

FREQUENTLY ASKED QUESTIONS

QUESTION	ANSWER
What is in this for the local community?	CORA will deliver significant benefits to the local community through: <ul style="list-style-type: none">• 1000+ construction jobs and 500+ ongoing roles being created when the project is complete providing local employment opportunities.• There will be a surfing wave pool, hotel accommodation, sculpture trail and art galleries, retail village, gym and restaurants accessible to all.• Opportunities to partner with the local school, sports clubs and community to provide access to world class sporting facilities when they are not being used by visiting elite sports teams.• 80 hectares of the site will be put into the Trust for Nature, which means the area will be protected for all time.• An opportunity to encourage the rehabilitation of Lake Modewarre through improved water quality passing through the site.• Removal of the existing broiler farm and the bird-litter pile that currently discharges into the lake.• Support and promotion of local producers, artisans and craftspeople by exposing their products to the world.• Promote the region to the rest of the world. We want people to speak in glowing terms about what the local community.
What areas of the project are open to the general public?	The Retail Village which will include lifestyle retail, a book store, farmers market, art galleries, restaurants, cafes and a microbrewery. All will be available to the public along

with the Sculpture Trail, Surfing Wave Pool, Hotel and Eco Lodges.

The Sports Training Facilities will at times be closed to the general public while it is being used by sporting teams however during other times the facilities will be open to the general public.

The project team is striving to make CORA a true public asset and will look to partner with the local schools, sports clubs and community groups to achieve this.

What are the timeframes for the project?

The proponents for CORA have been in discussion about the project with the Surf Coast Shire Council and the Victorian Government over the past 12 months. A number of technical reports have been completed including environmental, cultural heritage, traffic and engineering. A business case for the project is being finalised and is expected to go to the Victorian Government in the next few weeks.

Stakeholder and community engagement sessions will be launched this week, which will ultimately inform a request for planning approval.

Subject to a planning permit, CORA's proponents aim to start construction during the latter half of 2018 in order to showcase the facility while global leaders of sport are in the APAC region for the 2020 Tokyo Olympic and Paralympic Games. CORA hopes to be the first facility of its kind in the Southern Hemisphere.

How will the project impact the rural lifestyle of the surrounding area?

The project's environmental focus and landscape priority is planned to ensure that the amenity of neighbouring properties is fully respected. CORA will be low scale and designed to resemble a series of Australian rural buildings that will be subservient to the landscape.

The natural landscape will be enhanced through the removal of the existing broiler farm

and efforts to encourage the rehabilitation of Lake Modewarre through responsible water management and the improvement of water quality.

The project has an overriding environmental focus with around 80 hectares to be put under a Trust for Nature covenant to ensure it will be protected for all time. The natural landscape will be enhanced through a concerted focus on preserving and improving environmental qualities in terms of flora, fauna, water and land management.

How has the project had regard for potential impact on local traffic?

The CORA project team has commissioned traffic engineering advice which has found the roads servicing the site are suitable for managing the anticipated increase in traffic.

The increased traffic will be managed by upgrading sections of Cape Otway Road, including intersection upgrades and slip lanes to correctly manage the traffic flow.

CORA will be an active sports training destination – not a spectator sport venue – so the facility will not be inundated with spectators arriving for game day events.

How has the project had regard for flooding in this area?

The CORA project team has commissioned a thorough flood assessment of the site and the surrounding area, taking into account the possible impacts of climate change.

Plans for CORA will ensure water flow across the site will not be impeded in any way and ensure there will be no net worsening of flooding outside the site. The creation of on-site water treatment facilities will also ensure the highest quality of water treatment possible.

How has the project had regard for potential areas of cultural significance to indigenous Australians?

The CORA project team has commissioned a cultural heritage study of the site to identify areas of potential cultural significance. Including a Cultural Heritage Management Plan in conjunction with the local aboriginal community.

How can the community have a say about the project?

There will be two opportunities for the community to attend information ‘drop in’ sessions where they will be able to find out more about the project and provide feedback. These will take place on December 4th and December 9th at the Modewarre Memorial Hall.

The feedback provided during this engagement will be used to further shape the project prior to the CORR project team lodging a formal planning request with the Surf Coast Shire.

Additional further public consultation will follow, with details provided at a later date.

Any other general enquiries that are not covered by the community engagement or website should be directed to info@cora.net.au

How has the project had regard for flora and fauna that may be present on site?

The CORR team has commissioned an extensive flora and fauna assessment for the project. The assessment has identified that there are no significant impacts from the development that could threaten protected flora or fauna species.

The assessment found that the site is quite degraded due to historic agricultural practices as well as the existing broiler farm operation. Plans for CORR have the potential to significantly improve the biodiversity qualities of the site through a significant landscaping program planned to rejuvenate the entire site.

The CORR project team is in regular communication with the State and Federal governments regarding the assessment programs required at each stage of the development.

What is proposed for the rural residential lots?

They provide an alternative form of accommodation, tailored to families and will include best practice eco village techniques to promote environmentally sustainable design principles.

How have amenity impacts such as noise, lighting and visual impact been considered?	Extensive landscaping will provide a buffer zone to minimise the amenity impact such as noise lighting and visual. It is intended that the restored landscape will visually screen the total development.
Where is the water coming from for wave pool?	Primarily from rainwater harvesting on site.
How would the project manage amenity impacts such as noise, traffic and dust during construction?	During construction the project will be subject to a detailed Construction Management Plan that would enforce requirements to ensure amenity impacts are minimised to adjoining properties as a result of noise and dust. During the proposed upgrade works to Cape Otway Road there will be some temporary interruption to normal traffic flows and increased usage by construction vehicles during this time. The CORA project team intends to work with the local community to provide a clear line of communication should any issues arise.
What kind of employment opportunities might the project offer both during construction and once operational?	There will be a diverse range of employment opportunities with priority given to local suppliers and contractors for both the delivery and operation of the project. It is anticipated that 1000+ construction jobs and 500+ ongoing roles will be created by the project.
Why are you planning to build this in Modewarre and not Melbourne?	This region offers access to a unique combination of natural and built assets. It is located just a short drive from the Surf Coast, the Great Ocean Road, the 12 Apostles and the

Otways rainforest, with unique hinterland and coastal towns, and still offers easy access to Avalon Airport, Deakin University, Epworth Hospital and Melbourne's sports precinct.

Melbourne is a beautiful city, but international sports stars seeking training facilities are looking to get out of cities – they want facilities that provide them with a unique experience in a pristine environment. That is what we believe Modewarre offers. Acquiring the required 240 hectare site in Melbourne would be incredibly difficult and would not achieve the desired natural environment setting that informs much of this project.

How is such an ambitious and expensive project going to be feasible?

A business case has been prepared by Ernst & Young for consideration by the State Government. The business case outlines the proposed business model and revenue streams to demonstrate the feasibility of the project. The proponent group believes that the project is economically feasible and would offer opportunities for the region that would not otherwise be achieved. It will be funded primarily by private investment with some government funding to develop infrastructure within the public realm.

How is this project going to impact on local businesses?

This project is going to attract visitors and spending improving the prosperity of the region. Significant new revenue is expected, with the project able to promote the capacity of the region globally via elite sports team visitation.