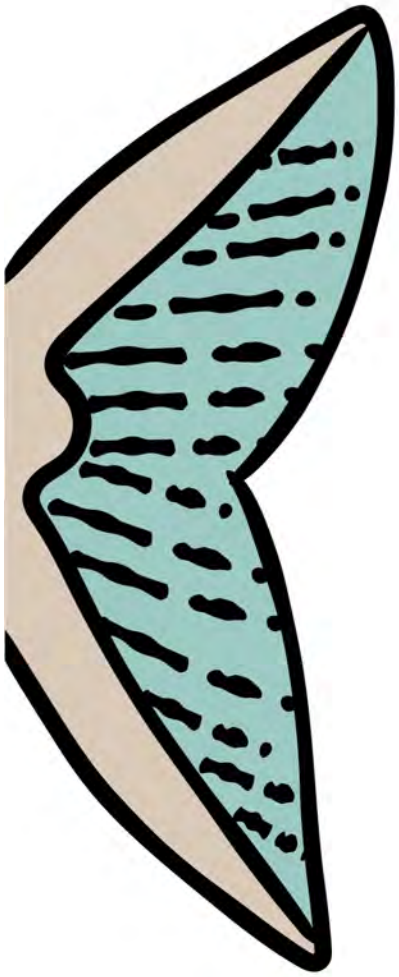


KING ISLAND COUNCIL

ATTACHMENT

Item 13.4

King Island Hub – Project Update

38 LIGHTHOUSE STREET, CURRIE

New Community Hub & Annex Refurbishment

Development Application

PROJECT INFORMATION:

DESIGNER
CORE COLLECTIVE ARCHITECTS
CERTIFIED ARCHITECT: RYAN STRATING
ACCREDITATION Nº: 661 (TAS) Licence no. CC4652M
ARCHITECTS ADDRESS: LONGHOUSE, 6 EVANS STREET, HOBART, TAS, 7000
+61 411 588 603

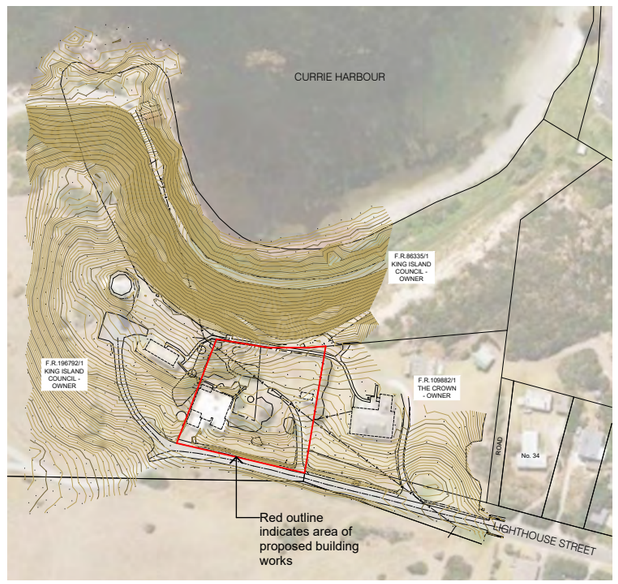
LOCATION
PROJECT Nº: 2205
PROJECT NAME: King Island Community Hub
TITLE REFERENCE: C.T 196792/1
PROJECT ADDRESS: 38 Lighthouse Street Currie, King Island TAS 7256 Australia

SITE DETAILS
BAL: BAL-29
CLIMATE ZONE: Zone 7 - Cool Temperate
WIND CLASS: TBC
SOIL CLASS: TBC
ALPINE AREA: TBC
CORROSION: Refer Coastal Erosion Report prepared by Enviro-Tech Consultants

Drawing No.	Drawing	Revision	Drawing Scales
A-010	PRECINCT PLAN - EXISTING	01	
A-011	PRECINCT PLAN - PROPOSED	02	1:500
A-012	SITE PLAN - HUB & ANNEX	02	1:200
A-120	HUB-GROUND FLOOR PLAN	02	1:100
A-121	HUB-ROOF PLAN	02	1:100
A-140	HUB-ELEVATIONS (SHEET 1)	02	1:100, 1:258.52
A-141	HUB-ELEVATIONS (SHEET 2)	02	1:100
A-150	HUB-SECTIONS (SHEET 1)	02	1:100
A-151	HUB-SECTIONS (SHEET 2)	02	1:100

Indicative View From Lighthouse Street

Indicative View of Proposed Hub from the South



01 Location Plan
1:3000

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General Notes

Rev	Description	By	Cktd	Date
01	Design Development	ET	RS	12/9/2022

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Client
King Island Council

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

Project No.
2205

Title
COVER PAGE & LOCATION PLAN

Drawing No.	Scale	Revision
A-001	1:3000 @ A3	01

Date 28/10/2022 | Drwn ET | Co-Ord ET | Chck RS

Development Application

STINGRAY BAY

TRACK TO THE BOAT SHED

CURRIE LIGHTHOUSE

F.R. 86335/1
KING ISLAND COUNCIL - OWNER

TRACK TO HARBOUR

EX. CAR PARKING

BOUNDARY

PICNIC TABLES

ex. path

LENS ROOM

Existing fence to be removed and partially replaced. Existing pathway to be upgraded

F.R.109882/1
THE CROWN - OWNER

POTENTIAL ARCHAEOLOGY ZONE

SHED

F.R. 19672/1
KING ISLAND COUNCIL - OWNER

Pathways to be removed and replaced/upgraded

Existing shed to be removed

Minor demolition to the existing 'Annex' building. Refer drawing A-111

THE ANNEX

POTENTIAL ARCHAEOLOGY ZONE

Existing driveway to be upgraded

MUSEUM

ex. water tank

Minor excavation for new car spaces - refer Civil Engineer's drawings

Existing chain-link fence to be removed

BOUNDARY

LIGHTHOUSE STREET

BOUNDARY

19 18 20 21 21 17 20 19 19 18 17 16 15 15 16 17 17 18 16 15 14 15 14

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Client
King Island Council

Project No.
2205

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

Title
PRECINCT PLAN - EXISTING

Drawing No.	Scale	Revision
A-010	@ A3	02

Date 28/10/2022	Drwn ET	Co-Ord ET	Chck RS

Development Application

STINGRAY BAY

TRACK TO THE BOAT SHED

CURRIE LIGHTHOUSE

F.R. 86335/1
KING ISLAND COUNCIL - OWNER

'THE HUB'
NEW MULTI-PURPOSE BUILDING - REFER A-100 DRAWINGS

TRACK TO HARBOUR

EX. CAR PARKING

1
2
3
4
5
9

BOUNDARY

PICNIC TABLES

Boundary Line

LENS ROOM

HERITAGE INTERPRETATION WALK

LOOK-OUT

GREEN ROOF

ex. path

F.R.109882/1
THE CROWN - OWNER

SHED

POTENTIAL ARCHAEOLOGY ZONE

THE VERANDAH

F.R. 19672/1
KING ISLAND COUNCIL - OWNER

'THE ANNEX' EXISTING BUILDING REFURBISHED REFER A-200 DRAWINGS

THE ANNEX

POTENTIAL ARCHAEOLOGY ZONE

MUSEUM

ex. water tank

ex. power pole

BOUNDARY

Driveway and vehicle crossover to be adjusted (refer Civil Engineer's drawings)

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

25 26 27 28 29 30 31

LIGHTHOUSE STREET

BOUNDARY

19 18 20 21 21 20 19 19 18 17 16 15 15 16 17 18 19 17 18 17 16 15 14 14 15

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General Notes

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02	Design Development	ET	RS	28/10/2022
01	Design Development	ET	RS	12/9/2022

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King Island Council

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

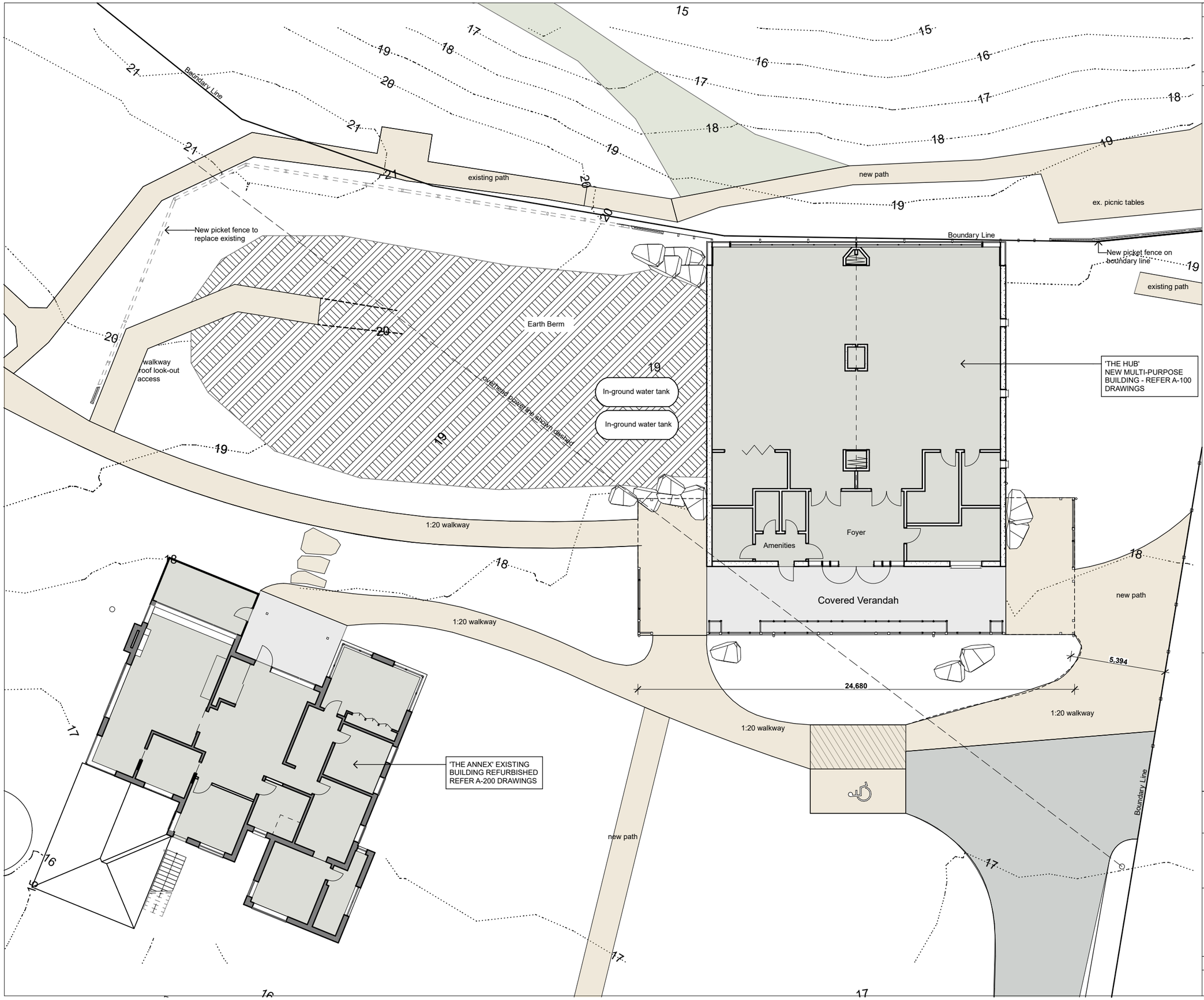
Project No.
2205

Title
PRECINCT PLAN - PROPOSED

Drawing No.	Scale	Revision
A-011	1:500 @ A3	02

Date	Drwn	Co-Ord	Chck
28/10/2022	ET	ET	RS

Development Application



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Client
King Island Council

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

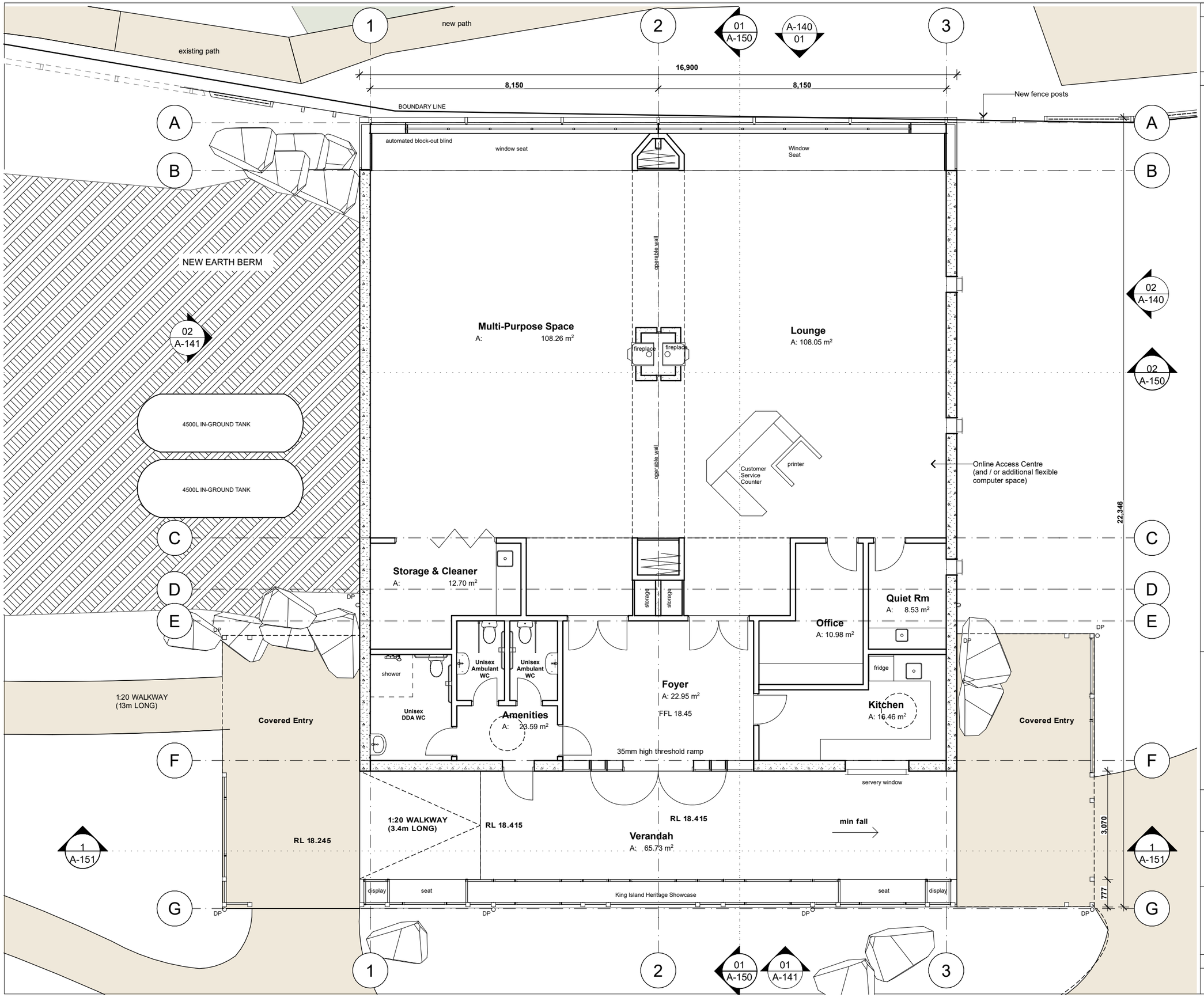
Project No.
2205

Title
SITE PLAN - HUB & ANNEX

Drawing No.	Scale	Revision
A-012	1:200 @ A3	02

Date 28/10/2022 | Drwn ET | Co-Ord ET | Chck RS

Development Application



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Client
King Island Council

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

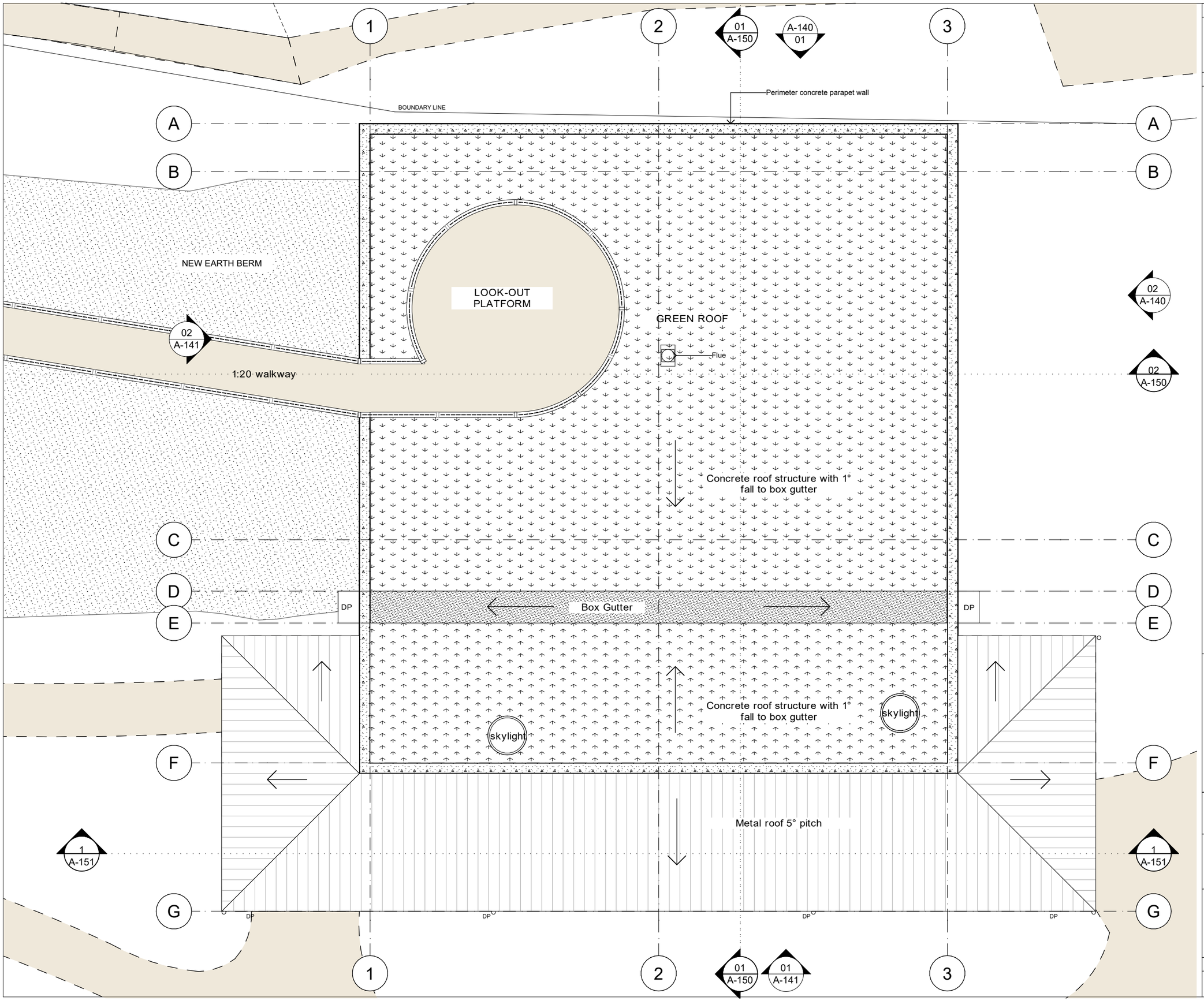
Project No.
2205

Title
HUB-GROUND FLOOR PLAN

Drawing No.	Scale	Revision
A-120	1:100 @ A3	02

Date 28/10/2022 | Drwn ET | Co-Ord ET | Chck RS

Development Application



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Client
King Island Council

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

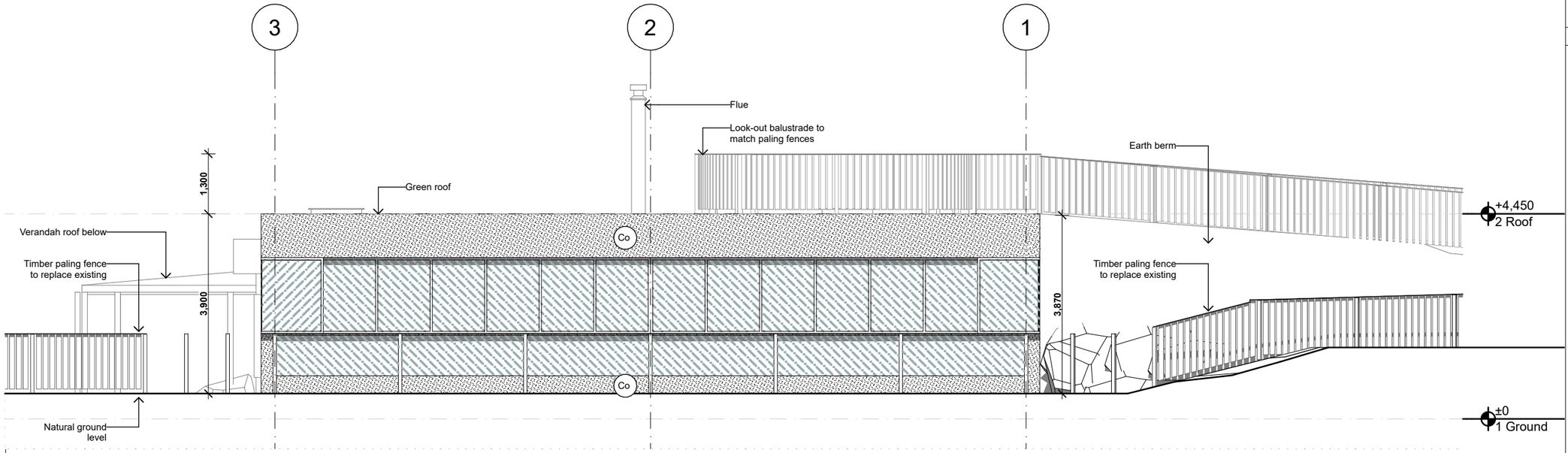
Project No.
2205

Title
HUB-ROOF PLAN

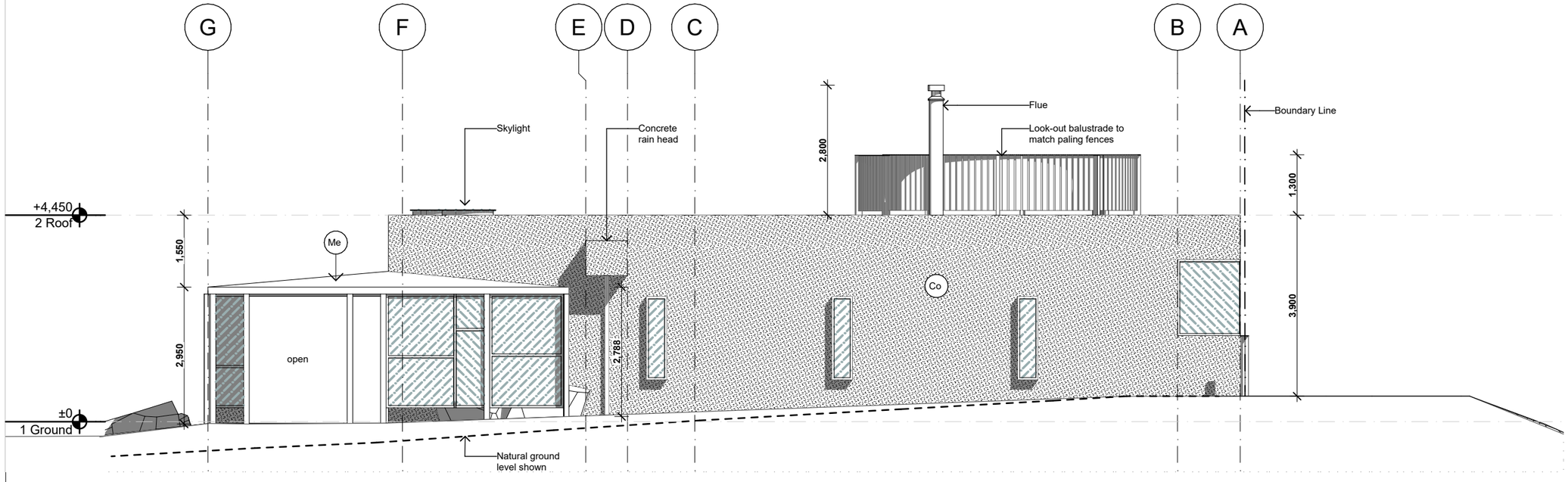
Drawing No.	Scale	Revision
A-121	1:100 @ A3	02

Date 28/10/2022 | Drwn ET | Co-Ord ET | Chck RS

Development Application



01 HUB-NORTH ELEVATION
1:100



02 HUB-EAST ELEVATION
1:100

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General Notes

EXTERNAL MATERIALS

- (Co) INSITU CONCRETE, EXPOSED AGGREGATE
- (Me) METAL CLADDING

Rev	Description	By	Ckd	Date
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01	Design Development	ET	RS	12/9/2022

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Client
King Island Council

Project No.
2205

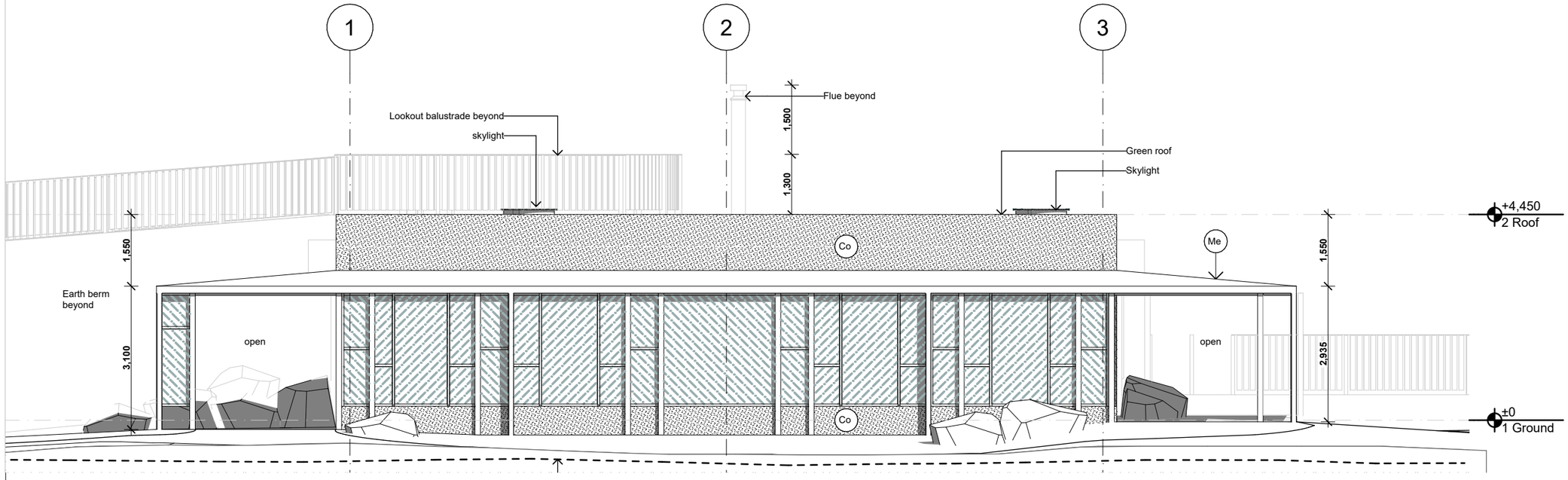
Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

Title
HUB-ELEVATIONS (SHEET 1)

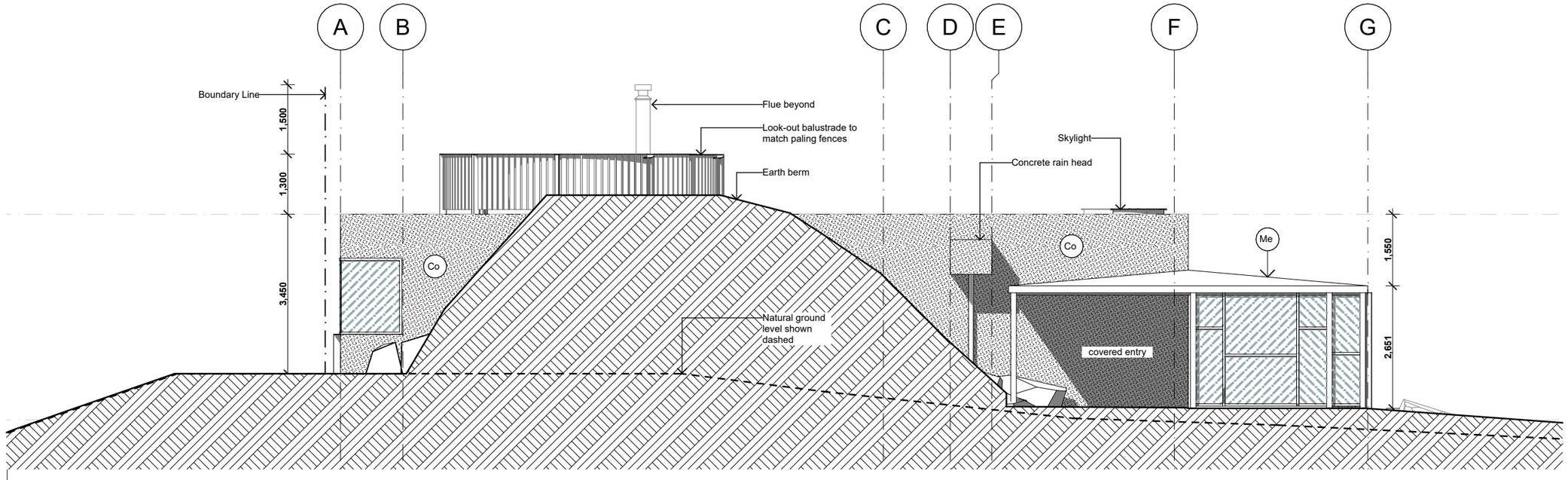
Drawing No.	Scale	Revision
A-140	1:100, 1:25@A3	02

Date 28/10/2022 | Drwn ET | Co-Ord ET | Chck RS

Development Application



01 HUB-SOUTH ELEVATION
1:100



02 HUB-WEST ELEVATION
1:100

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01	Design Development	ET	RS	12/9/2022

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Client
King Island Council

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

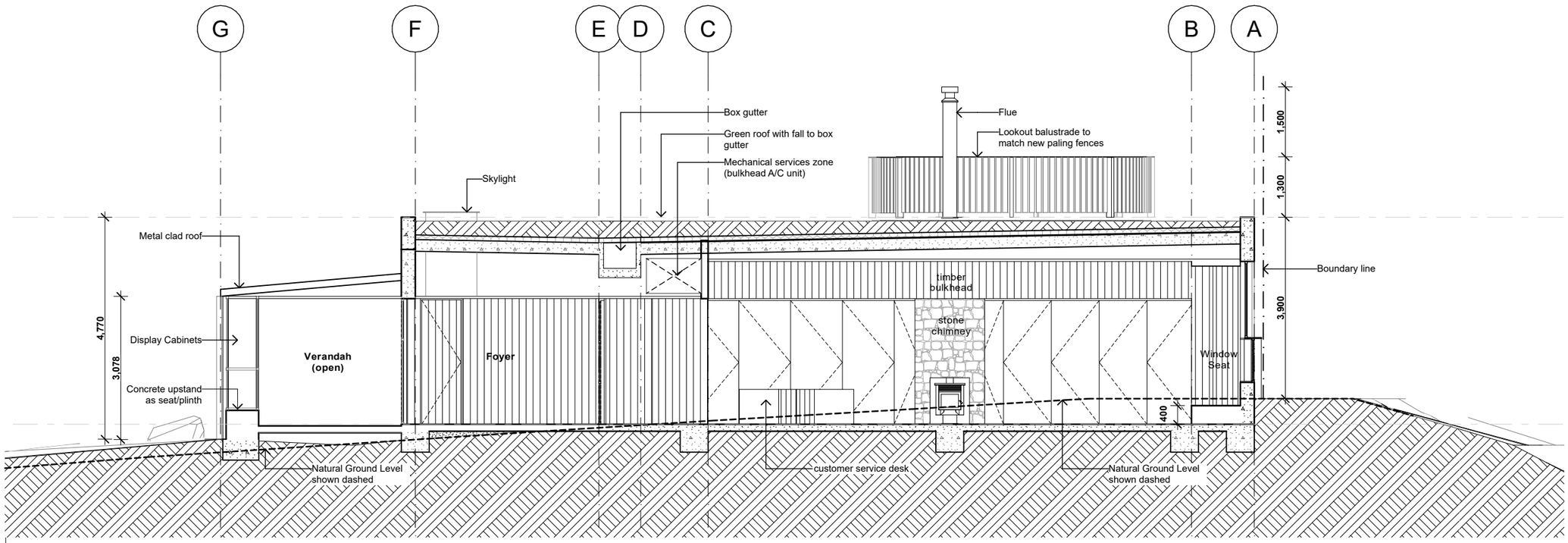
Project No.
2205

Title
HUB-ELEVATIONS (SHEET 2)

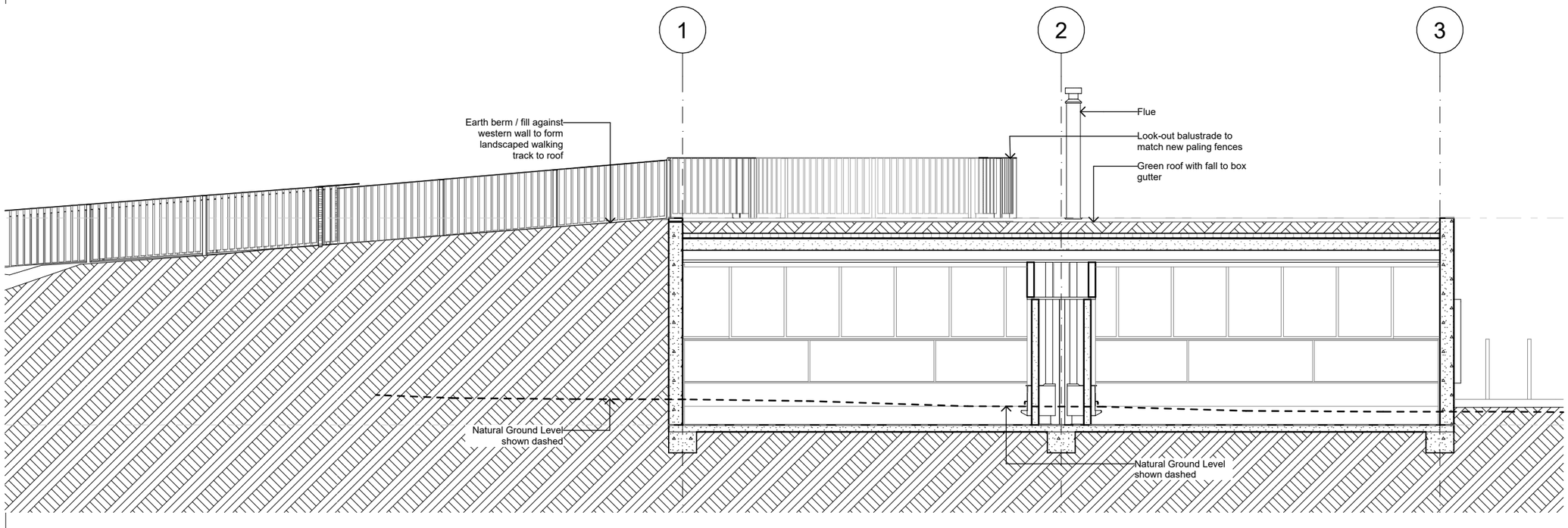
Drawing No.	Scale	Revision
A-141	1:100 @ A3	02

Date 28/10/2022	Drwn ET	Co-Ord ET	Chck RS

Development Application



01 HUB-SECTION 1
1:100



02 HUB-SECTION 2
1:100

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01	Design Development	ET	RS	12/9/2022

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Client
King Island Council

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

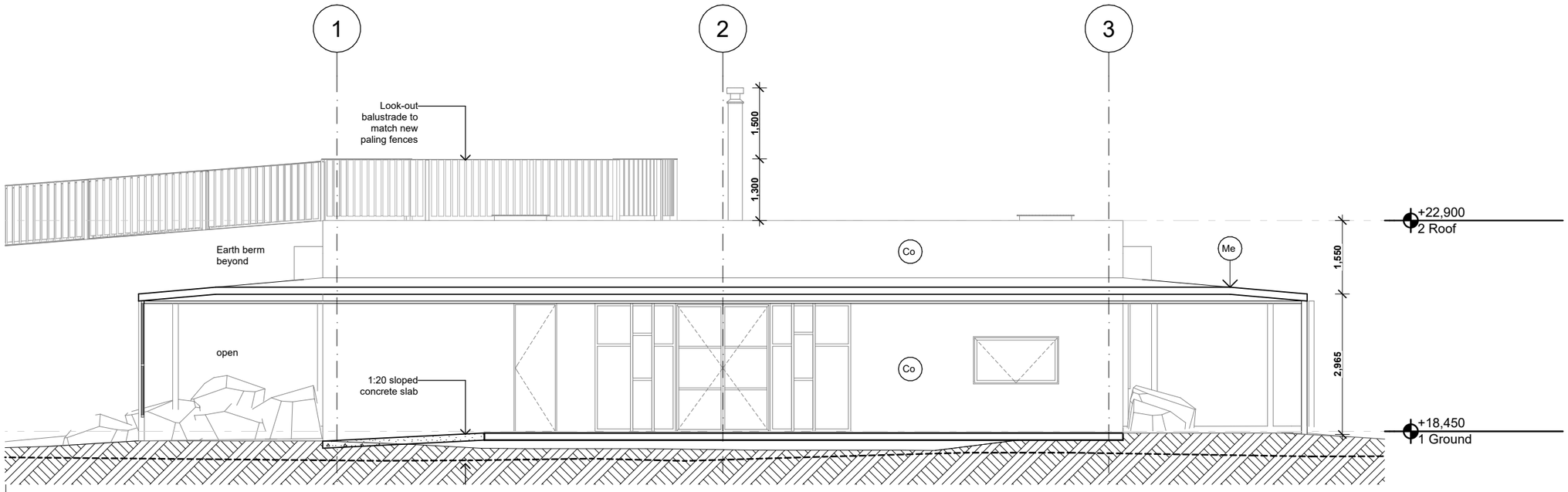
Project No.
2205

Title
HUB-SECTIONS (SHEET 1)

Drawing No.	Scale	Revision
A-150	1:100 @ A3	02

Date 28/10/2022 | Drwn ET | Co-Ord ET | Chck RS

Development Application



1 SECTION 3 - VERANDAH
1:100

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info@corecollective.com.au
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Client
King Island Council

Project No.
2205

Project Name
King Island Community Hub
38 Lighthouse Street
Currie, King Island TAS
7256 Australia

Title
HUB-SECTIONS (SHEET 2)

Drawing No.	Scale	Revision
A-151	1:100 @ A3	02

Date 28/10/2022 | Drwn ET | Co-Ord ET | Chck RS

Development Application

1 Meech St Entry

2 Meech Entry

3 Foyer

3 Foyer

4 Foyer

4 Foyer

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Tel: +61 3 6234 9347 +61 411 588 603
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Project Name

King Island Emergency Recovery Centre Upgrades

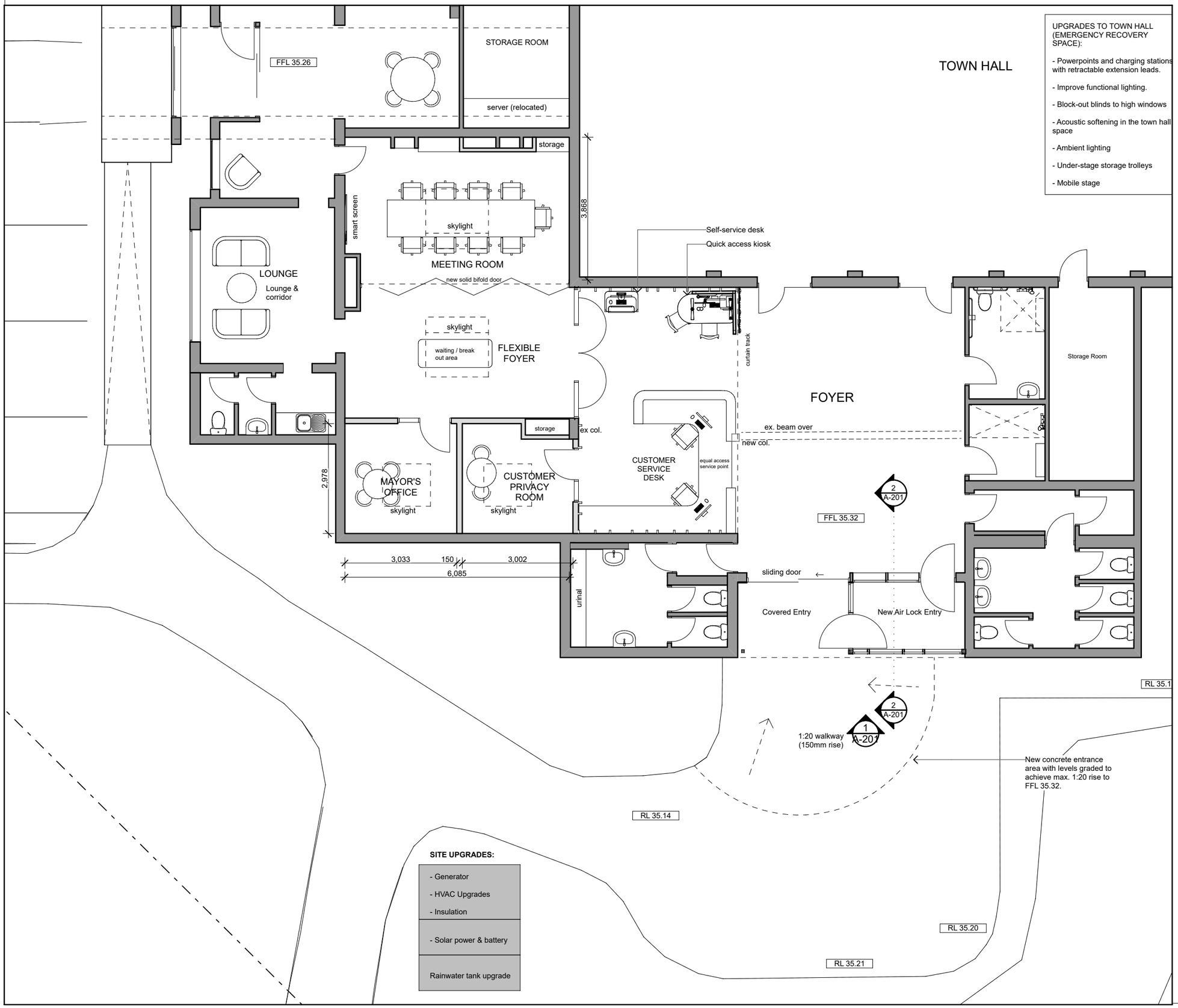
Title

3D VIEWS (SHEET 1)

	Drawing No.	Scale
Date 8/11/2022	SK-5	@ A3
		Revision

Concept Design

(REFER DRAWING A-131 FOR CONTINUATION)



(REFER DRAWING A-133 FOR CONTINUATION)

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General Notes

Preliminary Issue for client review 8.11.22

Rev	Description	By	Cktd	Date

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Tel: +61 3 6234 9347 +61 411 588 603
info@corecollective.com.au
www.corecollective.com.au

Client: King Island Council

Project No.: 2205

Project Name: **King Island Emergency Recovery Centre Upgrades**

10 George Street, Currie, King Island TAS

Title: **PART PLAN - SOUTH**

Drawing No.	Scale	Revision
A-132	1:100 @ A3	01

Date 8/11/2022 | Drwn ET | Co-Ord ET | Chck RS

Development Application

Description	Category	Total (ex GST)	Actual PTD	Committed PTD
			$ -	
Architect - Concept design	Planning / Design	$ 27,298	$ 26,962	$ -
Quantity Surveyor	Consultants / Contractors	$ 13,500	$ -	$ 3,080
Land Survey	Consultants / Contractors	$ 3,000	$ -	$ -
Geotechnical reporting	Consultants / Contractors	$ 7,500	$ -	$ -
Planning Consultant	Planning / Design	$ 6,500	$ -	$ 9,325
Building Surveyor	Consultants / Contractors	$ 17,500	$ -	$ -
Traffic Engineer	Consultants / Contractors	$ 5,250	$ -	$ -
Structural Engineer	Consultants / Contractors	$ 38,000	$ -	$ 7,250
Civil & Site Hydraulics	Consultants / Contractors	$ 15,000	$ -	$ 5,500
Hydraulic - Internal	Consultants / Contractors	$ 10,000	$ -	$ 8,000
Services Engineer	Consultants / Contractors	$ 21,000	$ -	$ -
Visualisation Consultant	Consultants / Contractors	$ 10,000	$ -	$ -
OH&S Design Risk Consultant	Consultants / Contractors	$ 9,000	$ -	$ -
Fire Engineer (TBC)	Consultants / Contractors	$ 12,500	$ -	$ 3,750
Section J / Energy Rating / LCA	Consultants / Contractors	$ 13,500	$ -	$ -
Signage/Way-Finding	Consultants / Contractors	$ 12,000	$ -	$ -
Landscape design	Planning / Design	$ 6,050	$ -	$ -
Heritage consultant	Consultants / Contractors	$ -	$ -	$ 8,090
Legal / Accounting costs	Legal / Accounting	$ 10,000	$ 1,629	$ -
Government approvals	Government Approvals	$ 13,800	$ -	$ -
Project Management / Owners' Representative	Project Management	$ 148,538	$ -	$ 44,561
Architect - Detailed design to Superintendent	Planning / Design	$ 293,204	$ 75,188	$ -
Travel related costs for consultants	Other - Travel	$ 60,345	$ 11,187	$ 6,789
Construction, fitout and related infrastructure costs	Construction / Fit-out	$ 3,493,748	$ -	$ -
Marketing, promotion and consultation	Marketing / Promotion	$ -	$ 308	$ -
Contingency	Other - contingency	$ 752,767	$ -	$ -
TOTAL		**$ 5,000,000**	**$ 115,273**	**$ 96,346**
MILESTONE			**$ -**	
PAYMENT FROM CDGP			**$ -**	
			$ -	
Cashflow			$ -	

Totals by Category	Total Budget	Actual PTD	Committed PTD
Consultants / Contractors	$ 187,750.00	$ -	$ 35,670.00
Planning / Design	$ 333,052.00	$ 102,149.51	$ 9,325.46
Legal / Accounting	$ 10,000.00	$ 1,629.00	$ -
Government Approvals	$ 13,800.00	$ -	$ -
Project Management	$ 148,538.00	$ -	$ 44,561.42
Other - Travel	$ 60,345.00	$ 11,186.61	$ 6,789.27
Construction / Fit-out	$ 3,493,748.00	$ -	$ -
Marketing / Promotion	$ -	$ 308.00	$ -
Other - contingency	$ 752,767.00	$ -	$ -
	$ 5,000,000.00	**$ 115,273.12**	**$ 96,346.15**

King Island Community hub: Consultation process 5-7 September 2022

Comments left anonymous, categorised by type. A total 14 individual sessions were held, plus another 16-18 people joined small groups in the CWA Currie rooms and 6 informal one on one discussions in various locations.

Type	Comment
Location	Concern for walking distance from town?
	Liked location looking over harbour
	Liked chance to invigorate area (with museum/Hub/KIRDO/boathouse all there)
	Might encourage regular lighthouse tours?
	Liked that it would be easy to find (for visitors) and park, and great 'welcome to KI' outlook. Something in town would be less visible or impressive, and harder to find/park
	Worried that oldies, who need KIRDO help, will struggle to access it - KIC to consider possible shuttle bus at times? Community car would be Ok?
	Wrecks ambience of precinct (with admissions the GM's residence already does this)
	Like that heritage has been considered
	Needs some traffic safety measures - make the corner safer
	Consider reducing speed limit as the oldies walk and use the road
Hub uses	Wants it to be for locals, not primarily for tourism uses
	Accessible toilets very useful for museum and for walkers (more walking routes planned)
	Can it be used for weekly rehearsals/exercise (like Gypsy Girls and yoga?)
	What will be the likely charges for regular (eg weekly) rehearsals/exercise? Can locals have it for less than organisations/non-KI visitors (two-tier charging system?)
	Like Visitor info being there, hope it's open daily
	Likes Cultural Centre being in Hub, with permanent presence on walls and in a lockable display cabinet for smaller sculptural/jewellery displays (so that items can be purchased even if CC volunteer isn't there at the time)
	like that it might attract further volunteers for Museum as nice environment and others there to interact with
	Liked the kitchen there so locals could make a cuppa and could be used for functions -plate up etc
	Generally liked the flexibility of the Hub - could be utilised for many functions
	Great place for wakes, local weddings, film nights
	Travelling and local major exhibitions
Library in Hub?	Happy for Library to have a changing book supply there but not dominate the space (so keep other library, no book security gates at Hub)
	Existing library location close to town for Snodgrass village and handy for kids near playground/school
	Existing library has significance as built with funds raised by Soldier Settlers/RSL
	Definitely want at least some children's books and also a lot of local history books in Hub (ability to have a browse copy of local history books, and visitors can purchase a clean copy at desk?)
	Support for the library to stay in its current location
Service Tas there?	Many thought Service Tas going up there, explained new ST offices at rear of Town Hall etc
	Wide support for changes in location of Service Tas and Services Aus to improve privacy
	Liked the idea of a private space for video calls to service providers
	Liked the idea of an emergency Centre at the Town Hall
Building form	Want it possibly 'more sculptural'?
	Liked the lookout on top Liked the green roof

	Liked the double columns echoing the Museum verandah (even though they should be white)
	Like how it was not dominating the landscape or heritage buildings
	Could do with more storage
	Be good to generate its own power (on the annex) to save running costs
	Liked the approach to the structure as it is efficient and relatively easy to build
Hub materials	Use of local materials important
	Grassy and Naracoopa elements to be included
	Liked fireplace with mine stone
	Liked idea that mine aggregate could be in concrete slab (eg visible in verandah slab)
	Lots of queries about 'What are the windows made of?"
	Various suggestions for windows include PVC, commercial grade aluminium, aluminium over timer, solid timber
	Window panes at a manageable/replaceable size noted as useful
	Windows will always be dirty, plan how they're to be cleaned, and by whom at what cost to KIC
	Will definitely need glazed doors at western end of verandah for fierce winds, they can be pinned open in better weather
	Laminated glass better than double-glazed, in high winds
	Need to take account of bird strike prevention
	All metal must be commercial-grade stainless steel
	Column paint colour should ideally match museum (but maybe its museum that's repaired/repainted
	Warm interiors welcomed, and noted lack of gyprock wise
	Include hanging system for art by Cultural Centre
	Floor coverings of great interest – not wanting it to seem cold, or dirty, but easy to clean if food spillage - commercial grade carpet seems likely solution?
	Would like desk and cabinets made by local woodworkers, using locally sourced timber. Maybe even timber table tops on trestles for events (instead of fold-up plastic tables)
	Glad to hear solar panels planned for roof of Annexe
	New glass available that doubles as a solar collector (maybe to $$$$ for here)
	Loved idea we could collect roof water for WC use and irrigation for green roof
	Make all components reflect King Island character, and building suitably relaxed to welcome locals
	Internal acoustics mentioned a bit, would like to see dead noise if possible
	Positive attitude to robust concrete construction, especially the roof
Hours of use	Nearby residents concerned if WCs left open overnight due to damage
	Noise must end by 10pm, closure by 11pm sharp as noise unmanageable after midnight, noise monitoring/tracking might be wise, with bonds held for bigger events
	Lighthouse St residents ok if the noisy functions were quiet by 10pm but could continue with quieter functions - say acoustic guitar player inside building. Concrete structure should contain the sound
Security	Break-ins and damage to museum noted
	Requested CCTV, as it's a useful deterrent in small community (where clothing recognisable)
Use of Annexe	Cultural Centre like class/workshop area/printing press area
	Some would like to see simple occasional accommodation in the room with adjacent bathroom, to save KIC accommodation costs (for consultants, visiting scientist etc)
	Nicer place for KIRDO workers as they place they are currently in is not suitable
	Needs smart screen and networking
	As location for solar pannels

Parking	Extent/location of disabled parking of interest to many
	Bus-turning route of interest
	Most agree mass parking should not be in front of new hub, preferred it scattered around
	Lots liked possibility of 90 degree parking cut into bottom of bank on Hub side of street
	Needs good gentle access between parking/hub/annex
Tea Rooms	Possible to use this building more?
Lighthouse St	Needs white line repainted at corner, yellow lines if no parking areas, speed humps
	'An accident waiting to happen' needs spikes/barrier in centre of road at corner
	reduce speed limit
Barr's site at roundabout	Hoping council can still purchase it now price greatly reduced and valuation likely higher?
	Hub should be here and include a movie theatre (though less keen when contamination/lift/land locked issues discussed)
Demolished duplex nr Hub	When Hughie Burley was Works manager for council, he organised demolition – much of brick and some stone in Fred Mauric house (he'd married lighthouse keeper's daughter). Other remnants maybe in the ditch in Wood St near the bridge? Possibly only demolished in the 1970s?
	An older resident who lived in them as a child recalls the well behind the house being only a few metres from the back of the house
	Lots loved the idea of the archaeological dig with the school, and want to help or be involved
	Likely find lots in the archaeological dig, and possibly some animal carcasses, unlikely shipwreck bodies would be buried so high on hill
Other issues generally	Please install a barrier in front of the three parking spots facing the harbour, in case a car drives into water and flips
	Please extend white line from top-of-town roundabout towards harbour at least 7m more/longer
	More improvements to main street wanted
	General despair at the number of empty buildings on main street and possible use for housing/other
	Chlorine in the town water too strong
	What about public art components
	When will the Cataraqui be listed on the Tasmanian Heritage Register?

New Insights Australia

KING ISLAND COUNCIL

HUB PROJECT

(includes the Hub, Annex and Evacuation Centre at the Town Hall)

Client Report

4 November 2022

Prepared for the King Island Council by New Insights Australia

Purpose of this document

The purpose of this document is to report to the King Island Council on the progress of the Hub Project.

We have had a busy month managing the consultant team as they gear up for the DA lodgement.

The format below is as set out to best describe the stages of the project

Milestones and deliverables update

Project Status

We are currently progressing work to lodgement of DA Stage. Green indicates progressing as planned, yellow indicates some issues with progress and Red indicates material issues with progress. Traffic light system also takes account of progress against the Project Program/timeline and involves all current activities underway.

Project Stages – New Building	Project Status
1. Siting of new building	Completed
2. Appointment of consultants	Completed
3. New hub - concept	Completed
4. Community consultation · Manage the formal and informal consultative and engagement processes in conjunction with the KIC across all stakeholder groups · Advocate to the internal and external stakeholders for the project	Completed for Concept Design Continued discussion with businesses offering support. Assistance to KIC with community feedback
5. Building Design for DA lodgement	Draft ready for final review by all
6. Pre-planning & approval process · King Island Council · External planning assessor	 KIC planner consulted External planning assessor appointed, and visited site

· Preparing the necessary technical studies to ensure compliance with all regulatory and planning requirements (external technical) · Lodgement/assessment	External consultant reports complete Lodgement expected in next reporting period
7. Funding Agreements · King Island Council to request extension to Grant Deed timeline	Meeting proposed for client to obtain all required programme information ASAP
8. Titles · King Island Council to request removal of covenant following DA process	On hold until DA process completed As recommended by external planning assessor to KIC
9. Libraries Tas · Liaison with Libraries Tas to keep them informed	Ongoing - Sharing community consultation feedback with LT
Project Stages – Existing Buildings	**Project Status**
1. Layout of new works in Town Hall	Draft for consultation with KIC, Service Tas and Service Aus Completed
2. Cost Plan of new works in Town Hall	Draft for consideration- Completed
3. Approvals for works for the Annex and Town Hall	Lodgement of DA expected in next reporting period

<u>In further detail:</u>

The Project Control Group is meeting regularly providing collective decision making to advance the project, with hold points (such as the lodgement of the DA) for Council's consideration, feedback and decision.

We have appointed an experienced landscape architect to assist with the plans for the green roof, pathways, parking areas, fire-management and overall visual and environmental performance. The consultant has been briefed and will soon visit the Lighthouse St site.

The report prepared by the Heritage consultant was extremely informative and provided a history of the site and surrounds. The consultant located historic photographs and maps which have informed the siting, parking and building. For example the historic pathway from the harbour to the lighthouse which appears in many photographs is now reinforced and honoured by the location of the Hub building. Slightly relocating the building to this location has resulted in the reduced founding depth of the piers, hence saving costs for the slab. The civil engineering report including the parking, swept paths, crossovers and services is due at the end of this week. We have agreed on the fire management plan, the fire hydrant location and a pathway for land owner consent.

There have been several meetings with the external and internal planners for the project and fulsome discussions have been held in relation to the requirements for the DA package. Stakeholder engagement continues with the Cultural Advisory Group indicating strong interest in continued engagement regarding the Hub and Annex. The project is visible on the KIC website and we are holding on-going discussions with Group 6 Metals regarding any assistance or support they could provide in terms of materials, workforce and equipment.

The design of the Hub continues to be refined with expansion of the storage and provision of additional light over the kitchenette and bathrooms and refinement of the verandah area. The Annex works are in a final draft form and the Town Hall works continue with consultation of KIC staff and Services Tas/Aus. For example relocating and lengthening the reception desk to provide additional privacy for clients as well as providing the private meeting/video room in a more accessible location.

Cost Planning continues on the three elements of the project. With the overall project within the budget total. The complete works desired for the Town Hall component are estimated to be $150K over the allowance, so prioritisation and value management will now be undertaken to bring it within the budgeted allowance. The focus on the next PCG meeting will be on Procurement Options for the construction of the 3 elements.

The program has been updated with the focus now on completion of the DA package and lodgement. There will be a submission to amend the Grand Deed milestone to be in line with the updated program. We continue to attend fortnightly design meetings with our consultants Core Collective and Darryn Scott to work through the current design and cost plan.

Next Steps this month

- complete Procurement Options Paper for KIC's review
- complete the DA package for KIC's review
- lodge DA
- progress the landscape design for post DA lodgment submission