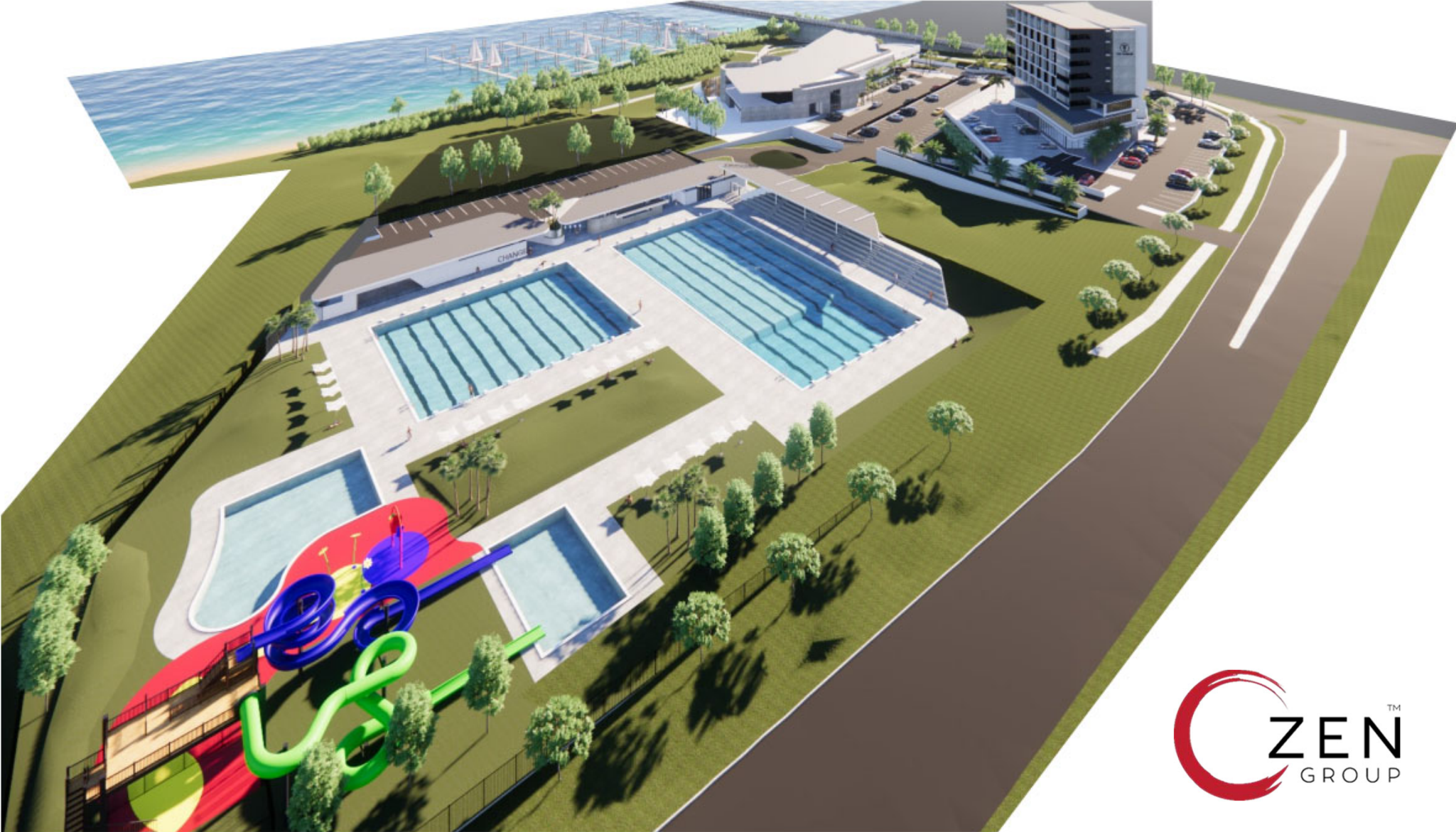


# 2 CENTENARY DRIVE, BOYNE ISLAND



# OUR PROPOSAL

SUBJECT SITE



COMPARATIVE SITE





EXCITING NEW COMMUNITY CENTRE



OFFERING EXQUISITE CLASS AND CULTURE



COMMUNITY AQUATIC CENTRE AND HOSPITALITY



VALUABLE INFRASTRUCTURE BENEFITS FOR THE LOCAL COMMUNITY AND WORKFORCE

# 2 CENTENARY DRIVE, BOYNE ISLAND — DEVELOPMENT CONCEPT



**MARINA**  
• 75 Berths

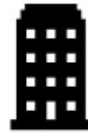
**YACHT CLUB**  
• Dining-920m<sup>2</sup>  
• Conference-990m<sup>2</sup>  
• Total-4,430m<sup>2</sup>

**HOTEL (6,139m<sup>2</sup> GFA)**  
• 80 keys  
• Commercial- 1335m<sup>2</sup>

Proposed **BTARC** Concept as per the latest **FDG Preliminary Master Plan's Facilities:**

- 8 Lane, 50m pool
- 10 Lane, 25m Pool
- Learn to Swim Club/Warm Water Exercise Pool
- Twin Waterslides
- Kiosk/Café
- Balance of amenities

## Economic Benefits Summary



	Community Club	Marina	Hotel	Aquatic Centre	Total
Construction cost	\$17.2 million	\$1.1 million	\$35.4 million	\$13.5 million	\$67.3 million

### Construction employment (job years)

Direct	40	3	80	30	150
Indirect	60	5	240	50	360
<b>Total</b>	<b>100</b>	<b>7</b>	<b>320</b>	<b>80</b>	<b>510</b>

(Figures below are for the 5<sup>th</sup> year of operation, once established.)

Output	\$10.2 million	\$1.0 million	\$4.4 million	\$1.6 million	\$15.9 million
Value Added	\$2.5 million	\$44,700	\$1.7 million	\$0.8 million	\$5.0 million

### Ongoing Employment

Direct	60	1	40	20	140
Indirect	80	1	30	20	140
<b>Total</b>	<b>140</b>	<b>2</b>	<b>60</b>	<b>30</b>	<b>280</b>

Visitation to the site	546,200 visits	43,870 visits	42,750 (visitor nights)	131,530 visits	In the order of 700,000 visits to the site a year (Total visitation is approximate as some overlap will occur between uses. Excludes visitor nights)
Visitor spending (some overlap will occur with revenue from different components)	\$1.1 million	\$0.4 million	\$4.3 million	\$1.3 million	\$7.1 million

# Investment, Employment and Expenditure Benefits

## Construction Investment



\$67 million over construction period



## Construction Employment



150 direct job years  
360 indirect job years

## Output



\$17.2 million



## Value Added



\$5.0 million

## Ongoing Employment



110 direct jobs



130 indirect jobs

## Visitation to the site



In the order of 700,000 visitors  
(Total visitation is approximate as some overlap will occur between uses. Excludes visitor nights)



## Estimated Expenditure



\$2.8 million  
(Some overlap will occur with revenue from different components. Excludes overnight visitors)

## Visitor nights



42,750 visitor nights



## Estimated Expenditure from Overnight Visitors



\$4.3 million  
(some overlap will occur with revenue from different components)

# BRIEF BACKGROUND



# TABLED MACROPLAN'S RESULTS OF THE CANDIDATE SITE SELECTION SCORE CARD TO REFLECT THE AMALGAMATED COMPARATIVE & SUBJECT SITE:

Site	Flooding Impact	Environment	Scale of Land Area	Ownership	Road Access	Public Transport	Proximity to Educational Facilities	Proximity to sporting and recreational facilities	Accessibility by residential population	Potential land use conflict	Total
<b>Comparative Site:</b> Tannum Sands Road & Coronation Drive as an AMALGAMATED SITE	5	3	5	5	5	5	4	4	5	4	<u>45</u>
<b>Subject Site:</b> Centenary Drive, Boyne Island as a SEPARATE LOT	4	5	1	2	4	4	4	3	4	4	<u>35</u>
<b>Subject Site:</b> Arthur Street, Boyne Island as a SEPARATE LOT	5	5	1	2	4	3	4	3	4	3	<u>34</u>



## FLOODING IMPACT (Score 5/5):

- As per MacroPlan's allocated score
- Lowest flood risk factor applied

## ENVIRONMENT (Score 5/5):

- As per MacroPlan allocated score
- Lowest Environmental Impact applied

## SCALE OF LAND AREA (Revised Score 4/5):

- MacroPlan reviewed our site as 2 x separate lots however Coronation Dr. was considered as an amalgamation of 2 x lots
- As a result Our Subject Site (3,34 Ha in total) was excluded - considered a fatal flaw
- Score Criteria:
  - 0-1 Ha Sites deemed problematic & were allocated a score of 1
  - 3-4 Ha Sites deemed more appropriate & allocated a score of 3-4
  - > 7 Ha Sites scored the max of 5

## OWNERSHIP (Revised Score 5/5):

- Privately owned
- Benefits (Maintenance Costs & Initial Outlay of Construction Costs)
- Respective savings on rates pushed onto GRC residents
- Unpacked further in Our Proposal

## ROAD ACCESS (Revised Score 5/5):

- MacroPlan allocated a 4
- 3 Street Frontages:
  - 1) Centenary Drive
  - 2) Wyndam Avenue
  - 3) Arthur Street
- 4<sup>th</sup> frontage onto Boyne River



*3 Street Frontages surrounding the Subject Site (Source: GRC Interactive Mapping)*

## PUBLIC TRANSPORT (Revised Score 5/5):

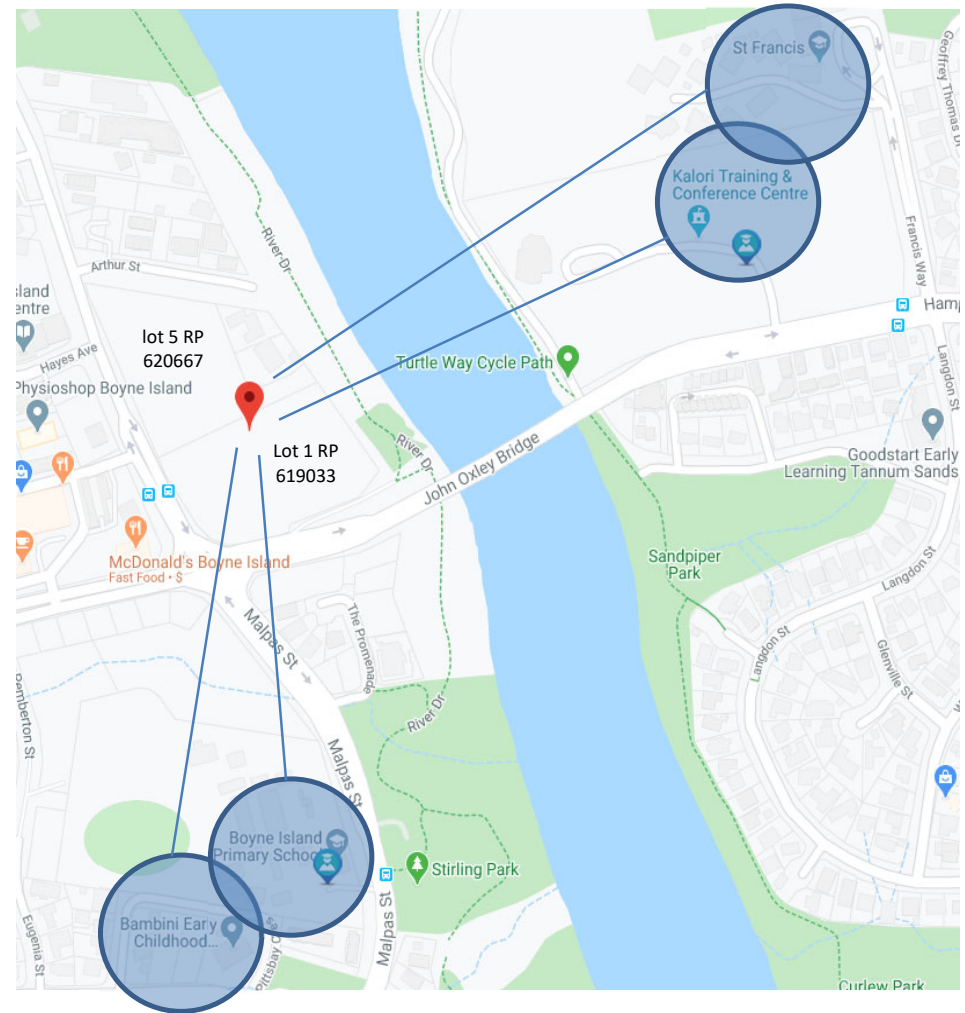
- MacroPlan allocated a 4 & 3 - we believe our Subject Site is easily deserving of a 5.
- 2 x convenient bus stops situated on Wyndham Ave.
- Comparative Site was allocated a score of 5 despite a further walking distance on the same bus route 550.



*Bus Stop locations adjacent to both the Subject & Comparative Sites on Wyndham Ave & Hampton Drive.*

## PROXIMITY TO EDUCATIONAL FACILITIES (Score 4/5):

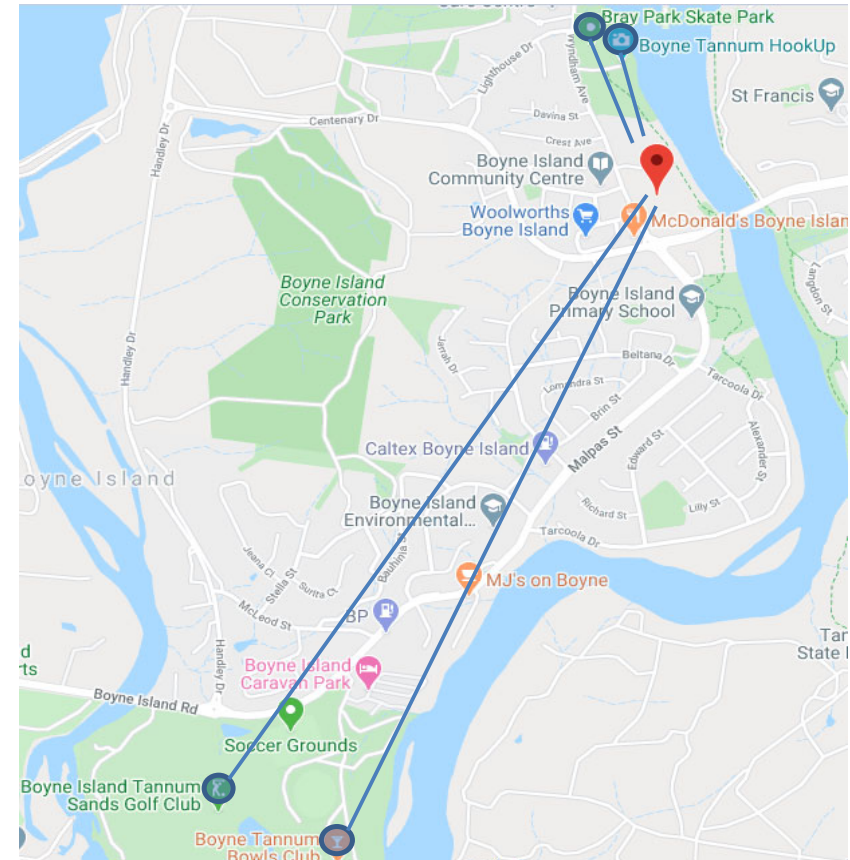
- As per MacroPlan's allocated score
- Close proximity to the Subject Site:
- Boyne Island Primary School
- Kalori Training & Conference Centre
- Bambini Early Childhood Development
- St. Francis Catholic School



*Educational Facilities surrounding the **Subject Site** (Source: GapMaps)*

# PROXIMITY TO SPORTING AND RECREATIONAL FACILITIES (Score 4/5):

- MacroPlan allocated a 3 we believe our Subject Site is easily deserving of a 4.
- The following sporting and recreational events take place & facilities are located in close proximity to the site:
- Boyne Tannum Hook Up (BTHU) takes place within 500m from the site.
- Bray Park Skate Park is also within the 500m radius from the site.



*Sporting and Recreational Facilities surrounding the **Subject Site**  
(Source: GapMaps)*



- The Boyne Island Tannum Sands Golf Club
- Boyne Tannum Bowls Club (2.5kms)
- Many more...
- Other than above the co-location of the proposed Marina and Yacht Club are the other critical recreational facilities that the BTARC would benefit from

## ACCESSIBILITY BY RESIDENTIAL POPULATION (Score 5/5):

- MacroPlan allocated a 4 we believe our Subject Site is easily deserving of a 5 (as per the Comparative site – 1.7km away)
- Immediately surrounded by:
- Boyne Plaza shopping centre
- Boyne Tannum Community Centre
- Residential Housing & Developments
- Boyne Island Primary School
- Connects to the Tannum Sands community via the John Oxley Bridge which is situated adjacent to the site.

## POTENTIAL LAND USE CONFLICT (Score 4/5):

- The same score that MacroPlan adopted (4) has been allocated.
- Subject site is directly opposite the District Centre – this is an appropriate location for a traffic/people generating activity.



## TABLED RESULTS OF CANDIDATE SITE SELECTION SCORE CARD :

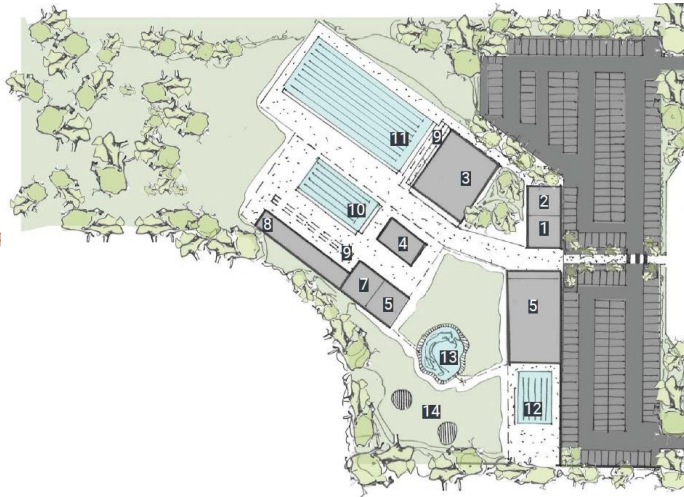
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<b>Comparative Site:</b> Tannum Sands Road & Coronation Drive as an amalgamated site	5	3	5	5	5	5	4	4	5	4	<u>45</u>
<b>Subject Site:</b> Arthur Street (Wyndham Avenue) and Centenary Drive as an amalgamated site	5	5	4	5	5	5	4	4	5	4	<u>46</u>

# AQUATIC CENTRE PLANS



## LEGEND

1. ENTRY
2. ENTRY OFFICES
3. AMENITIES
4. CAFE
5. GYM, SAUNA AND SPA
6. LIFEGUARD AND FIRST AID OFFICE
7. SWIM MEET CLUB
8. STORAGE AND SERVICES
9. BLEACHERS
10. 25M LEARN TO SWIM POOL
11. 50M SWIMMING POOL
12. HYDROTHERAPY POOL
13. KIDS POOL
14. BBQ FACILITIES

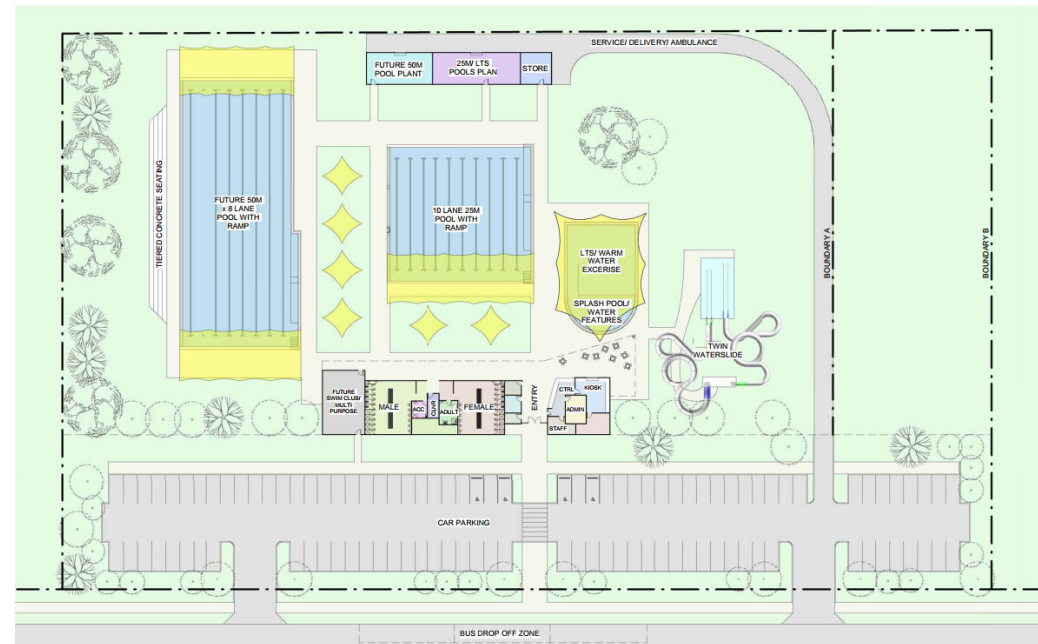


## THE ORIGINAL AQUATIC CENTRE'S MASTER PLAN AS PER MACROPLAN'S REPORT :

- The initial financial model's Initial Capital Outlay/ Construction Estimates by Arcadis were based on this concept for the COMPARATIVE SITE.

## THE REVISED AQUATIC CENTRE MASTER PLAN:

- Facility Design Group's (FDG) Preliminary Master Plan was endorsed by Council in June, 2020
- Based on Community Engagement results.
- ZenDev adopted this concept and drafted it into our proposed Development Plan.
- A revised and thorough Take-Off on this revised plan has also since been conducted by ZenDev for consistency purposes using MacroPlan/Arcadis' rates to arrive at directly comparable Construction Estimates.





# ZENDEV AQUATIC CENTRE MASTER PLAN CONCEPT:

- Proposed BTARC Concept as per the latest FDG Preliminary Master Plan's Facilities:
- 8 Lane, 50m pool
- 10 Lane, 25m Pool
- Learn to Swim Club/Warm Water Exercise Pool
- Twin Waterslides
- Kiosk/Café
- Balance of amenities





**COLLOCATION  
OF OTHER USES**

# 2 CENTENARY DRIVE, BOYNE ISLAND — DEVELOPMENT CONCEPT

## HOTEL (6,139m<sup>2</sup> GFA)

- 80 keys
- Commercial- 1335m<sup>2</sup>

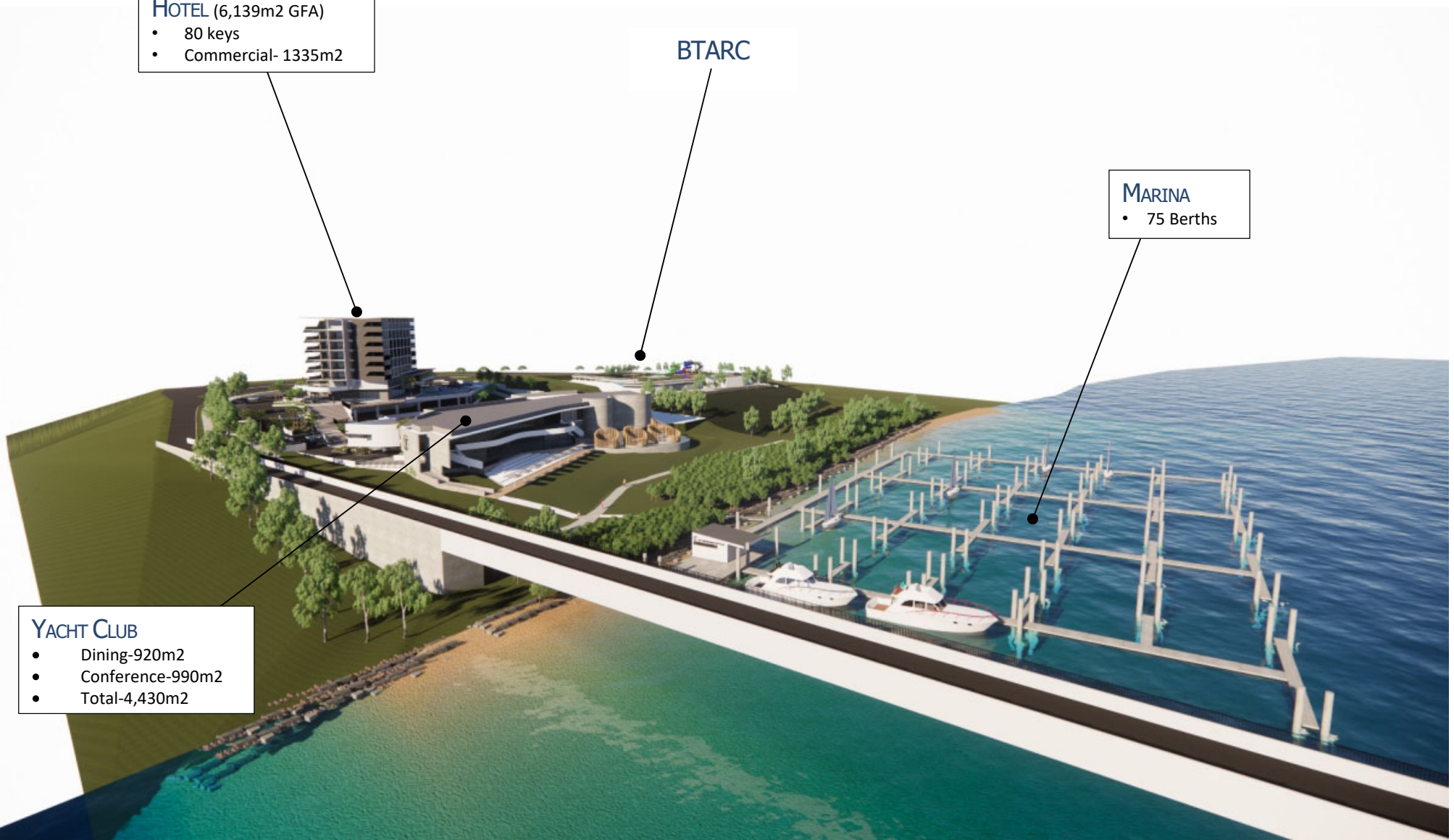
## BTARC

## MARINA

- 75 Berths

## YACHT CLUB

- Dining-920m<sup>2</sup>
- Conference-990m<sup>2</sup>
- Total-4,430m<sup>2</sup>





**FEASIBILITY**

## CASE STUDY: BITS GOLF COURSE

Facility Name	Location	Tenure/Council Contribution	Council Operating Costs
Yaralla Sports Club	1 Hickory Avenue, Kin Kora	Privately owned freehold land	\$0
Calliope Country Club	Stowe Road, Calliope	Privately owned freehold land	\$0
Miriam Vale Golf Club	13 Claude Wharton Drive, Miriam Vale	Privately owned freehold land	\$0
1770 Golf Course	2366 Round Hill Road, Round Hill	Privately owned freehold land	\$0
Baffle Creek Golf Club	Coast Road, Baffle Creek	Privately owned freehold land	\$0

### OPERATING COSTS:

- Significantly lower Operating cost
- Council Lease and Sublease to Operator on management contract

### PROJECTED FORECAST REVENUE:

Up to 200% increase in revenue and 25% increase in visitation from outside the Boyne/ Tannum Region when located on our Subject Site and co-located with:

- Marina
- Hotel
- Yacht Club

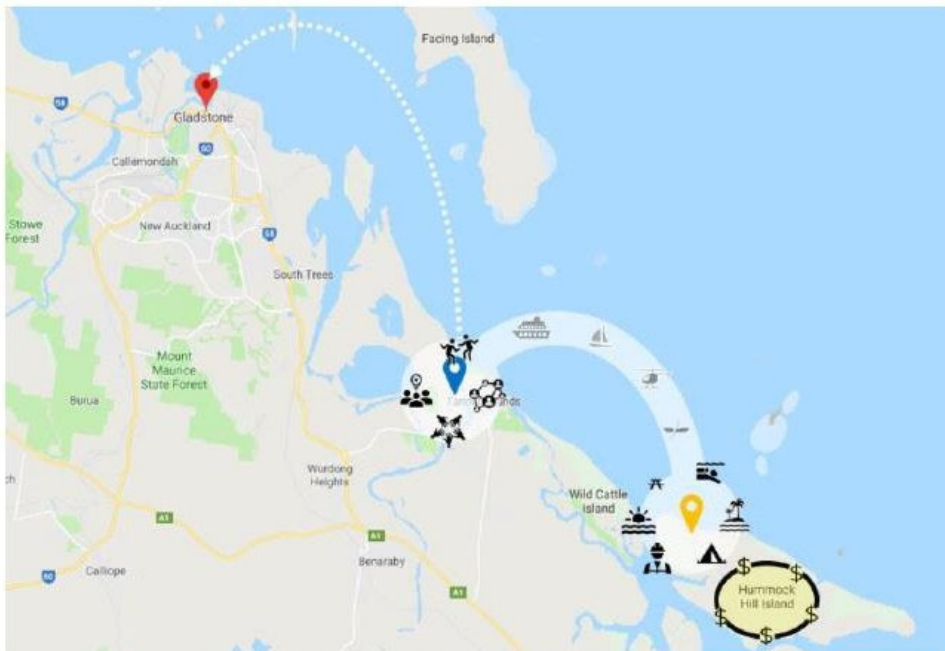
\* Established phase of operation

# STATE OF THE ART MARINA

The subject site has unique location characteristics making it the ideal catalyst for Local Tourism and Community Activities. The development of a new marina will be a significant asset to the Boyne/ Tannum Community and can boost the local economy through tourism opportunities significantly

## 1

### CONNECTING HUMMOCK WITH BOYNE



## 2

### CREATE NEW TOURISM BASED BUSINESS

A new Marina will provide the opportunity to stimulate marine traffic, attracting activity to Boyne Tannum, as well as providing a desirable infrastructure existing marine community. Holiday Goers are likely to enable them to visit Boyne/Tannum for tourism, shop, eat drink and relax at the new Community Club and bask in the sun while walking alongside the river-edge.

A new small vessel wet dock is anticipated to attract short term domestic users, with a small portion dedicated to commercial tourism operators. To base their operations such as:

- » Marine Tours and Cruises
- » Boat and Jetski Hire
- » Scuba diving lessons
- » Fishing Charters
- » Scenic Helicopter Tours

*The cruise industry is the fastest growing travel sector in the world. Recording strong growth globally. The cruise industry currently provides \$3.2B to the Australian economy.*



## 3

### ACTIVATE THE BOYNE RIVER

Activate the Boyne River Frontage with a Marina encouraging idyllic coastal tourism activities



# DESIRED DEVELOPMENT OUTCOMES

## BOYNE RIVER ACTIVATION



## TOURISM, HOSPITALITY, COMMUNITY & RECREATION



# THANK YOU





