



# Ku-ring-gai Creative Arts Facilities Options Report

Prepared May 2019

# Contents

Executive summary .....	3
Part 1 .....	5
1.1 Introduction .....	5
1.2 Thinking about Creative Arts Facilities .....	7
1.2.1 Scope of Creative Arts Activities .....	7
1.2.2 Facility Typologies .....	8
1.2.3 Facility Hierarchies .....	9
1.2.4 Distribution & Catchment Area .....	10
1.2.5 Locational Issues .....	10
1.3 Ku-ring-gai Context & Preliminary Findings .....	11
1.3.1 Document Review .....	11
1.3.2 Facility Analysis .....	13
1.3.3 Consultation Findings .....	19
1.4 Planning for the Future .....	21
1.4.1 Creation/training facilities .....	21
1.4.2 Consumption Facilities .....	23
1.4.3 Proposed Performing Arts Spaces .....	23
1.4.4 Proposed Visual Art Spaces .....	24
1.4.5 Preliminary Facilities Schedule .....	25
Part 2 .....	26
2.1 Introduction .....	26
2.1.1 Scenario 1: To Cluster .....	26
2.1.2 Scenario 2: To Disperse .....	28
2.2 Options for the Ku-ring-gai Arts Centre .....	29
2.2.1 Current Facility Analysis .....	29
2.2.2 Future Options for the Art Centre .....	34
2.3 Options .....	41
2.3.1 Option 1: Gordon Hub & Marian Street .....	43
2.3.2 Option 2: Gordon Hub, Marian Street & Ku-ring-gai Art Centre .....	46
2.3.3 Option 3: Gordon Hub, Marian Street, Ku-ring-gai Art Centre Plus .....	48
2.3.4 Summary of Options .....	50
Appendix 1: Stakeholders Consulted .....	52

PREPARED BY:

Brecknock Consulting P/L in association with Andrew Bleby & Associates on Behalf of Ku-ring-gai Council

# Executive summary

Ku-ring-gai Council has committed to the refurbishment of the currently closed Marian Street Theatre and to develop a new Civic / Cultural Hub in Gordon. In 2018 Council endorsed the Ku-ring-gai Community Facilities Strategy Part 1, which called for a strategic approach to facility provision for the creative arts. Therefore, the goal of this study is to provide a strategic framework for the future planning and provision of Creative Arts facilities that will meet the needs of current and future creative arts practitioners and the general public across the Ku-ring-gai local government area. The framework considers the needs of the arts in relation to both spaces where artists can learn about and create their artwork and spaces where they can showcase their artwork through exhibitions and performances, such as drama, music and dance.

The project brief required the consulting team to undertake initial research into existing Council owned and operated facilities currently being utilised for creative arts activities and to assess their potential in the context of the broader region, a region that has at least 20 dedicated facilities catering for one or more creative arts activities. Therefore, it is important that Ku-ring-gai Council identifies facility provision that meets the needs of the local community while not duplicating or competing with existing facilities in surrounding municipalities.

Based on a survey of existing creative arts facilities, a review of the extensive range of existing facility studies and plans and consultation with stakeholders across the visual and performing arts, this study has set out a series of assessments of options that outline the facilities required to meet current and anticipated future facility needs for the Creative Arts. The review includes consideration of alternative proposals for the future of the Ku-ring-gai Art Centre, such as to rebuild on the current site; to transfer the extent of facilities and programs to the proposed Gordon Hub; and / or to retain the current facility and develop additional visual arts facilities elsewhere in the LGA.

This report reviews three (3) primary options for the future provision of facilities to meet the needs of creative activities across all art forms. The three (3) options investigated are:

1. To consolidate all Creative Arts activities in two facilities – the Marian Street Theatre and the proposed Gordon Hub;
2. To consolidate all Creative Arts activities into three facilities - the Ku-ring-gai Art Centre, the Marian Street Theatre and the proposed Gordon Hub; and
3. To consolidate all Creative Arts activities into three primary facilities and in addition provide new facilities for specific creative arts activities dispersed across the LGA.

Each of the above options are assessed on the basis of the range of spaces and type of activity that could be provided across the art forms; this is followed by an analysis of the strengths, weaknesses, opportunities and threats (SWOT) of each option.

The review established that for the performing arts all three (3) options provide more or less the same range of facilities. However, for the visual arts, Option 1, while achievable, was not ideal from the perspective of requiring the proposed Gordon Hub to house all the visual arts activities, including the need for painting/drawing, printmaking, ceramics and sculpture workshops. All of which are inherently 'dirty and noisy' activities that ideally would be undertaken in a workshop environment and may not be compatible with a new civic centre.

This study recommends Option 3 as, on balance, the preferred option as it both delivers three flagship venues while supporting additional lower scale but dedicated facilities that meet the needs of specific areas of creative arts practice.

# Part 1

## 1.1 Introduction

The project brief in setting the context for this *Creative Arts Facilities Strategy* highlights the 2018 adoption of the *Community Facilities Strategy Part 1* and as stated below Council has identified the need to develop Part 2 which specifically deals with dedicated cultural sector facilities, purpose designed to meet the needs of the performing and visual arts and the rapidly emerging Creative Industries within the Ku-ring-gai Local Government Area (LGA).

The Brief states that:

*A revised and updated Strategy was reported to Council at its meeting on 28th August 2018. Council adopted Part 1 of the Community Facilities Strategy 2018 for the LGA which sets out a spatial arrangement for the provision of flexible, multi-purpose community centres and libraries over the next 20 years. This strategy will include the concept of a centrally located sub-regional hub in Gordon; district hubs in the local centres of Turramurra, Lindfield and St Ives; and small community centres in the neighbourhood centres on the eastern and western edges of the LGA.*

*The Community Facilities Strategy foreshadows the need to look at facilities that cater specifically for the arts which includes visual arts (photography, painting, sculpture, printmaking, film etc) and performance (drama, ballet, music etc). The preparation of a Creative Arts Facilities Strategy, subject of this brief, constitutes Part 2 of the Ku-ring-gai Community Facilities Strategy.*

This report has been prepared in order to assist Council to establish:

1. The Creative Arts Facility needs of the community;
2. An understanding of facility types; and
3. The issues to be considered in determining potential groupings and locations.

The Project Brief required the consulting team to undertake a series of study tasks and make recommendations relating to the following:

### **1. Background Review**

*Undertake a review of all relevant Council reports and policies, summarise review and report findings, including a high level desk top review of both international and national best practice, to highlight the salient findings relevant to this study.*

### **2. Regional Analysis**

*Undertake an analysis of arts (visual and performing) facilities within the region. Conduct a cultural mapping exercise and report on how the context affects planning for Ku-ring-gai and what issues or opportunities arise.*

### **3. Stakeholder Engagement**

*Identify a comprehensive list of individuals and groups to be consulted. Undertake face-to-face consultation with key users and providers (allow for up to 20 interviews). Meet with council staff responsible for managing existing centres and other relevant staff (allow for up to 5 meetings). Remaining stakeholders should be contacted via email or phone for input.*

**4. Preliminary Facilities Schedule**

*Develop a preliminary schedule of facilities to meet community needs. Provide commentary on preferred synergies - for example which facilities would be best grouped within a creative arts space in Gordon as part of a future cultural hub and which facilities would be most suited to being located in Marian Street Theatre as part of a 'drama hub'.*

**5. Options for the Ku-ring-gai Arts Centre**

*Explore options for the Ku-ring-gai Arts Centre in consultation with staff, including maintaining and expanding the existing facility; building a larger purpose-built centre in the same location; or relocating the facility to Gordon as part of centralised 'arts hub'. Report on 'pros' and 'cons' of each option, including indicative costs.*

**6. Draft Strategic Framework**

*Develop at least three (3) options for a spatial framework of arts facilities across the LGA. The options might include: three separate facilities - Gordon Hub/Marian Street Theatre/ Ku-ring-gai Arts Centre; two separate facilities - Gordon Hub/Marian Street Theatre; or another arrangement as determined appropriate. Note as a minimum all options must include Marian Street Theatre.*

**7. Draft Report**

*Prepare a draft report documenting the entire study, with draft recommendations*

**8. Councillor Briefing**

*Prepare a presentation for Councillors to present the process and findings of study.*

**9. Finalise Draft Report**

*Prepare final draft report for public exhibition based on feedback from staff and Councillors.*

**10. Final Report**

*Following public exhibition, review submissions and amend report accordingly and submit for final review.*

## 1.2 Thinking about Creative Arts Facilities

### 1.2.1 Scope of creative arts activities

For the purpose of “loosely” defining the range of creative/art activities we have grouped activities under the headings “Performing Arts”, “Visual Arts” and “Creative Industries” as listed below. We have attempted to encapsulate the range of activities raised by community members and key stakeholders, however, there may be other cultural activities that are not included.

#### PERFORMING ARTS

Performing Arts under consideration include the widest possible range:

- **Theatre:** drama, comedy, children’s theatre, youth theatre, music theatre, experimental theatre etc;
- **Dance:** Contemporary and Classical Ballet, contemporary dance forms, traditional [folk] dance forms etc;
- **Music:** Classical and contemporary orchestral and chamber music, contemporary instrumental music, contemporary [rock, pop, electronic etc] music, choral music, jazz, folk etc; and
- **Other:** Cabaret, Circus, Outdoor performance, Experiential/immersive performance etc.

Types of activity may include, but not limited to:

- **Creation/Training:** Writing, choreographing, rehearsing, workshops, set and prop making, technical production - Drama classes, dance classes, specialist workshops and master classes, technical training;
- **Consuming:** Public performance in theatres, concert halls, other purpose-built venues, non-traditional venues, site-specific venues, outdoor venues; and
- **Conserving:** Music Recording.

#### VISUAL ARTS

Visual Arts under consideration include the widest possible range:

- **2D Artwork:** Painting, Drawing, Printmaking, Photography etc;
- **3D Artwork:** Sculpture, Ceramics, Textiles, Glass, Mixed media etc; and
- **New Media:** Digital arts, film/video arts etc.

Types of activity may include, but not limited to:

- **Creation/Training:** Art classes including but not limited to painting, drawing, printmaking and sculpture; Craft classes including but not limited to ceramics, glass and textiles; specialist workshops and master classes; professional technical training etc;
- **Consuming:** Public exhibitions, Art/Craft markets, Film/Video festivals etc; and
- **Conserving:** City Art collection archives etc.

## CREATIVE INDUSTRIES

Creative Industries are a broad and expanding sector with, most definitions including the performing and visual arts. The *Greater Sydney Commission – Northern District Plan* states that the Creative Industries are:

*... a core element of an innovative economy – have a growing role in the District's productivity, with creativity, entrepreneurship, technical ability and collaboration being essential skills for the future workforce.*

*Support for a range of creative enterprises and opportunities for cultural expression will expand arts and cultural institutions, and encourage audience and artist participation.*

*Locations to consider for creative industries and cultural enterprise include underutilised mixed-use areas and ground-level commercial or declining high streets. In particular, providing better and more opportunities for creative industries to collaborate with health and education can also facilitate local innovation.*

For the purpose of this study, we are considering the facility options in the following areas:

- **Media:** computer animation and film/video production etc;
- **Music:** Digital Sound production & recording etc; and
- **Design:** Industrial, graphic, architecture and computer games etc.

Types of activities may include, but are not limited to:

**Creation/Training:** Computer generated, 3D printing, co-creation etc

**Consumption:** online/streaming, mobile apps, commercial media etc

### 1.2.2 Facility Typologies

It is useful to consider the range and facility types and their functions. The following facility typology classification provides a useful mechanism for grouping similar types of facilities. The classifications relate to both the functions of the facility and the physical type of building. Therefore, we can group facilities into the following typologies: Dedicated facilities which are used only for cultural activities; multipurpose facilities where cultural activities are sharing the space with other community activities; and opportunities where cultural facilities have been developed in co-location with other activities such as sports centres, shopping centres, schools and / or council administration buildings. For example the co-location of an Art Gallery and Library is an excellent pairing as people visiting the library will drop into the gallery to check on the latest exhibition and vice versa. A good example of this is Caboolture Hub where the Gallery and Library are located side by side.

In addition, we can further break down the typologies to consider the nature of the facility in terms of being a purpose built cultural facility, or the adoption of a pre-existing building into Creative Arts Facilities.

**Dedicated:** Purpose Built or Adapted Reuse

- Used only for creative activities; and
- Designed and built specifically for the creative purpose or existing buildings subsequently adapted for creative activities.



**Multipurpose:** Purpose Built or Adapted Reuse

- Used for creative activities among other community activities; and
- Designed and built specifically for a multi-purpose venue or designed and built for another purpose, subsequently adapted for creative and other community activities.

**Co-location:** Each of the previous typologies might be developed in partnership with other activities not of a creative nature.

- Creative Arts Facilities co-located with other community activities such as libraries or sporting facilities; and
- Creative Arts Facilities co-located with educational or commercial activities.

**FACILITY FUNCTION**

In addition to considering the Facility Typology as defined above, the key question is always, what is the functional requirement of the facility? This is especially the case with the development of new 'Dedicated Facilities', but Facility Function is also an important consideration when planning 'multipurpose' facilities.

Facility Function can be classified under the following three headings:

**Create/Train:** Art & Craft Studios and teaching facilities – Dance Rehearsal Spaces – Music Rehearsal Spaces – Theatre Rehearsal spaces – Maker Spaces – Design Workshops etc.

**Consume:** Theatres – Black Box Spaces - Concert Halls – Live Music Venues – Art & Craft Galleries – Book & Music Shops etc.

**Conserve:** Natural History or Heritage Museums – Aboriginal Keeping Places - Research & Collecting Libraries – Art Museums – Archives – Sound Recording Facilities etc

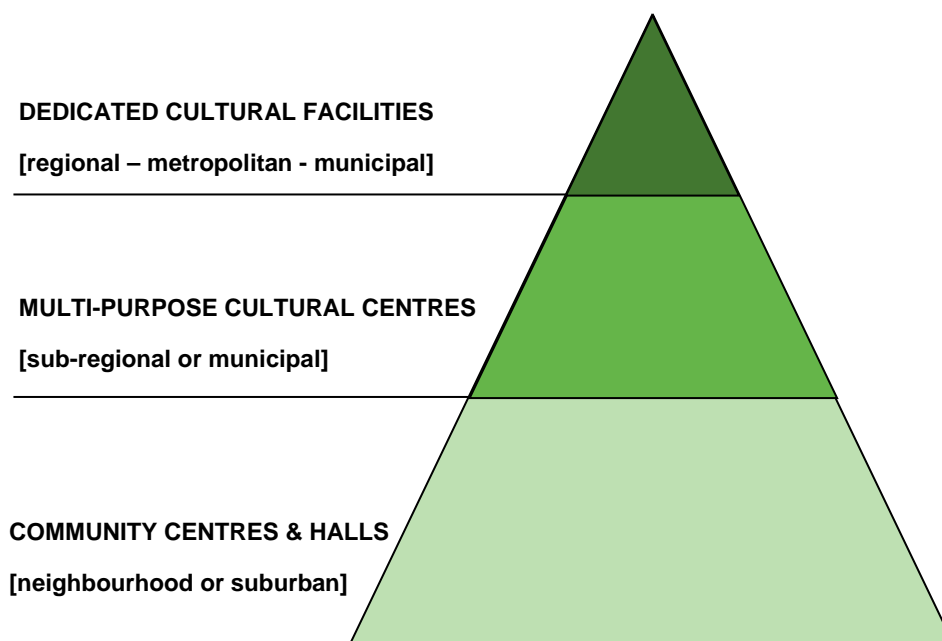
Levels of activity include:

- **Professional** - production and presentation, including touring presentations;
- **Semi-professional** (pro/am) - production and presentation; and
- **Amateur and community** – Education/Training, production and presentation.

## 1.2.3 Facility Hierarchies

The following diagram graphically indicates the facility pyramid where:

- a) The bulk of the cultural/arts facilities is multi-purpose community centres and local halls which are at times utilised for cultural activities.
- b) The second level of facilities relates to "multipurpose" cultural centres which are to varying degrees flexible and adaptable to a range of cultural activities.
- c) The final level is the "dedicated" cultural centre with specialised facilities for art forms, for example a dedicated theatre or art gallery.



### 1.2.4 Distribution & Catchment Area

The diagram above provides a basis for thinking about the distribution and catchment areas associated with the different types of facility. The more specialised and dedicated a facility the fewer are required to service larger areas. Therefore, the catchment is converse to the provision, for example community members are likely to travel 5-10km to craft workshops at a local community centre, 10-20km to attend a regional gallery opening or local theatre group and 20-30km to attend a symphony orchestra performance or 'block buster' touring exhibition.

### 1.2.5 Locational Issues

Linked to the notion of a catchment radius is the geographic location of the facility and issues such as public transport accessibility, parking and public safety. Different types of arts activities raise different issues regarding the suitability of a location.

For example, in the visual arts: painting and drawing activities can be undertaken in a suburban environment; whereas sculptors who potentially may be carving, casting, welding, grinding and spray painting are best located in an industrial estate or other locations without immediate neighbours.

In the performing arts noise and audience numbers may be constraining locational issues. Theatres need good access to transport and space for loading and unloading. Theatres and other performing arts venues require good proximity to public transport and parking for audience members and ideally being located close to cafes and restaurants for before and after socialising, food and beverage.

## 1.3 Ku-ring-gai Context & Preliminary Findings

### TASK 1: Background Review

*Undertake a review of all relevant Council reports and policies, summarise review and report findings, including a high level desk top review of both international and national best practice, to highlight the salient findings relevant to this study.*

#### 1.3.1 Document Review

As part of the Background Review the consulting team reviewed 15 Council and State Government documents including the following highly relevant reports and plans:

- a) Community Strategic Plan – Our Ku-ring-gai 2038
- b) Ku-ring-gai Community Facilities Strategy - Part 1 [2018]
- c) Cultural Needs Analysis Report [2015]
- d) Marian Street Theatre [MST] - Business Plan – [2018]
- e) MST Preliminary Feasibility Report [2018]
- f) Greater Sydney Commission – Northern District Plan
- g) Create NSW Cultural Infrastructure Plan 2025 +

The document review confirmed the fact that Council has over the last 4-5 years undertaken extensive work relating to the provision of community infrastructure, including cultural facilities.

The *Community Facilities Strategy-Part 1* provides a solid basis for the provision and management of community level, multi-purpose and flexible facilities to meet the needs of the community, including those requiring space for lifestyle and amateur cultural activities, especially for music, dance and craft practices.

The extensive research and surveying work undertaken for the Cultural Needs Analysis 2015 highlights that there is a local need for dedicated facilities such as theatres, auditoria, rehearsal spaces, galleries and artist studios for pro/am and professional artists. Although there are options available in the surrounding LGAs they do not always negate the need for good purpose built facilities within the local context.

#### GREATER SYDNEY COMMISSION – NORTHERN DISTRICT PLAN

The Greater Sydney Commission has developed a number of District Plans, including the Northern District Plan, which includes the Ku-ring-gai LGA.

*This North District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning. The District Plan informs local strategic planning statements and local environmental plans, the assessment of planning proposals as well as community strategic plans and policies. The District Plan also assists councils to plan for and support growth and change, and align their local planning strategies to place-based outcomes.*

Of relevance to this study is their Planning Priority N4 which relates to:

*Fostering healthy, creative, culturally rich and socially connected communities*

And:

*Co-locating artistic and creative organisations will support creative enterprises and precincts. This requires planning for multi functional and shared spaces with opportunities for artists and makers to live, work, exhibit, sell and learn locally.*

### **CULTURAL INFRASTRUCTURE PLAN 2025 +**

Building on the Greater Sydney Commission's planning and taking a high level view of cultural infrastructure is Create NSW's, *Cultural Infrastructure Plan 2025 +* which states that:

*"The Cultural Infrastructure Plan 2025+ provides the strategic framework for how the NSW Government will invest in and support cultural infrastructure across the state until 2025 and beyond. It is the first document of its kind to be developed for New South Wales."*

Of particular relevance to the Ku-ring-gai study, the plan identifies the following strategic priorities of creating places where:

- *Culture is recognised as an integral part of communities and a key element of creating great places for people to live, work, visit, play and do business. Cultural infrastructure planning is integrated with state and local planning processes.*
- *Everyone can access the infrastructure they need to make culture part of their everyday lives.*
- *There is an increased availability of affordable, fit-for-purpose and sustainable space to support growth of the cultural sector and creative industries.*

In the Eastern Harbour City section (Ku-ring-gai LGA falls within this classification) the consultation findings include the following assessments of the region:

**Well resourced** - *Central Sydney has the densest provision of cultural infrastructure in the state and competes on the global stage as a cultural destination;*

**Affordability** - *Affordability of space for living and working was highlighted as a challenge across the Sydney metropolitan area. Increasing rents and overall gentrification driven by rapid development is a key challenge to the creative community in the Eastern City;*

**Grassroots** - *Increased affordable, accessible and fit-for-purpose spaces for the community and small-to-medium creative sector, particularly affordable production space;*

**Planning and regulation** - *There are challenges associated with approval timeframes and operational uncertainty arising from planning and regulatory requirements;*

**Creative industries** - *There is a critical mass of creative industries due to the locational advantage offered by the CBD, but affordability of property limits the ability of small organisations to create a base for their activity; and*

**Partnerships** - *Opportunities to partner with business and the corporate sector were identified as key strengths of the region.*

The issue of affordability is highlighted in several of the above and was raised regularly in the stakeholder consultation undertaken for this study. It is worth considering if Ku-ring-gai could turn this issue to an advantage, being on a direct train line with the CBD. Can Sydney's creative community be attracted north by affordable studios and creative industry co-working and maker spaces?

**TASK 2: Regional Analysis**

*Undertake an analysis of arts (visual and performing) facilities within the region. Conduct a cultural mapping exercise and report on how the context affects planning for Ku-ring-gai and what issues or opportunities arise.*

**1.3.2 Facility Analysis**

A review of dedicated cultural facilities within a 10km radius of Gordon revealed a range of dedicated cultural facilities. Some of the facilities were accessible by public transport, particularly along the north-south rail line from the Gordon station while all are within easy driving distance of Gordon Station for those with private transport options. The facility mapping process, (refer to figures 1 & 2), demonstrates the need to carefully identify any proposed new dedicated cultural facilities within Ku-ring-gai Local Government Area (LGA) to augment rather than compete with other existing regional venues.

The existing facility research identified 12 Visual arts facilities and 8 Performing arts facilities within the 10km range.

**EXISTING PERFORMING ARTS CREATION FACILITIES****a. Within Ku-ring-gai LGA**

- Marian Street Theatre, Killara (not currently functional);
- Ku-ring-gai Town Hall, Pymble (Music Rehearsal & multipurpose);
- St Ives Community Hall, St Ives (Dance Groups & multipurpose); and
- Fitz Youth Centre, St Ives (Basic recording facilities).

**b. Within 10-kilometre proximity (Neighbouring LGAs)**

- The Concourse, Chatswood (Rehearsal Rooms);
- Zenith Theatre, Chatswood (Rehearsal Room);
- 139 Artarmon Rd, Artarmon (Rehearsal & multipurpose); and
- Joe Ciantar Music Rehearsal Studio, Chatswood (Music Rehearsal).

**EXISTING PERFORMING ARTS CONSUMPTION FACILITIES****a. Within Ku-ring-gai LGA**

- *Marian Street Theatre Killara (not currently functional).*

**b. Within 10-kilometre proximity (Neighbouring LGAs)**

- The Concourse Chatswood (Concert Hall, Theatre & Rehearsal Studio);
- Zenith Theatre, Chatswood (Theatre);
- Glen Street Theatre, Belrose (Theatre); and
- Lighthouse Theatre, Macquarie University (Theatre).

## EXISTING VISUAL ARTS CREATION FACILITIES

### b. Within Ku-ring-gai LGA

- Ku-ring-gai Art Centre Roseville (teaching studios - painting / drawing / printmaking / pottery / sculpture).

### c. Within 10-kilometre proximity (Neighbouring LGAs)

- Workshop Art Centre, Willoughby (6 Artist Studios – painting, drawing, printmaking, pottery, sculpture);
- Northbridge Artists Studios, Northbridge (Artist studios for hire);
- Forest Community Arts, Forestville (teaching studios & pottery room);
- Wallarobba Arts Centre, Hornsby – (Artist studios); and
- Gallery Lane Cove, Lane Cove – (3 Artist studios – teaching, including ceramics & printmaking).

## EXISTING VISUAL ARTS CONSUMPTION FACILITIES

### a. Within Ku-ring-gai LGA

- Ku-ring-gai Art Centre Roseville (Exhibition space); and
- Grace Cossington Smith Gallery, Wahroonga (Gallery).

### b. Within 10-kilometre proximity (Neighbouring LGAs)

- Incinerator Art Space, Willoughby (Gallery);
- Art Space, The Concourse, Chatswood (Exhibition Space);
- Workshop Art Centre, Willoughby (Gallery);
- Wallarobba Arts Centre, Hornsby (Gallery);
- Gallery Lane Cove, Lane Cove (Gallery & Studios);
- See Street Gallery, Ryde (Gallery);
- Insideout Gallery, North Ryde (Gallery); and
- Macquarie University Gallery (Gallery);



## EXISTING CULTURAL FACILITIES WITHIN 10K OF GORDON STATION

FIGURE 1: PERFORMING ART SPACES

- Gordon Station
- 1 Marian Street
- 2 Ku-ring-gai Town Hall
- 3 St Ives Community Hall & Fitz Music Hub
- 4 Glen Street Theatre
- 5 Lighthouse Theatre
- 6 The Concourse
- 7 Zenith Theatre
- 8 Jo Ciantar Rehearsal Studio

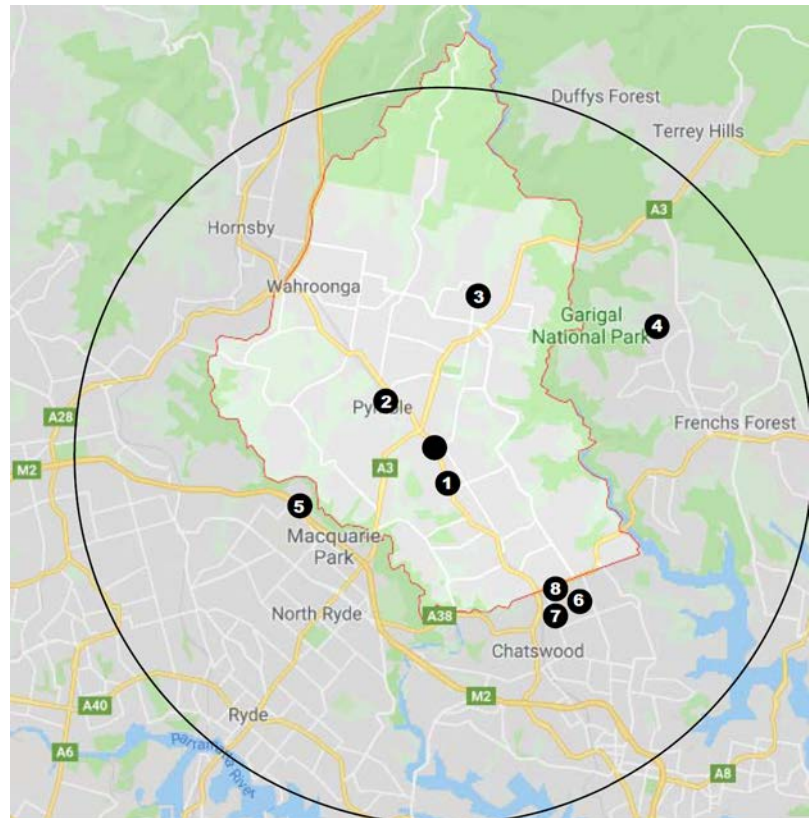
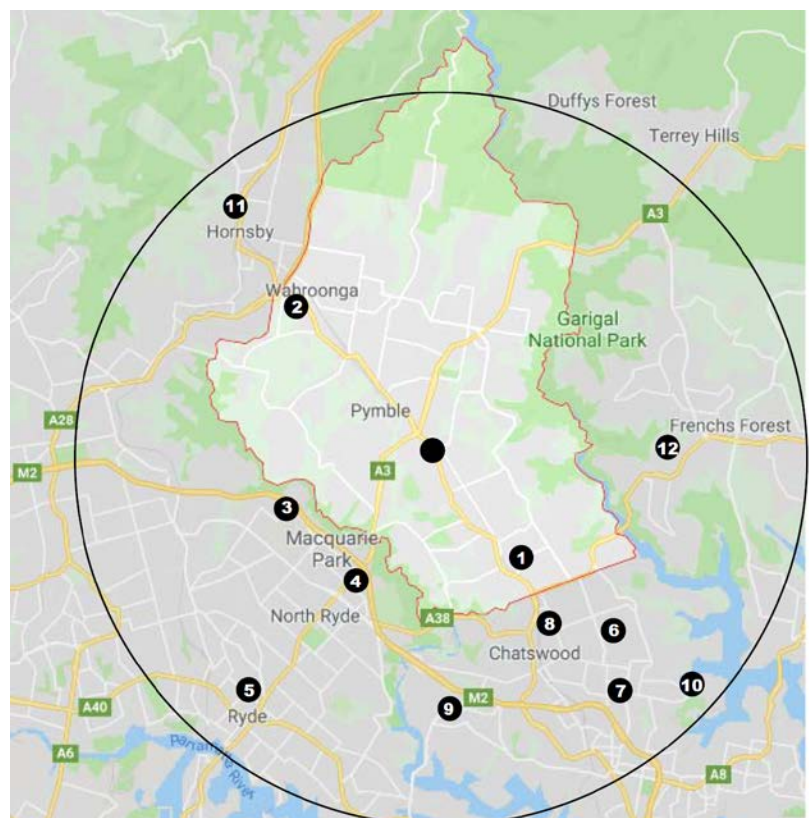


FIGURE 2 VISUAL ART SPACES

- Gordon Station
- 1 Ku-ring-gai Art Centre
- 2 Grace Cossington Smith Gallery
- 3 Macquarie University Gallery
- 4 Insideout Gallery
- 5 See Street Gallery
- 6 The Workshop Art Centre
- 7 Incubator Art Space
- 8 Concourse Art Space
- 9 Gallery Lane Cove
- 10 Northbridge Artist Studios
- 11 Wallarobba Art Centre
- 12 Forest Community Arts



Council recognises that there is a need to review and plan for the provision of dedicated facilities for the Creative Arts. The *Community Strategic Plan 2038* notes that:

*Many of Ku-ring-gai's current facilities are not designed for the diverse needs of contemporary performance, arts and cultural interests. Council will continue to plan for venues that can cater for a diverse range of cultural events. At the same time we will need to equitably manage competing demands for services and access to community facilities.*

The Strategic Plan also noted that:

*Resident satisfaction with the range of opportunities in Ku-ring-gai for cultural and artistic participation:*

*Baseline: In 2017, 81% of residents were somewhat satisfied, satisfied or very satisfied.  
Source: Ku-ring-gai Council Community Satisfaction Research*

The currently available Council owned and operated facilities being utilised for creative arts activities include the following:

**Ku-ring-gai Art Centre** – The centre provides access to a number of teaching and exhibition spaces. A wide range of visual art courses are offered across painting, drawing, printmaking, jewellery, glass and ceramics. The facility is at capacity and constrained in terms of expanding the existing building. However, despite the limitations of the site it could be possible to undertake a redevelopment in the future, given its popularity and strong association with the community. The booking data for 2018 shows that 70% of patrons were residents of Ku-ring-gai and the remaining 30% travelled from across Sydney to attend classes.

**Ku-ring-gai Town Hall** – The Town Hall provides a home for the Ku-ring-gai Youth Orchestra and the Ku-ring-gai Philharmonic Orchestra to rehearse in and allows for limited instrument storage. The Town Hall is limited as a venue for performances, especially due to the small amount of available on-site parking and difficult access from the Pacific Highway.

**Marian Street Theatre** – Currently unused awaiting a redesign and refurbishment.

**St Ives Showgrounds** – The Showgrounds are used for major festivals and events and have potential for additional arts activities, especially with the retrofitting of some existing buildings for “dirty / noisy” creation activities.

**Ku-ring-gai Wildflower Garden** – The function centre and outdoor event spaces in the Wildflower Garden are utilised for cultural events and have the potential for increased usage.

**St Ives Community Hall & Fitz Youth Centre** – The Community Hall appears to provide an adequate community space for a variety of amateur cultural activities such as dance and music groups. User groups report that parking and access are difficult, especially for the elderly and people with a disability.

The Fitz Youth Centre provides access to youth groups to basic music mixing facilities on a limited basis as it is not co-located with a sound proof recording studio. It was suggested that there would be a demand for a new music facility that includes a professional standard recording studio and mixing suite.



**BENCHMARK EXAMPLE: Northern Sound System**

The purpose-built Northern Sound System building opened in 2007. The facility funded by Council, in conjunction with the Federal Government's is the City of Playford's Youth Music Centre located in Elizabeth, South Australia. It is a youth engagement facility with a 300-person live music venue and recording facility. It features live music rehearsal space, recording studio and digital training all in the one place.

<http://www.northernsoundsystem.com.au/>

Images from the Northern Sound System website show:

- a. Performance/Rehearsal Space
- b. Recording Suite



*Image a*



*Image b*

## **ASSESSMENT OF FACILITIES WITHIN THE 10KM RADIUS**

Of the range of facilities in LGAs surrounding Ku-ring-gai the following are of particular relevance to this study.

**The Concourse Chatswood** – The Concourse with its 500 seat theatre, 1,000 seat concert hall and rehearsal rooms is a significant regional centre providing high level professional standard facilities. It therefore addresses the need for a large scale performing arts facility for hire within the northern suburbs. Consequently, in considering performance spaces for Ku-ring-gai it will be important to identify a venue or venues which meet local needs without competing with the Concourse.

**Glen Street Theatre** – Glen Street Theatre, with its 400 seat auditorium and a large stage area has developed a successful balance between commercial touring shows and bookings from local groups such as dance schools. The program model developed for the Glen Street Theatre requires the scale and facilities provided to accommodate a regular turnover of touring companies and would not be seen as competing with the more intimate and community focus proposed for the Marian Street Theatre redevelopment.

**Gallery Lane Cove** – The recently opened Gallery Lane Cove has brought together a flexible gallery space, teaching spaces and artist in residence studios. It is a well designed and interesting model for a suburban art centre, that might be considered for Ku-ring-gai.

**Grace Cossington Smith Gallery** – The gallery is an adaptive reuse of a large residential building within the grounds of the Abbotsleigh School. It is well appointed, but lacks professional climate controls. It provides a range of curated shows, school art shows and community exhibitions. The gallery meets a range of local needs but would not compete with a potential Council run sub-regional or community art gallery.

**TASK 3: Stakeholder Engagement**

*Identify a comprehensive list of individuals and groups to be consulted. Undertake face-to-face consultation with key users and providers (allow for up to 20 interviews). Meet with council staff responsible for managing existing centres and other relevant staff (allow for up to 5 meetings). Remaining stakeholders should be contacted via email or phone for input.*

**1.3.3 Consultation Findings**

Consultation for the project was undertaken with Council staff and representatives from the arts sectors, especially visual and performing arts. Performing arts groups covered areas such as music, dance and theatre, including attending a Marian Street Theatre Community Reference Committee meeting. A list of the groups consulted can be found in the Appendices.

Key findings from the stakeholder consultation included, but are not limited to:

**Existing Facilities in Ku-ring-gai:**

- Stakeholders reported that while there is a good range of Community Facilities for amateur and entry level activities in the LGA, there are often issues regarding the cost, lack of storage and limited parking available;
- It was reported that it is not always easy to find a space to book at the times required and that Council could improve the information available on its website regarding facilities and their suitability for cultural activities to help groups to more easily find the right spaces for their needs;
- That while there are a range of non-Council facilities that community groups utilised for cultural activities, including school and religious buildings, there are also access issues associated with these venues;
- Performing arts groups currently using Ku-ring-gai Town Hall such as the Ku-ring-gai Youth Orchestra, reported that while the venue provided a good home for their rehearsals it was not suitable for performances due to the lack of parking and poor accessibility due to its location. There are no suitable large scale performance spaces within Ku-ring-gai, such as a 400 seat auditorium;
- Dance groups reported that there is currently a lack of spaces with timber or ideally sprung floors and mirrored walls for dance rehearsals;
- Visual arts participants highlighted the importance of the Ku-ring-gai Art Centre as a teaching and exhibition space which is used by residents from across the LGA and from surrounding suburbs; and
- A number of groups consulted utilise or would like to utilise facilities in surrounding Council areas, including the Concourse and Zenith Theatre in Chatswood but affordability is a major issue for not for profit groups or small for profit arts businesses.

**Future Facility Opportunities**

- Across all groups consulted there appears to be strong support for a central cluster of purpose built cultural facilities in Gordon to meet the performance needs of music and dance and exhibition facilities of a professional standard;

- There was less support for including artists' studios/workshops in a Gordon Hub concept, as the preference generally considered having a number of art spaces distributed across the LGA to improve accessibility and provide a diversity of dedicated spaces;
- Visual arts groups believe there would be sufficient demand for a second Arts Centre in the northern region of the LGA, potentially with a purpose built area for pro/am and professional activities such as ceramics, glass, sculpture and printmaking. The potential to develop such a facility in St Ives was suggested;
- Discussion regarding Marian Street Theatre supported the concept of it being a vibrant performing arts facility meeting, where possible, the needs of not only theatre, but also some music and dance activities, including training, rehearsal and performance across the potential 300 and 100 seat spaces proposed; and
- It was suggested that the Fitz Youth Centre in St Ives could be redeveloped to provide a sound recording facility suitable and accessible for both young bands and professional musicians.

## 1.4 Planning for the Future

### Task 4: Preliminary Facilities Schedule

*Develop a preliminary schedule of facilities to meet community needs. Provide commentary on preferred synergies - for example, which facilities would be best grouped within a creative arts space in Gordon as part of a future cultural hub and which facilities would be most suited to being located in Marian Street Theatre as part of a 'drama hub'.*

#### 1.4.1 Creation/training facilities

It is important to acknowledge that Ku-ring-gai Council has eighteen (18) Council owned and operated facilities for hire in addition to the four (4) library buildings. Of the 18 community facilities 3 are specifically listed below as actively used as arts venues, however, other Council facilities are hired by cultural and arts groups within the community for activities that can be undertaken in multipurpose spaces.

In addition to the community facilities owned and operated by Council, cultural and arts stakeholders report that they utilise existing church and school halls for both 'creation' and 'consumption' activities such as music and dance rehearsals. A key factor for many of the cultural and arts groups hiring Council and non-council multipurpose facilities are the lack of suitable storage space where they can leave equipment, material or musical instruments.

The following facility notes relate to the study's brief to consider facilities that are dedicated arts facilities or multipurpose venues with spaces suitable for specific arts activities, such as performing art rehearsals. For the visual arts this may include, but not limited to, artist studios for short or long term hire, artist studio/s for 'Artist in Residence programs and new media Maker Spaces equipped with technology such as 3D printers and film/video recording equipment.

#### PROPOSED PERFORMING ART SPACES

- Rehearsal – Theatre (Occasional/Regular for amateur & community groups);
- Rehearsal – Theatre (Contiguous sole usage for small professional groups TBC);
- Rehearsal – Dance (Timber [sprung] floor. Mirror wall. Occasional/regular);
- Rehearsal – Music - Choral and Orchestral (occasional/regular - various sizes);
- Rehearsal – Music – Rock/contemporary (occasional/regular for bands); and
- Rehearsal/Training – Circus (if required).

NB: There are several facilities in proximity to Ku-ring-gai LGA but not affordable by many community groups. Amplified music rehearsal/recording facility for youth is not available elsewhere. Variable acoustic treatments for different kinds of music are not generally available.

## Creation/Training General Requirements

- Availability including evenings and weekends;
- Availability for occasional, regular and/or seasonal use (i.e. A season of days or weeks);
- Sufficient parking nearby (especially free and not time limited);
- Public transport access (especially near train stations);
- Basic amenities (toilets, kitchenette, adequate secure storage - including multiple secure units for shared regular usage);
- Available for use without the need for paid staff to be on site;
- Affordability for community groups;
- Piano;
- Acoustic variability, e.g. operable drapes;
- Basic furniture – chairs, tables;
- Rehearsal standard sound system/PA; and
- Heating/cooling as required.

## Recommendations

- In the short to medium term, maintain the Ku-ring-gai Town Hall and upgrade and maintain the St Ives Community Hall;
- With the rebuild make separate rehearsal space(s) available at Marian Street Theatre;
- Create rehearsal space(s) in association with any theatre/auditorium built in a new Gordon Cultural Hub; and
- Create a detailed inventory of other non-Council community facilities e.g. church halls and establish an on-line directory listing full details of hiring rates, equipment, facilities, contacts so users can easily find what available facilities best suits their needs.

## VISUAL ART/DESIGN SPACES

- Teaching spaces for painting & drawing;
- Teaching spaces and equipment for printmaking;
- Teaching spaces for ceramics & glass with pottery wheels and a range of kilns;
- Teaching spaces for sculpture with facilities & equipment for metal, wood & stone working etc;
- Artist studios for hire and Artists in residency program;
- Co-working and Creative Industry Incubator Spaces; and
- Maker Spaces equipped with advanced computer technology and 3D printers.

## Recommendations

- In the short to medium term maintain Ku-ring-gai Art Centre;
- Develop plans for a second visual arts centre to meet the needs of the northern suburbs, possible options for Turramurra or St Ives;
- Develop a semi-professional/professional workshop facility for the dirty and noisy art practices such as ceramics, sculpture, glass etc – possible option St Ives Showground;
- Once the new centre is in operation undertake redevelopment of the Roseville centre to expand and improve facilities; and
- Investigate the opportunities for Creative Industry facilities in both the Lindfield and Turramurra Hubs.

## 1.4.2 Consumption Facilities

Professional or pro/am activities within the 'consumption' category, such as music, dance and theatre performances require appropriate facilities such as theatres, auditoria and / or concert halls that have the required audience seating, acoustics, lighting, stages and appropriate backstage spaces. As can be seen from the listing below, there are a number of performance venues within a 10km radius of Gordon that groups residing in Ku-ring-gai could utilise for drama, music and dance. However, consultation feedback suggests that hire rates are often restrictive for small local performing arts companies.

While there are some church and school performance venues in Ku-ring-gai that are suitable for local companies to utilise, there are serious limitations on opportunities to book spaces that are primarily utilised for church or school activities. For example theatre companies wishing to build sets and perform over multiple nights at a school hall often find it difficult to book more than one night due to competing school functions and / or restrictive operating hours imposed by the conditions of DA consent.

For the visual art practitioners exhibiting their artwork they require suitable spaces with hanging facilities, lighting and ideally climate-controlled environments protected from strong daylight.

Other issues of particular relevance to the location of facilities suitable for Consumption activities relate to the needs of audiences, such as public visibility, access to public transport and or adequate car parking commensurate with the audience size.

## 1.4.3 Proposed Performing Arts Spaces

- Marian Street Theatre: main theatre 300 seats + downstairs theatrette space approx. 100: and
- New multi-purpose auditorium in Gordon Hub (approx. 250-500 seats).

### a. Marian Street Theatre

Renovation and re-opening has been approved by Ku-ring-gai Council.

### Key recommendations

Marian Street Theatre to be a venue for hire with active curatorial oversight.

Curatorial principles:

- Performing Arts-related activities have priority;
- High level of performance usage to be encouraged to create vibrancy, viability and broad community access as well as rehearsal and training activities;
- Attractive variable hire rates appropriate for users;
- Actively encourage occasional professional use for touring; for 'tryout' rehearsals and seasons prior to touring; and/or for potential residencies by small-to-medium performance companies;
- Accessible by community-based groups – attractive hire fees;
- Staff costs to be kept low with minimum professional staff;
- Require professional technical supervisor and Front of House manager. Users able to provide staff and crew if deemed qualified, or venue to provide. (For example, see the following link to Glen Street Theatre's community use hiring information:  
[https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/venue-hire/communityhirecharges2018-2019schedule3\\_1.pdf](https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/venue-hire/communityhirecharges2018-2019schedule3_1.pdf))

Relevant design principles and considerations:

- Technical and Front of House facilities appropriate for small professional touring productions and/or new professional productions by small-to-medium companies;
- Separate areas able to be hired (and keyed) separately, but with access to toilets and kitchenette facilities;
- Consider the requirement (or not) for fly tower;
- Consider the advisability of reconstructing theatre space with flat floor and high quality (and comfort) pullout tiered seating to enhance versatility and attractiveness to users; and

**b. New multipurpose auditorium in Gordon Hub**

- To be considered alongside other community facilities in Hub planning;
- 250-500 Multipurpose Auditorium: dance performances, concerts (classical, popular, rock, multi-cultural) meetings, lectures, civic ceremonies, audio-visual presentations;
- Adjacent (but separately hired) large multi-purpose room suitable for theatre and event rehearsals, dance rehearsals, music rehearsals, large backstage gatherings (orchestras, dance schools etc);
- Requires street access and visibility to succeed for public performances;
- Fit-for-purpose technical, loading, front-of-house, back-of-house and public facilities;
- Accessibility considerations (as with Marian Street):
  - Attractive variable hire rates appropriate for users;
  - Accessible by community-based groups – attractive hire fees;
  - Staff costs to be kept low; and
  - Minimum professional staff. Requires professional technical supervisor and Front of House manager. Users able to provide staff and crew if deemed qualified, or venue to provide.

**c. General principles for new and remodelled performance venues**

- Ensure that a workable plan exists for usage (what kinds of use, who will use it, minimum staffing requirements, fit-for-purpose loading, backstage and front-of-house facilities); and
- Engage an experienced theatre venue design consultant as part of the architectural design team.

## 1.4.4 Proposed Visual Art Spaces

- Sub-Regional Art Gallery at professional standard to host small to medium scale touring exhibitions and shows by professional artists – Gordon Hub; and
- Adjacent to the main gallery provide a smaller scale space for community group exhibitions – Gordon Hub.

**a. A new purpose built gallery in Gordon Hub**

- Require professional standard hanging systems and moveable walls;
- Requires professional standard climate control;
- Access to climate-controlled storeroom, loading dock and packing/storage room;
- General specifications to accord with established touring exhibition venues; and
- Engage an experienced art gallery design consultant as part of the architectural design team.



### 1.4.5 Preliminary Facilities Schedule

The following is a Preliminary Cultural Facilities Schedule based on the research and consultation that shows potential Short to Medium Term and future Long Term options.

CREATING/TEACHING SPACE REQUIREMENTS				
FACILITIES	ARTFORM		LOCATION	
SPACE TYPOLOGY	VISUAL	PERFORM	SHORT/MEDIUM	LONG
Art/Craft Teaching Studios	YES		Ku-ring-gai Art Centre + Other	
Artists Rental Workshops (dirty/noisy activities)	YES		New Facility (Possibly St Ives Showground)	
Rehearsal Studios (Music, Dance Etc)		YES	Town Hall – St Ives	Gordon Hub
Band Practice Space (Sound proof space)		YES	New Facility (Possibly St Ives)	
Recording Studio (Live performance space & control /mixing room)		YES	New Facility (Possibly St Ives and Gordon Hub)	
Creative Industry Hub	YES		Consider the options	Lindfield Hub

CONSUMING/CONSERVING SPACE REQUIREMENTS				
FACILITIES	ARTFORM		LOCATION	
SPACE TYPOLOGY	VISUAL/CI	PERFORM	SHORT / MEDIUM	LONG TERM
Sub-regional art gallery & collection facilities	YES			Gordon Hub
Community gallery	YES		Ku-ring-gai Art Centre	Gordon Hub
300 seat theatre		YES		Marian Street Theatre
100 seat theatre		YES		Marian Street Theatre
250-500 seat auditorium (Music, dance, civic functions)		YES		Gordon Hub

## Part 2

### 2.1 Introduction

PART 2 of this report builds on the background research and consultation reported in PART 1 and specifically explores the issues associated with the following tasks identified in the brief.

#### **TASK 5: Options for the Ku-ring-gai Arts Centre**

*Explore options for the Ku-ring-gai Arts Centre in consultation with staff, including maintaining and expanding the existing facility; building a larger purpose-built centre in the same location; or relocating the facility to Gordon as part of centralised 'arts hub'. Report on 'pros' and 'cons' of each option, including indicative costs.*

#### **TASK 6: Draft Strategic Framework**

*Develop at least three (3) options for a spatial framework of arts facilities across the LGA. The options might include: three separate facilities - Gordon Hub/Marian Street Theatre/ Ku-ring-gai Arts Centre; two separate facilities - Gordon Hub/Marian Street Theatre; or another arrangement as determined appropriate. Note as a minimum all options must include Marian Street Theatre.*

Of specific relevance to addressing the future options for Creative Arts Facilities across the Ku-ring-gai LGA is the question - to cluster or disperse?

Obviously, this is not a simple question as it depends on many variables, however, we provide the following discussion as a basis for future thinking around what might be the ideal combinations of clustering and stand-alone facilities provided in the Ku-ring-gai LGA.

#### 2.1.1 Scenario 1: To Cluster

The concept of 'clustering' has advantages such as bringing together a diversity of creative people that may potentially lead to valuable collaborations and it also has its disadvantages, such as incompatible functions and the need to compromise on facility spaces and activities. Therefore, electing to develop a Creative Cluster or Cultural Hub concept needs to be carefully considered from a range of perspectives, including:

- a. Compatibility of functions, for example, are the facilities about 'creating', 'consuming' or 'conserving' or a mixture of two or more functions;
- b. Does the proposed mix of artforms have real potential for cross artform collaboration due to proximity and co-location;
- c. Are the spaces to be purpose-built, dedicated artform facilities or multi-purpose facilities to address a diversity of needs;
- d. Is the desire for a Cluster/Hub driven by economic and locational considerations;
- e. Is the location appropriate for the desired function, for example, some creating activities are not compatible with consuming activities e.g. noise, dust and other environmental and safety hazards; and
- f. What car-parking, public transport and loading facilities will be required, based on the Hub's usage and the number of people accessing it.

**Types of Clusters:**

- 1.1 A cluster that brings together diverse Cultural and Arts facilities in one place to take advantage of co-locating on one site or in one building such as locating a Library next to an Art Gallery: e.g. Opportunities for the Gordon Cultural Hub

**BENCHMARK EXAMPLE: Caboolture Hub**

The purpose built Caboolture Hub is a Council owned and operated facility that features a Library, professional standard Art Gallery and the Hub a secondary gallery dedicated to community art exhibitions.

<https://www.moretonbay.qld.gov.au/Galleries-Museums/Locations/Caboolture-Gallery>



**Image shows Hub Gallery entry on left and the Regional Gallery entry on Right**

- 1.2 Clusters based on artform, for example:
- A Visual Arts facility specifically for dirty/noisy practices such as ceramics, sculpture and glass that require plenty of work space, storage and materials handling equipment; and
  - A Performing Arts cluster at Marian Street Theatre providing facilities for theatre, dance and music.
- 1.3 Clusters based on artist experience levels and needs, for example:
- A facility that meets the needs of entry level amateurs across artforms who need basic facilities; and
  - A cluster for pro-am and professional level artists equipped with specialised facilities and encouraging cross artform collaboration.

## 2.1.2 Scenario 2: To Disperse

While there are some obvious advantages of clustering in one form or another, there are also advantages of a number of dedicated facilities dispersed across the LGA, the most obvious advantage is that of equity and accessibility of provision. This equity and accessibility is relevant in the Ku-ring-gai LGA given its spread and current concentration of facilities in the southern suburbs.

There is a strong case for major cultural facilities relating to 'consuming', such as art galleries and performance venues being co-located in a central location, such as Gordon with its public transport, car parking and local cafes and restaurants.

However, when considering the location of rehearsal and /or teaching spaces there is an argument that not every activity can or should be centralised. For example, it is a given that in addition to the Gordon Hub, the Marian Street Theatre will be redeveloped to act as a performing art centre.

In terms of the visual arts teaching venues, there is a strong argument that a facility such as currently available at the Ku-ring-gai Art Centre in Roseville should be retained rather than try to integrate into the Gordon Hub. Indeed, it would be appropriate to consider at least a second Art Centre facility further north to meet the needs of the communities in those suburbs.

### SWOT ANALYSIS – CLUSTERING CREATIVE ARTS FACILITIES

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Shared front &amp; back of house facilities &amp; staff;</li> <li>• Shared technology;</li> <li>• Potential overhead savings; and</li> <li>• Increased cultural vibrancy of public spaces.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• May lead to compromises over space/equipment;</li> <li>• May present challenges in loading and unloading of materials, equipment and sets etc;</li> <li>• May be unsuitable for dirty or noisy art creation; and</li> <li>• Less locally-based facilities and activation.</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Potential development of supportive relationships between artists;</li> <li>• Cross art form creativity; and</li> <li>• Construction cost saving.</li> </ul>	<ul style="list-style-type: none"> <li>• After-hours inaccessibility;</li> <li>• Some activities prove to be incompatible and limit activities; and</li> <li>• Construction complexity leads to greater cost.</li> </ul>

## 2.2 Options for the Ku-ring-gai Arts Centre

### TASK 7

*Explore options for the Ku-ring-gai Arts Centre in consultation with staff, including maintaining and expanding the existing facility; building a larger purpose-built centre in the same location; or relocating the facility to Gordon as part of centralised 'arts hub'. Report on 'pros' and 'cons' of each option, including indicative costs.*

In response to the requirements of the brief as outlined above, this section considers the existing facility and programs provided in the existing Ku-ring-gai Art Centre, including a SWOT analysis of the current context.

Three Options (3) are explored for the future of the Ku-ring-gai Art Centre which are:

**Option 1:** Rebuild on the current site

**Option 2:** Transfer to proposed Gordon Hub

**Option 3:** Retain existing and develop a second Art Centre

A SWOT analysis of each option is included, however this report does not include indicative costs as it is impossible at this stage to do so, without a design brief and preliminary work on potential sites, architectural concepts and business plans.

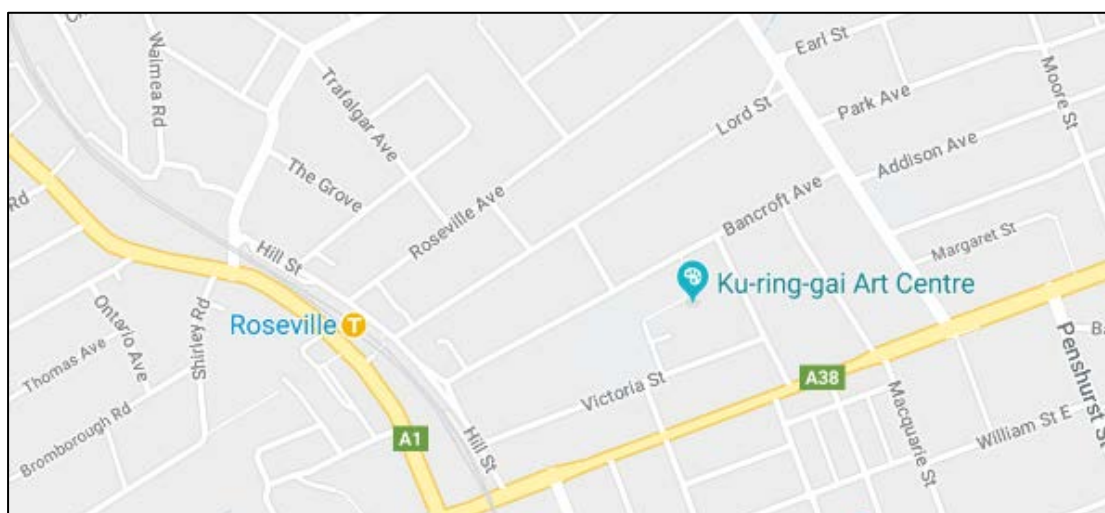
### 2.2.1 Current Facility Analysis

#### LOCATION

The Ku-ring-gai Art Centre is located at Recreation Ave, in Roseville on the southern boundary of the Ku-ring-gai LGA, bordering Willoughby LGA.

The centre is reasonably accessible as it is approximately 10 min walk from the Roseville train station and has some car parking next to the centre where students can arrange for a parking permit.

The site is landlocked by surrounding properties and Bancroft Park, which severely limits future redevelopment options that work within the current property boundaries, adaptation of the existing building or demolishing the existing facility and building a new complex.



Established in 1980 in Roseville on a site next to Bancroft Park the Ku-ring-gai Art Centre has been an important centre for the arts in the northern suburbs. It has provided opportunities for training from the beginner through to the professional artist across a diversity of art practices.



An analysis of the Art Centre provided the following profile:

### **CURRENT PROGRAMS**

The Art Centre provides a wide range of art classes including:

- Painting – Oils, Watercolour, Acrylics, Mixed Media etc;
- Drawing – Life drawing, Abstract, Botanical drawing etc;
- Printmaking – Traditional & Experimental;
- Jewellery – Silver and base metals;
- Glass – Kiln work, slumping – painting etc;
- Pottery – Wheel throwing and hand building, slip casting;
- Sculpture – Modelling, casting, carving etc;
- Guitar – Introductory, Intermediate & Advanced lessons; and
- Creative writing.

The 2019 Semester 1 program shows:

- 44 listed classes for Monday to Friday; and
- 5-6 weekend classes.

In addition to the general program of classes the Art Centre also provides:

- 8 weekday and 3 Saturday sessions for children; and
- 5 weekday sessions for teens.



## CURRENT FACILITIES

The Art Centre provides a wide range of exhibition and teaching spaces, including:

- Painting and drawing studios;
- Ceramics/Pottery studio;
- Kiln room – five pottery kilns;
- Sculpture studio;
- Printmaking studio;
- Exhibition spaces; and
- Limited staff/tutor facilities such as office, storage and tea/coffee spaces.



KU-RING-GAI ART CENTRE - CURRENT FACILITIES					
FACILITIES	ARTFORM		ACTIVITY		
SPACE TYPOLOGY	VISUAL	PERFORMING	CREATE	CONSUME	CONSERVE
EXHIBITION SPACES	YES		YES	YES	
GENERAL TEACHING STUDIOS	YES		YES		
CERAMIC STUDIO	YES		YES		
SCULPTURE STUDIO	YES		YES		
PRINT MAKING STUDIO	YES		YES		
OFFICE	YES		YES		
STORE ROOMS	YES				
KITCHEN	YES				

## CATCHMENT AREA

The Art Centre draws people from a very wide catchment area with bookings from as far afield as Berowra in the North, Woollahra in the South and Bella Vista in the West, among other distant locations.

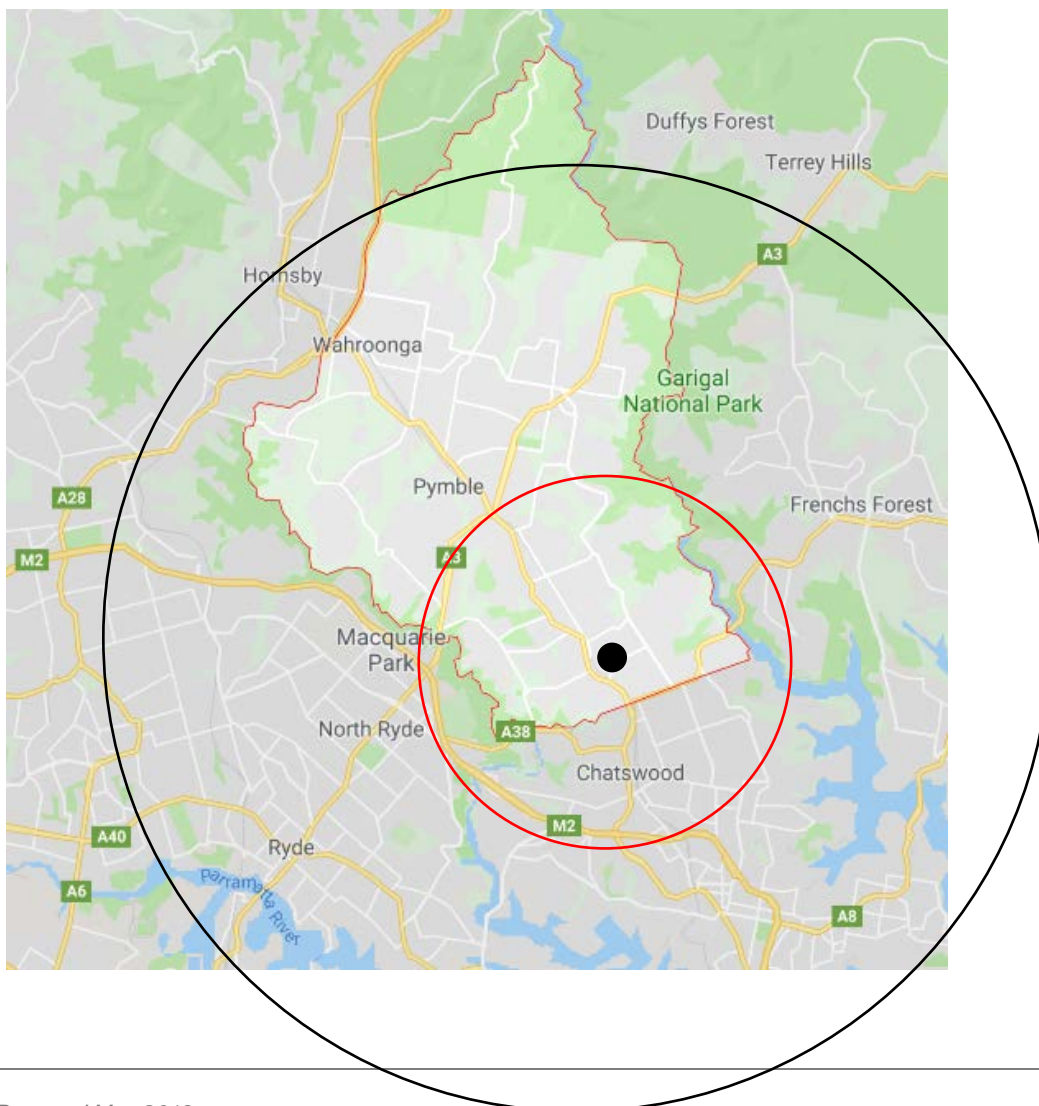
Not surprisingly, given its proximity, there were 132 bookings from Chatswood which represented the largest non Ku-ring-gai LGA group or bookings.

The Post Code data collected through the booking system shows that of the 3,448 bookings recorded in 2018 in the order of 70% were residents of Ku-ring-gai LGA of those 52% were from the local suburbs with the remaining 48% from other areas of the Ku-ring-gai LGA.

The Ku-ring-gai breakdown is as follows:

- 1,245 bookings representing 52% - bookings from residents of Roseville, Lindfield, Killara & Gordon
- 1,164 bookings representing 48% - bookings from residents of Pymble, Turramurra, Wahroonga & St Ives

The inner red circle represents a 6k radius from which the Ku-ring-gai Art Centre attracts approximately 40% of its bookings.





**SWOT ANALYSIS OF CURRENT CONTEXT**

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• <i>Well established and respected facility;</i></li> <li>• <i>Good patronage numbers;</i></li> <li>• <i>Draws students and visitor from a wide catchment;</i></li> <li>• <i>Has sufficient existing studio spaces to present a vibrant program of classes and events;</i></li> <li>• <i>Close to rail station (10min walk);</i></li> <li>• <i>Provides some staff, student &amp; visitor parking; and</i></li> <li>• <i>Park setting &amp; gardens.</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Landlocked site restricts expansion;</i></li> <li>• <i>Sloping site makes access and parking difficult;</i></li> <li>• <i>Space is extremely limited, especially for storage and the very cramped Kiln Room on the lower level;</i></li> <li>• <i>Limited office/admin space;</i></li> <li>• <i>Limited breakout/kitchen facilities; and</i></li> <li>• <i>Exhibition spaces exist, but have limitations.</i></li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• <i>To rebuild on the current site;</i></li> <li>• <i>To rebuild on a new site as close to Roseville as possible;</i></li> <li>• <i>To include the Art Centre into the proposed Gordon Cultural Hub; and</i></li> <li>• <i>To build a second Art Centre in the north of the LGA to take pressure off Roseville and provide easy access for residents in the northern suburbs.</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>The cost of rebuilding on the existing site;</i></li> <li>• <i>Lack of new sites in the Roseville/Lindfield area;</i></li> <li>• <i>Questions over the appropriateness of having teaching studios with their associated activities located in a new Cultural Hub; and</i></li> <li>• <i>Loss of students through rebuilding phase.</i></li> </ul>

## 2.2.2 Future Options for the Art Centre

### Option 1: Rebuild

The Art Centre is a well-established and much-loved centre on its current site, which does have a number of limitations. Therefore, it is an option to explore the possibility of undertaking a rebuild of the current centre to achieve more spaces and to improve the facilities on the current site. This would involve the preparation of an architectural brief and development of a number of schematic approaches to reconfiguring the site to maximise working and service spaces and if possible improve available parking.

#### SWOT ANALYSIS OF OPTION 1

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Council owned land;</li> <li>• Well established and respected facility;</li> <li>• Good patronage numbers;</li> <li>• Close to rail station;</li> <li>• Provides limited parking; and</li> <li>• Park setting &amp; gardens.</li> </ul>	<ul style="list-style-type: none"> <li>• Landlocked site restricts expansion;</li> <li>• Access and parking not of a high standard;</li> <li>• Limited breakout/kitchen facilities; and</li> <li>• Exhibition spaces exist, but have limitations.</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• To rebuild on the current site;</li> <li>• To expand the studio spaces;</li> <li>• To create a professional standard Gallery; and</li> <li>• To provide improved service facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• The cost of rebuilding on the existing site;</li> <li>• Issues with surrounding property owners over rebuild; and</li> <li>• Loss of students through rebuilding phase.</li> </ul>

### Option 2: Transfer to proposed Gordon Hub

Option 2 involves the integration of a new purpose built Arts Centre for the visual arts, both *Create* spaces such as artist studios and workshops for teaching, arts groups and resident artists and *Consume* spaces such as purpose built professional standard Art Gallery facilities.

The issues and requirements of integrating the Art Centre facilities and functions into the Gordon Hub were considered in the *Gordon Cultural and Civic Hub – Cultural Needs Analysis*, prepared for Council in 2015 by Root Projects.

This report provided the following evaluation of Visual Art spaces that could be provided in the Gordon Hub to meet the needs of the users of the Ku-ring-gai Art Centre and other local visual arts groups.

The report states the following:

#### **Facilities Need Evaluation**

*From the consultation undertaken and the stakeholder request for varied facilities; we have prepared the following facilities evaluation table for the main functional spaces considered for the Gordon Cultural & Civic Hub. Note that there will need to be ancillary spaces provided to support the activities within these main spaces.*

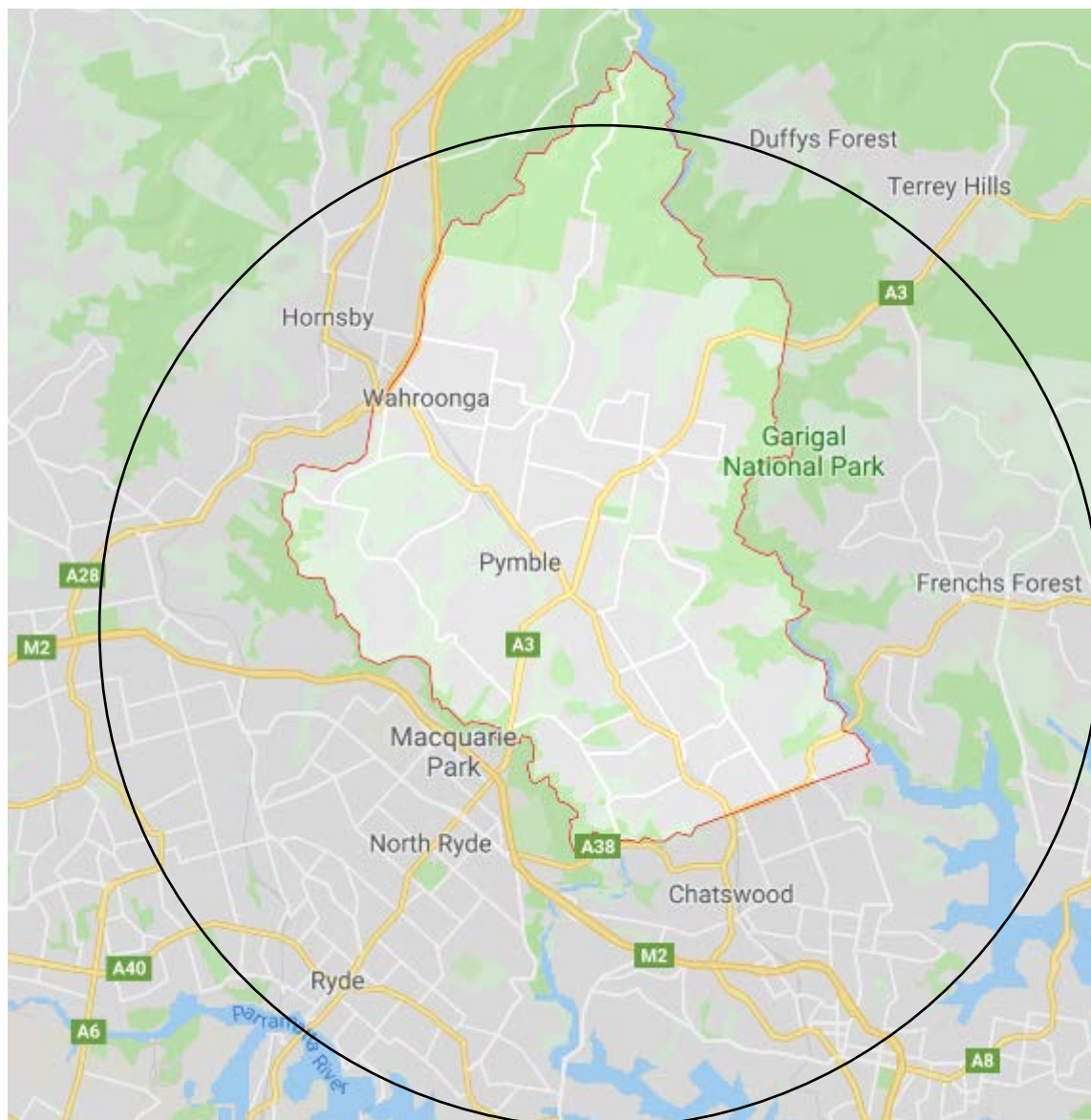
Facility Type	Main Users	Comments / demands
Workshop space / large studio space	Ku-ring-gai Art Centre Ku-ring-gai Arts Society North Shore Craft Sunshine Arts Studio General community	There are few dedicated spaces that can be used for large visual / creative arts groups. The Ku-ring-gai Art Centre is at capacity and has limited or no opportunity for future growth. Furthermore, when utilised for exhibitions, the available studio space is significantly reduced.
Small studio space	Local artists Artists in residence	From the consultation feedback, it is apparent that many practicing artists utilise studio space outside of the LGA due to a lack of available space locally. Small studio spaces can also promote and support artist residency programs.
Multimedia edit suite	Small film makers Students Visual arts groups	Whilst there is a gap in the film making / multi media sector within the Ku-ring-gai LGA, it is a growing industry in Australia and therefore some purpose built facilities should be considered for the Hub.  Note that such spaces can fulfil a range of functions, not necessarily confined to multi media.

## SWOT ANALYSIS OF OPTION 2

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>Clustering can provide an opportunity for cross artform collaborations:</li> <li>Provides the potential for expanded range and scope of spaces for the visual arts: and</li> <li>Gordon is a good central location with public transport an accessibility advantages.</li> </ul>	<ul style="list-style-type: none"> <li>Many of the visual arts activities currently undertaken at the Ku-ring-gai Art Centre are either dirty or noisy or have some environmental hazards such as painting, sculpture and pottery. These activities may not be compatible with a Cultural and Civic centre: and</li> <li>Parking costs for participants travelling by car.</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>To build the new Art Centre facilities into the proposed Gordon Cultural Hub while retaining the existing Art Centre to maintain continuity.</li> </ul>	<ul style="list-style-type: none"> <li>Compatibility issues require careful design resolution to resolve any environmental and OH&amp;S hazards.</li> </ul>

### GORDON CULTURAL HUB - ART CENTRE CATCHMENT MAP

The relocation of the Art Centre would provide a more central location for students and visitors from the entire Ku-ring-gai LGA and is well located to public transport options.



### Option 3: Retain Existing and Develop Second Art Centre

The third option proposes an expansion of opportunities for the visual arts to have expanded access to activities and facilities by providing a new purpose built Art Centre further north in the LGA. This facility might be located around the Turramurra or St Ives areas, thus providing a facility that is easily accessible to residents in that part of the LGA which is not currently serviced by dedicated cultural facilities.

Based on the Post Code data from 2018 bookings for the Ku-ring-gai Art Centre there is a demand within the northern area of the LGA, with over 1,000 bookings coming from people living north of Gordon.

**BENCHMARK EXAMPLE: Gallery Lane Cove**

This recently opened Creative Arts Facility in Lane Cove provides an interesting model for suburban Creative Arts Facilities. It features a not-for-profit gallery that a professional, flexible and unique exhibition space and the following Studio spaces:

- Teaching studio space, primarily designed for painting and drawing classes
- Textiles Studio is the perfect technology equipped Studio space, ideal for all things textiles and photography based, as well as presentations and seminars.
- The Print Studio include three printing presses, one arm bandit for screenprinting, etching hot plate, 2-in-1 exposure and vacuum unit, screen printing coating facilities and two book presses.
- Ceramics studio has 7 pottery wheels, wedging and hand-building tables, large storage space, ample hand-building and throwing tools and two kilns.
- 3 Studios for Residencies for 3, 6, 9 and 12 months with preferences for 6 months and above.

<https://www.gallerylanecove.com.au/>



*Images from the Gallery Lane Cove website show pottery and printmaking studios*



The second centre could be built to provide a similar mix of studio spaces or to have a different but complementary mix of facilities. For example, it might have a focus on facilities and spaces for sculpture, ceramics, glass, to allow Roseville to become the primary centre for painting, drawing and printmaking.

This option could also address the suggested needs of facilities for not only teaching, but also for artist studios for rental, either on a short term or longer fixed term basis. It might, therefore, meet the needs of the amateur, pro/am and professional visual artists in the region. The facility might provide indoor and outdoor spaces suitable for sculpture and include equipment for sculpture such as welding and carving. For potters the facility might provide a range of electric, gas and wood fired kilns.

**BENCHMARK EXAMPLE: Gasworks Art Park**

Port Philip Council in Victoria supports the Gasworks Art Park which is managed by a independent Board. The centre has studio spaces for teaching and workshop spaces for up to 16 resident artists including Jewellery, Ceramics and Sculpture. Artists can rent a workshop space for a 2 year period which keeps a degree of “churn” and vitality to the centre.

In addition to the studios there are exhibition spaces and the 200 seat Gasworks Theatre is a black box performance space with a flat, sprung floor and a raked seating bank.

<http://www.gasworks.org.au/>



*Images of Artist Studios at the Gasworks Art Park*

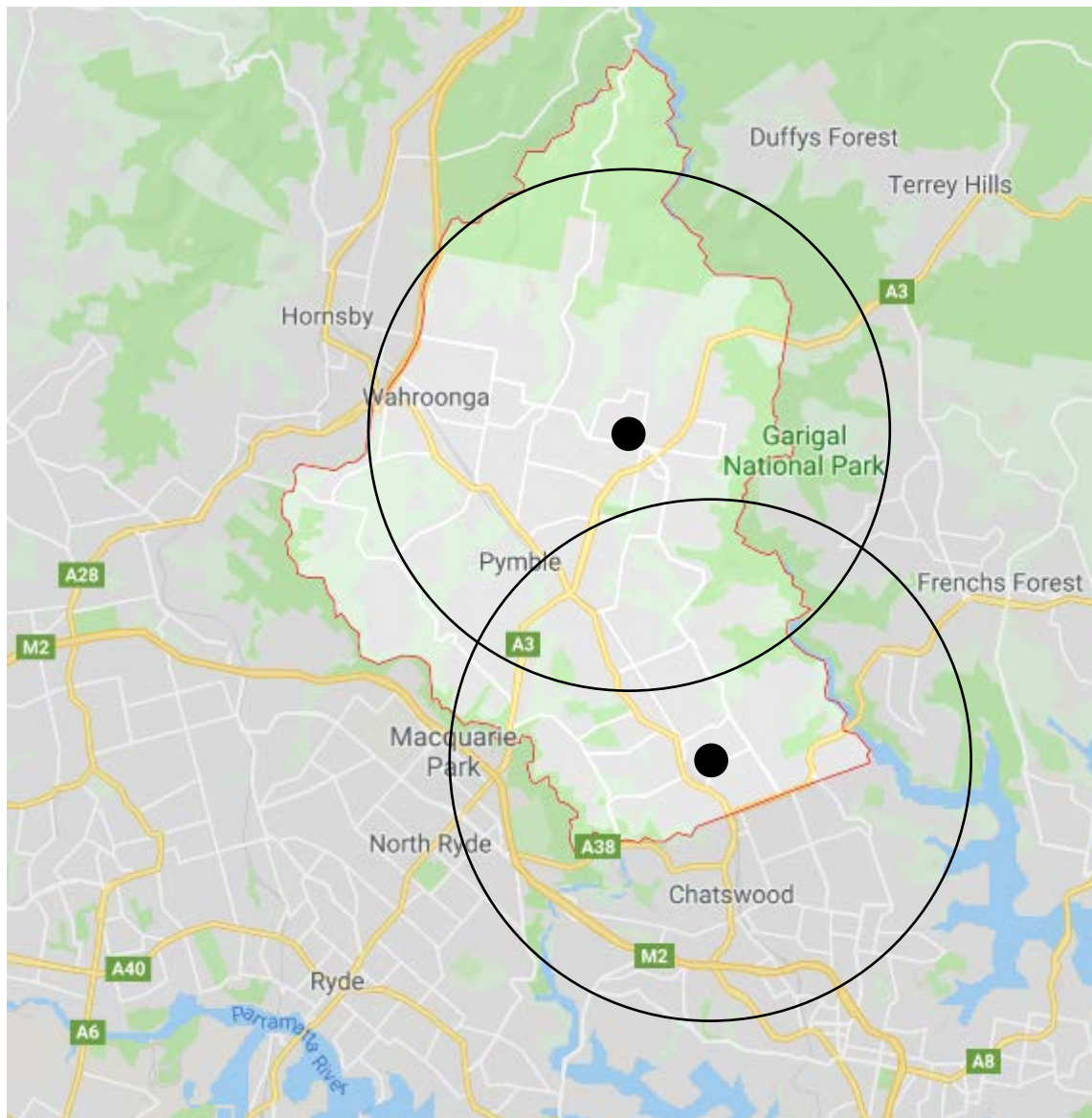
**SWOT ANALYSIS OF OPTION 3**

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• <i>Would provide access to a purpose built or adapted facility to meet expanded community demand;</i></li> <li>• <i>Would have the potential to expand the range of activities on offer; and</i></li> <li>• <i>Would meet appropriate safety and environmental standards for a wide range of artform practices/techniques.</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Duplication of facilities requiring fully funded new purpose built or adapted building; and</i></li> <li>• <i>Ongoing running costs for two Art Centres.</i></li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• <i>To take pressure off Roseville and provide easy access for residents in the northern suburbs;</i></li> <li>• <i>To provide opportunities to tailor the range of visual art activities being provided between the two facilities;</i></li> <li>• <i>To provide opportunities for future growth as required; and</i></li> <li>• <i>To potentially meet some Creative Industry needs for “Maker Spaces” and “co-working” spaces.</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Lack of patronage for two facilities;</i></li> <li>• <i>Lack of financial support for the ongoing running costs of two Art Centres; and</i></li> <li>• <i>Difficulty in finding a suitable site away from residential developments.</i></li> </ul>



### KU-RING-GAI ART CENTRE AND SECOND CENTRE CATCHMENT MAP

The Ku-ring-gai Art Centre and a second more northerly Art Centre would potentially a more accessible service for users from local suburban catchment areas.



## 2.3 Options

### TASK 8

*Develop at least three (3) options for a spatial framework of arts facilities across the LGA. The options might include: three separate facilities - Gordon Hub/Marian Street Theatre/ Ku-ring-gai Arts Centre; two separate facilities - Gordon Hub/Marian Street Theatre; or another arrangement as determined appropriate. Note as a minimum all options must include Marian Street Theatre.*

### Discussion

Further to the preceding discussion of options specifically relating to the Ku-ring-gai Art Centre this section considers three (3) options for the overall provision of Creative Arts facilities across the LGA.

For each of the options, the correlating tables provide a detailed listing of the various combinations of spaces required to provide for the identified activities across the Creative Arts. In addition to the facility listings for each option, a SWOT analysis has also been provided in order to assess and assist with identifying the preferred future strategic direction.

To assist with identifying the range of facilities and spaces to consider across the artforms the following is a summary of key points raised through the research and consultation phase, as discussed in Part 1 of this report.

### VISUAL ARTS FACILITIES SUMMARY

Key points:

- The Ku-ring-gai Art Centre is a well patronised facility attracting people from across the municipality and neighbouring LGAs. It is however located on the southern boundary of the LGA and therefore is more accessible for residents from Gordon through to Chatswood. Therefore, the option of moving the facilities to the proposed Gordon Cultural Hub would ensure the Centre is more accessible to all Ku-ring-gai residents;
- Alternatively, the option of retaining the Ku-ring-gai Art Centre in Roseville and developing a second centre catering for the visual arts further north would be a realistic option and expands the opportunities for increased visual arts activities such as teaching, artists' studios and access to specialist equipment;
- The Ku-ring-gai Art Centre functions primarily as a teaching facility with limited exhibition spaces. There is a need for gallery spaces of a professional standard that could both meet the local arts community needs as well as hosting small touring exhibitions. To meet the needs of local art exhibitions it would be preferable to have a smaller community gallery co-located with a sub-regional gallery;
- In all 3 options being considered these gallery spaces would be located in the proposed Gordon Hub as they will need to be purpose built to a professional standard and be centrally located; and

- The provision of working spaces for professional and pro/am artists should be considered in the future design of facilities for the visual arts and may include purpose built facilities for activities such as ceramics, glass and sculpture. These art and craft practices require large spaces designed to cater for a range of environmental issues such as dust, chemical hazards and noise abatement.

## **PERFORMING ARTS FACILITIES SUMMARY**

### Key points:

- Several facilities not far from Ku-ring-gai LGA boundaries are currently servicing populations across the Ku-ring-gai area, notably The Concourse (three main venues plus ancillary spaces) in Chatswood and Glen Street Theatre (one main venue plus ancillary spaces) in Belrose, along with the Zenith Theatre in Chatswood and the Lighthouse Theatre at Macquarie University. The existence of these facilities moderates the need for duplicate facilities in Ku-ring-gai and must be considered contextually in the development of options to make provision for performing arts activity in the area;
- The renovation and re-opening of the Marian Street Theatre is a critical plank in performing arts facility provision in the LGA. It can fulfil varying demonstrated needs of professional, semi-professional and community performing arts groups, including both creation and consumption and need not replicate or unnecessarily compete with the other venues noted above. Fulfilling these needs will only be possible if the design and curatorial principles adopted enable the facility to be fit for purpose (see PROPOSED PERFORMING ARTS SPACES Section 1.4.3. above);
- Marian Street Theatre cannot fulfil all the requirements for performance and indoor auditorium events that are likely to be required, particularly in music, dance, ceremonies, meetings, lectures and audio-visual presentations. It is therefore, recommended that a 250-500-seat multi-purpose auditorium (and adjacent rehearsal and other relevant spaces) be incorporated into the Gordon Hub;
- The need for affordable and accessible rehearsal and creation spaces for theatre, dance, music and other forms cannot be met by Marian Street Theatre alone, nor by venues in adjacent LGAs. It is recommended that multi-purpose rehearsal and creation spaces be incorporated into both Marian Street Theatre and the new Gordon Cultural Hub, alongside a proposal to create easier access to church halls and other local facilities; and
- Facilities for music rehearsal and recording need to be considered for both acoustic (including orchestras and choirs) and amplified music (rock, pop etc.).

## 2.3.1 Option 1: Gordon Hub & Marian Street

### PROPOSAL: Consolidate in Two Centres

It is proposed that an option be considered that involves the rebuilding of Marian Street Theatre, the building of a Gordon Hub and the closure of the Ku-ring-gai Art Centre. This option requires the consolidation of Visual Art activity at the proposed Gordon Hub. The tables below indicate the potential spaces and activities at the two centres.

OPTION 1: GORDON HUB					
FACILITIES	ARTFORM		ACTIVITY		
SPACE TYPOLOGY	VISUAL	PERFORMING	CREATE	CONSUME	CONSERVE
Professional standard Sub-regional art gallery capable to host small scale touring exhibitions, curated exhibitions etc	YES	-	-	YES	YES
Community gallery space adjacent to Sub-regional gallery for the use of local artists, art groups and student exhibitions etc	YES	-	-	YES	
Climate controlled Art Store room suitable for both housing Council's collection and artworks and crates for touring exhibitions	YES			YES	YES
3-4 Art teaching rooms suitable for painting, drawing etc	YES		YES		
Ceramics Studio with associated Kiln Room and clay storage	YES		YES		
Printmaking studio with selection of printmaking equipment and drying facilities	YES		YES		
Sculpture studio with outdoor area	YES		YES		
250-500 seat multi-purpose auditorium and adjacent spaces suitable for a range of music, dance and civic functions		YES	YES	YES	
Rehearsal space suitable for music and dance, preferably with timber or sprung floor		YES	YES		
Music studio for rehearsal and performance with associated sound recording suite		YES	YES	YES	YES
Green room & performer facilities		YES	YES	YES	
Climate controlled musical instrument store		YES			
Venue management office & visiting producer's office	YES	YES	YES	YES	
Lobby to service gallery and auditorium with the Box Office and Bar to meet current audience expectations	YES	YES		YES	
Full commercial kitchen for civic functions and corporate hire	YES	YES		YES	
Suitable loading dock for delivery of Exhibition Crates, Art & Craft materials and staging equipment etc	YES	YES	YES	YES	

OPTION 1: MARIAN STREET THEATRE					
FACILITIES	ARTFORM		ACTIVITY		
SPACE TYPOLOGY	VISUAL	PERFORMING	CREATE	CONSUME	CONSERVE
300 seat theatre – proscenium, thrust style, ideally with high quality and comfort pullout tiered seating to also allow for flat-floor configurations providing increased versatility and attractiveness to hirers. (Fly tower optional TBC)		YES		YES	
100 seat theatre – currently envisaged as arena-style with fixed seating, but could be a flexible 'black box' style		YES		YES	
Green room – including kitchenette		YES	YES	YES	
Main rehearsal room (equivalent to stage size) connected to theatres, but keyed for independent hire. Sound transference to be minimised to/from theatres		YES	YES		
Secondary Rehearsal Room(s) – smaller rooms for small-scale rehearsals and workshops		YES	YES		
Meeting room		YES	YES	YES	
Venue Management office, visiting producer's office, potential hired/shared office space		YES			
Lobby with Box Office and Bar to service anticipated audience capacity		YES		YES	
Store room – props and costume		YES	YES	YES	
Functional loading bay with some set storage		YES		YES	

**OPTION 1: SWOT ANALYSIS**

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>Option 1 has the advantage of selling the Ku-ring-gai Art Centre land and investing the money into arts facilities within the Gordon Hub;</li> <li>Reduces duplication and concentrates arts management in Gordon;</li> <li>Gordon is a central location within the LGA and is well serviced by public transport;</li> <li>Provides much needed performing arts facilities within two venues; and</li> <li>Addresses the performing arts need for theatre, music and dance spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Introducing creative workspaces into a new civic building may not be compatible given the environmental hazards associated with activities such as ceramics and sculpture;</li> <li>Art Galleries and performing arts spaces do not necessarily benefit from co-location other than shared back of house and staffing benefits as gallery patronage is principally walking in while performing arts relies on booking for specific times; and</li> <li>Locating “dirty” visual arts activities such as painting, pottery and sculpture in a brand new civic building may limit the scope of activities.</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>Consolidating creative arts activities in the Gordon Hub may bring construction cost benefits through shared spaces;</li> <li>Shared front &amp; back of house facility staff between gallery and auditorium spaces;</li> <li>Co-location of visual and performing arts may lead to cross artform collaborations; and</li> <li>The new Gordon auditorium will be useful beyond creative arts use for civic functions, lectures, meetings etc.</li> </ul>	<ul style="list-style-type: none"> <li>Limitations on spatial requirements leading to compromises for the Creative Arts within the total Hub facility;</li> <li>Challenges with noise and environmental hazards may have a negative impact on construction costs;</li> <li>Many of the proposed creative arts activities will require after-hours access and associated security issues; and</li> <li>Closing a well-established and highly used facility may have a negative community impact.</li> </ul>

## 2.3.2 Option 2: Gordon Hub, Marian Street & Ku-ring-gai Art Centre

### PROPOSAL: Retain and Consolidate

Option 2 is In response to that part of the Project Brief which identifies the potential of retaining the Ku-ring-gai Art Centre, rebuilding Marian Street Theatre and building a new Gordon Hub.

In this Option the performing arts facilities remain consistent between the Marian Street Theatre and Gordon Hub as previously detailed in Option 1.

For the visual arts, Option 2 still provides the Art Gallery and associated spaces at the Gordon Hub. In this option, the Gordon Hub does not, however, have to cater for the range of Visual Arts activities that continue to be delivered at the Ku-ring-gai Art Centre as shown in the following table.

OPTION 2: KU-RING-GAI ART CENTRE					
FACILITIES	ARTFORM		ACTIVITY		
SPACE TYPOLOGY	VISUAL	PERFORMING	CREATE	CONSUME	CONSERVE
Exhibition spaces	YES			YES	
Teaching studios	YES		YES		
Ceramic workshop	YES		YES		
Kiln room	YES		YES		
Sculpture studio	YES		YES		
Printmaking studio	YES		YES		
Office					
Store rooms					
Kitchen					



**OPTION 2: SWOT ANALYSIS**

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li><i>Provides new dedicated spaces for visual art exhibition for professional and community use;</i></li> <li><i>Provides new performing arts consuming and creating space;</i></li> <li><i>Maintains community association with the Ku-ring-gai Art Centre and Marian Street Theatre;</i></li> <li><i>Does not require a major commitment of spaces for the Visual Arts creating and training activities in the proposed Gordon Hub building; and</i></li> <li><i>Removes the challenge of catering for the environmental hazards at the Gordon Hub that Option 1 creates.</i></li> </ul>	<ul style="list-style-type: none"> <li><i>Council continues to manage and support three major Creative Arts Facilities; and</i></li> <li><i>There may be limitations on the development of spaces for 'dirty, noisy' art forms.</i></li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li><i>The creation of new sub-regional and community galleries in a central civic location will increase visitation and reputation.</i></li> </ul>	<ul style="list-style-type: none"> <li><i>Financial accessibility to performing arts facilities by community groups may be threatened if operating costs are too high, but are expected to be recouped through 'user pays' arrangements.</i></li> </ul>

### 2.3.3 Option 3: Gordon Hub, Marian Street, Ku-ring-gai Art Centre Plus.

#### Proposal: Multiple Dispersed Facilities Option

In Option 3 it is proposed to augment Option 2 with additional facilities that would not be provided by the Gordon Hub, Marian Street or Ku-ring-gai Art Centre.

Therefore, the following options should be read as additions to the preceding Option 2 tables.

OPTION 3: OTHER FACILITY OPPORTUNITIES					
FACILITIES	ARTFORM		ACTIVITY		
SPACE TYPOLOGY	VISUAL / DESIGN	PERFORMING	CREATE	CONSUME	CONSERVE
Upgrade St Ives Fitz Youth Centre to include a music rehearsal studio with an associated recording suite		YES	YES	YES	YES
A second Visual Arts Centre, Ideally to be location in the northern half of the LGA which is currently under serviced. The facility should include: <ul style="list-style-type: none"> <li>Teaching studio facilities</li> <li>Artist in residence studios</li> <li>Sculpture workshop with appropriate equipment etc</li> <li>Ceramics &amp; Glass workshops for hire with a range of kilns etc</li> </ul>	YES		YES		
Creative Industry Maker-Space / Co-working spaces at the Lindfield and Turramurra Community Hubs to support: <ul style="list-style-type: none"> <li>Design activities, e.g. Industrial design and 3D printing</li> <li>Digital arts and media activities</li> </ul>	YES		YES		

**OPTION 3: SWOT ANALYSIS**

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Upgrade of St Ives Fitz Youth Centre is likely to be significantly less costly than purpose-built facilities;</li> <li>• Location of the St Ives studio in a park and away from domestic dwellings mitigates sound bleed and sound transference issues related to music rehearsals;</li> <li>• An upgrade and accessibility plan for the St Ives Community Centre will help to meet creation and rehearsal needs without significant capital expenditure;</li> <li>• The proposed second Art Centre for visual arts and crafts would service the northern suburbs of the LGA; and</li> <li>• Developing Creative Industry spaces in the Lindfield and Turramurra Hubs could support this important and fast growing industry sector.</li> </ul>	<ul style="list-style-type: none"> <li>• Current St Ives Community Centre and Fitz Youth Centre are not very accessible and need significant redevelopment to meet the proposed functions; and</li> <li>• The St Ives Showground has been suggested as a location for the second Art Centre, which might work well from the perspective of the noise and environmental issues. However, the Showgrounds are rather remote and not well serviced by public transport.</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Expand the availability of sound rehearsal and recording facilities to communities other than youth specifically;</li> <li>• If recording facilities are of a suitable professional standard hiring them out could provide an income stream to support, maintain and improve the facility;</li> <li>• Finding a suitable location for a second Art Centre will be critical, where noise and environmental hazards will not be a problem; and</li> <li>• Providing affordable Creative Industry spaces could attract digital and new media practitioners from across the region and help to grow the LGA's creative economy.</li> </ul>	<ul style="list-style-type: none"> <li>• Need to ensure that Council's sound recording facilities are not negatively competing with any local commercial recording facilities; and</li> <li>• New "dirty and noisy" arts centre impacts on surrounding businesses and or residences.</li> </ul>

## 2.3.4 Summary of Options

### OPTION 1: Gordon Hub & Marian Street Theatre

#### Findings

- Option 1 would continue to provide spaces for the existing Visual Arts activities currently delivered at the Ku-ring-gai Art Centre in relocated facilities at the Gordon Hub. There would be some design and management challenges in making this relocation work;
- The Visual Arts community would also greatly benefit from the provision of a new professional standard Art Gallery/s at the Gordon Hub;
- Overall the Visual Arts facilities would be centralised in the LGA close to public transport and the services available in Gordon;
- The Performing Arts would greatly benefit from the refurbishment of the Marian Street Theatre and the construction of a multi-purpose auditorium and associated spaces at the Gordon Hub;
- From a financial perspective closing the Art Centre and relocating to Gordon can be seen to deliver cost benefits in terms of centralised services, management and ongoing maintenance;
- The negative impacts would include the loss of a much-loved local facility in Roseville and challenges of integrating creative activities into a new civic centre, as these activities are essentially 'dirty', such as paint and clay, and require the management of environmental hazards generated by chemicals, dust and fumes from pottery glazes and kiln firings.

#### Conclusion

Option 1 would serve both the Visual and Performing Arts to an adequate standard while not necessarily covering all the potential Creative Arts activities into the future. There are a number of challenges in integrating the creative and teaching aspects of the Visual Arts which in reality do not need to be in an expensive new build.

### OPTION 2: Gordon Hub, Marian Street Theatre and Ku-ring-gai Art Centre

#### Findings

- Option 2 would continue to provide spaces for the existing Visual Arts activities currently delivered at the Ku-ring-gai Art Centre although not providing an opportunity to expand those activities or increase the number of people taking advantage of the facility;
- As with Option 1:
  - The Visual Arts community would also greatly benefit from the provision of a new professional standard Art Gallery/s at the Gordon Hub; and
  - The Performing Arts would greatly benefit from the redevelopment of the Marian Street Theatre and the construction of a multi-purpose auditorium and associated spaces at the Gordon Hub.

#### Conclusion

As with Option 1, Option 2 would serve both the Visual and Performing Arts to an adequate standard while not necessarily covering all the potential Creative Arts activities into the future. The Visual Arts community would most likely prefer to retain the Ku-ring-gai Art Centre for the creative and teaching activities rather than see it integrated into the Gordon Hub.

### **OPTION 3: Gordon Hub, Marian Street Theatre and Ku-ring-gai Art Centre Plus...**

#### **Findings**

- As with Option 2:
  - The Visual Arts community would retain the existing Ku-ring-gai Art Centre and would gain a new professional standard Art Gallery/s at the Gordon Hub; and
  - The Performing Arts would greatly benefit from the redevelopment of the Marian Street Theatre and the construction of a multi-purpose auditorium and associated spaces at the Gordon Hub;
- In addition, this option would bring additional benefits:
  - The LGA would gain a second art centre with expanded facilities for artist residencies and more space for activities such as ceramics and sculpture.
  - The area would gain expanded music rehearsal and recording spaces.
  - New Creative Industry spaces are proposed in Option 3 to meet the opportunities of this growing sector of creativity and innovation.

#### **Conclusion**

Option 3 proposes the expansion of Creative Arts Facilities beyond the primary three venues in order to create greater flexibility and to capture activities that are not necessarily a good fit in the Gordon Hub. The extra facilities proposed in this option could be developed in the short to medium term prior to the construction of the Gordon Hub and would assist with some dispersal of facilities across the LGA.

# Appendix 1: Stakeholders Consulted

## **Marion Street Theatre Community Reference Committee**

Dianne Yerbury, Community Member  
Indu Balachandran, Community Member  
John Townsend, Community Member  
Robert Love, Community Member  
Tony Bates, Community Member

## **Stakeholder Workshop Attendees**

Dianne Yerbury, Marian Street Theatre Reference Group  
Tina Spira, Roseville Arts Centre  
Jac McBeath, Roseville Arts Centre  
Terri Appleby, Hornsby Ku-ring-gai Community College  
Wendy Blaxland, Marian Street Theatre representative  
Isabelle Palthorpe, Community Choir  
Cathy McLean, Sing Australia Gordon Choir  
Ingrid Bass, Applause Musical Theatre  
Katrina Armstrong, incoming President of the Ku-ring-gai Youth Orchestra  
Man Lee, current President of the Ku-ring-gai Youth Orchestra  
Stuart Hill, Ku-ring-gai Male Choir  
Julie Sekhon, Killara Scottish Country Dancing  
Robyn McKenzie, Merry Makers dance group