

20160727 Item 16.1.2 MOVING THE STATION MASTERS COTTAGE

Objective Reference:	A1751681 Reports and Attachments
Attachments:	<u>Attachment 1 Moving the Station Masters Cottage</u> <u>Attachment 2 Letter from the President of the Old School House Gallery</u>
Authorising Officer:	Gary Soutar General Manager Infrastructure and Operations
Responsible Officer:	Lex Smith Group Manager City Spaces
Report Author:	Angela Wright Principal Advisor City Spaces Strategy Unit

PURPOSE

The purpose of this report is to gain approval for Council to fund the relocation and re-establishment of an historic building known as the Station Master's Cottage, from 204 Middle Street, Cleveland to a new location. The building has been gifted to Redland City Council (RCC) by the Redland Returned Services' League (RSL). The RSL would like to develop a car park on the site where the cottage is currently located. This report will look at a number of options for the cottage.

BACKGROUND

The matter of moving the Station Master's Cottage from 204 Middle Street, Cleveland has been ongoing since at least 2009.

"The stationmaster's residence originally faced Shore Street East. It was built in the late 1880s when the railway line came to Cleveland." Excerpt from the Cleveland and Ormiston Heritage Trail

On 9 March 2016, the CEO received a letter from the President and the General Manager of the Redlands RSL that they were happy to donate the building to RCC and were happy to contribute to the cost of moving the building to a new site. A reply letter to the RSL on 24 March 2016 indicated that Council would arrange to move the building and that a resolution of Council would be required before any actions could be taken.

It should be noted that correspondence from the Mayor to the Vice President of the Old School House Gallery indicated that Council was keen for the cottage to be used by and cared for by a community not-for-profit organisation and that moving the building to the Old School House Gallery precinct would enhance the old Cleveland Village area and strengthen the precinct as a tourism attraction.

ISSUES

A brief history of the cottage

The tender to construct the cottage was accepted in 1889 by Mr P Horiak for 497 pounds.

The Brisbane Courier Wed 10 Jul 1889

RAILWAYS

Works on the Cleveland Railway line are being pushed on at a pretty good pace by Messrs Willcocks and Kirk, the contractors for the permanent way. The rails having been laid and ballasted to Tingalpa Creek Bridge, this structure was tested last Wednesday in the presence of Mr Stanley, chief engineer for the Southern and Western lines; Mr Pagan, assistant engineer; and Mr R.H.O. Roehricht, chief draftsman Railway Department. Two engines and tenders coupled together, and weighing in all about 60 tons, passed over the bridge, and this test appeared to be in every way satisfactory. The ballast train now passes over the bridge, and the rails have been laid to beyond the fifteen-mile peg. The work of ballasting is proceeding at a rapid rate, there being about 9,000 or 10,000 cubic yards of ballast at this locality taken from a quarry alongside the line, and considered about sufficient to complete the line to Cleveland.

There are several strong formation gangs on ahead. Mr Willcocks expects to have the rails laid to Wellington Point by Saturday next, and should the weather continue fine Cleveland will be reached by the end of the month.

The line from Tingalpa Creek to Wellington Point presents a scene of great activity, there being over 300 men engaged on the works between the first named place and Cleveland.

The gaps in the fencing are being completed, and the gates at the level and occupation crossings are being erected. This latter work is of considerable importance, there being over 100 level crossings on this line - a larger number perhaps than on any twenty miles of railway in the colony. This has been necessitated by the large area of land occupied along the route or surveyed with necessary roads in anticipation of early settlement. Some difficulty has been experienced in procuring the timber for bridges and flood openings, fencing and sleepers, the immediate district through which the line passes having been almost completely denuded of suitable material by timber-getters for the saw-mills many years ago. The contractors have, therefore, had to obtain their supplies from a great distance, much of it coming from the Upper Logan.

All the station buildings, station-masters', gatekeepers', and lengthsman's cottages are in a forward state, some painted and ready for the finishing touches. The telegraph wires are also stretched to near Lota Creek.

From all appearances, with fine weather, it seems probable that Messrs Willcocks and Kirk will have all their work cleared up and ready for the Government to open the line some time about the first week in September.

The new station master was transferred to Cleveland on 15 November 1889 and the line was officially opened on 23 November 1889. By October 1897 the railway line was extended to Cleveland Point.

The station master was withdrawn from Cleveland Central in 1930 due to low traffic and the line closed altogether in 1960.

Moving the cottage

There are a number of issues with owning and moving the heritage cottage and they include:

1. determining the purpose of the building;
2. determining a location to move the building to;
3. allocating budget to the project (addressed in the Finance section).

Purpose

The purpose of preserving and reusing the Station Masters Cottage:

1. potentially adding a significant heritage building to the old Cleveland township precinct;
2. recognising the Cleveland to Brisbane Railway line history by bringing some of the original buildings together and by keeping them in Cleveland;
3. increasing the availability of community buildings for residents;
4. increasing the number and improving the quality of tourist destinations in the Redlands;
5. providing artists with opportunities for improved artistic expression, learning, networking and income generation.

New uses for the cottage could include:

- Art Gallery,
- Gift Shop
- Workshop Space
- Visitor Information Centre
- Tourist destination
- Café
- Community Space

Art gallery and Gift Shop

Art galleries are needed to support the following:

- to ensure opportunities for Australian contemporary visual artists enabling them to create new work and support innovation, a diversity of practice, professional development opportunities, and support for artist run initiatives;
- to deepen audience engagement – through critical discussion about individual artists and works, innovation in audience engagement and market development, enhanced international engagement, and high quality touring exhibitions and events;
- to expand markets and enhance international connections – through market exposure, opportunities to leverage private sector support, as well as support for activities such as residencies, international exhibitions and fellowships;
- to build stronger, more resilient visual arts and craft organisations – through support for infrastructure that has strong governance, innovation or art-form development, events, and touring and hosting contemporary visual arts and craft exhibitions. (*interpreted from the Arts Qld, Visual Arts and Crafts Strategy*)

Workshop and meeting space

Workshops, classes and meetings have the potential to increase the opening hours of a venue and bring visitors to the city and to Cleveland. Workshops and classes also allow venue managers to raise and increase revenue thus increasing sustainability for the venue and the artists involved.

Workshop space can be hired out for a range of purposes not just artistic ventures.

Cafe

A café within the renovated cottage would enable people to linger longer in the space including meeting friends, hosting social events (e.g. birthdays), hold meetings and catering for activities in other parts of the cottage.

A cafe in itself can be a primary attractor with other activities and exhibitions secondary attractors – or the other way around.

A well run café, for example, one modelled on the Indigiscapes Café, could feature local produce and ultimately make revenue for the venue either through the café or through associated other spend in the cottage (art, craft, workshops, tourism bookings, catering)

Visitor Information Centre (excerpts from A Way Forward for Queensland VICs)

The relevance of accredited visitor information centres (VICs) in a digital environment has come under scrutiny as increasing use of technology drives fundamental change in the way consumers seek travel information. Consumers expect to be able to access information 24 hours a day, seven days a week wherever they are and from whatever device they are using. With the massive amount of online information available, these consumers are also looking for current information they can trust.

Technology is likely to continue to be an integral tool in travel planning. It cannot, however, provide all the answers a visitor may seek. VICs have the opportunity to powerfully influence visitors' travel planning beyond what is possible from technology alone by listening to their needs, providing inspiration and ensuring they receive the information they need. These responsive VICs can, in turn, generate significant economic and social benefits for the tourism industry and local community.

Bringing a flavour of what makes the region special into the VIC through interactive displays and activities can give visitors another reason to seek out a VIC and inspire them to experience local attractions and produce. By actively encouraging visitors into the centres, VICs can increase the value they bring to the tourism industry and local community.

This can be achieved by:

- creating quality;
- displays;
- providing visitors with excellent service;
- up-to-date travel advisor providing certainty and confidence in the information;
- online booking capacity;
- activity VIC's during peak periods with initiatives, e.g. artist in residence, guided tours;
- provide free wifi and sitting reading space.

Services and facilities that should be provided include:

- an open and welcoming space;
- free wifi;

- online booking service linking the VIC network;
- technology space set aside in the VIC where visitors are encouraged to linger, use their own or VIC's digital technology to search information, book product, charge their mobile devices, upload content;
- express information that is readily accessible for visitors with self-service brochure displays, touchscreens and iPads (or provision for visitors to use own iPads/tablets), mobile friendly content, top 50 things to do apps and/or printed brochure;
- ability for visitors to download customised information as appropriate to their needs;
- information in multiple languages through mediums such as interactive touchscreens, displays and audio (where relevant to VIC's visitor markets);
- online content (where VIC has own site or own local government or RTO site) that is current and informative for visitors at different stages of their trip planning (those planning on coming and those already there) and includes
- as standard across the network: maps and transport to and from and within destination, links to RTO web pages for product information, special packages and offers, and information on upcoming events.

Tourist destination

According to the *Redland City Tourism Strategy and Action Plan* there are destination marketing and event opportunities waiting to be realised in the city. A heritage and art precinct can offer the following opportunities including:

- development of an arts trails program;
- improvement of visitor information services;
- Indigenous cultural tourism.

There are a number of art walks, art galleries and burgeoning art communities within the Redlands.

The Redlands has a regional art gallery, the Redland Art Gallery, with galleries located in Cleveland and Capalaba. There are also a number of local galleries across the region including private galleries and Salt Water Murriss' Art Gallery on North Stradbroke Island, which has several artists in residence and has previously been selected to exhibit and sell works at the prestigious Cairns Indigenous Art Fair.

The art trails could be linked with food trails to deliver a broader experience. Potential also exists to create more outdoor art/sculpture trails, encouraging visitors to explore the Redlands and key points of interest.

Action (page 81) Food and Art Trails

- Work with industry to develop and market a range of food and art trails throughout the Redlands

(Excerpts from Redland City Tourism Strategy and Action Plan 2015 – 2020)

Potential locations (see attached maps)

1. Within the old Cleveland Township precinct including in Linear Rotary Park, 3-11 Sommersa Drive, Cleveland for example:
 - a. beside the Old School House Gallery, 124-126 Shore Street North, Cleveland
 - b. or beside the Lions Club Building
2. Cleveland Point Reserve, specifically on 238 Shore Street North, land held in freehold by Redland City Council;
3. On other open space within Cleveland e.g. Linear Park in the vicinity of the RSL, Raby Bay Harbour Park or the Redland Performing Arts Centre

Why the old Cleveland Township precinct?*Existing historical destinations and community and commercial use of historical buildings*

An example of heritage building being used for community purposes, the Old School House Gallery functions as a community arts resource focussed on arts participation and development in the visual arts. The gallery stages regular exhibitions, workshops and community events and also acts as a hub local for other community arts groups and network development.

Creative Arts Redland has an active community arts capacity building strategy. Over the last two years, RCC Community Cultural Development Officer has worked with the gallery and assisted the members to streamline and significantly improve governance processes. The gallery now has a renewed board with a focussed vision and business plan.

The gallery business plan and its implementation are enabling:

- significant improvements in overall communication with RCC;
- significant improvements in communication and partnership with other community arts and heritage groups, i.e. Red Arts, The Redland Museum,
- an expanded and continuously growing membership;
- a more diverse and open program of exhibitions, arts workshops and events;
- pro-active leadership in local cultural tourism network development along the heritage trail to Cleveland Point which includes community and commercial stakeholders;
- increased tourist visitation with the gallery as a tourism information hub;
- increased opportunities for revenue through these expanded activities.

The Station Masters Cottage

The re-location of the Station Masters Cottage to a site within the old Cleveland Township precinct is a logical growth option for cultural tourism and heritage trail development in and around Cleveland. The factors which seem to have the potential to contribute to a workable strategy include the following:

- a community driven local decision making process, which enables major stakeholders to create their own solutions to what they envisage as the principal local development and tourism opportunities;

- an operational context in which commercial and community stakeholders can use the symbols of heritage and culture without seriously impinging on the historical integrity of the cottage;
- an expanded Cleveland Point trail, diversifying the spectrum of tourist attractions, offering opportunities for both authentic heritage encounters and a range of alternative or companion conventional tourism attractions such as restaurants and museums;
- a community driven marketing strategy directed at a diversity of visitor/client groups, each with its preferred touristic focus (such as outdoor recreation, heritage appreciation, and entertainment);
- a range of complementary touristic attractions which contribute in aggregate to a prosperous regional economy;
- a 'relaxed' government approach to planning so that tourist attractions and commercial development can cohabit the same territory, affording opportunities and sustainability to the activities of community cultural groups.

STRATEGIC IMPLICATIONS

Legislative Requirements

Planning scheme

Taking the above information into account the re-use of the structure at 204 Middle Street for community and cultural purposes would most likely class it as a Community Facility.

The re-establishment of a community facility in public open space zones (e.g. Linear Rotary Park) is a Material Change of Use which triggers a code assessment application under the Planning Scheme.

Risk Management

Opportunities

The opportunity exists to increase the quantity and quality of visitor destinations in the heritage precinct of Cleveland whilst maintain the City's connection to historical buildings and infrastructure (railway).

Risks

The main risk is in the moving such an historic building notwithstanding that it has been renovated and extremely well managed by the RSL over many years.

Financial

Applications fees

- A Code Assessable application is \$1392

House moving – Option 1 to old Cleveland Township precinct

Moving 204 Middle Street to Linear Rotary Park Cleveland for example, will cost in vicinity of \$94,424 (Quote Meier House Removals 26 July 2016)

House re-establishment

Redland City Council would undertake site works and re-establishment works including:

- sewer disconnection and connection;
- water disconnection and connection;
- power disconnection and connection;
- phone disconnection and connection;
- rebuilding the fireplace.

The cost of the above works is estimated to be \$16,500.

Another \$41,685 is required for fees, site works, contingencies and corporate expenditure.

In total it is estimated that \$152,609 is required to move and reinstate the services.

In relation to all other works both external and internal to the building the Old School House Management Committee have already had in principal offers of in-kind assistance from four Redlands Rotary Clubs, the Alexandra Hills Men's Shed, the Australian Industry Trade College and Old School House Gallery members.

Please note that there is no 16/17 budget allocation for this project. Project budget will need to be sourced from general revenue. Should Council proceed a submission will be made at a budget review.

People

The project would be assigned to the Project Delivery Group to undertake.

The asset owner would be City Spaces.

Social

Should the cottage be moved to the old Cleveland Township precinct, many social benefits will be able to be realised including increased membership of this organisation, increased opportunities for volunteering and donation of in-kind support to reinstate the cottage for community use.

The cottage will also become a community hub, particularly if it is able to stay open for longer and be hired out to other groups and artists.

The addition of a café will ensure that people can drop in with friends just for a meal and refreshments adding a whole other social dimension to the location.

Alignment with Council's Policy and Plans

The project aligns with Council's object of providing strong and connected communities through festivals, events, activities, increased use of parklands, and supporting volunteerism and participation.

CONSULTATION

The following have all assisted in putting this report together and support the project going ahead.

- Councillor Division 2;

- Group Manager Community and Cultural Services;
- Manager Creative Arts;
- Service Manager Community, Engagement and Tourism;
- The Old School House Gallery Members;
- Senior Planners;
- Group Manager Project Delivery;
- Councillors and ELT through an internal workshop discussion;
- Senior Leasing Officer;
- Community Land and Facilities Panel;
- General Manager Redlands RSL.

OPTIONS

Option 1

The preferred recommendation is to move the building to the old Cleveland Township precinct, currently characterised by such buildings as the Grand View Hotel, Cassims, The Courtyard Restaurant, The Old School House Gallery, the Lighthouse, Churches and numerous private residents, to a location yet to be determined. The building should be reinstated to complement the existing gallery spaces and be used for a range of purposes, including as an art gallery, workshop and meeting space, café, and visitor information.

Option 2

The alternate option is to move the cottage to the Toondah Harbour Council compound until the preferred site is found.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

- 1. To move the Station Master's Cottage from 204 Middle Street into the old Cleveland Township precinct;**
- 2. To pay for the cost of relocating the Station Master's Cottage and re-establishing the cottage with power, water and sewerage; and**
- 3. That the Project Delivery Group be assigned the project in the 16/17 financial year and the Cottage is relocated in a timely manner to allow for the Redlands RSL to complete its development works at 204 Middle Street, Cleveland.**



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Moving the Station Masters Cottage




Redland
CITY COUNCIL



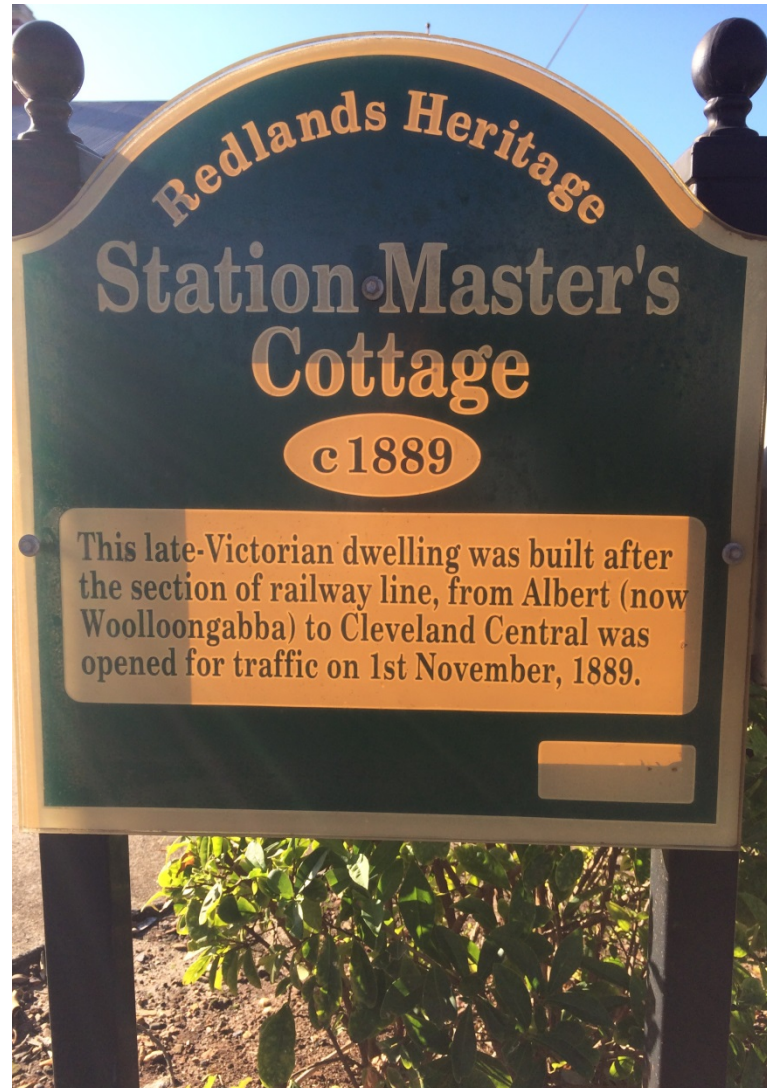


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The historic building known as the Station Masters Cottage, from 204 Middle Street to a new location Cleveland. The building has been gifted to Redland City Council by the Redland RSL. The RSL would like to develop a car park on the site where the cottage is currently located.



Historical Overview



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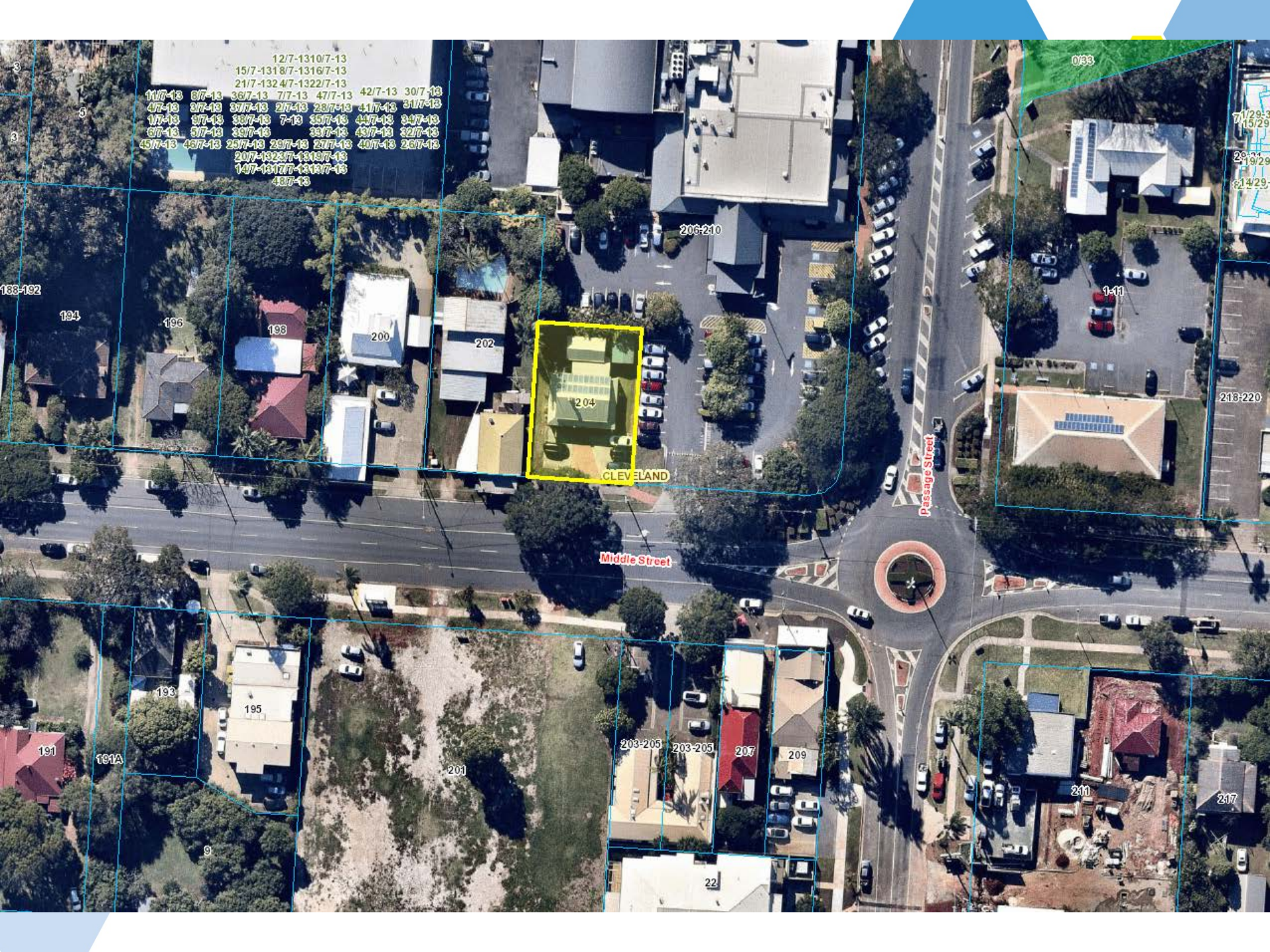


REDLANDS RSL ADMINISTRATION

204 Middle Street Cleveland







12/7-1310/7-13
15/7-1318/7-1316/7-13
21/7-1324/7-1322/7-13
11/7-13 3/7-13 36/7-13 7/7-13 47/7-13 42/7-13 30/7-13
4/7-13 2/7-13 39/7-13 2/7-13 28/7-13 41/7-13 31/7-13
1/7-13 9/7-13 38/7-13 7-13 35/7-13 43/7-13 34/7-13
6/7-13 5/7-13 37/7-13 38/7-13 48/7-13 22/7-13
45/7-13 43/7-13 25/7-13 26/7-13 27/7-13 40/7-13 26/7-13
20/7-13 23/7-13 12/13/7-13
14/7-13 17/7-13 12/13/7-13
48/7-13

204

CLEVELAND

Middle Street

Passage Street

203-210

0/33

1-11

7/12/29-3/15/29

29-3/29

3/14/29

218-220

133-132

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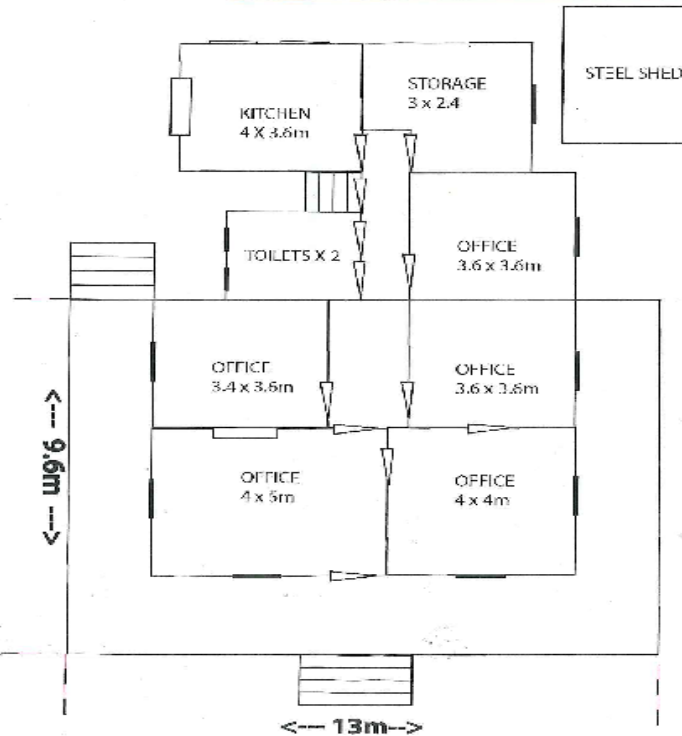
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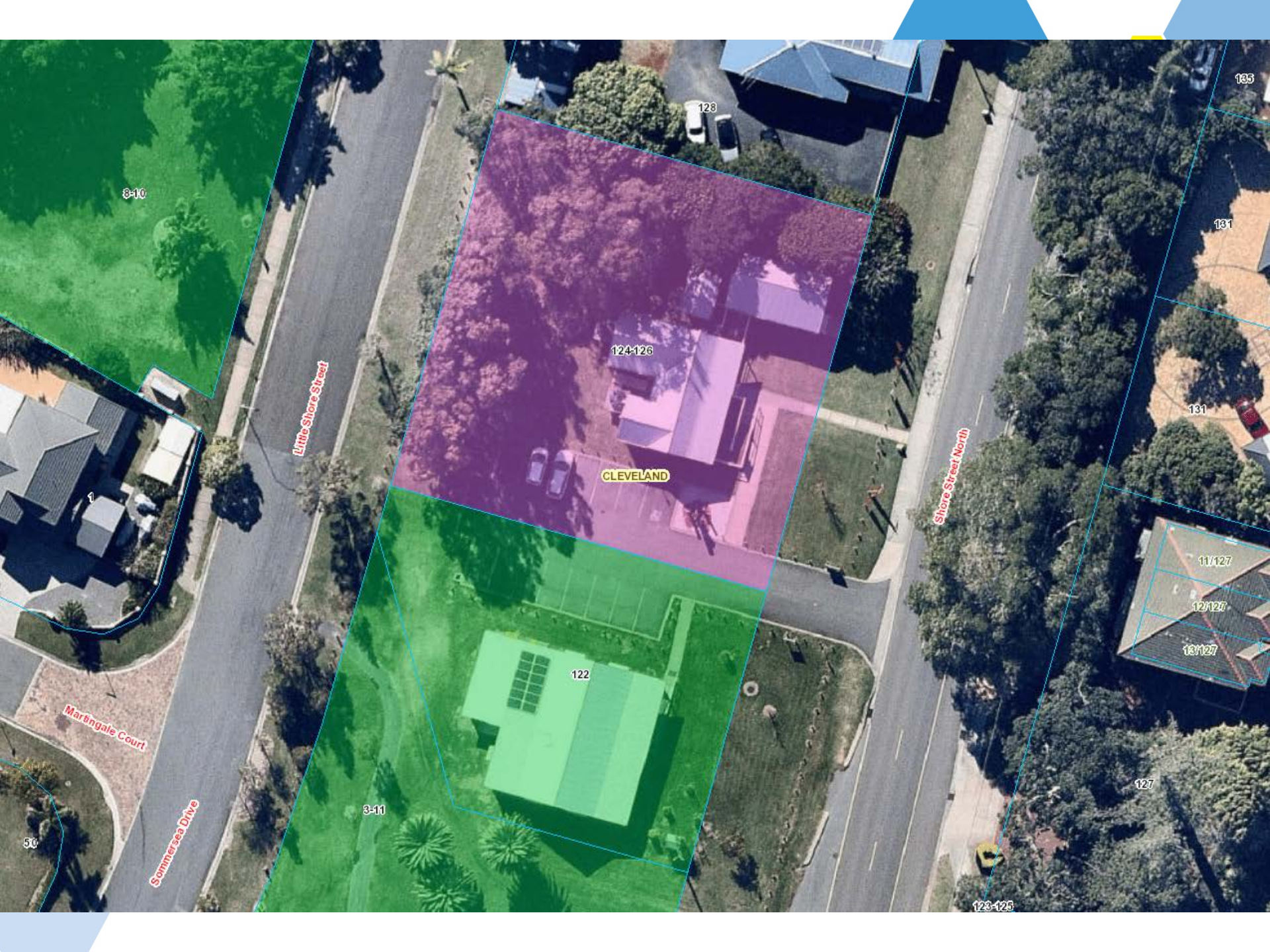
Possible Locations



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Old Cleveland Township Precinct

1. Old School House Gallery lease area, 124-126 Shore Street North, Cleveland
2. 3-11 Sommerssea Drive Cleveland (beside the Lions Club Building)
3. Cleveland Point Reserve, 238 Shore Street North



8-10

Little Shore Street

124-126

CLEVELAND

122

3-11

128

135

131

131

11/127

12/127

13/127

127

123-125

Martingale Court

Sommersea Drive

Shore Street North

1

50

To the Old School House Gallery site

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Artists Impression

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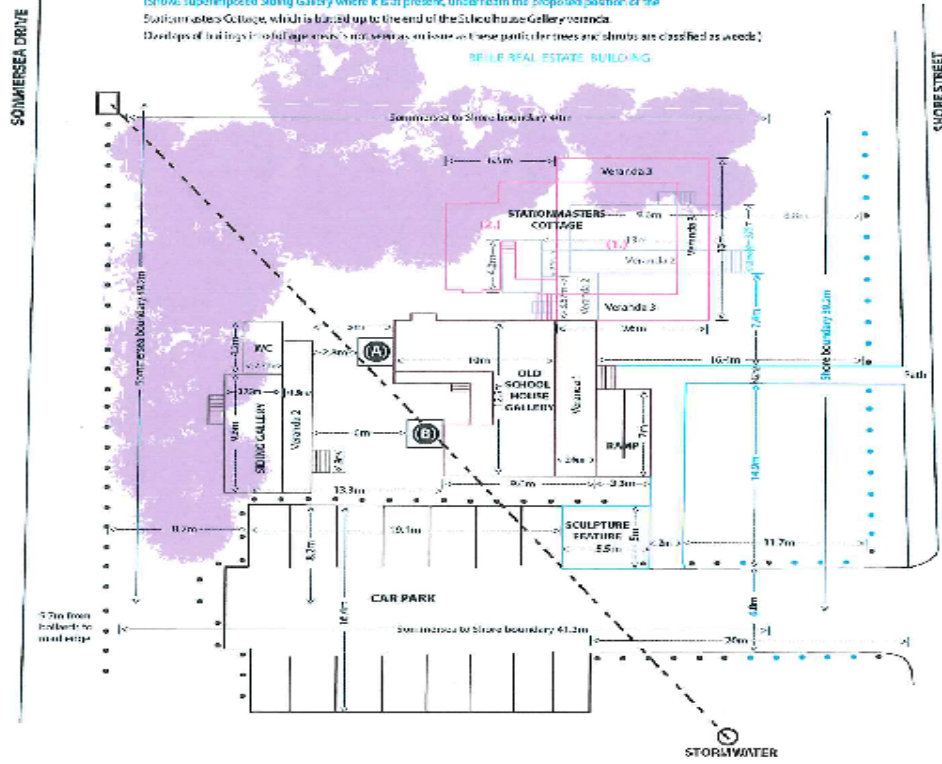
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3. OLD SCHOOLHOUSE GALLERY STATIONMASTERS COTTAGE IN PLACE AT FRONT OF SITE AND SIDING GALLERY IN PLACE BEHIND THE MAIN GALLERY

(Shows superimposed Siding Gallery where it is at present, underneath the proposed position of the Stationmasters Cottage, which is lined up to the end of the Schoolhouse Gallery structure.
 Develop of building footprint as an issue as these parts of trees and shrubs are classified as weeds.)

BEILIE REAL ESTATE BUILDING

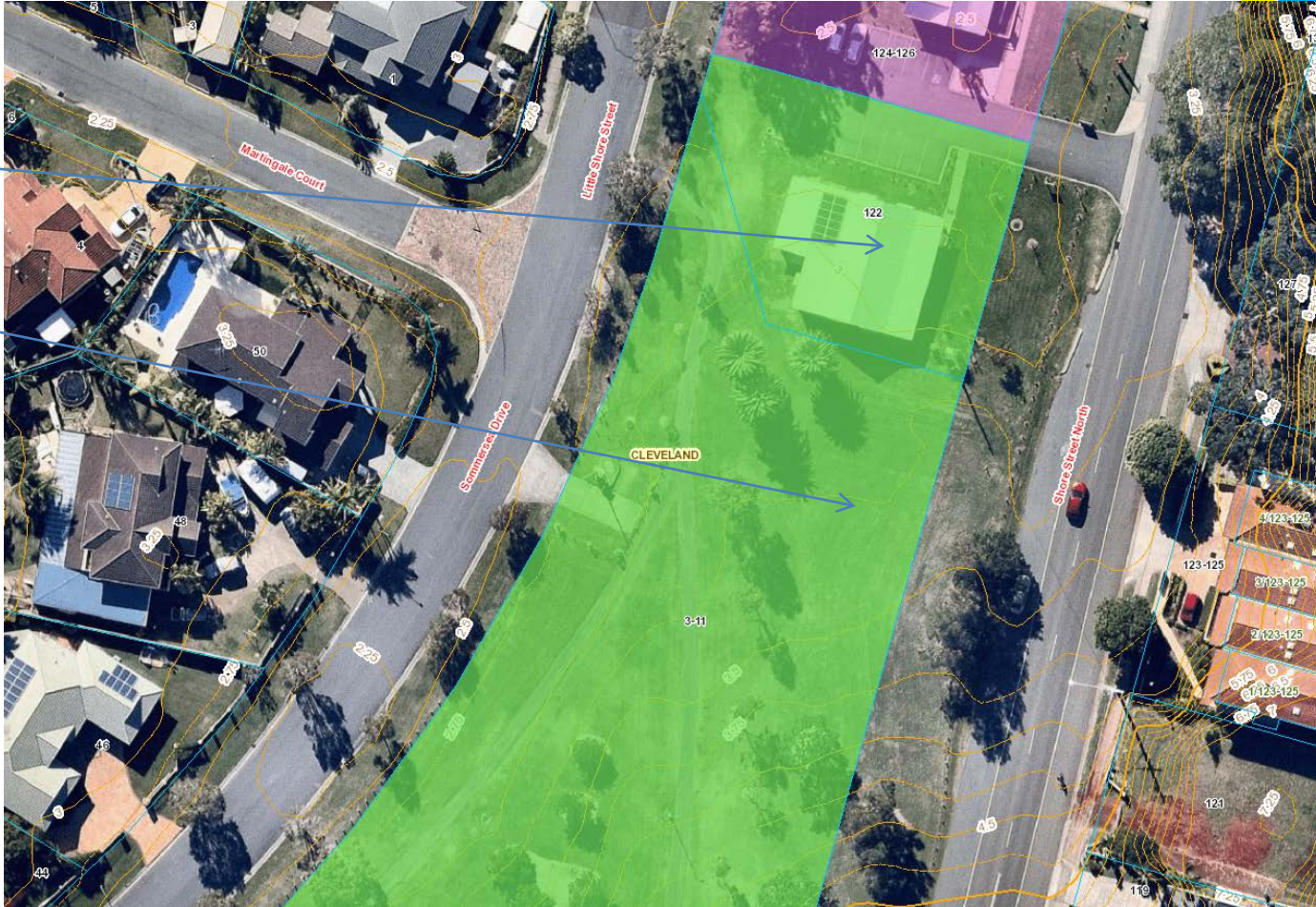


To Linear Rotary Park

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Rotary Club

Possible location





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Lions Club
Building

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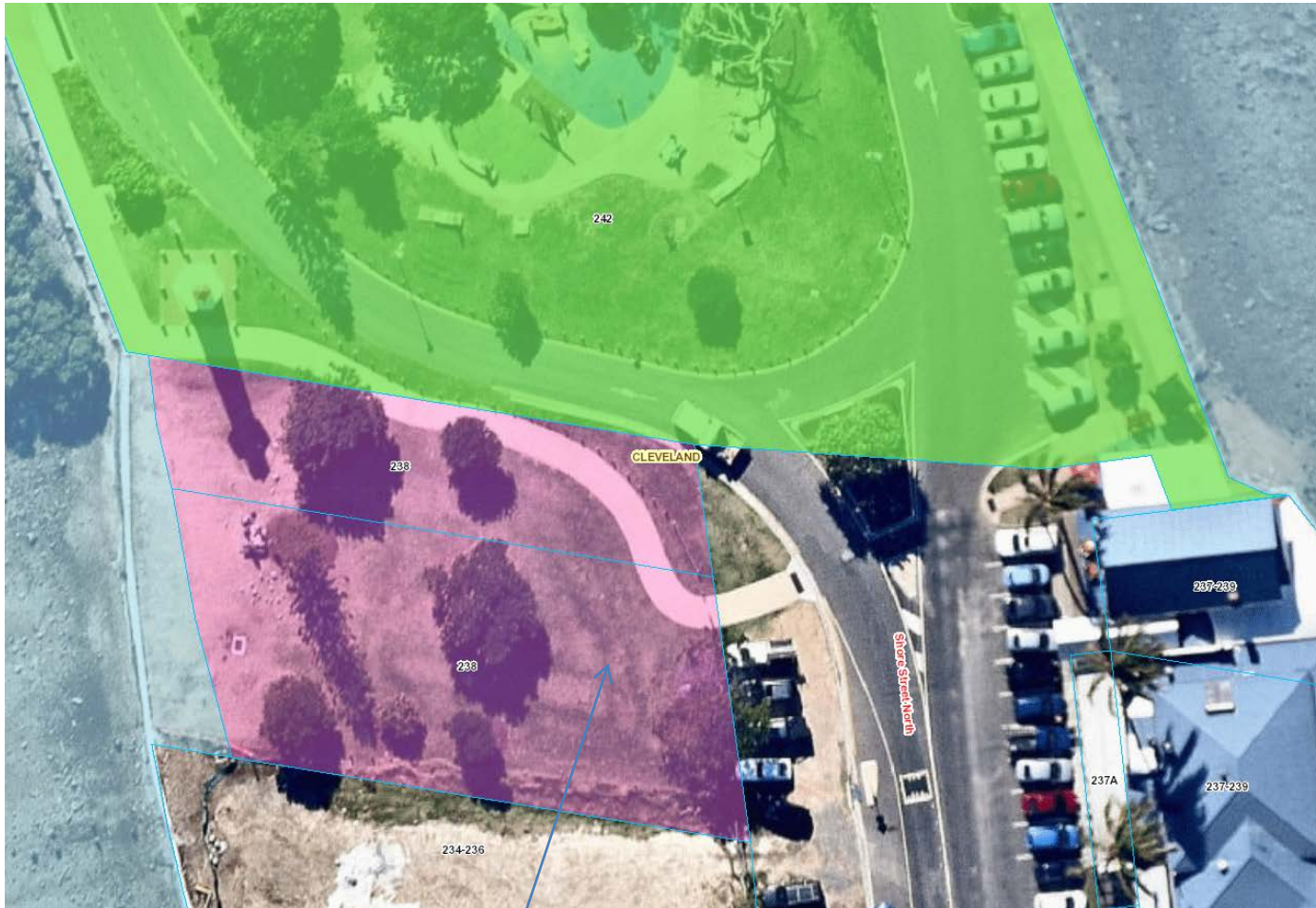


To Cleveland Point

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238 Shore Street North



Cost of Project



- Removal of Station Masters Cottage and realignment of Old Schoolhouse Gallery buildings: \$92,000.00
- Original quote from Meier House Removals plus 15%
- Total estimated cost of project: \$150,185

Cost of reconnection



- Sewer Disconnection and Reconnection 6,000.00
- Water Disconnection and Reconnection 1,500.00
- Power Disconnection and Reconnection 2,000.00
- Phone Disconnection and Reconnection 1,000.00
- Fireplace Builder 5,000.00

Other

- Site Preparation Old Schoolhouse Gallery 5,000.00
- Site Fencing 1,000.00
- MCU Code Assessable Application 1,500.00
- Contingencies 20% 22,700.00
- Corporate Allocation 11% 12,485.00

Angela Wright
Principal Advisor
City Spaces Strategy Unit
Redland City Council
Cleveland



Dear Angela,

The Old Schoolhouse Gallery Inc has a new executive management team voted in at the AGM held in March this year.

President: Jenny McNamara-Furlong

Vice-President: Karin Brear

Secretary: Kathy Jonas

Treasurer: Narelle Scott

With a new committee comes new ideas, and together with the support of our current membership we have been busy promoting and marketing the Gallery.

We were successful in gaining grant funding from the RCC, thank you. The funds will be used to update our current operational documents and procedures, which will be completed by the end of this year. Our Constitution will be updated to bring it inline with the current legislative requirements. Our new Business Plan will better reflect our purpose and our application for the Register of Cultural Organisations. With these changes to our operational documents we hope to be granted charity status allowing us to accept donations and offer tax deductibility.

Part of our business operations includes running workshops and classes for the community, which will increase the opening hours of the Gallery, and bring more visitors into the Redlands. The resultant increase in income, will allow us to fund the required maintenance of our historical buildings.

Our workshop space is also available for other art groups to access either through an Associate Membership or a rental agreement. Other tutors, other than members could also run their workshops. The Siding Gallery is currently our only workshop space and is also part of our display area. Limited space restricts us to 6 working artists for a "hands on" workshop and 15 attendees for an art information session. The addition of the Stationmasters Cottage would provide us with more display space, allowing us to use the Siding Gallery as a designated workshop space and could be hired out to third parties. We would have space available in the Station Masters Cottage for travel information as a white "i" information centre.

We have made contact with the RedArts Committee and together we will facilitate a forum in which all local art groups will be invited to gather and pool ideas and resources. Our Gallery will become a meeting place for numerous groups and will also provide exhibiting opportunities for the groups who are

currently unable to do so. As our membership increases through our association with various art groups our display space needs to increase. Currently our space provides adequate exhibiting space for 20-25 members, but as we are a community group we cannot cap our membership. The Station Master's Cottage will provide very valuable space for our growing membership. Since our AGM in March we have gained 3 new members and we currently have 19 full members, and 1 Associate member (QWASI - Queensland Wildlife Art Society Inc.)

Our current calendar of events includes:

- Monthly exhibitions including guest artists with evening or daytime openings
- Monthly workshops
- Weekly art classes
- Special openings for tourist bus groups

We have wonderful support from the Redland City Bulletin with them providing us with a free quarter page for a regular monthly article, so we are able to market our events to the Redland community without incurring advertising costs.

Channel 7's programme, 'The Great South East' recently visited the gallery for the second time using the Gallery to promote day trips to Cleveland. This latest episode will air in June this year.

Social media provides us with an opportunity to reach the wider community and we have seen an increase in visitors since our Facebook page has been more active. We were contacted by Kangaroo Bus Lines, Burpengary, through our Facebook page to provide a stop on their day trip to Cleveland, which is booked for August 16th. They are very interested in adding our Gallery to regular bus trips to Cleveland. The members are working on marketing material, to provide these visitors with a Gallery souvenir. We have also produced history brochures and will be offering the tour groups, history talks and artist talks. Our website has been updated and now provides monthly updates, membership details and historical information. We hope to add links on the site to the other art groups in the area to assist in promotion of their events.

The possibility of expansion is exciting and as you can see we are actively working hard to take on the challenge.

Yours Sincerely

Jenny McNamara-Furlong

President : Old SchoolHouse Gallery Inc.