

ITEM 11.5	CREATIVE ART SPACE NORTH - SITE ASSESSMENT
REPORTING MANAGER	EXECUTIVE MANAGER COMMUNITY, ARTS AND CULTURE
TRIM FILE REF	2018/520345
ATTACHMENTS	1 Creative Art Space North - Workshop Series Report (Included In Attachments Booklet)
	2 Creative Art Space North - Concept Designs (Included In Attachments Booklet)

EXECUTIVE SUMMARY

PURPOSE

To report to Council on the outcomes of the community engagement for the Creative Art Space North, present draft concept plans and seek Council's approval to publicly exhibit the recommended option for further community engagement.

SUMMARY

At the meeting on 27 June 2017, Council resolved to allocate \$1million, from the Merger Savings Fund, for a creative art space at the northern end of the peninsula.

During the public engagement phase the community enthusiastically embraced the initiative and contributed through more than 650 submissions, workshops and an Advisory Group of over 30 participants. This engagement primarily identified community needs, functions for the space and location criteria for the siting of the facility (Attachment 1).

This report summarises the outcomes from the engagement and provides an analysis of the options considered for the location of the facility. After working through a list of over 30 sites, the Avalon Annexe, Avalon Golf Club House, Mona Vale Village green field site and the Avalon Bowling Green site were shortlisted for further assessment. These shortlisted sites were developed into concept designs to enable costing estimates, with the Annexe concept used as a basis for the costings on the green field sites. (Attachment 2)

During the initial site analysis and assessment of the shortlisted sites, it was identified that none of the sites were able to meet all the essential and desirable user requirements within the allocated budget of \$1million. A minor increase to the allocated budget will deliver a scaled down version of the desired facility at the Avalon Annexe or the Avalon Golf Club House, enabling a staged approach to the project. The estimated cost for a reduced scope at these sites is \$1,220,000 or \$1,250,000, with each meeting some of the user requirements in different ways.

The Avalon Annexe building is recommended as the preferred option for further community engagement as it has the ability to meet all user requirements and also meets the location criteria. The Avalon Golf Club House does not meet the location criteria and the other options are substantially over budget.

To deliver the best outcome to the community, additional funds are required for the Avalon Annexe. The renovation and additions are estimated to cost \$2,100,000 to deliver the full scope and a high quality result. The build could be completed in stages, pending budget availability.

RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE AND COMMUNITY

That:

- A. Council endorse the exhibition of the draft concept design for the proposed Creative Art Space North at the site of the Annexe Building, Dunbar Park, Avalon.
 - B. Council investigate additional funding sources to enable the construction of the full scope of the proposed Creative Art Space North.
-

REPORT

BACKGROUND

At Council’s meeting of 27 June 2017, the Merger Savings Fund was formalised through the adoption of an Administrator Minute. A number of projects were endorsed, including providing \$1million in 2017/2018 for a creative art space at the northern end of the Northern Beaches Local Government Area.

During the initial community engagement phase of the project, community members had the opportunity to self-nominate for an Advisory Group to advise Council staff on the development of functions, designs and location of the new space. Additional information was also gathered through feedback from broader community engagement, as well as research into other arts centres and their functionality.

This valuable community engagement has guided the direction of the design brief and how the space should ‘look and feel’. The primary uses for the facility were determined to be a place for people to produce art work, view exhibitions and connect with each other.

CONSULTATION

Broad community engagement was undertaken from August 2017 through to March 2018 with input received from over 650 people. The overwhelming response was supportive of a new creative arts space in the northern area. Many people commented that it would be important to have a ‘reason to stay’ such as a café, activities, or a communal space for sitting, emphasising the importance of balancing the needs of artists and the needs of the community.

Key engagement activities included:

- ‘Your say’ Community engagement webpage - 1000 hits
- Online Survey - 146 completed
- Pop up engagement information stalls - 325 conversations
- Community workshop - 44 participants
- Email, telephone and free form submissions - over 200 received
- Advisory Group established. Three workshops held - 37 Members
- Arts & Culture Projects Information and Networking Event in May 2018 - 132 contributions.

Community Engagement Key Findings

The main user groups of the facility were identified and are organised into two categories; artists and the community. The needs and uses of the facility are summarised in Table 1 below. Further detail regarding design and function considerations are provided in Attachment 1.

	<i>Creation</i>	<i>Education</i>	<i>Connection</i>	<i>Exhibition</i>
Artists	Creating art	Teaching others their craft	Networking and being inspired by others	Preparing and exhibiting final art products
Community	Witnessing the creation of art	Learning new crafts	Finding mentors	Experiencing artists’ final products

Table 1: Users & Uses of facility

Shortlisted Sites

The consultations defined a set of location criteria to meet the identified needs of users and uses. Potential sites were suggested by the community and tested against these criteria. See Attachment 1, pg. 16-21, for the detailed assessment by the Advisory Group.

Location criteria include; a visible and easily accessible location, a site that could attract passing traffic, sites under council control/ownership and the ability to implement a distinct and aesthetic design to attract an audience to a destination.

On this basis, the following sites were shortlisted:

- Avalon Annexe
- Avalon Golf Club House
- Mona Vale Village green field site (Village Green)
- Avalon Bowling Green site

Analysis has been conducted and indicative costings considered for these shortlisted sites. From these costings and site reviews, the Avalon Annexe and the Avalon Golf Club House were further developed into concept designs. The concepts are expressed in stages, with a full scope build and a reduced scope build for each site.

OPTIONS

User requirements

During the site analysis and assessment of the shortlisted sites, it was identified that none of the sites were able to meet all the essential and desirable user requirements within the allocated budget of \$1million.

Due to this, options have been developed for the Annexe, Avalon Golf Club House and Mona Vale and Avalon green field sites, including reduced and full scope builds for each. Table 2 and draft concept floor plans provide an overview of which key essential and desirable features can be provided in each of these options.

The floorplan of the Annexe concept design has been used to assess the Mona Vale Village and Avalon Bowling Green, green field sites.

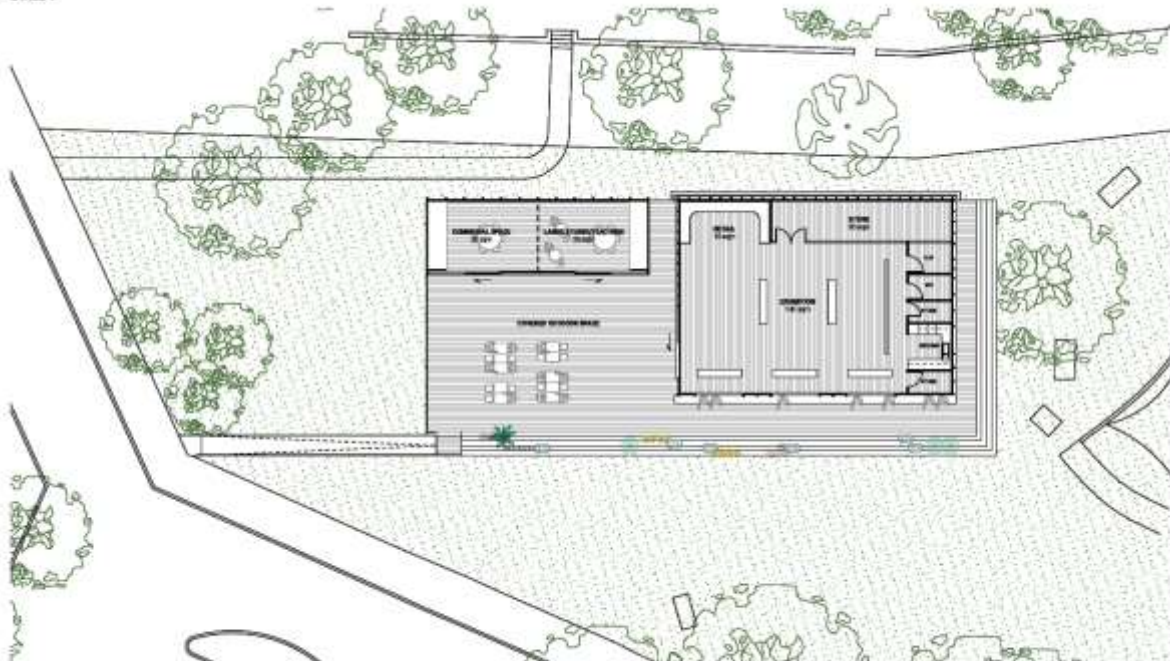
Key Desirable Features for Facility

SITES		OPTION 1a Annexe Building	OPTION 1b Annexe Building	OPTION 2a Avalon Golf Club House	OPTION 2b Avalon Golf Club House	OPTION 3 Mona Vale/ Avalon Bowling Green Site
Description		Reduced Scope	Full Scope	Reduced Scope	Full Scope	Full Scope New Facility
Essential	Exhibition Space	✓ 120m ²	✓ 140m ²	✗	✓ 100m ²	✓ 140m ²
	Artist Studios	✓ Multi-use Shared only	✓ 3	✓ 3	✓ 3	✓ 3
	Teaching Space	✓ Shared only	✓ 2	✓ 3	✓ 4	✓ 2
	Communal Space	✓ Shared only	✓ 1	✓ 1	✓ 3	✓ 1
Desirable	Accessible Toilet/s	✓	✓	✓ Existing	✓ Existing	✓
	Additional Toilets (for exhibition openings)	✗	✓ Public access	✓	✓	✓ Public access
	Café/Kiosk	✗	✓	✓ Relocate existing	✓ Relocate existing	✓
	Outdoor/Deck area	✓ Uncovered	✓ Covered	✓ Uncovered	✓ Uncovered	✓ Covered
	Potential for surrounding space - activation	✓	✓	✓	✓	✓
	Quality, attractive building	Medium	High	Medium	High	High
Comment -		Building is currently utilised by community groups		Possible heritage issues. Under utilised facility. Maintains golf presence		Exact location TBC. Potential to leverage existing facilities; library, café.

Table 2: Analysis of options based on essential and desirable criteria

Option 1a - Avalon Annexe (Reduced Scope Build)

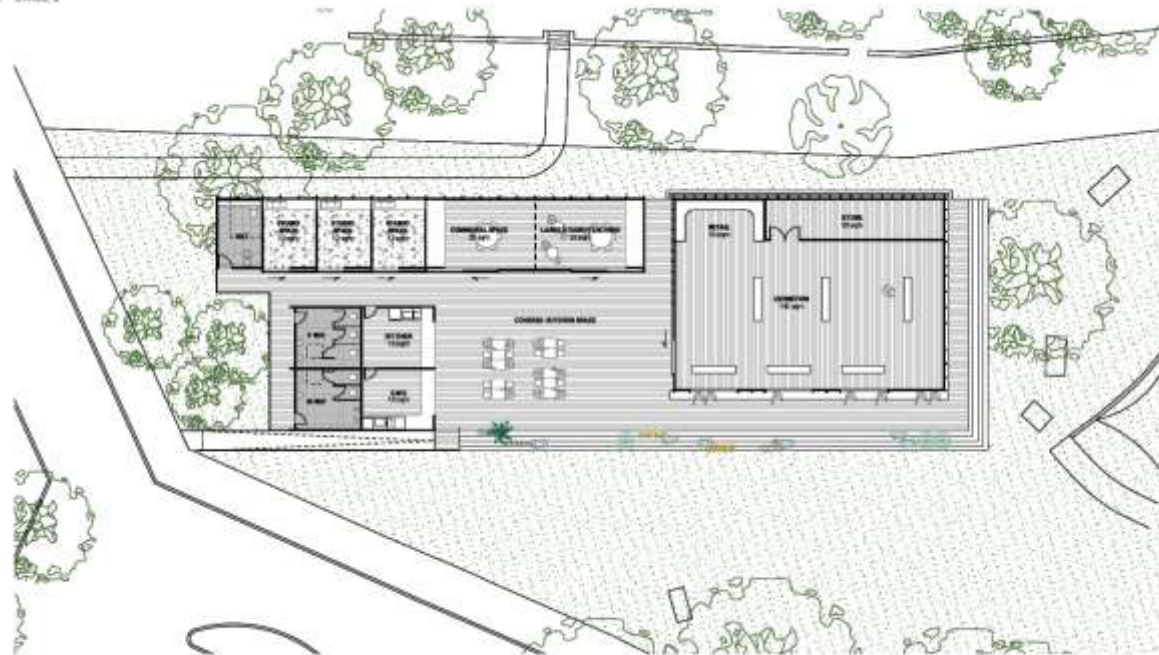
B.1 CONCEPT PLAN OPTIONS
ANNEXE - STAGE 1



Avalon Annexe Building Proposed Ground
Stage 1
Plan 1:200 @ A3

Option 1b - Avalon Annexe (Full Scope Build)

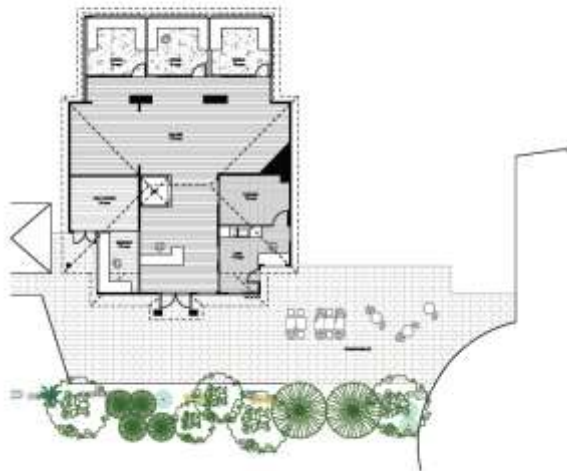
B.1 CONCEPT PLAN OPTIONS
ANNEXE - STAGE 2



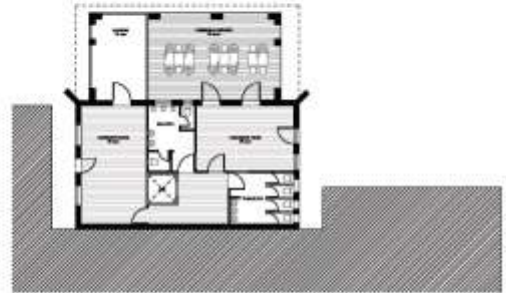
Avalon Annexe Building Proposed Ground
Stage 2
Plan 1:200 @ A3

Option 2a - Avalon Golf Club House (Reduced Scope Build)

8.2 CONCEPT PLAN OPTIONS
GOLF CLUB - OPTION 2 PLAN



Avalon Golf Club - Proposed Ground Plan
Option 2
Plan 1:200 @ A3

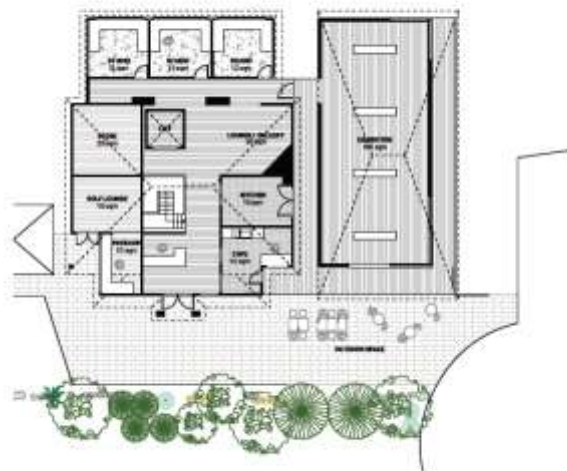


Avalon Golf Club - Proposed Basement Plan
Option 2
Plan 1:200 @ A3



Option 2b - Avalon Golf Club House (Full Scope Build)

7.3 CONCEPT PLAN
AVALON GOLF CLUB BUILDING



Avalon Golf Club - Proposed Ground Plan
Plan 1:200 @ A3



Avalon Golf Club - Proposed Basement Plan
Plan 1:200 @ A3

Location criteria

Throughout the consultation, 'location' has emerged as being vital to the long term success and sustainability of the creative art space. Supporting this is Council's experience in managing the Creative Space at North Curl Curl. One of the known challenges to this space is the lack of visibility and accessibility to passing traffic.

Both Mona Vale green field site (near Village Green) and the Avalon Annexe are in highly visible, accessible locations. Mona Vale also has the benefit of being a strategic town centre (North District Plan 2018), visible from the main arterial road, accessible by the B-line bus and is more readily accessible to the wider Northern Beaches community. The Avalon Bowling Green site, whilst adjacent to Dunbar Park, Avalon, it is not as visible to passing traffic.

The Avalon Golf Club House does not meet the location criteria as it has no passing foot or vehicular traffic, low visibility and is not located in the heart of a village.

Option assessment - summary

Table 3 below is a summary of indicative costs and an assessment of how each option meets both the user requirements and location criteria.

SITES	OPTION 1a Avalon Annexe Building	OPTION 1b Avalon Annexe Building	OPTION 2a Avalon Golf Club House	OPTION 2b Avalon Golf Club House	OPTION 3 Mona Vale / Avalon Bowling Green Site
Description	Reduced Scope Minimal Studio space	Full Scope	Reduced Scope No Exhibition Space	Full Scope	Full Scope New Facility
Total Indicative Cost	\$1.25mill	\$2.1mill	\$1.22mill	\$2mill	\$3.5mill
Additional funding over budget likely to be required	\$250,000	\$1.1mill	\$220,000	\$1mill	\$2.5mill
Responds to user requirements	Medium	High	Low	High	High
Meets location criteria	High	High	Low	Low	Medium -High

Table 3: Summary - Options assessment

Based on the assessment of key criteria, the Annexe at Dunbar Park, Avalon, is recommended as the preferred site for the Creative Arts Space North. This site meets both the user requirements and location criteria established through extensive community engagement. It also has the ability to be staged should additional funding not be available immediately, with a reduced scope able to meet the essential user requirements and be constructed close to budget.

The Avalon Golf Club House is not recommended as it only has the ability to meet user requirements if Option 2b (full scope) is pursued. If this was constructed, it would provide marginally more teaching and communal space than Option 1b (full scope) of the Annexe. However, it does not meet the location criteria.

A new facility at Mona Vale Village green field site or Avalon Bowling Green meets all the user and location requirements, but would require significant additional budget and so are not recommended.

TIMING

Stage 2 of the community engagement process, the public exhibition of the concept plans, is subject to Council approval. An indicative timeline for the project is shown below:

Council Approval	- September 2018
Public Exhibition	- October to November 2018
Report on exhibition period	- December 2018
DA Lodgement	- April 2019
DA Assessment	- June 2019
Tender	- October - November 2019
Contract Award	- December 2019
Construction	- Commence December 2019

FINANCIAL CONSIDERATIONS

An independent quantity survey shows indicative costs for the proposed concept options as set out in Table 3. \$1million has been allocated from the Merger Savings Fund for the project. Any costs over this amount will need to be identified from other sources.

The project would also incur ongoing maintenance, management, operational and depreciation costs that are not presently identified in the existing Operational Budget or Long Term Financial Plan. It is anticipated that the operational budget for the facility would be in the range of \$150,000 to \$200,000 per annum, excluding depreciation, to provide adequate staff and resources to manage and coordinate activities at the space.

SOCIAL CONSIDERATIONS

A review of current access to community art spaces on the Northern Beaches identified this project would fill a gap in the northern area of the Local Government Area. The Creative Art Space North will provide ongoing social benefits for the area through;

- Connection - providing an environment that is welcoming, a place where artists and the community can meet, create and view art
- Access - affordable rates, with equitable access for users
- Enrichment – offering a diverse range of community exhibitions and activities
- Stimulation - providing opportunity for programming to learn and experience art
- Belonging - enhancing community identity and emphasising the unique characteristics of the Northern Beaches.

The Avalon Annexe building is currently utilised as a community centre for hire. If this option is approved, Council is committed to minimising the impact on existing hirers and will investigate options for relocating existing users.

The Avalon Golf Club building is currently under-utilised and local heritage features will need to be respected. It is recognised that there is a golfing fraternity that will continue to be catered for on-site, if this option is progressed further.

ENVIRONMENTAL CONSIDERATIONS

Matters relating to flooding and the effects of climate change would need to be considered in the design and DA preparation process. An arborist report may also be required if any trees/shrubs are to be affected by the proposed works.

GOVERNANCE AND RISK CONSIDERATIONS

The project is still at concept stage and it is not considered there are any unmanaged governance or risk issues.

For possible future consideration:

- A change of use of the Avalon Annexe to an exhibition space can be approved via a Part V assessment of the SEPP infrastructure. The café or kiosk would require development consent.
- A change of use of the Avalon Golf Club House to an exhibition space would require development consent and also require a heritage architect to advise of permissible works to the heritage features of the clubhouse. As a heritage building, there is also a significant risk that the cost to reconfigure the floorplan may increase substantially, due to unknown structural considerations.
- A new facility at Mona Vale or Avalon would require development consent and possibly other approvals pending the identification of a suitable site.