14. Major Projects

Item 14.1 CDG1174 King Island Hub Project Report for September 2023

Reporting: **Growth & Strategy Manager – Helen Thomas**

SUMMARY:

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

- Submission of second Progress Report to grant administrators
- Sod turning event at Lighthouse Street
- Submission of DA for George Street works
- Consideration of Lions' Seafarer's Memorial

DISCUSSION:

Grant acquittal

Milestone 2 of the grant deed program fell on 4th September 2023. A progress report submitted at the end of September detailed the progress to date and provided evidence of Council's expenditure in relation to this project. The key deliverable for this report was evidence of Council's engagement of the Managing Contractor for construction of the project. Together with the report, Council provided an invoice for the second progress payment, being $1,000,000.

Receipt of the report was acknowledged by the grant administrator immediately. Council is expecting formal acceptance of the report and processing of the milestone payment invoice once our contact returns from leave in mid-October.

Sod turning event at Lighthouse Street

Council has yet to receive formal acceptance from the grant administrator of the proposed date for the sod turning event. As such, the Project Control Group have determined to withdraw that application and propose a later date for the ceremony. A review of parliamentary sitting dates is being compared to the project team's diaries and the construction program to identify a suitable date. Further information on this matter should be available by mid/late October 2023.

Submission of Development Application for George Street works

During September, the Hub project team submitted a DA for the proposed works at 10 George Street. These works will facilitate the use of the Town Hall as an emergency management and control centre, including provision of a shower and improvements to the access through the current Town Hall foyer.

This DA is being reviewed by Council's planning staff through normal processes and will be progressed in line with legislative requirements.

Consideration of Lions' Seafarers' Memorial

Through September, the Hub project team assisted the Lions Club of King Island in considering the potential location of their proposed Seafarers' Memorial. This involved utilising the expertise and experience of the team in identifying the steps necessary to progressing any of the proposed sites. A copy of the briefing note provided to Councillors and Lions is attached for reference.

It is noted that the Hub project team provided this input free of charge in recognition of the community interest in this sculpture. However, it is in no way intended that the Hub project will absorb or take ownership of the Seafarer's Memorial project.

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

ATTACHMENTS:

- Briefing note to Councillors re: Seafarer's Memorial

Recommendation:

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

Moved Cr D McFie
Cr D Bowden
That the King Island Hub Project Report for September 2023 be received and noted.
CARRIED unanimously

217/23

KING ISLAND COUNCIL

Briefing Note

To:	Councillors
From:	Helen Thomas, Growth & Strategy Manager
Date:	22 September 2023
Subject:	King Island Lions' Seafarers' Memorial

Further to a meeting between Councillors, representatives from King Island Lions, and Council staff, the Hub project team were tasked with providing feedback on proposed locations for the Seafarer's Memorial.

While this Memorial is outside the scope of the Hub project, the consultants working with Council on the Hub kindly donated their time to share their expertise and learnings from the Hub project on the same title.

Proposed locations

In the image attached, five potential locations are indicated:

A. The original site proposed by Lions.

B. Site proposed between Councillors and Lions pre-28 August meeting

C. Site proposed by Council staff at 28 August meeting

D. Site proposed by Steve Bishop in conversation with Helen Thomas on 13 September

E. Site proposed by Hub Project Team at PCG on 20 September

Location assessment

The opportunities and barriers at each location are summarised here.

Location A

This site has been excluded from further consideration due to the need to be placed over a title boundary, and feedback from TasPorts that they did not want the sculpture on their land. In addition to these barriers, it is noted that the septic system for the adjacent public toilets would prohibit use of this site within Council's title boundary.

Location B

Council staff were first advised of this proposed location at a meeting between Lions representatives, Councillors and staff at the Council Chambers on 28 August 2023. Concerns raised in that meeting included coastal erosion and heritage implications due to interrupting visual access to the lighthouse and lens room. Further discussion with the Hub project team confirmed this position.

Specifically, the heritage report conducted for the Hub development application at 38 Lighthouse Street placed significant importance of not interfering with the view of the heritage buildings and lighthouse. As this structure in this location would definitely interrupt that view, it was the opinion of the project team (two of whom sit on the Heritage Council) that there would need to be a heritage report completed before a DA was submitted, and that it was unlikely – in their personal opinion – that such an application would be passed.

With regard to coastal erosion, this location sits within a high-risk coastal erosion hazard band. To support any DA submitted for this site, the proponent would need to address the erosion hazard. By way of example, the Hub foundations have been designed to support the building in the event of coastal erosion following advice from a structural engineer and specialist coastal erosion consultant. For reference, the Geotech report, including flights and freight for the site testing, cost just over $15,000 ex GST. The structural engineering assessment and design was in addition to that.

Location C

This site was proposed by Council staff during the meeting on 28 August. At a subsequent meeting with Helen Thomas on 13 September, Steve Bishop noted this was his least preferred option for the sculpture because it isn't visible from the harbour and it is removed from the water, which doesn't make the most of its design.

While still on a heritage listed title, this site would not interfere with the view of the lighthouse or the lens room from any angle and so would likely not be objected to by the Heritage Council. There is a slight chance that the Heritage Council would want to see a consultant report assessing the impact as part of a DA.

This site is outside the coastal erosion zone and so would not require specific Geotech assessment as part of a DA.

Location D

This site was proposed by Steve Bishop during an on-site meeting with Helen Thomas on 13 September. From a visual inspection, this location makes some sense because it is lower than the lighthouse and lens room, and so unlikely to impact on that view.

The Hub project team suggested the Heritage Council would likely require a consultant report to assess the impact as part of a DA submission. By way of example, the heritage assessment for the Hub cost just over $8,000 ex GST.

This site is well within the coastal erosion zone and so would require the Geotech assessment and reflection of those findings in the structural design.

The location proposed by Steve actually sits over a title boundary. Moving the sculpture slightly forward to put it wholly in the coastal title would not be possible due to the degree of slope from the title boundary down to the Boat House. Moving the memorial backwards would allow for a level base and potentially could come far enough back to avoid the high-risk coastal erosion zone and sit within the "Investigation" zone. This would still require a Geotech report, but perhaps be more easily accounted for structurally. This site would still be subject to approval by the Heritage Council and may not achieve the view which Steve suggested was the main appeal of this site.

Location E

This site was discussed by the Hub project team during their PCG meeting on 20 September. It has the advantage of being wholly located on Council-owned land, is not subject to heritage assessment, and is outside the coastal erosion zone.

A further benefit suggested by the project team is that this location would lend the memorial to being part of a journey through the Island's cultural heritage, being at the base of the historical walk Lions have planned for the climb up to the museum, Hub and lighthouse.

The project team also noted concerns raised by community about the history of Les Ross Park as a creek feeding into the harbour and subsequent use as an unofficial tip before being filled in and grassed over. Any structure of the size proposed by Lions for the Seafarer's Memorial would be well advised to get a Geotech report for this site to ensure the ground can support it.

Other considerations

The project team noted that the use of renewable energy, including solar, is under consideration for the Hub site. Further information on this will be provided to Council as the assessment progresses, with a breakdown of the capital cost and potential operational savings that can be achieved. At this stage, one option under consideration is ground-mounted solar panels to the west of the Hub site, as indicated on the attached image.

This is provided for reference only at this stage.

Helen Thomas
Growth & Strategy Manager

Image of locations including coastal erosion hazard classification

Legend :

- Proposed location
- Coastal erosion hazard – High
- Coast erosion hazard – Investigate
- Title boundary line