

## Closed Council

### **CDGP1174 King Island Hub Project Update**

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

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#### **SUMMARY:**

This report provides an update to Councillors on the King Island Hub project, including an overview of upcoming priority actions. Some advance notice is given of decisions that will be presented to Council in the coming months for resolution.

#### **DISCUSSION:**

##### Project Control Group

A copy of the latest project summary report is attached along with the minutes from the relevant PCG meeting. The reason the documents didn't come to the March Ordinary Council Meeting was due to the DA process. It is noted that from the time the DA package was finalised and submitted to Council for assessment, Cr. Duncan McFie excused himself from those part of the PCG meetings in which the DA was discussed.

Overall, the project is progressing slightly behind schedule in terms of milestone dates and planned expenditure. Reallocation of project team effort and resourceful procurement processes mean the project is still on track for completion within the time frame agreed with the grant administrator. The project program provided in the project summary report will be updated once the period for lodging an appeal to the Planning Permit has concluded and we are more certain of our timeframes for the remainder of the project.

##### 38 Lighthouse Street - Planning Permit

Following the Planning Authority approval of the development application, a permit was issued to the project team on Wednesday 12 April. Notice of the Planning Authority decision was posted to those representors who provided contact details at the same time, with likely delivery on Friday 15 April. Any representor can lodge an appeal to this decision within 14 days of the permit being provided to the applicant. An additional day has been given to allow for the ANZAC Day public holiday, making Wednesday 27 April 2023 the final day that an appeal can be lodged.

Councillors should note that any party lodging an appeal within the allocated timeframe will effectively put the Lighthouse Street portion of the project on hold until that appeal is resolved.

##### 10 George Street – Emergency Recovery and Management Centre

Work on the 10 George Street building design continues following more detailed information provided by Council staff. This included a more thorough assessment of the way our current staff work most effectively, highlighting ways in which the workspace can be more flexible. The relative importance of certain elements within the office and an insightful assessment of how the team best works together and with the community it services have also proved useful.



The project architects are now reviewing the feedback from Council staff to refine plans for the design of the Town Hall and Supper Room as a functional emergency recovery and management centre. This includes recreating functionality which will be lost in the creation of an accessible shower and a potential new entrance to the Town Hall and Supper Room, such as storage space and a staff breakout area.

As Service Tas prepare their annual plan for FY2023-24 there is a need to set a timeframe for completion of the works to relocate their staff. This matter has been highlighted as a key topic for discussion and resolution at the next PCG meeting, scheduled for 4 May 2023.

Meanwhile, consideration is being given to whether or not the relocation of Service Tas constitutes a change of use and therefore requires a Development Application to be prepared. The plan is to square off the Council Chambers and remove the ASIS storage office, creating an area open to the side of the existing Town Hall foyer in which Service Tas staff would be based.

#### Operating model for 38 Lighthouse Street

Once the planning permit is confirmed and a managing contractor engaged, staff effort on this project will turn to the operating model for the Hub facility at 38 Lighthouse Street. This will include firming up the commercial terms of King Island Regional Development Organisation's (KIRDO) tenancy of the building and the role they may play in staffing and/or managing the facility on behalf of Council. Options will be developed by the PCG before being provided to the General Manager and Hub Working Group for review. Following discussion and negotiation with KIRDO, a recommendation on how to proceed will be presented to the full Council for endorsement. Councillors will be provided with updates on this matter throughout its progress.

#### **FINANCIAL IMPLICATIONS:**

As noted, the timing of expenditure and therefore reimbursement has not matched the budget developed in early 2022 which is creating a variance in the capital budget reporting for this financial year, but the total anticipated expenditure is within the approved grant budget.

#### **ATTACHMENTS:**

- King Island Hub – Client Report March 2023
- PCG Minutes – Meeting #6 – 02-Dec-22
- PCG Minutes – Meeting #7 – 30-Jan-23

#### **Recommendation:**

**That Council receive and note the above report and attached documents.**

Moved            Cr G Green  
                      Cr A Hely

That Council receive an note the above report and attached documents.

**CARRIED unanimously**

