

WORKS COMMITTEE

March 7, 2024

ITEM 1**BROKEN HILL CITY COUNCIL REPORT NO. 53/24**

SUBJECT: **DRAFT MASTER PLAN FOR THE ALBERT KERSTEN MINING AND MINERALS MUSEUM FOR PUBLIC EXHIBITION** **D24/12235**

Recommendation

1. That Broken Hill City Council Report No. 53/24 dated March 7, 2024, be received.
2. That council endorse the Draft Master Plan for the Albert Kersten Mining and Minerals Museum, dated 5 March 2024 for the purpose of public consultation.
3. That the Draft Master Plan be placed on public exhibition for comment for a period of twenty-eight (28) calendar days.
4. That Council receives a further report at the conclusion of the exhibition period, detailing submissions and any recommended amendments arising, with a view to adopting the Draft Master Plan.

Executive Summary:

The Albert Kersten Mining and Minerals Museum (henceforth referred to as the 'Museum') is the sole public facility in Broken Hill with a focus on the city's mining and mineralogy heritage. The facility is used by both visitors to Broken Hill and the local resident population of the city.

The Museum, in its current condition, is facing challenges that include:

- Requirements for infrastructure rehabilitation and upgrades
- An outdated site that is both heritage listed and underutilised for its function
- Improvements required in display spaces, features and its subsequent ability to attract visitors
- Operational and revenue viability to retain it as a Museum in Broken Hill

Tropo Architects were engaged by Council in March 2023 to develop a 10-year Albert Kersten Mining and Minerals Museum Master Plan to analyze the current situation of the Museum and develop a strategy to address some of the challenges that the Museum is facing. The Master Plan is the first such plan for the Museum and addresses the infrastructure (and otherwise) requirements of the Museum because of progressive developmental and operational changes required since its inception. It considers a renewed focus on mining and mineralogy resurgence, ongoing tourism development, and options for revenue modelling.

Report:**Timeline of Events**

Limited strategic plans are currently available or done for the Museum with ad-hoc maintenance programs in place historically to maintain the site. In financial year 2022/23,

Council allocated funding to carry out a master plan in 2022 to shape the developmental strategy for the Museum.

An open procurement process followed with the appointment of Joanna Best, Cary Duffield, Phillip Harris trading as Troppo Architects (henceforth referred to as 'Troppo Architects') in March 2023 as the specialist consulting firm to develop the new master plan.

The Master Plan Report Rev 5 dated 4 April 2024 was issued by Troppo Architects following multiple consultations sessions with the community, Councillors, staff and other various stakeholders.

Elements of the Master Plan

The Master Plan has been developed for a nominal period of ten years, from 2023 to 2042.

Among other elements, the following form part of the key recommendations:

- Building and site upgrades: address current building issues through upgrades to the structure for compliance to current regulations and facility upgrades related to building services. Optimise the utilisation of the site including the courtyard and miner’s cottage.
- Collections and exhibits: upgrade collections and exhibits including minerals display. Enhance the facility for better visitor interactivity.
- Economic modelling: Although an economic impact analysis and a cost estimate has been included in the Master Plan for future implementation planning, carrying out works to develop a business case should be considered by Council.

The implementation of the Master Plan has been proposed as a four (4) stage approach with consideration given to minimise inter-dependencies. This approach has been taken so that stages, sub-stages, or parts of the development plan can be individually implemented depending on the available funding or the requirements of the Museum.

Next Steps in the Master Plan Process

This report is aimed at seeking Council endorsement of the Draft Albert Kersten Mining and Minerals Museum Master Plan Report and its subsequent public exhibition.

Following this, Council will develop a strong business plan and case to implement each of the stages to ensure long term return on investment through the visitor economy; noting that much of stage 1 is required to preserve the building and asset itself.

Community Engagement:

Key stakeholders were engaged during the development of the Master Plan. This included:

- The Museum’s operational staff and management personnel
- Staff at Council’s Visitor Centre
- The community of Broken Hill over two (2) separate days

Consultations and engagements were carried out by Troppo Architects in conjunction with Council officers.

Strategic Direction:

| | | |
|----------------|-------|---|
| Key Direction: | 2 | Our economy |
| Objective: | 2.4 | We are a destination of choice and provide a unique experience that encourages increased visitation |
| Strategy: | 2.4.2 | Activate Business Plans from Council owned facilities |
| | 2.4.4 | Operate Council owned facilities supporting the visitor economy |

Relevant Legislation:

Local Government Act 1993

Local Government (General) Regulation 2021

Financial Implications:

This report does not carry any financial implications for Council.

The cost of the masterplan was \$125,437 and approved within the 2022/23 financial budget.

Attachments

1. [↓](#) Albert Kersten Mining & Minerals Museum - Draft Master Plan P5 - 5 April 2024

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