Eurobodalla Regional Botanic Gardens
Development Feasibility Study

Preserving People and Place
Tukiyn Uma Yura Nura
Vision and Inspiration.

Preserving People and Place

Communities that thrive together. Connect, collaborate, impact.

Through sense of place and providing positive experiences, we bring people closer together.

Learn, grow, nurture.

Inspired by the vastness that is regional Australia.

Drought; flooding rains; sunburnt; bushfire.

We are more than just a garden.

A great designing begins with an even better story.

Inspired design for future, people, better living.
Current Landscape.

Team Phoenix have been appointed by Eurobodalla Shire Council to undertake a feasibility study of the Regional Botanic Garden (ERBG). This study is part of a design competition organised by Consult Australia as part of the FutureNet Business Leader course.

The existing ERBG site suffered significant fire damage in the brutal Clyde Mountain fires in early 2020. The new visitor centre survived the fires, in part due to its construction to high fire standards, which we have endeavoured to replicate in our plans and enhance with additional features around the Gardens.

Team Phoenix recognises this natural disaster as an opportunity for ERBG to reshape the site, developing the sites existing sense of place to attract more visitors year round, both locally and abroad.

The importance of preserving the gardens without overdevelopment necessitates a considered approach to connecting and developing, with minimal impact, the services and current infrastructure on site.

Our feasibility study outlines a masterplan for the revitalisation and development of accommodation onsite and provides the basis by which a planning development application can be measured and applied. The key principles of that have been applied to the study of ERGB which are, Conservation, Education and Recreation; Team Phoenix believes these principles need to be at the core of the new masterplan.

Preserving People and Place encompasses all that is ERGB and all that is planned for the future.

The gardens are an all-inclusive environment that offer the community a safe, comfortable and healthy place to enjoy its natural beauty and serenity, learn about nature and contribute to it's up-keep through volunteering programs. The gardens offer an array of facilities and activities including:

- Access to all
- Guided walks to suit all abilities
- Café and visitor centre
- Meeting rooms
- Picnic/BBQ areas
- Private function hall
- Heritage listed herbarium
- Playground
- Display and sensory gardens
- Educational programs
- Volunteering activities

Economic Stimulus.

The NSW Government is delivering the biggest infrastructure program in Australian history, with $87.2 billion earmarked for projects over the next four years alone. A significant amount of Government expenditure has been committed to Regional NSW. The following stimulus projects/programs have been committed or are underway within the local Eurobodalla Shire Council or surrounding Local Government Areas (LGA):

- Streets as Shared Spaces Grant Program Eurobodalla Shire Council South East Youth Central - Batemans Bay ($0.1M)
- Regional Digital Connectivity Program for Regional NSW ($400M)
- Eurobodalla Shire Council Upgrade Local Roads and Bridges ($3.1M)
- Regional Growth – Environment and Tourism Fund Eurobodalla Regional Botanic Garden Visitor Centre Redevelopment Eurobodalla Shire Council, Friends of Eurobodalla Regional Botanic Gardens ($1.47M)
- Eurobodalla Hospital Redevelopment ($200M)
- Statewide Mental Health Infrastructure Program ($700M)
- Regional Cultural Fund - Mackay Park Arts and Cultural Centre ($8M)

More recently Eurobodalla Mayor Liz Innes, has assured the local community that they are proactively seeking funding to improve the area. Eurobodalla has an incredible proven delivery record with projects being delivered on time and budget through the personnel at Eurobodalla such as Warren Sharpe and his team, this will be crucial to secure funding for the project.

The Eurobodalla Shire Council population forecast predicts steady growth of 15.6% over the next 16 years, with the population for 2020 at 39,369 which is forecast to grow to 45,515 or by 2036. With the increase of government spending within regional NSW it is likely to create high long term growth through good and services, productive employment, infrastructure and general spending.
The existing gardens are an idyllic escape for the local community as well as tourists from around the state and across the borders. Whether visits are during the winter months or in full bloom during the warmer days, they offer a sense of peace and escape from more hectic city lifestyles.

The addition of accommodation to the botanic gardens will enable visitors to fully immerse themselves in all that the garden has to offer. A peaceful escape enhancing the already extraordinary offerings amongst scenic walks, local entertainment and café.

Increased access to the park though enhancements to the existing carpark as well as introducing a new stop on the Eden to Bomaderry bus route (700-01) will allow more visitors and a greater spread of activities to undertake. This will require consultation/Collaboration with Transport for NSW.

Mental health sessions, performing arts nights and educational activities all within the grounds will be a major drawcard for corporate retreats with a fully catered visitor center and meeting rooms.

In keeping with the natural aesthetics of the gardens the plan is to introduce sustainable feasible accommodation in the form of repurposed shipping containers to seamlessly blend in with the current surrounds.

The proposed works will also include a re-established of gardens damaged by the fires.
Research has proven that people make judgements on places within seconds to minutes of their first interaction. The entrance to the gardens is a critical component to a successful visitor experience.

We propose to replace the existing vehicular access with a landscaped pedestrian entry path to allow visitors arriving via public transport a safe and enjoyable route to the gardens. The main entrance will be through the overflow carpark which incorporate landscaped frontage and a relocated and updated existing entry statement ‘Welcome to Eurobodalla Regional Botanical Garden – Preserving People & Place’

A new 8m wide 2-way link road is proposed between the main carpark and overflow carpark to increase sightlines and connectivity and to provide a single vehicle access point for the community. The existing link road will be converted to a one-way road to assist with circulation. Additional parking is proposed on either side of the overflow carpark to allow for the expectant increase in visitors.

A bio-retention swale is proposed as a water sensitive urban design measure to treat the water sheeting across the existing carpark. This will also include a slotted kerb and gutter to direct water to the swale and act to help prevent unauthorised vehicular access to the gardens. Fold-down bollards are proposed at existing vehicular access to also restrict access.

Up to two (2) electric buggies are proposed adjacent to existing disabled parking to assist those with mobility restrictions to allow travel to and from the accommodation precinct and to be driven by staff or volunteers only.

*One cannot judge the beauty of a path merely by looking at its entrance* - Paulo Coelho

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**Built Environment.**

**Revamped Entrance and Carpark Roads**

**Additional Parking**

**Proposed 8 meter wide 2-way Access**

**Convert existing road to 1-way**

**Water Sensitive Urban Design - Bio-retention swale**

**Landscaped pedestrian access path**

**Landscaped entry and new entry statement**

**Fold-down bollards**

**Electric Buggy Parking**

**Path to Accommodation Precinct**

**New Public Bus Stop**
The proposed accommodation precinct is located at the southern portion of ERBG away from the main carpark and activity centre allowing for a serene, nature imbedded visitor experience. There is approximately a 3m fall from the south east corner of the accommodation area to north west corner. Our masterplan proposes the reuse of the existing grassed areas and demolished building to reduce disruption and clearing of existing ecology within the Gardens and to take advantage of existing services to this area.

Access to the precinct will be via an existing path, from the existing carpark, this will need to be modified to allow for improved access to construction, maintenance and emergency vehicles.

Existing pathways through the new accommodation area will be re-directed around the precinct. Natural screening bordering the pathway, using plants and trees, will provide privacy to visitors.

To be in keeping with the current aesthetics of the Garden, the accommodation proposed is to be as unobtrusive to the eye as possible and to blend in with its surrounds. As such, we propose a total of 12 small, individual dwellings, housing 2-4 people in each. Each dwelling will be fabricated from a repurposed 40ft shipping container (12.1m x 2.35m) which provides a floor area of 25m², which is comparable to a small studio apartment. By recycling shipping containers ERBG gains a low cost and robust structure. Power will be supplied from rod mounted Photo Voltaic panels for socket outlets, lighting and electric hot water, with connection to the mains to provide redundancy.

The sewer is to be discharged through a soil absorption system, or sand mound, such as a Wisconsin mound, which does not require a conventional sewer system. The accommodation precinct has been located with consideration of proximity to nearby waterbodies.

Strategic lighting of the pathway into the accommodation, will provide wayfinding for safe egress in and out of the area. This lighting will be controlled by daylight detection to reduce energy wastage. Lighting will also be placed in the garden surrounding the accommodation, to allow visitors to interact with the garden at night. This lighting will be minimal, impacts of light pollution will be carefully considered to ensure wildlife is not disrupted. The accommodation lighting will be controlled by timeclock, with all garden lighting switched off at 10pm, to minimise the impact on the native nocturnal fauna.

Bush Fire Resilience

The main risk from bushfire is stray embers falling. Due to the material selected for the accommodation, the likelihood of a fire spreading is greatly reduced. To supplement the material we have recommended that an effective sprinkler system is installed along the roof and perimeter of the building to provide 360° suppression in the event a Bushfire Front sweeps through.

While the accommodation will have water supplied by potable mains, dedicated rainwater tanks will be supplied for each unit. These will harvest runoff from the roofs of the buildings and will be sized at 11KL to be used for irrigation in the winter months and reserved for fire suppression during the summer. The accommodation modules will also incorporate Ember Guards and Drought Excluders to increase bushfire resilience.

The proximity of the site in relation to a large body of water, being the Deep Creek Dam can provide the additional benefit of a ready source of water for firefighting. This dam already provides the gardens with water for irrigation and can be upsized to meet increased demand.
Passive Stack Ventilation

The containers will be designed to use thermal differentiation between spaces to drive air flow through the building envelope.

1) Hot air external to the container sinks into (or is fan driven) into the in-ground pipework.

2) Pipework is buried underground. Hot air entering the pipe undergoes heat transfer with the surrounding cooler soil. Cold air rises out of the pipework.

3) Cold air is heated by the internal heat load of solar gains, people, lighting etc. and rises to the top of the container. Cross ventilation is encouraged by openable windows.

4) Cold fresh air from pipework exits floor diffusers into the container.

5) The facade of the container is orientated towards the sun for maximum direct sunlight. This heats the air on this side of the envelope, making it rise upwards towards the chimney.

6) Tree canopy provides shade causing cooler exterior air adjacent to the exhaust. This creates a temperature potential causing the hot air from the container to exhaust into the open air.

7) The chimney extends directly above the glass facade with the exhaust on the side facing away from the prevailing wind. Hot air rises and leaves the container through the exhaust.
Sustainability.
Conserving and Preserving

“Preservation of the environment, promotion of sustainable development and particular attention to climate change are matters of grave concern for the entire human family” – Pope Benedict XVI

Sustainability
There’s never been a greater push for sustainable products and technologies than there is today. Thinking consciously about the amount and types of resources we use as a community will help ensure our future, in order to ensure this the project will endeavour to satisfy all criteria for the living building challenge. This sustainability initiative was chosen as the gardens and forests are currently undergoing a regeneration phase and this initiative aims to give back more than it takes; and so built form and the natural environment move in the same positive direction.

Materials and Products
• Reuse of shipping containers
• Accommodation will have water supplied by potable mains, dedicated rainwater tanks will be supplied.
• Preparation of Material Conservation Management Plans

Testing of Operations
• Air quality testing
• Natural ventilation

Zero Carbon Energy
• Natural ventilation using the stack effect

Travel and Transport
• Introduction of electric buggies
• New transport routes – Public Bus Stop

Land and Nature
• Rainwater collection

Culture and Community
• Introduction of an Aboriginal arts tour which will include stories from ERBG cultural heritage story
• Engaging both the local and tourist community using a digital platform
• Commissioning of Aboriginal art within each of the accommodation cabins. The cabins will be named after each of the paintings.

Health and Happiness
• Mental health retreat facility
• Moonlight Cinema at the Amphitheatre to promote community gathering and ensure positive outcomes for mental health

Equity and Local Economy
• Helping the local community with fundraising events such as the markets and night cinemas with donations being distributed back into the gardens

Ecology of Place
• Community Garden & Saturday Markets to promote the community use of local and sustainable food
• Electric buggies

Sustainable Water
• Rainwater collection for all grey water uses (toilet flushing, irrigation and bushfire resilience)
• Local non-potable water supply from the dam
• On-site water storage tanks

Education and Inspiration
• Water & Electrical Usage Statistics
• Living Building Challenge Case Study
• Educational Website about the project

Healthy Indoor Environment and Performance
• Indoor plants to contribute to air quality inside the cabins

Zero Waste
• Monthly markets to ban the use of plastic bags and disposable cups/bottles
What Are ERBG's Goals?

Eurobodalla has significant Aboriginal heritage and this will be interwoven through the gardens. We want the aboriginal history and community to be captured within the sense of place so that visitors feel connected and empowered by the history of Eurobodalla and its traditional land owners.

ERBG will tackle climate change by giving people the knowledge and skills to build a climate resilient future:

The gardens will be enhanced with sustainable features to target net zero energy and water. These features need to be advertised to inspire visitors and encourage their own innovation.

The gardens have educational tools for the flora and fauna, we want to use these tools to bring the Eurobodalla community together by learning about the complex layers of ecosystems they are surrounded by.

How Will ERBG Achieve Its Goals?

Digital Representation of ERBG Eco Resilience

Reaching net zero is an achievement ERBG will be proud of. Simple metering and measuring strategies will be implemented to demonstrate the gardens sustainable initiatives and outcomes. Data will be visually displayed on digitally around the site and on the ERBG website.

Each cabin will be fitted with smart meters to allow visitor to gain a deeper understanding of their usage of energy and water.

Digital representation will advertise to visitors the crucial steps ERBG is taking to reduces it’s environmental impact, operate efficiently and promote sustainability.

“Education is an essential element of the global response to climate change. It helps young people understand and address the impact of global warming, encourages changes in their attitudes and behaviour and helps them adapt to climate change-related trends.” - UNESCO

Education.

Paving the way for the Future

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Education.
Paving the way for the Future

Digitalisation of Existing Tools
Development of an ERBG tablet or mobile accessed digital platform. People from all demographics are spending more time than ever on screens, we want to use this trend to encourage visitors to interact with the gardens:

1. **Guided walking tours**
The iPad based Botanic Explorer self-guided tours will be accessible through this platform. These will be available for hire from the Visitor Centre.

2. **Aboriginal arts tours**
The tablet will show directions to the aboriginal arts walking tour. The tour will include stories collected by the Eurobodalla Aboriginal Cultural Heritage Study.

3. **Gaming**
A ERBG game will be pivoted on a treasure hunt of the garden’s flora and fauna. The game encourages younger visitors to explore the gardens. Virtual capture and responses to quiz questions will unlock new levels. The game would draw concepts from the popular app based game “Pokémon Go” and use the existing online databases for weeds, birds and animals.

4. **Mindfulness**
Meditation practise will be accessible through the tablet to encourage visitors to practise mindfulness techniques within the garden.

5. **Weed Finder**
The existing weed finder database will be accessible through the tablet.

6. **Bird Finder**
The existing bird finder database will be accessible through the tablet.

7. **Animal Finder**
The existing animal finder database will be accessible through the tablet.

8. **Information**
The information tool will aim to improve wayfinding, including access to amenities. It will also provided information on the café, first aid and bushfire advice.

9. **Photography**
Visitors can take photographs, these can be submitted to ERGB photographic competitions.
Aboriginal and Torres Strait Islander Recognition

Acknowledgement

We acknowledge that we stand on Country which always has been and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for Elders past, present and emerging.

Aboriginal History of Eurobodalla

Eurobodalla is located in Yuin country which stretches from the Shoalhaven River to the Victorian border. The Yuin area is made up of many language groups, including the Dharumba, Djirringanj, Dhawa and Dhurga. Historically, clans under the Yuin have lived by the coast or inland.

Aboriginal Cultural Appropriation through Education

The NSW Government are working in collaboration with the Department of Planning, Industry and Environment, and the Department of Regional New South Wales to further grow our cultural understanding, realise the aspirations of Aboriginal people of NSW and deliver better services in partnership with Aboriginal communities.

ERGB are committed to providing an area in which Aboriginal and Torres Strait Islander people are included socially, culturally and economically. ERGB will partner with the local Aboriginal and Torres Strait Islander community to influence the site masterplan, education programs and events. In particular, the integration partnership is required for:

Walking tours

Walking tours will be accessible by tablet/iPad. These will have new traditional names, signposted across the gardens.

Story telling

Storytelling is a traditional method used to teach about cultural beliefs, values, customs, rituals, history, practices, relationships, and ways of life. Eurobodalla Shire Council has collected a beautiful series of stories about the Eurobodalla by Aboriginal people. These will be displayed proudly at various places in the gardens.

Art Tours

ERGB will be able to host art tours within the wooden nest tour. Information about artworks will be accessed from the ERGB tablet/iPad. Procurement of exhibitions will be aimed at local aboriginal artists, who will be able to display and auction art work from the tour.

Music, Song, Dance

Music and dance are integral to Aboriginal culture. The Ampitheatre at ERGB will welcome and encourage all music and dance events.

Languages

Language from the traditional owners of the land will be selected as appropriate for all signage.
Recreation and Wellbeing.
Work. Rest. Play

ERGB will be a leader for well-being and social change in Eurobodalla. Beyond Bushfires: Community Resilience and Recovery is a six-year study involving over 1000 participants across Victoria, it took an in-depth dive into the social and community factors impacting mental health and resilience 3 to 5 years after the Black Saturday bushfires of February 2009.

The study produced these key findings:
- People living alone were at higher risk of poor mental health, however these risks were reduced for people who belonged to local community groups;
- Communities that had many locals, participating in local events benefited themselves, and the wider local community. Reinforcing the importance of establishing and maintaining healthy and resilient communities;
- Strong attachment to the natural environment was a key factor in increased positive mental health, life satisfaction, resilience and community growth.

This study provided us with the principles for successful recreation concepts. Recreational activities have been selected to bring the local community together. To realise the main objectives of the Gardens, to enhance the tourism demographic and advocate for the local community, the following activities will be added to the program for the Gardens:

Mental Health Retreat
In recent years the importance of mental health has been at the forefront of society. We propose ERGB hosts a quarterly weekend retreat hosted by practitioners. Activities will include Meditation, Yoga, Mindfulness and educational talks about depression, anxiety and communication.

Birds of Paradise Lookout
The main tourist attraction will be a wooden lookout tower, this will be 30 metres tall and will be located next to the existing dam (the highest point of the site). The wooden nest tower structure will be comprised of a locally sourced hardwood timber species known as blackbutt timber, which was found to be suitable for construction in bushfire prone areas by the Building Commission. Due to the quick growth and its versatility blackbutt is commonly available in New South Wales at an affordable price. There will be implementation of Saxon Coin-operated binoculars for individuals to capture the full beauty of the garden and the local surroundings. The tower will wheelchair accessible to provide an all-inclusive experience. There will be low maintenance requirements for the lookout which includes cleaning and periodic structural check-ups.

The lookout will also act as a fire detection tower for the local community, implementing the latest technology in fire detection from an Australian based company “Firewatch Australia”. The Firewatch System is a tower based automatic and reliable sensor unit, that collects data of the current landscape.
- Rotates 360 degrees every 4 to 8 minutes, with the sensor capturing 3 images in every 10 degrees of rotation
- Detection range of 40km’s
- Able to raise an alert before flames occur - the optical sensor can detect the difference between 16,384 shades of grey to decipher the characteristic of smoke.

Moonlight Cinema
A fortnightly cinema on the 2nd and 4th week of each month, held at the existing Amphitheatre using a Projector & Screen. This event will be free to both the local community and tourists that visit, with gold coins donations accepted which will be reinvested back into the garden. This event will provide an opportunity for visitors to socialise and to show tourists the strong community spirit in Eurobodalla.

Saturday Morning Markets
Monthly morning markets of flowers and plants from the botanic gardens, celebrating and sharing the beauty of the gardens. Food stalls from the local community will be a fundamental part of the markets with the mandatory use of disposable and biodegradable cutlery and a no plastic bag policy. The markets will be co-ordinated by the local council and stalls will need to be provided by vendors.
Collaboration and Engagement. Celebrating the Local Environment and Culture

**Communication and Engagement**
The key communications and engagement objectives and principles of the Gardens are to:

- Keep the stakeholders engaged, active and along for the journey;
- Generate interest within the local community and throughout Sydney and ACT;
- Advocate for the local community and contribute to the influx of tourism;
- Revive the Gardens and community following the 2020 Bushfire.
- Identify and engage stakeholders early to ensure those impacted and/or those who influence have an opportunity to provide input.
- Proactive communications and targeted engagement with the local community to foster a sense of buy in and endorsement for an end product that will be utilised and maintained by the local community.
- Collaboration and celebration of the Gardens milestones and achievements to create a unified approach and sense of belonging and place within the local community.
- Build stakeholder and community trust through engagement and education.
- Community forums and user consultation.
- Positive project announcements.

**Partnerships and Key Stakeholders**
The following stakeholders are classified as key stakeholders as part of the ongoing communications and engagement for the ERBG:

- Aboriginal Advisory Committee of Eurobodalla Shire Council
- Mogo Wildlife Park
- Local Volunteers
- Eurobodalla Community
- Eurobodalla Shire Council
- Forestry Corporation NSW

The project seeks to connect and attract the wider and local community to the Gardens. Drawing inspiration from programs like Roar and Snore at Taronga Zoo and Three Days Three Park Passes to Gold Coast Theme Parks. The Garden will incentivize visitors with an overnight experience with access to all scheduled programs and events and a day trip to the partnering Mogo Wildlife Park for close up and personal experience.

**Sense of Place**
Sense of place describes our relationship with places, expressed in different dimensions of human life. The revitalisation of the Gardens aims to establish a relationship with the practices of place that reflect embodied relationships with local landscapes including natural, built, and human/community. Realising the sense of place at the ERBG and in turn develop an ecological identity through multiple educational programs, cultural and community gatherings and partnerships throughout the Shire.

**Plant a Tree Initiative**
The community will have the opportunity to contribute to the re-building of the gardens/forest via the plant a tree initiative. This will be run by volunteers and will be an educational session on bushfire/climate change awareness and how to plant a tree.
**Financials and Programme**

**Capital Expenditure (CAPEX) and Operational Expenditure (OPEX) Costs**

For the CAPEX and OPEX costs we have placed great emphasis on using the existing garden offerings to minimise costs. These include utilising the existing Amphitheater for the Moonlight Cinema and Mental Health Sessions. The wooden nest tower costs has been valued engineered to minimise cost through readily available materials for the structure such as blackbutt wood. Within the CAPEX we have allowed for escalation, authority fees, contingency, commissioning fees, escalation, early works, demolition, FFE, preliminaries, regional construction indices and services remediation.

### Cost Feasibility

The CAPEX costs and OPEX cost initially indicates that Option A would be the much more affordable option without the wooden nest tower, but the increase in revenue at roughly 640% more will allow Option B to have a much lower payback period at 10 years compared to the 20 years of Option A. Having a significantly lower payback period makes Option B a more desirable investment for the long term.

<table>
<thead>
<tr>
<th>Capital Expenditure</th>
<th>Option A</th>
<th>Option B</th>
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<tbody>
<tr>
<td>Moonlight Cinema</td>
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<tr>
<td>Electric Buggy</td>
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<tr>
<td>Monthly Saturday Morning Markets</td>
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<tr>
<td>Mental Health Retreat</td>
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<tr>
<td>ERBG Education App</td>
<td>$150,000</td>
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<tr>
<td>Garden Rejuvenation</td>
<td>$300,000</td>
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<td>“supply only, assume volunteers to assist with planting”</td>
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<td>Revamped Entrance and Carpark Roads incl. Lighting</td>
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<td>Accommodation Cabins</td>
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<td>$7,500,000</td>
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<td>Birds of Paradise Lookout</td>
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**Estimated Total Cost (ex GST)**

- **Option A**: $2,500,000
- **Option B**: $10,000,000

### Annual Operational Expenditure

<table>
<thead>
<tr>
<th></th>
<th>Option A</th>
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<tbody>
<tr>
<td>Capital Cost Replacement</td>
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<td>Operational Costs</td>
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<tr>
<td>Increase in Revenue</td>
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### Delivery Programme

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<tr>
<th>Project Initiation</th>
<th>Masterplan and Business Case</th>
<th>Due Diligence</th>
<th>Schematic Design</th>
<th>Planning Pathway and Approval</th>
<th>Procurement</th>
<th>Main Works</th>
<th>Grand Opening</th>
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