

Eryldene Environmental Sustainability Action Plan 2022-25



ERYLDENE

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Acknowledgement

The development of an Environmental Sustainability Action Plan (ESAP) has been an important step for the Eryldene Trust, as it daily confronts the evidence of climate change in its garden plantings, building maintenance, and events management.

An inter-disciplinary approach was adopted to develop this document and the generous support of volunteer Emma Bombonato, Environmental Manager at the Sydney Opera House, has provided Eryldene with an expert independent analysis of our operational sustainability. Together with a working group of Trustees, we developed a climate risk register, drafted a sustainable event check list, and have identified actions to address our operational impacts, build our adaptive capacities, and utilise a low carbon approach across a range of activities.

Building on the research undertaken by Trustee Bruce Walker to draft the Water Management Plan, and working closely with garden curator and Trustee Helen Wallace, and utilising my experience with current ICOMOS climate action initiatives, we have been able to present the Trust with a clear pathway to implement the ESAP and demonstrate the Trust's commitment to implementing sustainable development goals.

The Trust acknowledges and appreciates the many and varied contributions to the development of the ESAP.

The ESAP was adopted formally by the Trust on 24th October 2022.

We welcome feedback on the plan and we will review progress regularly - send comments via email to eryldene@eryldene.org.au.

Sheridan Burke
Chair, Eryldene Trust
October 2022

Introduction to Eryldene - Who We Are

Eryldene is a historic house and garden that is opened to the public by the community-run Eryldene Trust, established in 1978. The Trust's vision is *to sustain and share the heritage and enjoyment of Eryldene*, and it relies upon donations and event income to operate, as it receives no ongoing government support.

The house was designed by architect Hardy Wilson in 1914 and Eryldene's garden was developed by Prof. E G Waterhouse into the 1970s. After his retirement, the professor created a Camellia and Azalea collection of international significance. Within the garden, later buildings such as the Garden Study, Moongate, and Tea House illustrate a fusion of Eastern and Western architectural idioms, and the Temple in the front garden, fine fence, and mature plantings provide significant streetscape value. Together with the house collections and interiors, and the Trust's regular public programs and events, the national significance of the place is well recognised, and it is listed in the State Heritage Register.

Why we need a Sustainability Plan

Recognising our need to respond to changing climatic conditions to proactively conserve Eryldene's heritage values, in 2022 the Trust initiated the development of an Environmental Sustainability Action Plan. The practical management and conservation of the buildings, garden, and Eryldene events and open days, have been increasingly impacted by longer periods of drought and intense periods of rainfall and storms in recent years. The practical operations and resources of Eryldene as a historic house and garden open to the public had also been severely impacted by closure during the Covid-19 pandemic in 2020-22.

The cumulative and growing risks to the garden plantings became evident during the water shortages of the 2017-2019 drought, and the Trust initiated the preparation of a Water Management Plan to analyse and reform water usage on site. Adaptation of watering and irrigation practices began, but quickly three successive La Nina years followed in 2020-22 and attention re-focused on augmenting drainage and roof repairs.

Research into local climate variations and risks led to the drafting of a climate risks register, which was finalised over 2022, and a sustainable event check list, as part of the Trust's resolution to adopt a low carbon approach to all our activities. The Environmental Sustainability Action Plan has guided the Trust's 2023 strategic planning discussions.

Reflecting broadly on the 2019 *Futures of Our Past* report by ICOMOS, the Trust determined that it had a role to play in sharing and interpreting its modest climate action initiatives to adapt, mitigate, and manage such impacts. We will be reviewing progress annually and have appointed sustainability champions to help us implement the plan through events, venue hire, and day-to-day operations.

We welcome feedback as we strive to conserve and adapt the garden and to focus on improving Eryldene's sustainability as a house museum by proactively broadening its audience and volunteer base and by increasing the gardens' resilience to climate change. Supported by a Create NSW grant, as part of sharing our experience, we are organising an international webinar in 2023 to share our practices and hear more about how these issues are being dealt with in historic gardens globally.

Eryldene Strategic Planning 2021-22

As Covid-19 lockdowns in Sydney extended into 2021, the Trust reviewed its Strategic Plan, cut its costs drastically, and developed a short Strategic Action Plan for the period September 2021- December 2022, utilising the closure time to establish base case information and analysis for the development and implementation of a 5-year Renewal Plan. Strategic studies to develop an audience engagement strategy, a schools education program, and this environmental sustainability action plan for Eryldene were all commissioned. In parallel we reviewed our Conservation Management Plan.

Key goals in the Eryldene Strategic Action Plan 21-22 were:

GOAL 2: Develop and Implement 5-Year Renewal Plan for Eryldene post-Covid-19 (2022-27)

GOAL 6: Develop a Sustainability Plan for Eryldene, improving the Trust's intergenerational resilience and sustaining the garden in climate change

The Eryldene Trust's vision for renewal planning is to build its own resilience and share the experience of our journey with other house and garden museums.

We aim to address two major issues:

- How very significant historic gardens and their plant collections can approach the long-term management of their gardens at a time when climate change and sustainability are increasing challenges; and
- How to develop strategies to respond to declining public interest in house museums, and changes to volunteering, by engaging with youth and rebuilding audiences through a shared intergenerational concern about climate change and sustainability issues.

These goals have been included as implementation actions in the 2023 Eryldene Strategic Action Plan.

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Executive Summary

As custodians of Eryldene and as an active member of the Kuring-gai community, the Eryldene Trust is committed to minimising its operational impact and protecting the environment. Our vision is to build resilience for the Trust itself and share the experience of our journey with other house and garden museums. Eryldene's Environmental Sustainability Action Plan 2022-25 (ESAP) proposes environmental management actions to be undertaken by the Eryldene Trust, its staff, and volunteers for the next three years. The ESAP was developed in consultation with a sub-committee of Trustees. The actions within the ESAP address key environmental theme and issues and provide direction to implement environmental projects that have been prioritised by the Trustees. Actions will be dependent on Eryldene's budget, resources, and capacity and will be subject to annual review by the Trust.

The ESAP supports the objectives of Eryldene's Strategic Action Plan 2023 to conserve and share the heritage values of Eryldene and covers areas such as resource efficiency, waste management, climate risk mitigation and adaptation, and staff and community engagement. Eryldene is an important place for the Kuring-gai community to come together to enjoy a significant heritage listed house and garden; connect with nature; enjoy music, art and culture; and learn about the environment. Through the delivery of the actions in the ESAP the Trust aspires to provide an example for others and hopes that through our work we can share knowledge and inspiration as we work together towards a more sustainable future.

The ESAP was adopted by the Trust on 24 October 2022.

Headline Goals

Eryldene is committed to five headline goals in its Environmental Sustainability Action Plan:

1. Establish effective governance and capability to deliver goals and objectives.
2. Gather data to measure environmental impact, monitor performance, and make informed decisions.
3. Understand the risk and opportunities related to climate change and recognise the need for adaptation.
4. Showcase the intersectional nature of heritage conservation and environment management through interpretation and storytelling.
5. Embrace the leadership opportunity to engage and inspire the community through everything we do.

1.0 Energy Use: Mitigation

Objective and target	Actions	Timeline	Responsibility	Priority
Improve energy efficiency of the Eryldene House	<ul style="list-style-type: none"> -Insulate roof space where appropriate and possible. -Investigate work and cost required to consolidate the ceilings prior to adding insulation (first priority for tenant's rooms and office). -Rolling program of ceiling consolidation included in Maintenance Plan August 2022. 	FY23/24	Trustee Conservation	1
Improve energy efficiency of the Eryldene House	Investigate energy efficient alternatives: <ul style="list-style-type: none"> -Efficient lighting retrofit (Fluoro/LED) -Draught -proof rooms, especially heavily occupied spaces (draught stoppers, etc). -Investigate an alternative for electric oil heaters. 	FY23	Trustee Conservation	1
Increase knowledge and awareness of staff and tenants in relation to energy efficiency	Undertake staff and tenant 'energy smart' training at least once annually.	FY23-25	Trust	1
Decarbonise energy use on site	<ul style="list-style-type: none"> -Review electricity supplier and switch to support renewable energy (zero emissions). -Alternatively, Energy Australia offers carbon neutral opt in. Elect to opt in (for free) via: Opt in to be Carbon Neutral - Energy Australia 	FY23	Trust	2

2.0 Water Use: Adaptation and Conservation

Objective and target	Actions	Timeline	Responsibility	Priority
Increase efficiency of water used on site to maintain heritage garden	<ul style="list-style-type: none"> -Finalise Garden Water Management Plan (GWMP). -Implement Garden Water Management Plan. -Integrate ES practices within the GWMP. -Continue to monitor site water use and review and report to Trust annually. 	FY22 FY23 FY23 Annual review	Garden Council	1
Reduce water used for irrigation and domestic purposes	<ul style="list-style-type: none"> -Meter and record water use. -Maximise use of harvested rainwater for irrigation in accordance with the actions identified in the GWMP. -Meter and record potable water use associated with domestic (house) water use. -Identify and plan for specific irrigation /shade/care of high significance plants. -Identify high significance plants and create heat relief program for them. -Utilise tank water first wherever possible. -In times of extreme drought, prioritise watering as follows: tubbed camellias, in ground camellias, mature trees, garden beds, lawns. 	Monthly meter reads FY23	Garden Council	1

3.0 Positive and Responsible Climate Action

Eryldene Trust and visitors understand the impacts of a changing climate in order to increase the resilience of the property and heritage garden.

Objective	Action	Timeline	Responsibility	Priority
Explore opportunity to become carbon neutral	<ul style="list-style-type: none"> -Measure and report Eryldene's annual carbon footprint. -Separate operational and event waste footprint (school project?). -Reduce annual footprint, offset residual emissions by investing in local projects where possible. -Investigate opportunity to build in a donation per ticket to fund carbon neutrality (particularly for events). 	FY23-25 FY24 FY23-25 FY23/24	Trust Treasurer	2
Understand property climate related risks	<ul style="list-style-type: none"> -Undertake risk assessment to identify climate related risk to property buildings, collections, and heritage garden. -Identify priority actions based on risk analysis and rating. -Review annually – assess against number of events and impact (cost) 	FY23 (Complete) FY23-25	Trust	2
Maximise resilience of Eryldene's heritage garden	Develop: <ul style="list-style-type: none"> -Garden Maintenance Plan (scope: weed, pest mgt, succession planting requirements). -Undertake arborist tree safety inspection at least annually and implement actions as agreed. -Set up accounting system to capture and track annual costs of garden preventative and reactive maintenance. -Track increased expenditure that can be linked directly to severe weather events. 	FY23/24	Garden Council Treasurer	1
	<ul style="list-style-type: none"> -Record Camellia species identified as highly significant in Camellia register. -Coordinate significant plant propagation off-site with the support of Bill Parker. 	FY23	Garden Council working with Margaret Pope	1
Mitigate risk related to special events and monitor real cost over time	<ul style="list-style-type: none"> -Track event/weather incidents and associated cost (including financial impact of special event cancellation if applicable). -Agree on heat/ wind speed/conditions required to trigger event cancellation – based on information from BOM. 	FY23-25	Events Trustee and Treasurer	1
Interpret Eryldene's Sustainability efforts. Share information and raise community awareness about issues that relate to climate risk mitigation and adaptation.	Use Eryldene as a showcase for sharing good practice about heritage garden sustainability. Incorporate messages in events, webinars, social media content, and school education resources sheets. Messages could include: <ul style="list-style-type: none"> -Weather-proof gardening (smart irrigation, rainwater harvesting, soil moisture sensing, weed free mulching). -Climate friendly gardening/climate proof camellias (refer to WMP). -Water wise heritage gardening (refer to WMP). -Chemical free gardening (companion planting, friendly mites, low/non-toxic, etc). -Ensure sustainability issues integrated into proposed primary education program. 	FY23-25	Trust and Events Trustee	2

4.0 Effective Waste Management

Understand the Eryldene waste footprint and opportunities to avoid and reduce waste and increase recycling, with a focus on events.

Objective and target	Action	Timeline	Responsibility	Priority
Reduce operational waste footprint	<ul style="list-style-type: none"> -Undertake a waste audit (operational and event waste) to better understand waste footprint and opportunities for improvement. -Engage with schools or volunteer to develop a site waste management plan. -Capture food waste via on site worm farm or compost (link to educational opportunities). -Capture containers on site (cash for cans) – space and logistics dependant. -As outlined in the GMP, capture garden waste (with exception of weed species) to compost and mulch where possible. -Green waste such as weedy species should be captured in Council organic waste stream to be removed from site. 	FY24	Seek additional support from environmental grant, school or Council. Garden Council	2
Reduce event waste footprint	<ul style="list-style-type: none"> -Undertake a waste audit of events. -Include commercial requirement for events to separate waste and recycle. 		Seek additional support from environmental grant, school or Council.	
Monitoring and reporting waste	<ul style="list-style-type: none"> -Investigate options to report on waste generated from events. -Itemise and charge waste costs back to third party high (cost recovery). 	FY24/25		2

5.0 Sustainable Purchasing and Materials Use: Mitigation

Eryldene is committed to ensuring the purchase of goods and services have the lowest environmental impact and positive social outcomes.

Objective and target	Action	Timeline	Responsibility	Priority
Reduce chemical quantities used on site through purchase of suitable alternatives	-Develop chemical inventory for site. -Investigate opportunities to swap chemicals for low/less toxic alternatives (e.g., friendly mites).	FY23	Trust	2
Reduce requirement for single use items	Investigate opportunity to commit to: -Balloon free venue. -No single use plastic use on site (including events). -Reusable drinkware, cutlery, and crockery. -Implement sustainable event checklist.	FY23	Trust Venue Hire and Events	1
Increase sustainability of supply chain	Review and audit purchasing history over 12 months. Investigate opportunities to improve purchasing practices to focus on: -Fair trade certified tea/coffee. -Locally produced (Sydney, NSW regional). -Supporting small and local business.	FY24/25	Trust Admin	2
Toilet paper and other consumables	Review product range and investigate opportunity to purchase: -Recycled content toilet paper and paper towel. -Earth friendly hand/soap wash.	Complete	Trust Admin	2
Office paper and supplies	Review office consumable product range and investigation opportunity to purchase: -100% recycled content office paper (Forest Stewardship Certified).	FY24/25	Trust Admin	2

6.0 Sustainable Transport: Mitigation

We encourage our guests to use public transport to reduce their travel footprint and improve health and well-being.

Objective	Action	Timeline	Responsibility	Priority
Promote sustainable Transport	-Provide information about public transport on website and for all communication for events (complete). -Encourage visitors to reduce personal footprint by choosing train. -Offer facilities for visitors to securely lock bikes on site. -Align with health and wellbeing programs (e.g., being active, National Walk to School, Ride to Work).	On-going	Admin and Events	2
Measure impact of transport to site	-Undertake a survey of visitors (sample >20% of total) to understand travel footprint and choice of transport to Eryldene (capture post code and type of transport) and use information/data to assess Eryldene's carbon footprint.	On-going	Admin and Events	3

7.0 Effective governance

Through effective governance, Eryldene will embed the principles of sustainability into everything we do.

Objective	Action	Timeline	Responsibility	Priority
Monitor progress and implementation of plan	-Create environmental sustainability sub-committee (subject to capacity) and nominate an anchor trustee. -Meet quarterly to monitor progress and report to Trust.	FY23	Environment Action Working Group or is this garden council role?	1
Understand and manage operational environmental risks.	-Complete activities and impacts register. -Manage identified priority risks and review annually.	FY24	Trust	2

8.0 Connect To Nature and Biodiversity

Objective	Action	Timeline	Responsibility	Priority
Connect visitors to nature	Utilise gardens for public programs that connect visitors to green space gardens: -Mental health wellbeing (yoga, meditation, art). -Community connection space for community groups, including elderly or vulnerable (e.g., <i>A Cuppa Amongst the Camellias; Climate and Conservation</i>). -Promote garden as wildlife friendly – butterflies, bees, birds, bugs and reptiles.	FY23-25	Garden Council	1
Promote garden as habitat	Consider installation of: -Stingless bees or European bees (produce Eryldene honey to raise funds). -Develop relationship with North Shore bee club: https://nsbka.org.au/ -Frog pond (encourage frogs into garden). -Nest boxes (leave habitat trees as alternative to full tree removal).	FY24-25	Garden Council	2
Best Practice Notes	Garden Council to complete the review of water management practices and document for discussion with visitors on tours, e.g., mulching, mites, etc.		Garden Council	

9.0 Community Engagement (Visitors, Volunteers, Schools, Supply Partners)

Objective	Action	Timeline	Responsibility	Priority
A place for community to connect with green space, nature, and biodiversity	Refer to Audience Development Strategy.	FY23-25	Events Trustee	2
Partner with schools	School resources: -Integrate sustainability into Schools Education Program 2023. -Demonstrate site sustainability, climate, best practice gardening practices. -Initiate an annual climate challenge – art, social media, design (linked to curriculum).	FY23-25	Events Trustee	3
Embed sustainability into delivery of events on site	-Develop <i>Sustainable Event Guidelines</i> (In-house and third-party hire). -Implement through Venue Hire Agreement. -Implement Sustainable event checklist for all events	FY23	Events Trustee	1
Grow network of supply partners who can assist tell the story of climate friendly/ sustainable gardening	-Identify supply partner opportunities to promote products and contra sponsorship with sustainability credentials. -Gardening supplies and equipment. -Consumables for events. -Services (tree services, maintenance).	FY23-25	Trust	1
Use local networks to promote sustainable experiences at Eryldene	-Ku-ring-gai Council -North Shore Mums -Local community groups (e.g., Gardening clubs) -Health and wellbeing -Schools, child care -Aged care -Air bnb experience platform	FY23-25	Trust	2
Internships	Provide opportunities for horticultural internships in addition to existing museum, work experience, and corporate volunteers.	FY23-25	Trust	3

References

Eryldene Strategic Action Plan 2021-22

Eryldene Water Management Plan (DRAFT 2022)

Eryldene Audience Development Strategy Phase 1 (Aleema Ash Consulting 2022)

Eryldene Climate Risk Register (DRAFT 2022)

Eryldene Sustainable Event Checklist (DRAFT 2022)

Plan Development and Consultation

The development of this plan was initiated in April 2022 and proceeded through a series of workshops and discussions, with presentations to the Trust in July and September. The plan was formally adopted by the Trust on 24 October 2022.

Name	Role
Sheridan Burke	Eryldene Chair
Bruce Walker	Trustee, Camellia Research Society
Colleen Morris	Hon Garden Adviser
Helen Wallace	Garden Council
Aleema Ash	Trustee - Events
Wendy Dellit	Trustee - Conservation and Maintenance

Eryldene Sustainable Event Checklist

Event	
Date	

Initiative	Yes	No	Comments
Purchase tickets via online registration or mobile event apps.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Physical tickets printed on 100% recycled content paper.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Where possible opt for non-print collateral, or where possible design printed material for multiple use (e.g., no dates, generic reusable design).	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Ensure sustainability messaging is consistent and highly visible across all promotions and media for the event (e.g., sustainable transport, single use plastic free (no balloons), BYO water bottle, and waste wise).	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Event promotion campaigns driven through digital, online, and social media outlets – where practicable limit print media.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Maximise use of external communications via texts or social media platforms (e.g., Instagram, Facebook).	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Maximise internal communications via One Drive.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Opt for environmentally friendly alternatives to stickers.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Opt for sustainable merchandising materials and products (i.e., locally made, sustainably printed collateral, canvas or hessian bags, reusable water bottles and keep cups to limit packaging).	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Select locally grown, seasonal produce and items with low carbon emissions for catered functions (avoid imported products and brands).	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Cups, plates, napkins, and cutlery for to be reusable (avoid single use disposables) and provide recycled content serviettes.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Encourage BYO water bottle or reusable drinkware for water to avoid plastic water bottles.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Left-over food from events or venue hire to be captured in food organics or donated where appropriate.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Check water meter readings before and after event	<input type="checkbox"/> Yes	<input type="checkbox"/> No	WM before:
			WM After:
Promote all available public transport services and options and include links to public transport services, maps, and timetables.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Promote Eryldene as a smoke free site.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Promote Eryldene as a balloon free site. Promote bubbles or bunting, not balloons (Encourage balloon free alternatives).	<input type="checkbox"/>	<input type="checkbox"/>	
Include sustainability criteria when engaging suppliers and third-party hire (Gold Standard caterers).	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Notes

Signed

Eryldene Climate Risk Register

This register is subject to annual review in conjunction with Eryldene's Environmental Sustainability Action Plan.

Risk statement	Risk Rating	Controls	Action	Who	Residual Risk Rating
Loss of rare and significant plant species due to prolonged heat/lack of water.	Very High	-Succession planting plan required to provide an insurance population of significant species in the event of loss.	-Five Camellia species identified as highly significant. Propagation required off site with the support of Bill Parker (Camellia Ark). -Identify and record species in the Eryldene Camellia register. -Identify and plan for specific irrigation/shade/care of high significance plants (rarity, Waterhouse association, pre 1900 introduction). -Identify high significance plants and create heat relief program for them. -In times of extreme drought prioritise watering to tubbed camellias, in ground camellias, mature trees, garden beds, lawns.	All Trustees Garden Council Camelia Registrar	Very High
Structural damage to property due to wind, hail or storms caused by fallen tree limbs, branches or fallen trees.	Very High	-Arborist inspection and report to identify high risk limbs/trees completed annually. -Report recommendations to be reviewed and implemented as required by Trust. -Annual drone inspection of all roofs, repairs.	-Track incidents and associated cost of preventative and reactive maintenance. -Monitor insurance claims experience. -Risk rating reviewed annually based on data (cost, number of incidents, premium impact).	All Trustees Conservation Trustee	High
Windblown debris resulting in potential injury to staff, volunteers or visitors (e.g., umbrellas) and event set up infrastructure (tents, chairs, marques, etc).	High	-Weather conditions closely monitored prior to and during event. -Event equipment is adequately secured as part of event set up. -Remove any outdoor event set up that is vulnerable to high wind/storms (e.g., umbrellas, marques, banners etc). -Events will be cancelled due to patron and staff safety risk.	-Track incidents and associated cost (including financial impact of cancellation if applicable). -Nominate wind speed/conditions required to trigger event cancellation.	Events Trustee	Medium
Damp and mould impacting buildings conservation and use (materials, building, infrastructure, furniture) and personal health.	High	-Property is regularly inspected for mould and treated for black mould when required. -Tenant and events ensure property has adequate air flow by opening windows, especially in high-risk areas etc when appropriate. -Dehumidifiers, fans, and moisture traps have been installed and in consistent use.	-Track treatment and costs associated with black mould treatment. -Bi annual interiors cleaning.	Conservation and Collections Trustees	Medium
Overloaded/blocked gutters - reduce ability for efficient capture of water runoff.	High	-Preventative maintenance contract is in place to clear gutters. This work must be completed at least 5 times per year. -Extra gutters/ downpipes check by gardeners after storm events.	-Develop preventative maintenance plan for site focusing on priority areas: integrating Eryldene Water Mgt Plan and ESP. -Regular inspections are required to monitor any water penetration on the buildings, particularly on the eastern and western side of the house. -Front gutter has a dent/slope which requires rectification.	Conservation Trustee Garden Council	Medium

Risk statement	Risk Rating	Controls	Action	Who	Residual Risk Rating
Poor thermal comfort for workers indoors and an increased need for heating in the office and two western bedrooms for tenant and original bathroom.	Medium	-Consolidation of the kitchen and dining room ceilings has occurred. Install draught stoppers, heat single rooms with energy efficient space heaters. -Tenant provides own heating.	-Investigate work and cost required to consolidate the office and bedroom ceilings prior to adding insulation. -Review all the ceiling and conditions of above - bedrooms etc.	Conservation Trustee	Medium
Degradation of building (e.g., drying, warping, cracking) due to heat and humidity.	Medium	-Monitor building condition as part of bi annual maintenance plan inspections.	-Investigate need for building works including additional painting, due to degradation (e.g., cracking).	Conservation Trustee	Medium
Browning, die back of tennis court lawn due to prolonged heat/lack of water. Healthy lawn required for hosting event space, risk to revenue stream.	Medium	-Currently transitioning to more water wise grass species on court lawn (i.e., Buffalo). -Reduce informal irrigation regime. The approach is consistent with reducing water requirements during drier conditions.	-Refer to Eryldene Water Management Plan. -Continue to facilitate lawn species change on court. -Nominate lawn watering regime in WMP.	Garden Council	Low
Event cancellation due to severe weather, resulting in revenue loss, visitation decline.	Medium	-Monitor conditions and consider alternative options in event of bad weather. -Need to provide additional shade /shelter structures for events (e.g., tent or umbrellas for the lawn area when required). -Reschedule event where possible.	-Continue to monitor frequency and impact of event cancellation and cost impact (financial year).	Events Trustee and Treasurer	Low
Water use and associated costs increase. Note: Sydney Water, water usage rate per KL increases in "drought conditions".	Medium	-Monitor cost associated with price per KL and consumption.	-Utilise tank water first. -Monitor costs in terms of financial impact. -Prioritise areas to be irrigated	Garden Council	Low
Site unsafe due to slippery surfaces, reduced accessibility for volunteers and visitors.	High	-Garden horticultural maintenance contract includes requirement to keep the pathways moss/algae free. Wet and Forget. -Ensure green chemical is applied safely where required.	-Track regular treatment and costs associated with keeping paths moss/algae free.	Garden Council	Low
Localised ground saturation leads to poor access to particular areas of the site. Example in front of the teahouse.	Medium	-Monitor impacts during high rainfall events or prolonged rainfall.	-Remediation works required to address the drainage.	Conservation Trustee	Low
Inefficient heating (electric oil heaters) increases electricity use and associated energy costs increase .	Medium	-The tenant provides own heating and pays for electricity. -Rugs on the floors help to keep space warm rather than underfloor insulation.	-Investigate alternative to electric oil heaters.	Conservation Trustee	Low
Poor tenant occupant comfort - reduced revenue opportunity	Medium	-Manage expectations of the tenant.	-Investigate providing energy efficient heaters for tenanted rooms.	Conservation Trustee	Low

Risk statement	Risk Rating	Controls	Action	Who	Residual Risk Rating
Visitors more likely to opt for car over public transport - increased street parking requirements.	Low	-Public car park at the end of the street. No other parking infrastructure. -Train is convenient - risk is acceptable.	-Consistently promote public transport.	Events Trustee	Low
Increased vulnerability and risk of heat related illness to patrons and/or outdoor workers (volunteers).	Low	-Lots of available shade in garden generally, but for events umbrellas or shade structures are needed. -For outdoor work, modify work routine during extreme weather.	-Use shade structures as necessary. -Modify work practices as needed.	Events Trustee Garden Council	Low
Water logged soil, increased risk of prolific weeds, pests and diseases in garden (fungus, mould, mildew, etc).	Low	-No obvious changes in weeds - no increase to fungus, mould and mildew. Cool and damp summer = no tea mite.	-Monitor.	Garden Council	Low
Poor thermal comfort (heat and humidity) for workers/tenant indoors and an increased need for cooling.	Low	-Fans to keep cool (humidity and mould actions addressed).	-Monitor.	Admin Trustee Garden Council	Low