

**CCCS035 ALBANY TOWN HALL AND ALISON HARTMAN GARDENS –  
LOTTERYWEST APPLICATION**

**Land Description** : Albany Town Hall & Alison Hartman Gardens  
**Proponent / Owner** : City of Albany  
**Attachments** : Nil  
**Report Prepared By** : Acting Executive Director Commercial Services (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:**

- NOTE the successful grant application to Lotterywest for the Town Hall and Alison Hartman Gardens Project(s) and consider a future proposed contribution of \$2 million will be proposed in the 2017-2018 Budget for consideration by Council.

**CCCS035: DRAFT MOTION**  
**VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**THAT CCCS035: Albany Town Hall and Alison Hartman Gardens – Lotterywest Application be ACCEPTED by Council for consideration as New Business of an Urgent Nature.**

**RECOMMENDATION**

**CCCS035: COMMITTEE RECOMMENDATION**  
**VOTING REQUIREMENT: SIMPLE MAJORITY**

**THAT Council NOTE:**

- (1) The City’s Successful Lotterywest Grant Application for (\$1.6 million) towards the construction, upgrade, fitout and landscaping of the Albany Town Hall and Alison Hartman Gardens (the project).**
- (2) It is recommended that the decision to proceed with the project (allocate the co-contribution of Council Funds is subject to further consideration of the City’s 10 Year Financial Plan and subsequent endorsement of the 2017-2018 Budget.**
- (3) City Officers will continue to advocate for further funding to minimise the City’s direct financial commitment to the project and further consultation will be undertaken with community stakeholders through the detailed design development process.**

**BACKGROUND**

1. At the Special Council Meeting on the 10 March 2016 Council resolved to commit the required 50% financial contribution of \$1.9 million for the repurposing of the Albany Town Hall as part of funding application to the National Stronger Regions Funding (NSRF) Program.
2. The NSRF application was unsuccessful.
3. A subsequent application to Lotterywest was submitted for a re-scoped project that included the Town Hall and Alison Hartman Gardens requesting a contribution of \$1.6million.
4. On 30 May 2017 the City received advice from Lotterywest that this application had been successful.

***Albany Town Hall***

5. 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.
6. 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.
7. 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.

8. Since 2010 the Albany Town Hall has largely been underutilised and inaccessible by the community and visitors to the region.
9. 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.
10. 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.

***Alison Hartman Gardens***

11. Alison Hartman Gardens is situated to the North of the Albany Public Library and new Tourism Information Hub Project.
12. The Gardens are currently underutilised and do not have sufficient amenity or access to the Library, Tourism and Information Hub or the future Student Housing development.
13. Opportunities presented through interfacing with development in the City Centre (including the Student Housing project) cannot be realised with the asset in its existing condition.

**DISCUSSION**

***Project Context - City Centre Revitalisation***

14. In 2014 a new Town Square was constructed adjacent to the Town Hall and connecting with the Library.
15. An enhancement to York Street (immediately adjacent to the Town Square, Library and Town Hall) was completed in April 2016.
16. The relocation of the Albany Visitor Centre to the Library; newly named Albany Tourism and Information Hub is underway through construction of the new asset.
17. The Town Square, Stirling Terrace Enhancement, Visitor Centre Relocation and York Street Enhancement are contributing to a revitalised City Centre. The upgrade to the Albany Town Hall and Alison Hartman Gardens will further support this aim, promoting the City Centre as a viable civic, cultural, education and commercial district.

***Project Context - Community Need***

18. Community discussion regarding the need for a high quality exhibition/cultural space has a long history in Albany. Public newspaper articles indicating proposals regarding this matter date back to the mid-1970's.
19. A Cultural Mapping Report from 2006 identifies the Town Hall as the cultural hub of Albany and potential venue for a Regional Gallery.
20. Broad-based community consultation undertaken by the City regularly identifies the need for a regional gallery and cultural space. This occurred as part of the consultation undertaken for the City's Current Strategic Plan - 2023.
21. The Albany Public Library (APL) is one of the City's most heavily used services and the addition of the Tourism and Information Hub will draw in further visitors to the precinct.
22. The interfaces between Alison Hartman Gardens with the New Tourism and Information hub and no longer meet the needs of the City Centre.

***Project Development – Timeline***

23. 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.
24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. A business case, concept design, project costing and heritage impact assessment were commissioned in preparation for the NSRF Round 3 application which was unsuccessful – Submitted in March 2016.
31. In December 2016 Lotterywest undertook a regional visit to Albany in which the City presented a package of projects for funding consideration. During this visit Lotterywest identified the Town Hall and Alison Hartman Gardens (interfacing with the Tourism and Information Hub) as their key priorities for funding and invited the City to make application.
32. The City made initial application to Lotterywest in March 2017 and finalised the submission as at close of business 03 May 2017. The Project was entitled, the 'Great Southern Civic Place' - Town Hall and Alison Hartman Gardens.
33. On 30 May 2017 the City was successful in its application with Lotterywest for \$1.6million towards the construction, upgrade, fitout and landscaping of the Albany Town Hall and the Alison Hartman Gardens.

***Project Detail - Community Benefits***

34. 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. The design intent of the Project is to enhance the cultural heritage significance of the building while contributing to functionality.
35. The Alison Hartman Gardens Upgrade will enable a contemporary Public Open Space suitable for intergenerational community activities and interfacing with the Albany Public Library, Tourism and Information Hub and the Student Housing development.

**GOVERNMENT & PUBLIC CONSULTATION**

36. **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.
37. **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.
38. **Community Groups:** Consultation with community groups has been undertaken including a significant volume of letters of support for both the Lotterywest Application and the Building Better Regions Application that also included the Town Hall.

39. **Key Community Groups - Project Steering:** Further consultation through the detailed design phase will occur with key community stakeholders.

**STATUTORY IMPLICATIONS**

40. The voting requirement of Council is to be a Simple Majority.

**POLICY IMPLICATIONS**

41. Federal, State and Local policies would apply to the project implementation.  
42. The Albany Town Hall will be considered for inclusion in any future Cultural Planning undertaken by the City.

**RISK IDENTIFICATION & MITIGATION**

43. The risk identification and categorisation relies on the City’s Enterprise Risk & Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<b>Reputation &amp; Financial.</b> The project awareness will raise the community’s expectations that the project will be implemented irrespective of Council funding being approved through the Budget process.	Possible	Moderate	Medium	<p>Clear communicate to all stakeholders rational for future decision.</p> <p>Continue advocating for alternative funding sources to complete the project.</p> <p>Prior to proceeding with the project detailed consideration of the City’s 10 Year Financial Plan and subsequent endorsement of the 2017-2018 Budget will be conducted.</p>
<b>Opportunity:</b> Proceeding with the project will facilitate Repurposing the Albany Town Hall and Alison Hartman Gardens which will enhance their use and contribute to the activation of the City Centre.				

**FINANCIAL IMPLICATIONS**

44. The City has received confirmation from Lotterywest and the Great Southern Development Commission for a combined total of \$1,750,000 external funding for the project.  
45. The 2017- 2018 budget will include a City contribution to this project of \$2,000,000. It is proposed this will funded by borrowings.  
46. Subject to budget approval, the City will advocate for further funding to minimise the City’s financial commitment  
47. A table summarising the various funding sources, and the status, is shown below:

ORGANISATION	STATUS	CONTRIBUTION
Lotterywest	Approved	\$ 1,600,000
City of Albany	Subject to Budget Endorsement.	\$ 2,000,000
Great Southern Development Commission	Approved.	\$ 150,000
Other funding sources	TBC	\$ 275,000
<b>TOTAL PROJECT COST</b>		<b>\$ 4,025,000</b>

48. If Council does not endorse this project and the City contribution, the external funding will lapse and project will not go ahead.

**LEGAL IMPLICATIONS**

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

**ENVIRONMENTAL CONSIDERATIONS**

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

**ALTERNATE OPTIONS**

51. Council may choose not to proceed with the project or commit the co-contribution funding at this time.

**CONCLUSION**

52. 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.
53. The Alison Hartman Gardens asset does not meet the current and future needs of the City.
54. Stakeholder and community feedback demonstrate strong support for repurposing the Albany Town Hall, as well as creating contemporary Public Open Spaces that meet current and future community needs and aspirations - as well as City Centre reactivation projects.
55. The Albany Town Hall upgrade and Alison Hartman Gardens Project are consistent with recent and current development in the City Centre including the Town Square, Stirling Terrace Enhancement, Visitor Centre Relocation and York Street Enhancement.

<b>Consulted References</b>	:	Town Hall Conservation Plan CBD Masterplan 2010
<b>File Number (Name of Ward)</b>	:	CP.PLA.9. Frederickstown Ward
<b>Previous Reference</b>	:	<ul style="list-style-type: none"> <li>• Strategic Briefing 28 May 2015</li> <li>• Strategic Briefing 1 July 2015</li> <li>• Strategic Briefing 8 March 2016</li> <li>• Development and Infrastructure Services Committee Briefing 15 February 2017</li> <li>• Special Council Meeting 10 March 2016 Resolution SCM014.</li> </ul>