

7/8/18

**SHIRE OF COCOS/KEELING ISLANDS
PROPOSED ECO RESORT FOR LOT 224 SYDNEY HWY
INFORMATION SUMMARY FOR SHIRE WEB PAGE**

The Hender Property Group (HPG) advise the following information is provided to the Shire Council to confirm the proposed guidelines and concept for the construction of the proposed WEST ISLAND ECO RESORT at lot 224 Sydney Hwy West Island. Lot 224 will be subject to a leasehold interest to HPG who also retain a first right of refusal to lease and develop the adjoining lot 223.

LEASE DOCUMENTAION AND AGREEMENTS

The lease terms and conditions are still in draft form and the Shire Council and HPG are working toward finalization of the terms and conditions following the public consultation process. HPG and Council are committed to work together to achieve the best outcome for the development of the resort and the Cocos community.

PROJECT DESIGN CONSIDERATIONS

Following agreement and execution of the lease the project will go into a formal design and approval stage. This will incorporate all necessary considerations for a project of this type including but not limited to environmental assessments and approvals, hydraulic designs for infrastructure ie water, sewerage disposal and treatment, rain water collection, fire protection and pressure systems. Design of roads and services, trenching layouts and service connection details.

Electrical designs including mains transformer, power systems, switchboards, solar power, batteries/ wind / alternative power considerations and communications including wifi and telephone access.

Building designs including civil and structural details and designs, Plant , equipment, working methods, materials and construction personell

Shipping, general freight , air freight , agreements and methods.

BUILDING AND MATERIALS

The resort design will incorporate Eco friendly material with due consideration for cyclone requirements. It is planned the resort design will seek to minimize the use of concrete. Studies regarding various forms of piling have been carried out and will be part of the design proposals.

Construction Engineers ECM will Project Manage the Construction phases of the Project. ECM have extensive experience in Project Management in the Territories and working in remote locations. ECM have all QA/QC to ISO9001, ISO14001 , AS4801 qualifications, HSEQ , Management procedures, carry all the required construction insurances and have a journey to zero harm management system.

Wood products will be sourced from accredited suppliers, treated to comply with weather conditions and resist termites etc , be of superior quality to attain an extended lifecycle. HPG along with Troppo Architects have considered a range of different building applications for this special project. Climate and Island conditions and sustainability are foremost considerations for the construction of accommodation and ancillary buildings.

Troppo Architects have considerable experience in the design and construction of Eco Resorts. The examples shown are for information purposes only but indicate the type of structures that may be considered suitable for the proposed resort. (Please refer to the attached photo's of the various buildings used within Australia for Eco resort type accommodation.

PHOTO'S

RESORT STAGED MASTER PLAN AND LAYOUT

For the purpose of explaining the proposed development HPG completed an overall site layout as an indicative concept. The Staged development concept was part of a joint initiative between HPG and the Shire Council as a means to develop a resort that will have a gradual impact and slowly increase in abilities as facilities, services and tourism expands. As the various stages are developed and the project moves forward unanticipated events may mean changes but generally speaking the master plan is an indication of the resort intentions.

The overall program allows for a planned staging of the resort facilities to ensure accommodation is provided to fit in with anticipated tourist numbers and controlling factors eg seats on airplanes, supplies of equipment and food, availability of water, sewerage, power and telecommunications and local community considerations.

The first stage shows approx. 45% of the accommodation being constructed together with the restaurant, services area, staff accommodation inc prayer facilities, managers house, horticulture and nursery area. The horticulture facilities will eventually incorporate hydroponics, nursery area, permaculture, living and productive systems.

The horticulture concept is based on being able to supply plant and vegetation and food product back into the resort to assist with the Eco concept of sustainability. Composting of degradable wastes will be used in the horticulture project. Cocos community participation

will be encouraged and HPG are hoping that this pilot research/facility may lead to open up other horticulture opportunities at Cocos Islands.

Stage 2,3 & 4, are detailed on the Staged Master Plan. The timing for these stages will be determined by tourist numbers and availability of services.

COPY OF MASTER PLAN

Stage 2 is expected to be able to accommodate up to 30 guests with some extra tent land accommodation if available. The final completion of the stages will see accommodation being provided for approx. 80-100 guests. Guests would have priority of use at the restaurant with the local Cocos community having access through a booking system.

A museum building is planned to be constructed adjacent to the reception area. The museum will provide displays of various artefacts/photo's/memorability of Cocos Keeling Island heritage. We have a number of organisations/people willing to donate time and money to various projects that connect the Cocos Island Heritage/history trail, including funding for restoration of jugong boats which could also be presented in displays. We would invite the Cocos Community to be involved in this project as we see that it has great benefits for tourism and the community as a whole.

A resort Community Centre is also planned. This Centre will offer undercover facilities for guests and locals including child care, prayer room, gymnasium, tourist information, demonstration of local arts and crafts, indoor games, pool and billiards, table tennis, darts etc. Also provided will be a designated meeting area available for conferences, tourist excursion briefings, and for use by the Cocos community in general. Community groups will be invited to be involved at the Centre to conduct various functions including weddings etc. the Centre will also provide support to the Horticulture/Nursery in the management and support of the project.

WORKING WITH COUNCIL AND COMMUNITY

HPG are committed to work with Council and the local community to achieve the best possible outcome for all parties involved in this project and we believe will provide a much needed stimulus for tourism in the Cocos Islands. We invite all recommendations and help from the Cocos community and see the benefits will be great and will impact positively throughout the Cocos Islands.

HPG intend to employ as many local people and companies as possible not only in operations but in the construction phase as well. Discussions with Council and local contractors has been ongoing . There has been a lot of research done and budgets prepared for the availability of local labour, plant and equipment required for the project.

Prior to the initial opening of the Resort , employment opportunities will be available to the local community . Those positions would include but not limited to housekeeping, office reception, restaurant and bar, transport assistance, grounds and general maintenance, laundry, cleaning and general resort duties. On site professional HR staff will be available in the recruitment and training process.

Support help from local production of goods and services will be sought and wherever possible HPG will be seeking local involvement in the operation and running of the resort.

HPG see the resort as a innovative Eco establishment with ground breaking Green Energy applications and Technology. Eco friendly designs and concepts are proposed which will create National and Global interest. The resort will be of great benefit to the Territoies, Cocos Keeling Islands and its residents