MOOLAP-POINT HENRY

Overview
Moolap-Point Henry is a key urban renewal site of 1,200 hectares located five kilometres east of central Geelong. The site has extensive northern views over Corio Bay and is significant for its biodiversity, environmental assets, cultural heritage values and industrial history.

The closure of Alcoa’s aluminium smelter and rolling mill at Point Henry and the Cheetham Saltworks at Moolap presents an opportunity to transform the site into a thriving mixed use precinct with up to 12,000 residents, tourism attractions and accommodation, environmental parkland and public open space, recreation and visitor facilities, retail and commercial facilities, and local jobs and services.

The Moolap Coastal Strategic Framework Plan (2019) is a blueprint to guide the transformation of the Moolap-Point Henry site over the next 100 years.

Objectives
To facilitate the transformation of Moolap-Point Henry into a safe, sustainable, integrated, connected, accessible and attractive place to live, work and visit.

To provide for a range of land uses and development opportunities in accordance with the Moolap Coastal Strategic Framework Plan (2019).

To encourage development that integrates with and provides an appropriate interface to adjoining precincts and surrounding areas, including the settlement break between eastern Geelong and the Bellarine Peninsula.

To achieve enhanced environmental outcomes and respond to environmental values and risks.

Strategies
Support land use and development that is in accordance with Map 1 to Clause 21.19 - Moolap Coastal Strategic Framework Plan.

Ensure the design and siting of buildings, infrastructure and coastal facilities avoids impacts on the environmental, landscape, cultural heritage and biodiversity values of the wetlands and coastal environs.

Ensure that land use and development respond to potential risks from environmental hazards and climate change, including flooding, acid sulfate soils, sea level rise, coastal erosion and retreat, ground contamination and groundwater salinity.

Provide landscaping and interface treatments to Portarlington Road and Clifton Avenue that are sympathetic to the rural landscapes and green break between Moolap and Leopold.

Provide a movement network that provides for convenient and safe access and is integrated with the existing network and surrounding areas.

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

Encourage environmentally sustainable and water sensitive design that responds to the land’s context, natural features and constraints.

Include appropriate landscaping and interface treatments to avoid adverse impacts between industry and existing and future residential uses.

Encourage urban and building design excellence that responds to the coastal setting and establishes a unique character.

Ensure the necessary clean-up, rehabilitation and remediation of former industrial uses and landfill sites.
Support interim land use and development consistent with the zoning of the land where these do not prejudice the ultimate land use and development outcomes for the land.

**Implementation**

These strategies will be implemented by:

**Policy guidelines**

Consider as relevant:

- Whether an application for the use and/or development of land is consistent with the *Moolap Coastal Strategic Framework Plan (2019)*.
- How any proposal responds to potential environmental hazards, including flooding, acid sulfate soils, sea level rise and storm surge, 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 interim land use and development proposals would prejudice the ultimate transition to future land use as identified in the *Moolap Coastal Strategic Framework Plan (2019)*, having regard to:
  - The expected timing of the transition to future land use
  - The potential adverse impacts on the environment
  - Potential land use conflicts, adverse amenity impacts or other off-site impacts
  - The need for provision and ongoing maintenance of new infrastructure
  - The extent, lifecycle and implications of significant investment in infrastructure, services or buildings
  - Whether any conditions are required to limit the extent, nature and expiry of proposals that may prejudice the future land use directions.
- Whether the use or development is consistent with the provisions of the *Mines (Aluminium Agreement) Act 1961*, where applicable.

**Further strategic work**

Prepare a Precinct Structure Plan for the Point Henry Precinct and Moolap East Precinct to guide future urban development, management of the foreshore and the funding of required infrastructure, utility services and community facilities through an Infrastructure Contributions Plan.

Prepare a Management Masterplan to guide the design and management of the wetlands and former saltworks.

**Background Documents**

*Moolap Coastal Strategic Framework Plan (2019)*
Map 1 to Clause 21.19 - Moolap Coastal Strategic Framework Plan

**LEGEND**

- **Residential and Tourism** (subject to remediation of the land), includes medium-high density development, permanent residential and temporary accommodation, tourist facilities as well as commercial and community facilities to meet the needs of residents and visitors.

- **Environmental** including bird habitats, public open space, stormwater management, environmental, historical and cultural values and complementary infrastructure and facilities.

- **Industrial** including light and medium industry and commercial businesses to provide local services and employment while avoiding off-site impact on residential neighbours.

- **Residential** (subject to Dow Chemical deciding to relocate and remediation of the land), includes a range of residential densities, with community, retail and commercial facilities to meet the needs of the study area.

- **Study area boundary**

- **Existing Roads**

- **Potential connection to Bellerine Link (indicative)**

- **Protect a long-term strategic road alignment (indicative)**

- **Potential intersection upgrade associated with the potential connection with Bellerine Link (indicative)**

- **Provide trails and pedestrian connections (indicative)**

- **Marine infrastructure and facilities**

- **Provide an appropriate interface**

- **Rehabilitate previous land fill prior to a new sensitive use**

- **Respond to predicted sea level rise including coastal retreat and protection measures (while maintaining a public owned foreshore)**

- **Retain and support public access to key views**

- **Investigate improvements to stormwater management and connection to reticulated sewer**

- **Potential area for infrastructure/ utilities, and where it complements environmental management and conditions, facilities and buildings for tourism, research and culture/heritage (excluding residential)**

- **Manage the Moolapio grasslands**