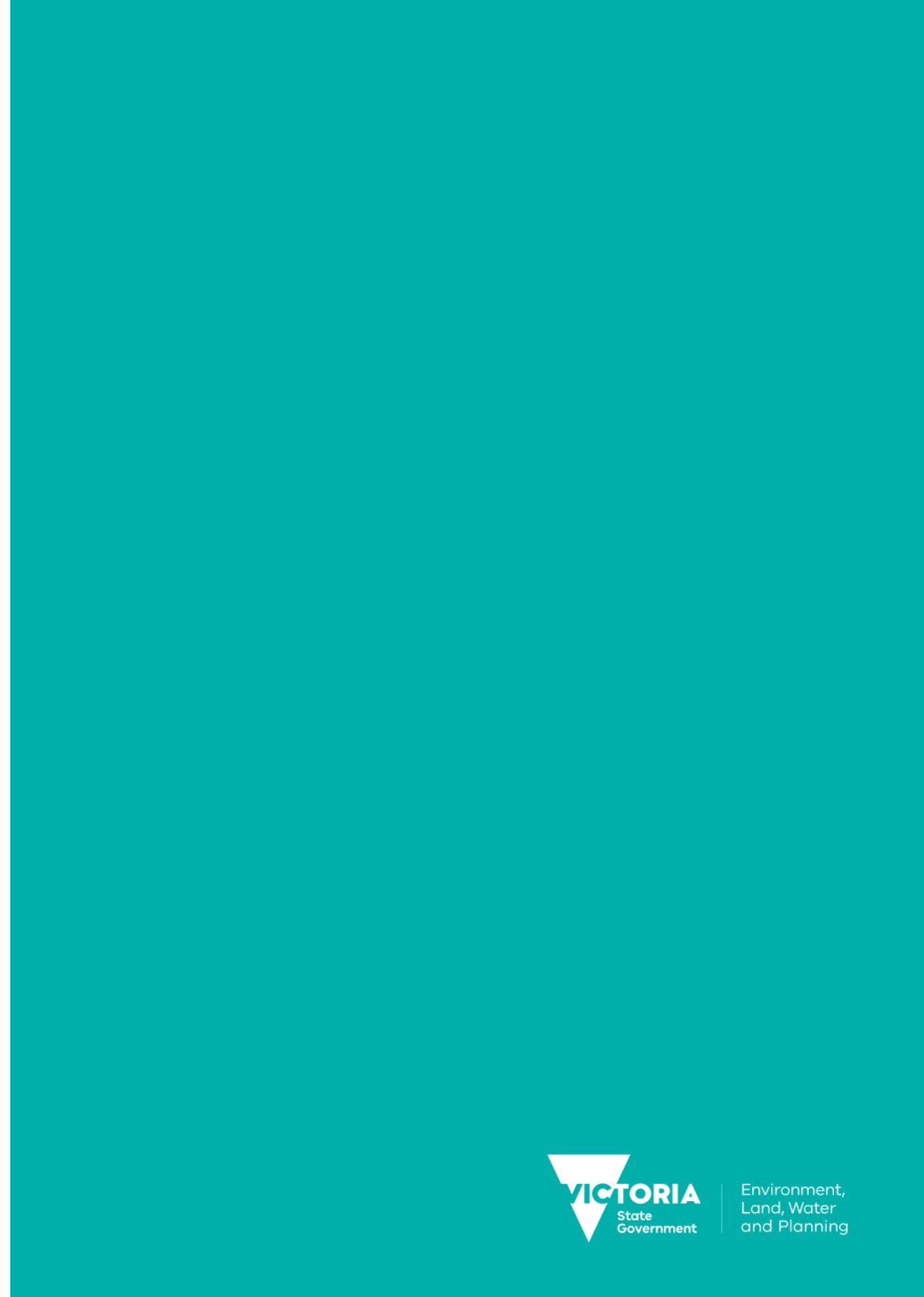
The Draft Land Use Plan is a draft for consultation, providing the community and all stakeholders with the opportunity to have their say before the land use direction is refined and finalised in a final Land Use Plan to be released later in 2018.

A Summary of Feedback will be prepared and released, that summarises the key ideas and feedback received on the Draft Land Use Plan.





**5.2 - APPENDIX: 2 - Anglesea Futures Draft Land Use Plan**



Environment,  
Land, Water  
and Planning



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea



# ALCOA FREEHOLD CONCEPT MASTER PLAN ANGLESEA

PUBLISHED JANUARY 2018

DRAFT FOR CONSULTATION





5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea

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7.0	Proposed Land Tenure Plan	20	<b>Taylor Cullity Lethlean</b> 385 Drummond St, Carlton, 3053
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Cover Image by Alan Barber

# 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](http://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:

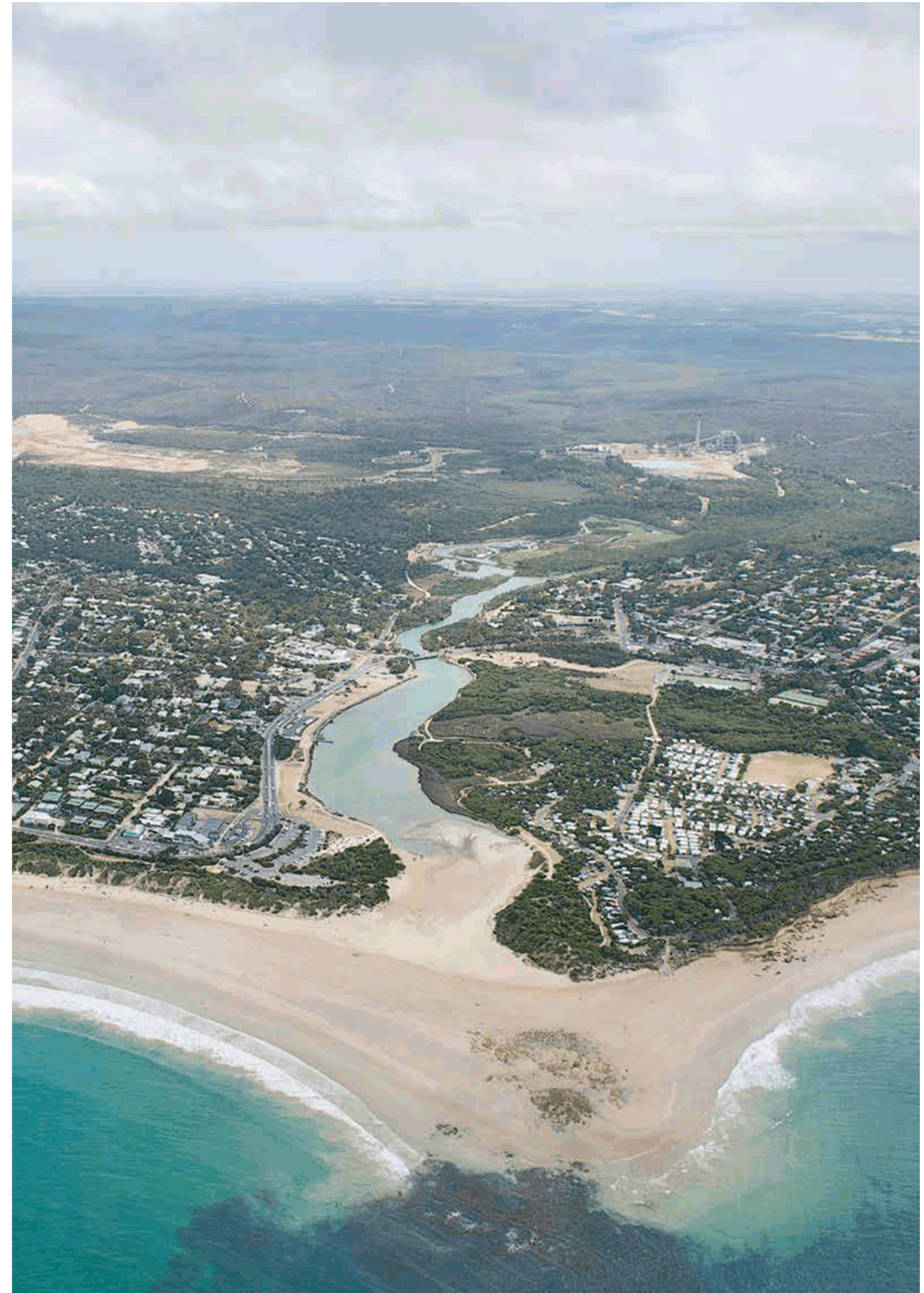
- assist in the delivery of several environmental, tourism, economic and community ambitions articulated in the Anglesea Futures Draft Land Use plan;
- respond to several housing, economic and other challenges articulated in the Anglesea Structure Plan; and
- encourage visitors to stop in Anglesea for 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.

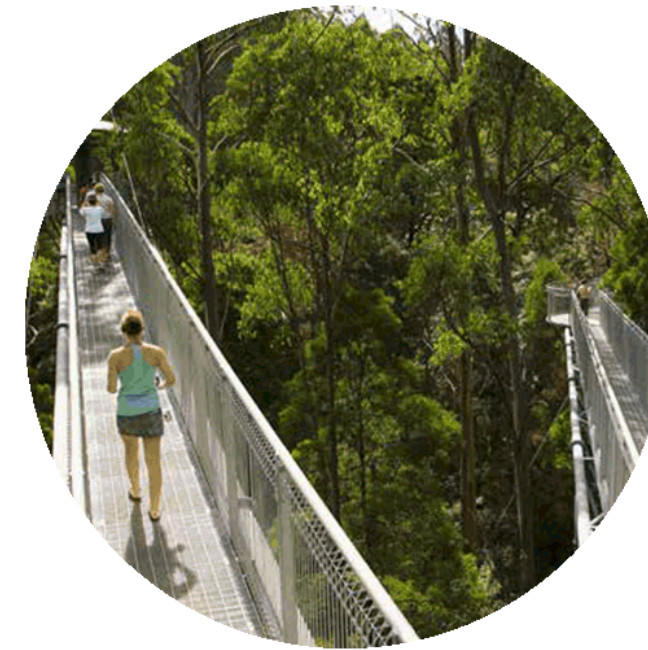
Alcoa's landholdings are highly strategic and pivotal parcels, especially when considered in an integrated and holistic manner with the broader Crown and other landholdings that are the subject of the Anglesea Futures Draft Land Use Plan.

Image by Alan Barber ►





5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea



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](http://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

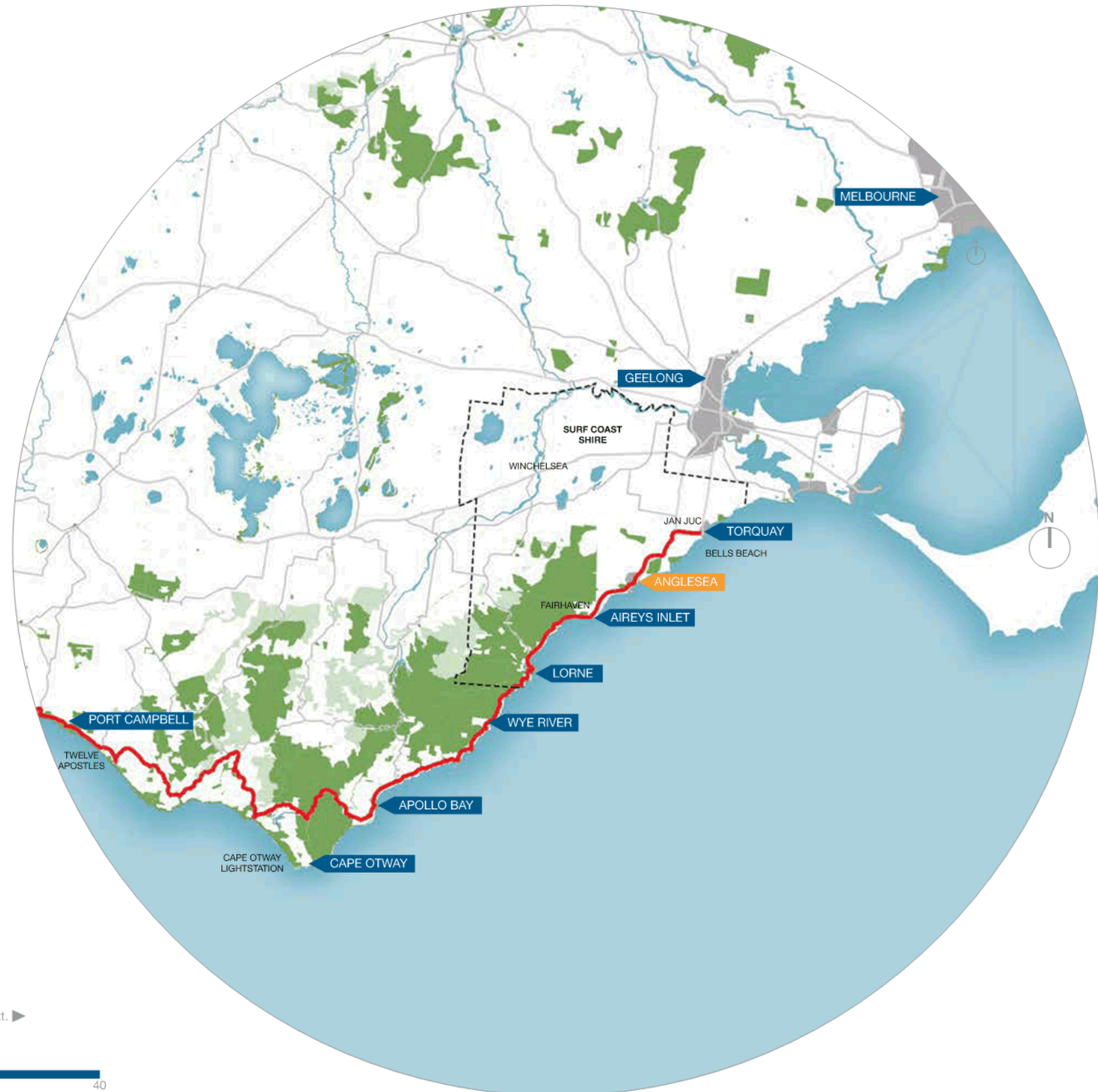
Anglesea is located approximately 115km from Melbourne on Victoria's south-west coastline on the world renowned Great Ocean Road. The town sits within the Surf Coast Shire, which encompasses coastal townships such as Aireys Inlet, Fairhaven, Jan Juc, Lorne and Torquay.

### 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 grown 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.



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**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 ▶



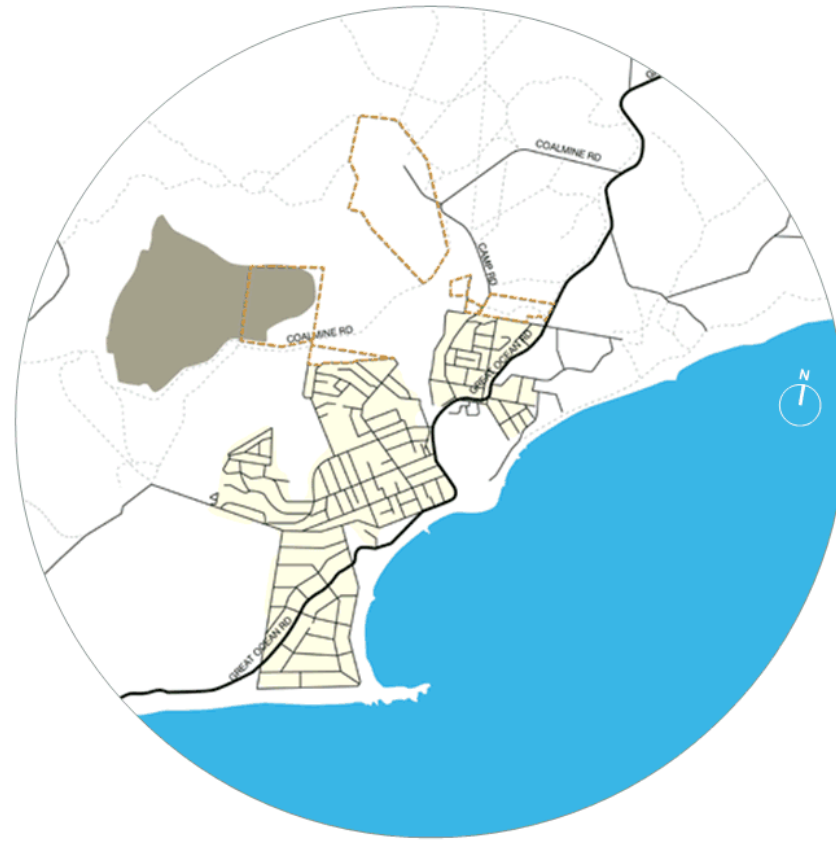


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Anglesea Local Town Context

— 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



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## 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.






Source: Victorian Government and Alcoa of Australia.

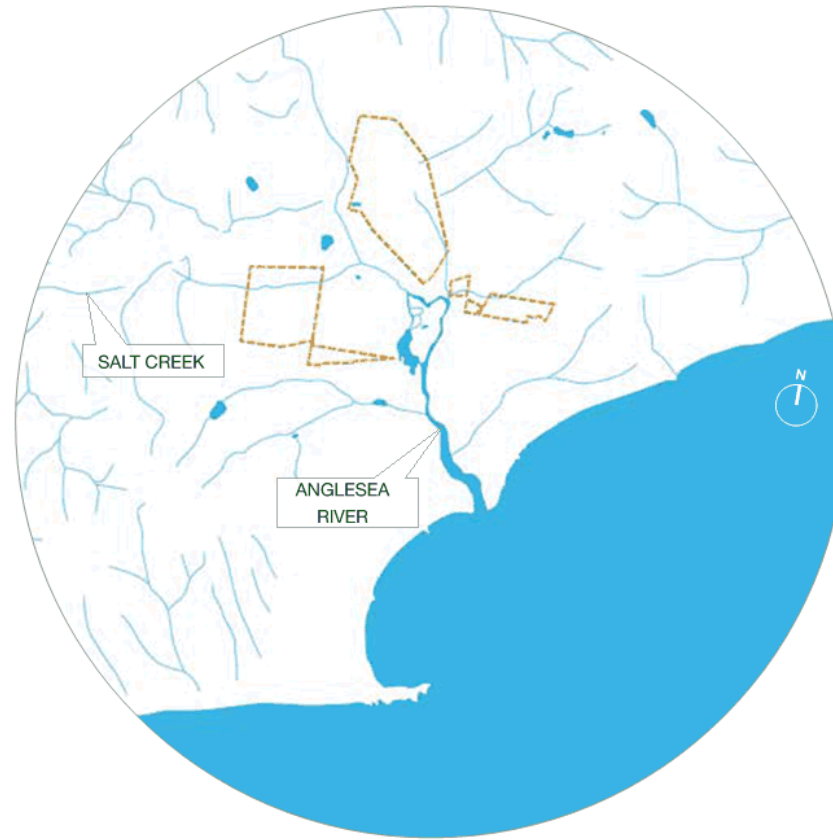


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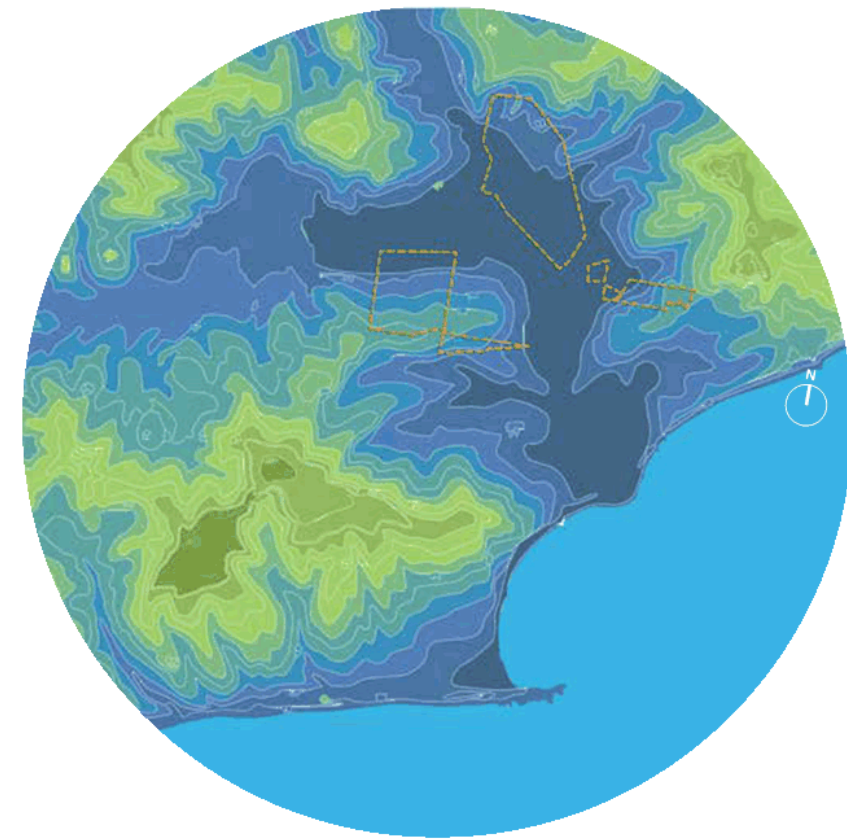
National Park

-  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 Bettleigh 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

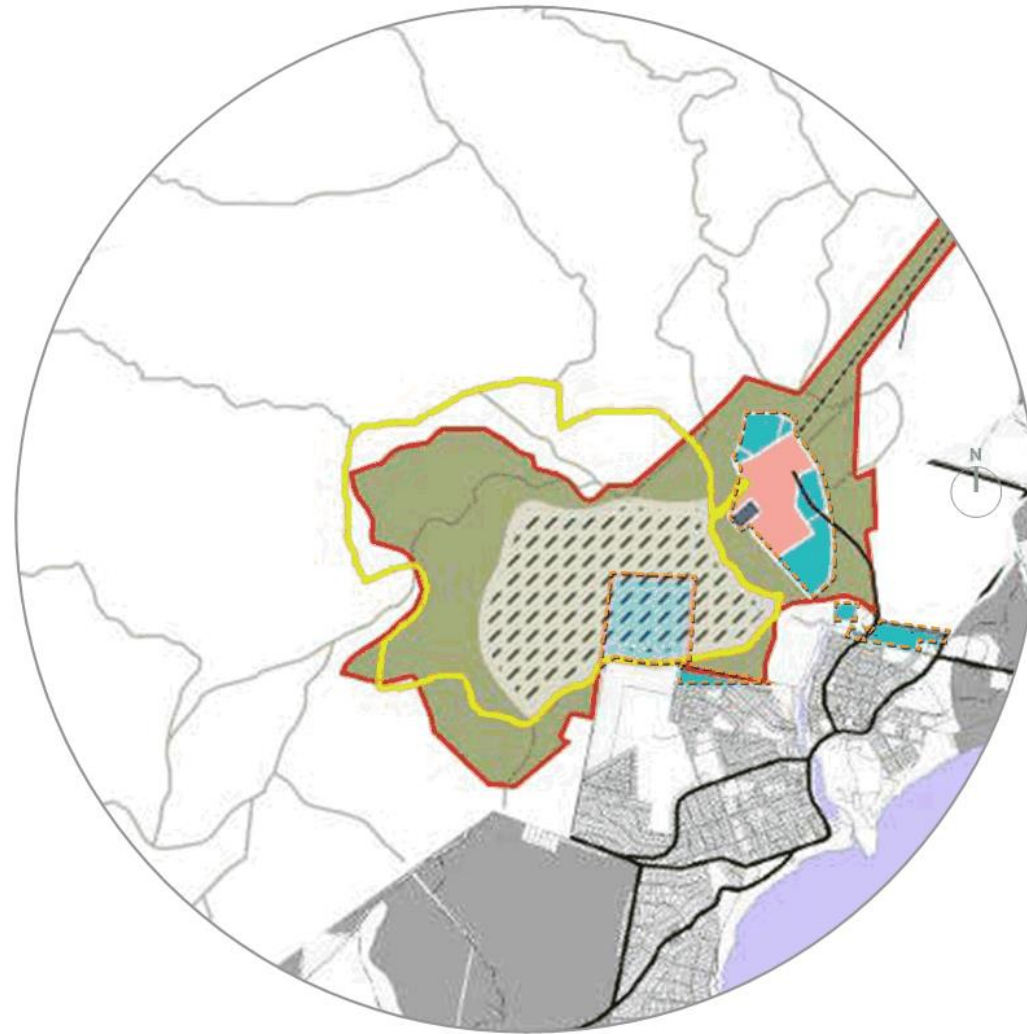
The site is surrounded by the Great Otway National Park and other Crown Land to the north, east and west, with the township to the south. Adjacent to the south is the Anglesea Golf Course, residential homes and Coogoorah Park.

Image by Alan Barber ►





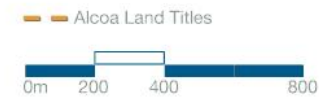
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Alcoa Site Context



Freehold Landholdings





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## Site Heritage

### Indigenous

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

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

The Gadubanud people cared for the rainforest plateau of the Otway Ranges and rugged coastline of Cape Otway in Western Victoria, covering the present towns of Lorne and Apollo Bay, for thousands of years. After 1846 there are no recorded interactions between the Gadubanud and European settlers, although the absence of written records is not proof of their extinction and there are Aboriginal people in the area today who trace their ancestry to the Gudabanud.<sup>13</sup>

### 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



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## 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.

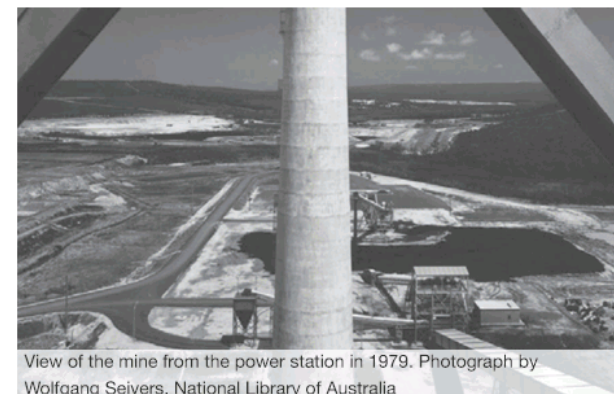
In 2015 Alcoa made the difficult decision to permanently shut down the power station and mine. Operations ceased on 31 August 2015 and the work to decommission and rehabilitate the site began.

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.





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## 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.

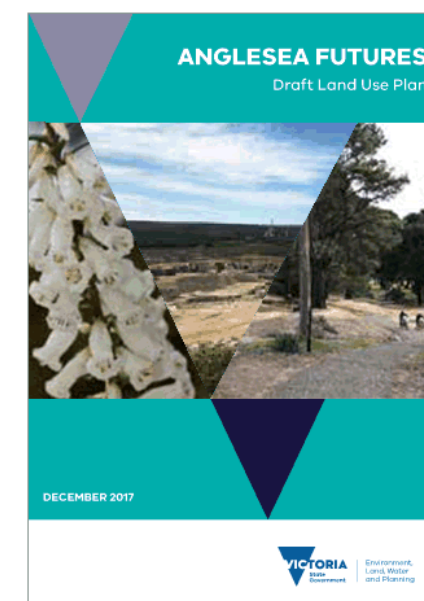
### Anglesea Futures Draft Land Use Plan

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



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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.

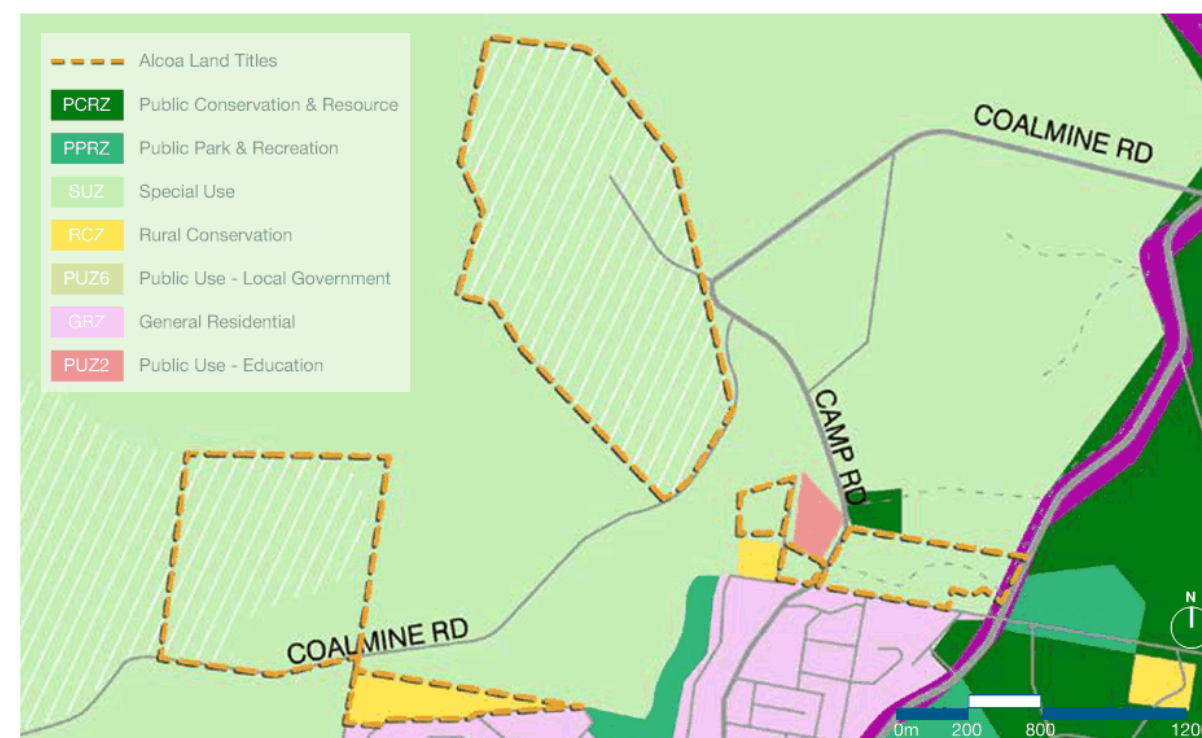
While Alcoa acknowledges that freehold tenure will not be possible for the area of the riverbed and riverbanks in area 5, it believes that freehold will be required either side of the riverbed/banks.

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.

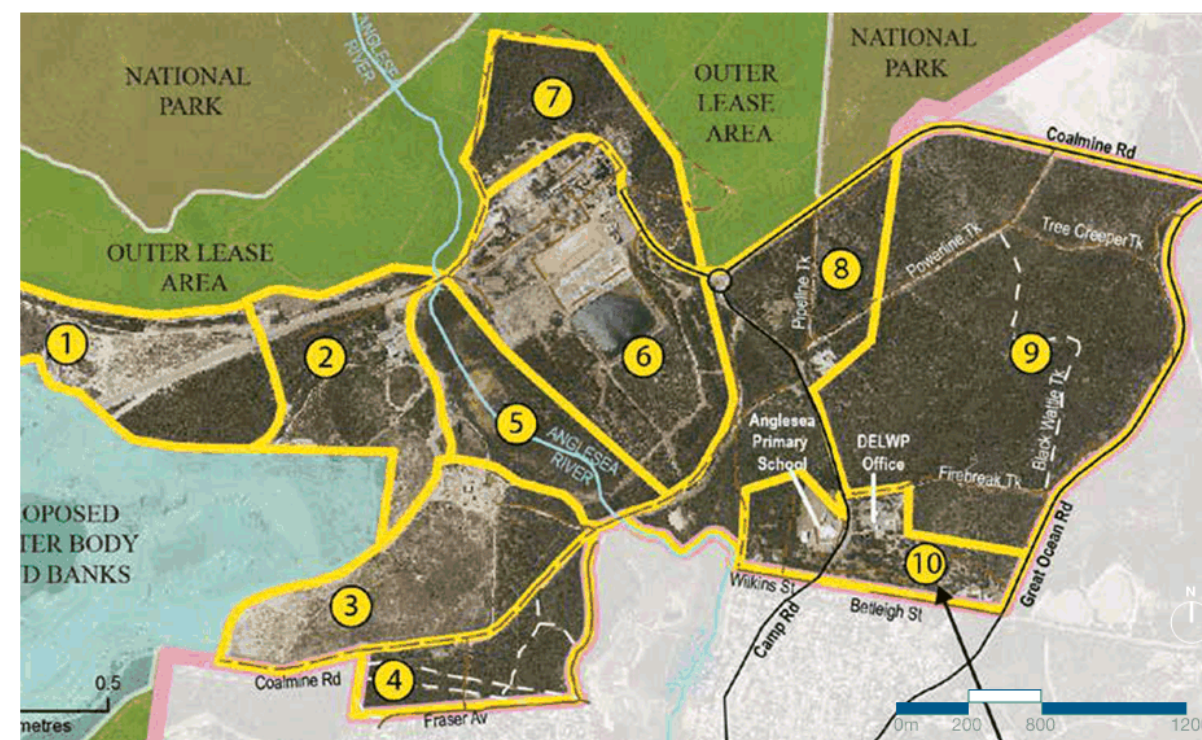
Alcoa believes the close proximity of the adjacent Fraser Avenue area with its rich botanical diversity, and the proposed opportunity to provide sensitively sited inclusive access, provides an additional attribute that would enhance any proposed major tourism facility as a “local window” into the Great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

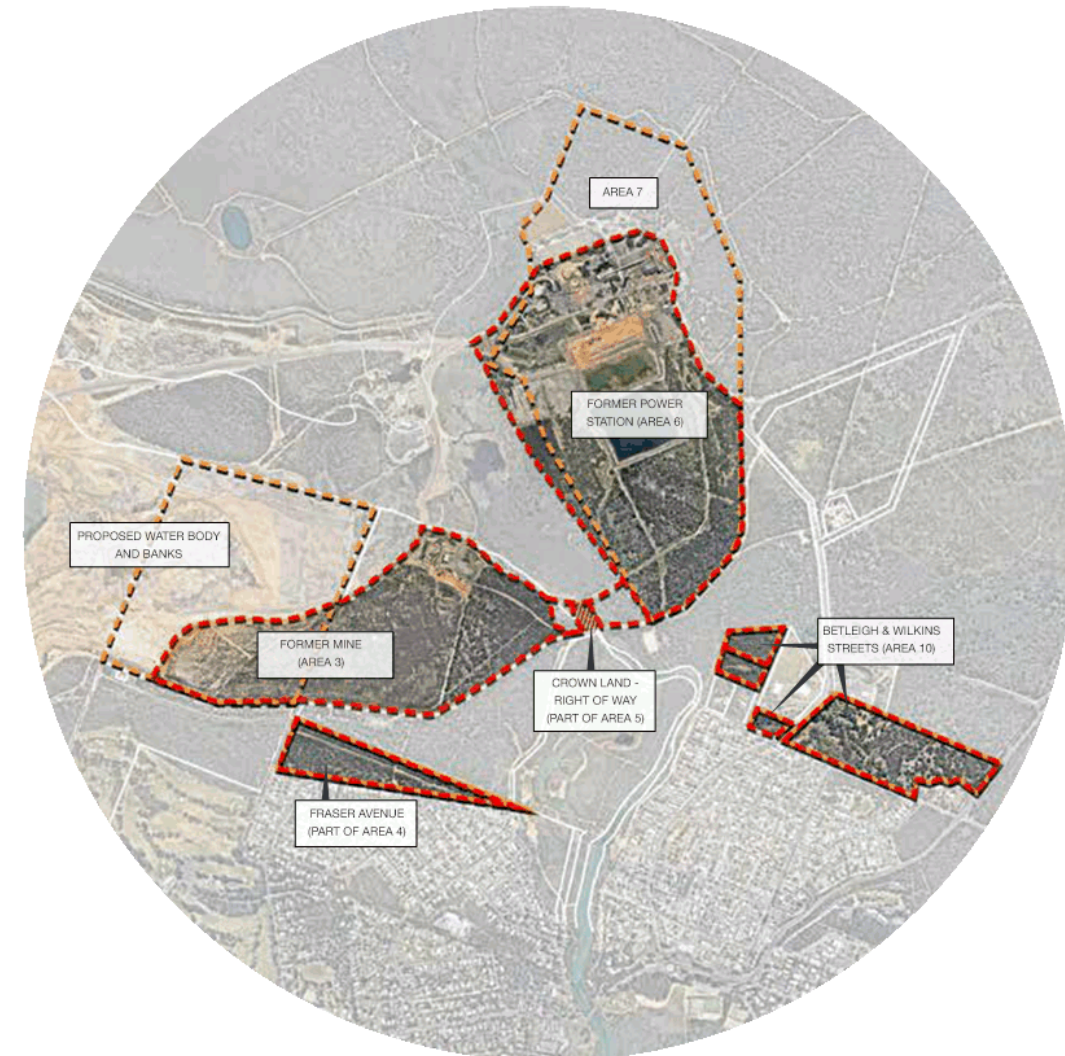
Additional areas of land may be considered for inclusion as part of the development of a land exchange agreement between the Victorian Government and Alcoa, where appropriate and pending further government assessment, feedback and development of both the final Anglesea Futures Land Use Plan and Alcoa's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



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea



Image by Alan Barber  
ALCOA FREEHOLD  
Draft Concept Master Plan | JANUARY 2018



## 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

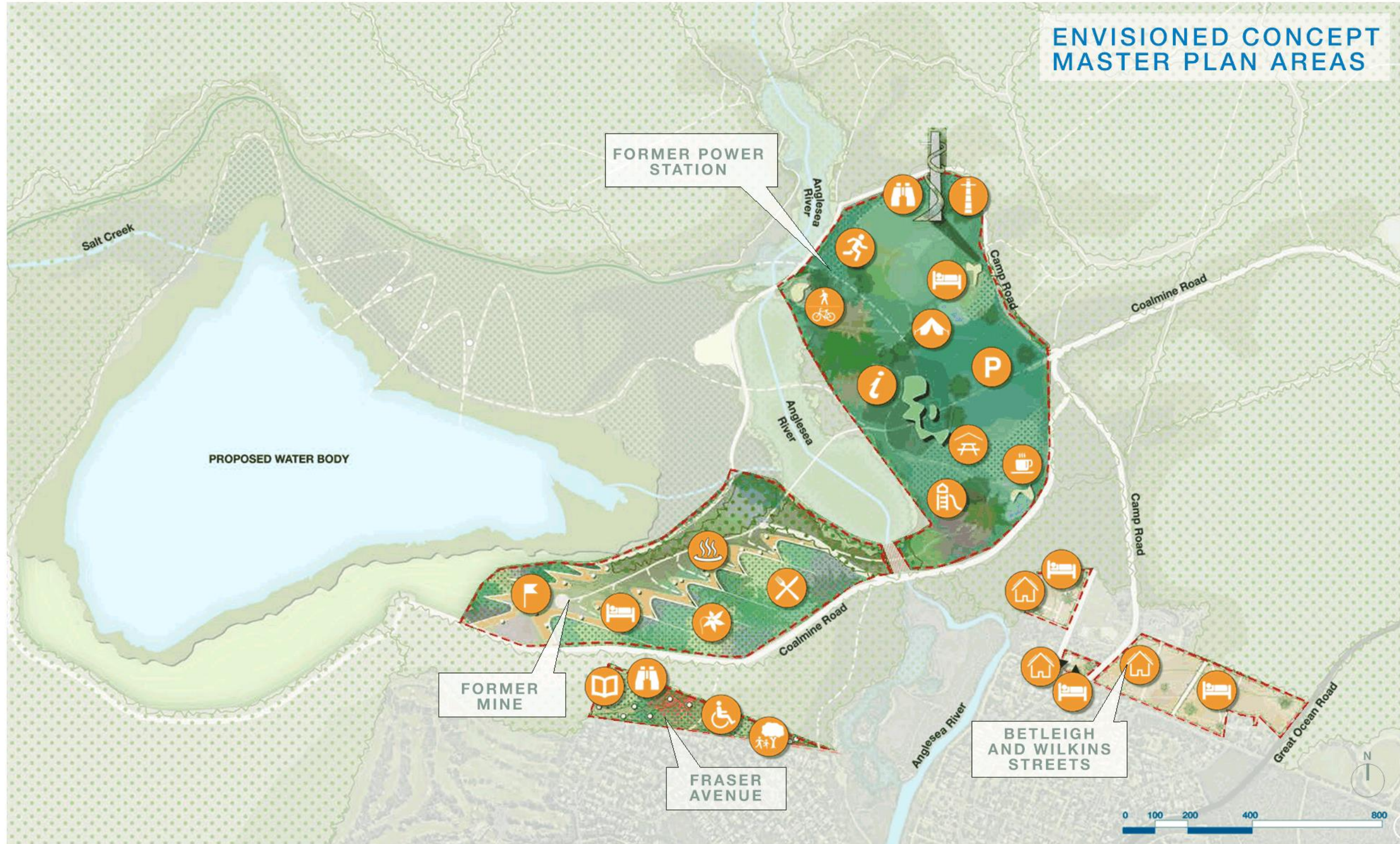
-  ACCESSIBILITY
-  BIRD WATCHING
-  NATURE TRAILS
-  EDUCATION

### BETLEIGH & WILKINS STREETS

-  RESIDENTIAL
-  ACCOMMODATION



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea





## 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.

Top Right Image by Aaron Keirns.



PLAYGROUND



OBSERVATION TOWER



ACTIVE RECREATION



WALKING TRAILS



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea

-  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



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea

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



KEY PLAN



## 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.



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea

## 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.



EDUCATION



ACCESSIBILITY



INTERPRETATION



BOTANICAL DISPLAY

Bottom Right Images by ANGAIR.



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea



-  ACCESSIBILITY
-  BIRD WATCHING
-  NATURE TRAILS
-  EDUCATION



KEY PLAN

## 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.



## 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



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea



RESIDENTIAL



ACCOMMODATION



KEY PLAN

## 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.



## 9.0 CROWN LAND OPPORTUNITIES

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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.





5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea



## 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;

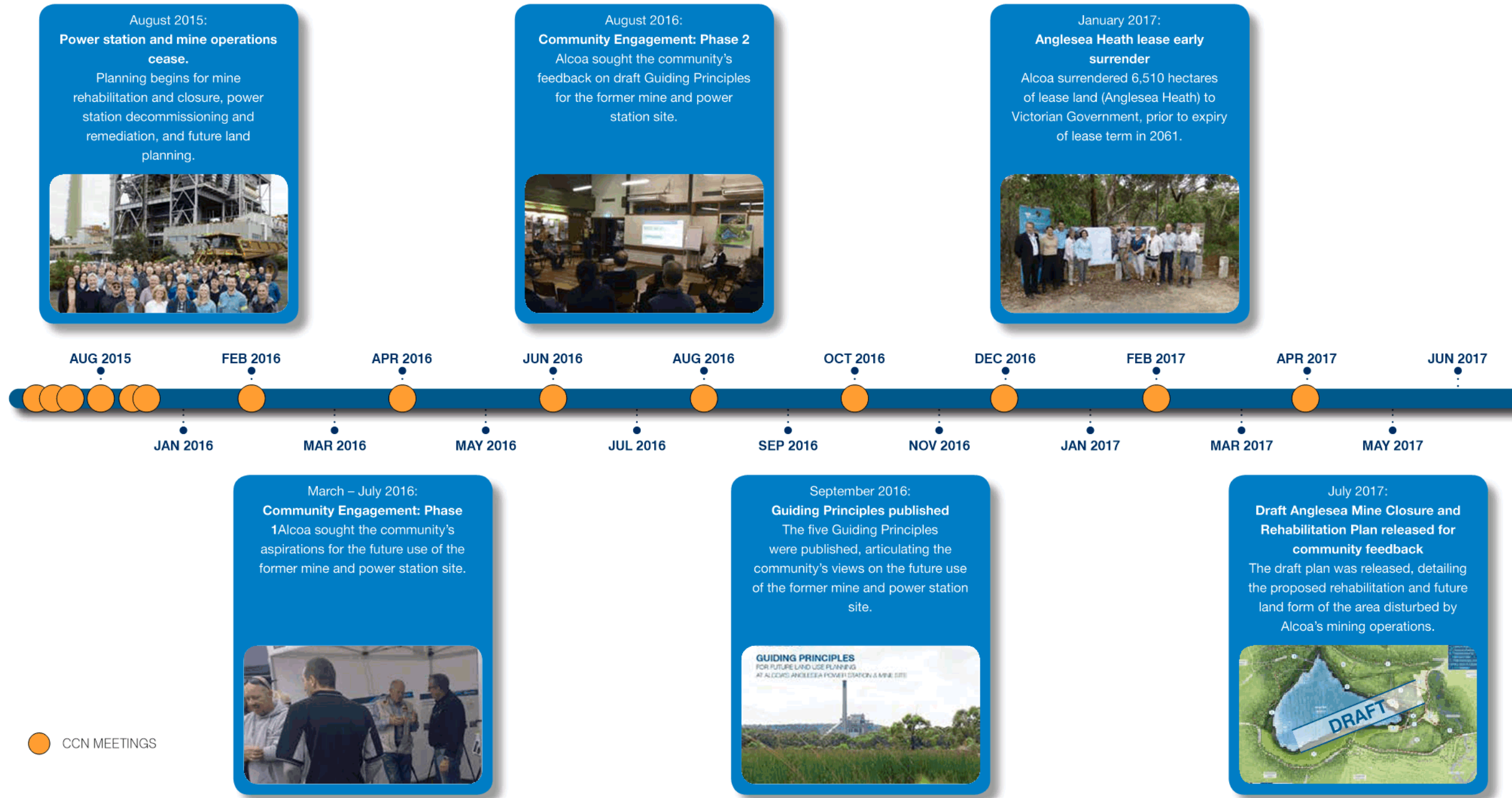
Alcoa respectfully submits that the mechanisms to be adopted under the implementation framework should be those which, as far as possible:

- 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.

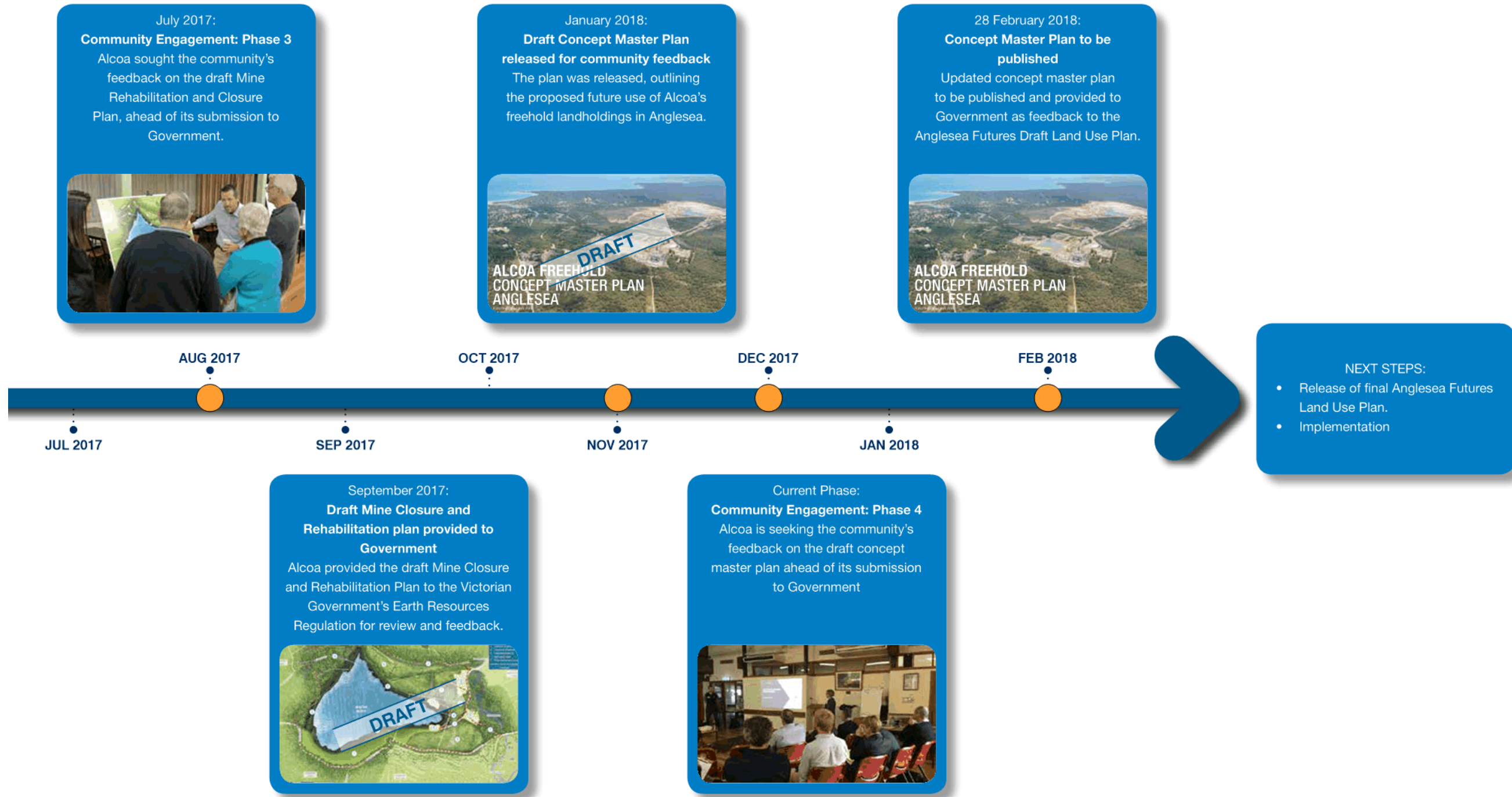
To attract the necessary private capital to build and operate the aspirational outcomes of the final Anglesea Futures Land Use Plan and Alcoa's concept master plan, it is imperative to provide certainty of the planning and zoning process and an understanding of development within the surrounding area.



# 10.0 TIMELINE



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea



5.2 - APPENDIX: 3 - Alcoa Freehold Draft Concept Master Plan Anglesea

## 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](http://engage-anglesea.alcoa.com.au)

**Send Alcoa your feedback:**

[angleseaps@alcoa.com.au](mailto:angleseaps@alcoa.com.au)

Alcoa of Australia, Camp Road, Anglesea, VIC 3230

**Community consultation closes**

**on Tuesday 20 February 2018.**

Visit

[engage-anglesea.alcoa.com.au](http://engage-anglesea.alcoa.com.au)

Email

[angleseaps@alcoa.com.au](mailto:angleseaps@alcoa.com.au)

Mail

Alcoa of Australia, Camp  
Road, Anglesea, VIC 3230

**5.2 - APPENDIX: 4 - Submission Points - Anglesea Futures Draft Land Use Plan & Alcoa Freehold Draft Concept Master Plan Anglesea**

**Surf Coast Shire Council Submission Points to the Anglesea Futures Draft Land Use Plan and the Alcoa Freehold Draft Concept Master Plan Anglesea**

**Process so far**

- Council thanks DELWP and Alcoa for the extensive engagement that has occurred to date. Council believes that the process has been strong and thorough and the draft plans position the Anglesea community and other stakeholders to realise the potential benefits from this opportunity.
- In preparing this submission, officers have actively participated in community engagement events, reviewed policies (particularly the 2012 Anglesea Structure Plan) and community engagement reports relevant to both plans.

**Vision and Principles**

- Council reaffirms its support for the Vision and Principles, developed and agreed by community and stakeholders, which have been used to guide DELWP's draft Anglesea Futures Land Use Plan (LUP) and Alcoa's draft Freehold Concept Master Plan Anglesea (AMP).

**Overall land use directions**

- Council supports that in an overall sense, 'the land use direction for most areas in the LUP is for conservation and recreation uses'. This is consistent with community input into the LUP and with previous community engagement undertaken for the 2012 Anglesea Structure Plan (ASP).
- Council acknowledges Alcoa's reference to and guidance taken from the ASP. Further, Council acknowledges that the principles of the ASP are reflected in the draft LUP, however, Council believes the ASP should be explicitly referenced in the final LUP.
- Council also supports "that some areas which have been modified and have limited environmental values have been identified for alternative land uses, including tourism to support the regional economy".

**Water body and river**

- Council supports the specific direction for 'A safe and stable water body and sloping banks within the former mine pit which ensures the environmental health and flow of the Anglesea River whilst ensuring health and public safety risks are avoided'.
- Council notes the Anglesea River's health will be dependent on the quality of water that can be attained and managed in the new water body. The strategy for how river water quality & flow are maintained or improved in the short to medium term remains unclear. As a vital social, economic and environmental asset for Anglesea community, Council commits to continuing to work with DELWP, Alcoa, other agencies and the community to collectively achieve the best possible outcome for the Anglesea River.
- Council does not believe management of the water body, river and surrounding riparian land is a local government responsibility.

**Environment**

- Council supports conservation of ecologically significant natural features, particularly the Anglesea Heath, Anglesea River and other natural areas with high biodiversity values.

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**5.2 - APPENDIX: 4 - Submission Points - Anglesea Futures Draft Land Use Plan & Alcoa Freehold Draft Concept Master Plan Anglesea**

**Surf Coast Shire Council Submission Points to the Anglesea Futures Draft Land Use Plan and the Alcoa Freehold Draft Concept Master Plan Anglesea**

- Council welcomes the early surrender of 6,510 hectares of Alcoa's lease and the inclusion of that land into the Great Otway National Park.
- Council supports the Outer Lease Area currently being used as a buffer to being included in the Great Otway National Park following completion of rehabilitation works.
- Council supports the conservation and protection of flora and fauna of the Fraser Avenue land (part of Area 4) including the passive recreation and all abilities access opportunities this land offers the community.

**Tourism precincts**

- Council provides in principle support to a signature destination based tourism precinct of national significance as an outcome for either Area 3 or 6 provided any development is in keeping with the natural surrounding landscape and Anglesea's coastal character as described in the ASP. In providing this support, Council is considering that to maintain the current ratio of local employment in the Shire, more than 1,650 new jobs need to be created in the next 20 years - mostly from the visitor economy.
- Council affirms the ASP direction for nature and adventure based tourism, eco-tourism facilities, quality visitor accommodation, conferencing and health and wellbeing facilities and notes that these are included in the AMP.
- Council notes that the ASP promotes limited small scale eco-tourism type development outside the settlement boundary and further notes however, that the ASP was developed prior to Alcoa's decision to close its Anglesea operations and prior to extensive Anglesea Futures community engagement. Council believes that it is reasonable to consider the impacts of these changes on the location of the Anglesea Settlement Boundary.
- Council believes that further work is needed regarding issues such as building and other infrastructure types, heights, site coverages (ratio of built form to green space) to reassure Council and the community that the nature of any proposed development is appropriate.
- Council notes that educational and environmentally based tourism is already an essential part of Anglesea's existing tourism offerings and economy, including several large recreation camps and associated businesses. Council's view is that any development should enhance and complement this existing industry.
- Council supports in principle the use of Area 6 described in the AMP to 'create a valued parkland and visitor destination that offers a range of facilities to complement the Anglesea community and environmental values of the site' subject to the provisions described above consistent with the ASP.

**Integration with the existing township**

- Council notes that at this time, both plans are necessarily strategic and conceptual. The scale of development and how it will connect with the town is a key issue. In addition to the physical footprint of any development, the magnitude and direction of people and vehicle movements needs further consideration to manage impacts on existing infrastructure and to plan new infrastructure compatible with Anglesea's existing character.
- Council believes that development should complement and integrate with existing Anglesea township commercial precincts. Any retail, accommodation or commercial use should be limited and only

**5.2 - APPENDIX: 4 - Submission Points - Anglesea Futures Draft Land Use Plan & Alcoa Freehold Draft Concept Master Plan Anglesea**

**Surf Coast Shire Council Submission Points to the Anglesea Futures Draft Land Use Plan and the Alcoa Freehold Draft Concept Master Plan Anglesea**

ancillary to, or in association with, other uses at the site, such as tourism (e.g. cafes & gift shops, not supermarkets).

- Council wishes to undertake a study in conjunction with the State Government & Alcoa to understand the opportunities and practicalities of changes to the local road network. This will be to assist the movement of local traffic using a local road network and not result in an Anglesea ring-road, highway or by-pass. An option for consideration includes the existing route along Coalmine Road and Messmate Track, connecting to Harvey Street.

**Recreation**

- Council supports extensive areas for active and passive recreational activities - linked with existing tracks and road networks – consistent with the Council endorsed regional strategy - Growing Adventure Tourism: Surf Coast Trails Strategy.
- Council encourages the creation of a loop trail around the proposed water body and the ability of people to walk or bike between the Study Area and the town. Improved pedestrian and cycling access to access the Anglesea central shopping precinct will assist with car park congestion and assist long term vitalisation of this area.

**Residential and accommodation in Area 10**

- Council supports that residential land is not proposed in any area except Area 10.
- Council does not support conventional residential development in Area 10, unless it supports the objectives of the ASP.
- Council reaffirms the ASP Principles, Strategic Directions and Actions for restrained growth, housing diversity and choice, site responsive and sustainable design and in particular the direction that greater housing diversity and affordability is required in Anglesea. As stated in the ASP, any new residential development of land north of Betleigh Street must deliver a 'net community benefit'. Council is not seeking lower quality, cheap housing in this location but would consider ongoing affordable family housing as providing a net community benefit. The opportunity to support accommodation for seasonal workers is also an important consideration. Council has commenced an investigation into land ownership and management models that will deliver and sustain diverse and affordable housing over the long term.
- The ASP explicitly highlights three locations that could potentially deliver 'net community benefit' from residential development. The former Anglesea primary school site development incorporates a number of smaller blocks to assist with affordability, however, there is a concern that the price of these blocks will escalate over time. The Barwon Water basin site development is based on larger blocks consistent with the surrounding area and therefore does not assist with housing affordability. Accordingly, Council notes the importance of the Betleigh/Wilkins Street area as an opportunity to assist in delivering housing diversity and affordability in Anglesea as it is the last of the three locations identified in the ASP.
- Council notes that the Bike Park is currently on the land within Area 10 that is most appropriate for residential use, being relatively flat and adjacent to the Primary School. Retaining a bike park at that location would constrain how the overall site could be developed and impact the realisation of 'net community benefit' from such a development.

**5.2 - APPENDIX: 4 - Submission Points - Anglesea Futures Draft Land Use Plan & Alcoa Freehold Draft Concept Master Plan Anglesea**

**Surf Coast Shire Council Submission Points to the Anglesea Futures Draft Land Use Plan and the Alcoa Freehold Draft Concept Master Plan Anglesea**

- Council notes that the flatter land adjacent to Camp Rd in Area 10 is likely to be better suited to residential development compared to the steeper land in the eastern section of Area 10.

**The Bike Park**

- Council acknowledges the Bike Park is an important local and regional community asset built and maintained through outstanding community efforts and that there is strong community support for retention at its current location.
- Council acknowledges that Alcoa has provided its freehold land for the Bike Park over many years and notes that Alcoa's AMP proposes that land on which the Bike Park is currently located is to be used for residential development.
- Council accepts that the Bike Park will need to be relocated from its current site in order to achieve the 'net community benefit' objective of a residential development in Area 10. It is acknowledged that an appropriate alternate location for the Bike Park would need to be determined with stakeholders. It is important that the new location is in close proximity to residential areas to support families and young children accessing the bike park.
- Council has commenced a study with DELWP and the Anglesea Bike Park group to consider future location options for the Bike Park. The study is scheduled for consideration at Council's 22 May 2018 meeting.
- Council also notes the longer term potential to establish a regional trail head at this new bike park location to seek broader economic development and recreation benefits.
- An agreement will be reached to provide necessary construction funding and develop a smooth transition plan to the new location.

**Renewable energy generation**

- Council supports renewable energy generation and storage facilities as complementary facilities integrated with other primary uses in the Study Area.
- Council's view is that the exclusive use of land within the Study Area for a stand-alone renewable energy project would not be the highest and best use of this land.
- Council acknowledges that there has been some discussion for pumped hydro in the Study Area, however, this would be subject to technical and feasibility assessment.

**Other**

- Council supports the proposed connection point between Areas 3 and 6 proposed in the AMP.
- Council supports the proposed land tenure changes. In particular, Council agrees that Alcoa should retain responsibility for the asbestos landfill (within Area 6) and that the Crown should have responsibility for all of the new water body.
- Council supports the focus on bushfire planning and that Clause 13.05 of the State Planning Policy Framework should inform development in the Study Area rather than direct or limit it.
- Council is interested in community views on Alcoa's proposal to retain and repurpose part or all of the 108 metre tall stack at the former power station site into an observation tower or other use and has determined not to hold a position on this at this time.