KING ISLAND COUNCIL

$5 MILLION CDG GRANT – STAGE 1 REPORT - DUE DILIGENCE AND FEASIBILITY STUDY

The Federal Government committed up to $5 million in 2019 to fund a service hub and worker accommodation project on King Island, with the objectives of supporting local infrastructure development, boosting economic growth and improving local amenities and facilities. This commitment was recently reaffirmed by Hon Gavin Pearce, MHR, King Island's local Federal Member of Parliament.

The grant is to be funded through the Community Development Grants Programme (CDG) and is administered by the Department of Infrastructure, Regional Development and Cities (the Department). Award of these funds is contingent on a due diligence assessment and execution of a Deed of Agreement between the Department and the King Island Council. No financial commitments to the development can be made until the Deed is signed.

Council has committed to undertake due diligence prior to entering into Deed negotiations with the Department. $5 million represents a significant investment and Council's first priority is to ensure the project is not only feasible but also provides the value and benefit to our Island's community and economy.

The State Government awarded Council a grant of $120,000 to conduct a feasibility study of the hub facility. Following a public expression of interest process, Core Collective Architects were appointed in November 2019 to undertake the study. Council has formed a Councillor Working Group, comprising the Mayor and Councillors McFie and Philbey, to oversee the feasibility study, community consultations and report regularly to Council.

The first stage of the study is to review the scope of functions to be performed in the hub and evaluate potential site locations. Further examination of worker accommodation will occur separately.

In the course of preparing Stage 1, State Government officials have advised it is unlikely the State Government would want to relocate the State Library nor Service Tas offices to the hub. On this basis, the focus has shifted from a government service functions to cultural/tourism functions that will benefit both locals and visitors.

The Stage 1 report is attached for comment by the community. It will then be provided to Council, together with comments received, for decision.

Comments can be submitted in writing, to Council offices or via its website, until close of business on Monday, 30 March 2020.

King Island Cultural Hub

Location Options Analysis Report

Client: King Island Council
Client Contact: Helen Thomas
Growth & Strategy Manager
King Island Council
Date: 18.02.2020

core collective architects

Ryan Strating, Director | 0411 588 603 | ryan@corecollective.com.au
LongHouse, 6 Evans Street, Hobart, Tasmania 7000

KING ISLAND COUNCIL

Contents

Introduction	3
Feasibility Study Process	3
Purpose of the Cultural Hub	4
Location Options	5
Location Selection Considerations	5
Location Options - Currie	6
Location A Analysis	7
Location B Analysis	8
Location C Analysis	9
Location D Analysis	10
Location Options - Currie Harbour	11
Currie Harbour Precinct Plan	12
Location E Analysis	13
Location F Analysis	14
Summary and Recommendation	15

Introduction

Core Collective Architects has been engaged by the King Island Council to undertake a Feasibility Study for the proposed new Cultural Hub.

The purpose of this report is to give an overview of the location options explored for the Hub, and the analysis of each in order to confirm one or two shortlisted locations for the Concept Design to be tested, as part of the Feasibility Study process.

Initial discussions with the King Island Council's Working Group identified Currie as the preferred town for the Hub to be located in, as it is the island's largest town and administrative centre. The Working Group put forward four potential locations in Currie, with two further location options later identified in Currie Harbour.

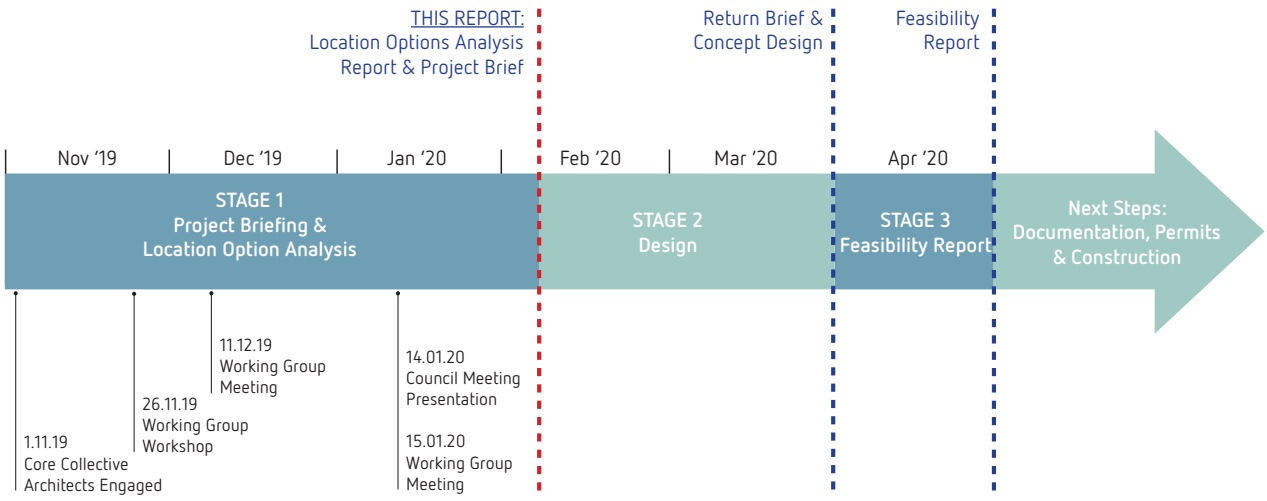
The key considerations or criteria for assessing the location options was formulated with the Working Group's assistance. The findings of this report were presented to the King Island Council in a meeting held 14.01.2020 and Councillors discussed and agreed to the recommendations included in this report.

Feasibility Study Process

This report and the Project Brief have been issued at the completion of Stage 1 of the Feasibility Study process.

With Council approval we will commence Stage 2 which will involve the development of a concept design for one or two of the preferred location options presented in this report.

In the final stage, Stage 3, the approved concept design will be developed into a 3D model and drawings sufficient for a quantity surveyor to provide a cost assessment.



Purpose of the Cultural Hub

The vision for the Cultural Hub is as follows:

The King Island Cultural Hub is a place where locals and visitors can come together, with a shared experience of King Island's unique environment and culture. The Hub enhances King Island as a destination through celebrating King Island's point of difference.

The key functions of the Hub are as follows:

Lounge
- comfortable & inviting
- free WIFI
- co-working
- small meeting space
- cafe service for light food/drinks
- possibly incorporate K.I.R.D.O computer hub and visitor information.

Visitors Information
- offers 'a taste of the island'
- interactive & informative
- booking assistance
- historical information

Multi-Purpose Space
- flexible space for township meetings/events
- cultural centre facilities (wet area, exhibition space)
- artist in residence

Communal Kitchen
- cooking classes
- catering for events

Sheltered Outdoor Space
- events / markets
- toilet and shower facilities

Further information regarding the project's functional requirements can be found in the document 'King Island Cultural Hub - Project Brief'.

Location Options

The King Island Council Working Group identified the below highlighted location options, both in Currie and Currie Harbour. Location option 'F' was put forward by Lead Lights Investments Pty Ltd in January 2020.

Currie Harbour and Town, King Island (Google Maps image)

Location Selection Considerations

- Site to be Iconic & Visible (distinctly King Island)
- Connectivity to other places and services (existing & future)
- Noise (limit impact on neighbours)
- Outlook to the natural environment
- Indoor/Outdoor Space (protection from wind/sun/rain)
- Impacts on existing businesses and neighbours (positive and negative)
- Land Ownership (purchase/lease costs)
- Planning Scheme restrictions
- Site servicing requirements/costs

Location Options - Currie

A. PID 1522038 – Privately owned, undeveloped block
B. PID 6500225 – Council-owned, car park
C. PID 6500487 – Privately owned, undeveloped block
D. PID 6500452 – Privately owned, vacant block, would allow two stories with top storey at street level

Note all sites are of a sufficient size to accommodate the Cultural Hub on a single storey.

Location A Analysis

PID 1522038
Privately owned, undeveloped block
Zone: 21.0 General Business

Advantages:

- Good northern aspect
- Proximity to library and skate park
- Space for outdoor area to the north.
- There may be opportunity for vehicle access at the council-owned property at the rear of the site (from site 'B').

Disadvantages:

- Distance from Main Street (less visible)
- No outlook or strong connection with the natural environment
- Private land ownership (purchase cost unknown)
- Lack of on-grade access (requires earthwork to create a wheelchair accessible entrance from the footpath)

Summary:

This site has great potential due to its generous land area and northern aspect and street frontage. The key disadvantage of the site's location is that it is not visible from the shopping precinct of Main Street and may therefore risk being underutilised by locals or discovered by visitors. The site is also not considered 'iconic' nor has it a strong connection with the natural environment.

Location B Analysis

PID 6500225
Council owned, car park
Zone: 21.0 General Business

Advantages:

- Council-owned (nil cost of lease/purchase)
- Level access to Edward Street (good for achieving wheelchair access to the Hub)

Disadvantages:

- Distance from Main Street (less visible)
- No outlook or strong connection with the natural environment
- The site has recently been upgraded as a off-street car park, and new development on the site would override this.

Summary:

This site is practical as it is relatively flat and has a generous street frontage. However, it is visually disconnected from Main Street or other community or public buildings. The land area is generous and would accommodate the Hub building plus outdoor landscaped areas to both the north and south.

Location C Analysis

PID 6500487
Privately owned, undeveloped block
Zone: 21.0 General Business

Advantages:

- Level access to Netherby Road and Albert Street (good for achieving wheelchair access to the Hub)
- Generous street frontages (plenty of room for main entrance / forecourt area, carpark entrance and 'back of house)

Disadvantages:

- Distance from Main Street (less visible)
- No outlook or strong connection with the natural environment
- Private land ownership (purchase cost unknown)

Summary:

This is a generously sized site with long frontages to Netherby Road and Albert Street, and existing carparking along Netherby Road. The Hub could easily be accommodated here with a range of outdoor spaces. The location is disconnected from the Main Street however its proximity to nearby shops is a benefit.

Location D Analysis

PID 6500452
Privately owned, vacant block
Zone: 21.0 General Business

Advantages:

- Highly visible location on Main Street.
- At key point on route to Currie Harbour.
- Good northern aspect

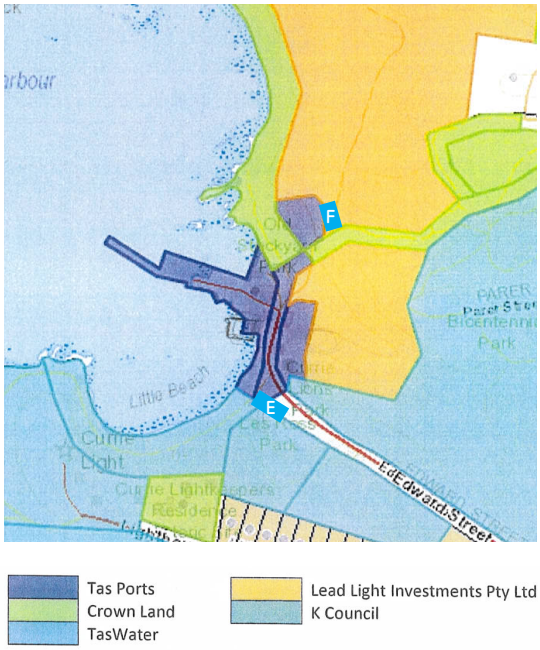
Disadvantages:

- No outlook or strong connection with the natural environment
- Private land ownership (purchase cost unknown)

Summary:

This site is well positioned on Main Street, with high visibility and connectivity to existing and future community and commercial buildings. There is a right-of-way at the rear of the property, connecting to Netherby Road, which could be used for access to a car park on the lower level of the site. A likely arrangement of the Hub would be to locate a forecourt/garden at the street frontage with the main 'public' component of the building on the upper (street) level with parking and staff/back-of-house space on the lower level.

Location Options - Currie Harbour



E - Council-owned land bordering TasPorts land and the Edward Street road reserve.

F - Privately-owned land by Lead Lights Investments bordering TasPorts land (the FOKI site).

Currie Harbour Precinct Plan

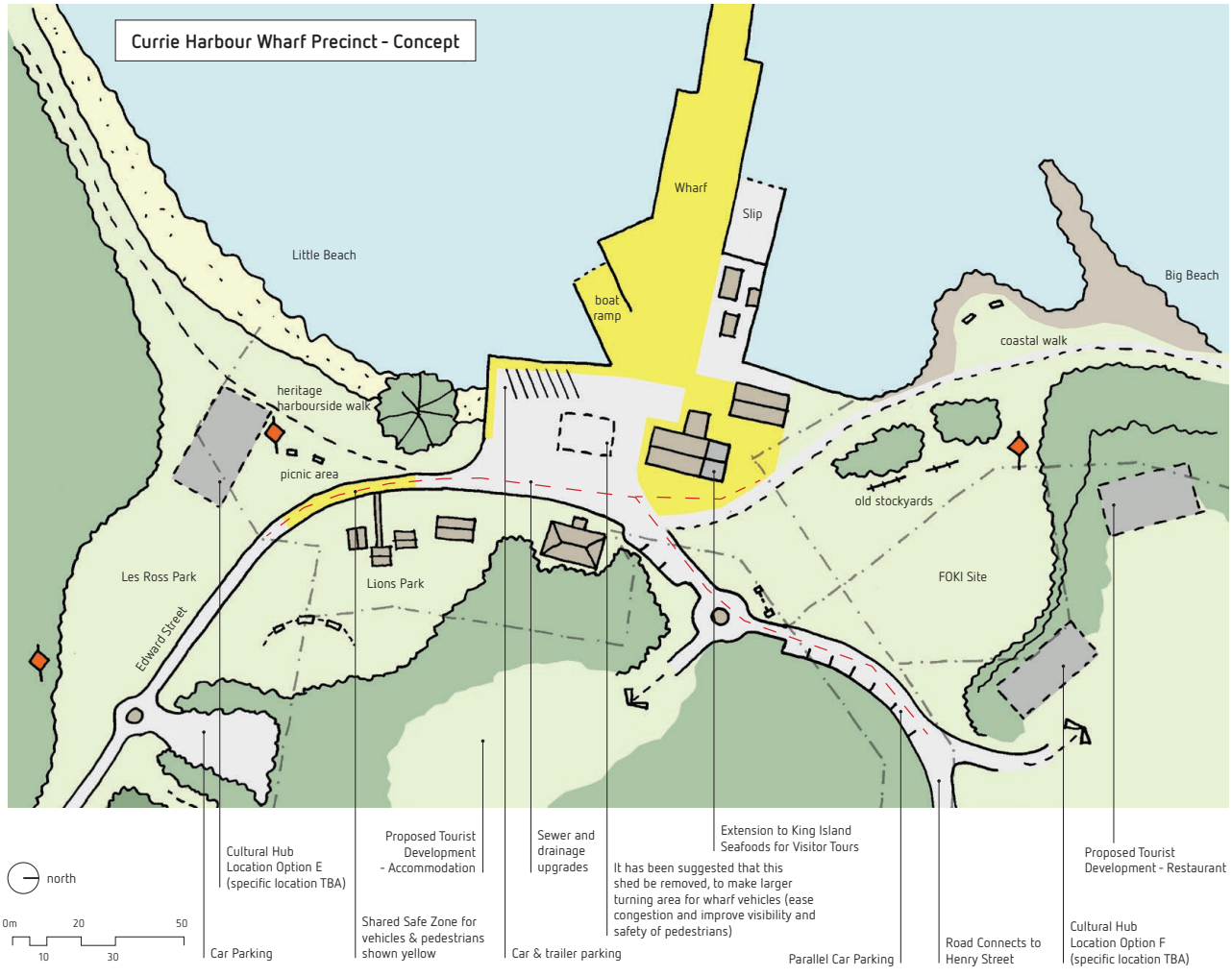
Whilst the strategic vision and master-planning of the Currie Harbour precinct is outside of the scope of the Cultural Hub Feasibility Study, it is important that, if the Hub is proposed to be located in Currie Harbour, the siting and design of the proposed building is informed by the future plans of the overall precinct.

The Currie Harbour Precinct is distinctly 'King Island' with iconic views of Stingray Bay and the Lighthouse. Locals use the area for recreation including swimming, fishing, picnics and attending the existing Cultural Centre's activities. Visitors come to the harbour to walk, swim and visit the nearby attractions including the Boathouse, Lighthouse and Museum.

In addition to these day-to-day uses are the seasonal events that take place in the harbour including the Festival of King Island (F.O.K.I), Cultural Centre workshops/exhibitions and the Nomadic coffee van which parks on the Les Ross Park when the weather permits.

There are a number of key stakeholders in the harbour area, including King Island Seafoods, TasPorts, Lead Lights Investments pty ltd, King Island Council and Tasmanian Parks and Wildlife Service. All agree on Currie Harbour's potential for further development as a working port, tourism destination and cultural and community precinct.

It is important that all stakeholders inform the master-planning of the site, including the shared upgrade requirements including roads, parking, walkways, services (stormwater, sewer, power, telecommunications etc).



Currie Harbour Precinct Plan
Informed by the 2007 Currie Harbour Structure Plan, Lead Lights' 2018 Concept Site Plan and the Cultural Hub Working Group.

Location E Analysis

PID 3522330
Council owned, vacant block
Zone: 19.0 Open Space

Advantages:

- Iconic location
- Outlook to the natural environment
- Part of Currie Harbour precinct (connection with existing and future proposed cultural and commercial buildings, and outdoor spaces)
- Proximity to the Boathouse
- Good northern aspect
- Level access for wheelchair access.
- Good location for evacuation centre.
- Council-owned (no delays with land transfer)

Disadvantages:

- Requires site servicing (power, water, sewerage)
- Requires some degree of coordination with TasPorts.
- Land has previously been used as waste disposal area so may have contamination and/or stability issues.
- Stormwater issues.
- Existing TasPorts building on/near site.

Summary:

This site is well positioned on Edward Street at the entrance to the Currie Harbour precinct. The location is iconic and memorable, with views of the harbour and the ocean beyond. There is plenty of space for the Hub as a fully accessible single storey, with generous remaining outdoor space. This site also marks the starting point of the Currie Harbourside Heritage Walk - an attraction for visitors which includes the Boathouse, Museum and Lighthouse.

Consideration would need to be given to the specific location of the building, particularly in regard to maintaining vistas of the harbour eg. from Edward Street. It is also noted that the building might ideally be located as close as possible to the coastline and harbourside walk, however a portion of the land is owned by TasPorts.

Traffic management, bus drop-off and car parking areas would also need to be developed, bearing in mind the requirements of the working port which has a high degree of vehicle movement at key times. Site servicing requirements include power, water and sewerage.

Location F Analysis

PID 2801063
Privately owned, vacant block
Zone: 32.0 Particular Purpose

Advantages:

- Iconic location
- Outlook to the natural environment
- Part of Currie Harbour precinct (connection with existing and future proposed cultural and commercial buildings, and outdoor spaces)
- Proximity to Big Beach and FOKI site.
- Potential efficiencies of being located with tourism development (see below).

Disadvantages:

- Requires site servicing (power, water, sewerage)
- Requires some degree of coordination with TasPorts and Lead Lights Investments.
- Access currently is through the Tasports working port area (safety issue).
- Difficult for wheelchair access.
- Requires road upgrade.
- Timing issue - requires transfer of land use/ ownership.

Summary:

This site is already seen as iconic by locals and visitors, due to its proximity to Big Beach and the Festival of King Island. The elevated position has an expansive outlook over the harbour and festival site, and is suitable for servicing visitors to Big Beach and the harbour precinct.

This location would place the Cultural Hub close to the tourism development proposed by Lead Lights Investments, including accommodation pods and a restaurant/cafe/event space. It is proposed that Henry Street is extended through the site, to connect with Edward Street at the Harbour. Development of the road and provision of visitor parking in this elevated area of the harbour precinct would assist with management of the regular traffic around the working port.

Long-term benefits of locating the Cultural Hub close to the proposed tourism development may include:

- Servicing efficiency (sewer, water, power, roads)
- Operational efficiency (reduced staffing numbers)
- Management of pedestrians and traffic
- Evacuation centre functionality
- Greater likelihood of all-year activities and occupation (eg. through the off-peak season)

Summary and Recommendation

The proposed King Island Cultural Hub offers an opportunity to provide a space that is a gathering place for locals whilst offering a 'taste of King Island' to visitors. The location of the Hub is critical to ensuring it is visible, accessible and iconic.

The Currie Harbour precinct is an optimal location for the Cultural Hub, primarily due to its strong sense of place - its outlook to the natural environment and its association with King Island's identity - an important factor when considering the experience of both locals and visitors.

By locating the Cultural Hub in Currie Harbour, the Hub can integrate with and enhance the existing network of visitor attractions, recreation facilities and cultural facilities already in operation.

An understanding of the future plans for the Currie Harbour precinct will be required, in order to inform the design of the Cultural Hub. This will require master planning and input from the key stakeholders, and the coordination of shared infrastructure including roads, parking and services.

It is recommended that in the next stage of the Feasibility Study process, both sites (E) and (F) in Currie Harbour are explored further, with a concept design developed for each so that their opportunities, risks and development costs can be further analysed.