



**DIRECTION ISLAND RESORT PROPOSAL**

**COMMUNITY AND STAKEHOLDER ENGAGEMENT**

**March 2019 to January 2020**

**Outcomes Report**



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## EXECUTIVE SUMMARY:

This report details community and stakeholder engagement process and outcomes in relation to a request from Cocos Boronia Resort Pty Ltd on their request to lease land to develop a resort on Direction Island and that the Trustee of the land commits to dealing exclusively with them. The Shire, acting on behalf of Council in their capacity the Trustee of the Land Trust 1984, executed the community and stakeholder engagement process and has prepared this report. Supporting documents are attached as appendices.

## BACKGROUND:

At the Ordinary Meeting of Council on 23 January 2019, Council, acting in its capacity as the Trustee, resolved to commence community and stakeholder engagement on a proposal received from Mr Chris Blakeman, Director of Cocos Boronia Resort Pty Ltd for a resort on Direction Island. The specific request from Mr Blakeman was for Council to consider dealing exclusively with Cocos Boronia Resort Pty Ltd to lease land on Direction Island to Cocos Boronia Resort Pty Ltd for the purpose of developing a resort. Initial details of the proposal are available in the agenda item that went to Council on 23 January 2019 and associated attachments.

Objectives of the engagement were:

- a. To ensure quality information was provided to the community to assist in any dialogue on the proposal.
- b. To foster interest and engagement.
- c. To provide a transparent and open process for our community to follow.
- d. To ensure anyone wanting to contribute to the debate had the opportunity and means to do so.
- e. To ensure Council was provided with an informed and demographically representative community view and with broader community views.

Outputs from the engagement included:

- a. A report from the Community Reference Group that included recommendations; and
-



b. Public submissions,

This report is the output from the engagement and was used to assist and inform Council decision-making regarding whether or not to consider leasing land on Direction Island to the proponent for the purpose of building a resort.

The IAP2 spectrum was used as a guide to this engagement strategy. The community engagement aims were:

- a. To provide opportunity for the community to have a deeper understanding of the proposal, its potential benefits, trade-offs and risks;
- b. To ensure input from a demographically representative sample of the community;
- c. To minimise the risk of minority and/or top-off mind informed views dominating the dialogue.

## COMMITMENT:

The community engagement model was aligned with the “Involve” public participation goal as defined by the IAP2 Spectrum. The “*Involve*” goal committed the Shire to working directly with the public to ensure that community views are understood and considered, along with all other information, in Council decision-making processes.

## METHODOLOGY:

The engagement strategy was designed in recognition that members of our community prefer different methods of engaging and involved the following:

1. Two parallel processes in March and April 2019:
  - a. A Citizen’s Jury/Community Reference Group (CRG) comprising of informed, demographically representative residents collaborating to present a report to Council; and
  - b. An open call for public submissions from any member of the community or stakeholder.
2. Regular updates in the local newspaper, the Atoll (distributed free to every household) which always invited people with questions or concerns to contact the Shire.
3. Informal verbal updates on Radio via fortnightly CEO/DCEO Radio Chat segment.



4. Two community meetings (one on Home Island and One on West Island) at which the proponents gave a presentation on the proposal and answered questions.
5. A second call for public submissions from any member of the community or stakeholder – December 2019 – January 2020
6. Correspondence in January 2020 to all members of the Community Reference Group advising of the updated status of negotiations and inviting comment.
7. Correspondence in January 2020 to all individuals who had made a submission in April 2019 advising of the updated status of negotiations and inviting comment.
8. A full business case which is currently available to any member of the community to comment or make a submission.

In addition to the formal process outlined above, more informally Councillors and the Administrator have been proactive in speaking to members of the community to gauge community sentiment.

## OUTPUTS:

### Public Submissions April 2019:

As per Council's usual process for community input into proposals and projects, detailed information on the proposal was advertised (in Cocos Malay and English) via the Atoll, Shire's website and social media channels and invited any member of the community and stakeholder agencies to make submissions. Given the complexity and public interest in this proposal, a long public submission period of 5 weeks was offered.

A total of 18 submissions were received, 5 were in support and 10 against with 1 supporting some level of development but of a lesser scale and 2 making observations rather than stating a position. The table of submissions was provided (with names of individuals removed to protect people's anonymity) to the CRG. **Please see Appendix One for the full table of submissions attached below.**



### Community Reference Group March 2019:

Via a process of self-selection and random selection, a Community Reference Group (CRG) of 27 people, reflective of the diverse community demographic composition, was formed. The CRG met for a full day workshop on Saturday 30 March. Four members did not attend, therefore the group consisted of 23 people; 17 Home Island Residents, 5 West Island Resident and 1 Christmas Island resident.

The CRG was provided with a presentation from the proponent and technical experts in the areas of economic development, tourism, environment and infrastructure each presented a brief summary of the areas of potential benefit, risk and matters that should be considered.

- a. Economic Development – Madi Signa, Regional Investment Officer, RDO;
- b. Tourism – Rik Soderlund, Marketing Manager, CKITA;
- c. Infrastructure – Rohan Dyall, Manager, Watercorp; and
- d. Environment - Kerrie Bennison, Park Manager, Parks Australia.

Presentations are available on request.

Following the presentations, all presenters participated on a panel to answer questions from the CRG. The panel was joined by the Imam, Haji Adam, who was nominated to answer questions on social or cultural considerations.

After considering all information, each table was invited to develop a recommendation or recommendations for Council’s consideration.

While the preference would have been to achieve a consensus view, it was clear this would not be possible within the timeframe available. Therefore, where a table was unable to agree on one recommendation the table was able to submit additional recommendations.

Three tables provided one recommendation each. Two tables provided two recommendations each. All seven recommendation were put to the vote so that Council could gauge the level of support for each recommendation.



**Recommendations and votes for each recommendation are as follows:**

Number	Recommendation	Vote
1.	Support the proposal subject to meeting required conditions.	0
2.	Support the proposal but it should be smaller. If not, seek / consider alternative locations.	1
3.	Support with conditions: Rather than dealing exclusively with Cocos Boronia Resort call for expressions of interest for a (Halal) resort on Cocos (Keeling) Islands. Conditions would be: <ul style="list-style-type: none"> <li>• Halal resort;</li> <li>• Opportunities for local employment is a priority;</li> <li>• Conduct a social impact assessment;</li> <li>• If a large proposal – it comes with own flight service.</li> </ul>	8
4.	Support with conditions: <ul style="list-style-type: none"> <li>• Additional flights;</li> <li>• No any bigger than 60 rooms;</li> <li>• Halal/non-Halal compartment in the resort;</li> <li>• Proponent to meet cultural awareness;</li> <li>• Commitment to local employment and support local businesses;</li> <li>• Access for non-guests;</li> <li>• Full Environmental Impact Assessment important to the whole island environment (e.g. remove asbestos, replanting);</li> </ul>	7

	<ul style="list-style-type: none"> <li>Support associated infrastructure (e.g. Airport).</li> </ul>	
5.	<p>Support – yes but Halal Friendly, e.g. have a Halal Section;</p> <ul style="list-style-type: none"> <li>Local Employment favoured including. a Cultural Liaison Officer;</li> <li>No over water bungalow;</li> <li>Studies undertaken to support claims of low impact to marine and land environment;</li> <li>No more, or even, less than the proposed 60 rooms.</li> </ul>	0
6.	<p>Support the proposal with the following conditions:</p> <ul style="list-style-type: none"> <li>Smaller scale;</li> <li>Invest into local up-skilling;</li> <li>Cultural awareness/sensitive;</li> <li>Better air / freight services provisions.</li> </ul>	4
7.	<p>Do not support the proposal in its current scale as it is presented;</p> <ul style="list-style-type: none"> <li>Feel responsible to carry on legacy that has been passed on by first Cocos Malays.</li> <li>Feel like a proposal on such a grand scale will change Cocos from what we know and love.</li> </ul>	3

#### Summary of CRG recommendations:

Of the 23 participants, 20 supported the proposal in some form while 3 did not support the current proposal.

Of the 20 who supported the proposal in some form – 12 recommended that Council support the Cocos Boronia Resort proposal, with conditions, while 8 felt that Council should not deal exclusively with Cocos Boronia Resort.

Of those 12 who supported the current proposal, the conditions they recommended Council consider were:





- e. Size and scale – 5 felt it should be smaller while 7 recommended that 60 rooms were acceptable.
- f. Local employment – an overwhelming condition recommended by the CRG was a commitment to local employment and up-skilling of local people.
- g. Halal section – the majority of the CRG felt that any resort development should include a Halal section. Associated conditions included the requirement for a social impact study and cultural awareness officer.
- h. Environment – environmental studies were an important consideration.
- i. Flights and freight – a condition that the resort comes with its own flight and freight services was another recurring theme.
- j. The 3 people who voted against the proposal, gave the scale as their primary concern.

**Please see Appendix Two for the full report from the CRG attached below.**

#### Regular updates in the Atoll:

The Atoll is the local newspaper distributed free to every household). Regular updates were provided on the status of negotiations with CBR. The updates always invited people with questions or concerns to contact the Shire. No formal approaches were made from these articles; however, they did assist with informing the dialogue and debate in the community.

Dates of Atoll updates as follows.

8 March 2019; 4 April 2019; 2 May 2019; 25 July 2019; 5 October 2019; 14 November 2019; 12 December 2019; 24 January 2020.

(Copies of these editions of the Atoll can be provided on request.)

#### Radio:

Informal verbal updates on Radio via fortnightly CEO/DCEO Radio Chat segment. Chat segment also invites listeners to phone in with questions or comments during the segment. One question raised by member of the community during radio segment on 16 July. Response provided by CEO on the spot and question and response repeated in Atoll article on 25 July.



#### Public Submissions December 2019 to January 2020:

The Shire advertised for public submissions in the Atoll on 12 December 2019 and via the Shire website and social media. Public submissions were open from 12 December 2019 until 15 January 2020. At the close of submissions six written submissions had been received. Of the six submissions received, one “on and off” resident was against; two residents were in favour; one resident asked questions regarding the land tenure of Direction Island without stating an opinion; one ratepayer/seasonal resident was against; one non-resident was against.

**Please see Appendix Three below for a summary of submissions.**

**(NB – the submissions in Appendix Three may also include submissions arising from correspondence in January 2020 to all members of the Community Reference Group advising of the updated negotiations and inviting comment.)**

#### Formal open community meetings:

CBR held public information sessions on Home Island and West Island to ensure the community had an opportunity to seek further detailed information about the proposal to inform their submissions. 4 people attended the Home Island session on 5th December 2019 and 15 people attended the West Island session on 4th December 2019. The sessions consisted of a presentation and questions and answers. No concerns or objections were lodged at these meetings.

#### Business Case:

A Business Case was developed and made available to any member of the comment or make a submission. The invitation to review and comment on the Business Case as advertised in the Atoll on 24 January 2020 and on the Shire website from 24 January to current.

**See Appendix Four.**



## Current Status:

As at the time of writing this report, the Business Case has been advertised and public submissions have been invited until 4pm on 11 March 2020. This report will be updated after public submissions close on 11 March. The aim will be to formally present any submissions and this (updated) report for consideration by Council as part of their decision-making on the matter of the disposal of land at the Ordinary Meeting of Council on 25 March 2020.

## Questions:

Any member of the community, stakeholder or interested person is invited to contact the CEO, Shire of Cocos (Keeling) Islands for further information. Contact details:

Email: [ceo@cocos.wa.gov.au](mailto:ceo@cocos.wa.gov.au); or [info@cocos.wa.gov.au](mailto:info@cocos.wa.gov.au)

Phone: 08 9162 6649

In person: Home Island Office – Monday, Wednesday, Thursday, Friday 7am to 3.30pm; West Island Office – Tuesday 7am to 3.30pm

By post: PO Box 1094, Home Island, Cocos (K) Islands, 6799

Andrea Selvey  
Chief Executive Officer  
Shire of Cocos (Keeling) Islands



APPENDICES:

APPENDIX ONE: Table of public submissions received in response to advertising for comment March 2019.

		QUESTION/COMMENT	PROPONENT'S RESPONSE
1	NON-RESIDENT	<p>We are definitely against any wholesale development on Direction Island for the following reasons:</p> <p><b>Infrastructure</b> The atoll is already under severe pressure to provide and maintain the existing level of infrastructure. What are the plans for power generation, human waste disposal, and rubbish disposal of both guests and the workforce.</p> <p>With a proposed resort of initially 60 room and potential of an additional 100 rooms, being planned, the infrastructure, (presently on Direction Island at a minimal level) would have to be developed/increased dramatically.</p> <p>We are concerned about the water level and the very obvious risk of contamination to the fragile eco system of the island.</p> <p><b>Construction phase</b> Given that we were involved in the freight of building materials on compared with this a very minor level, all sorts of issues were created, including available space on freight ships.</p> <p>Whilst we were working on Cocos we were very involved in 'ship freight 'issues and its availability as to frequency and space availability on the ship. It would be unfathomable should resident's freight be off loaded to ship 'resort materials'.</p>	<p>Thank you for your response.</p> <p>The resort is totally self-sufficient with its own desalination plant for all water needs of both the resort and staff. It has sewerage, power generation, communications and rubbish disposal.</p> <p>We will be using desalination from the ocean. The risk of contamination will be every low.</p> <p>We have looked at different options and through the construction phase we have included a charter of a suitable ship for our own needs.</p>

	<p><b>Care of guests</b> With the frequent delays and cancellation of the scheduled air service being experienced, will the proposed resort take the responsibility to care for guests during the delay? An influx of an additional 100 guests ‘hanging around the West Island during these delays for any period of time extending beyond a few hours would create additional issues to the West island resources and thereby creating on that island infrastructure. Does the proposed resort plan on having a retail outlet for the basic ‘day to day’ provisions, if not will guest travel to West Island or Home Island, if so will the ‘water taxis provide this essential transport.</p> <p><b>Arrival status</b> We note part of the proposal includes the provision of water taxis, is from West Island to Direction Island, if not can the existing ferry services cope with this additional demand.</p> <p><b>Environmental Issues – WA Tourism campaign</b> I have tried to ascertain the scope of the WA tourism campaign for the Cocos (Keeling) Islands and the funds being expended with no luck, but it is obvious that it is a substantial sum, living on the mainland and seeing the advertisements on a frequent basis, the main thrust of the campaign is the islands uniqueness and pristine environment. Indeed most the vision is of Direction Island and its pristine beaches.</p> <p>We maintain that any sort of development on Direction Island has the potential to upset and pollute the fragile eco system and environment on the island. The human race has proved time and time again, we cannot manage this sort of thing well. Why would this development be any different?</p>	<p>We will work closely with the airport and the authorities and make sure we address all possible situations at the airport should they arise.</p> <p>Yes, the resort will have a small shop however, if tourists wish to go to the other islands to buy goods and bring support for local businesses then that will be encouraged. Yes the water taxis are there to be used at the customer’s expense.</p> <p>We have not had discussions yet on how the ferry will operate. It is too early.</p> <p>It is great that the WA tourism is spending money to promote Cocos.</p> <p>I have included in my main response to many respondents on the ecology and environment. We will be very conscious of the eco system and we have designed the resort with that in mind.</p>
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		<p>We note that some of accommodation in the proposal is to be ‘over water’ and this is of great concern regarding waste disposal and disruption to the water environment.</p> <p>The issue of erosion is very real it would be interesting to inspect where the proposed dwellings are to be situated, given the ‘over water’ aspect, and the effect on the prevailing tides.</p> <p><b>Repatriation</b> We have major reservations as to, should the proposed development not be a financially viable venture, who would be responsible to leave the ‘area as it was’. We can envisage huge issues having the resort owners rehabilitating the site.</p> <p>Perhaps a ‘<b>huge</b> eco bond/deposit’ would be in order to cover these costs.</p> <p>In summary we do not support any further progress into the proposal for the above-named reasons and hope common sense prevails.</p>	<p>Waste disposal is inclusive to the villas and the jetties back to a central treatment plant. This is a system that has worked successfully all around the world including resorts here in Australia.</p> <p>I have taken advice and that advice is that piles in the water into the ocean floor will have no effect on the tides in the area.</p> <p>We as the developer would be responsible to remove and leave the area as it was.</p> <p>Understood.</p>
2	NON RESIDENT	<p>I admit that I am shocked at the very idea of constructing any permanent settlement on this small, fragile island. Even a so-called “eco-tented facility” would be too much for the environment.</p> <p>Direction Island is a day-trippers’ destination. In previous years, the Council has even discouraged the semi-permanent presence of residents’ tents, so I am surprised that anything resembling a “resort” would ever be considered.</p>	<p>Thank you for your response.</p> <p>Have you fully understood our resort design and on what grounds can you prove that our facility will be too much for the environment?</p> <p>The Council has an obligation to all Islanders to make sure the economy grows and the people have a future. Times change.</p>

	<p><b>Water</b></p> <p>The island was occupied before and during World War Two, by the Cable Station and the Sea Rescue facility, however water was a constant challenge and the small community depended entirely on rainwater tanks. I am not sure if the remnants of these tanks remain, but they also served as water sources for islanders and school campers in the 1980s and 1990s.</p> <p>Tourism is a huge user of water. In today’s world, this would probably require a desalination plant and all its related infrastructure.</p> <p>The island is too small and too narrow to have its own underground water “lens”, as the larger islands do. Water is a hugely valuable commodity on these other islands, and modern living styles demand more and more. As sea levels rise, there are now new threats to these underground water sources.</p> <p><b>Wind</b></p> <p>The main beach on the leeward side of Direction Island is a far more placid place than the wild and windy “back” of the island and the area next to The Rip. All of the islands have their “windy” sides for most of the year, as the atoll sits in the South East Tradewind belt. All that protects the main beach on Direction Island from these constant winds is the vegetation cover of plantation coconut trees and undergrowth. There are precious few of the island’s original trees left.</p> <p>As soon as a “break” is made through this flimsy vegetational-seal, and the powerful tradewinds are able to cut through the island, then wind erosion will pose a huge threat to the island’s stability. These winds are unrelenting and will prove to be a huge challenge to the tranquility of</p>	<p>What-ever lens Direction Island has if any we will not be touching it. We will have our own desalination plant that will draw water from the ocean and satisfy all our needs for the resort and all the staff.</p> <p>If fact given the island is in the south east trade winds – that is the wind comes from the south east - the lagoon side will be the windward side and the ocean side the leeward side – unless on occasion the wind blew from the north.</p> <p>With our development on the beach and over the water in the lagoon on the windward side the winds will hit our resort first before hitting the palms on the island.</p>
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	<p>any “resort”, not to mention their effects on transforming the lie of the land.</p> <p><b>Fragility</b> In ecological terms, the island has found a post-occupation equilibrium of sorts. It can recover after being battered by storms and squalls. I was there once when a water-spout flattened a number of trees. The beach sand comes and goes, but retains its basic formation because of the shape and solidity of the island behind it.</p> <p>Construction of any kind will have knock-on effects on the fluidity of the island’s sands. It will affect micro-wind currents and eliminate the natural rebuilding of the soil structure after storms.</p> <p>Tourists are not locals. They will not have the knowledge and commitment to the island that the permanent residents do. They may want to souvenir shells, coral and historical bits and pieces that they might find. They may attempt to spearfish in The Rip. Large numbers of people may trample the island’s paths, opening them up for wind erosion.</p> <p><b>Dangers</b> Tourists on Direction Island will need constant supervision, not just because of the environmental threats that they pose, but because the island itself can pose quite a number of dangers for the unwary. The rocks can be sharp. The Rip can be extremely dangerous at certain times and tides. The “back” of the island may invite dangerous crayfish searches. Elderly visitors may over-exert themselves in the hot and humid conditions.</p> <p><b>Access</b> If any part of the island is “closed” to locals, this will be greatly resented. Direction Island is a picnic spot for West and Home Islanders</p>	<p>You are correct and if you look at the photos of DI when it was the cable station a good part of the island was cleared of palms and yet if you look at it now you would not know. Regeneration does and will take place.</p> <p>In fact a bi-product of the resort is lots of mulch and establishment of gardens and sealed paths.</p> <p>I have taken advice from the Cocos shire and they have recommended a rubber matting that when filled with sand sets hard and will be used on pathways for guests and buggies. This will eliminate sand breakdown and the creation of dust in the wind.</p> <p>Tourists to Cocos do that now.</p> <p>See above re matting.</p> <p>I’m sure like anywhere else in the world tourist will use common sense. Do you stop tourist going to DI now because of the sharp rocks and dangerous rip?.</p> <p>I have seen many elderly people on DI in all conditions and I have not seen one person in difficulty. Have you?</p> <p>It is interesting. The resort will be built if approved on the north side of the jetty. Every time I come to Cocos I make it a point of casually ask anybody</p>
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	<p>on their days off and weekends. While outsiders may think that the entire atoll is 'laid-back', it is a work environment for most locals. The uninhabited islands act as picnic places and getaway spots for those who live and work in the Territory.</p> <p>The idea of a "private section" of Direction Island, reserved for resort guests, would be a cruel blow for the local residents. Again, a few years ago, a section of the island that was semi- permanently occupied by "the chalkies' camp" had to be disbanded because a sense of exclusiveness had developed.</p> <p><b>Emergencies</b>          What will happen in cyclone season, when daily "supply runs" to the island may be disrupted? Guests will need to have a cyclone-proof shelter, or be evacuated to Home Island.          Medical emergencies – will there be a doctor in the resort?          Electrical/sewerage/water problems – who will service these issues?</p> <p><b>Employment and Economic Benefits</b>          It is a rare tourism project that truly benefits the local community in terms of either jobs or economic return. Most resorts' incomes benefit people in other places.</p> <p>I am afraid that I do not have the time to go into all the economic considerations – I hope that other submissions will do that.</p>	<p>"when was the last time you swam or walked the beach north of the jetty on DI?" In almost all occasions the answer is – never!. Nothing will change on the south side of the jetty. It will be business as usual.</p> <p>Yes – the resort will have its own cyclone shelter.</p> <p>There will be a nurse in the resort.</p> <p>We will be self-sufficient with our own power, sewerage and desalination.</p> <p>There will be many jobs offered to the tradies on Cocos during construction and the community once the resort is operational.</p> <p>Thank you.</p>
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3	WEST ISLAND RESIDENT	<p><b>Economic future / Tourism</b></p> <p>We would like it on record that [Name deleted] and myself are off the opinion that this development would be the best thing that can happen to Cocos. Cocos has only one future, and that is Tourism, this development would totally put Cocos on the map.</p>	<p>Thank you for your response.</p> <p>I appreciate your supportive comments and I agree with you.</p>
4	WEST ISLAND RESIDENT	<p>I have read the proposal in details and even at these early stages I find inconsistencies such as:</p> <ul style="list-style-type: none"> <li>• Proposal seems to me to be a little naive or simplistic, considering the value.</li> <li>• There was no projected costings or projection of expenses (even ball park figures).</li> <li>• There was no mention of banking, finance or underwriting facilities.</li> <li>• There was no mention of legal or business partners.</li> <li>• Proponent was up front outing himself as to inexperience in tourism and project management.</li> <li>• Proponent seems keen and interested.</li> </ul> <p>I understand the Shire must respond to any proposal put before it and I commend the concept of a Community Reference Group. Just as long as it isn't a group expressing their personal opinions, and the Council receive an unbiased report without fear, favour or ill will.</p>	<p>Thank you for your response.</p> <p>In fact there has been many years of planning and understanding before making this application to the Shire. I have covered this in my main document to the CRG meeting.</p> <p>Financials have been done and we have various options as funding partners.</p> <p>But I have travelled extensively to the South Pacific and the Maldives to learn.</p> <p>Yes, I am keen and interested.</p> <p>A very good comment and I am sure the Council will do its job.</p>
5	WEST ISLAND RESIDENT	<p>I would like to voice my objections to the proposed resort on Direction Island. I understand that change and growth are necessary for the economic sustainability of Cocos Islands, however, I feel that a resort on Direction Island would ruin it for all the visitors that will not be able to afford to stay at the resort. I would hate to see this ruined for future</p>	<p>Thank you for your response</p> <p>I appreciate your comment but nothing will change. We are building if approved north of the jetty on DI. Future generations will continue to visit DI as they do now and enjoy all that it offers.</p>

		<p>generations, so that only a select few very wealthy people can enjoy what is now available to all Cocos residents and visitors.</p> <p><b>Heritage significance</b> I also feel it is a place of significant historical importance to Australia, being the site of our first major naval battle, and that a resort on that site seems a bit disrespectful.</p> <p><b>Beauty and isolation</b> The beauty of Direction Island is its isolation and lack of facilities, the fact that you can take your boat on a weekend and sometimes be the only people there.</p>	<p>People now go camping on DI and I wonder if they ever give a thought to the significance of history. I expect that the memorial will be an attraction to our guests and it will enhance the historical value of the island.</p> <p>We will be north of the jetty if approved. You will still be able to access the island.</p>
6	RATEPAYER/ OCCASSIONA L VISITOR	<p>Direction Island has long been considered “the jewel in the crown” of Cocos (Keeling) Islands by locals and visitors to our island paradise.</p> <p><b>Premier attraction as it is</b> Even developers who have invested in Cocos, have always respected this pristine island and world class beach should remain unencumbered by private lease areas to enable all to appreciate all that it is and represents. Excluding or developing any part will destroy the whole of what it is.</p> <p>I also believe a pristine Direction Island is Cocos Island’s premier attraction now and in the future development potential of Cocos. Please do not take this ace out of the pack for enticing ongoing developments on Cocos that will not be self limiting for the islands.</p> <p><b>Alternative location</b> No one could disagree that Direction Island is a perfect place for the proponents of this development, that’s a no-brainer. However there are plenty of more than suitable places for this development on Cocos, if they can look beyond the obvious and the best the islands have to offer.</p> <p>Cocos does not have to sacrifice its best to attract development. Have confidence that you and your Council are now creating an attractive</p>	<p>Thank you for your response.</p> <p>I respect your comments</p> <p>I agree..</p> <p>As part of our research we looked at all the options on Cocos and DI was the only island suitable for our type of resort.</p> <p>I am doing this now because I have watched since 1992 and not seen any development since then I still don’t see any in the future which is why I am proposing this resort.</p>

		<p>environment for sustainable development, so please don't jump at the first, most obvious and most detrimental one for the future of Cocos (Keeling) Islands.</p> <p><b>Due diligence</b> I have confidence in the due diligence process of you and Council will ensure this proponent is capable of undertaking and completing this project, anywhere on Cocos, never mind DI.</p> <p><b>Impact on other investors/investments</b> I organised a meeting of [Name Deleted] Partners on Saturday to discuss this proposal, along with other items of course. Like myself, all of them invested in Cocos after years of enjoying the pristine serenity of DI and all agreed they would not have invested if DI was occupied by a multi-million dollar resort. The thought of a resort on DI just automatically destroys what we all want from and promote for Cocos.</p>	<p>I agree.</p> <p>An interesting comment. Having invested in Cocos as a business what will you do if the guests from the resort decide they need your business product? Will you sell to them? As a business person I thought you might be asking "how will it help my business grow?" because after all, that is the basis of sound business. As your business grows you may need to employ more staff - a local - and give something back to the community and help it grow.. Does the resort purchase from you or bring in from the mainland?</p>
7	HOME ISLAND RESIDENT	<p><b>Benefit from Trust Land</b> As Cocos resident and I am interested to put my comments to the proposal, for Shire to consider. As the Community Lands being conveyed and granted to the Council for the benefit advancement and well-being of the community formed by the kampong residents. There are number of community land (the trust lands) that are still outstanding which includes the land on West Island, Horsbrugh Island and Direction Island which make no benefit to community since the coconuts industry had been stopped.</p> <p>My comments to the Direction Island Resort proposal:</p> <p><b>Economic Development and Employment</b> To make the land of direction Island benefit to the community, I think the community have no other choices except to support and agree to the direction island resort proposal. The projects would be able to generate income to the community such as employment opportunity for the local residents, especially, to the future young peoples. Maybe</p>	<p>Thank you for your response.</p> <p>A very good comment.</p> <p>We intend to use as many trades people from Cocos as we can during construction and then we will have a need for many of the Cocos community in the resort. There will be a need for jobs to do other things that the guests will want provided as you mentioned. There will be demand for recreational activities. This is a chance for the Cocos people to be entrepreneurial.</p>

		<p>the projects could develop more businesses for local by providing with several services, such as taking the tourist fishing, sailing, travel to South Islands, handy crafts traditional dancing demonstration and so forth.</p> <p><b>Community engagement</b> My comments also that the proposer should fully consult with local peoples by providing the concept of the proposal, such as table the designing of the proposal or through the projector. So that the clear pictures of the proposal could be shown to the community and share experiences.</p>	<p>I have had meetings in the past with fifteen of the Elders of the Home Island community where I have shown them my plans and answered all their questions. They undertook to relay the information to the rest of the community.</p>
8	NON RESIDENT	<p>As previous residents of the Cocos Keeling Islands for four years we would like to submit our opposition to the idea of any type of resort being built on Direction Island.</p> <p><b>Environment</b> Cocos is such an unspoilt paradise, a rare thing in the world these days. We do not support or understand why anyone would want to damage the environment of Direction Island by building a resort in such a fragile ecosystem. There are many environmental reasons alone to not support this development.</p> <p><b>Infrastructure</b> The building impact, grey water disposal and sewerage. What about the rare Buff Banded Rail? Our children were involved in an art competition when we lived on island when the bird was being introduced to DI. Why would anyone now want to disrupt this habitat?</p> <p><b>Location</b> There are already two inhabited islands. If there is a desire and need for development of a resort then look at those two already populated places.</p> <p><b>Beauty and remoteness</b> The beauty of Cocos is its remoteness and the lack of "over the top" tourist type resort facilities.</p> <p><b>Waste</b></p>	<p>Thank you for your response.</p> <p>We do not intend to damage the environment. We are conscious of the fragile eco system and the design of the resort will accommodate that.</p> <p>The resort if approved will be totally self-sufficient in that it will have its own power, desalination, sewerage, communications and so on.</p> <p>If people go to DI now and have parties and music etc does that impact on the Buff Banded Rail? We will now be aware of its importance.</p> <p>I agree there are two inhabited islands as an option. If there were two new resorts built and they each had 100 guests – that's 200 people, where will those guests choose to swim?</p> <p>I agree the rubbish dump as you fly in is an eyesore and I'm sure the Council if it had better options would have used those options by now.</p>

		<p>Increasing the number of visitors to Cocos needs to be done carefully as anyone who has flown into the islands and seen the rubbish dump on West Island would be aware that the permanent community along with the small amount of tourists already have enough impact with waste creation.</p> <p><b>Community meeting space</b> We urge the Community Reference Group to look at what it is about Cocos that attracts visitors in the first place. Removing the uniqueness of Direction Island - being only accessible via boat for day trips, would be a detrimental move for the environment and also for the West and Home Islanders who utilise this space for recreation. This is a great space where members of both communities can meet and enjoy their recreation time.</p>	<p>We will deal with our own waste in the resort.</p> <p>I respect your comments.</p>
9	NON RESIDENT	<p>After reading the submission in the latest Atoll about the DI resort, I am deeply concerned about the ramifications for the locals, for the environment and for the beauty of Cocos (Keeling) Islands. I first came to the islands [date deleted] as a teacher and spent many hours exploring the beautiful atoll, teaching sport and recreation, and environmental studies around the different islands.</p> <p><b>Disaster management and resourcing</b> Already a strain on the community in such disasters As an emergency service captain that trained the volunteers for 7 years there would be a dramatic increase to emergency services needed in any emergency. The logistics at the moment sees all agencies working together. This is already stretched to the limit. Increasing the economic blueprint and population distribution exponentially will be a ingredient for catastrophic chaos in any disaster.</p>	<p>Thank you for your response.</p> <p>It is great you enjoyed it.</p> <p>In reading your comments below I get the impression that under no circumstances should any more tourist be allowed on Cocos because the emergency services are stretched to the limit and any increase in population will be a recipe for catastrophic chaos. I would have thought the right thing to do would be to initiate more training and upgrade capability and look to the positive than simply state that things should stay as they are indefinitely.</p> <p>Part of our Risk Assessment deals with fuel transfer and spillage.</p>

		<p>Limitations and risk assessments related to oil and fuel delivery on island, across the lagoon and to vessels in the anchorage locations of Direction Island.</p> <p><b>Strain on resources</b> I'm very concerned that this kind of development would dramatically put a strain on the existing utilities on island. Cocos (Keeling) Islands is already struggling in areas of peak tourism of more than 60 people on West Island as it is approximately a 50% population growth.</p> <p><b>Environmental impact/erosion</b> Any kind of development to Cocos Islands sees a dramatic environmental impact. In my [role deleted] I had independent environmental officers do numerous reports on the erosion caused to the north end due to the construction of the new port and jetty. This created currents and changes in the erosion patterns that were not evident beforehand. Drastic measures had to be taken to sand bag the area to save the fuel farm. And still they are planning a strategic plan to prevent or remove structures before its too late and causes a major environmental disaster in the lagoon. I believe that any significant change to Direction Island would have a similar result. It already is a small island that sees dramatic changes to the beach depending on sand deposits and weather. We don't want to cause another island to disappear like Prison Island [Photos provided of Prison Island].</p> <p>Please can you stress my utmost concerns with the proposed resort and stress the importance of sustaining what we already have at Cocos Islands without putting a strain on the islands resources and agencies for the locals.</p>	<p>Can I suggest that both the Council and the Federal Government have accepted that Cocos cannot simply stay as it is and have put in place a strategy for growth. The main direction for growth can only come through a new and robust tourism industry. I want to be part of that to help the economy and the mood of the island grow. As a non-resident who has a love of Cocos and its people wouldn't you want to see the youth return to a career at home.</p> <p>In your role you would no doubt be aware of the report that was commissioned to look at the possibility that sand was dropping off the island into the ocean. That report actually found no such thing. What it did find was that the sand moves around the island constantly.</p> <p>Your comment here supports that finding!</p> <p>Building a resort on Direction Island being conscious of the fragile eco system and the winds and the tides will not make Direction Island disappear. I have tabled photos of DI during the war as the cable station. Here were many buildings and pathways built and a large number of palms removed. Look at DI now after all these years.</p>
10	HOME ISLAND RESIDENT	As a resident of the islands, I find myself conflicted to the proposal.	Thank you for your response.



	<p>Whilst Cocos is in need of an economic boost, I feel that the proposal itself is too “grand”, and would affect too much change to the environment.</p> <p><b>Tourism attraction of remoteness and best beach</b> A place like Direction Island, and Cocos as a whole, in this day and age is uncommon. The unspoilt environment, its tranquillity and remoteness, not to mention it’s the location of the 2018 Best Beach, is second to none and is one of the major tourist attractions. Therefore, having a resort of that scale will be catastrophic to the characteristics of an ‘unspoilt’ island.</p> <p><b>Size and scale of proposal</b> I strongly oppose to the idea of a grand resort, especially swimming pools and over water chalets as I strongly feel it would disrupt the island’s ecosystem. Swimming pools are great for places inaccessible to beautiful lagoons. It retracts from what Cocos has to offer, and it is one of our best assets.</p> <p><b>Aesthetics</b> And as beautiful as the over water chalets sound, I worry that this will change the aesthetics of the island.</p> <p><b>Strain on resources</b> 160 rooms (correct me if I’m wrong) as proposed is a huge number in Cocos terms. Whilst it will bring economy to the islands, I worry that Cocos will have difficulties supporting this scale of influx. It has difficulties supporting the local population as it is, let alone a +100% population boom.</p> <p><b>Size and scale</b> So, whilst I oppose to the proposed resort development, I would be more supportive of a smaller scale resort or an eco-tourism approach on DI. Small enough that it will maintain the island’s aesthetics and privacy, but can also bring a steady economy and opportunities for the locals.</p>	<p>The design of the resort is for a small entry. There is a point where you need a balance to achieve viability and this design achieves that.</p> <p>I agree it is a major tourist attraction.</p> <p>We intend if approved to build north of the existing jetty on Di. I continually ask people on Cocos “when was the last time they walked the beach or swam north of the jetty?” In most cases the answer is – never.</p> <p>South of the jetty will not change and it will be business as usual for the tourists.</p> <p>I’m not sure I’ve ever seen any evidence where a swimming pool or over water chalets disrupt an islands eco system. The chalets on land will be raised one metre off the ground with all power, sewerage, electrical etc housed under the walkways and the over water chalets will be on piles. I’m not sure how that disrupts the eco system.</p> <p>The design is for an initially small resort with the ability for the room numbers to grow. For the room numbers to grow we will be conscious of the islands ability to cope with that growth and we will be part of the planning and assistance in those areas that may come under strain – if any.</p> <p>Understood and respected.</p>
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11	WEST ISLAND RESIDENT	<p>This email is to submit my submission regarding the proposed construction of a resort on Direction Island.</p> <p>I strongly believe Cocos Islands needs a development of this type to move Cocos forward on the International Holiday Destination. This is not about where we are today. This development will be a major step forward for the future of Cocos Islands in the Tourism Industry. It will create a lot of employment for our community and local contractors will no doubt be involved with the construction stage of the project.</p> <p>So the main question I have for the community is do we stagnate to please a handful of locals or do we move forward and put Cocos at a higher level in the International Market place.</p> <p>I strongly believe Cocos needs this project to go ahead to betterment of the future of Cocos Keeling Islands.</p>	<p>Thank you for your response.</p> <p>I appreciate you positive views. You are right – this is not about where we are today but looking to the future.</p> <p>Can I suggest you nominate yourself to be a committee member of the tourism Council. Your thinking will be support for what they are trying to achieve.</p> <p>Please shout this comment “Loud and Clear!!”</p>
12	RATEPAYER/ OCCASSIONAL VISITOR	<p>This concerns my family and I and many other people greatly as Direction Island is one of the most loved places for many who have visited or have had the pleasure to live on island. Many people have experienced the absolute beauty of Direction Island over many years. I for one have experienced Cocos and of course Direction Island for over 30 years and realised many years ago how this could easily be exploited by persons of self-interest.</p> <p><b>Experience of DI</b></p> <p>The proposal to place a resort on DI, placing buildings over the water, a pool and everything else this is not DI. In my opinion it would spoil the whole experience. Where in the world could people experience lying on a beach as beautiful as DI totally isolated totally at peace with something so unique. This is what people who I talk to from all walks of life rich or poor who visit these islands say.</p> <p><b>Location</b></p> <p>I believe if one is serious about a resort on island that West Island is the obvious choice. Utilities are available on West Island but would require upgrades. Home Island is not an option as the Home Island people wouldn't be interested.</p>	<p>Thank you for your response.</p> <p>As a non-resident I just want to touch on the word self – interest. I'm not sure if you get a chance to read the responses from people who live on Cocos but if so you will see they accept the need for a resort because they want employment, they want the island to grow and importantly they want a future for their children so they can be educated, qualified and return “Home” to live and build a career.</p> <p>If you love the island then please love all the island including its people.</p> <p>Please understand if approved we will be building the resort north of the jetty on Di. Nothing will change south of the jetty. I make it a point every time I visit Cocos to ask “When was the last time you walked or swan north of the jetty on Di” in most cases the answer is – never.</p> <p>If a resort was built on West Island with say 100 rooms - that is 200 people - where do you think they are going to swim? I don't believe Trannies Beach.</p> <p>I understand your concerns as a non-resident.</p>

		<p><b>History</b> Direction Island has had an interesting history in peace time and war time, but the time is now. Please leave Direction island how it is today, unspoilt and free for all to enjoy.</p>	
13	NON-RESIDENT	<p>I am writing to inform you that I object to the proposal to build a resort on Direction Island.</p> <p><b>Unspoilt</b> Direction Island is a wonderful, unspoilt location that is valuable to the tourism industry. The possibility of this beautiful stretch of beach being tarnished by a resort for economic benefits is unfortunate to say the least.</p> <p><b>Location</b> If there is demand for more tourist accommodation then I suggest the Shire approve building a resort on West Island close to the current amenities.</p> <p>As a former resident of West Island and frequent visitor to Direction Island please take into consideration my objection to building a resort on Direction Island.</p>	<p>Thank you for your response.</p> <p>Economic benefits that are needed for the island to survive and grow. With the resort brings jobs, it brings a future for the youth to come home to a career.</p> <p>The beach south of the jetty will not be touched by our proposed resort.</p> <p>If a resort was built on West Island with say 100 rooms - that is 200 people - where do you think they are going to swim? I don't believe Trannies Beach. Parties. Swimming the "Rip".</p>
14	WEST ISLAND RESIDENT	<p>As people who have invested over \$1m in the Cocos K Islands we would like to offer our full support for this development to occur.</p> <p><b>Economic future</b> We cannot see any negatives if the Islands are to develop for the future of the residents and our lifestyles. The question is not if the resort is viable, that is up to the developers to prove it workable and profitable. If the Island is to develop and become independent of Government support we need economic growth.</p> <p><b>Tourism benefits</b></p>	<p>Thank you for your response.</p> <p>Thank you also for a very mature and objective view of where Cocos is today and needs to be tomorrow.</p> <p>It's refreshing to read a respondent who is thinking of the people of Cocos and their future.</p> <p>So correct.</p> <p>That is why the Council and the Commonwealth have developed a pathway to the future in the IOT Regional Plan.</p>

		<p>The impact on the peoples of the Island will be numerous, be it social or economic. At present the tourism industry struggles to be the life blood of the Islands.</p> <p><b>Employment and amenity</b> If the resort is to become a reality it will bring , employment , more amenities to the island, more transport to and from island ,more visitors to Cocos. With more people visiting Cocos this will lift the “liveability” of the Cocos , thus making the Cocos more attractive as a place to invest and to live and work.</p>	<p>This sounds very much like the future Cocos to me! Well said.</p>
15	WEST ISLAND RESIDENT	<p>I would like to state my position as a “NO” vote on the proposed resort on Direction Island. My reasons being.....</p> <p><b>Community meeting place</b> Direction Is. is the only Island where both Home Islanders and West Islanders meet together as one. It is “neutral” territory that is held sacred by both parties.</p> <p><b>Impact/stress on infrastructure and resources</b> The island is far too small to support the proposed resorts infrastructure, such as sewage, waste removal, water and power and would then have to rely on Home Island, it being the closest, to help. Home Islands resources are already under stress. Employing staff to work at the resort would put stress onto both West and Home Islands housing, food, power and water resources. Not all staff would be employed locally. Does the resort proposal mention ferry, bus and housing availability for tourists, staff, workers. What we have now is adiqute for the number of people here but would need to be majorly reviewed for large amounts of people and needs</p> <p><b>Isolation and experience</b> Cocos cherishes it’s uniqueness and it’s isolation and such a large resort would cheapen and tarnish the “cocos” experience for all</p>	<p>Thank you for your response.</p> <p>As the proposed resort will be built north of the jetty on DI nothing will change to the south. It will be business as usual.</p> <p>The resort will be self-sufficient with its own power, sewerage, desalination, communication etc. Fully supportive including a nurse.</p> <p>How would employing staff at the resort do this?. They would board a boat in the morning and work at the resort and return by boat in the evening. How does that effect West Island or Home Island?</p> <p>Yes, the resort will have its own water taxi’s and we will have full staff accommodation for workers from off island.</p> <p>I well designed and built resort will allow more people to come and experience that uniqueness that will enhance the reputation of Cocos.</p>

		<p><b>Environment</b> Over population of tourists, of the islands natural environment would unduly stress the marine environment. Too many people at all times snorkelling the rip or engaging in water sports would stress the marine fishes and damage the shoreline and coral reef</p> <p><b>Food and provisions</b> The shire would have to secure the toll plane to come every week to provide enough provisions to feed and resource the resort as both shops would not be able to bring in the amount of goods needed. A very expensive exercise that I can't see the government agreeing too for a private facility. I'm sure there are many planning reasons why this resort on DI would not be feasible In saying this, a low key, small boutique resort could be built if needed on Horsbourah Island if there was such a need in the future.</p>	<p>I'm not sure that this is true. If the island is to grow as most people agree that will be with tourists. Tourists will swim the rip and want to go fishing and want to swim at DI.</p> <p>The resort will have its own food storage areas and will address the transportation from the mainland.</p> <p>I respect your thinking. Can I say "in the future" is now and that is why we are building the resort. Horsburgh has serious access problems.</p>
16	WEST ISLAND RESIDENT	<p>I wish to place on record my delight at the possibility of a resort being built on Direction Island. As a small business operator I can see nothing but opportunity for my wife, and myself; and every other resident of Cocos that has vision.</p> <p><b>Job and Business creation</b> There will be many direct and indirect jobs created which can only be good for the Islands. My understanding is that the resort will attract 'well-to-do' clients from around the world. This type of client will be looking for entertainment, sport and adventure. Plenty of small business opportunities there.</p> <p><b>Economic development</b> We all know that Cocos is very limited when it comes to industries that will help economic self-sufficiency. Tourism is the logical choice and a top end resort will lead to a demand for mid-range accommodation by</p>	<p>Thank you for your response.</p> <p>Thank you also for your positive comments.</p> <p>This resort will bring many jobs – initially for the islands trades people as we construct the resort and then as the resort becomes operational.</p> <p>For those who are in business and want to grow their business like you, this is a great opportunity to look at the possibilities and be entrepreneurial.</p> <p>You may even be in a position to employ a young now qualified Cocos youth who wants to return "home" and start career.</p> <p>Apprenticeships?</p>

		<p>those who want the same experience as the ‘well-to-do’ but on a smaller budget. Yet more jobs.</p> <p><b>Other choices for locals</b></p> <p>Direction Island has developed into a bit of a ‘holy cow’ since the cable station days. I enjoy having the entire island to myself as much as anyone. But, given there are many other islands and small beaches that locals can readily visit and given the potential to grow the Islands economy, I’m happy to share DI with the world.</p>	<p>If the resort is approved it will only be north of the jetty on DI. Nothing will change south of the jetty so you will still be able to lie back and laze in the sun.</p>
17	RATEPAYER/ OCCASSIONAL VISITOR	<p><b>Financials</b></p> <p>The two companies involved in the proposal appear to have little cash /financial resources. One has a paid up capital of \$120 the other \$1200. Financials should be produced. We estimate the resort cost could be around A\$50/70 million, The entities don’t appear to have the financial resources just ideas. Financing would require an extensive international marketing exercise , like pies in the sky. Who is going to pay for the lease while they run around trying to get finance. This could take years.</p> <p>How can the proposed new air services work and who will pay to provide from Asia and who will approve to lift Cabot age. This is not feasible</p> <p><b>Engineering , Construction And Costs</b></p> <p>Comparisons are made with buildings in Asia and Sth Pacific. Cyclonic Building standards and labour rates are not the same as Australia, costs are 10 times greater at Cocos, ie in Maldives above water cabins are mainly on timber frames , the in ocean steelwork piling required for DI will need to be extensive , the building costs prohibitive , There is no understanding or thought put in here. The return on investment will not add up.</p> <p><b>Staffing and Infrastructure</b></p>	<p>Thank you for your response.</p> <p>Having read your response you obviously have made up your mind without knowing the facts.</p> <p>Can I ask “has the respondent or respondents sat down and had a conversation with the proposed resort developer to determine if the statements you have made are fact?”</p> <p>It is a shame that we don’t get another opportunity for a response. If we did I would respectfully suggest that the respondent – instead of making false and ridiculous statements - actually asked some questions.</p> <p>I would have happily provided the answers.</p> <p>Perhaps you may wish to read how the Respondent no 18 presented their response.</p>

We estimate approx. 50 staff will be needed to run the resort. 50 to 75000 Liters of water per day will be required , 1 to 2 mega watt power / back up station to run sewerage treatment, declination plant, ROM plant, resort etc. At least 1 acre land will be required to set up all above support facilities to include , Water and Fuel storage, staff housing , support and housekeeping facilities , Services buildings ,medical/first aid facilities, garbage collection/ disposal and Cyclone shelters . None of the above is shown on the plans.

**Environmental Impacts**

Extensive clearing right down to the beach is shown, this will have serious effects for the DI environment and in the prevention of erosion. Extra 250 people at DI will have detrimental effects on the beaches, land and marine environment, Marine life/ fish in the rip and surrounds would dissipate, not to mention an increase in fishing activities, all will have a serious effect on Cocos. The Maldives and Sth pacific areas mentioned as examples of similar resorts are all suffering huge marine environment impacts . Cocos does not need to join them.

This resort would change DI forever and take away what Cocos Islanders and visitors are enjoying every day and is a big part of promoting tourism at Cocos. We cant allow it to be compromised .

Compliance with Australian EPA is complicated and on a resort this size on small island will need serious considerations . EPA impact study would need to be done prior to considering this proposal as it may not be feasible. We cant understand how the Shire would allow this to get this far.

**Location**

For the above reasons and a lot more we believe DI should be left alone . There are other areas at Cocos . The Trannies beach site is already zoned by the government for a resort . That should be the first option.

For example: Why not in your response you say “we believe all that (all the things you have mentioned) will be required.

**Question:** How does the developer intend to address these issues?

Again I would have happily replied.

Another statement of fact that is wrong. A report done by the EU Sponsored Morner scientific team has found that the Maldives are in fact growing as atolls tend to do. With that comes renewed marine life.

Above you stated that an extra 250 people at DI would do all the damage you mentioned.

Now you say it is ok to build a resort at Trannies. That resort could have 250 people. Where do you think they will want to swim? I don’t believe it will be Trannies beach. Perhaps DI??

18	STAKEHOLDER AGENCY	<p>From the Port perspective we have a number of issues relating to the proposed resort.</p> <p>As the Port management we are not opposed to the resort but will require clarification on a number of these issues moving forward from both the resort development management and the Shire.</p> <ol style="list-style-type: none"> <li>1. Application will be required for any development within the Port area of Direction island. This application will have to be made to the Harbour Master IOT, this will then be Forwarded to the Commonwealth with Port management recommendations.</li> <li>2. All overwater installations will require separate approval by the Commonwealth as the water is considered Commonwealth jurisdiction</li> <li>3. Full environmental study complete with approvals will be required, after the application is provided and may form part of further requirements moving Fwd.</li> <li>4. The proposal has the existing jetty at Direction island as a service jetty, this will not be available to the resort.</li> <li>5. Navigation aids. There will be a requirement for new nav aids for the arrivals jetty <ol style="list-style-type: none"> <li>a. Possibility of a joint funding model needs to be agreed to, too facilitate use of the asset.</li> <li>b. conservancy dues may be applicable</li> </ol> </li> <li>6. Dredging: There may be a requirement for dredging in the fairways leading to the new arrivals jetty this will have to go into proposal and funded by resort.</li> <li>7. Exclusion Zones <ol style="list-style-type: none"> <li>a. Would the resort operators demand an exclusion zone between the over the water villas and visiting yachts? If so, would there be direct implications to visiting yachts that are seeking shelter at DI?</li> </ol> </li> <li>8. Recreationcraft <ol style="list-style-type: none"> <li>a. Would resort water borne activities be moved to the eastern end of the jetty or would they demand their own area on the western end?</li> </ol> </li> </ol>	<p>Thank you for your response.</p> <p>I have read with interest your response and can I say what a refreshing, mature and open response it is. You have itemised issues that affect your area and they are extensive.</p> <p>I don't have answers to all of them now but they will need to be addressed if we move forward. Your response will be the blue print for discussion and so may I ask that I do not respond to items 1 – 13 as I don't have the answers but will look forward to sitting with you to work through each so that we move forward with mutual understanding.</p>
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	<p>9. The potential for conflict between the public and resort operations by way of utilising the water area for activities and potential over use of the area.</p> <p>10. Four Water taxis operating within the lagoon, how would this be managed, and what facility West island /Home island do they intend to utilised? This will require agreement from Commonwealth and Port Authority.</p> <p>11. Proposal is for 60 keys currently with the potential for an upper limit of 160 keys, what would this potential design look like and would it have additional over water units?</p> <p>12. With the introduction of water borne craft, increase of commercial vessel traffic will increase. The effect on other commercial operations will have to be identified.</p> <p>13. With an increase of vessel appropriate cyclone mooring systems will need to be in place for cyclonic events.</p> <p>Other observations from the proposal</p> <p>1. Waste management has not been addressed to show how this would be treated. Sewer in the over water villas.</p> <p>a. What emergency response arrangements would be in place in the event of a spill? (regardless of whether it was raw or chemically treated)</p> <p>2. Water supply has not been addressed</p> <p>3. Power generation has not been addressed</p> <p>4. The lease area required, how large is this area and what impact will it have on the whole of Direction Island, how would this impact local tourism efforts and the Cocos community access</p> <p>5. Proposal mentions connecting the flights to Singapore and discussions with airlines, have discussions occurred with relevant Government authorities about what this would entail on the ground</p>	<p>If approved the resort will be fully self-sufficient. It will have its own power, desalination, grey water and black water treatment, rubbish disposal, telecommunications and so on.</p> <p>It will also have its own sewerage plant on the island. Each villa over the water has its own sump with a ball cock. When the sump reaches its level the ballcock starts the agitator and pump and pumps the waste to a central sump under the walkway. When that is full it is pumped to the master waste treatment plant. The result is clear liquid that can be used on the gardens and solids that are shredded and used as mulch on the gardens.</p> <p>Emergency response to spillage is part of our fuel Risk Management program to be decided.</p> <p>The resort if approved will be build north of the existing jetty and will not impact at all on the beach or area south of the jetty. Business as usual.</p>
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			No discussions have been held with Aviation or Government authorities. My back ground is aviation so I do know what it entails.
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APPENDIX TWO: Direction Island Resort Proposal - Community Reference Group Report.

Via a process of self-selection and random selection, a Community Reference Group (CRG) of 27 people, reflective of the diverse community demographic composition, was formed. The CRG met for a full day workshop on Saturday 30 March. Four members did not attend, therefore the group consisted of 23 people; 17 Home Island Residents, 5 West Island Resident and 1 Christmas Island resident.

Participants were seated at tables of 4 to 6 and every effort was made to include a diverse demographic mix at each table.

Demographic profile of the CRG:

Participants were asked to provide some demographic information about themselves in an anonymous pre-workshop survey. Details are as follows:

Age Range

18 - 35	36 - 55	56 - 70	Did not answer
6 participants	9 participants	6 participants	2

The absence of young people under the age of 18 was noted.

Occupations

Small business owner	Employed by a local business	Government employee	Did not answer
6	7	8	2

Length of residence on Cocos



2 – 5 years	5 – 10 years	10- 20 years	20 years +	Non resident	Did answer	not answer
2	3	2	14	1	1	

Participants were asked what they would like to achieve from the day. Responses included:

- to be more informed;
- to better understand the potential benefits and risks;
- to get more clarity about what was being proposed;
- have the opportunity to provide input;

The CRG was provided with a presentation from the proponent and from technical experts in the areas of economic development, tourism, environment and infrastructure presented a brief summary of the areas of potential benefit and risk.

- Economic Development – Madi Signa, Regional Investment Officer, RDO;
- Tourism – Rik Soderlund, Marketing Manager, CKITA;
- Infrastructure – Rohan Dyall, Manager, Watercorp; and
- Environment - Kerrie Bennison, Park Manager, Parks Australia.

Presentations are attached.

Following the presentations, all presenters were placed on a panel to answer questions from participants. The panel was joined by the Imam, Haji Adam, who was nominated to answer questions of a social or cultural nature.

After considering all information, each table was invited to develop a recommendation for Council’s consideration.

While the preference would have been to achieve a consensus view, it was clear this would not be possible within the timeframe available. Therefore, where a table was unable to agree on one recommendation the table was able to form additional recommendations.

Three tables provided one recommendation each. Two tables provided two recommendations each. All seven recommendation were put to the vote so that Council can gauge the level of support for each recommendation. Recommendations and votes are as follows:

Number	Recommendation	Vote
1.	Support the proposal subject to meeting required conditions	0
2.	Support the proposal but it should be smaller. If not, seek / consider alternative locations.	1
3.	Support with conditions: Rather than dealing exclusively with Cocos Boronia Resort call for expressions of interest for a (Halal) resort on Cocos (Keeling) Islands. Conditions would be: <ul style="list-style-type: none"> <li>• Halal resort;</li> <li>• Opportunities for local employment is a priority;</li> <li>• Conduct a social impact assessment;</li> <li>• If a large proposal – it comes with own flight service.</li> </ul>	8
4.	Support with conditions: <ul style="list-style-type: none"> <li>• Additional flights;</li> <li>• No any bigger than 60 rooms;</li> <li>• Halal/non-Halal compartment in the resort;</li> <li>• Proponent to meet cultural awareness;</li> <li>• Commitment to local employment and support local businesses;</li> <li>• Access for non-guests;</li> <li>• Full Environmental Impact Assessment important to the whole island environment (e.g. remove asbestos, replanting);</li> <li>• Support associated infrastructure (e.g. Airport).</li> </ul>	7
5.	Support – yes but Halal Friendly, e.g. have a Halal Section;	0

	<ul style="list-style-type: none"> <li>Local Employment favoured including. a Cultural Liaison Officer;</li> <li>No over water bungalow;</li> <li>Studies undertaken to support claims of low impact to marine and land environment;</li> <li>No more, or even, less than the proposed 60 rooms.</li> </ul>	
6.	<p>Support the proposal with the following conditions:</p> <ul style="list-style-type: none"> <li>Smaller scale;</li> <li>Invest into local up-skilling;</li> <li>Cultural awareness/sensitive;</li> <li>Better air / freight services provisions.</li> </ul>	4
7.	<p>Do not support the proposal in its current scale as it is presented;</p> <ul style="list-style-type: none"> <li>Feel responsible to carry on legacy that has been passed on by first Cocos Malays.</li> <li>Feel like a proposal on such a grand scale will change Cocos from what we know and love.</li> </ul>	3

Of the 23 participants, 20 supported the proposal in some form while 3 did not support the current proposal.

Of the 20 who supported the proposal in some form – 12 recommended that Council support the Cocos Boronia Resort proposal, with conditions, while 8 felt that Council should not deal exclusively with Cocos Boronia Resort.

Of those 12 who supported the current proposal, the conditions they recommended Council consider included:

- Size and scale – 5 felt it should be smaller while 7 recommended that 60 rooms was acceptable.
- Local employment – an overwhelming condition recommended by the CRG was a commitment to local employment and up-skilling of local people.
- Halal section – the majority of the CRG felt that any resort development should include a Halal section. Associated conditions included the requirement for a social impact study and cultural awareness officer.
- Environment – environmental studies were an important consideration.
- Flights and freight – a condition that the resort comes with its own flight and freight services was another recurring theme.

The 3 people who voted against the proposal gave the scale of the proposal as their primary concern.



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Following the workshop, participants were asked to complete a short post workshop survey.

Participants were asked to provide any comments they wished to be included in this report to Council. The following comments were received:

1. I support the proposal with the following conditions: must include additional flights; must use local people and local businesses for all work; must use the Cocos CV; must implement a full EIA and improve environmental attributes and values of the Island; must employ a cultural advisor to educate guests and fully support the goals of the Muslim community.
2. This is the first step towards supporting Strategic Plan and Vision for the Islands; thanks for giving the community a chance for some input.
3. Should have had a variety of groups.
4. A great opportunity for more work for locals; good chance for more business opportunity; more exposure to the tourist market for the rest of the world.
5. No other comments – fully enjoyed with the teams.
6. I would like Council to develop its own concept for a resort with community input that builds on the strengths and the things we love about the Islands. This concept could then be put out in an expression of interest to developers. I think that this would enable a true partnership that would result in the development that is sensitive to the beautiful environment and culture that we live in.
7. Will this workshop capture the best for our future and Cocos Malay locals? Would it be the best benefits for our future of our young generations?
8. Like the idea of not dealing exclusively with Cocos Boronia but include recommendations from all / other supportive comments.
9. I grew up spending lots of time with grandparents and I feel that I had to pass on their views and what they would have contributed if they had been present and able to fully communicate their views. Economic Development is necessary but I feel that progress for the sake of progress at the risk of changing Cocos for the sake of change need to reflect what the costs are to Cocos, to our lifestyle, to the legacy of our ancestors etc.

### APPENDIX THREE: Update articles in the Atoll



APPENDIX THREE : Table of public submissions received in response to advertising for comment Dec 2019 - January

**LOT 102, DIRECTION ISLAND, COCOS (KEELING) ISLANDS  
COCOS BORONIA RESORT - LUXURY ECO RESORT PROPOSAL  
PUBLIC SUBMISSIONS – JANUARY 2020**

**BACKGROUND:**

In order to gauge community and stakeholder views on a request from Cocos Boronia Resort Pty Ltd on their request to lease land to develop a resort on Direction Island and that Council commits to dealing exclusively with them, the Shire undertook an extensive community and stakeholder engagement process in March/April 2019 which included a full day workshop with a community reference group and an open public submission process .

A summary of the outcome of the engagement with supporting documents was presented to Council at the Ordinary Meeting of Council in May 2019. Based on the community willingness to consider the proposal, Council resolved to enter into negotiations with Cocos Boronia Resorts. Please see minutes from that meeting details.

Negotiations progressed to a formal request for a lease from CBR in November 2019 which was considered by Council at the Ordinary Meeting of Council in December 2019. At this meeting Council resolved to seek public submissions on the Disposal of Land by way of public submissions. Please see the minutes from that meeting for details.

The Shire advertised for public submissions in the Atoll on 12 December 2019 and via the Shire website and social media. Public submissions were open from 12 December 2019 until 15 January 2020. At the close of submissions six written submissions had been received. Please see table below for a summary of submissions.

CBR held public information sessions on Home Island and West Island to ensure the community had an opportunity to seek further detailed information about the proposal to inform their submissions. 4 attended the Home Island session on 5<sup>th</sup> December 2019 and 15 people attended the West Island session on 4<sup>th</sup> December 2019.

The Shire also wrote to all members of the Community Reference Group and to all individuals who made a submission in March / April 2019 to advise of current status.

Submission	Comment/question/request	CBR Response	Officer's comment
1. Resident (HI)	<p>a. General opinion is fully support.</p> <p>b. Portion of land upward of old jetty kept for community.</p> <p>c. Employment and training opportunities for future young generation and Cocos Malays.</p> <p>d. Respect for local religion, culture, language e.g. halal items, appropriate dress, etc.</p>	<p>a. <b>Noted</b></p> <p>b. <b>As per Officers comments</b></p> <p>c. <b>As per Officers comments</b></p> <p>d. <b>As per Officers comments</b></p>	<p>a. Noted.</p> <p>b. Noted. Southern half of DI not part of leased area. Also, community access in part of leased area for heritage trail will be maintained.</p> <p>c. Included as a condition of the lease. Details and KPIs to be developed during due diligence phase.</p> <p>d. These have been discussed with the proponent and they have agreed to a cultural induction for their guests.</p>
2. Resident (WI)	<p>a. Does the Shire hold a Certificate of Title?</p> <p>b. Shire does not have jurisdiction or authority to enter into or approve of disposal of this property. Direction Island is not included in those islands handed over to the Government of Australia by the Parliament of Great Britain in 1955. Referenced the Cocos Islands Act 1955.</p>	<p>a. <b>As per Officers comments</b></p> <p>b. <b>As per Officers comments</b></p>	<p>a. Yes, the Shire does hold the Title Deed for Direction Island.</p> <p>b. The Shire has obtained legal advice from a solicitor specialising in the Land Trust. His advice is that the Act referenced in this submission has been superseded and that the Trustee does that the authority to dispose of trust land, notwithstanding the requirement for Commonwealth Sanction and WAPC approval.</p>

<p>3. Ratepayer /seasonal resident (WI)</p>	<p>a. Some questions previously put to the Shire with no adequate feedback, remaining unanswered.</p> <p>b. Land not gazetted for a resort.</p> <p>c. Land not investigated for a resort.</p> <p>d. No evidence of EPA assessments.</p> <p>e. Effect on bird life, power, water, sewerage, flora, fauna, water disposal, ocean/sea life, transport to and from DI, erosion, increased tourist use of DI. Does not seem right to go down a path of disposition of land with EPA green light.</p> <p>f. Lease document/heads of agreement. Has this been agreed so that it is acceptable to both parties?</p> <p>g. Financial capability to complete and operate a resort.</p>	<p>a. As per Officers comments</p> <p>b. As per Officers comments</p> <p>c. As per Officers comments</p> <p>d. CBR is committed to “best environmental” practice. As per Officers comments</p> <p>e. As per Officers comments</p> <p>f. As per Officers comments</p> <p>g. As per Officers comments</p>	<p>a. A response to all questions was sent on 18 April including an invitation to contact the CEO or CDC should there be further queries. No contact was made with the CEO or the CDC.</p> <p>b. Gazettal is not relevant. Suggest this is incorrect terminology. The submitter may be referring to zoning in which case, a resort is consistent with the zoning.</p> <p>c. Investigations are being carried out as part of the due diligence. If investigations prove that the concept is not viable the lease is terminated.</p> <p>d. The draft lease contains a condition that a full environmental assessment, to the satisfaction of statutory authorities will be required within a set timeframe or the lease is terminated.</p> <p>e. As per response to dot point d. Environmental approval is a condition / milestone in the lease.</p> <p>f. Negotiations have been progressing amicably and whilst not yet concluded, will not progress unless both parties are satisfied.</p> <p>g. The draft lease contains a condition that a financial feasibility study and full business plan are prepared. These will be assessed, and should they not meet requirements, the draft lease allows for the lease to be terminated.</p> <p>h. Unable to comment on other negotiations as each proposal is unique and negotiations reflect that. In this case the proponent is willing to pay a</p>
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	<p>h. Previous Shire guidelines required finance to be approved.</p> <p>i. Proposed fee arrangements. When do fees kick in and inclusion of bank guarantee.</p>	<p>h. As per Officers comments</p> <p>i. As per Officers comments</p>	<p>lease fee while carrying out due diligence and to include a clause to terminate the lease if any item of due diligence cannot be met.</p> <p>i. Fees commence immediately the lease is executed and yes, the draft lease requires a bank guarantee for the construction phase, during operation and at end of lease.</p>
4. Non-resident	<p>a. Reiterate earlier objections (March and April 2019).</p> <p>b. Short term opportunism will be undone by natural, logistic and economic factors.</p> <p>c. Island seeking economic opportunities and wide employment for residents. This particular project on Direction Island is not the answer.</p>	<p>a. As per Officers Comments</p> <p>b. This is a long-term world-class development and for the sustainability of the Cocos Islands community</p> <p>c. As per Officers comments</p>	<p>a. Objections were addressed in table attached to the Council agenda for the May Council Meeting.</p> <p>b. The proponent is willing to pay a lease fee while carrying out due diligence including environmental, logistic and economic factors, and to include a clause to terminate the lease if any item of due diligence, cannot be met.</p> <p>c. Noted. No question or request, therefore no response from Officers.</p>
5. Ratepayer and "on	<p>a. A, B, C and D of issues described by xxxx(name removed for confidentiality reasons – see submission 3 above.</p>	<p>a. As per Officers comments</p>	<p>a. Noted. Please see responses at submission 3 above.</p>

<p>and off resident for 29 years” (WI)</p>	<p>b. Complexity and expenditure costs of a vast scale.</p> <p>c. For it to proceed further without satisfactory monetary approvals, guarantees and completion bonding would be evidence of most worrying naivety of the parties involved.</p> <p>d. Prior examination and verification of performance credentials of environmentalists, engineers, designers, builders and contractors essential.</p> <p>e. Financial viability of the proposed concept is suspect in the extreme and well in need of expert verification.</p> <p>f. That aside I personally would welcome future resort development at Cocos that met the criteria of</p> <p>*Sensible scale e.g. modest initially with scope to increase if proven.</p> <p>*Being of benefit to tourists and the Cocos community at large e.g. with training, employment as well as financial assistance to Island facilities and resources</p> <p>*Is in harmony with the Cocos environments</p> <p>*enhance the tourism appeal of CKI to the general public</p>	<p>b. As per Officers comments</p> <p>c. As per Officers comments</p> <p>d. As per Officers comments. All skill sets will be accredited in that specific field.</p> <p>e. As per Officers comments</p>	<p>b. Noted. Proponent is required to carry out due diligence as a condition for the lease to continue.</p> <p>c. The draft lease contains a condition that a financial feasibility study and full business plan are prepared. These will be assessed, and should they not meet requirements, the draft lease allows for the lease to be terminated. Parties involved and advising the Shire include a barrister specialising the Land Trusts, a legal firm specialising in commercial leases, other Shires who deal with developers and leases regularly (pro-bono), the Commonwealth Government (pro-bono) and noting that the WAPC will review (pro-bono) the lease prior to providing their approval.</p> <p>d. Noted. The proponent is willing to pay a lease fee while carrying out due diligence including environmental, logistic and economic factors, and to include a clause to terminate the lease if any item of due diligence, cannot be met.</p> <p>e. Noted. The draft lease contains a condition that a financial feasibility study and full business plan are prepared. These will be assessed by an expert independent third party and by the Commonwealth Government, and should they not meet requirements, the draft lease allows for the lease to be terminated.</p> <p>f. Noted. The project aims to achieve those outcomes and the draft lease seeks to establish conditions for those outcomes to be progressed.</p>
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		f. As per Officers comments	
6. Ratepayer / resident (WI)	<p>Very pleased to see the Resort Proposal for Direction Island moving ahead slowly but surely - great opportunity for Cocos to move up the ladder in the International Tourist Industry. Needed for the future of Cocos to survive.</p> <p>Employment it will create for our locals as well as work for local contractors including myself.</p> <p>YES GO FOR IT COUNCIL. We need progress not to sit and stagnate.</p>	Noted	Noted. No question or request, therefore no response from Officers.



#### APPENDIX FOUR: Business Case:

A business case was developed and made available to any member of the comment or make a submission. The invitation to review and comment on the Business Case as advertised in the Atoll on 24 January 2020 and on the Shire website from 24 January to current.