

**21.16**15/08/2019  
C129surf**ANGLESEA NORTHERN HINTERLAND****21.16-1**15/08/2019  
C129surf**Overview**

Land to the north of Anglesea outside the settlement boundary was previously used for a power station and coal mine. The closure of this facility presents an opportunity to provide for a range of new uses following the surrender of leased Crown land and the completion of necessary rehabilitation, remediation and clean up works by Alcoa. This land is significant for its biodiversity values, the presence of the Anglesea River and its landscape setting as the northern interface between the township of Anglesea and the Great Otway National Park.

**21.16-2**15/08/2019  
C129surf**Objectives**

To provide for a range of land uses in accordance with the *Anglesea Futures Land Use Framework* (2018).

To facilitate necessary works to comply with any clean up notices, mine closure and rehabilitation plans and other remediation requirements.

To protect the biodiversity, environmental and landscape values of the area, and the Anglesea River and environs.

To encourage development that responds to the character of Anglesea, integrates with the existing township and is appropriately designed and sited within the landscape.

To ensure development includes environmentally sustainable and water sensitive design that responds to the land's context, natural features and constraints.

To protect areas of cultural heritage significance.

**21.16-3**15/08/2019  
C129surf**Strategies**

Ensure use and development occurs in accordance with the Anglesea Northern Hinterland Map attached below.

Ensure that land use and development respond to potential risks from environmental hazards, including bushfire, flooding, acid sulfate soils, geotechnical stability and ground contamination.

Provide a movement network that provides for convenient and safe access and is integrated with the existing network in Anglesea and the Great Ocean Road.

Plan for drainage and stormwater management to take a whole of catchment approach that maintains water quality and includes water sensitive urban design.

Ensure development is designed and sited to mitigate bushfire risk while minimising impacts to native vegetation.

Ensure that Aboriginal and post contact heritage values are identified and protected.

Ensure that development does not detrimentally impact on the rehabilitation and remediation of the coal mine and power station required by relevant authorities.

Ensure infrastructure is sensitively designed and sited to minimise impacts on native vegetation and areas with biodiversity significance by using existing areas that have already been subject to site disturbance.

Provide a safe, stable and environmentally sensitive buffer and interface to the proposed water body and its banks (Areas 1, 2 and 3) and to the Anglesea River environs (Areas 3 and 6) as shown on the Anglesea Northern Hinterland Map.

Ensure the design of new development responds to its landscape setting and local character, and includes appropriate interfaces to avoid adverse impacts on existing uses, adjacent residential areas, the Great Ocean Road and the Anglesea River.

Ensure subdivision proposals for rural living within Area 10 of the Anglesea Northern Hinterland Map reflect the area's character and landscape setting.

Provide for pedestrian access through the area and to surrounding areas, including the primary school and the Anglesea River north of Bingley Parade.

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**Implementation**

These strategies will be implemented by:

**Policy guidelines**

Consider as relevant:

How any proposal responds to potential hazards, including bushfire, flooding, acid sulfate soils, geotechnical and slope stability issues, ground contamination and ground water contamination.

Traffic impacts for proposals that may impact the local movement network.

How development proposals will be provided with necessary utilities, including stormwater management.

Whether the use or development is consistent with the provisions of the *Mines (Aluminium Agreement) Act 1961*, where applicable.

**Applying zones and overlays**

Application of the Development Plan Overlay, Design and Development Overlay or other appropriate planning tool should be considered to address design and siting issues, to ensure development is integrated with the existing town and that development is staged to overcome challenges posed by land fragmentation.

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**Background Documents**

*Anglesea Futures Land Use Framework (2018)*

Anglesea Northern Hinterland Map

