

Eden Project Anglesea
May/June 2019 Community Sessions: Summary of Feedback



Produced for

eden project

and



≧ June 2019 ≦



Using this document

Discretion should be exercised in making decisions based on the data in this report. Kismet Forward was engaged to prepare an independent summary of community feedback from two Community drop-in Sessions (excluding survey data) and two invitation-only audiences with Eden Project and Alcoa personnel. Significant effort has been made to accurately reflect the contribution of people who took part in this consultation.

However, the feedback by its nature is subjective and not always consistent. It cannot *necessarily* be construed to be an accurate reflection of the weight of broader community or stakeholder opinion. The report does not provide recommendations or opinions of the consultancy team. No formal statistical analysis of data has been undertaken.

No responsibility or liability can be taken for errors or omissions, or in respect of any use of or reliance upon this report by any third party.

Report prepared by Sally Chandler-Ford and Jennifer Lilburn,
Director, Kismet Forward (jen@kismetforward.com.au)

Kismet Forward provides specialist advice and support in the areas of community engagement, facilitation, conflict management coaching, program logic, strategy, evaluation, training and project management.

Further information can be found at www.kismetforward.com.au



Table of Contents

Executive Summary.....	4		
1. Introduction and Background	5	4. Appendix – Raw Data	23
2. Methodology.....	6	4.1 General community response/reaction	23
3. What we heard	7	4.2 <i>Traffic management</i>	25
3.1 General community reaction	7	4.3 <i>Impacts on Anglesea’s existing character / lifestyle / infrastructure</i>	26
3.2 Traffic management	8	4.4 <i>Community engagement / transparency</i>	27
3.3 Impacts on Anglesea’s existing character / lifestyle / infrastructure	9	4.5 <i>Local economic impacts / partnerships with local businesses / regional tourism opportunities</i>	28
3.4 Community engagement/transparency	10	4.6 <i>Involvement of Indigenous communities</i>	30
3.5 Local economic impacts/partnerships with local businesses/regional tourism opportunities	11	4.7 <i>Tension: tourism and environmental protection</i>	30
3.6 Involvement of Indigenous communities	13	4.8 <i>Design components</i>	31
3.7 Tension: tourism and environmental protection	14	4.9 <i>Funding</i>	32
3.8 Design components	15	4.10 <i>Water</i>	33
3.9 Funding	17	4.11 <i>Project area (and chimney)</i>	34
3.10 Water	18	4.12 <i>Bushfire risk</i>	34
3.11 Project area (and chimney stack)	18	4.13 <i>Timing / phasing</i>	35
3.12 Bushfire Risk	19	4.14 <i>Land ownership</i>	35
3.13 Timing/phasing	20	4.15 <i>Planning process</i>	35
3.14 Land ownership	21	4.16 <i>Other</i>	35
3.15 Planning process	21		
3.16 Other	22		

Executive Summary

On Tuesday 21 May 2019, Alcoa and the Eden Project jointly announced the commencement of a community consultation process to seek feedback *‘on a concept for a world-class ecotourism attraction within Alcoa’s former mine site in Anglesea, Victoria’*¹. The objective of the consultation process was *‘to engage with as many community members and interested stakeholders as possible to inspire them to help us develop the ideas for what could be their Eden Project in Anglesea’*².

The Eden Project Anglesea concept is to create *‘a place of extraordinary experiences, fusing science and wonder to immerse visitors in the extremes of the elements – earth, air, water, fire – and in so doing, creating a must-see prelude to a journey on the Great Ocean Road. Eden Project Anglesea is a concept set within the extraordinary landscape of the heath, celebrating, preserving and enhancing the ecology and environment’*³.

The project’s initial community consultation process comprising two invitation-only ‘formal’ community/stakeholder sessions and two community drop-in sessions was held in Anglesea from Sunday 26 May to Saturday 1 June. Information was also provided at www.edenprojectanglesea.com.au and feedback was sought through a survey online or available at the sessions.

This report summarises the feedback received through the community sessions, excluding survey data and some drop-in session feedback.

¹ www.edenprojectanglesea.com.au

² Ibid

There was a general overall sense of excitement, positivity and anticipation about the Eden Project Anglesea concept.

Common reasons for optimism included a sense that the project was a positive fit for the site in terms of its environmental and social responsibility as well as being community minded and visionary. Whilst there was a wide range of concerns about the project, most of those individuals who directly spoke with the session facilitators felt that their issues could be addressed.

Concerns most commonly expressed focused on traffic, impacts on Anglesea’s character, lifestyle and infrastructure, the need for transparent community engagement, partnerships with and impacts on local businesses, Indigenous community involvement, tensions between tourism and the protection of the natural environment and design components.

A small number of attendees responded negatively to the proposal, citing a desire for Anglesea to remain as it is, potential negative impacts that the proposal may have on Anglesea and its community, dislike for the concept itself and a desire to return the former mine site to natural bushland.

³ Ibid

1. Introduction and Background

On Tuesday 21 May 2019, Alcoa and the Eden Project jointly announced the commencement of a community consultation process to seek feedback *‘on a concept for a world-class eco-tourism attraction within Alcoa’s former mine site in Anglesea, Victoria’*⁴. The objective of the consultation process was *‘to engage with as many community members and interested stakeholders as possible to inspire them to help ... develop the ideas for what could be their Eden Project in Anglesea’*⁵.

Following the closure of Alcoa’s mining and power station operations at its Anglesea site in 2015, planning commenced on the remediation and closure of the mine site and power station. In 2016, a set of five Guiding Principles for future land use at the site were developed with the community, including *‘to value and complement the natural environment’*, *‘to recognise, celebrate and honour the site’s cultural and heritage values’* and *‘to ensure consistency with the future and character of Anglesea’*⁶.

Alcoa has stated that it is keen to leave a positive and lasting legacy that provides a net benefit to the community, particularly in terms of environmental, economic and social outcomes and that it believes the Eden Project Anglesea concept offers the first tangible opportunity to realise and deliver on those Guiding Principles.

The Eden Project is a UK-based educational and environmental charity and social enterprise. It works to engage people around the world in positive experiences and stories about the natural world to

encourage them to live their lives more sustainably. Eden Project International Limited (EPIL) is the global wing of the Eden Project, whose ambition is to create projects inspired by the original Cornish vision in every habitable continent on earth.

On a global scale, Eden’s mission is *to explore our dependence on the natural world, to use that understanding to excite people into delivering transformation where they live and to ask really serious questions about what a great future might look like for all of us.*⁷

EPIL works with foreign government departments, local supply chains and local cultures to promote the understanding and responsible management of the vital relationship between plants, people and resources. It is currently working on projects in China, Dubai, the USA and the UK⁸.

EPIL has stated that it was aware of the Anglesea site, having been approached by community groups, politicians and individuals about it over recent years. The project became more feasible when the landholder, Alcoa, approached them keen to explore the type of legacy that could be left at the site.

The Eden Project Anglesea concept is to create *‘a place of extraordinary experiences, fusing science and wonder to immerse visitors in the extremes of the elements – earth, air, water, fire – and in so doing, creating a must-see prelude to a journey on the Great Ocean Road. Eden Project Anglesea is a concept set within the extraordinary landscape of the heath, celebrating, preserving and enhancing the ecology and environment’*⁹.

⁴ www.edenprojectanglesea.com.au

⁵ Ibid

⁶ <https://engage-anglesea.alcoa.com.au/18030/documents/42860>

⁷ <https://www.edenproject.com/eden-story/our-ethos/eden-project-international>

⁸ www.edenprojectanglesea.com.au

⁹ Ibid

2. Methodology

Two 90-minute invitation-only ('formal') sessions were conducted at the Anglesea Memorial Hall on Sunday 26 May and Thursday 30 May. These sessions were facilitated by Jon Dee and gave attendees the opportunity to meet key personnel from the Eden Project, including Sir Tim Smit, Co-founder of the Eden Project and David Harland, Chief Executive Officer of EPIL. Warren Sharp, Alcoa Anglesea Site Asset Manager, also presented.

The sessions were designed to give key stakeholders and community representatives more detail about the proposed Eden Project Anglesea concept, and an opportunity to ask questions and provide feedback.

Attendees asked questions during the subsequent Question and Answer session and were encouraged to leave additional questions or concerns with their details to enable the Eden Project team to respond outside of the sessions and start a dialogue with community members. Over 120 people attended the two sessions.

Two community drop-in sessions were held at the Anglesea Memorial Hall on Monday 27 May and Saturday 1 June, attracting a total of 588 attendees. These sessions were open to the general community and advertised through local newspapers, media releases, Alcoa and Eden Project websites and Alcoa's Community Consultation Network database. Each session ran for 2.5 hours and enabled attendees to view videos and displays about the concept and speak informally with members of the Eden Project and Alcoa teams.

Jen Lilburn, Director Kismet Forward, was asked to prepare this report of questions and comments that she recorded during the formal sessions and those that she and two other facilitators wrote during

direct discussions with 109 drop-in session attendees. 215 post-it notes of comments left by attendees are also included in this report.

Feedback was also sought through a short survey provided at www.edenprojectanglesea.com.au and in hard copy format at the drop-in sessions. This data, along with 'graffiti wall' feedback from the drop-in sessions, has been provided to Alcoa separately by consultants *Keep Left*.

3. What we heard

Feedback obtained from attendees of the four sessions (via questions recorded at the formal sessions, direct discussions at the drop-in sessions and post-it notes of comments) has been summarised into 14 themes below. Responses, where provided by Eden Project and/or Alcoa representatives at the formal (invitation-only) sessions, have also been summarised under the relevant theme.

Given the informal drop-in session format, responses, if provided by Eden or Alcoa personnel, were not captured.

A full list of all questions/comments collected under each theme is contained in Appendix A.

3.1 General community reaction

There was a general overall sense of excitement, positivity and anticipation about the Eden Project Anglesea concept. Common reasons for optimism included a sense that the project was a positive fit for the site in terms of EPIL's environmental and social responsibility as well as being community minded, visionary and exciting.

Whilst there was a wide range of concerns about the project, most of those individuals were hopeful that their issues could be addressed. Concerns most commonly expressed focused on the key themes of traffic, impacts on Anglesea's character, lifestyle and infrastructure, community engagement, partnerships with and impacts on local businesses, Indigenous community involvement, tensions between tourism and the protection of the natural environment and design components. These, amongst other themes, are discussed in more

detail below. A small number of attendees responded negatively to the proposal, citing a desire for Anglesea to remain as it is, potential negative impacts that the proposal may have on Anglesea and its community, dislike for the concept itself and a preference to return the former mine site to natural bushland.

Whilst attendees were not asked to formally indicate their support or opposition for the project, facilitators informally asked this of 109 drop-in session attendees with whom they spoke. Approximately 80% of these were in general support, while about 15% were against it and 5% were unsure. Attendees at the formal sessions were not asked this question.

This breakdown provided gives an indication of the general level of support provided by the people who provided verbal feedback. It cannot necessarily be construed to be an accurate reflection of the overall level of support (or otherwise) of the project.

General Comments about the Eden Project

Outlined below is a consolidation of indicative comments received about the Eden Project Anglesea concept from the drop-in and formal sessions:

- *I love it insanely*
- *The project sponsors should be congratulated!*
- *Most positive plan ever for Surf Coast*
- *This project will benefit other businesses and services in Anglesea and is exactly what we need. Whilst some people would like to keep Anglesea quiet, we need to either move forward or die. Thank you for bringing this project to Anglesea*
- *Transformation into a community asset. If someone can come up with a better plan, please let me know!*
- *I've been to Cornwall and have a real sense of trust with the project, so much so that I can be confident of them in my town*

- *It's all very sad. Just revegetate the area like the surrounding heath*
- *I moved to Anglesea because of how it is NOW! Not for what others want to make it! Leave it alone.*
- *TOOOOOO FAKE!!*
- *HORRIBLE!*



3.2 Traffic management

Traffic management was one of the greatest concerns and was raised repeatedly at all drop-in and formal sessions. The lack of detail regarding planned access and egress routes to the site, and a traffic management plan more generally, prompted attendees to request detailed and careful consideration of traffic management issues early in the project planning.

Concerns regarding the impacts of traffic on the existing road infrastructure and Anglesea community were commonly and repeatedly raised. There was a commonly-held sentiment that Anglesea's existing road infrastructure is already at capacity, particularly over peak periods, and would be unable to accommodate the influx of the projected 2000 additional daily visitors.

Concern was expressed at the additional pressure potentially placed on local roads (e.g. Camp, Coalmine and Forest roads) from visitors wishing to access the site. It was also stated that the Great Ocean Road is already congested through Anglesea during peak periods and that this would be exacerbated by the additional traffic generated from the project.

The desire for a bypass road around Anglesea was a common suggestion, as was the consideration of other transport modes, such as bus linkages from regional train stations such as Waurn Ponds and potential road widening and duplication measures.

Eden Project representatives acknowledged that road infrastructure, site access/egress and traffic management are key issues requiring substantial further consideration as the concept is developed. They stated that there have been some early discussions with local government and planning agencies on these issues.

Comments about traffic management

Outlined below is a consolidation of indicative comments received about the traffic impacts from the drop-in and formal sessions:

- *(I) Broadly welcome this environmentally focused development – Light pollution, traffic management, increasing already chaotic summer traffic are my worries. Park and Ride from Geelong.*
- *Traffic! Traffic! Traffic!*
- *Traffic Management will be critical. Perhaps no car access from Anglesea*
- *The road from Geelong Bypass has just been improved and is at capacity. Who is going to pay for its upgrade?*
- *Traffic can be solved, not a problem. Vision ++++ Run with the ideas and it will grow*
- *I don't see how it can work. Move it to the Latrobe Valley where the roads are already in place.*
- *What was the impact on Cornwall's local roads?*

3.3 Impacts on Anglesea's existing character / lifestyle / infrastructure

Potential impacts to the current lifestyle, character and infrastructure in Anglesea was a repeatedly raised theme at all sessions. Protection of the small rural coastal town vibe and character were vitally important to many residents and the desire to retain these attributes within Anglesea was held in high regard.

In addition to the road and traffic infrastructure concerns discussed above, the potential for other existing community infrastructure such as rubbish and recycling collection and public toilet facilities to be stretched beyond capacity were also raised. Additional demands for permanent accommodation for Eden Project employees and temporary tourist accommodation were also a concern for some.

Questions were asked as to whether modelling had been undertaken to predict the impact on Anglesea of the projected additional 2000 daily site visitors. Some people were interested in whether the Eden Project in Cornwall had seen a shift of people from surrounding areas to the Eden Project site, thereby resulting in a loss of community in the nearby villages.

In response, the Eden Project team stated they recognised the need to be conscious of the local impacts of the project on Anglesea and that they were at the early stages of understanding what that meant. "The challenge will be to work out how to achieve economic and/or environmental enhancement for those who want it without also bringing undesirable outcomes. In terms of other infrastructure, the project team is very aware of the need to provide more facilities e.g. toilets etc. than initially anticipated."

"The projected additional 2000 people who visit the site daily will not necessarily go into Anglesea and conversations with the community,

local government and other agencies will be required to determine their appetite to encourage visitors to Anglesea. As an example, The Lost Gardens of Heligan in Cornwall is surrounded by three small villages and, whilst local businesses are able to advertise at the site, it is their decision as to whether to encourage visitors to their premises.”

Comments about impacts on Anglesea’s existing character / lifestyle/ infrastructure

Outlined below is a consolidation of indicative comments received about the impacts on Anglesea’s existing character/lifestyle/ infrastructure from the drop-in and formal sessions:

- *Does the community want a whole lot more people?*
- *In the Cornwall experience, did the community physically move its base from their surrounding villages to the Eden Project, thereby seeing a loss of community in the township or do they still hang out where they used to hang out?*
- *Pressure on infrastructure e.g. public toilets, recycling. Who will be responsible for that? Is it a partnership?*
- *Will there be concerts? Impacts on local residents? Times of day? Noise impacts?*
- *Where will overnight tourists stay?*
- *How many more buses? Will they use the public facilities in Anglesea?*
- *Don’t want it – too much rubbish already*
- *What is the impact on the bike park?*

3.4 Community engagement/transparency

During the drop-in sessions several people indicated concern that the ongoing community engagement process regarding the concept may not be genuine. In particular, some requested a more open and transparent consultation and engagement process than that previously run by Alcoa.

This led some community members to request Alcoa and the Eden Project to openly release the results of this engagement phase. An explanation as to the decision-making process that will be used to determine whether the Eden Project Anglesea ultimately proceeds was also requested.

Comments relating to the short notice provided regarding the community engagement sessions were raised, as was a desire for the community to be involved at all stages of the project’s development. The need to ensure that there are clear open channels for questions, suggestions and feedback was a common request. It was also suggested that the Eden Project may be an opportunity to improve community relationships and the concern was raised that, if the community doesn’t embrace this opportunity, alternative undesirable outcomes on the site may result.

In response to questions at the formal sessions, the Eden Project team advised that the business structure will include an Australian Trust and an operating company with shares that are owned by the Trust. “The Australian operating company will comprise people with a range of talents who can oversee the various components of the site. In addition, an Advisory Board will cover the creative aspects of the site. There will also be a need for ongoing community consultation. We’ve been told there are 58 community groups in Anglesea and the project team needs to determine how to capture the range of

interests and level of energy to move the project into the next phase.”

Comments about community engagement/transparency

Outlined below is a consolidation of indicative comments received about community engagement/transparency from the drop-in and formal sessions:

- *Very important to involve ANGAIR*
- *Put in place CLEAR, OPEN, TRANSPARENT lines of communication with the community*
- *Disillusionment with current Alcoa engagement/consultation (lack of transparency) – how will this process be different?*
- *Build the concept with us – iterative project*
- *Working group including key community people to influence going forward*
- *This is an opportunity to turn around community views/relationships*
- *Hard facts and conversation, not one-liners. Knowledge is power*
- *How can Anglesea people be involved ongoing e.g. can we be on the Board?*

3.5 Local economic impacts/partnerships with local businesses/regional tourism opportunities

Whilst there was a considerable number of positive responses in terms of potential benefits to existing local businesses from the Eden Project, there were also repeated concerns that existing businesses in Anglesea may suffer as a result.

The prospect of additional employment in the area was positively received and many sought the priority employment of local people, both in construction and ongoing operations as well as the provision of opportunities for employment of Indigenous people. Interest was expressed in the Eden Project’s stated intention to source 80% of its goods and services from local suppliers and this issue was explored further during the formal sessions.

The desire to ensure that the Eden Project does not compete with local businesses was raised. Partnership opportunities whereby existing businesses may be strengthened by the existence of the Eden Project were commonly suggested.

Businesses such as outdoor education service providers, camp venues and other types of accommodation were all cited as examples whereby mutual benefits could be realised and many comments requested that accommodation not be offered at the Eden Project for this reason.

Questions regarding how the Eden Project could tap into and/or supplement the current tourism offering along the Great Ocean Road to the 12 Apostles were asked and queries raised as to what the potential link to Point Addis mentioned by the Eden Project team actually meant. Questions were also asked regarding potential linkages to the Great Otway National Park.

The Eden Project team explained that the Cornwall example had seen a positive influence on its region in terms of the advent of quality accommodation, restaurants and galleries etc. “As well as employing predominantly Cornish people, the project has also attracted Cornish people to return to the area for employment. Local universities now enjoy a higher calibre of tertiary students wanting to study in an environmentally and socially responsible region and property prices in surrounding areas have increased.”

“Whilst the small surrounding villages in Cornwall have not changed a lot physically, there is now an increased level of confidence and character in these towns. Other Eden Projects have had different but equally positive outcomes e.g. the Eden Project in Costa Rica is a rural-based economy aimed at creating an environment where local farmers can grow niche crops inside the rainforest to produce value-added products. The Eden Project in Qingdao, China, is aimed at creating a marine technology and research venue whereby Qingdao and, the university within it, becomes a centre of expertise for that research.”

The Eden Project team also explained how the use of local suppliers works in Cornwall. “Whilst it is important to use local suppliers, it is critical that those suppliers are able to provide goods at both the quality and quantity required. It is also risky for local suppliers to rely solely on one business to sustain them. Therefore, the Eden Project assists preferred local suppliers to achieve the quality needed as well as offering longer contracts to support their bids to secure loans to expand their businesses in order to supply the quantity required. As a result, 80% of the products sourced are from local suppliers. To support its suppliers to grow their brand, the Eden Project allows them to use its brand in the broader market. The Eden Project team

wishes to partner with local businesses in Anglesea and, in doing so, strengthen everyone’s businesses.”

“The Eden Project Anglesea concept is modelled on 750,000 visitors annually and 300+ year-round jobs and many more in the supply chain. It is hoped that the project will be a catalyst for the broader community. The economic impact model used for Anglesea is similar to that of Cornwall, in which there has been a £2 billion economic impact directly to the district over the 18 year period that the site has been open.”

“The project team hopes to tap into the regional tourism market by encouraging existing tourists who are heading down the Great Ocean Road to stay an extra day and visit the site. There are currently around 5 million visitors to the 12 Apostles annually and this is projected to increase to 10 million very quickly. Anglesea is currently experiencing the disadvantages associated with that without gaining any of the advantages. Therefore, the aim is to slow people down to visit attractions along the way. The challenge is to build the infrastructure that allows for the accommodation of those numbers.”

Comments about local economic impacts/partnerships with local businesses / regional tourism opportunities

Outlined below is a consolidation of indicative comments received about the local economic impacts/partnerships with local businesses/ regional tourism opportunities from the drop-in and formal sessions:

- *Who will be employed? Locals or out of town?*
- *I am excited about the variety of jobs the Eden Project can bring to the community*
- *The community can benefit through provision of accommodation in town – please don’t incorporate accommodation in the proposal*
- *Ensure that local businesses benefit during construction – create local jobs, use local suppliers*

- *There are other businesses and service providers in Anglesea such as camp facilities and other outdoor providers that work in partnership with each other. The Eden Project will also provide such opportunities. How do you see these partnerships working?*
- *How can the retailers in Anglesea benefit (worried about competition)?*
- *How do you tap into the day tripper tours to 12 Apostles? Can they do both in the one day? Most tourists are on a very tight timeframe*



3.6 Involvement of Indigenous communities

Direct involvement of Indigenous communities was raised across the four community sessions with a consistent desire expressed that both Indigenous stories are told at the site, and that genuine and meaningful inclusion of Indigenous representation in the project design and site operation phases be achieved. Given their intimate knowledge of fire and its influence in the environment, a suggestion was made that Indigenous communities take the lead on this element in the project design phase.

The Eden Project team advised that Eden Project and Alcoa representatives had met with the Wadawurrung at the start of its May 2019 visit. “We are excited about obtaining their involvement at the site in an appropriate and exemplary way. The team is keen to provide the ability for the Wadawurrung to tell their cultural heritage story and will determine with them, the best way to do that. The Wadawurrung has suggested that one of their representatives joins the design team, which is a very exciting proposition. We are also hopeful that a Wadawurrung representative will sit on the Eden Project Anglesea Board, whether as a lead on fire or other aspects.”

“The Eden Project team has had experience working with Indigenous communities on a concept developed in New Zealand, spending a lot of time with those communities ensuring that the needs of both those communities and the Eden Project team were met.”

Comments about the involvement of Indigenous communities

Outlined below is a consolidation of indicative comments received about the involvement of Indigenous communities from the drop-in and formal sessions:

- *Working with our First Nations people is fundamentally important*

- *I can't see where the indigenous component is incorporated in the concepts*
- *Opportunities for indigenous businesses? Tours? Education regarding indigenous culture?*
- *Would be a great opportunity for the indigenous community to be placed in charge of the fire aspect of the project as they best understand the workings of fire in the environment*
- *Can there be partnerships with Traditional Owners, not just Wadawurrung? How does this help them to shine? – Practise culture on land – building capacity. Can you bring them together (different Traditional Owners) in this space – if it is the story of region*
- *Aboriginal consultation should be the basis for the whole concept, not just a part of it.*
- *To what extent have you spoken to the Wadawurrung?*



3.7 Tension: tourism and environmental protection

Concerns were raised at both formal and drop-in sessions regarding the challenges of achieving a balance between providing a tourism experience that attracts 2000 visitors daily whilst protecting the fragile Anglesea environment. Issues included rubbish and other forms of pollution, increased infrastructure, trampling, roadkill and impacts on wildlife etc.

The Eden Project team acknowledged these concerns. “Issues associated with increased tourism need to be satisfactorily addressed to justify any impacts that result on the natural environment.”

“The Eden Project Anglesea concept has the capability to inspire people to make life-changing environmental and social decisions and, the greater the numbers reached, the greater the potential for wide-ranging positive impacts in the broader community.”

“The concept would be a failure if it created a great environment in one location whilst destroying the environment around it and the character of Anglesea and the region. In working together with the community, we believe that these concerns can be mediated successfully.”

Comments about the tension between tourism and protection of the natural environment

Outlined below is a consolidation of indicative comments received about the tension between tourism and protection of the natural environment from the drop-in and formal sessions:

- *Appropriate scope, scale which is RESPECTFUL of existing community and environment*
- *Please do this right, take time and look at all issues. Environmentally - do not stuff this up*

- *How do you resolve the tension between healing the land and impacts of buildings and increased tourism?*
- *How do we get over the tension of community not wanting change and the change that this will bring? Does Anglesea community really want to be a leader in sustainability? If so, they need to back this*



3.8 Design components

Given the conceptual nature of the design to date, more detail on the size, scale and physical design of the buildings was sought after. The desire to ensure that the built form is architecturally responsive and sensitive to the surrounding natural environment was a commonly expressed sentiment.

Whilst many people responded positively to the concepts focused on the four themes of water, fire, air and earth, a small number of people disliked this approach.

The desire to showcase environmentally sustainable practices within the operation was commonly raised, as was the potential for the site to showcase renewable energy technologies including the supply of Anglesea with clean energy.

Attendees were keen for the site to offer environmental education opportunities for local schools as well as research partnership opportunities for tertiary institutions. Attendees were also keen to see the inclusion of local expertise, both in the project design and construction phases of the project.

The nature of recreational activities to be provided at the site was queried including water-based opportunities, walking and cycling tracks and green open spaces. Questions were also raised regarding whether it was intended that commercial ventures such as tourist accommodation, restaurants, music and art venues would be provided.

In response, the Eden Project team advised that, apart from the 'apostle', which is proposed to emerge from the water body, the remaining built form will be low impact and nestled into the existing landscape and topography. "There is no intention to build anything that can be seen over the ridges of the mine. The Eden Project

Anglesea footprint will be larger than that of Eden Project in Cornwall Project, in terms of the areas that the public can access. However, the actual physical built form (including car parks etc.) will comprise less than 10% of the 40 hectare footprint and is only one-third of the Cornwall project.”

“We aim to drive sustainability to the highest level with buildings being exemplary and, not just carbon neutral, but carbon positive. The idea of the site being ‘off grid’ is an exciting proposition that we would be keen to explore. A key feature of Eden Projects is that they are not copies, but are important parts of a jigsaw that can inform and be informed by other Eden Projects around the world. This will be an Australian Eden Project and the more local people who can be involved, the better the outcome. In creating a beautiful canvas, the project team don’t need to own the paintings on that canvas. The team will soon establish an office locally and will be seeking approaches from people wishing to be involved.”

Comments about design components

Outlined below is a consolidation of indicative comments received about the design components from the drop-in and formal sessions:

- *When will we find out more about the detail?*
- *How will you tap into universities/existing research to build capability (in construction)? There are so many research projects in this proposal*
- *Love the earth, water, fire, air themes*
- *I hate the ‘earth’ element – looks fake, is fake. Otway Fly is immersive, natural – this won’t be. I don’t like artifice.*
- *Will there be any community buildings/amphitheatres e.g. artistic spaces? Can the space be hired e.g. for art events, music shows etc.?*
- *Would like to see renewables – beyond roof-based solar. Can this result in 100% of Anglesea’s energy needs being generated?*

- *Is there any detail on the recreational activities? What are the plans?*
- *Have you considered incorporating into your design the story of the transformation of energy from coal-fired power to renewable power? As part of Anglesea Community Energy, we have been trying to drive 100% zero net emissions for the whole of Anglesea.....*
- *Mountain bike trails, sailing, rowing are all welcome. Please no powerboating or dirt bikes*
- *Make it as natural as you can*

3.9 Funding

A variety of questions regarding project funding was asked at both the formal and drop-in sessions. Common queries included where the funding was coming from, whether Alcoa was making any financial commitment to the project, whether federal, state and/or local government funding was required, whether any profits would be channelled into the local community, whether it would be economically viable and what the admission price might be.

Positive comments included whether there were opportunities for local private investment, excitement regarding international investment and opportunities to tap into government-funded training programs to re-engage unemployed people.

There was a degree of scepticism as to whether the project really was 'not for profit', whether the projected \$150 million construction cost was too ambitious and whether inappropriate development may be rubber stamped.

The Eden Project team confirmed the estimated cost of approximately \$150 million for the project construction and outlined a social investment model for the capital build whereby investors wanting to see social and environmental gains from their investment are attracted. "Thereafter, the project will sustain itself with the recurrent budget funded by ticket entry and facility use. Capital refresh in the form of subsequent capital works will be built into the budget. This model has proven successful in the UK where Eden Project in Cornwall does not receive any government funding or subsidy. We curate quality experiences that generate healthy visitor numbers all year round, not just in peak periods. This makes the enterprise financially viable."

"Admission prices haven't been determined yet; more detail should be available in six months. At Eden Project in Cornwall, different entry prices are set for various sectors e.g. locals, tourists, school groups etc. and memberships are offered to local residents to encourage them to use the facilities frequently. This has created an environment whereby the local community is contributing to the development of the site's culture, to the extent that local community members are now curating various parts of the site. Local passes are being used 3.5 times per year on average. To facilitate local people using the Anglesea site, the project team would be keen to allow free entry for Anglesea residents for the first couple of years."

Comments about funding

Outlined below is a consolidation of indicative comments received about funding from the drop-in and formal sessions:

- *How will this sustain itself financially? Will Anglesea be left with a white elephant?*
- *What will the admission cost be? Can they be low enough that they don't preclude people (e.g. families, elderly etc.)? The younger generation needs to have access*
- *Who will pay for it? What is local government's obligation, development and ongoing?*
- *Who are the partners? Who will develop it?*
- *How much federal/state government funding?*
- *Will the money go back to the community or will the locals end up paying for it? (Increased taxes, roads and infrastructure)*
- *I don't believe it is not for profit*

3.10 Water

Questions relating to water were raised at the drop-in sessions although no direct questions were asked on this topic at the formal sessions. Common queries related to the intended water source from which to fill the water body and associated timeframe, potential impacts of the water body on Anglesea River health, water quality in both the water body and Anglesea River and the potential for recreational use of the water body.

The development of a sewerage plan for the project and the construction of a sewage treatment plant to assist in addressing pH levels in the water were suggested.

Comments about water

Outlined below is a consolidation of indicative comments received about water from the drop-in sessions:

- *Where is the water coming from? (I'm not convinced that it will ever fill)*
- *What is the timeline for the lake to fill? What is the water management plan for the lake and river?*
- *How will river health be managed going forward? How can river health be assured?*
- *Will we be able to use the lake for recreation?*
- *Install sewage treatment plant to raise natural PH levels of water*
- *Worried about lake water quality*

3.11 Project area (and chimney stack)

A number of questions relating to whether certain components were inside or outside the project area inferred a degree of uncertainty as to the boundary of the Eden Project site relative to the remainder of the Alcoa former mine and power station site, its freehold parcels and the Great Otway National Park.

The most commonly asked questions within this theme related to whether the chimney would be retained or demolished with 10 comments offered at the drop-in sessions advocating for the removal of the stack and 5 supporting its retention. While some of these respondents used the engagement opportunity to push their case regarding the retention or removal of the stack, others were clearly confused about whether it was in the project area.

The Eden Project and Alcoa representatives outlined that the water body and the mine is approximately 160 hectares. The Eden concept itself represents a total footprint of approximately 40 hectares.

“The current mine rehabilitation works being undertaken by Alcoa will be completed. Whilst use of the water for recreation will likely be unavailable due to its quality, the intention is that shared trails will eventually run around the entire extent of the former mine.”

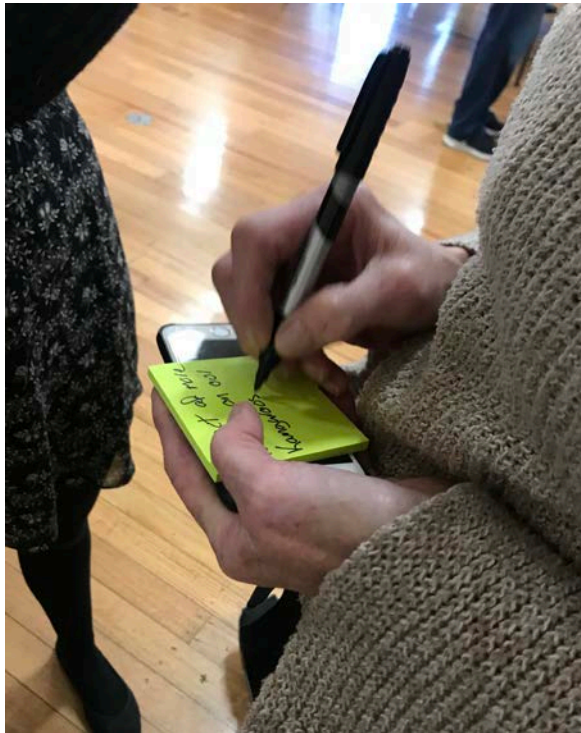
It was suggested that a map be produced outlining the boundaries of the Eden Project site relative to the remainder of the Alcoa-leased and freehold land and the Great Otway National Park.

Comments about the project area

Outlined below is a consolidation of indicative comments received about the project area from the drop-in and formal sessions:

- *Will this impact or encroach on Anglesea Heath?*

- *What is the physical extent of the mine site that will be covered by the Eden Project? Is the water body fully enclosed within the Eden Project or will there be a portion of it that people can access without going into the Eden Project site?*
- *Look holistically at the whole area – not just the Eden site*
- *Does the proposal include the Fraser Ave block?*
- *What about Betleigh St – still residential?*
- *Will the smokestack be incorporated into the concept?*
- *Get rid of the chimney – please!!!*
- *The stack should be retained as an icon of the transition to renewable energy*



3.12 Bushfire Risk

The risk of bushfire was raised at both the drop-in and formal sessions with particular concerns regarding human safety at the site in the event of a bushfire. The need for a Bushfire Plan was highlighted as was the requirement for traffic management measures to be in place in such an event.

Questions were asked as to whether the project increases the local fire risk and whether bushland will need to be sacrificed to create buffer zones. Concern was also expressed that visitors staying onsite overnight may be at increased risk.

Comments about bushfire risk

Outlined below is a consolidation of indicative comments received about the bushfire risk from the drop-in and formal sessions:

- *Will people stay overnight? Very against this. No one living or staying onsite (bushfire risk). Will it be closed on Total Fire Ban days?*
- *What is the plan to manage bushfire risk?*
- *Fire is an important focus in our region and we need to educate locals and visitors as to the threats of fire*

3.13 Timing/phasing

A small number of questions were asked regarding timeframes and project phasing at both the drop-in and formal sessions.

Timing queries related to the likely project start date and the length of time it will take to build. Project phasing queries related to whether all of the project components would open to the public at the same time, whether the project's fruition was dependent on the water body and how the construction fitted with Alcoa's scheduled mine rehabilitation and reclamation works.

In response, Alcoa explained that its proposal to fill the water body through the diversion of Salt Creek is still unresolved but that, if successful, the water body would take 5-6 years to fill.

The Eden Project team outlined that it has a projected timeline of being operational by 2023-4, as these works can occur in parallel and should come together at the same time. "The project could be phased if the water body was filling slower than anticipated, but we would need certainty that it was going to happen as the water body is a critical part of the project."

Alcoa added that the works required under the Alcoa Mine Rehabilitation and Closure Plan are expected to proceed as currently forecast.

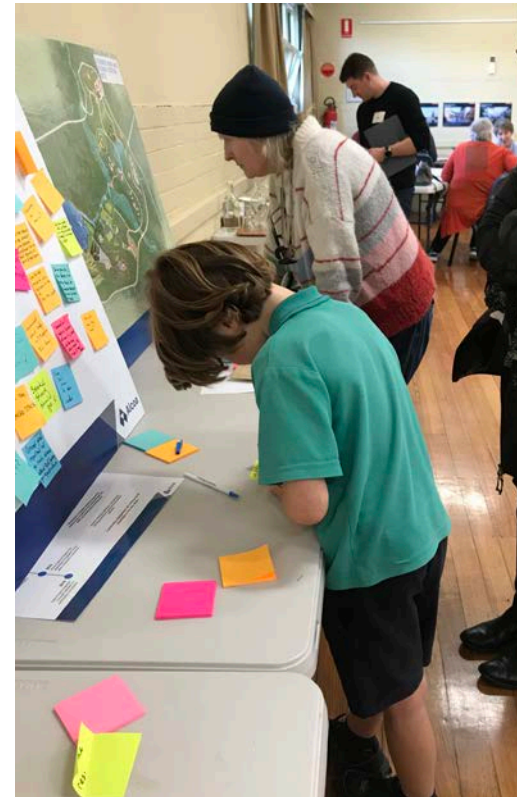
Comments about timing/phasing

Outlined below is a consolidation of indicative comments received about timing/phasing from the drop-in and formal sessions:

- *How long will it take to build/remediate?*
- *Is the project dependent on the lake?*
- *Should the project go ahead, would it open with all the elements in place? The water body doesn't look like it does in the images and it*

won't for some time. Do some bits open ahead of others? Can the project be phased?

- *Does the Eden Project start at the end of Alcoa's reclamation works or do they tie in together?*



3.14 Land ownership

A small number of queries relating to future land ownership were raised at both the formal and drop-in sessions including a question asked at the formal session as to whether Alcoa was intending to gift the freehold land of the mine to the Eden Project.

In response, Alcoa confirmed that it owns the site and that Alcoa and the Eden Project team have only briefly discussed future land tenure options. “Regardless of whether or not the Eden Project happens, Alcoa has 10 years of mine rehabilitation works at the site to complete. Future land ownership is still to be determined.”

Comments about land ownership

Outlined below is a consolidation of indicative comments received about land ownership from the drop-in and formal sessions:

- *Who will be the ultimate owner? Will Eden be trading as a charitable trust in Australia?*
- *Is Alcoa gifting the freehold land of the mine to the Eden Project?*

3.15 Planning process

A small number of questions relating to the planning process was asked at the drop-in sessions but not directly at the formal sessions.

Concerns were expressed about: uncertainty about the planning process and the role of government in it, whether land rezoning will be specific to the Eden Project, and that the planning process not be unwieldy, time-consuming or bureaucratic.

There was also a concern that the rezoning may enable Alcoa to undertake commercial developments on other freehold parcels.

Comments about the planning process

Outlined below is a consolidation of indicative comments received about the planning process from the drop-in sessions:

- *Indicative Comments*
- *What role will government play in the planning/developing?*
- *Make sure rezoning is specific to Eden Project*
- *How can we prevent government red tape holding the project up?*
- *Will the rezoning of the land for this purpose allow Alcoa to have a free for all (hotels, other commercial developments)?*

3.16 Other

A number of other comments was offered and these are contained in their entirety in the Appendix (section 4.16).

Outlined below are some indicative comments received about other issues from the drop-in and formal sessions:

- *Are Eden also looking at Yallourn?*
- *Appreciate the fact that there's already been a lot of thought and that it is a tested concept (in Cornwall)*
- *Who will be the customer?*
- *The devil is in the detail*
- *How likely is the project to come to Anglesea?*



4. Appendix – Raw Data

The questions/comments generated at the formal and drop-in sessions are provided below, grouped into themes.

Note: Unless indicated beside the comment as originating from the formal session, the comments were generated during the drop-in sessions.

4.1 General community response/reaction

Happy with some or all aspects

- *Amazing vision connecting people to our natural environment*
- *I admire your vision. I think it would be fantastic*
- *Fabulous innovative project. Our kids will be proud of us. We have the commitment to do it.*
- *An outstanding rehabilitation project will bring world change recognition. Best outcome project*
- *What an amazing opportunity for Anglesea and the GOR*
- *This has the ability to influence visitor behaviour – come, stay and learn*
- *Anglesea being a leader. Our kids proud of what we've done*
- *Fantastic opportunity to showcase horticulture in our area. Good for students and the general public*
- *I think that this project is a good idea because it will tell people that they have to help and save the environment and you should try to a good place to learn and make activities. I am concerned about the people coming*
- *Great concept an excellent way to educate about our environment and promote conservation. Bring it on*
- *Concept great. Important not to rush ahead without good funding for infrastructure*
- *Best thing to hit the surf coast since the Great Ocean Road itself*
- *Teaching how to save our environment*
- *Yes and let's solve the complexities collaboratively*
- *A fantastic opportunity – let's work together to make it happen*
- *Well done on community engagement! Great start 😊*
- *Most positive plan ever for Surf Coast*
- *This would be amazing for our children*
- *A brilliant concept. I hope it eventuates*
- *Strongly supported*
- *Best thing that could happen to the mine site. Eden is NOT a theme park. It is a garden.*
- *WOW – keep going. It's wonderful to see happening*
- *A fantastic project for the community and our kids. Education. Our environment and sustainability should be at the core. Love it, well done.*
- *Love it*
- *Strongly Support*
- *Amazing! Hope I live long enough to see it*
- *Concept Brilliant – go for it 😊*
- *You have an amazing vision. Any issue I'm sure can be overcome!*
- *Fantastic Project for Anglesea*
- *I love the principle and the energy it brings!*
- *Wonderful. Looks amazing!*
- *This is a fantastic concept which will benefit Anglesea and Victoria tourism*
- *We are beyond excited. We know the UK Eden Project – Amazing use of land*

- *In principle support – however, needs impact study. Why will this be better than leaving the land to regenerate? How will it impact existing businesses?*
- *Morwell would love and need this!*
- *Love the idea. Impact of more road users on the kangaroos. Keep the stack*
- *Earth needs more “Eden” out there before it is all GONE*
- *I love it insanely*
- *Can’t top this*
- *I can’t see a downside*
- *Look at Gardens by the Bay, Singapore – taught us a lot about climate change and the need for action. We’d like to see this project achieving this*
- *Love the idea of the nocturnal animal breeding program*
- *Very exciting and interesting*
- *It’s amazing*
- *It’s incredible how a project like this divides thinking – many people are in the minutiae of toilets and carparks. We need to think big at the start*
- *Great use of mine site*
- *The project sponsors should be congratulated!*
- *This will give tourists a reason to stop in Anglesea*
- *This is an amazing opportunity! We need to embrace this change and minimise the negative impacts*
- *Great! Fills in this dirty big hole*
- *This project will benefit other businesses and services in with Anglesea and is exactly what we need. Whilst some people would like to keep Anglesea quiet but we need to either move forward or die. Thank you for bringing this project to Anglesea (formal session participant).*

- *It’s a great solution to what is an otherwise ugly hole. Great the area, jobs*
- *Transformation into a community asset. If someone can come up with a better plan, please let me know!*
- *If you can emulate Cornwall Eden, bring it on!*
- *I’ve been to Cornwall, it takes your breath away. We should aim for this here*
- *I’ve been to Cornwall and have a real sense of trust with the project, so much that I can be confident of them in my town*
- *Let’s make it happen. I get annoyed by short-sighted views that want to keep Anglesea in the past*
- *We think it’s fantastic – it’s a dead town; too many old people; needs to be more progressive*
- *It is great to see the alignment with the landscape, tourism vs eco development dilemma. Much better balance than, say, another RACV resort. There are very few major tourism infrastructure projects that get off the ground (government red tape)*
- *If we don’t seize this opportunity now, what else is there?*

Unhappy with all or some aspects

- *Once you do this, there is no going back. It’s changed forever. You can’t go back to forest.*
- *Overblown. Set realistic expectations and involve locals and Indigenous community. Make it do-able*
- *We do not want a theme park!*
- *I moved to Anglesea because of how it is NOW! Not for what others want to make it! Leave it alone.*
- *Eden Theme Park belongs on the Gold Coast, not Anglesea*
- *TOOOOOO FAKE!!*
- *HORRIBLE!*

- *THIS WILL RUIN THE COAST – How many extra tourists will this bring??*
- *Don't want a theme park*
- *Lead the viewers to be content with "average" conditions. Seeing that beauty as part of the iconic.*
- *This project could burn out community members – lots of meetings – we are at the end of our tether*
- *The mine needs fixing but Anglesea doesn't!*
- *It's all very sad. Just revegetate the area like the surrounding heath*
- *Why not just revegetate and leave it to the natural critters?*

4.2 Traffic management

- *Get cars to go inland not GOR to 12 Apostles*
- *We need traffic diverted to the back of Anglesea*
- *Concern re traffic flow - Impact on Camp Road – Solution extra access to township*
- *Avoid more traffic in Camp Road*
- *Roads in and around area major factor*
- *We will need to think intelligently about traffic*
- *Eden is a good concept but it will swamp Anglesea. Need to scale down and build Anglesea bypass*
- *Possibility of access roads for locals and tourists ☺*
- *Traffic management will Messmate track for emergency use only? On part of road?*
- *Fabulous potential. Two key issues: River health, Bypass road. All else will fall into place*
- *How will we cope with 1 million more cars?*
- *What about the traffic?*
- *Will traffic go out no 2 Rd to Aireys / Moggs Creek?*
- *Coping with extra traffic influence in summer?*
- *Need a bypass Road*
- *Traffic Plan?*
- *Traffic Management will be critical. Perhaps no car access from Anglesea. Access only from Forest Road, walking or bike tracks*
- *What happens once the project is approved? Roads, Traffic development – Anglesea changed forever.*
- *This can only work if there is a bypass road through Aireys Inlet*
- *Need four lane freeway to cope with BUSES*
- *Roads already crowded – how is traffic addressed – Duplication - \$100 million*
- *Road system design. Traffic issues*
- *Bypass access – Traffic Management – impacts to Anglesea River? Otherwise, have it.*
- *Integrate a bypass road to assist with traffic management and fire risk*
- *Traffic can be solved, not a problem. Vision ++++ Run with the ideas and it will grow*
- *Traffic off Great Ocean Road*
- *Bypass Road?*
- *Broadly welcome this environmentally focused development – Light pollution, traffic management, increasing already chaotic summer traffic are my worries. Park and Ride from Geelong.*
- *Permanently close Messmate Track*
- *Traffic! Traffic! Traffic!*
- *Great project, great for the area and local economy. Need to consider traffic congestion on GOR – bottle neck*
- *Traffic intrusion into rural ambience*
- *Will we wear 60km limit next to Geelong*
- *Traffic plan – Speed limit*

- *How many traffic lanes through Anglesea – enough commenced on GOR*
- *Traffic and access to site – not one-way in, one-way out.*
- *Parking for how many cars, how much space. BIG problem at Eden Project*
- *Yes, traffic and bypass roads to prevent further traffic jams around Anglesea.*
- *Colac Road to be used as entrance to Eden Project*
- *How will people access it?*
- *What is being done about road infrastructure?*
- *How are we going to fit all of the visitors in Anglesea (roads are already congested)?*
- *Can we get visitors here by bus? Regular bus from Waurn Ponds?*
- *Can there be day trips from Melbourne – buses from Waurn Ponds Station?*
- *The road from Geelong Bypass has just been improved, is at capacity. Who is going to pay for its upgrade?*
- *I don't see how it can work. It doesn't work in Cornwall – roads can't cope. Move it to the Latrobe Valley – the roads are already in place*
- *Where will be the main entry/exits road? Via Anglesea or Coalmine Rd past the tip?*
- *Coalmine Rd couldn't handle 2 way*
- *Egress could be via O'Donohues Rd OR widen Coalmine Rd and extend westward – create a bypass*
- *Can Coalmine Rd be a one-way system?*
- *Impacts of road widening?*
- *What is the possibility of a Coalmine Rd bypass?*
- *What is the traffic management plan?*
- *How will this impact on traffic in Anglesea?*

- *How can traffic be managed away from Anglesea?*
- *What plans for the extra traffic in Anglesea district? Are you just focussing on access/egress or the greater area?*
- *We don't have decent roads*
- *What will be the impact on the GOR – it can barely cope now*
- *Road is too full already*
- *Excited but worried about traffic*
- *Hope they build a bypass, bottleneck on a busy summer day*
- *Coalmine Rd through to Aireys Inlet – keep it dirt but maintain it well*
- *We needed a ring road before Eden – we'd need it now*
- *Buses going down dirt tracks – the state government needs to be involved now*
- *Important to integrate bypass road*
- *Access roads*
- *Traffic will flow through the local streets. We need to have the infrastructure right.*
- *Traffic, access is an issue. Will it be somewhere off Forest Rd?*
- *Do we really want all these people in Anglesea? Offseason is our respite. This could mean congestion all year round*

4.3 Impacts on Anglesea's existing character / lifestyle / infrastructure

- *This is more in keeping with Anglesea than any other ideas*
- *Worried about impact on Messmate Track (wildflowers) / Harvey St (residents)*
- *People don't come to Anglesea for this. Don't want Anglesea to change. We would have bought in the city if we wanted lots of traffic*
- *How do we prevent roadkill on the upgraded roads?*

- *Does the community want a whole lot more people?*
- *What is the impact on the bike park?*
- *Will there be concerts? Impacts on local residents? Times of day? Noise impacts?*
- *Where will overnight tourists stay?*
- *How can the change to Anglesea be managed and the impact on its town character?*
- *Will the Anglesea town centre be decentralised (as the chocolaterie has done?)*
- *How many more buses? Will they use the public facilities in Anglesea?*
- *Don't want it – too much rubbish already*
- *Can we up the \$0.19 cents people spend on GOR not dominated by chains, stimulates local economy, music events, draw young people here*
- *Risk of overwhelming existing community infrastructure*
- *Pressure on infrastructure e.g. public toilets, recycling. Who will be responsible for that? Is it a partnership? (formal session)*
- *What impacts have other Eden Projects had on local communities, particularly in terms of infrastructure and housing? Has government been required to assist? (formal session)*
- *In modelling an additional 2,000 people in Anglesea each day, you are effectively doubling the Anglesea population. What modelling have you undertaken to determine the local impact e.g. infrastructure, town planning etc.? (formal session)*
- *In the Cornwall experience, did the community physically move its base from their surrounding villages to the Eden Project, thereby seeing a loss of community in the township or do they still hang out where they used to hang out? (formal session)*

4.4 Community engagement / transparency

- *Will there be the opportunity for proper community engagement ie: Q&A sessions*
- *Why did we first hear of this in the news “CONSULTATION!”*
- *What date was first contact between Eden Project and Surf Coast Shire?*
- *Put in place CLEAR, OPEN, TRANSPARENT lines of communication with community*
- *Can we have complete transparency on the entire development (beyond Eden) and impacts on the community and environment?*
- *Ensure community involved at all stages*
- *What is the alternative? 1. Nothing 2. Some ghastly commercial development*
- *Biggest risk of this project is negativity due to uncertainty*
- *Disillusionment with current Alcoa engagement/consultation (lack of transparency) – how will this process be different?*
- *Glad that Alcoa isn't proposing this – it would not have received the same positive response.*
- *This is about spin – you said you would remove the chimney but didn't. How can we believe anything you say?*
- *Alcoa has been holding cards too close to chest – it makes us not trust them – lack of transparency*
- *Needs to be managed with community in a manner that understands our values*
- *Manage the community engagement process differently to the way that Alcoa has engaged in the past (authentic, transparent)*
- *Use feedback that has already been provided by community members and the data gathered about feedback*
- *Community should manage the engagement going forward – not Alcoa*
- *Listen openly*

- *What is the relationship between Eden (have a responsible mining (have a responsible mining program) and Alcoa (poor worldwide reputation re environmental issues)?? Is it incongruous? Is Alcoa really 'likeminded'?*
- *Working group including key community people to influence going forward*
- *This is an opportunity to turn around community views/relationships*
- *Hard facts and conversation, not one liners. Knowledge is power*
- *Being comfortable in saying 'I don't know'*
- *The diversion is due to feeling of hidden agendas*
- *Build the concept with us – iterative project*
- *Need a clear channel for questions, suggestions, opportunity to get community knowledge – its extensive*
- *Get rid of the public relations – honesty, transparency*
- *How does the local community get involved in Cornwall and how would that work here?*
- *Worried that, if people are too closed minded, someone will come and cover it in houses*
- *Where is the community?*
- *Airport and helipad (idea)*
 - *Short take off*
 - *Tourist*
 - *Number of people*
- *Survey to all residents to say Y or N*
 - *Holiday owners*
 - *Pay rates*
 - *Shire send out voting poll with rates*
- *To have a vote is a strong sentiment*
- *Quantify the result*
- *How will they decide*

- *Social consequences on the community*
- *Easily tainted by the naysayer*
- *Want to see the feedback results*
- *How to decide*
- *If it's not resounding, how will it be determined?*
- *How do the residents find out what everyone thinks?*
- *How do we know this is legitimate and a decision hasn't already been made?*
- *Confidence in legitimacy and process*
- *Will the feedback be made public?*
- *Channel for ongoing dialogue*
- *Young people wanted more time for Q&A – could only come to Saturday session; wanted more notice to organise attendance*
- *How can local talent be involved, not just in the construction and implementation phases, but also in the creative design phase? (formal session)*
- *How will the business structure work in terms of getting the community engaged? Will there be a committee or a board? (formal session)*
- *How can Anglesea people be involved ongoing? For example, can we be on the Board? (formal session)*
- *Needs to be a community project – give them free access*
- *Who were the community groups and politicians who approached Eden before this became public?*
- *How will they quantify the result 20% no, 80% yes, who decides?*

4.5 *Local economic impacts / partnerships with local businesses / regional tourism opportunities*

- *Encourage small business to retail. No chain outlets please*

- *Great opportunity to assist town small businesses keep open and viable.*
- *Love the job creation and extra income for Anglesea*
- *Employment for local kids – quota of x amount?*
- *Local business impact? Empty shops as it is.*
- *Local access / priority for employment?*
- *Are shops needed and can we assume our local shops will provide for the Eden visitors?*
- *Anglesea residents should get the spin off benefits of accommodation tourism, not made to compete against it. I.e: keep residential development in Anglesea proper*
- *Additional redevelopment??*
- *Money back into the community?*
- *Looks good, vague but good. How many Indigenous employees?*
- *Local businesses must be considered*
- *Local Investment? How do we apply for jobs?*
- *300 full time jobs. Really!*
- *Who will be employed? Locals or out of town?*
- *Where are the workers going to live (affordable housing)?*
- *I am excited for the variety of jobs the Eden Project can bring to the community*
- *Great opportunity to connect with Aboriginal Community – jobs, businesses*
- *Housing for 300+ employees – housing especially long term rentals already very difficult*
- *How long will it take to get to 300 jobs?*
- *Make sure that local Victorian businesses are used in the construction of it.*
- *Can we use locals for jobs – in the environmental building process?*
- *Great opportunity for local employment, especially kids' first job.*
- *Local businesses and local people are employed as much as possible*
- *Contribution to community groups written in to contract as a percentage of profit*
- *What types of shops? Will they compete with shops in Anglesea?*
- *How can the retailers in Anglesea benefit (worried about competition with)*
- *Worried about 'plaza' – want to keep people in Anglesea spending their \$\$*
- *The community can benefit through provision of accommodation in town – please don't incorporate accommodation in the proposal*
- *Ensure that local businesses benefit during construction – create local jobs, use local suppliers*
- *Are local jobs protected? Stabilise case flows for locals*
- *Environmental benefit to the community*
- *How does the community benefit?*
- *What was the Cornwall experience in terms of growth of the surrounding town? There could be opportunities for more businesses to grow as a result (formal session)*
- *How will the concept of using local suppliers in the supply chain work in Anglesea? (formal session)*
- *Would there be any opportunity to give community service groups e.g. CFA, surf lifesaving clubs etc., some kickbacks from the profits? (formal session)*
- *There are other businesses and service providers in Anglesea such as camp facilities and other outdoor providers that work in partnership with each other. The Eden Project will also provide such opportunities. How do you see these partnerships working? (formal session)*
- *What are your projected visitor numbers? (formal session)*
- *How many locals go to the events in Cornwall? (formal session)*
- *How does it work with Anglesea / GOR / ocean – keep the integrity*

- *How can this celebrate/integrate with GONP especially Anglesea Heath? Will there be a direct link, especially to the Anglesea Heath visitor hub?*
- *Great opportunity to showcase Indigenous, add to the attraction of the GOR*
- *What is the reference to Pt Addis? Don't understand*
- *What is the portal to Pt Addis? Is it a tunnel?*
- *What is the modelling re how people will get here? Proportion of cars / buses etc. and where they will go? Will it be linked to other attractions?*
- *What role will the GOR Authority have?*
- *GOR visitors just drive straight through Anglesea. This will change the trip. Need a 10-20 year infrastructure plan for GOR.*
- *How do you tap into the day tripper tours to 12 Apostles? Can they do both in the one day? Most tourists are on a very tight timeframe*

4.6 *Involvement of Indigenous communities*

- *Include history of Anglesea and the site – all stages from pre-colonisation to now*
- *Working with our First Nations people is fundamentally important*
- *Aboriginal consultation should be the basis for the whole concept, not just a part of it.*
- *Consult Indigenous people*
- *Aboriginal participation and cultural exchange*
- *Indigenous plant life, culture, art, tourism – all essential*
- *Can there be partnerships with Traditional Owners, not just Wadawurrung? How does this help them to shine? – Practise culture on land – building capacity. Can you bring them together (different Traditional Owners) in this space – if it is the story of region*

- *I can't see where the Indigenous component is incorporated in the concepts*
- *Opportunities for Indigenous businesses? Tours? Education regarding Indigenous culture?*
- *To what extent have you spoken to the Wadawurrung? (formal session)*
- *Would also encourage exploration of how the Indigenous community managed fire (formal session)*
- *Would be a great opportunity for the Indigenous community to be placed in charge of the fire aspect of the project as they best understand the workings of fire in the environment (formal session).*

4.7 *Tension: tourism and environmental protection*

- *Appropriate scope, scale which is RESPECTFUL of existing community and environment*
- *Be mindful of existing environment (natural, social) Be holistic in your approach to ALL areas vacated by Alcoa*
- *To enhance and preserve ecology and wildflowers. Build on power station site rather than the heath, orchids etc.*
- *Please do this right, take time and look at all issues. Environmentally - do not stuff this up*
- *Impact of more tourists on our kangaroos and wildlife*
- *How do you resolve the tension between healing the land and impacts of buildings and increased tourism e.g. roads, rubbish, infrastructure, people (formal session)*
- *How do we create a beautiful environment in one location without destroying Anglesea through trampling, rubbish, pollution etc. at the same time? (formal session)*

- *How do we get over the tension of community not wanting change and the change that this will bring? Does Anglesea community really want to be a leader in sustainability? If so, they need to back this*
- *Great to concentrate people in one area, leaves the rest of the bush unscathed*

4.8 Design components

- *Happy with a lake and walking track and green open spaces*
- *Sustainable transport? Bikes, buses etc. to and from town*
- *A potential Observatory and bird watching area?*
- *Make it as natural as you can*
- *Environmental education opportunities are essential*
- *Outdoor event space? Music venue?*
- *Light pollution?*
- *As indicated in consultation formation and links of mountain bike single track*
- *Will all onsite product be sustainable? NO PLASTICS!!*
- *Make sure the environment is the biggest winner*
- *Emphasise Indigenous and natural flora and fauna; use these for education*
- *Local use of space e.g. school art possibilities*
- *Great potential to link people with environment*
- *Where are the eco-cabins – how many?*
- *It has to be environmentally and educationally sound*
- *How / Where is the quoll bandicoot habitat*
- *Great educational school excursions. Sustainability of our eco-system*
- *Is there a potential for the project to supply Anglesea with clean energy?*
- *MTB trails, sailing, rowing - all welcome. Please no powerboating or dirt bikes*
- *Do the buildings have to be so big? Numbers of people have to be so big?*
- *Re: architecture rather than imposing a geodesic dome. Have a look at Gariwerd National Park Indigenous Centre – win / win / win*
- *Can we have a joint project for a public school educational telescope as part of Eden?*
- *Area for renewable energy?*
- *GONDWANA – use concept HERE! South Africa / Madagascar, Australia, Southern India, South America*
- *Ongoing art installations – for diversity/changing ideas! Not stagnant stage arena*
- *When will we find out more about the detail?*
- *Will it be a locally relevant landscape (plantings Indigenous to the area)?*
- *How will you tap into unis/existing research to build capability (in construction)? There are so many research projects in this proposal*
- *Could Deakin Uni have an ongoing role/presence (logical partnership)? (connect with Vice Chancellor now before she retires)*
- *Love the earth, water, fire, air themes*
- *Hate the earth element – looks fake, is fake. Otway Fly is immersive, natural – this won't be. Don't like artifice. How much will the fog cost? Don't make fake stuff*
- *Will there be domes here?*
- *Not too many buildings please – this is a different set up to Cornwall (next to a national park)*
- *There needs to be boundaries to the scale of development*

- *How can local people shape/have influence on this? How does local knowledge and vision be part of the ongoing journey (need urgent communication)*
- *Would be good to see something about waste to energy / waste reduction*
- *Will there be any community buildings/amphitheatres e.g. artistic spaces? Can the space be hired e.g. for art events, music shows etc.?*
- *Would like to see renewables – beyond roof based solar. Can this result in 100% of Anglesea’s energy needs being generated?*
- *Is there any detail on the recreational activities? What are the plans?*
- *Restaurant / café?*
- *Do you have targets on sustainability and energy – building footprint, building materials, ongoing management?*
- *What local partnerships will be used to make it more locally relevant?*
- *The posters make it look like a theme park – it was only when I spoke to Tim/David that this is better than a lot of options*
- *Will it showcase local biodiversity or broader Australian?*
- *Waste – what is the recycling plan? How would they minimise their waste?*
- *Need to incorporate really good design*
- *Solar power – self sustainable*
- *Scope for there to have electricity to be generated from the site?*
- *Hydropower generation*
- *Add sewage treatment plant to raise pH*
- *Focus on education on the environment and school groups – sustainability education*
- *Is there a scale and scope required to enable it to be financially viable? (formal session)*
- *Have you considered incorporating into your design the story of the transformation of energy from coal fired power to renewable power?*

As part of Anglesea Community Energy, we have been trying to drive 100% zero net emissions for the whole of Anglesea. I would suggest there would be a lot of community support if this could operate as a renewable energy community run site. (formal session)

- *I would like to see a tropical element*
- *Site tours*
- *Free local access to lake*
- *Need an airport at mine site*
- *Lower cost school / public camping sites*
- *Would like this to be a showcase for the local environment*
- *Let’s make it uniquely Australian*

4.9 Funding

- *Will the money that The Eden Project makes be channeled back into the Anglesea community ie: parks and roads*
- *Is Alcoa contributing \$ equivalent of their rehabilitation obligations??*
- *Tap into Government funded training programs to re-engage unemployed in the project.*
- *The project is creating huge expectations, \$150m is a big ask. Aim for a do-able \$15m project and stay up from there*
- *Where is the finance coming from? Concerns this might be a way for inappropriate development to be rubber stamped*
- *How will this sustain itself financially? Will Anglesea be left with a white elephant? Why do we need another structure in the lake? We already have a chimney (which isn’t visible in the lovely pictures)*
- *What would happen if it became economically unviable? What will be the contingency?*
- *Where is the funding coming from?*

- *How much is Alcoa contributing? Alcoa needs to be on board to support and fund (even if in part). Are they in it for the long haul?*
- *Is there a philanthropist ready to invest?*
- *Who gets the profits?*
- *What will the admission cost be? Can they be low enough that they don't preclude people (e.g. families, elderly etc.)? The younger generation needs to have access*
- *Who will pay for it? What is local government's obligation, development and ongoing?*
- *How can we ensure ongoing funding to ensure continuity?*
- *Excited about international investment*
- *Who are the private investors?*
- *Who are the partners? Who will develop it?*
- *How much federal/state government funding?*
- *Don't believe it is not for profit*
- *How will you make money to stay open? 2 million people would need to come to cover \$1.5 million cost*
- *Will the money go back to the community or will the locals end up paying for it? Increased taxes, roads and infrastructure*
- *Opportunities for private investment in the project?*
- *Can locals invest?*
- *How will the project be funded, both in its construction and recurrently? (formal session)*
- *How much will entry tickets cost? (formal session)*

4.10 Water

- *Water source?*
- *Anglesea River needs water desperately – diversion of salt is a real problem*

- *Water quality has been mentioned. Is it an issue?*
- *Install sewage treatment plant to raise natural PH levels of water*
- *Alcoa / Barwon Water advised at current flow rate, lake would take 60 to 70 years to fill. I'm curious where water will come from to fulfil vision*
- *How will the river cope?*
- *Relocate sewerage plant for the water*
- *Sewerage Plan?*
- *Availability of water for release into Anglesea River?*
- *What about water quality – acid sulphate*
- *Can we have a lake and Anglesea River?*
- *Adverse effects on water table*
- *Lake? Is not usable for 50 years*
- *What is the timeline for the lake to fill? All images show a full lake but at a recent meeting, it was estimated it would take 50+years. What is the water management plan for lake and river?*
- *Fabulous potential. Two key issues: River health, Bypass road. All else will fall into place*
- *Great concept but Anglesea River must also be preserved and maintained*
- *Will the water be stocked with fish?*
- *Will we be able to use the lake for recreation?*
- *What happens to the river? Any impact?*
- *How will river health be managed going forward? How can river health be assured?*
- *Where is the water coming from? (not convinced that it will ever fill)*
- *How can the pit be filled within this timeframe?*
- *What happens while it's filling?*
- *Can we get info about hydrology? We can't just assume the water will be available*

- Will the design allow for evaporation over summer?
- Worried about lake water quality
- How can the water body be rehabilitated to make it usable?
- Will the lake be fed by water from the ocean – groundwater? Where will the recharge come from?
- Will people use the land for recreation like kayaking? It's too acidic in the river. Will it be the same water in the lake?
- Interested in water modelling; where would water come from for the lake?

4.11 Project area (and chimney)

- What will happen to the chimney? Is it part of the proposal? Can Alcoa do a public poll?
- Will the smoke stack be incorporated into the concept?
- Where will the fence be?
- Does the proposal include the Fraser Ave block?
- What about Betleigh St – still residential?
- Will this impact or encroach on Anglesea Heath?
- What is the physical extent of the mine site that will be covered by the Eden Project? Is the water body fully enclosed within the Eden Project or will there be a portion of it that people can access without going into the Eden Project site? (formal session)
- What happens on remainder of land?
- Take the smoke stack down
- Get rid of the smoke stack!
- Remove smoke stack. Include MTB trails and walks beyond the Eden Project area... around lake and into Heath
- Smoke stack should totally go!!!!
- Get rid of smoke stack

- Demolish the chimney
- Smoke Stack should go!!
- What happens to the Stack? Pull it down
- Get rid of the chimney – please!!!
- Geelong or Torquay would be good. Lose the Smoke Stack. Thanks
- The Stack could be painted by local artists to depict the history of the area
- Save the smoke stack
- Stack should be retained as an icon of the transition to renewable energy
- Who will maintain the Stack – 100 years
- Silo artists on the smoke stack
- Implications for Area 10?
- Area 10?
- What will happen Area 10?
- We really concerned that Area 10 will house accommodation for workers on the site

4.12 Bushfire risk

- Fire Safety?
- Roads in and out in case of fire?
- Traffic Management – how will it cope in summer and high fire danger!!
- Incorporate FIRE element how? Please involve local fire brigade. Have had school educational project extensive.
- Ring Road around Anglesea before fire disaster
- Concerned about traffic and bushfire – Risk Day 1
- Will need a strong bushfire plan
- Traffic management during bushfire. How will we all get out safely?

- *Will people stay overnight? Very against this. No one living or staying onsite (bushfire risk). Will it be closed on Total Fire Ban days?*
- *Worried about fire*
- *Will bushland have to be destroyed in order to provide fire buffers?*
- *Will the project increase local fire risk?*
- *What is the plan to manage bushfire risk?*
- *Where would visitors go to in a fire?*
- *How would it protect the community?*
- *Bushfire risk a big concern as to how to get out in case of fire*
- *Fire needs to be given serious thought as it is such an important focus in our region and we need to educate locals and visitors as to the threats of fire.*

4.13 *Timing / phasing*

- *When do we start?*
- *What is the process from here with timeframes?*
- *How long will it take to build/remediate?*
- *Is the project dependent on the lake?*
- *Should the project go ahead, would it open with all the elements in place? The water body doesn't look like it does in the images and it won't for some time. Do some bits open ahead of others? Can the project be phased? (formal session)*
- *Does the Eden Project start at the end of Alcoa's reclamation works or do they tie in together? (formal session)*
- *Where does Alcoa's rehabilitation obligations end and where does this natural theme park start?*

4.14 *Land ownership*

- *Who will own the land?*
- *On Site residence?*
- *Who will own the site going forward?*
- *Who will be the ultimate owner? Will Eden be trading as a charitable trust in Australia?*
- *Is Alcoa gifting the freehold land of the mine to the Eden Project? Who will own the site? (formal session)*

4.15 *Planning process*

- *What is the planning process?*
- *Are you assuming that planning will be a quick process?*
- *What role will government play in the planning/developing?*
- *Will the rezoning of the land for this purpose allow Alcoa to have a free for all (hotels, other commercial developments)?*
- *How can we prevent government red tape holding the project up?*
- *Local and state government need to act now*
- *Make sure rezoning is specific to Eden Project*
- *If area rezoned, how much other commercial development will happen?*

4.16 *Other*

- *Will the public be fenced out?*
- *Will this project change what's been said already?*
- *Potentially very important to this area (economically, environmentally, socially)*
- *Appreciate the fact that there's already been a lot of thought and that it is a tested concept (in Cornwall)*

- *There are a lot of questions to be answered*
- *How likely is the project to come to Anglesea?*
- *Can the video from 26/5 be made available?*
- *Are Eden also looking at Yallourn?*
- *The devil is in the detail*
- *A big credit to Alcoa for their role*
- *Who will be the customer?*
- *What happened to the proposed site in Hobart and China? Why did it fall over? Can we understand where China and other projects are at?*
- *What are the must-haves for this project to succeed?*
- *Is it good for our kids?*
- *The public material – the education/altruism gets lost in the data shown.*
- *The opportunity to lever Eden Project's scope and their ability to reach audiences is immense*
- *It won't get off the ground – too many naysayers (resistance to change)*
- *Look holistically at the whole area – not just the Eden site*
- *What would the offering be for school groups?*
- *What would entice people to come back multiple times?*
- *We need to have vision – go beyond – this is a long term vision*
- *I think there is going to be lots of space to play outside*