

## **Business Plan – ‘The Hive’**

The redevelopment of Coolah Shire Hall  
Binnia St, Coolah  
Coolah District Development Group

### **Objective**

*‘The Hive’* describes Coolah’s community vision of a cultural hub in the town’s main shopping and business area. *The Hive* epitomises the community plan of a cultural facility, providing enhanced library services, cinema, theatre, exhibition, telecentre, meeting rooms, and tourist information. Some of these services already exist in Coolah, however, the community has identified a need to enhance and develop the town’s cultural facilities.

The Coolah Shire Hall is a building located in the heart of the shopping precinct, and has been identified as an ideal structure to develop *The Hive* concept. This business plan describes the strategy, process and expected outcomes of developing *The Hive* in the Coolah Shire Hall.

### **Statement of Position**

The Coolah Shire Hall building currently accommodates the Council Library, the Coolah District Development Group’s (CDDG) office and telecentre, and public toilet facilities. These services are located at the Hall’s rear, incorporating the old ‘stage’ and ‘backstage’ area. The main hall area is currently vacant, providing short-term storage of furniture and CDDG records.

In 1996 the Coolah community identified priority projects for the direction of Coolah’s future. Many of these projects have been realised, such as the Main Street Redevelopment and the Coolah Telecentre facility. The next level of Coolah’s future development has arisen from the success of these projects, creating an ideal platform for redeveloping the Shire Hall into a community cultural hub – *The Hive*.

*The Hive* will incorporate the following facilities and services:

- Enhanced library services
- Visitor Information Centre (tourism)
- Public toilet facilities (existing)
- Telecentre services (existing)
- Training and conference room
- Multi-Use Entrance Foyer – exhibitions/cinema/theatre
- Community health lifestyle centre – *Hive Live*
- Professional Consulting Room
- Public Artworks

### **Benefits**

*The Hive* will encourage community cultural activities, complement tourism programs and provide a venue for small business operations.

1. Library – the relocation of the library to the main hall area will enable an expansion of the children’s area and children activity programs; provide ‘quiet areas’ and a reading/meeting room; provides space for an increase in book shelving; accommodates a display area for exhibitions of NSW State Library feature showcases; will encourage usage of the library; and complements volunteerism from the community, so highly valued in the operation of the library service.

2. Visitor Information Centre (VIC) – will provide a venue for tourist information that will support the Warrumbungle Shire’s tourism program.
3. Multi-Use Entrance Foyer – will provide floor space for cinema, theatre and exhibitions. There is currently no such facility available in Coolah, thereby providing opportunity for Coolah to access touring performances and exhibitions, NSW State Library exhibitions and may encourage local community interest groups such as Historical displays, Photography, Fine Arts and Drama. The local Youth Group, schools and Seniors Group have all expressed interest in availing the use of such facilities. Roy Cameron, a local historian, has offered support and granted access to his historical collection for exhibitions and displays to be developed.
4. Telecentre – already an existing service, is a venue for meetings and facilitates training programs. The telecentre service may also supplement the library and visitor information services.
5. Public Toilets – already present and in use at the rear of the Hall. Additional Public toilets are located inside the Hall, but access is only available if the hall foyer area is open to the public. *The Hive* concept will enable the foyer to be open and thereby toilets accessible to the public.
6. Community health lifestyle centre ‘*Hive Live*’ – to be located in the ‘backstage’ area where the library is presently housed. There are very few community health gym centres in regional NSW, and the *Hive Live* proposal may become a model for adoption by other regional communities. The facility will connect programs on health prevention, injury management, general fitness and sport training activities.
7. Professional Consulting Room – there has been a need for visiting professionals to have access to office space that is conveniently located and facilitates privacy for appointments.
8. Public Artworks – there is great community interest to have feature artworks by regional artists on display within the Hall, and outside on the street sidewalk. The artworks will depict a local scene, such as Cunningham’s exploration party forging Pandora’s Pass over the Great Dividing Range, or native fauna perched on a Black Stump, or the palaeontology famous fish fossils.

### **Strategy**

Developing *The Hive* as a multi-purpose cultural hub involves partnerships of business, government and community. The budget for the project is attached, and relies on support and combined funding from all of these sources. Funding is focussed on the capital infrastructure changes to the Hall, accommodating the library, Visitor Information Centre and the Multi-Use Foyer Entrance. The budget is compartmentalised into each activity, indicating which funding body is most appropriate for that activity. The resulting multiple activities (as described above) will provide an income stream to sustain and develop further *The Hive* concept.

### **Funding Sources**

1. DSRD – funding project officer (current)
2. Warrumbungle Shire Council
3. NSW State Library – Library Development Grant
4. Regional Partnerships (Federal) – Tom Warren & Peter English, Orana Development and Employment Council
5. NSW Ministry of Arts (State) – Capital Infrastructure, Michael Goss
6. Australia Council (Federal) – Community Cultural Development
7. Orana Regional Development (State)
8. Australian Tourism Development Program (Federal) – Category 1, Michael Grieve
9. Private – corporate sponsorship yet to be developed; individual philanthropy
10. Community Volunteers and Groups – Youth Group, Seniors Group; additional groups may develop such as Historical Society, Photography/Fine Arts, Health/Fitness Centre etc.

### **Contact Details**

- Chris White, Project Officer, “Talbragar” Coolah NSW 2843  
Ph 02 63 774540 Fax 02 63 774554  
email: [talbragar.coolah@bigpond.com](mailto:talbragar.coolah@bigpond.com)
  
- Coolah District Development Group  
PO Box 106 Coolah NSW 2843  
Ph 02 63 771675

<b>Program/Facility</b>	<b>Source of Contribution</b>	<b>Description &amp; Status</b>	<b>Amount \$</b>	<b>Time Frame</b>
Library relocation and internal fit-out	NSW State Libraries	Compiling	Up to \$200 000	Feb 2006
Hall Capital Infrastructure – Library area	Warrumbungle Shire Council			Current
		Preliminary allowance <sup>1</sup>	25990	
		Relocation of internal central stairs <sup>7</sup>	2640	
		Grid ceiling and walls over library area	24662	
		Windows*	10648	
		Structural steel for partitions	9790	
		Glass Doors for partition and entrance <sup>2</sup>	9801	
		Painting <sup>3</sup>	8250	
		Airconditioning <sup>4</sup>	15 000	
		Rewiring of Hall <sup>5</sup>	Waiting for quote	
		Lighting <sup>6</sup>	Waiting for quote	
		Contingency (5%)		
Hall Capital Infrastructure – MultiUse Foyer	Regional Partnerships	Preliminary allowance <sup>1</sup>	12996	
		Relocation of internal central stairs <sup>7</sup>	2640	
		Windows	2662	
		Kitchenette	7040	
		Glass Doors for partition and entrance <sup>2</sup>	19602	
		Painting <sup>3</sup>	8250	
		Airconditioning <sup>4</sup>	15 000	
		Rewiring of Hall <sup>5</sup>	Waiting for quote	
		Lighting <sup>6</sup>	Waiting for quote	
		Contingency (5%)		

	Regional Partnerships and Ministry of Arts	Cinema fit out – screen, seating, performance area	Waiting for quote (expected to be up to \$75 000)	
	AusIndustry (ATDP) & Warrumbungle Shire Council	Visitor Information Centre	To be compiled	June 2005
Public Artworks		To be compiled		
Hive Live	Foundation for Rural and Regional Renewal	Equipment purchase	\$5000	March 2005 (submitted)
	NSW Department of Sport and Recreation	Equipment purchase	\$20 000	Nov 2005

Key to superscripts:

- \* Installation of larger windows is currently being reviewed by the Hall Sub-Committee
- <sup>1,2,3,4,5,6,7</sup> Shared expenses between Warrumbungle Shire Council and Regional Partnerships.