

Item 16.2 CDG1174 King Island Hub

Reporting: Growth & Strategy Manager – Helen Thomas

SUMMARY:

This report provides an update on activity on the King Island Hub through June and July 2023. This includes:

- Engagement of managing contractor
- Date for breaking ground at Lighthouse Street site
- Resolution of building code matters
- Consideration of electricity supply to Lighthouse Street site
- Review of schedule and budget for George Street site
- Approval of request for variation of project schedule with grant administrators
- Operating model at Lighthouse Street site

DISCUSSION:

Procurement

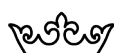
Following a resolution of Council in its June 2023 closed meeting, Evolve Commercial were selected as the preferred Managing Contractor for the King Island Hub project. Through the procurement process, this organisation demonstrated commitment to and a real passion for the project. Operating on the Island for the last four years, While Evolve Commercial is registered and head quartered in Victoria, they have an established King Island presence with a King Island-based site supervisor supported by resident and off-Island trades and specialist contractors.

A project kick off meeting was held in Hobart in mid-July to discuss the onboarding process and plan a review of construction program and budget at Lighthouse Street. A walk through of the Town Hall site at the end of July will inform a review of the program and budget for the 10 George Street element of the project.

Lighthouse Street

Federal and State government representatives, as well as key local stakeholders, will be invited to attend a breaking ground ceremony on site on Thursday 19 October 2023. Details of the event are being refined through August and invitations are expected to be issued in early September.

The Hub project team are passionate about ensuring this new facility reflects the whole of King Island. This will be done not only in how the facility is managed and utilised, but also how it is constructed. The central fire place will feature rock from the Grassy Scheelite mine, the display cabinet which wraps around the verandah will hold artefacts from our Island's rich history and creative present, and statement pieces of furniture will be constructed from local materials, ideally by local artists. Any community member who has a piece of King Island that could be used to showcase our Island in this way are encouraged to contact the project team by emailing kicouncil@kingisland.tas.gov.au. We are particularly keen to get hold of local timbers,



especially any timbers that may have washed free of the Naracoopa Jetty, to feature at the site.

The project team have been in discussion with HydroTas regarding electrical connection to the Lighthouse Street site. The age of infrastructure along Lighthouse Street means it is not possible to simply add a connection for a new building. Discussion between HydroTas, JMG – the electrical engineer on the project – and Council's engineer is ongoing with a potential link from the Currie Harbour appearing to be the most efficient option at this time. Further discussion and a firmer understanding of the impact on the project budget is ongoing at the time of writing. Since the approval of the development application in April 2023, the design team have identified some improvements to the construction of the new build, including separating the earth berm from the side of the building, reducing the structural load and creating another point of interest in a small bridge over the gap to the rooftop lookout. This has been provided to Council's planning office for consideration in advance of the design being finalised and a building permit sought.

To enact the bushfire management plan approved for the Lighthouse Street site, it is necessary to have a Part 5 Agreement drafted to ensure no new construction is undertaken within a 3m distance from the northern title boundary. Simmons Wolfhagen have been engaged to prepare this agreement on Council's behalf.

The title for 38 Lighthouse Street also has a covenant attached to it which aims to protect development that would diminish the impact of the Currie Museum. This matter was considered by the independent Planning Consultant engaged to assess the development application, the Heritage Consultant engaged by the project team, and by lawyers at Simmons Wolfhagen at Council's express request. All parties agreed that such covenants can only be activated by the title holder - in this case, King Island Council - and that the covenant's apparent intent has been superseded by the protections provided by Tasmania's Historic Cultural Heritage Act 1995. As such, Simmons Wolfhagen have been asked to seek the formal removal of this covenant through Crown Land Services. This matter will proceed concurrently with the application for a building permit.

George Street

In mid July, Council's GM and Growth & Strategy Manager met with the Acting Director and Acting Deputy Director of Service Tas regarding the Hub works at 10 George Street.

The Managing Contractor conducted a walkthrough of the facility in late July 2023. An update on the program and detailed budget for this portion of works will be provided to the project team in mid-August.



Grant acquittal

A request for variation to the grant deed was submitted in June to reflect redistribution of funds over the life of the project. Backlog at the grant administrator's office led to some delay in processing this variation, with the approved variation received in the first week of August Progress report 1 was accepted at the same time with the first payment of \$300k expected during August 2023. Progress Report 2 is due in October 2024 with a further \$1M payment from the grant administrators expected shortly after that report is accepted.

Operations of King Island Hub

Conversation with key stakeholders is underway on the operations of the King Island Hub. An MOU has been in place with KIRDO since 2021, but the current status of the project allows for more detailed commitments on how the space will be operated once construction is completed. This process has also included conversation with representatives from the King Island Arts & Cultural Advisory Committee, volunteers and artists at the King Island Arts & Cultural Centre, King Island Tourism and King Island Chamber of Commerce.

As well as preparing a draft operating budget for the facility, consideration is being given to a first year program for the site. Opportunities discussed so far include an exhibition of art works by past King Island artists in residence and Australia Day celebrations, with multiple King Island businesses and Tasmanian organisations considering hiring the facility for a board meeting in 2025. Community members are invited to share any suggestions for one off or regular events which could be hosted at the site by emailing kicouncil@kingisland.tas.gov.au.

FINANCIAL IMPLICATIONS:

The activities detailed above are included within approved budgets, except where indicated otherwise.

ATTACHMENTS:

Nil

Recommendation:

That the King Island Hub Project Report for June and July 2023 be received and noted.

Moved Cr D McFie
Cr D Bowden

That the King Island Hub Project Report for June and July 2023 be received and noted.

CARRIED unanimously

167/23

