



AGENDA

Special Council Meeting

Thursday 10 March 2016

6.00pm

City of Albany Council Chambers

CITY OF ALBANY COMMUNITY STRATEGIC PLAN (ALBANY 2023)

VISION

Western Australia's most sought after and unique regional city to live, work and visit.

VALUES

All Councillors, Staff and Volunteers at the City of Albany will be...

Focused: on community outcomes

This means we will listen and pay attention to our community. We will consult widely and set clear direction for action. We will do what we say we will do to ensure that if it's good for Albany, we get it done.

United: by working and learning together

This means we will work as a team, sharing knowledge and skills. We will build strong relationships internally and externally through effective communication. We will support people to help them reach their full potential by encouraging loyalty, trust, innovation and high performance.

Accountable: for our actions

This means we will act professionally using resources responsibly; (people, skills and physical assets as well as money). We will be fair and consistent when allocating these resources and look for opportunities to work jointly with other directorates and with our partners. We will commit to a culture of continuous improvement.

Proud: of our people and our community

This means we will earn respect and build trust between ourselves, and the residents of Albany through the honesty of what we say and do and in what we achieve together. We will be transparent in our decision making and committed to serving the diverse needs of the community while recognising we can't be all things to all people.

NOTICE OF A SPECIAL COUNCIL MEETING

His Worship the Mayor and Councillors

A Special Meeting of Council for the City of Albany will be held on Thursday 10 March 2016 in the Council Chambers, North Road, Yakamia commencing at 6.00pm.

The purpose of the meeting is to consider the Town Hall being repurposed into a multipurpose cultural venue and funding application to the National Stronger Region's Fund (NSRF).



Andrew Sharpe
Chief Executive Officer

SPECIAL COUNCIL MEETING
AGENDA – 10/03/2016

TABLE OF CONTENTS

	Details	Pg#
1	DECLARATION OF OPENING	3
2	PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LAND OWNERS	3
3	PUBLIC QUESTION TIME	3
4	RECORD OF ATTENDANCE	3
5	DECLARATIONS OF INTEREST	3
SCM	Special Council Meeting	
SCM014	ALBANY TOWN HALL REPURPOSING - NATIONAL STRONGER REGIONS FUNDING (ROUND 3) APPLICATION	4
6	CLOSURE OF MEETING	11

SPECIAL COUNCIL MEETING
AGENDA – 10/03/2016

1. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS:

2. OPENING PRAYER:

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

“We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.

We would also like to pay respect to Elders both past and present”.

3. PUBLIC QUESTION AND STATEMENT TIME:

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

4. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED):

Mayor D Wellington

Councillors:

Breaksea Ward	R Hammond
Breaksea Ward	P Terry
Frederickstown Ward	G Stocks
Frederickstown Ward	C Dowling
Kalgan Ward	J Price
Kalgan Ward	B Hollingworth
Vancouver Ward	J Shanhun
West Ward	A Goode JP
West Ward	S Smith
Yakamia Ward	R Sutton
Yakamia Ward	A Moir

Staff:

Chief Executive Officer	A Sharpe
Executive Director Corporate Services	M Cole
Executive Director Planning & Development	D Putland
Executive Director Economic Development & Commercial Services	C Woods
Executive Director Works & Services	M Thomson
Executive Director Community Services	A Cousins
Minute Secretary	J Williamson

Apologies:

Vancouver Ward	N Mulcahy (Apology)
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5. DECLARATIONS OF INTEREST:

Name	Report Item Number	Nature of Interest

SCM014: ALBANY TOWN HALL REPURPOSING - NATIONAL STRONGER REGIONS FUNDING (ROUND 3) APPLICATION

Land Description : Albany Town Hall
Proponent / Owner : City of Albany
Attachments : Nil
Supplementary Information & Councillor Workstation : *Commercial-in-Confidence: Albany Town Hall Repurposing Strategic Briefing presentation dated 8 March 2016 will be distributed under confidential cover in accordance with section 5.23(c) of the Local Government Act 1995.*
Report Prepared By : Acting Executive Director Community Services, Community Services Executive (A Cousins)
Responsible Officer: : Chief Executive Officer (A Sharpe)

Responsible Officer's Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014 - 2018:
 - a. **Key Themes:**
 - 1: Smart, Prosperous and Growing
 - 3: A Connected Built Environment
 - 4: A Sense of Community
 - b. **Strategic Objectives:**
 - 1.2 To strengthen our region's economic base
 - 1.3 To develop and promote Albany as a unique and sought after visitor location
 - 3.3: To develop vibrant neighbourhoods which retain our local character and heritage.
 - 4.2: To create interesting places, spaces and events that reflect our community's identity, diversity and heritage.
 - c. **Strategies:**
 - 1.2.1: Revitalise and promote the central City area
 - 3.3.2: Provide proactive planning and building services
 - 4.1.1: Facilitate and promote arts and cultural activities for all ages

In Brief:

- Endorse the Albany Town Hall being repurposed into a multipurpose cultural venue.
- Review and support the funding application to the National Stronger Region's Fund (NSRF), noting that evidence of Council's matched funding commitment is a requirement of the NSRF application process.
- The City will advocate for further funding to minimise the City's direct financial commitment should the NSRF application be successful.

RECOMMENDATION

**SCM014: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council:

- (1) ENDORSE the Chief Executive Officer making application to the National Stronger Regions Fund (NSRF) Round Three (3) to repurpose the Albany Town Hall for use as a multipurpose exhibition space.**
- (2) Subject to (1) above, NOTE the financial allocation requirement from the City of Albany for \$1,900,000 to fund 50% of the upgrade cost to repurpose the Albany Town Hall should the funding application be successful.**

BACKGROUND

2. The Albany Town Hall was constructed in 1888 and functioned as the principle municipal building, as well as a multipurpose community facility until 1983. During this period multiple upgrades, alternations and additions occurred.
3. In 1983 significant renovations were undertaken to include stage, theatre, auditorium and greenrooms with the building acting as the principle performing arts centre for the Great Southern region.
4. In 2010 the Albany Entertainment Centre opened and the Albany Town Hall effectively closed. A detailed operational and financial model for the activation and use of the Albany Town Hall was not planned.
5. Since 2010 the Albany Town Hall has largely been underutilised and inaccessible by the community and visitors to the region.
6. The Albany Town Hall is recognised as an important heritage asset both at a state and national level—being on the State Register of Heritage Places and National Heritage Commission Register.
7. The Albany community has expressed a long standing desire to house a suitable high quality exhibition space in the region as well as have the Albany Town Hall as central to the civic and cultural identity of Albany.
8. The Albany Town Hall repurposing project is designed to reactivate the building, enhance community and visitor access and complement current development in the City Centre.
9. The National Stronger Regions Fund (NSRF) Round 3 program presents an opportunity to seek substantial funding towards the Albany Town Hall repurposing project.

DISCUSSION

National Stronger Regions Fund (NSRF) Round 3

10. The NSRF commenced in 2015 and has \$1 billion of available funding over five years to allocate to regional communities for infrastructure projects. Round 3 Grants must be between \$20,000 and \$10 million and close on Tuesday 15 March.
11. Local Government and incorporated not-for-profit organisations are eligible to apply.

12. Local Government is limited to a maximum of two applications per round and there is no limit to the number of applications that may be received from a particular regional area or municipality.
13. The NSRF funding program is designed to support projects that deliver long lasting economic benefits for regional areas.
14. NSRF grant funding must be matched in cash on at least a dollar for dollar basis with all partner funding confirmed as part of the application process.
15. NSRF Round 3 funding is for capital projects which involve the construction of new infrastructure, or the upgrade or an extension of existing infrastructure.
16. The NSRF Round 3 funded component of a project must be completed on or before 31 December 2019.
17. It is likely that multiple applications from the Great Southern will be submitted to NSRF (Round 3).

Project Context - City Centre Revitalisation

18. In 2014 a new Town Square was constructed adjacent to the Town Hall and connecting with the Library.
19. Funding has been secured to relocate the Albany Visitor Centre to the Library; newly named Albany Tourism and Information Hub.
20. An enhancement to York Street (immediately adjacent to the Town Square, Library and Town Hall) is in progress, due for completion in April 2016.
21. The Town Square, Stirling Terrace Enhancement, Visitor Centre Relocation and York Street Enhancement will contribute to a revitalised City Centre. The Albany Town Hall Repurposing Project will further support this aim, promoting the City Centre as a viable civic and commercial district.

Project Context - Community Need

22. Community discussion regarding the need for a high quality exhibition space has a long history in Albany. Public newspaper articles indicating proposals regarding this matter date back to the mid-1970s.
23. A comprehensive Cultural Mapping Report from 2006 identifies the Town Hall as the cultural hub of Albany and potential venue for a Regional Gallery.
24. As part of the development of the Albany Entertainment Centre a proposal to include a high quality exhibition space was put forward though ultimately abandoned in the detailed design process.
25. Broad-based community consultation undertaken by the City regularly identifies the need for an 'A-Class Gallery'. This occurred as part of the consultation undertaken for the City's Current Strategic Plan - 2023.
26. A number of community and cultural groups have expressed a long-term need for a high quality exhibition space in Albany.

Project Development – Timeline

27. City Officers presented to a Strategic Briefing of Council on 28 May 2015 regarding the Town Hall and potential future-use options, including repurposing the venue to a multipurpose exhibition space.
28. On 24 June 2015 the City of Albany CEO convened a Working Group to review and assess development opportunities within the City Centre, including future-use options for the Albany Town Hall.

29. The Western Australian Museum presented to a Strategic Briefing of Council on 01 July 2015, regarding options for the future-use of the Albany Town Hall.
30. A community group *NewArts* presented to the Community Services Committee in 03 November 2015 regarding their concepts for the future-use of the Albany Town Hall as a Regional Gallery.
31. In February 2016 the City's Executive undertook a *Strategic Project Assessment Process (Gateway Review)* to determine priority projects that should target future funding sources. The Albany Town Hall was identified as the top priority project.
32. In February 2016 Council were briefed on the *Strategic Project Assessment Process (Gateway Review)* and advised Officers were proceeding with preparing a funding application for the Repurposing of the Town Hall for the NSRF Round 3 program.
33. To progress the project a *Project Control Group* was established with representation from across City of Albany Directorates including the Major Projects Team and Community Services.
34. A business case, concept design, project costing and heritage impact assessment have been commissioned in preparation for the NSRF Round 3 application.

Project Detail - Community Benefits

35. Repurposing the Albany Town Hall will enhance its use, contribute to the activation of the City Centre and add-value to the City's Cultural Tourism Product.
36. The design intent of the Project is to enhance the cultural heritage significance of the building while contributing to functionality. *See Attachments under separate cover for the stated design intent of the project.*
37. The repurposing of the Albany Town Hall will include a flexible A-Class exhibition space, a project exhibition space, a retail outlet for artisan products and a permanent exhibition space for the City of Albany Art Collection. *See Attachments under separate cover for the concept design for the Project.*
 - a. The Flexible A-Class exhibition space will enable the venue to access state and national collections inclusive of touring through the National Gallery of Australia, Museum of Western Australia and Art Gallery of Western Australia.
 - b. The Project exhibition space will enable the enhanced use of the venue for a range of functions inclusive of community exhibitions and displays and including the Albany Art Prize, Great Southern Art Award and Perth International Art Festival exhibitions.
 - c. The permanent exhibition space will house a rotating display of the City's Art Collection which is currently displayed in the City's corporate premise and in storage.
 - d. The Artisan retail space will support the development of the vibrant creative industries sector. This element is a key asset which will contribute to the region's cultural tourism offering and support the viability of the proposed cultural venue.

Project Partners

38. The project has support from a range of stakeholders within three key categories: Lead Programming Partners, Supporting Partners and Community Partners.

39. Identified Lead Programming Partners include: Western Australian Museum (WAM), Art Gallery of Western Australia (AGWA), National Gallery of Australia and Curtin University through the John Curtin Gallery.
 - a. WAM have indicated their support and should the project be successful, would seek to partner with the City to deliver a range of high quality programs annually.
 - b. The Art Gallery of Western Australian and the National Gallery of Australia have indicated their support for the project and willingness to tour material to the venue should the project proceed.
 - c. Curtin University through the John Curtin Gallery has indicated its willingness to tour exhibitions to the repurposed venue and build upon its partnership with the City developed through touring the repatriated Carrolup Collection in 2014.
40. Identified Supporting Partners include a range of Western Australian cultural organisations that have indicated support for the project. These include; Country Arts WA, Art on the Move, FORM and Artsource.
41. Community Partners for the project will include a range of community groups and organisations such as NewArts, Mix Artists Inc. and smaller cultural groups and individuals.

GOVERNMENT & PUBLIC CONSULTATION

42. **Government:** The City has undertaken consultation and engagement with the State Heritage Office for the conversion of the Albany Town Hall into a multipurpose flat floor facility dating back to 2010. The City has recently consulted with the Department of Culture and Arts and statutory authorities – Western Australian Museum, and Art Gallery of Western Australia with no major objections received.
43. **City of Albany:** The Project was identified and agreed by the Executive Management Team and Council as a key City strategic project through the *Strategic Project Assessment Process (Gateway Review)*. A Project Control Group has been established with representation from across the City of Albany including the Major Projects Team, Community Services and local heritage architect, Howard + Heaver.
44. **Community Groups:** Consultation with community groups has been undertaken including NewArts and Mix Artists Inc.
45. **Key Community Groups - Project Steering:** Should the City be successful with the NSRF application further consultation will be undertaken with key community stakeholders through the detailed design development process.

STATUTORY IMPLICATIONS

46. The voting requirement of Council is Simple Majority.

POLICY IMPLICATIONS

47. Should the project be supported and funding become available, Federal, State and Local policies would apply to the project implementation.
48. The Albany Town Hall will be considered for inclusion in any future Cultural Planning undertaken by the City.

RISK IDENTIFICATION & MITIGATION

49. The risk identification and categorisation relies on the [City's Enterprise Risk Management Framework](#).

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation. <i>Project not being supported may lead to Community dissatisfaction.</i>	Possible	Major	High	<i>Proposal would be referred to a workshop to address concerns and represented for approval.</i>
Financial & Reputation. <i>If the project is not funded by NSRF, the project will not progress, which will result in raised community expectations not being met.</i>	Possible	Moderate	Medium	<i>Seek reasoning from the funding body and communicate to all stakeholders. Continue advocating for alternative funding sources to complete the project. Develop media and Communication Strategy to manage community expectations.</i>

FINANCIAL IMPLICATIONS

50. The total project has been costed at \$3.8 million and therefore approval is referred to Council for consideration.
51. Council are requested to endorse \$1.9 million matched funding (50% of total project cost) to submit the application.
52. If the application is successful, acceptance will commit the Council to allocate funds to complete the project.
53. \$1.9 million will be allocation will be phased over future financial years, being: 2016/2017, 2017/2018 and 2018/2019.
54. The recurrent operational funding model for the Repurposed Albany Town Hall will be the subject of a further Council report. The intent is for no net increase across the City's Cultural Services.
55. Subject to funding success, the City will advocate for further funding to minimise the City's financial commitment.

LEGAL IMPLICATIONS

56. The project will be subject to approvals under the *Heritage of Western Australia Act 1990*.

ENVIRONMENTAL CONSIDERATIONS

57. There are no direct environmental considerations related to this item.

ALTERNATE OPTIONS

58. Council may choose not to support the Albany Town Hall repurposing project and application to the National Stronger Regions Fund (Round 3).

CONCLUSION

59. A long-term strategy to activate the Albany Town Hall and enhance its community use and visitation has been identified as a priority by Council and the community.
60. Community stakeholders have identified a need for a high quality exhibition space for the region.
61. Stakeholder and community feedback demonstrates strong support for repurposing the Albany Town Hall as a multifunctional exhibition space.
62. Repurposing the Albany Town Hall is consistent with recent and current development in the City Centre including the Town Square, Stirling Terrace Enhancement, Visitor Centre Relocation and York Street Enhancement.
63. The Albany Town Hall repurposing project will create a high profile cultural tourism asset in Albany and contribute to economic diversification of the region through tourism.
64. The NSRF Round 3 represents one of the largest pools of funding available to Council to fund the Albany Town Hall project.
65. Council endorsement of the Officers recommendation will enable the submission of the NSRF Round 3 application as well as further project funding advocacy and development.

Consulted References	:	<ul style="list-style-type: none"> • NSRF Round 3 Guidelines • NSRF Round 3 Frequently Asked Questions • CBD Masterplan 2010 • Town Hall Conservation Plan
File Number (Name of Ward)	:	CP.PLA.9 (Frederickstown Ward)
Previous Reference	:	<ul style="list-style-type: none"> • Strategic Briefing 28 May 2015 • Strategic Briefing 1 July 2015 • Strategic Briefing 8 March 2016

6. CLOSURE OF MEETING: