12. Major Projects

Item 12.1 CDG1174 King Island Hub

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

SUMMARY:

This report provides an update on activity on the King Island Hub through May 2024. This includes:

- Progress with grant variation process
- Commencement of works at Lighthouse Street
- Power connections at 38 Lighthouse Street
- Change to scope of works at 10 George Street

DISCUSSION:

Grant variation process

As noted in previous agenda reports, administration of this Commonwealth grant is moving from the Department of Industry to the Department of Communities. An update on the project progress, forward program and budget was provided to Department of Communities in May 2024 to inform a formal variation to the grant deed. This variation is pending completion of milestone 3 in the current deed, which requires the acquittal of the $1.3 million in grant funding received to date. Council is on track to meet this milestone before the end of June 2025.

Commencement of work at 38 Lighthouse Street

In May, Council's managing contractor, Evolve Commercial, commenced work on site, fencing off the construction area and erecting related signage. The first activity was to conduct initial archaeological investigation around the site of the old Assistant Lighthouse Keepers' cottages. Photos of the uncovered area were sent to the Heritage Consultant with no items of interest identified. The team are now progressing with the bulk cut excavation of the site in preparation for setting up and pouring the slab for the new building.

Shop drawings for the cross-laminated timber (CLT) structure have been finalised and provided to the identified supplier for manufacture. Delivery of CLT is anticipated in late August / early September, with construction of the building still on track for completion by the end of December 2024.

As construction starts, materials are being purchased and will be shipped to the Island so they are on hand when needed. This requires keeping up to four shipping containers on site at any given time. While every effort will be made to keep the containers within the already-fenced construction zone, there is a possibility that some will need to be kept elsewhere on the title. Potential locations have been discussed and endorsed by the Hub Councillor Working Group.

Power connection at 38 Lighthouse Street

Discussion with Hydro Tasmania continued in May 2024 regarding power connection for various buildings at and around 38 Lighthouse St. An on-site meeting between Council's architect, managing contractor, electrical contractor and Hydro Tas in May confirmed a plan to remove overhead power lines above the construction zone while maintaining power to the Annexe, Lens Room, Lighthouse and Boathouse. The Currie Museum will be unaffected by this change, as its power connection is to a power pole that will not be removed at this stage of the project.

The project team has continued to consider the best power option for the Boathouse, balancing the aesthetic of the building with the likely power demand. A recommendation on how to proceed is anticipated in June and will be reviewed by the Hub Councillor Working Group before being discussed with the Boathouse tenant.

Through conversation between Hydro Tas and the project team, it has become apparent that the power pole currently servicing the Currie Museum at 36 Lighthouse Street actually sits on the 38 Lighthouse Street title. This situation is not compliant with the code under which Hydro Tasmania operates and needs to be rectified. Council has reached out to Parks & Wildlife Services' Heritage team, as the owners of the land and buildings at 36 Lighthouse Street, seeking approval to remove this power pole and instead connect the museum to the new turret connection with an underground cable. If approved, this will allow removal of the overhead cable from the front and side of the Currie Museum.

Change to scope of works at 10 George Street

Further to Council's resolution in May 2024, the project team has been advised of a change of scope to the proposed works at 10 George Street. This is due to a review of the initial plans that resulted in a reduction in the functionality of the Council Chamber and a change to the historic fabric at the Town Hall.

The changes to the Town Hall foyer entrance and the provision of showers will proceed. The project team is scheduling time to document the changed scope and provide an updated budget for the confirmed scope of work. Once prepared, this will be discussed with the Councillor Hub Working Group before being brought to the full Council for discussion at a workshop.

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

Recommendation:

That Council receive and note the King Island Hub Project Report for May 2024.

Moved Cr I Cooke
Cr G Green

That Council receive and note the King Island Hub Project Report for May 2024.

CARRIED unanimously

151/24