



29 April 2016

Ms Helen Vaughan
Regional Director
Barwon South West Region
Department of Environment, Land, Water & Planning
PO Box 103
Geelong Vic 3220

Dear Helen

Moolap Coastal Strategic Framework

Further to your presentation to the board of the Geelong Chamber of Commerce on 7 March 2016, the Chamber has now considered the information provided and submits the following comments in relation to the study site.

The Australian Animal Health Laboratory - CSIRO (AAHL) is an important asset to the region, and to Australia. Consideration should be given to ensuring that AAHL is not land-locked as there is an opportunity for AAHL to play a major role in the growth of Geelong's economy. The facility was originally established in a relatively isolated area, however, with potential redevelopment of the area surrounding this highly secure site, consideration needs to be given to potential relocation of the facility to a more suitable location.

The existing environment of the Moolap wetlands is also an important consideration. There are many nesting and migratory birds frequenting the wetlands. Over-development of the wetlands area would have conservation ramifications, so consideration needs to be given to ensuring that any future plans for this area includes solutions to preserve the fragile environment and continue to support the habitat of wildlife frequenting the area. The potential for eco-tourism provides an opportunity for Geelong to capitalize on a growing international trend towards this type of tourism experience. Any future development must also consider the environment and investigate the business case for developing eco-tourism experiences and the potential economic benefits that may result.

The Chamber is concerned about the potential for contamination of the salt fields. Investigations need to be undertaken to ensure that any contamination is well-managed and controlled.

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The Chamber is aware that there may be potential impacts on some of our member businesses operating in Moolap within close proximity to the former Cheetham Saltworks. Any developments on the study site will need to also consider the potential impacts on these businesses, many of which are small, family-owned and operated businesses. Consideration needs to be given to these business operators to assess the impacts to their business and to provide any additional assistance required to enable them to adapt to change and to support their business growth.

Accessibility of the foreshore to the public is an important consideration in the planning for the future use of the study site. Connecting the study site foreshore to the existing developed Geelong waterfront foreshore through walking trails and bike paths would enhance Geelong's tourism reputation and provide potential opportunities to develop additional tourism-related experiences.

If housing is developed on the site, consideration needs to be given to the socio-economic factors of the surrounding area. Developing high-end, exclusive housing that is juxtaposed with social housing neighbouring some of the most disadvantaged suburbs in Geelong requires consideration of the direct and long term social impacts that may be created.

Do we want high rise or low rise in any development proposed? Greater density allows for more open space, however, is this the direction that will meet the future vision for Geelong? Density considerations need to be congruent with long term planning for Geelong.

Across the entire study site, opportunities for extending tourism into this area abound. Geelong is renowned as a waterfront city and the site provides an opportunity to extend the waterfront experience and create an attractive, continuous bay/waterfront experience. Geelong's existing strengths as a port and sailing city could be further enhanced through the establishment of a small boat marina and boat maintenance facilities. The existing pier could provide opportunities for developing new tourism-related activities such as ferries, cafés and restaurants, recreational fishing and boating-related businesses.

The Chamber has concerns in relation to the transmission towers on the study site. Are these live, and what could be done with these in the future? Are there plans to remove these towers that are currently spread across a large expanse of residential suburbs in Geelong, connecting to the now closed Alcoa power station in Anglesea?

Thank you for the opportunity to provide feedback. We look forward to further consultation and discussion of proposed plans for this significant site which offers a once-in-a-lifetime opportunity to create a lasting legacy for the people of Geelong and Victoria.

Kind regards



BERNADETTE UZELAC
Chief Executive Officer

