King Island Cultural Precinct

Initial Concept Report

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Client:	King Island Council
Client Contact:	Helen Thomas Growth & Strategy Manager King Island Council
Date:	20.09.21
Rev:	5

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Location Plan

north

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Cultural Precinct Masterplan

Wind Baffle Sculpture (designed and made separately)

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King Island Cultural Precinct

Project Brief

Project Number: 2167
Project Name: King Island Cultural Precinct
Project Phase: Feasibility Study
Revision: 03
Date: 25th August 2021

Mission Statement
The King Island Cultural Precinct is a place where locals and visitors can come together, with a shared experience of King Island's unique environment and culture. A new multi-purpose building will improve the amenity and accessibility of the existing cultural precinct on Lighthouse Street, which incorporates the Museum, Currie Lighthouse and the General Manager's residence. The Cultural Precinct enhances King Island as a destination through celebrating King Island's point of difference.

Challenges
Population Growth - It is likely the population of King Island (both the number of local residents and the number of visitors) will increase over the next few years. The Cultural Precinct therefore needs to have a degree of flexibility and be able to accommodate a flux of occupant numbers.

Seasonal Variance – the Cultural Precinct needs to be used throughout the year and to still function comfortably in cold/windy/wet weather.

Commercial Competition – it is important that the Cultural Precinct does not provide services that unnecessarily compete with existing small businesses in the area.

Location
Existing cultural precinct on Lighthouse Street, which includes the Museum (King Island Historical Society), General Manager's Residence, and Currie Lighthouse. The location of the Precinct will enable broader pedestrian connections to the Boathouse and Currie Harbour, via the heritage walk along the coastline.

The Currie Museum land is owned by Parks & Wildlife and leased and maintained by Council.

Stakeholders
- King Island Community
- King Island Council (including the King Island Historical Society)
- K.I.R.D.O
- King Island Arts & Cultural Centre
- King Island Tourism
- Parks & Wildlife (landowner)
- *Other?*

Cultural Precinct Masterplan
The Cultural Precinct on Lighthouse Street incorporates the museum, heritage residence (original General Manager's residence), Currie Lighthouse, several outbuildings and carparking. The proposed new works includes:
- The re-purposing of the existing GM Residence as the Arts & Cultural Centre (relocated from Currie Harbour)
- A new central multipurpose building including a Visitor Information Centre.
- Landscaping to unify the precinct and connect the various buildings and structures whilst amplifying the experience of the natural context.

Vehicles:
- Existing vehicle access to the Boathouse to remain as-is.
- New car parking to be located in the currently vacant block between the GM Residence and Museum, with one large bus parking space.
- The car parking near the Lighthouse has 4 existing spaces and could be upgraded to 6.
- Optional (budget-pending): Bicycle parking (with charging points for electric bikes)

Pedestrian Access:
- Universal access required throughout the Precinct (ie. Between the Museum and Lighthouse).
- Pathway upgrades outside of the Precinct (to be funded from a separate budget):
  - Existing pedestrian access to the Boathouse, and from the harbour to the Museum may be upgraded.
  - Potential upgrade/improvements to the existing track from Les Ross Park to the Boathouse (potentially underneath or at the harbour frontage of the new building).
  - Planned improvements to the footpaths along Lighthouse Street – wider and extended to the pedestrian access to the Precinct.

Landscaping - General
- Universally accessible pathways
- Green roof of multipurpose building to be accessible as a continuation of existing pathways and look-outs.
- Native planting
- Incorporation of new signage/wayfinding
- Dog-friendly
- Replace existing interpretation signage (if feasible, or separate budget).
- Coffee/food vans can operate from the open carpark area.
- Optional features, to be explored:
  - Pizza oven
  - Play area
  - Incorporate public art / historical artefacts

Existing Precinct Buildings:
There are no new works planned for the following buildings at this stage, however they will have improved pathways and signage to connect them to the Precinct:
- Currie Lighthouse
- Museum
- Lighthouse Keeper's Storage Shed (Lens Room)

The small outbuilding/garage will likely be removed.

Arts & Cultural Centre (Heritage Residence)
Internal upgrades of the original General Manager's Residence, for use as King Island Arts & Cultural Centre (to be relocated from Currie Harbour Tasports building).

- Exhibition / gallery rooms
- Wet area for artists' use (including appropriate flooring)
- Two existing rooms for artist-in-residence program (existing bedroom & ensuite, plus studio space)
- Storage space for art supplies etc.
- Including 1 x new ambulant toilet
- Likely upgrades for NCC compliance (change of use, universal accessibility, etc)
- Existing kitchen is in good condition (requires a degree of cosmetic upgrade, including incorporation of dishwasher)

Project Brief (cont.)

New Multi-Purpose Building

A low building, located centrally to the Cultural Precinct and partly buried in the landscape to the north, with a key view looking over Stingray Bay. Green (accessible) roof and deck/viewing platform to be explored.

Main Function Space:
- Large, flexible space with Wow view to the north.
- Capped at 50 people for conferences.
- Possible Lounge function when not in use for specific events/meetings, so that this space is used as much as possible day-to-day.
- An array of uses:
  - Small conferences
  - Council meetings
  - Community gatherings
  - Lectures
  - Performances
- 1 x operable walls (fold back discreetly into wall) to divide the space into two.

Lounge:
- To be explored – may be incorporated into the Main Function Space, for use outside of event/bookings, or it may be a separate lounge room area that works as a break-out space during conference breaks.
- Sustainable (non-wood) fireplace to be explored.

Pods:
- 3 or 4 moveable pods, to be located in the larger Main Function Space and possibly be able to move outside too.
- Acoustically isolated pods for meetings and phone calls.
- Pods act as hire-able 'hot desk' space for one or two people (or max 4 people at a meeting)

Visitor Information Centre & King Island Showcase:
- Most likely to be operated by K.I.R.D.O
- Spatial allowance for 2 x staff members.
- Could be a separate Annex to the Main Function Space – to be explored.
- Includes:
  - Customer service desk (with capacity for a self-service screen incorporated or nearby)
  - Brochure / Display (wall mounted or free-standing, nom. 1m2)
  - Online Access Centre
  - King Island Showcase (produce etc on display)

Covered Entry:
- Sheltered seating (wifi access)
- Direct access to toilets (all-hours access)
- Display / heritage interps.

Amenities:
- Small kitchenette, potentially behind cupboard doors.
- Toilets and one shower (inc. 1 x wheelchair accessible toilet & min. 1 x ambulant toilet)

Storage:
- For chairs and tables, direct access from Main Function Space.
- Also for laptops & tech to support events.
- *Possible archive for the Historical Society's assets?*

Operation / Security
- The Arts & Culutral Centre can operate independently of the remainder of the Precinct.
- Similarly, the Lighthouse and Museum will operate independently.
- One K.I.R.D.O staff member will operate the Visitor Information Centre.
- Therefore daily operation of the new Multipurpose Building will be by one staff member. Additional staff will be brought in for larger booked events.

Environmental Initiatives
- Potential use of existing 'waste' resources from the Island, including cardboard, tyres, glass, plastic (there is a glass crusher and a tyre shredder on the Island).
- Solar power (possibly small wind turbines too however the noise needs to be considered)
- Rainwater collection and use
- High thermal performance (passive heating and cooling)
- Green roof
- Interpretive display/information on environmental initiatives.

Servicing & Maintenance
- Low-maintenance materials and mechanical systems.
- Low-energy usage and operational costs

Construction Materials & Waste
- To explore building materials and systems (such as prefabricated cross-laminated timber) that reduce on-site construction time.
- Building structure and materials to take into consideration the cost of freight. Source materials locally where possible (eg. stone, rammed earth, macrocarpa pine).
- Salvaged materials where possible (eg. timber lining from existing buildings to be demolished or renovated)
- Reduce construction waste as much as possible.
- Possible collaboration with other concurrent construction projects on the island, for instance to coordinate material shipping to reduce costs and increase efficiency.
- Use durable materials externally (eg. concrete, steel, stone)

Indicative Program

Schematic Design:	1st November 2021 – 17th December 2021
DA Preparation & Lodgement:	January 2022
Town Planning Assessment:	February 2022
Documentation:	March – May 2022
Tender & Negotiation:	June – August 2022
Construction:	September 2022 – September 2023

Revision History

1)	Draft for Client Review	2.08.2021
2)	Draft for Client Review	4.08.2021
3)	Issue for Working Group Review	25.08.2021

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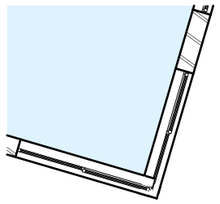
New Multi-Purpose Building Concept Floor Plan



To the Cultural Centre

Community Pizza Oven

Pod Examples (designed and made separately)

Zone Number	ROOM NAME	AREA (m2)
1	Multi-Purpose Space 1	88
2	Multi-Purpose Space 2	96
3	Covered Entry Area	57
5	Amenities & Cleaners	33
6	Kitchenette	6
7	Storage	17
8	3 pods joined	13
8	pod	4
9	Pathway 1	209
9	Pathway 2	297
10	Car Park	612
11	King Island Cultural Centre (in existing GM Residence)	191
		1,623 m²

Secure (fenced) outdoor area

Pathway 1
A: 208.81 m²

Heritage Walk extends over the roof with a viewing platform

8,320 | 6,000 | 9,090 | 300 | 8,570 | 1,350

Roof over

WC | WC | cleaners | Equal Access WC | shower

Amenities & Cleaners
A: 32.67 m²

Covered Entry Area
A: 57.00 m²

bench seats & planting

Visitor Information Centre
A: 46.37 m²

I.T rack

clear roofing over

pod
A: 4.41 m²

operable wall

Multi-Purpose Space 1
A: 87.78 m²

3 pods joined
A: 13.23 m²

Multi-Purpose Space 2
A: 95.51 m²

500mm step down

stage area

automated block-out blind

50 people seated

Kitchenette
A: 6.25 m²

Storage
A: 16.54 m²

Pathway 2
A: 297.26 m²

9,342 | 2,150

3,430 | 150 | 2,755 | 7,545 | 150 | 3,930 | 1,200 | 150

Heritage Walk extends over the roof with a viewing platform

north

0m 1 2 3 5

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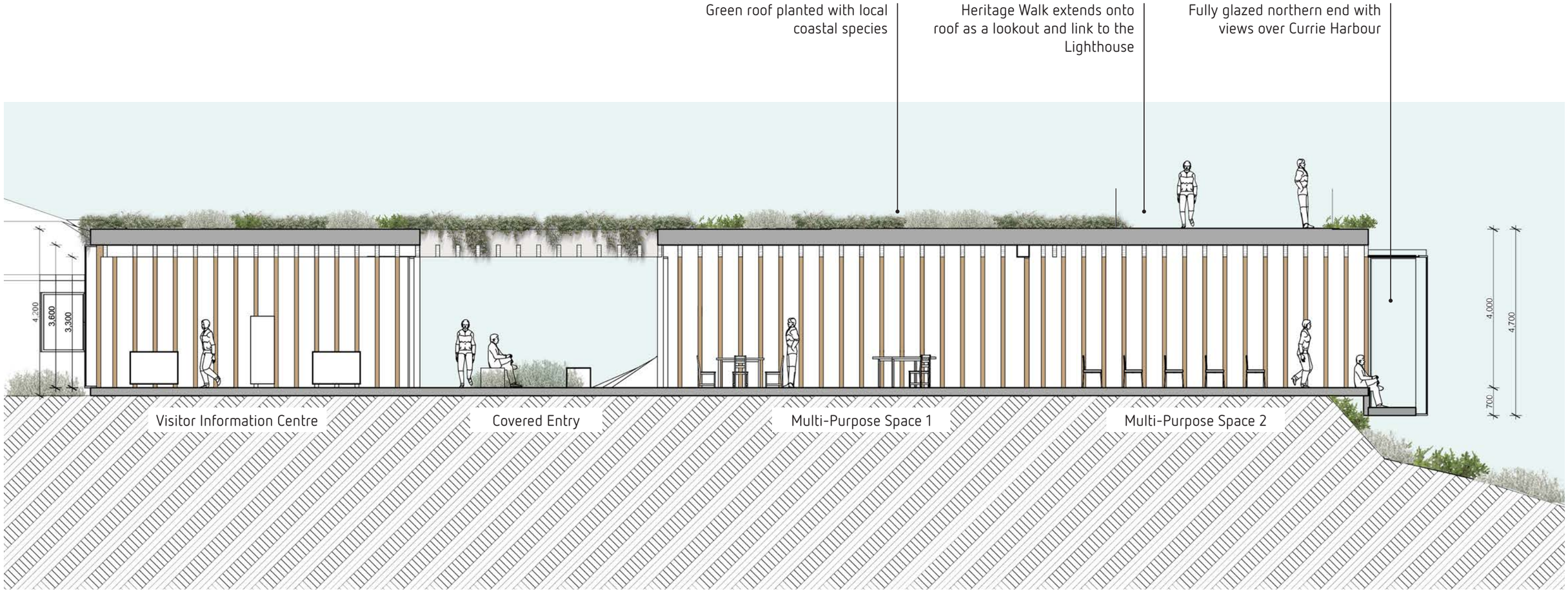
Long Section Through Multi-Purpose Building



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View from Edward Street, Currie Harbour

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View from Lighthouse Street

View of the entry to the proposed Multipurpose Building, approaching from the Museum

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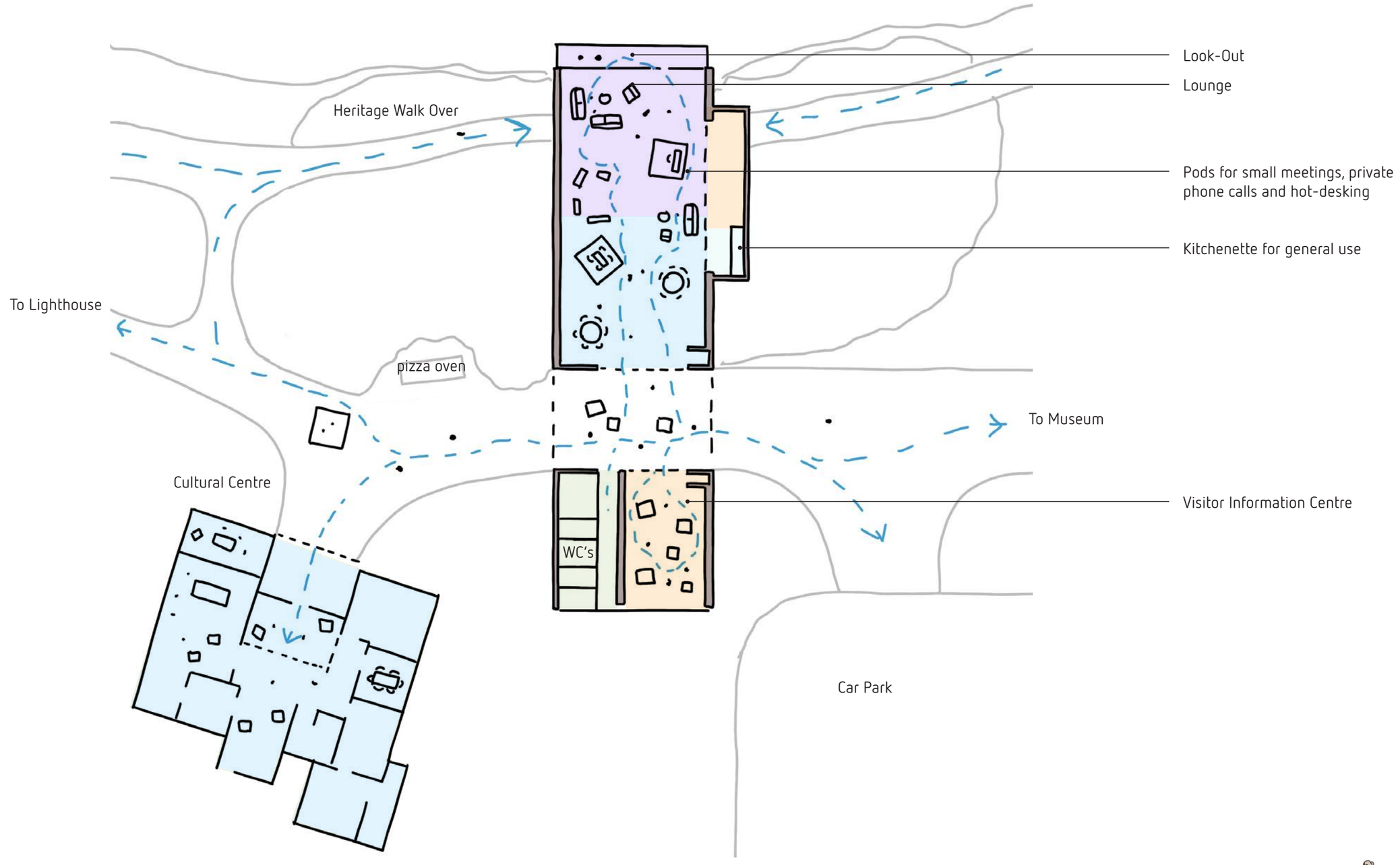
Illustrative view of the Multi-Purpose Space, looking towards Stingray Bay.

Different Modes of Use: Daily (full visitor access) Mode



north

(Not to Scale)

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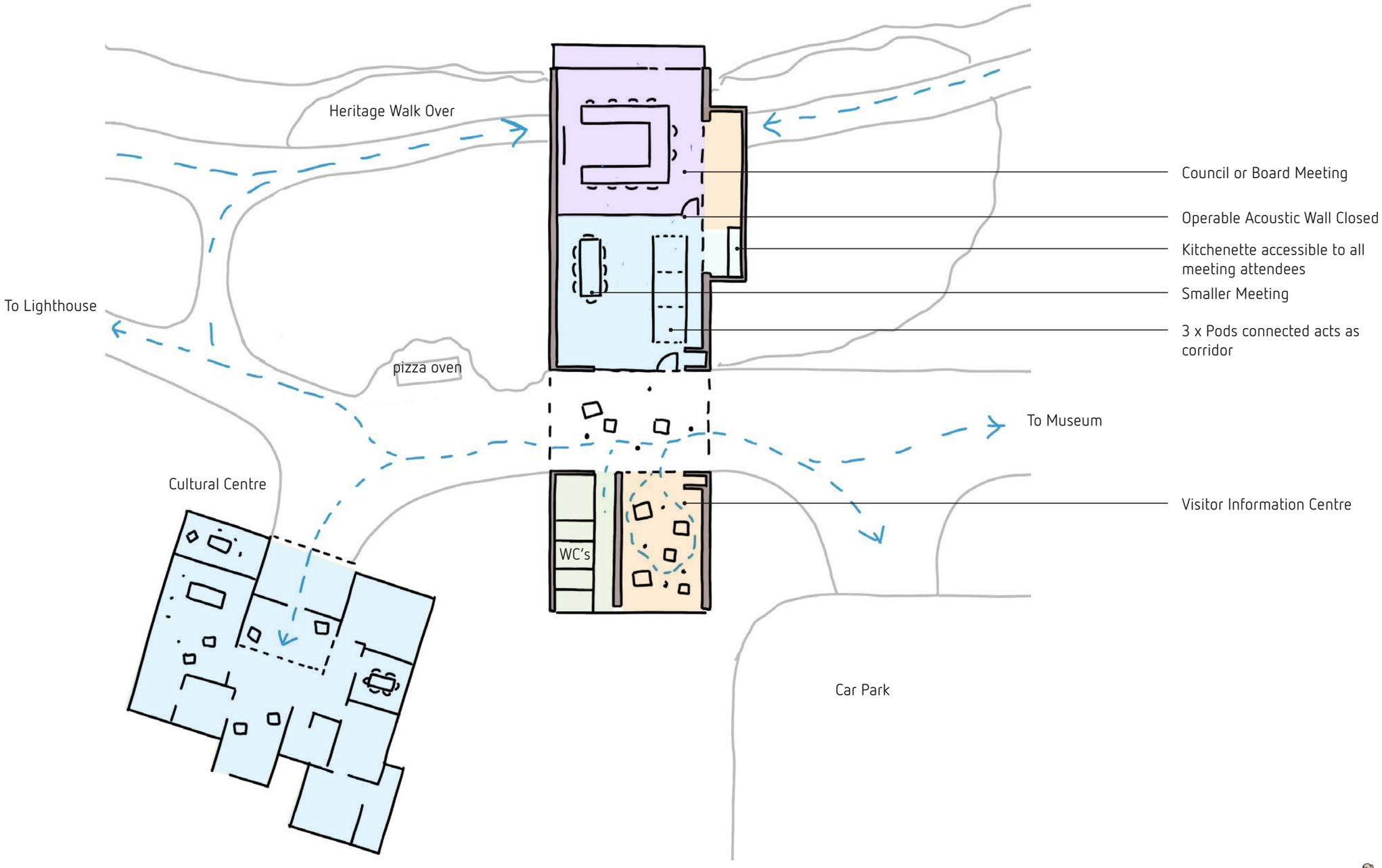
Different Modes of Use: Two Meetings



north

(Not to Scale)

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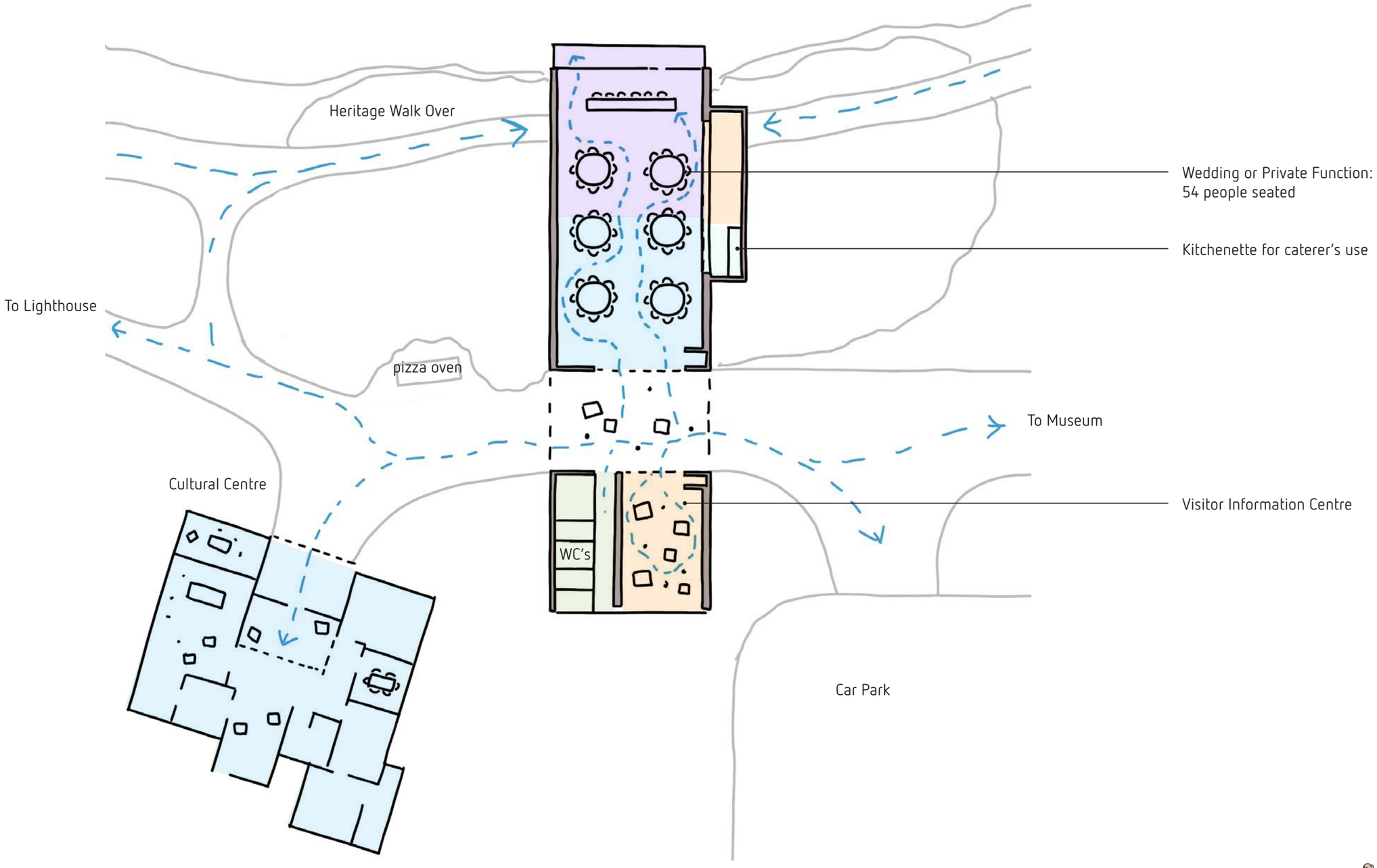
Different Modes of Use: Large Private Function



north

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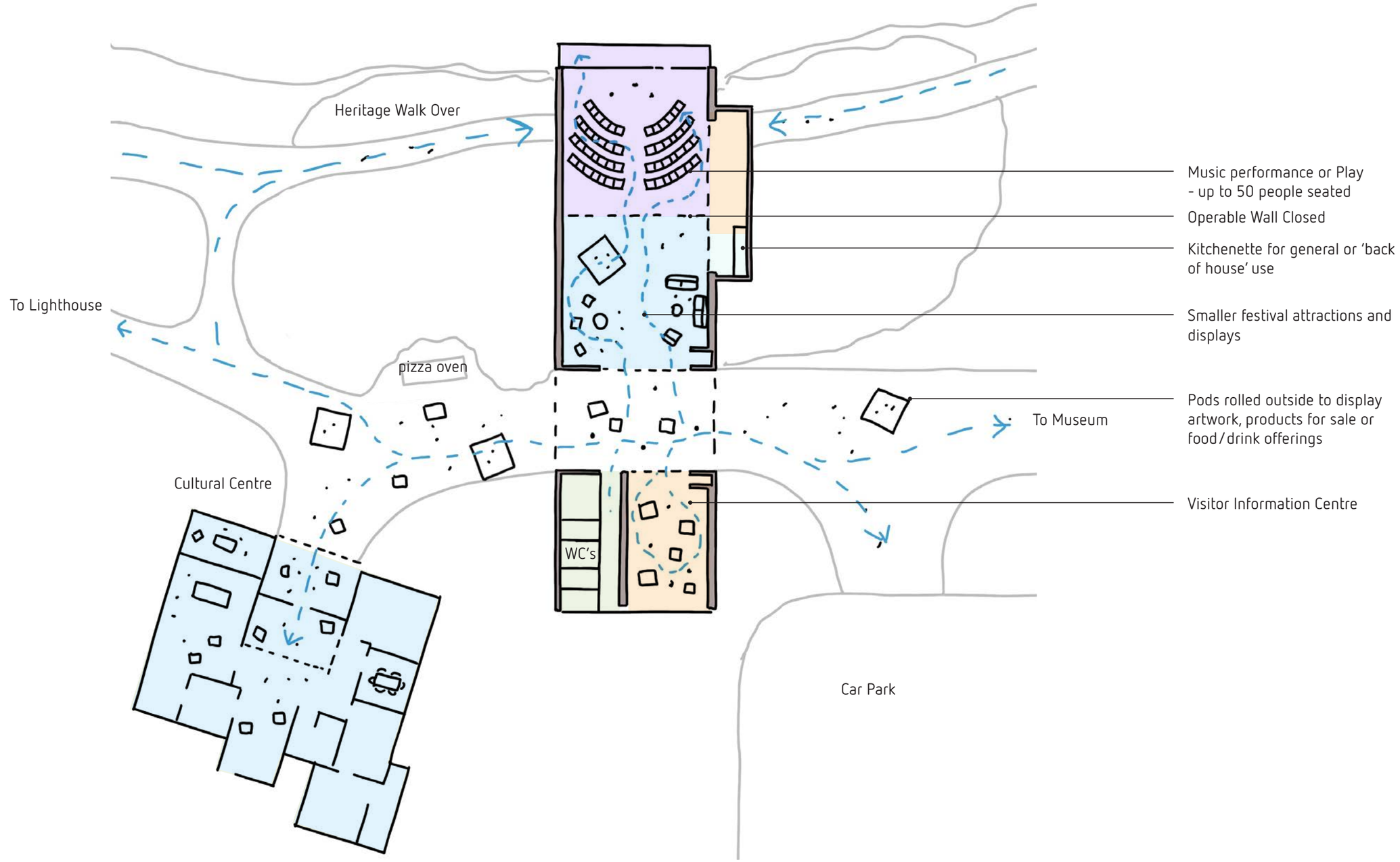
Different Modes of Use: Festival Mode



north

(Not to Scale)

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Preliminary Budget Estimate

King Island Hub - Project Budget for Concept Design - Heritage Precinct Site - Lighthouse Street Currie 16.09.21		
Building Cost	**Budget**	**Notes**
Site works	$30,000	*Civil works incl. drainage and vehicle crossover*
GM Residence - convert to Cultural Centre	$143,250	*Existing building with minor internal modifications to suit use, some internal walls moved, painting, ramps/rails for DDA compliance - perimeter hard-landscape*
Main building (in two parts)	$1,710,000	*Construction: Composite structure of Pre-cast concrete elements using local low density concrete (crushed recycled aggregate, and with timber composite internal structure)*
Undercroft area including roof & paving	$87,000	*Suspended slab with paving / drainage*
Fitout e/o	$47,000	*Visitor Hub, Gallery hanging system and lighting, fixed FF&E. Note that Pods & Kitchenette form part of the main constr. budget*
FF&E	$35,000	*Including POS, furniture, seating (note that the Cultural Centre will use some of existing items)*
Lift	**$0**	***N/A***
Toilet area	$0	*Included in above*
Wayfinding	$27,500	*Building internal & external*
3 kW Grid interactive Photovoltaics on Cultu Centre Roof	$7,500	*Parital off-set of building energy use*
Water tanks, filters and pumping	**$0**	*N/A*
Courtyard & Perimeter Landscaping	$67,500	*Hard and soft landscaping for extent of site & balustrade for roof-top viewing area*
Picket fences to road side (lineal)	$20,000	*Painted picket fence from Cultural Centre Driveway to Museum boundary (sep/ budget for width of Museum required)*
Bike parking	$5,400	*At entry*
Construction Contract	**$2,180,150**	*Includes remote area margin*
Precinct Landscaping, Civil Upgrades & Associated Projects		
Car parking & roadway adjustments	$25,000	*Off Lighthouse Road - presume partial gravel, partial concrete and partial ashphalt*
Landscaping - green roof	$61,600	*Lightweight growing media and coast plant species and including trafficable area*
Precinct Landscaping	$0	*N/A - only site landscpaing allowed in budget*
Services upgrade	$0	*N/A to this site*
Telecommunications & Internet	$10,000	*High speed internet to precinct*
Brand Tasmania Showcase	$20,000	*Virtual & physical showcase; media wall for local producers (Beef, Dairy, Seafood, Tourism)*
Boathouse upgrades	$20,000	*Complimentary works*

Other Project Costs		
Land acquisition	$0.00	*Council-owned land*
Cost of finance	$0.00	*Via grant*
Fees by Discipline	$511,653	*see Appendix 1*
Travel and expenses	$51,165	*for life of project*
Council lodgement fees	$13,800	*DA/BA/PP/inspections & Levies (3/5 of previous)*
Legal/Contracts/Accounting	$10,000	*Including audit*
Subtotal	**$2,903,368**	*Building Contract+Precinct Landscaping+Other Project costs*
Plus Design & Construction Contingency	**$145,169**	*5% of costs*
Total Project Budget	**$3,048,537**	*(plus GST)*
Suggested additional contingency for possible future materials and market escalation: *	$609,707.35	20% of Total Project Budget

Appendix 1

	Total	
Fee by Discipline	**Fee (exc GST)**	**Notes**
Quantity Surveyor	$9,000	*Two cost estimates allowed: Budget & Pre-Tender*
Land Surveyor	$3,000	*Site survey, allow for boundary establish. Prior to constr.*
Geotechnical reporting	$7,500	
Planning Consultant	$5,500	
Building Surveyor	$12,500	
Traffic Engineer	$5,250	
Structural Engineer	$33,000	
Civil & Site Hydraulics	$15,000	
Hydraulic - Internal	$10,000	
Services Engineer	$21,000	
Visualisation Consultant	$7,500	*x3 by Architect*
OH&S Design Risk Consultant	$4,500	*Excl Eng. for their disciplines only*
Fire Engineer (TBC)	$12,500	
Section J / Energy Rating / LCA	$13,500	*Includes $9k for Carbon Neutral Certification (project goal)*
Signage/Way-Finding (TBC)	$12,000	*Graphic Design*
Landscape design	$6,050	*approx 5% of cost for applicable items*
Development Management	$115,838	*Client PM/DM*
Architect / PM incl. co-ordination of consulta team & Construction Superintendant Role	$218,015	*Total = 10% of construction budget*
Total fee estimate	**$511,653**	
Travel and expenses e/o for King Island	**$51,165**	

* Please note that the current construction market is experiencing price escalations for building materials, due to global supply issues and increased local demand. This risk will be managed through utilising local (King Island and Tasmania) labour and materials wherever possible, by allocating a contingency allowance, and by staging the delivery of the works if required.

King Island Cultural Precinct

Indicative Project Program

This indicative project program shows the stages of work required by the design consultants to deliver the King Island Cultural Precinct including the proposed Multi-Purpose Building. The hold-points for review and consultation are not shown.

This Report >

Initial Concept Report (1.5 months)	Design Phase (1.5 months)	Town Planning (2 months)	Documentation (2.5 months)	Builder Selection & Contract Signing (2.5 months)	Construction (12 months)
Deliverables: • King Island Cultural Precinct Initial Concept Report (this report)	Deliverables: • Detailed Design Brief • Concept Design Drawings • Materials & Finishes Schedule	Deliverables: • Town Planning application • Drawings (plans, sections, elevations) • Materials & Finishes • Consultant Reports	Deliverables: • Detailed Construction Drawings • Specification • Schedules • Consultant Drawings	Deliverables: • Tender Report • Construction Contract	Deliverables: • Site Meetings • Site Reports • Progress Reports

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