15. Major Projects

Item 15.1 CDG1174 King Island Hub

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

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

- Construction program update
- Study King Island
- Power connection update
- Progression on Hub Operating plan and tenant arrangements

DISCUSSION:

Construction program update – Lighthouse Street

During April, the project team progressed the development of the LOD400, the master design document for the provision of the cross-laminated timber (CLT) which will form the main structure of the new building. With completion of this plan expected in the first half of May, the team is on track to provide the next iteration of its construction program in late May / early June.

According to our current assessment, and notwithstanding any future delays in freight of materials or availability of tradespeople, the program is on track for completion in December 2024.

Study King Island

Study King Island have provided confirmation of the capital contribution they will be making to the refurbishment of the Annexe at Lighthouse Street, as detailed in their now-executed grant agreement with the Commonwealth. Discussion regarding a lease and MOU will progress over the coming months, with interest expressed in an additional office space within the Annexe to accommodate a planned staff member.

Power connection update

The project team's electrical engineer and preferred electrician are in ongoing conversation with HydroTas about the new power connection to the Hub site. Conversation towards the end of the month revealed a new solution to ensuring uninterrupted power to the Lens Room and Lighthouse through the construction period. The team have also been reviewing the conversion of the Currie Boathouse to an off-grid facility powered by solar. The leaseholder at the Boathouse was canvassed about this potential change during April. After initial eagerness to explore this option, concerns were raised. These have been taken into consideration with an alternative plan to keep the building connected to mains power being reviewed by the project team during May.

Hub Operating Plan and Tenant Arrangements

The project team have continued conversations with key stakeholders regarding the potential operating models for the King Island Hub and Annexe, including Council staff.

This has enabled the creation of an "in principle" model which will be workshopped with Councillors in May.

At this point, Council are asked to authorise the Acting General Manager to commence formal negotiations with the following tenants so as to accurately inform the operating model and budget:

- King Island Regional Development Organisation (KIRDO), to manage the facility on Council's behalf, as well as provide their existing on-line access centre, visitor information, and business support services from within the Hub and Annexe.
- Study King Island, to lease a space within the Annexe for use by registered mature age students as a dedicated individual learning site, with potential to use part of the main Hub building for training and meeting purposes on an ad hoc basis.
- TasTAFE, as a co-funder of audio-visual equipment in the main Hub building with the intent of booking the space on an ad hoc basis for use as a virtual classroom and face-to-face training space.

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

Recommendation:

That Council:

1. **authorise the Acting General Manager to commence formal negotiations with the following tenants so as to accurately inform the operating model and budget;**
   - **King Island Regional Development Organisation (KIRDO)**
   - **Study King Island**
   - **TasTAFE**
2. **Receives and notes the King Island Hub Project Report for April 2024.**

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That Council:

1. authorise the Acting General Manager to commence formal negotiations with the following tenants so as to accurately inform the operating model and budget;
   - King Island Regional Development Organisation (KIRDO)
   - Study King Island
   - TasTAFE
2. Receives and notes the King Island Hub Project Report for April 2024.

CARRIED unanimously

121/24