

# ST MARYS EXHIBITION BUILDING FAQ



Council has heard from some members of the St Marys Community that they would like Council to consider keeping the Exhibition building at the St Marys Recreation Ground.

To ensure that the community fully understands what options we have and what will be included, we have developed this FAQ and proposal questions. The proposal questions at the end of this FAQ have been developed so that you can formally share with Council your vision and ideas as well as your thoughts on how the proposed management of the building may look like. We would encourage anyone who has expressed that they do not want this building demolished to share their ideas with us by answering these questions.

It is important to Council that whatever is decided is an informed decision and your input will assist in the decision making process.

## INTRODUCTION

In 2021 Break O'Day Council received funding through the Black Summer Bushfire program to build a multi-purpose and Evacuation Centre in St Marys. This new build aimed to;

- Replace the current St Marys Football Clubrooms.
- Replace the existing Exhibition Building and re-house the St Marys Gym in a new, fit-for-purpose space.
- Provide for an indoor space which is multi-use for various community needs such as the community gym, indoor activities, meeting space, evacuation centre, change facilities for sports ground and catering.
- Enhance community wellbeing and community connections.
- Reinvigorate existing sporting clubs.

As part of this project, Council decided it would demolish the Old Exhibition building as it was considered no longer fit-for-purpose and had structural shortcomings and failures that would require significant Council funding to make the building safe for future use. As this building was currently only being used as the gym by the community, which would be relocated to the new, purpose-built building, it was considered surplus to community needs and an unnecessary cost burden

## BACKGROUND

in terms of maintenance, depreciation etc for Council. The conceptual plans for the new St Marys Multi-purpose and Evacuation Centre were developed from community input which was gathered at a targeted Community consultation workshop held at the St Marys Sports Complex held on the 3 June 2022.

Once construction of the new building started and the community began to understand that the Exhibition building was to be demolished, the community started petitioning Council and Councillors to keep the building for community purposes.

Before a final decision is made, Council want to ensure the community fully understands what will be required, what the true condition of the building is, the costs associated with any works as well as what potential works may be required if the building was to be kept.

**INFORMATION ON THIS PROJECT  
CAN BE FOUND ON OUR WEBSITE  
UNDER COMMUNITY ENGAGEMENT.**

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## OPTIONS

Council and the community have three options to consider for the future of the Exhibition building: These options include:

### 1. Upgrade the building for storage purposes

This means that the building will not be suitable for community activities and be suitable for storage only.

Based on the current engineering report recommendations to 'make safe' and extend the life of the building for 20 years for storage purposes only, the following estimates are provided:

- Design engineering for 'make safe' and structural remediation = \$8, 000
- Project Management Costs = \$2, 000
- Contractor Costs (Materials and Labour) = \$72, 000
- Contingency: \$5, 000

**TOTAL = \$87,000 EX GST**

The estimates above include structural modifications only due to the existing structural deficiencies of the building. These costs have been provided as an initial estimate only and do not include any further improvements to the building.

### 2. Demolish the building

The cost to demolish the building is;

**TOTAL = \$25,000 EX GST**

The community have asked Council whether the materials for the building could be repurposed if we demolish the building. Council will consider repurposing materials but this will have to be done through a formal Expression of Interest. If this is the option Council decides on, we will release a formal EOI process.

### 3.Undertake a full rebuild of the building

This option could be considered in two ways.

**3A.** A full rebuild of the building could be considered however this option would likely require the existing building to be demolished to floor level and rebuilt from the floor level up with adequate new timber framing, cladding, insulation, electrical etc. This is required to ensure the building is a legally, fully compliant workplace. This includes heating and cooling provision which is legally required for accommodating other uses beyond that of storage.

**3B.** Installation of new, steel portal frames within the existing building's framework. Reframing and relining the building would also need to include internal lining, electrical and insulation, the same as option 3A.

#### **COSTS for Option 3A and B**

Typically, a commercial building of this type with be in the range of \$2,500 to \$3, 000 per square metre. The existing building size is 24.45m X 11.05m equating to approx. 270m<sup>2</sup> in area and therefore results in a potential provisional budget as below;

**TOTAL \$675, 000 to \$810,000.**

Associated annual depreciation and maintenance costs of a full reconstruction would be in the vicinity of \$8,500 to \$10, 000 per annum.

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## WHERE WOULD THE FUNDING COME FROM?

Council will have to make a budget allocation next financial year to undertake any of the options mentioned above. A full rebuild (Option 3A or 3B) will require Council to seek external funding and would involve design, consultation and regulatory approval phases.

## WHAT DO THE ENGINEER'S REPORTS SAY?

There have been several engineering reports completed in relation to this building.

An engineering report was prepared by Dale Luck & Associates dated 18 April 2007. The report was requested due to community concern at the time in relation to the structural viability of the building and requests for maintenance upgrades to extend the life of the building. Remedial works were recommended, and all works were completed by Council subsequent to the report.

Collective Consulting reviewed the Luck report provided in 2007 in conjunction with an onsite inspection on 6 May 2024. This report provides clear direction to Council that the existing framing is not suitable to support wall or ceiling linings. This renders the building unsuitable as any form of workplace and restricts the buildings use to storage purposes only in its current form subject to carrying out Option 1 above.

The community also commissioned Graeme Wathan to develop reports on the status of the building, unfortunately, these reports cannot be relied on as professional advice by Council.

You can find copies of these reports on our website under Community Engagement.

## NEXT STEPS

Once community has reviewed the options presented in this FAQ, if they still want Council to consider keeping the building for a specific purpose, they will need to make a formal submission. Details on how to make a submission and the information that Council will need to consider your request are included here.

Submissions will be open until 27 January 2025.

Once all submissions have been received, they will be presented to the Council who will then consider what the community has said and make formal decision on the future of the building.

**HAVE A QUESTION?  
GET IN TOUCH WITH US**

**EMAIL:** [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au)

**PHONE:** 6376 7900

**OR**

**CHECK OUR WEBSITE:**  
[www.bodc.tas.gov.au](http://www.bodc.tas.gov.au)

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If you are making a submission to Council please ensure your submission covers the below:

1. Name
2. Township
3. What are you proposing for the building?
4. What is your activity, how would you go about it? Who will be involved and any other details.
5. Are you making this submission on behalf of a community group? If yes, please answer the following questions. If you are an individual, please leave blank.
  - Name of Community Group
  - Number of members
  - How long the group has been established?
  - Is the group incorporated? If so, please provide details
6. Do you operate under another organisation?
7. Why do you think this building is suitable for your purposes?
8. Provide details on how the building meets the needs of your activity/idea.
9. Have you considered other locations and why are these not suitable for your purpose?
10. Provide details explaining why you think this building will meet your needs.
11. Provide details of how you would manage this on an ongoing basis.
12. Provide details of your proposal including bookings, access, insurance, maintenance, cleaning etc.
13. Do you have any plans on how your idea could be funded?
14. What would you require of Council?

**SUBMISSIONS CLOSE 27 JANUARY 2024 AT 5PM**  
**SEND YOUR SUBMISSION TO [ADMIN@BODC.TAS.GOV.AU](mailto:ADMIN@BODC.TAS.GOV.AU)**