

CONCEPT PROPOSAL
FOR A
TOURISM & ECONOMIC
DEVELOPMENT
FOR
BELL'S PARADE RAIL BRIDGE



*“WHICH SAVES THE BRIDGE (An Icon)
FROM DEMOLITION”*

July 2009

By

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PANATANA DEVELOPMENTS PTY LTD

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“Creating and Building a Sustainable Regional Australia”

COMPANY INTRODUCTION

Panatana Developments Pty Ltd is an establishing company that is currently working on an Eco Tourism Development in the Baker’s Beach area of Port Sorell.

We are also working with other developers on various sustainable developments in the North of the State.

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VISION

To create a Tourism Icon in the Latrobe Municipality that enhances the current and future Bell’s Parade Precinct including the Axeman’s Hall of Fame.

MISSION

To create and develop the necessary infrastructure to enhance the existing Railway Bridge at Bell’s Parade, based on a caboose (train) theme, thus saving the Railway Bridge from demolition, while aiding Latrobe as a major tourism drawcard.

SUMMARY

The following concept proposal is for Tourism Development on the existing Railway Bridge at Bell’s Parade in the municipality of Latrobe.

This proposal has come about through the process the State Government is currently proposing to demolish the Bridge, which leads to the urgency of this being collated, as there is a window of opportunity to realise the following concept.

The concept involves the sandblasting and painting of the existing bridge then establishing a platform in order to construct buildings to accommodate an iconic tourist operation on the top of the bridge.

Included in the development will be sixteen to eighteen 1 to 2 Bedroom accommodation cabins, a Brewery Bar, Tasmanian whisky sales, with the possibility of a distillery, a café selling Tasmanian food platters connected to a Blues/Jazz Bar at night.

The development will be based on a Train Theme with the entrance developed on an old Railway Station with the Café/Bars and accommodation being constructed as simulated Caboose (trains).

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THE CONCEPT

The initial concept came from Peter Tonelli who has passion for the history and environment of the Latrobe Municipality.

Peter proposed an Environmental Study Centre for the Bridge in 2003; the attached drawings used in this concept are from this proposal.

This concept will be developed around a train theme with the entrance being based on the old Railway Station at Latrobe; the café-come-Blues/Jazz Bar and accommodation are buildings built in the shape of train carriages (caboooses).

Tourist Development

The project will be a tourist development with the purpose of enhancing the existing operations of the Bell's Parade and Latrobe area.

Brewery Bar

Our intention is to build a Brewery Bar that incorporates the selling beers brewed in Latrobe along with other Tasmanian Boutique beers and wines.

We will be in discussions with all existing local Breweries from around Tasmania on the possibility of incorporating their services and product.

Whisky Distillery

In the initial stage we will incorporate Lark's Distillery of Hobart, supplying their product for retail in a display area. This will lead to future possibilities of building a distillery in the area, utilizing the water from the Mersey River, which only adds to the development's uniqueness.

Bill Lark, owner of Lark's Distillery, is supplying the consultancy work and behind this project 100%.

Café/Blues/Jazz Bar

Connected to the above will be a Café that will serve Tasmanian food platters, using the areas fresh produce; with the possibility of working with the Axeman's Hall Fame.

This café will connect to a Blues/Jazz theme with it becoming a small Blues Bar (150 – 200 People) at night and Sundays, utilizing local musicians as well as touring mainland and international Blues and Jazz Artists.

The Blues Bar will attract visitors to the Latrobe area as it would be an over 25's venue, thus giving restaurant patrons in Latrobe somewhere to go after their meal.

Musical Instrument Gallery

We intend to incorporate a Gallery displaying and selling Tasmanian made Musical Instruments, this will interlock with work from selected Tasmania Timber Artists based on a musical theme.

Accommodation

The intention is to build sixteen to eighteen caboose style 1 to 2 Bedroom Cabins with verandahs overlooking the river, thus helping accommodation shortages/potential in the Latrobe area. Investigation is being made into our availability to utilize the old Tasman Limited Carriages as accommodation buildings.

We are in discussions with the lessees of the Axeman's Hall of Fame Peter and Wendy Maloney on their interest in leasing the accommodation section.

AREA'S ENHANCEMENT

With the Railway Bridge currently being tendered for demolition due to the public liability issues as well as the cost to restore and maintain its heritage, the initial intention is to save the bridge. With consideration of restoring leading to the only economic answer being to develop a commercial operation on and adjacent to the bridge.

This will not only save the bridge but also enhance the area's appeal, along with creating an economic opportunity for Latrobe. In addition to filling an accommodation void in the area, while providing employment opportunities for the municipality.

Latrobe Township

The Latrobe Township especially the main centre and Bells Parade area is to totally based on history interlocked to the Rail Industry which this development would only enhance the town's uniqueness.

Bell's Parade Area

We intend to create a New Orleans feel, with the natural setting of the area already achieving this feel for this project to grow from.

This will aid in creating the Bell's Parade area into very unique precinct.

Axeman's Hall of Fame

The Axeman's Hall of Fame is already becoming an icon with this proposed development only enhancing its purpose as well as creating other opportunities for this establishment to grow from.

Pig Island

With future possibilities being currently discussed for Pig Island, this concept adds to the enhancement of the area, while creating a possibility of growing Hops on the Island.

Dedicated To

The Blues/Jazz Bar will be dedicated to my Grandmother, "Chum" Allison and named "Chum's" in her honour, who was a renowned pianist across the North West Coast of Tasmania from the 1920's to the 1970's.

Chum raised her family of nine children on the land at the start of Bell's Parade but the family house was destroyed in the 1972 Latrobe Floods.

Chum also organized and performed on a Punt on the River at Bell's Parade with an orchestra, which was unique for its time.

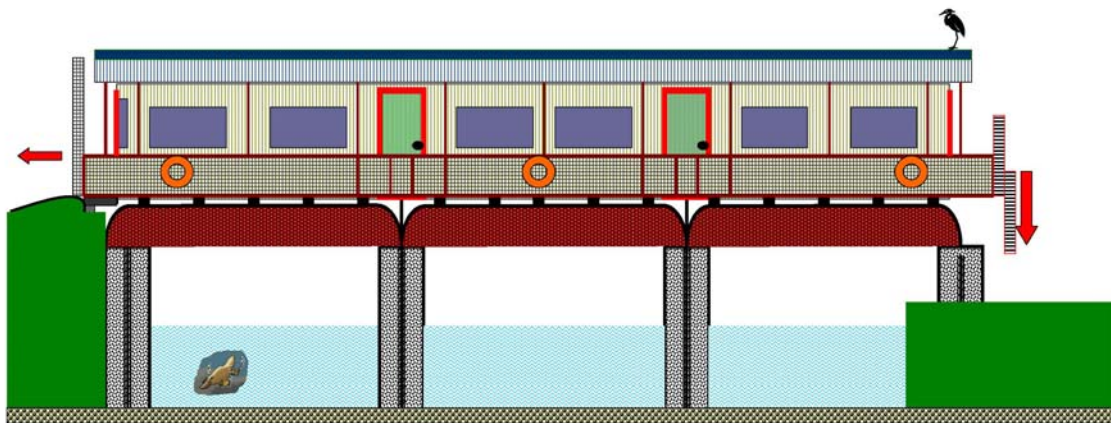
CONCEPT DRAWINGS

The following pictures and drawings were developed for another concept but give an idea of what we are proposing.

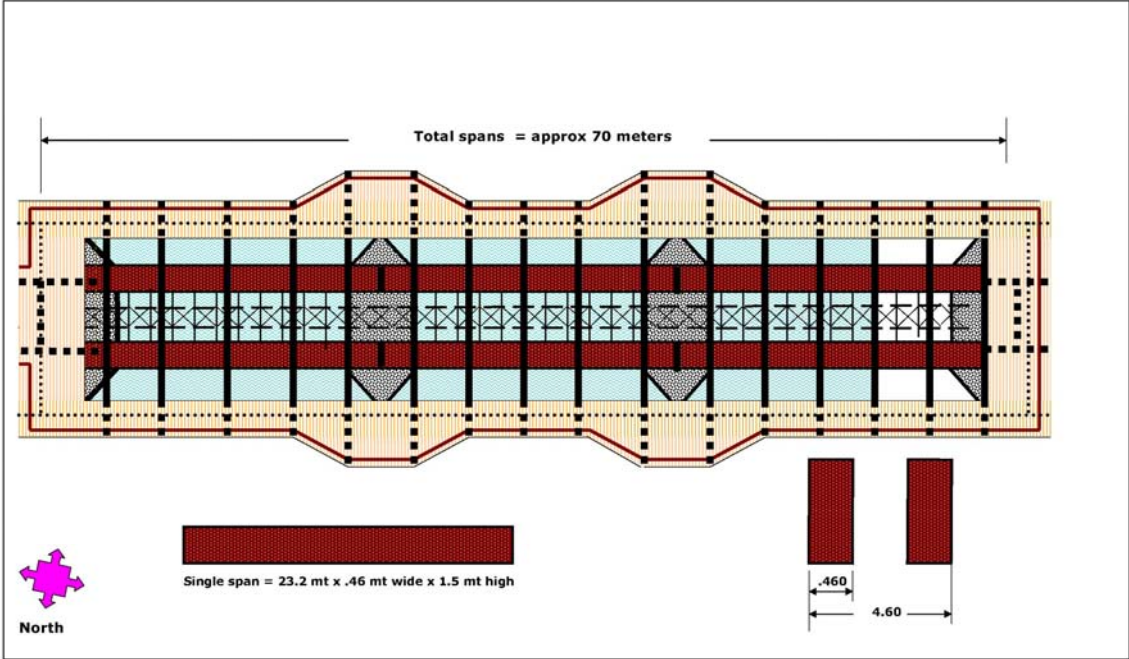
Rail Bridge



Concept



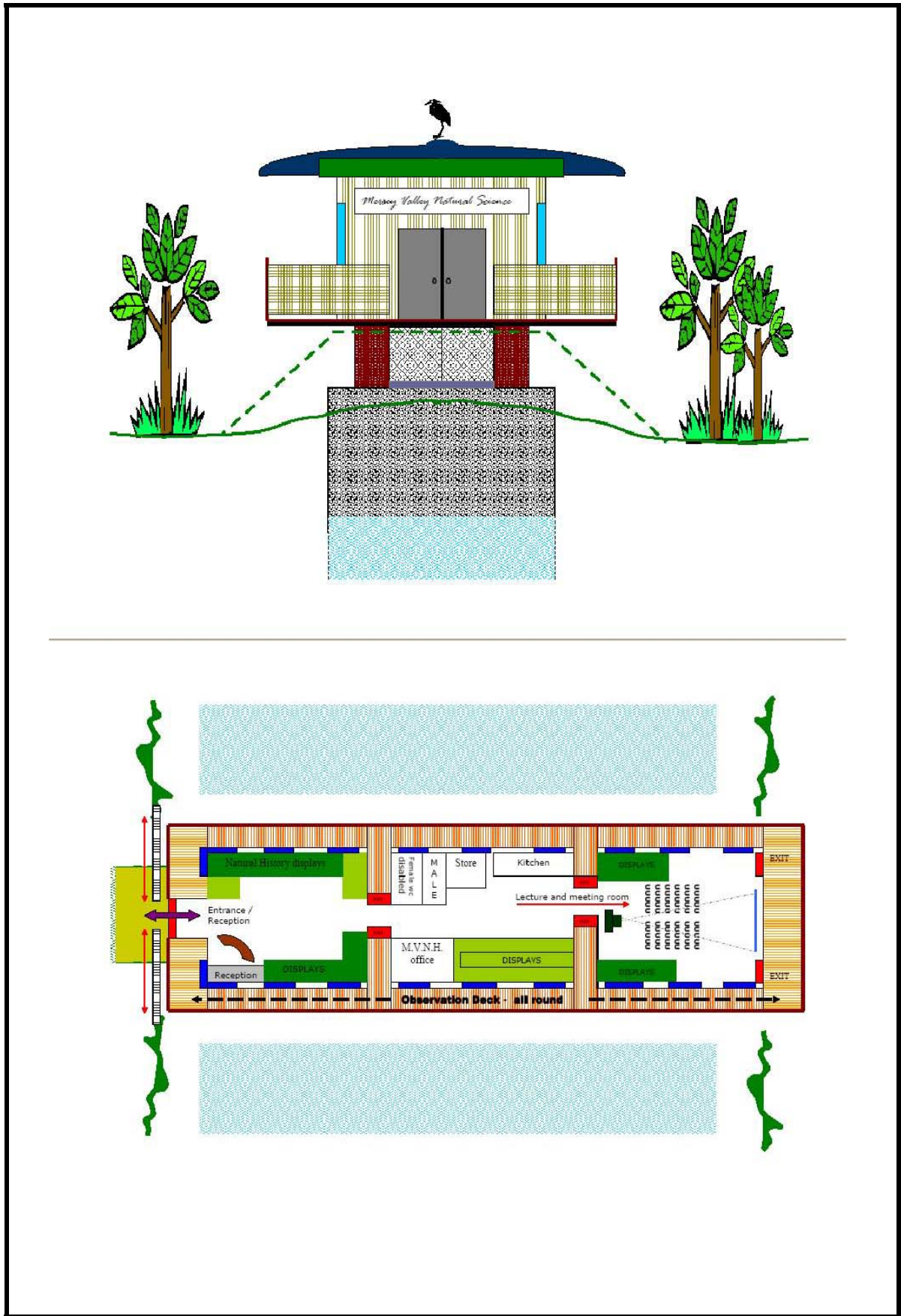
Dimensions



End View



Concept



INVESTMENT

Initial estimate for the development is the vicinity of Three Million Dollars (\$3,000,000).

TIMEFRAME

With the state government currently in the process of tendering for the removal of the Bridge, this proposal has to move quickly due to various reasons.

The following processes need to be completed including: bridge ownership, liability, Development Application and Building Permit. We believe with the support of all agencies and council, the planning process can be completed within four months.

Construction would take six to eight months from the building approval date.

CONSTRUCTION

Bridge

Initially we will sandblast and paint the existing structure to all environmental standards, along with filling the existing columns for safety purposes.

Our intention will be to widen the existing bridge structure six metres on either side at the highest point to create enough platform floor space for the development.

Steel I Beams will be bolted to the existing structure to the required engineering standards.

This will be supported by inserting poles into the existing columns to work as supports for cantilever bracing based on a scaled Batman Bridge model, as is the existing walking bridge to Pig Island, adding to the overall aesthetics of the development.

This will leave the sides of the bridge exposed in their original format for the public to view the bridge which is part of the area's heritage.

Buildings

To create the caboose look the buildings will be constructed from timber, sheet metal and glass to building regulations, with the entrance being constructed to simulate an old Railway Station.

The cabooses will be down each side of a central corridor, which from the attached drawings the reader can picture the duel caboose concept.

The buildings will be pre-fabricated off-site, transported then lifted into position, meaning less construction time and noise on site, thus working with the existing environment.

Infrastructure

Our intention is to tap into existing power, water and sewerage infrastructure with our infrastructure utilizing the internal space of the existing bridge.

Infrastructure used in the development will be environmentally sound with investigation being made on the possibility of using solar power as well as utilizing the buildings rain catchment areas into storage tanks.

Parking and accommodation facilities are being discussed with Crown Land and council representatives, on various possible options including utilizing an area in Police Paddock.

AERIAL PICTURE OF THE BELL'S PARADE AREA



PROJECT AREA VEIW



EMPLOYMENT/TRAINING

During the planning and construction phase the project will employ in excess of 20 contractors of various trades, with a team of 10 carpenters for six months to construct the buildings in conjunction with other trades.

Operating

Once operating the businesses will be open 7 days a week, creating 10 full-time positions, 10 part-time positions and 4 trainee positions.

The following is a brief of these positions:

Manager	1		
Assistant Manager	1	Trainee	1
Brewer	1		
Full time sales staff	2	Trainee	1
Full time bar staff	3	Part time bar staff	6
		Trainee bar staff	2
Full time cleaners	2	Part time cleaner	4

FORMAL DRAWINGS/CONCEPT

Formal Drawings will be made available once state and local government pledge their support of the concept/project.

Planning Process

The above will lead to formal drawings being able to be completed by the end of July 2009 with the possibility of Development Application being completed by the end of August – mid September 2009.

LIABILITY

The developers will discuss with the state government on what solutions are available to this issue.

REQUEST OF GOVERNMENTS

The following are requests of governments that will aid this project to fruition.

State Government

1. Possibility to pursue this concept?
2. Ownership of the Railway Bridge?
3. Purchasing land off Crown Lands in relation to Police Paddock?
4. Access to any previous reports or documents relating to the Bridge.
5. What funding may be available towards this project?
6. What are the State Government requirements of the developer to continue?

Local Government

1. In principle support of the concept.
2. Full support of the project.
3. Assistance wherever possible in helping this project achieve fruition.
4. Will the project be investigated under a discretionary permit through open space zoning?
5. Full assistance in the planning process so as to achieve the governments required timeframe.
6. How quickly can the planning process be accomplished?
7. Assistance in achieving any funding that may be available to aid this project and the community.

Federal Government

1. What funding may be available through Jobs Fund Program or any other program including infrastructure and tourism that may be of assistance to this project?

CONCLUSION

Due to the current global economic situation leading the Federal, State and Local Governments to investigate development opportunities that create employment, there seems to be a need to analyze this concept to its full potential.

We have met and are in discussions with Crown Lands on acquiring the Railway Bridge and the necessary land relating to Police Paddock/Thompson's Park.

Future Possibilities

This development only enhances existing businesses and structures in the area along with encouraging other opportunities to the area, thus growing the Bell's Parade precinct into an even more unique part of Tasmania, than it already is.

- **Fishing**

The development of Pig Island into fish hatcheries for breeding and tourism purposes would be of great benefit to the area, leading to other opportunities for the Island and Bell's Parade as a whole, thus benefiting the whole region.

- **Environmental Interpretation Centre**

The possibility of incorporating an environmental education/interpretation centre into the area can only enhance existing infrastructure.

- **Platypus Centre**

The existing Platypus Centre Infrastructure can be utilized in our overall concept.

- **Imaginarium**

Possible investigations can be made on incorporating the Imaginarium into the overall concept.