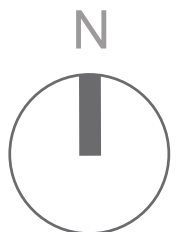


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2. Location of Proposed Community Cultural Precinct
3. The Site
4. Site Analysis
5. Surrounding Land Uses
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Sorell Council own land adjoining the Council Offices in Sorell. The property has been identified by several community groups and Council as having the potential to be developed as a community cultural and social precinct for the southeast region. Interested groups include the Neil Davis Exhibition Centre Inc, Sorell Historical Society, Pittwater Heritage Centre and Southern Beaches Regional Arts working together as the Pittwater Arts Tourism and Heritage (PATH) Centre to promote the precinct concept.

Inspiring Place was engaged by Council to assess the potential of the site to house the proposed uses and to prepare a site concept plan illustrating how the desired spaces could be accommodated on the site. The results of the study will be used as the basis for a business case analysis of the proposition.

The project has involved background research and benchmarking of comparable community cultural precincts elsewhere, consultations with community interest groups and a review of submissions made by them, site inspections, plan preparation and an order of cost estimate for construction.

This report documents the investigations and includes an initial concept and cost estimates based on representations made by the various interest groups was prepared in March 2016.

These results were then put back to the groups for comment. Their comments were analysed and a revised concept and cost plan were prepared and are documented herein.



1. Background to the Project

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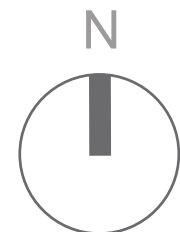




2. Location of proposed Community Cultural Precinct

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Top: Heritage listed carriage shed centre with Lions Club terrapins on the right.



Left: Rear of heritage listed carriage shed.



Right: View west along future extension of Dubbs and Co. Dr.

3. The Site

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4. Site Analysis

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This diagram indicates the proximity of other commercial uses that could benefit from additional visitors to the precinct as a result of the construction of new public facilities.

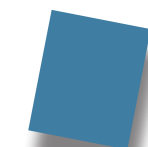
The diagram also suggests the close walking distances to surrounding housing and adjacent commercial areas.



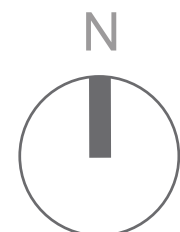
5. Surrounding Land Uses

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Nearby
commercial
uses



This diagram indicates that there is a surplus of Council owned land in the general area of the proposed cultural precinct with adequate parking already in place. This is positive, as land purchase and car park construction are often one of the highest cost items in public building projects.

Proximity to other Council facilities and nearby shopping areas are also positive aspects of the site.

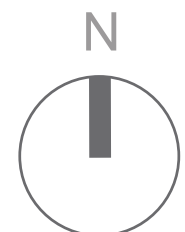


6. Land Ownership

Sorell Land Assessment Report

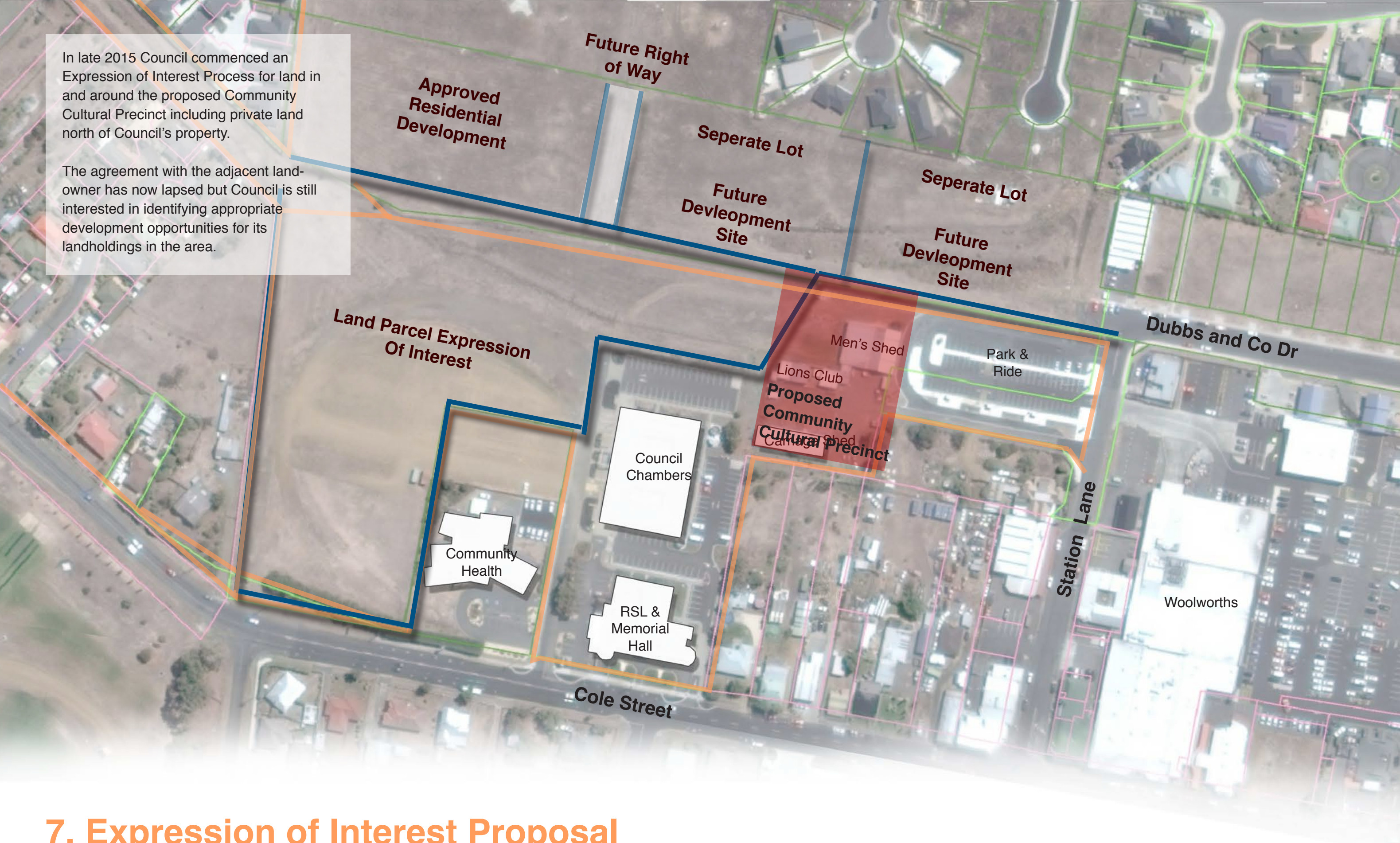
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- Council owned land
- DHHS Lease from Council
- Private owned land



In late 2015 Council commenced an Expression of Interest Process for land in and around the proposed Community Cultural Precinct including private land north of Council's property.

The agreement with the adjacent land-owner has now lapsed but Council is still interested in identifying appropriate development opportunities for its landholdings in the area.



7. Expression of Interest Proposal

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— Council owned land
Private and Council land subject to the EOI process



The site is zoned General Business within the Sorell Interim Planning Scheme.

The planning scheme has a “Community meeting and entertainment’ use class which allows for the use of land for social, religious and cultural activities, entertainment and meetings. Examples of this use are given as an art and craft centre, church, cinema, function centre, library, museum, public art gallery, public hall and theatre. These uses are all permitted within the General Business Zone.

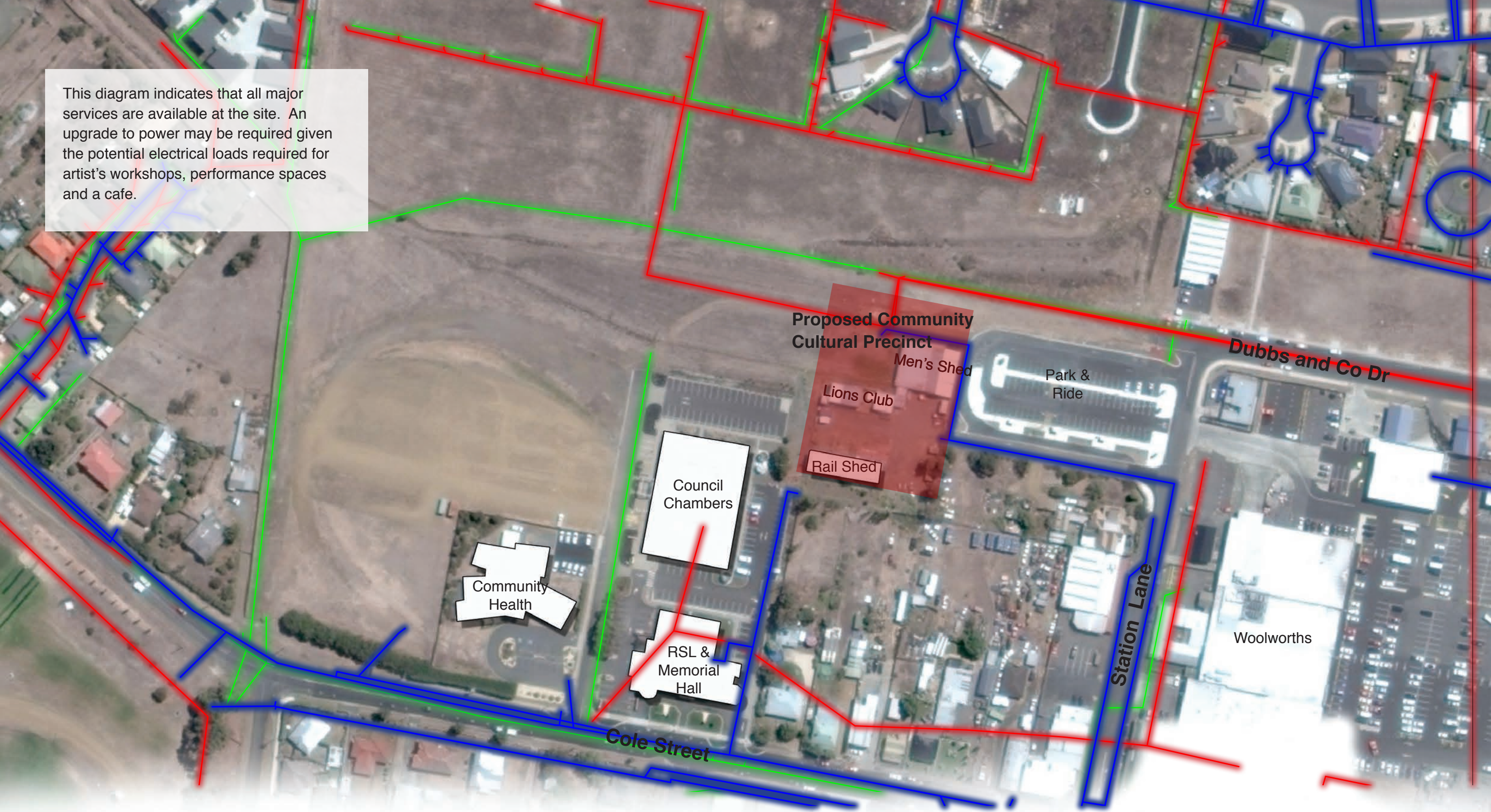
Other permitted uses that may be relevant to the proposed use of the site include business and professional services, food services and passive recreation.

A tourist operation is a discretionary use.



-  Recreation Zone
-  General Business Zone
-  General Residential
-  Open Space Zone

This diagram indicates that all major services are available at the site. An upgrade to power may be required given the potential electrical loads required for artist's workshops, performance spaces and a cafe.



9. Services / Infrastructure

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— Water
— Sewer
— Stormwater



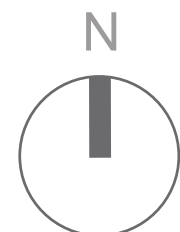


10. Potential Future Uses

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- Future business, mixed use, community or emergency services
- Future residential
- Existing commercial



	Oct 2014 – Sept 2015	Change 2014-2015
Visitors on the Convict Trail	307,412	+3.2%
Visitors passing through Sorell	134,311	+14.1%
Visitors stopped and looked around Sorell	94,336	+5.4%
Stayed overnight in Sorell	15,343	-.08%
Number of nights stayed in Sorell	86,251	+62%

The Tasmanian Visitor Survey (TVS) data is collected from adult international and interstate visitors only. Visitors are surveyed at exit points from the State about their visit.

Responses reflect their best understanding of which locations they have visited, passed through, etc. This means that they may understand Sorell to be the town, the municipality or some other geographical area. So, for instance, the apparently high numbers of overnight stays and numbers of nights could reflect visitation across the whole of the municipality and possibly higher packpucker employment opportunities (longer stays on farms). Comparitively, the numbers passing through seems low given that most visitors to Port Arthur drive via the town of Sorell.

The best conclusion that can be drawn from the data is that several hundred thousand visitors pass through Sorell in any one year and that some of these choose to stay overnight in the area of whom some stay for multiple nights.

11. Visitor Trends for Sorell

(TVS Interstate and Overseas Visitors, aged 14 years +)

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Activities Undertaken in Tas	#s of Visitors	Change 2014-2015
Visit historic houses	263,591	+11.3%
Visit historic sites/attractions	466,433	+11.3%
Visit antique shops	269,175	+11.1%
Visit museums	360,988	+7.4%
Visit galleries	326,350	+6.6%
Visit craft shops	385,508	+6.7%
Buy Tasmanian made art/craft	325,146	+7.4%
Attend the theatre/performing arts	69,579	+38.3%

TVS data in this table shows activities undertaken by adult international and interstate visitors across the whole state during their visit.

The data suggests that the types of activities on offer within the town of Sorell and within the proposed community cultural precinct in particular are increasingly attractive to visitors.

Once again, cautious interpretation of the data is required. For instance, the total number of visitors to museums includes all those who attended a museum within the State (e.g. MONA or TMAG), while those undertaking a visit to a historic site includes those going to any historic site within the State (e.g. Port Arthur, Woolmers).

Importantly, the data in the two tables suggest the potential of the proposed community cultural precinct to offer some appeal to visitors. However a business case is likely to indicate the importance of the local population to use, visit and spend at the precinct to achieve viability. Thus the scope and scale of future facilities needs to be carefully considered in light of the potential users and visitors to the precinct.

12. Visitor Activities Trends

(TVS Interstate and Overseas Visitors, aged 14 years +)

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MOONAH ARTS CENTRE

Moonah, Tasmania

New Building located within busy urban precinct. The building is multifunction (however, geared towards Arts events), and contains:

Main exhibition space - 128m²

Long term display spaces (in corridor space)

Performance Screen Studio (up to 150 guests seated). Can support everything from a small film festival / intimate music concert / aerial circus workshop. No fixed staging

Internal Courtyard - caters for up to 200 people

Makers Workshops - for practical classes / workshop activities / day / evening

Meeting Rooms - available for local business to hire

Foyer / Social Spaces - foyer space incorporates a food and beverage bar, and is available for catering

Capital construction budget \$4M. Annual OPEX : ~\$31K



13. Precedent Example #1

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BOXHILL COMMUNITY ARTS CENTRE

Boxhill Victoria

New building, which is home to a variety of community groups. The facility is geared towards celebration of the arts, however houses a number of multipurpose spaces that can be hired for other events

- Main exhibition space - 70m²
- Multipurpose hall - 175m², suitable for classes, performances, meetings and social events. Seats up to 175 people (theatre style), or 120 people seated at tables. Projector screen, professional lighting and audio
- Cafe / Lounge, with commercial kitchen (available for hire as catering); seats up to 40 people
- Meeting room - seats 20 people. Tea/coffee facility
- Large studio / class area; partition wall which enables the space to be divided into 2



14. Precedent Example #2

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Yountville Town Centre

Yountville California

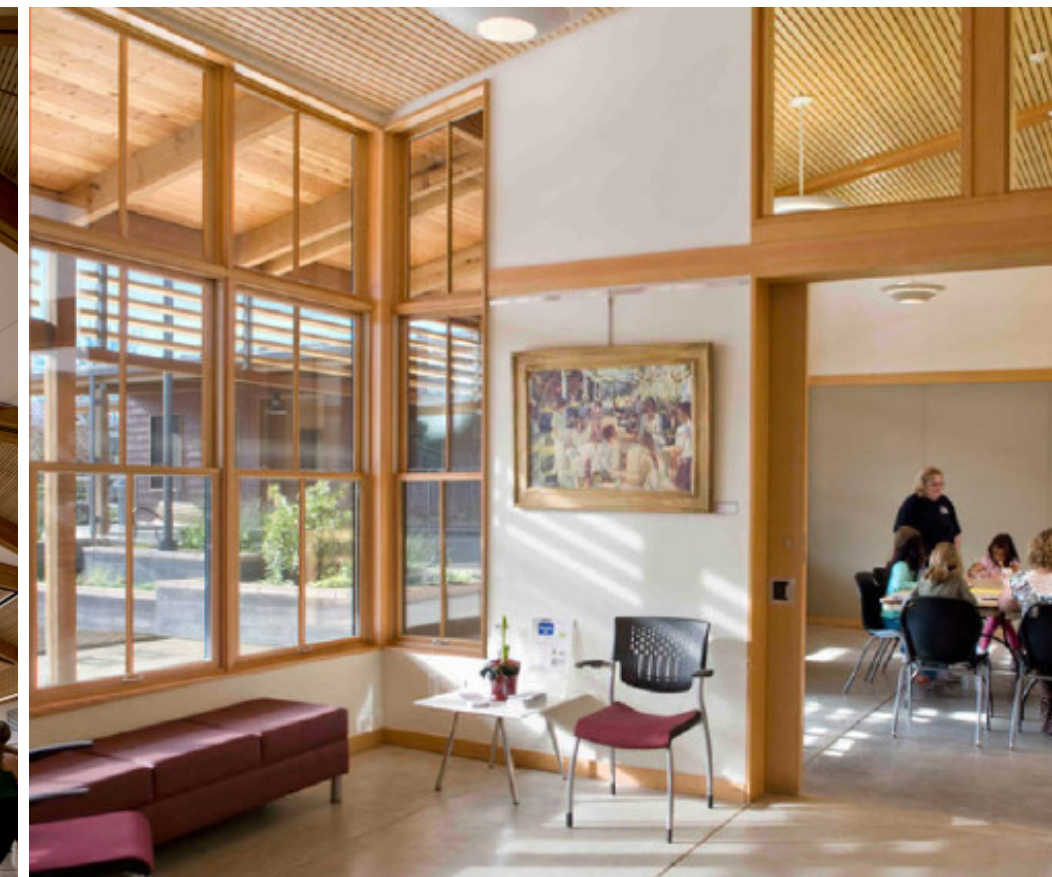
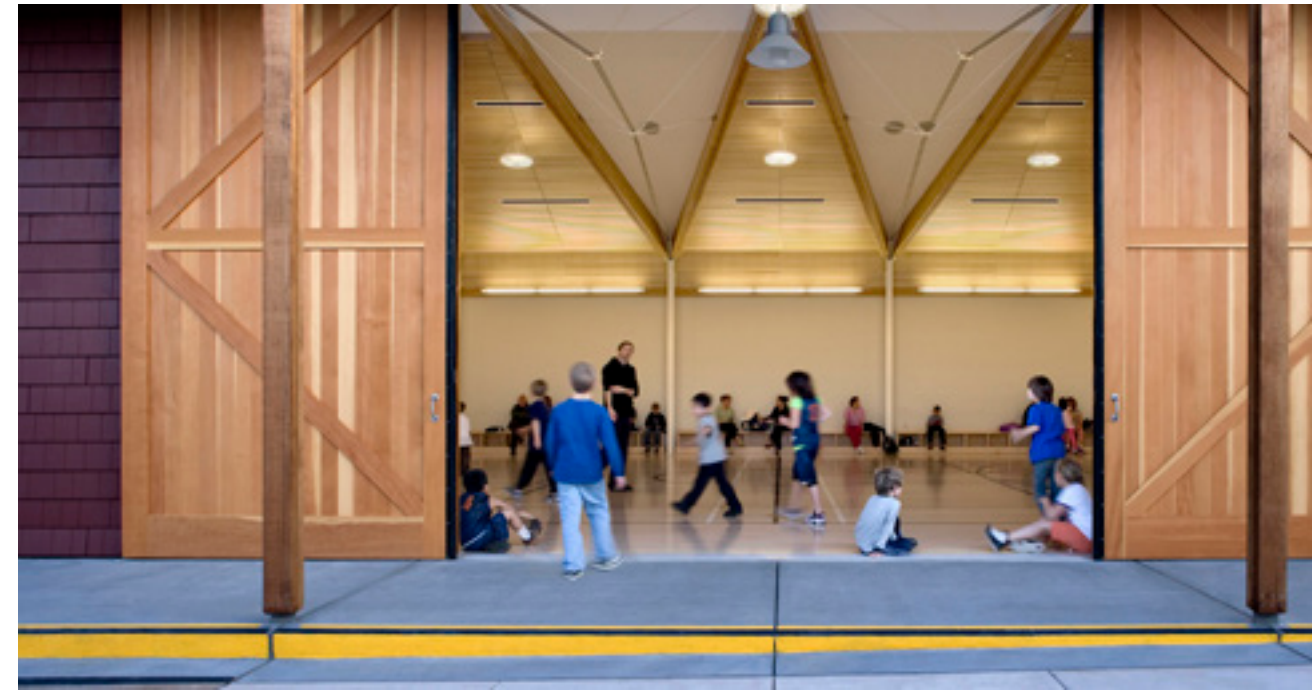
Located in a rural town in Napa Country. Extension to a heritage listed hall (built in 1920s). Located on main street, the complex consists of:

A renovated community hall, which has the capacity to hosts a variety of exercises and cultural classes and large social gatherings,

A new community centre that houses a small library, multipurpose room, teen centre and meeting rooms.

The building opens out onto a new 'town square', which can hold a variety of holds outdoor events including markets, food festivals etc.

The architecture of the building draws on its heritage context. A large covered porch connects the old and the new building.



15. Precedent Example #3

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PRELIMINARY FUNCTIONAL BRIEF

Based on floor areas as provided by community groups.

Elements in the diagram are to scale. It is assumed that the Neil Davis Centre is a stand alone building fitted into the heritage listed carriage shed. The remaining elements would form a singular building for security and operational purposes.

Museum

display, repository for artefacts, photographs and family histories ~ 400-500 m²
working store and goods receiving area ~ 100 m²

History Society

store family history records, library and meeting space ~ 60-80 m²

Arts

art gallery ~ 300-400 m²
wet workshop area ~ 100-200 m²

Cafe/Restaurant

~ 80-120 m²

Visitor Centre

~ 50-100 m²

Neil Davis Exhibition Centre

exhibition and interpretation ~ 190 m²

TOTAL DESIRED BUILDING SPACE

~ 1280 m² - 1690 m²



16. PRELIMINARY SITE CONCEPT - March 2016

Sorell Land Assessment Report

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Assume a singular building with multiple elements

Building Element	Desired Floor Area m2	Building Cost Estimate
Museum - display at ~ \$3000/m2	500	\$1.5M
Museum work – working store at ~ \$3000/m2	100	\$0.3M
History Society – collection and library at ~ \$3000/m2	80	\$0.24M
Arts gallery and wet area at ~ \$3000/m2	600	\$1.8M
Café/Restaurant at ~ \$3000/m2	120	\$0.36M
Visitor centre (assuming similar to café space) at ~ \$3000/m2	100	\$0.3M
Neil Davis Exhibition Centre (assuming fit-out of Carriage Shed with other facilities such as ticketing/cafe integrated within other building) (area as measured by Neil Davis Exhibition Centre Inc. at ~ \$3000/m2	190	\$0.57M
Sub-total	1690	\$5.07M
Allowance for preliminaries (8%), professional fees (15%), design and construction contingencies (20%) (includes allowance for decontamination) on above		\$2.187M
Total		\$7.25M plus GST

Recognition that the estimated cost is unrealistic and the need to reconsider the functional brief

Groups were asked to reconsider the scale of the spaces they might require in an effort to reduce . No floor area reductions were offered. The scale was reduced, therefore, based on comparable facilities elsewhere in an effort to bring the costs down to a realistic level, commensurate with the role of the facility as a small regional cultural facility.

The group previously costed restoration and fit out of Carriage Shed at ~ \$500,000 with volunteer labour help to assist

The estimates herein use commercial construction rates. Commercial rates provide funding bodies with surety that grants will meet the requirements of the intended project. Reliance on volunteer labour may be unreliable and cost savings are often negligible due to increased management costs and safety concerns for volunteers.

The Group's preference is to keep facade, install concrete floor and provide refurbished indoor space for exhibitions, functions, concerts, markets, night food market, long table dinners etc.

The character and value of the shed lies in its rough construction and existing condition. It would be very difficult to fit the building out internally while installing new windows and entries, etc. to accommodate 'functions' of any kind without changing much of the building's character. The solution herein proposes:

- stabilising the shed structurally with other works only as required to enhance the longevity of the structure and ensure the functionality and integrity of the new works; and
- constructing a new building within the shed framework, with extensive glass walls and ceilings that would retain the vernacular charm of the construction while enabling views to the existing fabric.

A small area within shed has contamination and requires remediation - seek Council funding to undertake this work

The construction contingency in the cost estimate exceeds normal allowances to ensure this cost can be met.

2016 is the '90th' anniversary of the closure of the Bellerive to Sorell rail line - planning events to celebrate this



18. Response/feedback from the Neil Davis Exhibition Centre Inc

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Recognition that the estimated cost is unrealistic and the need to reconsider the functional brief

Groups were asked to reconsider the scale of the spaces they might require in an effort to reduce . No floor area reductions were offered. The scale was reduced, therefore, based on comparable facilities elsewhere in an effort to bring the costs down to a realistic level, commensurate with the role of the facility as a small regional cultural facility. The Regional Arts Group suggested construction alternatives that would provide some cost savings - in particular the use of shipping containers.

Sorell needs to create a point of difference to entice people to visit, explore and spend. Use shipping containers in an artistic manner to create a mini arts and cultural centre with plenty of open spaces, sitting and landscaping - examples provided from Christchurch 'container city' and Dubai BoXPark.

Shipping containers can sometimes provide a cost effective alternative for small volume spaces and for spaces where temperature and moisture control are not critical issues. Containers are not easily adaptable to the creation of large volume spaces such as performance spaces, function rooms, etc. Nor are they readily adaptable to functions such as storage of heritage items where climate control is essential. The cost estimate has been adapted to incorporate the use of containers where they are realistically useful.

Carriage Shed be cleaned up and used as a community space or to house historical matter held by the History Society leaving the remaining space for shipping containers for the arts and visitor conference centre.

The Cultural Precinct Concept Plan shows a good balance between indoor and outdoor space, an orientation of public spaces to the entry points east and west and the need to retain the Carriage Shed in its current location.

Explore use of existing buildings if available and if finances constrain new construction (e.g. the old Telstra building or Red Tyre place).

These considerations were outside the scope of the current project.



19. Response/feedback back from Southern Beaches Regional Arts

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1. SITE

There are no limitations on the site that preclude its use as a cultural precinct. Indeed, its scale and location within the town, its relationship with Council's offices and the presence of the heritage listed carriage shed all suggest it is an appropriate location for the kinds of facilities that are being proposed.

2. SCOPE

The facility needs to be understood as a regional cultural precinct primarily servicing the needs of the residents of Sorell and nearby areas of the East Coast and the Tasman municipality.

The possibility of attracting international and intrastate visitors is constrained by:

- the close proximity of Sorell to Hobart with the tendency of visitors likely to pass through the town without stopping on their way to the significant attractions of the East Coast and Port Arthur Historic Site unless the offer of the cultural precinct were so great as to command their attention; and
- the competition from other cultural attractions in the region of world, national and State significance for the limited time that visitors have.

The proposed cultural precinct will need to generate strong interest and support from within the local community and the Hobart metropolitan region.

3. SIZE

The views expressed by all community interest groups agreed that the overall spatial requirements initially investigated needed to be reviewed and more realistically considered. The desired spatial types and sizes were benchmarked against those at the Moonah Arts Centre and were found to 500-600m² larger.

A revised site plan has been prepared showing floor areas reduced in size to be more comparable to those of similar spaces in the Moonah Arts Centre.

4. COST

Consultations with architects indicated that containers may provide a cost saving of around 40%-50% over standard commercial construction rates depending on where they are used and how they are fitted out.

A revised cost estimate has been prepared;

- that reduced the overall floor area for the proposed development be reduced to ~ 1040m² allowing provision for future extension if funding permitted and a demand could be proven; and
- allowed for the use of shipping containers in appropriate areas.

Additional cost savings may be achieved through further reduction of floor area or elimination of some uses. Some savings may be achieved in a competitive tendering market.

If the Carriage Shed were programmed for museum and gallery use the floor space shown for the museum/ history room/ art gallery could be reduced commensurately.

5. DIRECTION

It is recommended that the revised estimate and site plan be used as the basis for a business feasibility case.

20. Land Assessment Recommendations

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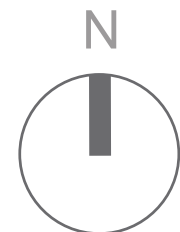




21. REVISED SITE CONCEPT LAYOUT - September 2016

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Assume a singular building
with multiple elements

Building Element	Recommended Revised Floor Area m2	Building Cost Estimate
Multi Purpose Room 1 Function room, Gallery, Performance, Storage	500	\$2M
Multi Use Room 2 Foyer, Toilets, Food and Beverage Bar (Cafe), Visitor Information	200	\$0.8M
Meeting Multi Purpose Space(s)	110	\$0.44M
Neil Davis Exhibition/Meeting Space (Assumes a new conference/museum building built within the existing structure with some stabilisation of existing structure but limited aesthetic enhancement to retain historic integrity)	190	\$0.76M
Total- 1000sqm @ \$4000sqm all inclusive fees, contingency & preliminaries.	1000	\$4M
Wet space/studio (containers only)	100	\$0.2M

22. Revised Capital Cost Estimate - September 2017

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