

EDEN PROJECT ANGLESEA  
**COMMUNITY**  
**ENGAGEMENT**  
MINUTES

MONDAY

24 February, 2020

6.00pm – 7.00pm

Senior Citizens Club, McMillan Street, Anglesea

**Facilitator:** Jen Lilburn

## OUTLINE OF MEETING

1. Introduction and Apologies
2. Update from Eden Project – David Harland
3. Discussion and Questions

## ATTENDEES

|                                   |   |
|-----------------------------------|---|
| <b>Community*</b>                 | Approximately 100 community members attended. A show of hands revealed that approximately 90% of the audience were part or full-time residents of Anglesea or surrounding areas. Approximately 5 people were first-time meeting attendees.  |
| <b>Alcoa</b>                      | Kate Betts, Nicci Marris, John Osborne, Dean Schmidt, Warren Sharp  |
| <b>Eden Project International</b> | David Harland   |
| <b>Others</b>                     | <p><b>Barwon Water:</b> Tom Scarborough, Kate Sullivan</p> <p><b>DELWP:</b> Dr. Greg Woodward</p> <p><b>ERR within DJPR:</b> Bessie Abbott</p> <p><b>RDV:</b> Kerri Erler</p> <p><b>SCS:</b> Keith Baillie, Cr Tony Revell, Ransce Salan</p> <p><b>WorkSafe Victoria:</b> Ben Wright</p> <p><b>NAVIRE:</b> Andrew Iles</p> <p><b>Surf Coast Times:</b> James Taylor</p> |

\* 85 community members provided names and/or contact details. They are listed at the end of this document. Approximately 15 attendees did not register their name or contact details.

## APOLOGIES

*Irene Beattie, Paul Beattie, Mike Bodsworth, Alesha Elbourne, Carl Gray (EPA), John Jackson, Amanda Ketteridge, Steve Ketteridge, Judith Laird, Hayley Vinden (CCMA), Colleen White (DELWP)*

## ABBREVIATIONS

|       |   |
|-------|---|
| CCMA  | Corangamite Catchment Management Authority  |
| DELWP | Department of Environment, Land, Water and Planning   |
| DJPR  | Department of Jobs, Precincts and Regions (formerly known as DEDJTR: Department of Economic Development, Jobs, Transport and Resources) |
| EPA   | Environment Protection Authority  |
| EPIL  | Eden Project International Limited  |
| ERR   | Earth Resources Regulation  |
| GORCC | Great Ocean Road Coast Committee  |
| LEVF  | Lower Eastern View Aquifer  |
| RDV   | Regional Development Victoria   |
| SCS   | Surf Coast Shire  |
| UEVF  | Upper Eastern View Aquifer  |

*These minutes were produced by Sally Chandler-Ford in an independent capacity. We aim to provide detailed minutes that cover the key information that was provided in the meeting. However, these minutes are not intended to be a transcript of the meeting, and discussions, comments and questions have been summarised to improve the readability of this document.*

*Presenters were given the opportunity to review the notes relating to their item to ensure the discussion was accurately summarised, and that it details best available knowledge at the time of the meeting. Additional comments received after the meeting have been highlighted as such.*

*A briefer account of the meeting is provided in the meeting Snapshot.*

## ABOUT EDEN PROJECT ANGLESEA

The Eden Project, a UK-based educational and environmental charity and social enterprise, and Alcoa of Australia commenced community consultation in May 2019 to gain feedback on a concept for a world-class eco-tourism attraction within Alcoa's former mine site in Anglesea. Set within the landscape of the Anglesea Heath, it showcases a vision to transform an area within the former coal mine into a destination for immersive education and experiences which celebrate the local ecology and tell a story of sustainability.

For further information about the Eden Project Anglesea, visit [www.edenprojectanglesea.com.au](http://www.edenprojectanglesea.com.au) and for details of community consultation visit, [www.edenprojectanglesea.com.au/feedback/](http://www.edenprojectanglesea.com.au/feedback/).

## MINUTES FROM THE MEETING

### 2. Update from Eden Project – David Harland, Eden Project International Chief Executive

**David Harland** provided an update on the Eden Project Anglesea concept. David played a short video providing a background to the development of the concept at Anglesea and outlining some of the issues and challenges currently facing the project. Figures 1 – 6 present some initial visual concepts around the design themes of fire, air, earth and water.



FIGURE 1

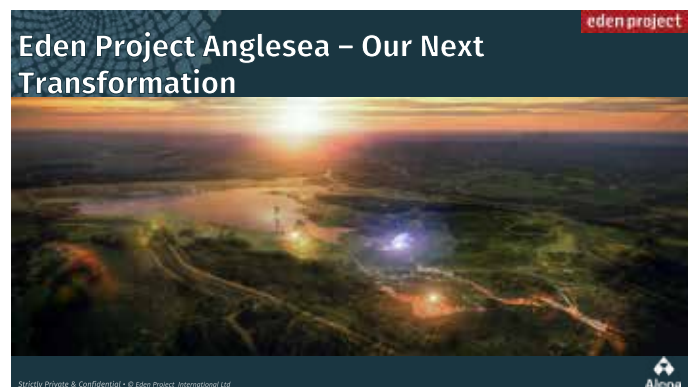


FIGURE 2

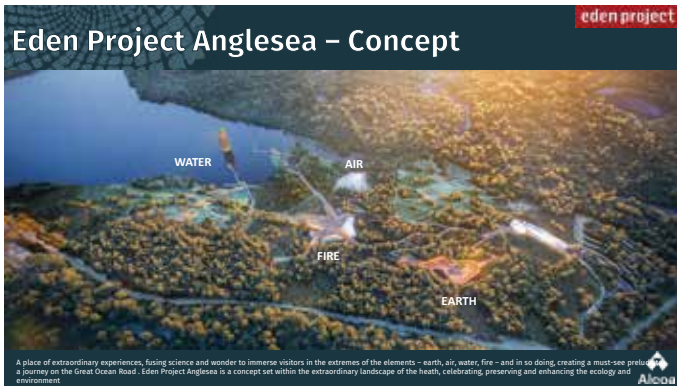


FIGURE 3



FIGURE 4



FIGURE 5



FIGURE 6

As outlined in Figure 7, the project is projected to employ over 300 full-time staff and attract 750,000 visitors per year. This information can also be found on the Eden Project website at <https://www.edenprojectanglesea.com.au/>.

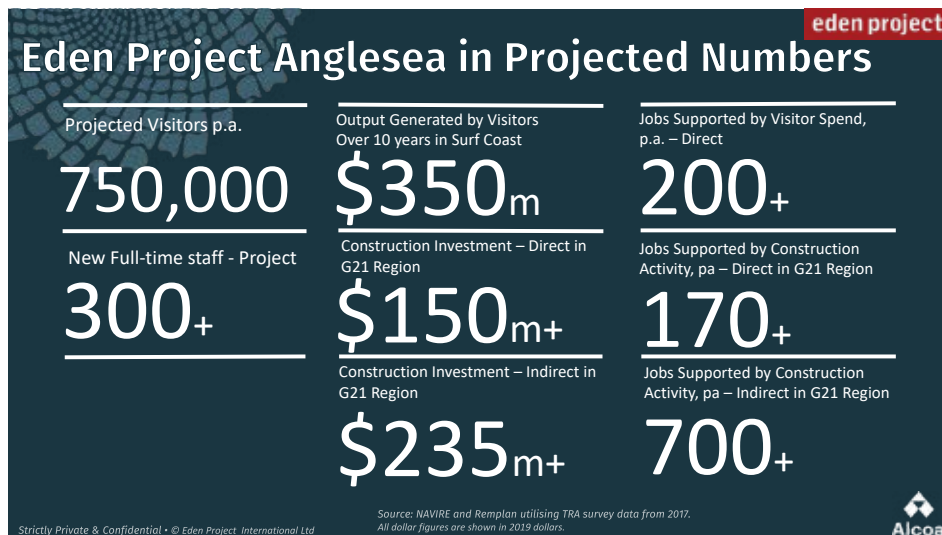


FIGURE 7

David provided a recap of the concept for the Power Station site which would adjoin the Eden Project. The concept is consistent with the Guiding Principles established for the site by Alcoa and the local community in 2016 (Figure 8) and recognises the diversity of natural and constructed landscapes in the precinct (Figure 9).



FIGURE 8

Should the Eden Project proceed, the adjacent power station site would include a series of different areas for community use, e.g. camping, glamping, hospitality and micro businesses, all of which could be integrated into the Eden experience (but not within the “ticketed” Eden Project). The existing industrial stack and pedestrian and vehicular movement have been included in the concept. (Figure 10).



FIGURE 9

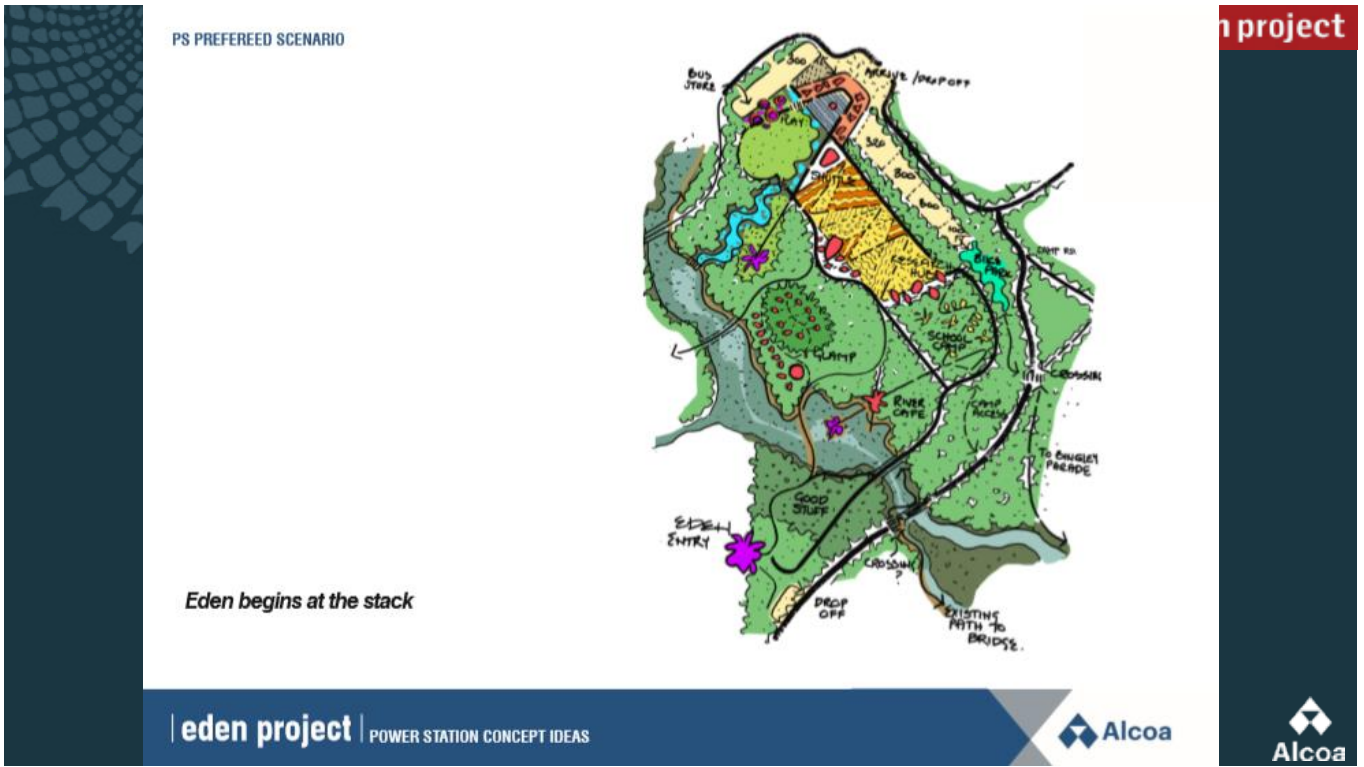


FIGURE 10

Figures 11-13 show images from the Royal Botanic Gardens Cranbourne, some of which are similar to the low key, gentle, interactive experiences that could be offered at the power station site. The same landscape architect behind the Cranbourne Gardens design has been engaged by the Eden Project Anglesea team.



FIGURE 11

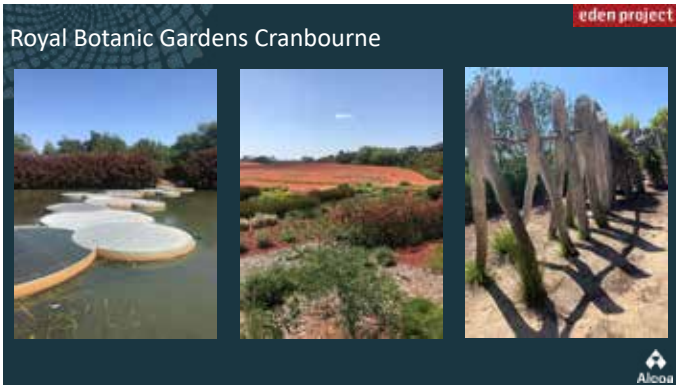


FIGURE 12

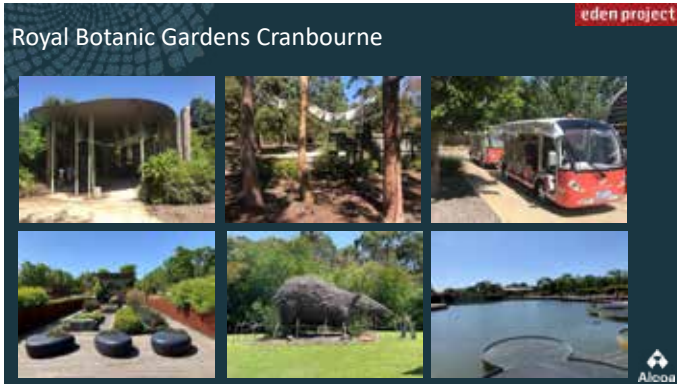


FIGURE 13

Should the Eden Project not proceed, the power station might provide a simpler hub for community activities with less supporting infrastructure (Figure 14).



FIGURE 14

Figure 15 provides a timeline of the community engagement activities initiated by Alcoa in 2016 at the closure of the Anglesea mining operation.

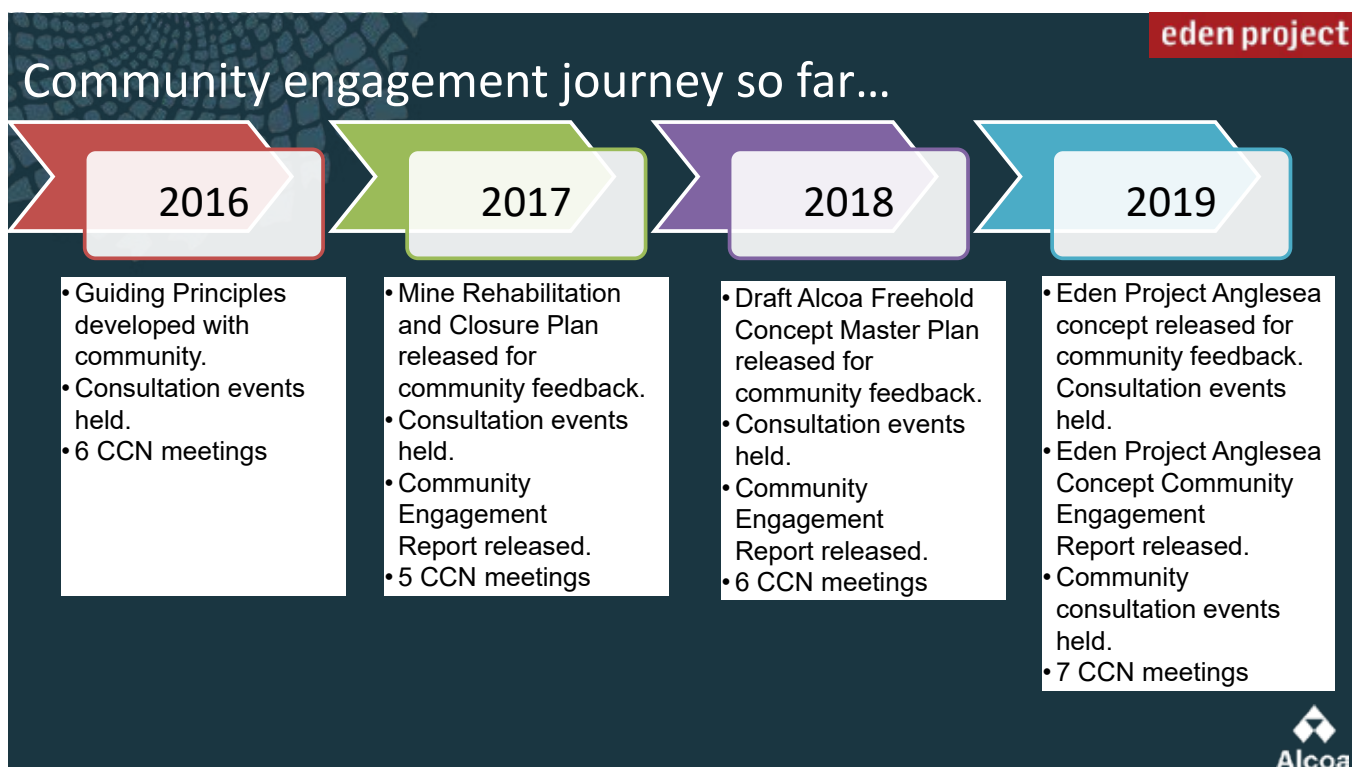


FIGURE 15

To date, there have been over 7,500 various contacts regarding the project (Figure 16).

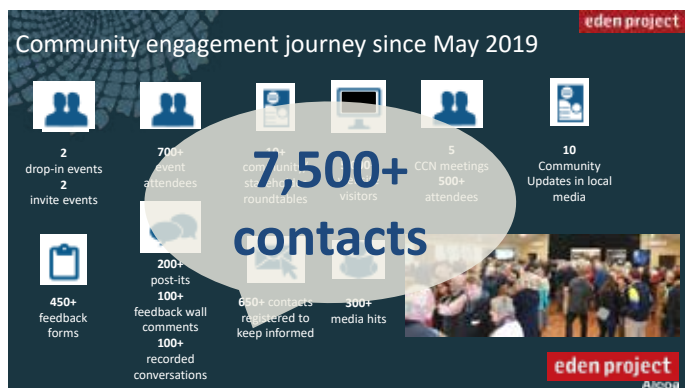


FIGURE 16

The Eden Project requires a water body of sufficient size to enable it to proceed. The major obstacle over the last several months is the source of this water (Figures 17 and 18) and, until this issue is resolved, the progression of other issues such as traffic, infrastructure, impacts to Anglesea, design components etc. can't be undertaken.



FIGURE 17



FIGURE 18

Once the water issue is resolved, the Mine Closure and Rehabilitation Plan can be finalised and the Eden Project can move into the detailed design and planning processes. The design process is likely to take approximately twelve months to two years and cost an estimated \$5 million.

Of the original five water filling options, two options still under consideration are groundwater from the UEVF and recycled water from the Black Rock Treatment Plant. Modelling of how the water body will fill has revealed that, at 50% full by volume (approximately 9 gigalitres), the water body will provide a sufficient backdrop to enable the Eden Project to tell its story (Figures 19-20).

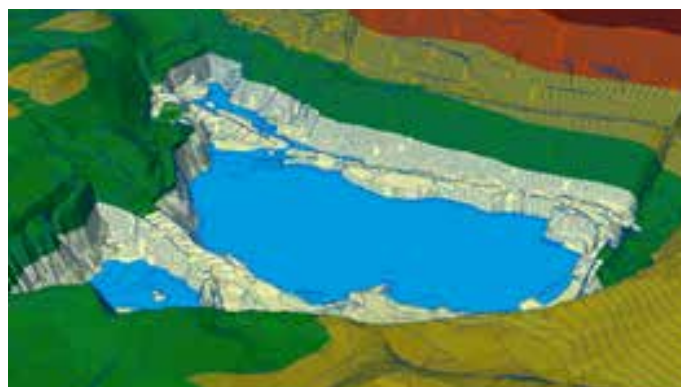


FIGURE 19



FIGURE 20



This could be achieved through an annual inflow of 1.5 gigalitres from the Upper Eastern View Aquifer (UEVF) on top of what is already in there, which is less than half of Alcoa's current licence (4 gigalitres).

There is a desire from government and Barwon Water to consider recycled water from the Breamlea Treatment Plant as an alternative option. Whilst initially not supportive of this option, the Eden Project now considers that recycled water could be part of Australia's future water management strategy and therefore part of the Eden story.

If the water issue is not resolved within the next couple of months, the Eden Project won't proceed and the water body could be left to fill naturally over about 50 years.

Following David's presentation, questions and comments were invited from meeting attendees.

### 3. Discussion and Questions

#### **Gauging the community's support for the project**

Questions and comments relating to gauging the community's support for the project included (in summary):

- ***Where is Eden's sense of overwhelming community support coming from? Local people don't want or need a project of this size***
- ***Eden Cornwall hosts twice weekly concerts over summer which attract average crowds of 6,000, are very loud and use offensive language. Will the Anglesea site hosts concerts?***
- ***I am excited about the project, particularly in what it can bring in terms of sustainability, environmental awareness etc. The people I talk to support Eden. This would be a wonderful platform for events etc. for young people in a sustainable landscape***
- ***There are a lot of unknowns and it is difficult for the community to make decisions when they don't know exactly what the plan is.***
- ***I am excited at the opportunity to celebrate and share this beautiful environment and the emphasis on environmental education provides an opportunity for us to set the gold standard.***
- ***This project provides an opportunity in our own back yard to support our young people who have an interest in protecting the environment and environmental education***
- ***The Eden Cornwall project is different from the Anglesea concept in that it was publicly funded, has a research focus and is not in close proximity to an established township. People are concerned that the Anglesea site will be a theme park.***
- ***I am concerned that the offer behind the paywall might be an alternative Anglesea where, in order to recoup investment, there will be competitive hospitality ventures that won't be positive for the town***

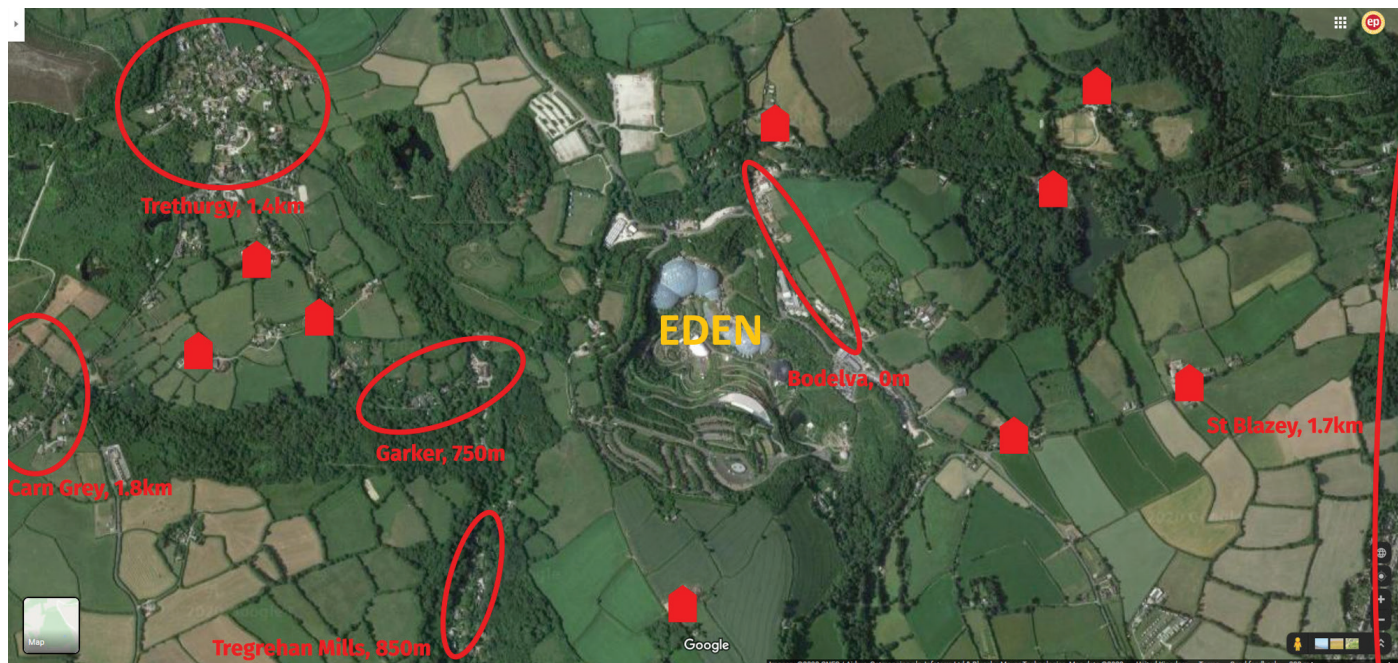
David acknowledged the diversity of views within the community regarding the Eden Project, however, after personally reading all the feedback from the community engagement process undertaken to date, believes that there is very strong support for the concept - subject to the resolution of issues including traffic, impacts and levels of connectivity to Anglesea etc. These issues will be worked through as part of the detailed planning and design phases. He also acknowledged that there are people who don't want the project at all.

The results of the engagement process to date, including all of the comments, can be found on the Eden Project Anglesea website at <https://www.edenprojectanglesea.com.au/>.

The Eden Project Cornwall hosts 8 concerts/year over summer (mid-June – mid-July) and 25 weddings/year which generate additional revenue and bring in a different audience. Neighbours receive free tickets to the concerts.

The Eden Project hasn't worked through yet whether concerts would be part of the Anglesea offer and in any case that would be governed by very strict licensing regulations. Eden Cornwall has hosted one wedding expo and, in hosting the loudest rock band in the world, received no complaints. There are urban areas less than one mile from Eden Cornwall in a very similar way to that of Anglesea.

**Post meeting comment:** *Figure 21 shows the Eden Cornwall project relative to nearby residential properties/urban areas etc.*



- Key**
- town/village/hamlet and distance from Eden
  - 🏠 house or cluster of houses

**FIGURE 21**

David stated that there are elements of the Anglesea business community who are very excited about the opportunities that might present their businesses whilst others are concerned about issues such as 'cannibalization' (competition). There was a similar concern in Cornwall and the result was a raising of the standard across the board such that everyone gained from it. Eden Cornwall is an economic engine in the local area as now there are reasons why young people might stay in the area rather than move away as they have in the past. Some of the investments have been made by the government as Cornwall is an economically poor area, unlike Anglesea.

These and other issues are going to need to be worked through with local businesses over the next year or two.

David acknowledged that the design is conceptual only in order to get initial feedback from the community. Eden and Alcoa wanted to engage as early as possible in the process. A series of design and planning processes will be required in order to flesh out the whole detailed plan, and community engagement will continue to be a key component of this. The Eden Project will go beyond the levels of detail required in order to satisfy planning requirements and will share all of its ideas and information with the community – nothing is being hidden. A separate and specific engagement process to the CCN meetings will be undertaken at that time.

**Post meeting comment:** *At the November CCN meeting David responded to Eden Project being labelled a theme park: "It somewhat misses the point of what Eden actually is and I would not refer to it in that way. We use the method of giving visitors environmental education messages but it is 'education by stealth' as they don't realise they are learning and enjoying the site at the same time. We don't tell people what to think – we want them to work it out for themselves. And they have a great day out as well".*

## **Water**

Questions relating to the water body included:

- ***Should the recycled water option proceed, who would pay for the pipeline infrastructure?***
- ***Recycled water will need to be used intensively to produce potable water for future community needs and I don't see it as a long term resource to fill the mine site.***
- ***How would you monitor and guarantee that the LEVF is protected from productivity risks arising from the recycled water and UEVF options?***

In response, David indicated that government or Barwon Water would need to fund the construction of the pipeline, given that it would be public infrastructure and there would be many uses for that water. The Eden Project would pay to use the water. It is not envisaged the recycled water from Black Rock Treatment Plant to fill the mine void would not be Class A (potable) water.

Government and regulatory authorities are currently looking at the complex issues around the protection of both aquifers to ensure that no detrimental impacts are caused to either aquifer or to the environment. Eden Project would not be supportive of an option that is detrimental to the environment.

## **Visitation**

Questions relating to visitation included:

- ***Of the projected visitor numbers, what are the relative percentages of repeat versus first-time visitors? Will any components of the site be free of charge or will it all be fee for entry?***
- ***How will entry be staged, including those areas that are open to the public? How many visitors would you expect each day?***

**David:** Locals (those living within one hour of the site) comprise approximately 25% of the visitors to the Eden Cornwall site. We get many repeat visitors to see how it has changed and continues to evolve. There will be a paid perimeter around the Eden Project area (Earth, Air, Water and Fire components of the site) whilst the power station site will be open to the public. Entry to the paid areas will be ticketed and pulsed to spread the visitation over the day and across the week. Visitors will also be attracted to the less busy times through price incentives. At a projected 750,000 visitors per year, we would expect 1000 - 3,000 per day, with visits lasting 3-4 hours across opening hours of 9am – 6pm. At the peak times of the day, we would expect a couple of hundred people arriving at any one time. Pulsing visitation also assists in traffic management. We are not anticipating huge visitor numbers to the public areas.

## **Community consultation**

Questions and comments relating to community consultation were:

- ***People have been coming to these meetings thinking that you are listening to them and taking their views on board and that they will be able to make a decision. You want to transform the town but we need to get a better understanding of the Business Plan, the projected numbers, project scale, water issue etc. Each time someone raises a concern, your response is that you can deal with it. People's views and concerns are being ignored***
- ***Is there going to be an opportunity for Anglesea residents to vote on whether they want the project or not?***
- ***It feels like Eden and the government have already made the decision***
- ***We were told that the Business Plan would be shared with us but I didn't see it in the previous Minutes***

**Jen:** This project will go through a formal planning process and it isn't a fait accompli that Eden will come here. The planning process will provide a further opportunity for community members to voice their concerns/objections and interest in the project. However, the planning process is still a long way off. The planning authority, whether it be SCS or the Minister of Planning, will ultimately determine whether the project goes ahead.

**David:** In response to community concerns raised regarding traffic, we have commissioned traffic reports. Whilst we are ready to provide the community with the reports and the Business Plan, there is no point doing that until the water issue is resolved and we know the project will progress.

The Eden Project does not need to do this project but we think it is important and significant and, if we can do this in Australia, it will send a global message about the commitment that the government has to the environment. We believe we have a story to tell here but we don't want to transform the town if it doesn't want to be transformed.

We are trying to get into genuine engagement with the community and work through the detail of all the issues but we can't get there yet until we have resolved the water issue. If you criticise me in two years for not providing the community with enough detail, I will accept it but, right now, we don't have the detail to give you.

Other community questions were:

- ***The work that Alcoa has done to date is amazing. When Alcoa leaves, and presuming that the Eden project proceeds, who will manage the remaining public area?***

**Warren:** Alcoa has a current lease agreement in place that extends until 2061, although we are hopeful that our works will be completed and that the government is satisfied that Alcoa has met its obligations well before that date. Alcoa anticipates that the handover will be at least 10 years away at which time the government will determine whether the management authority is Parks Victoria or DELWP or someone else. The area covered by the lease agreement includes most of the mine and can be seen in green in Figure 34.

**David:** The Eden Project site is approximately 100 acres (40 hectares) of Alcoa freehold land which would be managed by the Eden Project.

- ***Are you any closer to a commitment from the government than you were at the December 2019 meeting?***

**David:** Yes, there is a genuine desire to make it happen if it possibly can, acknowledging that there are a lot of very complex issues that we are all working through. We underestimated the time that it would take but I believe we are pretty close to a decision on water.

**Post meeting comment:** *David clarified that, should a decision on water be aligned to filling the waterbody to at least 50% by about 2024, Eden will take the next step of initiating further design work. A planning application will need to be initiated in due course.*

- ***How did you come up with the figure of an injection of \$350 million into the Anglesea community over the next 10 years? What is the projected revenue for the Eden Project over the next 10 years?***

**David:** NAVIRE did much of the modelling on the economic aspects of the project, using a lot of the government's criteria on what the economic impact would be for the Surf Coast region. I think the projected revenue is \$80 million.

Meeting attendees were invited to write down any questions that they didn't wish to raise during the meeting.

- ***Recycled water requires piping. Why should the government or Barwon Water want such infrastructure duplication?***

**Response -** As far as Alcoa and Eden are aware there is currently no infrastructure between the Bellbrae water treatment plant and the mine site at Anglesea.

- ***When is the smoke stack coming down?***

**Response** - Whilst Alcoa's original intention was to demolish the smoke stack, there was a variety of opinions received through Alcoa's community consultation process regarding the stack and enough feedback that supported its retention/re-purposing e.g. a lookout, public art, climbing wall, zip wire etc. Landscape Architects have also recommended the retention of the stack for re-purposing. This has resulted in Alcoa retaining the structure in the short term and it being incorporated into the power station concept design by the landscape architects. If no genuine interest or opportunity to re-purpose the structure is put forward over the next two or three years, Alcoa will remove it.

- ***So locals will need to pay to visit what will be a grand lake?***

**Response** - The Eden Project Anglesea concept does not incorporate the entire waterbody. The Anglesea Futures Land Use Framework proposes the water body will be part of Anglesea Heath/ Great Otway National Park.

- ***So, if not Eden, then Parks Victoria? Surely Parks Victoria is a good option?***

**Response** - If there was no Eden Project at the former Alcoa site, and in areas where Alcoa has Crown leasehold land, when the government is satisfied that Alcoa has met its remediation obligations, the land will return to the Crown. It will be the state government who determines whether the management authority is Parks Victoria or someone else.

- ***Will Eden have a long term lease with the government? (ie keeping the proletariat out)***

**Response** - The proposed Eden site is on Alcoa freehold land.

- ***How does your business model of a charity pay tax in Australia? Where do profits go? How much tax does Eden UK pay? How much tax will you pay in Australia?***

**Response** - The model proposed is a social enterprise where the profits will be invested back into the operations. The initial thought is to establish an Eden Charitable Trust - Eden Australia Pty Ltd with the appropriate tax status for deductibility. This may evolve as funders become more defined.

- ***Please don't call the tall totem pole the Apostle. Apostle was not a term used by the indigenous owners, as it's a colonial Christian term and is a nod to patriarchy. Surely there is an alternative design/name the Traditional Owners could offer? Please, in the name of inclusion and equality, don't use Apostle. Can this be considered?***

**Response** - We appreciate this feedback and will share with the wider Eden Project team. We are working closely with the Wadawurrung traditional owners to receive their feedback on the concepts.

Meeting attendees were invited to write down any comments that they didn't wish to raise during the meeting.

- ***This project is being steamrolled. There needs to be a process (now) to ask the Anglesea community if they want Eden.***

**Meeting Closed at 7:00 pm**

## Community members who attended the meeting

|                   |                         |                  |
|-------------------|-------------------------|------------------|
| John Addad        | Bill Harris             | Gary Robinson    |
| Rae Addad         | Jane Harris             | Geoff Rose       |
| Clive Amery       | Philippa Hesterman      | Kathy Scholtes   |
| Andrew Arnold     | Daryl Hoffman           | Keith Shipton    |
| Megan Arnold      | Andrea Hughes           | W. Smith         |
| Michael Betts     | Tony Hughes             | John Somerset    |
| Ros Betts         | Ron Hurst               | Marion Somerset  |
| Robyn Brett       | Bryce Hutton            | Carolyn Tatchell |
| Steven Brett      | Dot Hutton              | Jeremy Tatchell  |
| Leigh Bolton      | Rod Joyce               | Michael Varney   |
| Des Clark         | Peter Kelly             | Sue Vandenbrandt |
| Judy Clark        | Jessica Kennedy         | Mary Wansink     |
| Simon Clark       | Margaret Knight         | Andrew Watts     |
| Bill Clarke       | Robert Lane             | Graeme Weber     |
| Olivia Clarke     | Steve Ledden            | Prue Weber       |
| Jeff Coath        | John Lenagan            | Sally White      |
| Daina Coles       | Lucinda Light           | Adam Wojcik      |
| Ian Coles         | Robyn Lucas             | Ev Wuchatsch     |
| Lin Convery       | John McKenzie           | Peter Young      |
| Michael Collins   | Phil Martin             |                  |
| Winsome Coutts    | Colleen Miller          |                  |
| Fabian Crowe      | Mandy Mitchell-Taverner |                  |
| Gael Crowe        | Katrina Mock            |                  |
| Paul Devine       | David Morris            |                  |
| Bernie Dilger     | Jan Morris              |                  |
| Raylene Fordham   | Graeme Newman           |                  |
| Di Foster         | Joan Newman             |                  |
| Christine Forster | Dick O'Hanlon           |                  |
| Peter Forster     | Melanie O'Hanlon        |                  |
| Kris Freemantle   | Frances Overmars        |                  |
| Anne Gaylard      | Rudi Overmars           |                  |
| R. Gleeson        | Allan Roberts           |                  |
| Bob Gray          | Gail Roberts            |                  |