



Report to General Manager

Attachments:
Nil

SUBJECT: Primrose Park Art and Craft Centre Alterations and Additions - DA 456/16

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ENDORSED BY: Ken Gouldthorp, General Manager

EXECUTIVE SUMMARY:

A major objective of Council's *Disability Discrimination Action Plan* is to make the Primrose Park Art and Craft Centre accessible and fire compliant. Consent for a design to achieve this and to restore the heritage fabric of the building was received on 6 April 2017 and the Construction Certificate issued on 26 November 2017, following detailed design by Figgis and Jefferson Architects.

The project was scheduled for completion in 2016/17 but has been delayed owing to a greater than expected second cost estimate (needing to be reported to Council; the first cost estimate being based on a sketch design) and issues regarding aspects of the design that Council had asked be clarified.

A Councillor Briefing was held on 4 December 2017 and a site meeting for interested Councillors was held 12 December 2017, with a follow up meeting on 6 February 2018.

FINANCIAL IMPLICATIONS:

The project can now proceed, with adequate contingency and project management provisions

Comment by Responsible Accounting Officer:

Funding for this project will be achieved by reducing funds allocated in 2017/18 to Public Amenities Strategy Implementation, Nutcote Museum Building Refurbishment and Traffic Facilities.

RECOMMENDATION:

1. THAT the Primrose Park Art and Craft Centre DA 456/16 proceed to Public Tender.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- Direction: 4. Our Social Vitality
- Outcome: 4.3 Enhanced arts and cultural programs and facilities
4.9 Enhanced community safety and accessibility

BACKGROUND

Council's adopted three-year Action Plan under the Disability Discrimination Act identified two major projects: an accessible ramp to Forsyth Park Community Centre and public playground (due for completion March 2018) and making accessible Council's only dedicated Arts Facility: Primrose Park Art and Craft Centre, which shares premises with sports facilities (tennis courts and change rooms) as well as the Primrose Park Artist Studios.

Current tenants of the complex are:

- Tennis Courts office (and courts) Lease: 30/8/2013 to 31/3/2022*
 - Art and Craft Centre Lease: 1/1/2016 to 31/12/2020*
 - Two Artist Studios, managed by Council's Art and Culture Co-ordinator
 - Change rooms managed by Council's Parks Manager
- * Leases have been approved by the Minister (Crown Lands)

Access issues with the Centre to be addressed by the refurbishment:

- Inaccessible to the disabled and frail aged (steps from carpark into mezzanine; steps from mezzanine to main floor; steps from internal floor to playing fields)
- Non conforming amenities (one toilet for over 100 people, not accessible)
- Substandard fire egress at both entries/exits (steps)
- Poor presentation of building to the park (darkroom and toilet at front of building requiring the windows to be boarded up)
- Poor internal experience (crowded, would be claustrophobic if not for the atrium and clerestory above)
- General wear and tear over 27 years

Although the Centre's lease has another three years to run the members have worked closely with Council and the consultants on the design in the full knowledge that they will be required to shut down operations, with no alternative space provided, for the estimated four months' construction time. Council's only concession proposed is to store their equipment for the period of construction. With a view to this the members of the five craft disciplines have culled their materials and created inventories in preparation for the move.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

SUSTAINABILITY STATEMENT

The sustainability implications were considered and reported on during the initiation phase of this project.

DETAIL

At a Councillor Briefing held on 4 December 2017 a number of Management and Strategic Plans guiding the Design were presented and discussed:

- Primrose Park Access and Opportunity Masterplan (OSE: 2013)
- Primrose Park Art and Craft Centre Plan of Management (CLS: 2017-19)
- Arts and Cultural Development Strategic Plan (CLS: 2015-17)
- Recreation Needs Study (OSE: 2015)
- Disability and Inclusion Action Plan (All Divisions: 2016-19) – one of the principal drivers of the project

At the briefing Councillors discussed a number of design issues that had been raised in the course of conversation with the community. To better understand them, a site meeting for interested Councillors was held 12 December 2017 and a follow up meeting (6 February 2018) to provide an overview of the art projects relevant to both the Art and Craft Centre and the Primrose Park Artist Studio tenants.

A sketch design in May 2016 costed the project. A competitive process for selecting the architect to take the project to the next stage was undertaken and a different architect chosen (Figgis and Jefferson). In October 2017, following issue of the Construction Certificate, Quantity Surveyors MDA Australia again costed the construction, Adjustments were made for adequate contingencies and a project management fee included. This design and costs were presented to the Councillor briefing.

Funding for this project will be achieved by reducing funds allocated in 2017/18 to Public Amenities Strategy Implementation, Nutcote Museum Building Refurbishment and Traffic Facilities.

It can be noted that sufficient funds remain in the Nutcote allocation to fund works discussed between the Nutcote Board and the Director, Community and Library Services.

Value of The Project

The Primrose Park Art and Craft Centre forms part of a complex with Council's sporting facilities (change rooms and tennis courts). The change rooms were relatively recently refurbished while the Art and Craft Centre has been largely untouched since 1989 when unsympathetic alterations were made to the heritage fabric. The approved design has received the support of Council's OSES Division who attended a site meeting with interested Councillors.

A major objective of Council's *Disability Discrimination Action Plan* is to make the Centre accessible (with a compliant number of toilets, including accessible toilet; and a lift, connecting three levels). The Centre is unique in the Lower North Shore, supplementing Art Galleries in other LGAs. The traditional photographic darkroom is a rare public facility and of immense importance to those devoted to this technique.

A second equally important objective is making the Centre fire compliant (elimination of steps to exits, outward opening doors) and emergency lighting.

The third major objective is to remove the unsympathetic 1989 alterations where a door was inserted where a window had been, and toilets and darkroom were placed against the wall facing the playing fields, meaning the windows have been blocked since 1989. It is intended the refurbished Centre be submitted for appropriate adaptive re-use awards.

The design is not a comprehensive refurbishment: many features, furniture and fittings are untouched by the work.