

10.3 Arts and Culture Centre Community Engagement

Committee Victor Harbor Council

Meeting Held 26/07/2021

From Louise Hampel

File Reference ED4.20.014

RECOMMENDATION

1. That Council receive and note the Arts and Culture Centre Community Engagement report and attachments provided under separate cover.
2. That Council endorse the Proposed Design Directions as outlined within Attachment B and the proposed next steps outlined within the Next Steps section of the report.

INFORMATION

Purpose

The purpose of this report is to table feedback received from the community in relation to the concept plans and supplementary business planning for the Arts and Culture Centre. The report seeks approval for tabled amendments, to be applied to existing designs with the Council moving to the next phase of the project.

Background

The Arts and Culture Centre project was considered formally by Council in October 2020 when the following was resolved:

OC5812020 Moved: Cr Marilyn Henderson
 Seconded: Cr Andrew Robertson

That Council proceed with the preparation of the detailed architectural design for the Arts and Culture Centre, inclusive of the Victa Cinema in accordance with the 2020/21 Annual Business Plan and Budget provisions, and that the community consultation for the project as required under resolution OC4472020 be incorporated into the project brief for implementation and delivery by the successful architectural design consultant.

CARRIED UNANIMOUSLY

ARM Architecture were engaged in December 2020 to prepare an architectural concept design for the Arts and Culture Centre incorporating Victa Cinema.

ARM Architecture are leading a multi-disciplinary sub consultant team, including specialists in the areas of theatre design and performing arts and cultural centres management. This team has worked together on previous projects including Hamer Hall and the Sydney Opera House redevelopment.

Included within the scope of their contract is the development of concept plans, cost estimates and the facilitation of community engagement based on the concept plans to gauge the needs and interests of key stakeholders and the wider community.

Since their engagement this team has been working with staff, key stakeholders and industry professionals on the development of concept plans and the broader architectural design. A presentation was provided to the City Activation and Strategic Planning Advisory Committee (CASAPAC) Informal Gathering on 18 January 2021. This presentation was an important initial step that allowed the Committee to recalibrate the strategic direction for the project going forward, from both a design and stakeholder engagement perspective. It also provided the architects with an opportunity to familiarise themselves with the Committee and reaffirm the guiding principles and vision for the project based on the business case prepared by Play Your Part in 2018.

On 8 February 2021 various concept design options were presented to CASAPAC for the purpose of workshopping, refining design elements and identifying any further considerations allowing ARM Architecture and staff to continue evolving the Arts and Culture Centre design work and investigations.

Following concept design refinement ARM Architecture engaged cost estimators, Slattery, to produce a Concept Cost Plan. The refined concept plans and Concept Cost Plan were presented to a CASAPAC Informal Gathering on 2 March 2021. As a result of this meeting it was evident that further work on detailing the business case and economic analysis was needed prior to community consultation. Since this time Randall Arts Management (RAM) have drafted a business case while Ethos Urban have prepared an economic analysis of the project.

These draft documents and conceptual imagery were presented to Council during an informal gathering on 15 April 2021 with the following scope of work.

- **ARM Architecture** a virtual reality model, an outline of the narrative around the design developed for the façade and internal architectural features.
- **Randall Arts Management (RAM)** a business case, methodology around the business modelling process and key assumptions that underpin the operating deficits forecasted to diminish overtime.
- **Ethos Urban** the economic analysis and Cost Benefit Analysis and key assumptions that underpin the result

At the 27 April 2021 Ordinary Council meeting, Council were presented formally with the architectural design concepts, business case report, economic analysis and concept cost estimate. These were the key documents that were finalised and together presented as the project information documents that were proposed to be used for the purpose of public consultation.

At the meeting Council resolved the following:

OC2072021 Moved: Cr Peter Charles
 Secorided: Cr Marilyn Henderson

1. That Council receive and note the CONFIDENTIAL – Arts and Culture Centre report.
2. That Council proceed to public consultation on the Arts and Culture Centre based on the suite of project information documents provided under separate cover and as guided by the Engagement Plan provided at Attachment A.

CARRIED

Public consultation on the Arts and Culture Centre commenced on 6 May 2021 and concluded on 7 June 2021 in accordance with the endorse engagement plan.

Commentary

Upon completion of the consultation period staff compiled a draft Consultation Summary Report which was presented to Elected Members during a CASPAC Informal Gathering on 6 July 2021. The document has now been finalised and is presented as Attachment A.

This document provides detail on the consultation methodology, results and key themes that arose from the consultation.

Overall, it was a successful consultation that saw a significant level of community engagement with feedback for the designs and project considered as positive.

Summary of Feedback

Of those who submitted feedback formally during the Arts and Culture Centre consultation period, 69.4% supported the Arts and Culture Centre concept plans as presented, 16.5% did not and 12.5% were unsure.

The respondents were given the chance to advise whether there was anything within the concept design that they would change / remove / add. At total of 50% of respondents indicated that they would change / remove or add something. Key feedback that arose from the consultation has been summarised, commented on and accompanied by proposed design directions. This has been presented as Attachment B.

Staff have prepared a table that lists all of the comments, grouped by theme, which is available as Attachment C under separate cover to this report. This table also includes a response column where staff have addressed the comments.

Each individual response has also been provided under separate cover as part of this report, see Attachment D.

Next Steps

The following section provides detail on what staff and consultants plan to work on over the next eight weeks before the final concept plan is presented to Council for planning approval lodgment.

Community Consultation Response Process

Over the next eight weeks ARM Architecture and Council staff will review and respond to the community's consultation comments.

The community have provided many useful contributions to help elevate the design. The aim is to adopt as many of these as practical, to ensure that the design reflects the community aspirations and future use. Comments of a more technical nature will be recorded to ensure they are reviewed and captured during further design development and documentation phases.

The design responses to the community comments will not be done in isolation. Staff and ARM Architecture have developed a program to further consult with key stakeholders and community that has driven the design to date. It has been evident from the written and verbal feedback during these consultation sessions, that the overarching concept narratives presented around representing Victor Harbor's cultural and community histories are supported and celebrated and this following process should help enhance this.

The following design aspects in particular will be a focus of the further community consultation.

- Development of procession to proscenium theatre
- Development of Coral Street Façade, continuing with design ethos
- Development of Foyer space, continuing with design ethos
- Initial thoughts around additional materials and finishes for the centre
- Confirmation of existing ceiling condition to gallery space
- Exploration of natural light to gallery

There are some design aspects that will be investigated outside of these sessions by staff and ARM Architecture which include:

- Cinema lift reorientation
- Exploration of accessible drop off integrated with Stage 5 Mainstreet Precinct development
- Inclusion of accessible bathroom to Cinema Ground Floor
- Continued development of accessible seating locations in cinemas
- Continued pursuit of public toilets on Grosvenor Gardens

Workshop and Meetings Proposed Timeline

The additional dates for co-design workshops with the community are listed below.

- **Week of 26 July 2021 (To be confirmed)**

Workshop 1: With representatives from the Ngarrindjeri Aboriginal Corporation (NAC), and representatives from the Fleurieu Aboriginal and Community Initiatives Network (FACIN).

The purpose of the session is to talk through the projects elements and listen to the community to begin a process to try and meaningfully and respectfully impart local narrative and stories into the architecture as it develops. Particular focus will be taken on the key elements of the design, i.e. the representation within the façade as well as the internal finishes and connections within the building.

- **Week of 5 August 2021 (To be confirmed)**

Workshop 2: With representatives from the Ngarrindjeri Aboriginal Corporation (NAC), and representatives from the Fleurieu Aboriginal and Community Initiatives Network (FACIN) and local artists.

This second workshop will build upon the work of the first and also to add some other community voices from local artists to create a shared narrative to celebrate the project.

- **5 August 2021**

Combined workshop with the City of Victor Harbor Arts and Culture and Heritage Advisory Groups

Final Concept

On completion of these community workshops, staff and ARM Architecture will prepare a final concept design for presentation to Council.

A draft set will be presented to and workshopped with the City Activation and Strategic Planning Advisory Committee on 7 September 2021.

A final report and completed concept design will be tabled for consideration during the 27 September Ordinary Council meeting. This report will recommend these finalised plans for planning approval lodgment.

RISK ASSESSMENT

The following risks have been assessed in line with Council's Risk Management Framework and Policy:

Financial Management – There is a risk of requesting ongoing consultation and amendments to the scope of works under the existing services contract will incur contractual variations as the scope expands. This risk is mitigated through the agreed community engagement and staged design process. This risk is assessed as **low**.

There is a risk that delays in finalising the designs will impact on Council's ability to secure timely grant funding partnerships to support the construction phase of the project. Existing grant funding programs that would support projects of this scale has long timeframes. This risk is assessed as **medium**.

Reputation – There is a risk to the reputation of the Council if it does not given due consideration to feedback provided by the community as it progressed the design of this project. This risk is being mitigated through the thorough tabling and assessment of feedback provided through the community engagement program, as outlined within this report. This risk is assessed as **medium**.

REFERENCES

City of Victor Harbor Community Plan 2030

Aspiration 1 – We are a caring, connected and active community

- Strategy – Encourage initiatives that facilitate social interaction and connection with the community
- Priority – Provide and encourage initiatives that support an inclusive environment and assist to develop connections with others

Aspiration 2 - We have a culture of innovation, collaboration and creativity

- Strategy – Cultivate art and culture in our community
- Priority – Encourage initiatives that actively celebrate and promote cultural understanding
- Priority - Deliver an arts and cultural program that brings vibrancy to the City and encourages artistic expression
- Priority - Pursue the delivery of an Arts and Cultural Centre
- Priority - Attract new and support existing creative industries

Aspiration 3 – We manage growth and change responsibly

- Strategy – Preserve and celebrate Victor Harbor’s rich and diverse history
- Priority – Enhance our heritage assets and encourage adaptive re-use of heritage buildings

BUDGET IMPLICATION

Excluding endorsed budgeted staff resources and pre-existing contract obligations (T2020373) there are no budget implications in the endorsement of the next steps outlined in the report.

There are sufficient funds in the draft 2021/22 Budget to support the finalisation of the concept designs at an estimated cost of \$47,000.

CONSULTATION

Elected Members Informal Gathering 6 July 2021

ARM Architecture – Philippe Naudin (Associate)

Acting Director Community and Development – Mark Przibilla



COMMUNITY ENGAGEMENT REPORT

Victor Harbor Arts and Culture Centre
June 2021



COMMUNITY ENGAGEMENT SUMMARY:

Victor Harbor Arts and Culture centre

Introduction

The purpose of this report is to provide details of the community consultation undertaken in relation to the proposed Victor Harbor Arts and Culture Centre. It outlines a summary of the consultation activities that were undertaken and the feedback gathered during the engagement period.

Background

The Council considers an Arts and Culture Centre to be an integral part of its aspiration to cultivate a vibrant community, and position Victor Harbor as a regional arts and cultural destination. The Centre aims to be a hub for Victor Harbor's flourishing cultural and artistic activity. It will provide local artists, groups and the broader community with a place to meet, work, exhibit, collaborate and learn.

The community has already contributed to the development of this project in a number of ways, primarily via a community consultation that was undertaken in 2017 which sought to understand the community's views in terms of the need for an Arts and Culture Centre, the design of the facility and potential uses.

The results of that consultation were clear with 87% of respondents wanting to see an arts and culture centre in Victor Harbor. The concept plans presented during this consultation however were not received well by the community, especially the regular users of the Town Hall. Concerns were expressed with the limited capacity of the theatre and back of house space. With concern that the centre proposed would not meet the need of the locals or touring shows the Council investigated alternate options.

In 2020 the City of Victor Harbor's purchased the iconic Victa Cinema with the aim to build upon Victor Harbor's rich built and cultural heritage by combining four of Victor Harbor's most prominent buildings: The Town Hall, Old Mechanics Institute, Librarian's Residence and Victa Cinema.

After this purchase Council engaged ARM Architecture to develop a new concept design incorporating the additional space and that met the concerns expressed during the 2017 consultation. Building on significant research and investigations, direct consultation was undertaken with current and potential users of the performance facilities within Victor Harbor to understand their needs and opportunities.

In June 2019 a concept design that better meets the community's needs was released for community feedback. The concept design was also released with an economic analysis, business case and cost estimation.

The proposed design includes a Proscenium Theatre, Flexible Theatre, Gallery Space, and the associated Back of House and Foyer space to connect it all together, along with a refurbishment of the Victa Cinema.

The purpose of community consultation was to hear the community's feedback on the proposed concept design for the new Arts and Culture Centre.



Consultation methodology

The community consultation period for the Victor Harbor Arts and Culture Centre ran from 6 May 2021 until 7 June 2021

The City of Victor Harbor collected the views of the community through a number of different methods including:

- **Online survey** (available at www.yoursay.victor.sa.gov.au)
- **Hardcopy survey** (available from the Civic Centre, 1 Bay Road, Victor Harbor)
- **Verbal feedback** (during drop-in sessions)

The opportunity for residents and ratepayers to have a say about Arts and Culture Centre was promoted in the following ways and with the following reach:

Type	Date	Reach
Community Drop-in session Victor Harbor Farmer's Market, Grosvenor Gardens	15 May 2021	One staff member and two consultants were present at Market for 4 hours. Reach not recorded however, all three people were in conversation with members of the community for the duration of the market. A very successful event.
Community Drop-in session Whale Fest, Railway Plaza	30 May 2021	One staff member and one consultants were present at event for 7 hours. Reach not recorded however, the two people were in conversation with members of the community for approx. 80% of the market. A very successful event.
Business Community Presentation Victa Cinema	17 May 2021	15 community members attended the presentation.
Community Drop-in session Victa Cinema	31 May 2021	25 community members attended the afternoon session and 13 in the evening
Non-resident Ratepayers Drop-in session Osmond Terrace Function Centre, Norwood	2 June 2021	37 non-resident ratepayers attended the afternoon session and 10 in the evening
Newsletter to Your Say database	6 May 2021	47.7% open rate, 86 clicks
Newsletter to Your Say database	31 May 2021	42.1% open rate, 54 clicks
Newsletter to Victor Viewpoint database	10 May 2021	54.1% open rate, 337 clicks
Newsletter to City Activation database	12 May 2021	35.3% open rate, 90 clicks
Newsletter to Coral Street Art Space Database	6 May 2021	47.0% open rate, 29 clicks
Newsletter to Coral Street Art Space Database	24 May 2021	43.2% open rate, 18 clicks
Newsletter to Coral Street Art Space Database	4 June 2021	35.7 % open rate, 10 clicks
Direct Letter to non-resident ratepayers	12 May 2021	2584 letters sent – 5 returned to sender



Facebook post	6 May 2021	6,700 people reached, 1,200 engagements
Facebook post	29 May 2021	337 people reached, 5 engagements
Facebook post	3 June 2021	216 people reached, 4 engagements
Facebook Event	6 May 2021	400 people reached, 13 responses
Instagram post	6 May 2021	363 people reached, 10 engagements
Instagram post	21 May 2021	309 people reached, 11 post engagements
Instagram story	21 May 2021	69 people reached
Council website Banner on homepage	6 May 2021	Published for duration of consultation
Council website News item on noticeboard	Duration of consultation period	47-page views during consultation period, 3 min 46 sec average viewing time
Council website Drop down public consultations menu		N/A
Council website General Arts and Culture centre webpage		112-page views during consultation period, 1 min 31 sec average viewing time
Your Say website		1,110-page visits, 377 document downloads
Addition in local school newsletters, Emails and social media	June	
Public notice The Times Newspaper	6 May edition	
Advertisement The Times Newspaper	13 May edition	
Feature article The Times Newspaper	13 May edition	
Posters Displayed in Civic Centre, Coral Street Art Space, Victa Cinema and public notice boards.	Duration of consultation period	





Community feedback

Facebook comments

Post	Comments
<p>Posted 7 May 2021</p> <div data-bbox="304 584 743 1048"> </div>	



Instagram comments

Post	Comments
<p>Posted 6 May 2021</p> <p> cityofvictorharbor Victor Harbor, South Australia</p>  <p>♡ 💬 📌</p> <p>200 views</p> <p>cityofvictorharbor The community is invited to share feedback on the concept design for a new #Arts and #Culture Centre in #VictorHarbor. 🙌👏</p> <p>The new Centre aims to be a hub for Victor Harbor's flourishing #cultural and #artistic activity. It will provide local #artists, groups and the broader #community with a place to</p>	<ul style="list-style-type: none"> • So exciting to see the first concept designs... • ❤️ • Finally!!!! 🙌😊 • How exciting! Looks fabulous 😊 • This looks fan freakin tastic!!! Get it going • Love it 🙌❤️



Purpose of public consultation

The purpose of public consultation is to provide opportunities for the broader community, community interest groups and other viewpoints to be taken into account during the decision-making process.

Public consultation is undertaken not only to bring the community along on Council's decision-making process, but to help elected members get a general understanding of the needs, aspirations and expectations of the community.

Public consultation is designed to inform the decision-making process, but does not involve making the decision (for example responses to a survey are not a 'vote', it is about collecting data). It is the role of elected members to consider the outcome of any community engagement process within the context of a number of areas including:

- strategic planning directions for the whole council area
- resource and budgetary constraints
- legislative requirements
- relevant regional, State and Federal policies.

How to interpret non-respondents

Those who don't respond cannot be counted as neither agreeing nor disagreeing, providing the engagement had been promoted adequately.

This can be of concern as often only people with something negative to say about an issue are motivated enough to get involved. However, the people who didn't respond are not necessarily in support of the proposal so non-respondents should not be counted either way.

Project reach

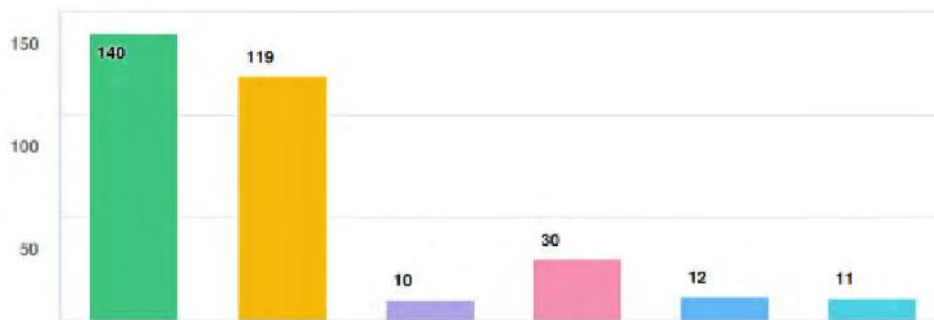
There was a very high level of reach with this project. We estimate that we reached approximately 5000 residents and ratepayers. We also had 1,110 people visit the YourSAy page of whom only 218 completed the survey. The other 37 contributions were via hard copy form or direct letter to Council. Of the YourSAy page visitors, 221 were informed by downloading an ancillary document.



Survey responses

There were 255 surveys completed and submitted. The following provides a detailed overview the responses.

Q. What best describes you?

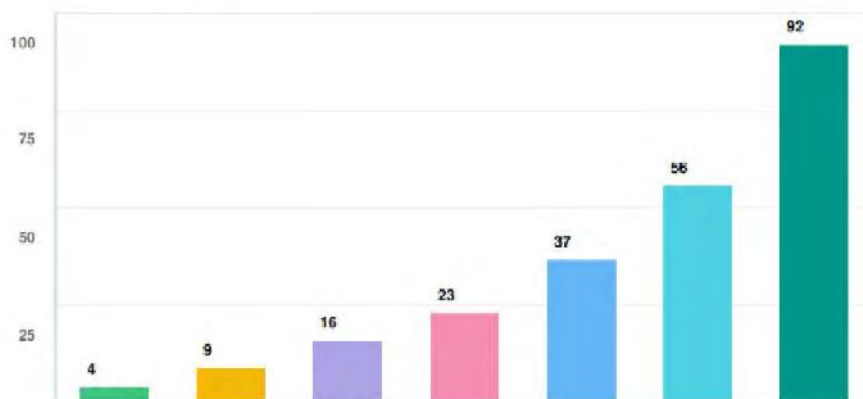


Question options

- City of Victor Harbor ratepayer
- City of Victor Harbor resident
- Victor Harbor Business
- Resident within Alexandrina or Yankalilla council areas
- Visitor
- Other (please specify)

Optional question (244 responses, 11 skipped)

Q. What is your age?



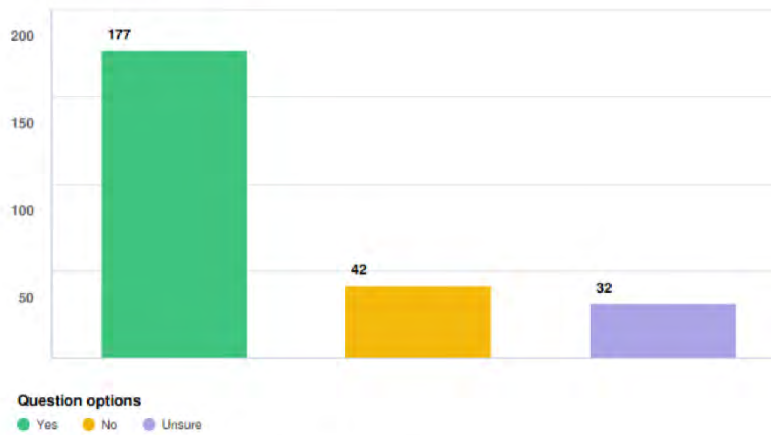
Question options

- Under 18
- 18 – 24
- 25 – 34
- 35 – 44
- 45 – 54
- 55 – 64
- 65+

(Optional question 235 responses, 20 skipped)



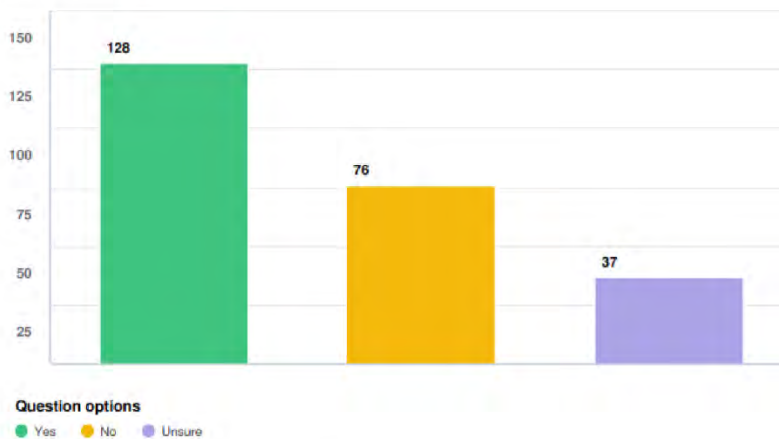
Q. Do you support the Arts and Culture Centre concept plans presented as part of this consultation?



(Optional question 248 responses, 7 skipped)

Respondents were able to provide additional commentary to their response.

Q. Is there anything within the concept design that you would change / remove / add?

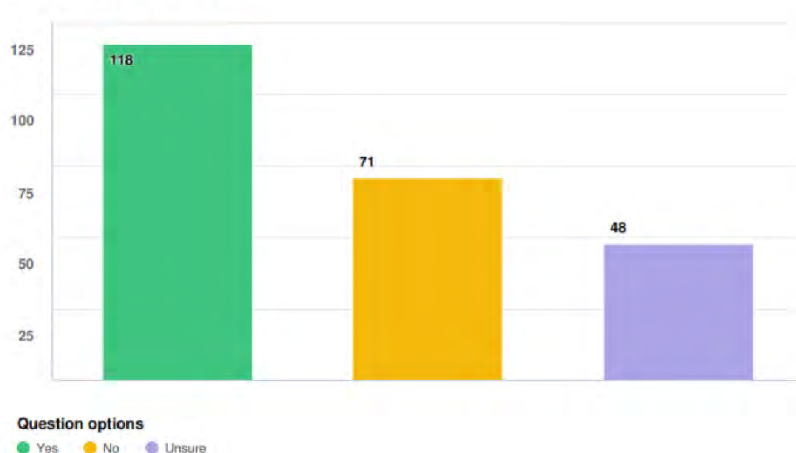


(Optional question 239 responses, 16 skipped)

Respondents were able to provide additional commentary to their response.



Q. Would you support an increase to your Council rates to fund the proposed Arts and Culture Centre?



Optional question (235 responses, 20 skipped)

Respondents were able to provide additional commentary to their response.

Summary of Feedback

Out of those who submitted feedback formally during the Arts and Culture Centre consultation period, 69.4% supported the Arts and Culture Centre concept plans as presented, 16.5% did not and 12.5% were unsure. A break down of these by age in order of highest percentage of support is as follows:

25-34 – 1 (6.25%) against, 0 (0%) unsure, 15 (93.75%) support

45-54 – 2 (5.6%) against, 3 (8.3%) unsure, 31 (86.1%) support

18-24 – 2 (22%) against, 0 (0%) unsure, 7 (77%) support

Under 18 - 0 (0%) against, 1 (25%) unsure, 3 (75%) support

55-64 – 11 (20%) against, 7 (12.7%) unsure, 37 (67.3%) support

35-44 - 5 (21.7%) against, 3 (13%) unsure, 15 (65%) support

65+ - 20 (21.9%) against, 11 (12.2%) unsure, 59 (65%) support

The respondents were given the chance to make comment on their response.

Ninety-seven (97) respondents offered comments of general support and thirteen (13) of general opposition.



The other responses were mainly around:

- The importance of retaining and conserving the character of Victa Cinemas.
- Issues with the façade

The respondents were given the change to advise whether there was anything within the concept design that they would change / remove / add. Fifty percent (50%) of respondents indicated that they would change/ remove or add something, the main themes being the:

- Façade
- Passageway
- Public toilets
- Cinema box size
- Retention of the character of the Victa Cinemas
- Universal access
- Dressing room size/capacity

These themes and others brought up during the consultation are summarised below:

Façade

Of the 128 respondents 81 indicated that they would change the façade, with a general desire for something more sympathetic to the two adjoining heritage facades, and less imposing. A range of comments are provided below:

- *I need convincing re the facade of the new entry from Coral Street. Victor Harbor must be very careful to retain its heritage and maintain visual integrity within our streetscapes.*
- *The facade maybe a bit overbearing compared with the old buildings*
- *The only thing I'm not sure about is whether the big stone art piece at the top which connects the buildings is too prominent as it seems to be the first thing I notice. I believe it's affect, once inside the building, will be amazing though so if it's needed for that, then maybe it should stay.*
- *The architectural facade linking the two buildings... I would like to see softer lines. Our granite rocks are worn and smooth... not young and sharp.*
- *I find the "blocky" sculptural entrance is cold and unwelcoming. It is not in context with the older buildings - too sharp edged. I think a modern approach, not replicating the old buildings is good but just not this design.*
- *I understand that the facade on Ocean Street is representative of Granite, but it looks a bit too blocky to me. This is probably to fit with the square roof lines of the two buildings, but I think a bit more thought needs to be given to the design to help make it a bit subtler.*
- *Facade joining our 2 traditional buildings is too high to effectively do this - if it were lowered a little than would be usually effective and compatible - The sharp angles of the top are at odds with the main theme. To reflect the local geology + the 100,000 years of history. E.g. Granite Island rock formations are softened, rounded as time wind salt lichen sea have worked their magic.*
- *The concept for the arts and cultural centre is exciting however my only hesitation is the entrance canopy. I do not see how it conforms or compliments the heritage area and particularly the striking facades it sits between. I would like to see the canopy design*



compete less with a minimal approach. I have met the Architect and understand the idea behind the concept however perhaps a sculptural light weight form which gracefully suspends between the two buildings is less risky and will withstand the test of time. After such a major capital outlay you want a streetscape which looks just as good in another 100 years. The canopy should also provide shelter from the rain and wind should it be blowing hard off the coast.

- *How about blending them in their own heritage style with a welcoming arch which compliments the arches inside, and columns with carvings of the history of our region incorporating the first nation dreaming as well. Please look at this as something beautiful that will be there for generations to come.*

Architectural Design

Other elements of the architectural design were questioned including the foyer (2 respondents) and passage way leading patrons to the proscenium theatre (10 respondents). A range of comments are provided below:

Passage

- *The long corridor between the buildings needs some sort of beautification.*
- *The grey walls and tunnels leading to the spaces need art work and to be vibrant in themselves*
- *These tunnels can be utilised to be cleverly lit with projected or installed light shows. Maybe recesses into the walls that could have things placed into them to reflect exhibitions or artefacts from the old building site etc. They seem long and a bit dark, dull and even claustrophobic. The same piped music/sound could be here as well.*
- *This is minor and may be the plan, but if visually the space allows at times (i.e. not too overwhelming or lost) room for projections, sound works or art works along the dark corridor that connects the art/theatre space to the cinema.*
- *The interior layout may have too many long passageways between the different areas.*
- *The 1.8m wide internal link passage should be light and bright.*

Retention of the Victa Cinema

Thirty-nine respondents made comments in regards to the cinema. A strong theme from these respondents was that they wanted the iconic feel and character of the current cinema to be retained. It is clear that the community wants a comfortable, accessible and high stand experience when they attend the cinema.

Eight (8) respondents questioned the need for four cinemas suggesting that it was unnecessary and that the smaller boxes would result in a diminished cinema experience. A range of comments are provided below:

- *The seating in the Victa cinema desperately needs upgrading, more comfortable seating with better thought in place to those with physical disabilities such as back and neck problems.*
- *Make the seating in the cinema more comfortable and roomier not squishier*
- *The more cinemas there are the smaller the screen, takes away from the big screen effect, maybe three cinemas with larger capacity and screens would be better.*



- *Love the fact you are proposing smaller cinemas - so many times I have been to see a film and there has only been a handful of people in there.*
- *New plan looks great but hope some of the iconic feel and character of the current Victa Cinema is retained.*
- *Definitely want the Art Deco features of the cinema retained.*
- *I am pleased to see that the art deco features of the cinema are to be refurbished. That will enhance the main street precinct.*
- *Love the cinema concepts and the retaining of the art-deco*

Universal Access Standards

A number of suggestions in regards to the universal access standards were tabled as part of the consultation some of which can be found below:

- *Inclusion for people living with a disability in areas of accessibility, mentorship and participation.*
- *Audio descriptions considered for exhibitions*
- *Relocate the cinema lift access out of corridor and into main foyer*
- *Disability access toilets to be provided on the ground floor of the cinema*
- *Relocation of the existing public toilets to a suitable nearby location*
- *Review of the location of disability accessible seating within the complex and the effect on flexing the neck upwards if seats are at the front.*
- *Provision for storage space for wheelchairs and walkers within the cinema and theatre areas for people to transfer out*
- *Allowance for alternative lift access on the occasion that one lift breaks down.*

Public toilets

There were 14 comments regarding the public toilets (some respondents mentioned it twice), some of which can be found below:

- *I am unsure of what will happen to the existing public toilet facilities in the laneway. I thought I read that new facilities would be for use of Arts & Culture Centre patrons only & that new facilities would-be built-in Grosvenor Gardens. Please don't let them be "timed" facilities which clean themselves after use as they do nothing but make a mess with water all over the place.*
- *I believe the public toilets will be demolished as part of the project. Maybe the toilets belonging to this new development could be made available to the public, particularly a disabled toilet. This would depend on the availability of toilets at the park (Grosvenor / Coral Street).*
- *The toilet facilities are totally inadequate to their current task, let alone a future arts centre - they need to be expanded and made disability accessible.*
- *Clear and easy access to toilets between park and Arts and Culture Centre needs to be considered.*
- *Make sure if you close down the present toilets you have new ones working in Grosvenor gardens on Coral street*



Location

There were 8 comments regarding the location of the Arts and Culture Centre (some respondents mentioned it twice). Some of the comments can be found below:

- *Very inefficient spaces. Trying to make something out of buildings not designed for purpose. Start from scratch on new site, if want to spend this amount of money. Renovations are never cost effective.*
- *When the project was first proposed in 2017/18, I and many others lobbied against it in preference to a full sized, more commercially viable greenfield Arts Centre close to the town centre. The empty site next to the Police Station was suggested (it is still empty). Council decided to develop the Town Hall/Cinema sites instead. This concept will result in a "small town" parochial Centre with limited capacity and no vision or allowances for the population and visitor growth in the next 40/50 years. The concept budget is probably around half of the cost of a new Arts Centre.*
- *In the long-term Ratepayers would be better off with a new performance centre built customer to needs to our aging population current standards + regs with better access, parking would patronized more also day performance that will not affect traffic + trader by creating problems. Room for expansion safety with lighting at night in parking areas user friendly for elderly + disabled. Access for emergency services low maintenance cost with new building for many years. Victa Cinema - Not suitable for changes proposed cost alteration blowout with hidden building problems and material cost. No income while building poor parking access for elder and face fines parking risk of people going to this building, emergency evacuations access for emergency services when we house long age population, cost of change over during holiday periods.*
- *I think Victor deserves more than a compromised complex and I would only support a new build.*
- *Please establish an arts precinct well away from victor cinema and ocean street.*
- *Great opportunity to work with central town businesses to continue building a vibrant centre of town. A main street mall that is people friendly rather than car priority would be great. See Burnie, Tasmania town centre as an example] keep the Markets going in the main street. This could be a regular weekly or fortnightly event priority on the arts. [see salamanka market in Hobart.*

Back of House

There were eight comments regarding the back of house space. Some of the comments can be found below:

- *It is important that there is off stage space to house the concert grand piano in a dedicated space when not in use and it is important that there is a hoist to lower the grand piano into the orchestra pit or elevate it to the stage as required.*
- *More change room/dressing rooms required due to COVID number restrictions and amount of people needing to use especially for dance*
- *I do not think that there is enough space allowed for cast changing rooms. These also need extensive well-lit mirrors and a few basins. A show may have a cast of 50 plus an orchestra of 20-30.*
- *As long as there is sufficient space in the dressing rooms/backstage area for 100 school children, I would be very happy.*



- *More change/dressing rooms*
- *I know there is a space problem on this level but the dressing rooms are a bit small. Could there be an overflow dressing room on the second floor for large productions? There is no allocated Orchestra Room so do they share the Performer Assembly area?*
- *Adequate dressing room space for larger participant events*
- *I cannot see a planned room especially for orchestra use*

Emergency Egress

Four respondents expressed concerns about emergency egress. These comments are below:

- *Where would people go to evacuate especially high number of aged people?*
- *I also have concerns about safe evacuation from the upper floor in an emergency*
- *Upstairs Cinema needs good fire exits - not entirely available except with steep stairs to foyer where fire most likely.*
- *It appears that there is a long walk down foyer entrance and narrow enclosed corridor, does this create unsafe entry entrance in emergency?*

Parking and Traffic Management

Seven respondents expressed concerns about parking and traffic management, some of which are below:

- *There is a shortage of parking close to this area what parking there is over 2/3 is limit 2hrs and under in town centre. When highest age group who patronise new Arts Centre face with difficulty parking, walking distances, poor light to parking area at night, face fines parking and trip hazard at night, when most living on pension would put off attending shows at Art Centre. Many do not go out at night for the above reason.*
- *Lack of parking is a big issue especially if the proposal for Grosvenor Gardens proceeds with the loss of 23 parking places which is a ridiculous idea*
- *If not enough disabled parking and access not in favour otherwise yes.*
- *The successful delivery of this project with the projected demand forecast for performances in this new facility will in our opinion drive a large increase in demand for car parking spaces in the city. We can see no consideration of this potential issue within the public consultation documentation provided as part of this project. Can the CVH please confirm if a traffic management study and or a car parking plan has / have been prepared as part of the planning of this development? If the study has been completed, what is the planned impact on potential incremental parking requirements because of this development? Can CVH confirm if this impact has been included in the design of any parking developments planned on other council owned land within the city that is within a reasonable distance to the planned Arts and Culture Centre?*

Operation

The following comments highlight the concerns had by a number of respondents in relation the operation of the centre:

- *Whilst I feel quite positive regarding the concept I feel that information should be provided regarding how the precinct will be managed and marketed. Given the ongoing future cost to the rate payers these areas need to be outlined during a public consultation phase.*



Otherwise we could end up with a shiny white elephant. I would love to see a concept such as this run in a professional and vibrant way so that it is cost effective and draws in visitors from outside the area who want to stay overnight and watch a show etc. It could be very exciting.

- It could include local information re art and exhibitions as it is more central than the causeway (information centre) and council chambers.
- Provide information about how precinct will be run and promoted.
- I do think that the Proscenium theatre will need to be used as a cinema in all school holidays and the Easter weekend and not just in the summer. I work at Victa Cinemas currently and during Easter a few years ago, during one day we sold out three/four sessions at 240 people per session.
- Will the cinema operation be tendered out to a proven cinema management business?
- Given the more significant rate rise in year three I would expect the facility to maintain high occupancy/booking of cultural activities/performances that I could enjoy. Amongst the bookings the facility should look to attract high calibre, local and international professional musicians - 60's cover bands are not adequate!
- Only if precinct is professionally marketed and managed. Otherwise the local rate payers will be underwriting the losses it could make.
- A value for money deal, dependent on the follow-through of staffing to enable a program enabled by and befitting the facility.
- People who do not support the arts will not support increased rates. Could you offer a membership to raise revenue?
- I am supportive of what I have seen so far but rate payers deserve more information re financial risks to council if precinct is not properly managed and marketed.
- It is a great idea and essential for the cultural growth of our region. It will need to be managed well and with a variety of high-class acts / exhibitions encouraged as well as local ones. Please employ permanent managers and staff to not rely heavily on volunteers.
- Has the likelihood or possibility of a private business operator being engaged to run this new Arts and Culture centre as a going concern, been considered? The additional cost and overhead burden that this project adds to CVH's bureaucracy is quite significant with 7.8 FTE being added to the council payroll and close to \$1million in salary and on-costs being added to the council operating budget because of this project. Is this project in the normal remit of an organisation such as the CVH and how far a deviation from the council's core business is this type of business enterprise going to be? What other council services may be jeopardised because of taking on the operation of this business enterprise by the city?

Capital Cost

There were thirteen comments expressing concerns in relation to the capital cost and Council's debt levels, some of which are below:

- *At \$24 million the cost is too high*
- *I am concerned at the estimated costs. To me the two main things that are needed is a performing arts area and the plans for the Victa Cinema would seem to satisfy that.*



- *There are too many unknowns in the construction phase adapting these old buildings and one would expect that these unknowns would typically lead to MAJOR cost overruns. When questioned the architect could not define the difference between the accuracies of their estimates and contingencies, things they may have thought about. At this concept stage you can only expect the accuracy of estimates to be in the range of +/- 30% min. So worst-case scenario the construction costs could easily go from \$24.386M to over \$30M PLUS contingencies*
- *I feel that some of the ideas could be less flamboyant to cut down some of the cost!*
- *Do it... But keep initial costs as well as ongoing costs under control. Don't penalize ratepayers with fancy ideas.*
- *No sensitivity around an increase in construction costs above the \$24.4m (the Slattery cost summary notes a number of costs that have not been included, & these projects usually suffer from cost blowouts)*
- *Adding a further \$12 million to council debt effectively doubling Council debt to \$24M cannot be justified for this project!!*

Funding

Five comments were made in relation to whether Council would pursue grant funding opportunities.

Hire Fees

A number of respondents voiced concerns in relation to the affordability for local groups to hire the space. Some of which are below:

- *It has been thought thru pretty good, a nice flexible theatre space - with various set up allowed. As long as this is affordable to hire*
- *Whatever design and buildings are eventually decided upon-built-council must not price themselves out of these exciting properties being hired. This has happened to other venues = rental too high and not being used.*
- *A comment I would make and I'm sure others will is that we don't want to make the hiring of the centre cost prohibitive especially for local organisations. We don't want to end up with a "white elephant" where we have an amazing facility but that hiring costs prohibits its use.*
- *We do have some concerns about what the fee structure may look like for the hire of the centre. We don't want to see it become cost prohibitive because of unrealistic hire fees. Will we be able to use our own volunteers as we have done for many years things like Front of House, Box Office, Lighting Manager, Stage Manager or will we have to pay for these services? Again this would make it virtually impossible for us to do as we would imagine it would be for many other local groups who would want to use the centre. We would also raise again the issue of adequate sound proofing between the Cinema and the Proscenium Theatre. We know from discussions with ARM that this has been considered.*
- *Don't put the rent up on the hall too much before or after the upgrade. Community shows and dance concerts struggle too much already and won't use the facility if it's more expensive than other theatres. You have already lost some dance studios due to this and potentially some local theatre groups.*
- *The paths for use in the faculty/faculties look very steep for small local groups like ADFAS.*



- *It is important to consider the ongoing operation of the facilities. I work with a community theatre group in Victor Harbor, and have also had experience with some of the choirs and dance schools. All community groups would be interested in having their own staff & volunteers trained to operate the sound and lighting tech and any other facility operations. This keeps costs down for the groups, and ensures that the facilities continue to be utilized by the community they are being built for.*

Bells Store

Four respondents suggested that Council should include the former Bells Store in the footprint of the Arts and Culture Centre.

Old Bank Building

There were five comments suggesting that Council purchase the Old Bank Building on the corner of Ocean Street and Coral Street and include in the development. Comments are as follows:

- *I am however disappointed that this significant project does not incorporate one of the grandest buildings in the main street - the Bank of South Australia building. This is a significant piece of architecture which provides a commanding presence to the main street on a very prominent intersection. Having read the project summary, I can't see why the proposed Tenancies and Public meeting rooms can't be located there and provide not only activation of a very important corner but also provide increased public movement and life on the street which in turn will benefit the traders. If this space was also distinct from the Cultural centre it may provide an attractive base for capital city corporates to host exec and staff workshops and conventions in our beautiful seaside town. Options are endless with the correct marketing and a well-planned fit out, which in turn can provide an external revenue stream for the City of VH. This plan, although exciting does keep people within a maze of spaces and corridors and I personally love the European model of keeping the streets lively and cosmopolitan. I strongly support this plan but I do strongly believe you have missed a golden opportunity to seize the historic Bank of South Australia building so that it can also be incorporated into the heart of the community. This is the first time in the building's history that an opportunity for change of use is possible - rather than it be lost in a pending sale please consider purchasing before it is lost again for generations.*
- *I am amazed that the Council has not taken an active stand to ensure the magnificent Bank SA building is not incorporated into their vision for the precinct. This building positioned on such a prominent corner would be a fabulous gateway for multiple uses including a community facility, an activity related to tourism and/or facilitating further education. I do hope the Council can steer the future of this building (either through their own initiatives or by encouraging private enterprise) and many of the other outstanding iconic buildings nearby*
- *If the old Bank SA building was purchased that could be the perfect Art Gallery with adaptable sizes. This would leave the present gallery available for other uses like a Bar/Restaurant etc*
- *The Council has a current opportunity to add the Bank SA building (45 Ocean Street) to their investment portfolio and I believe it should be given greater consideration to steer the future of the Main Street. This building was purpose built and for the first time in its*



history, a change of use is possible. The Council can ensure this building is an activation point for the centre of town and encourage the growth of high-quality traders in the area.

- Now it's time to buy the bank opposite to complement the development.

First Nations Involvement

Five (5) respondents expressed their desire for local First Nations people to be involved and their culture celebrated throughout the space. These are detailed below:

- *In addition, there appears from information no inclusion and reference to the first peoples of the area in the design concept and future use plans. I think that an Arts and Culture Centre in this area should reference the art and culture of the Ramindjeri peoples if it wants to be a flourishing hub for a future art and cultural community. It's a great idea in principle but the proposed design execution feels short sighted insensitive to past heritage and changing community expectations about communities' organisations social licence. This design will alienate many but idea has potential to be a unique and vibrant asset to community if appropriate care and consideration is taken in both design, location and use case.*
- *I don't mind the interior ceiling of the hallway because it blends with other elements of public art down the main street. But I do not see any of the natural, granite or Indigenous aesthetics I have been told are supposedly the inspiration. It doesn't suit the surrounding buildings, street, town, area, or people. The negative reception of this will affect how the project is received and supported. With some tweaks to make it more natural looking in shape and material, or change the inspiration to our waterways, or get actual Indigenous artists if you didn't already, it could look better. There's enough pushback against the arts in regional areas without making it pretentious and inaccessible.*
- *Major input from local first nations peoples would be appreciated. This would also be a tourism drawcard.*

Gallery Space

A few respondents questioned the size and useability of the gallery space. A few comments are provided below:

- *Providing more hanging space in the Gallery whilst reducing the viewer space is taking from Peter to give to Paul. Cramping artworks up into a tight viewing space does not promote optimal viewing and contemplation. It is a bit like a cattle yard where the viewer moves from one lot to another, never having the benefit of a special relationship to the artworks which is so important. Nor do the artworks have sufficient space around them for their visual message to be projected uncluttered by neighbouring artworks which have their own (and possibly contrary) visual message. One can only hope that one day the large shoe shop building can be acquired and a more dedicated visual art space can be developed.*
- *It would be nice to see a studio space allocated for an artist in residence program*
- *The Art Gallery should be larger, as no actual size is indicated/specified this is a guesstimate.*
- *More visual arts space for our permanent collection of art and activities and contemporary art.*



- *Firstly, the original ceiling hidden beneath the installed ceiling in the Arts Space building. I hope that this information has proved helpful in your investigations and may reveal some lovely piece of existing architecture which could be highlighted. As I mentioned I haven't seen it but the man who installed the projector was impressed by what he saw when he was up there.*
- *The gallery is a bit small for major exhibitions but there is no more space to increase it.*

Rates

Some respondents were reluctant to see an increase in their rates. Some supporters of the project were hesitant to support the rate increases if their suggested changes were not made. A large sample of comments regarding a rates increase are below:

- *I think our rates are already too high but a cultural Centre will be a real boon to the town so if that is what council thinks it takes then so be it.*
- *The operating budget is only \$1 a week increase for me and I would totally support this. If the project is done so that it adds value to the area and improves the functionality of the three spaces, fantastic.*
- *Council rates are high enough, especially when residents don't even get anything for their rates, not even weekly green waste disposal.*
- *The cost for the Arts & Culture Centre must represent value for money, not too extravagant and everything has a practical purpose.*
- *We already pay highest rates in SA, yet council continues to waste our rates on questionable projects. Can we not exist within our means?*
- *We already pay one of the highest council rates in SA.*
- *Worth it to have a cultural precinct*
- *Projects such as these tend to result in budget blowouts. The Council would have to give rigorous reassurances regarding final costings.*
- *Victor Harbor is more a residential area for retired people and although there are also young families here, increasing rates for the benefit of incoming visitors is not acceptable. We do not need "theatres" and more "galleries" in this area. There is sufficient natural beauty which has attracted visitors for years without adding unnecessary expenses for residents. Rates are high enough already.*
- *Have to spend money to progress!!!! I support this!!!*
- *Can't answer that without knowing how much increase. <1% is probably fine. More than that is a different matter. I would expect we are seeking grants, and only proceed in a staged approach with funding.*
- *As I own more than one property I feel it would be unfair for me to have to fork out twice for something I will never use*
- *I am not a Victor Harbor resident and so I don't not pay their council rates but if I did live in Victor Harbor I would be happy to pay this increase in support of the Arts*
- *Rates are not applicable to me but I would imagine the rates increase should easily be absorbed by the community. Will the \$53 /annum be ongoing? As Victor is home to many elderly people the \$53 /annum (if ongoing) may create a negative response to what is an otherwise wonderful proposition. Perhaps some fund raising activity could take place.*



- *Of course, it would be wonderful to avoid rates increases. They are high but spending on such projects is important and a great legacy for future.*
- *Rates are already too high for retirees.*
- *As a VH ratepayer my rates are more than high enough and are in fact some of the highest in the country!! I object to any additional increase to support such a venture...*
- *Rate rises of VH Council rates no longer impinge on our budget*
- *It's worth it*
- *Rates in Victor Harbor are already considered to be very high.*
- *As a self-funded retiree, I have to say that the council seems to think we have bottomless pockets, rates are already high enough!!!!*
- *Arts in Victor Harbor is relevant to a small minority of residents and does not appeal nor benefit the majority*
- *With over 1/3 residents over 60's I am concerned about people's affordability.*
- *In support of my answer, if a rate rise is the way forward then it's only equivalent to the cost of a meal out.*
- *All communities need a centre for the arts the cost seems to me to be reasonable.*
- *A small amount considering the impact and growth it will bring to Victor*
- *I'd support if my feedback is taken on board and design is modified to retain heritage face and consultation with first people is undertaken to bring them into the future vision, use case and design.*
- *Please don't lose ratepayer confidence by leaving it in place after 3 years*
- *Rates have increased dramatically over the last few years and an \$87 increase at its final stage is a lot, many could not afford it and will not necessarily be gaining from that proposed.*
- *I would endorse the Rate increase, as the longer-term return on investment for the township and area provides a statement and focal point to the creative industries.*
- *I would not support the rate increase if was significantly higher than what has been quoted. I would also like a guarantee that the increase would be removed after the 3years.*
- *Agree that it is appropriate for there to be an increase in rates for this community project but have severe reservations at the estimates given and the absence of operating costs beyond the initial construction period. We already have the example of how they blow out with the aquatic centre.*
- *Please do not let the rate discussion sway your views on this development. Ratepayers need to realise that the centre of Victor needs to be improved and ratepayers need to support this. If they do not want to support such developments hopefully they leave the town.*
- *Good investment for the future.*
- *Please don't listen to the nay-sayers, who often turn out in force and are over-represented in these kinds of surveys. Listen to the people who will actually be using this space. The arts are such an important part of life as a human, and we need appropriate spaces for our growing community. There is such talent on the South Coast. Let's support it!*
- *It is a radical plan but I think it is a great one. It's leading edge. A great example for the rest of the country.*



- *I'm not a resident, so probably can't really vote on this, however, if I were, I'd be prepared to pay \$87 to be able to access these facilities.*
- *The arts industry needs council support as much as roads. A vibrant arts space will give both locals and visitors a reason to go to our town centre.*
- *This development is long overdue and should definitely proceed. The amount of increase to rates is relatively small for the facilities that will be enjoyed.*
- *More people will use the facilities than they do currently, so the money would get paid back eventually.*
- *Part rate increase ok. Rest should be covered by grants.*
- *Good value for money. If necessary the time frame could be extended to 5yrs and the cumulative amount increased by, say, 25%.*
- *Depends on the outcome of the design! My opinion wouldn't make a difference But i can guess the increase will remain well after the 3 Years.*
- *We can afford these changes over time as our sophistication + ratepayer numbers rise! Other towns are way ahead and have managed this with less secure ratepayer base.*
- *Non-ratepayer. Benefits extend beyond VH so look to wider community for some support perhaps.*
- *This facility will improve the artistic culture, and attract tourists to the area. An increase in council rates is inevitable.*
- *If they changed that monstrosity of an entrance. Otherwise I would hate to think I contributed to it.*
- *It will be a benefit to the whole council area.*
- *Already pay higher council rates than anywhere else I've lived. I would prefer our council rates to be used for better rubbish collection i.e. hard rubbish and better community services to help the disadvantaged and local businesses.*
- *We pay more here for council rates with a lot less services, e.g. reduced blue bin pickups*
- *I'd be concerned that the project costs could blow out further.*
- *Council rates are too expensive at current time, and they should look at other ways to fund the project*
- *Currently it is well known that Victor Harbor Council rates are already up there with the highest in the State*
- *If we are to help fund this project then can you please listen to us regarding the above.*
- *Our rates are already high and if council already proposes to increase rates for next financial year then this is not acceptable*
- *If we want the area to be improved (and it definitely needs it) then we need to be willing to help fund it.*
- *There was much criticism of the cost of the aquatic centre yet it seems to be a well-used facility. There was certainly a need for that too. If anything, this proposal is a lesser option because an argument could be made that the Fleurieu Peninsula should have a dedicated performing arts space, and refurbished cinema, and visual arts gallery.*
- *Happy to have a increase but needs to be kept to minimum and not blow out like the causeway!*
- *In reality I am quite happy with the current cinema - so my needs are being met without the penalty of inflated rates*



- *Council rates are high enough as it is. There should be enough money in the budget to cover these projects without having to increase council rates.*
- *That seems ridiculously high for something I might use once a year if that.*
- *I would only support increases if the initial budgeted amount is maintained. If it 'blows out' in a similar way to the causeway reconstruction I most definitely would not support it.*
- *So maybe some people can endure a rate hike for the children of Victor Harbor. Its not always about sports*
- *This is a small price to pay for improvement that provides opportunities to all - performers and audience*
- *No one likes fee increases*
- *While I don't live in Victor Harbor, if I did, I would happily pay an increase in tax if it meant supporting a venue like the proposed.*
- *It is not only the victor council area that would benefit from this. It is also Alexandrina council ratepayers. Surely we could secure some funding from somewhere to help ??*
- *Given that the council rates increase for the residents, the local theatre communities should have first option for booking out theatre space rather than needs to tourists in peak season.*
- *We have recently moved from Encounter Bay to Chiton. Had we still been at Encounter Bay, we would have supported this measure.*
- *I'm unlikely to use it much, if at all. There always seems to be an increase in rates every year. It's getting very expensive to live here!!*
- *If Victor wants this offer, we will need to support it financially Cheers*
- *I like it but I don't want my rates to become even more unaffordable to pay for it.*
- *If rate increases are to be used, allow a resident vote on that and also provide a definitive list of specific benefits that would provide for the residents.*
- *As senior ratepayers we cringe at the costs & future rate increases!*

Conclusion

The significant amount of community feedback gained as part of this consultation demonstrates the importance of engaging with the community and encouraging feedback to be shared.

Community engagement has been a useful process for this project and helpful to gain a better understand of what the community deems to be important when considering the future Arts and Culture Centre.

All comments provided as part of the engagement process will be provided to Elected Members. A summary of the feedback will be workshopped with Elected Members on Tuesday 6 July 2021.

Feedback Summary and Proposed Design Directions

Below are the key issues identified during the community consultation phases of the project.

Staff have made comment to the feedback and detailed proposed design direction.

- Coral Street Entry Façade

At total of 36% of respondents mentioned the façade, most expressing a general desire for something more sympathetic to the two adjoining heritage facades, and less imposing.

A number of comments received encouraged measures to make the existing scheme more sympathetic to the surrounding buildings.

Response to Comments

Council staff and consultants can consider comments while reviewing the design for the Coral Street entry through the remaining phases of work.

Proposed Design Directions

The architects to continue refining the current concept including making modifications that satisfy some of the concerns raised.

- Passageway

A total of 7% of respondents mentioned the passageway, mostly expressing concern with the length and the lack of light and features.

Response to Comments

The extended entry passage to proscenium theatre is required to maximise accessibility and experience in the theatre itself and to maintain a single floor level throughout the facility.

A number of suggestions have been received for light projections, soundscapes and artwork to these spaces that will be explored in the remaining design phases.

In regards to the foyer, the aim of the internal design is to create an entrance experience that emphasises and celebrates the height of the foyer while allowing the adjacent heritage walls to remain a feature of the space. Comments will be taken on board as the design continues to develop.

Proposed Design Directions

That the design team continue to develop the interior design will focus on the entry experience as a procession into the proscenium theatre as a positive experience, building anticipation.

- Victa Cinema

A total of 15% of respondents made comments in regards to the cinema. A strong theme from these respondents was that they wanted the iconic feel and character of the current cinema to be retained. It is clear that the community wants a comfortable, accessible and high stand and experience when they attend the cinema.

Eight (8) respondents questioned the need for four cinemas suggesting that it was

unnecessary and that the smaller boxes would result in a diminished cinema experience.

Response to Comments

The plans currently highlight the aim to maintain and improve the art deco detailing around the cinema and to generally improve the experience by upgrades to the services such as air conditioning, seating and technology.

In terms of the division of the upstairs cinema, the current business case supports the division of the cinema into four to increase profitability of the cinema business. The first level will operate as a proscenium theatre and cinema preserving the larger cinema experience.

Noting that the overall size of the cinema boxes will be smaller, overall box sizes are generous and will offer an improved viewing experience, while seat spacing will be designed to improve upon the current arrangement.

Proposed Design Directions

First floor cinema box sizes to remain with slight design refinements in terms of disability access.

- Public Toilets

There were 14 comments regarding the public toilets (some respondents mentioned it twice). These comments conveyed the importance of retaining public toilets in the immediate area.

Response to Comments

Toilet facilities within the Arts and Culture Centre will be available to patrons of the gallery, theatres or food and beverage outlets, during business hours. The project does not retain (or replace) the existing public toilet facilities.

Council is proposing provision for future public toilet facilities within Grosvenor Gardens as a part of the concept design for Stage 5 of the Mainstreet Precinct.

The design is not conducive to having the toilets accessible to all members of the public outside of business hours.

Proposed Design Directions

Council continue working towards the provision of supplementary public toilets as a part of Stage 5 of the Mainstreet Precinct on Grosvenor Gardens.

- Universal access

A number of suggestions in regards to the universal access standards were tabled as part of the consultation, including a formal recommendation from Council's Disability Access and Inclusion Advisory Committee. During an Ordinary Council meeting on 28 June 2021, Council resolved as follows:

OC2912021 Moved: Cr Marilyn Henderson
 Seconded: Cr Bryan Littlely

1. That Council receive and note the Disability Access and Inclusion Advisory Committee Meeting Minutes – 6 May 2021 report.
2. That Council consider the following design input for the proposed Arts and Culture Centre project.
 - Audio descriptions considered for exhibitions
 - Relocate the cinema lift access out of corridor and into main foyer
 - Disability access toilets to be provided on the ground floor of the cinema
 - Relocation of the existing public toilets to a suitable nearby location
 - Review of the location of disability accessible seating within the complex and the effect on flexing the neck upwards if seats are at the front.
 - Provision for storage space for wheelchairs and walkers within the cinema and theatre areas for people to transfer out
 - Allowance for alternative lift access on the occasion that one lift breaks down.

CARRIED

Response to Comments

The cinema lift can be altered to be entered from the ground floor main cinema lobby.

Bathroom facilities are currently spatially constrained on the ground floor, however further development of the plans will prioritise the inclusion of an accessible bathroom to the ground floor.

In regards to alternative lift access, provisions have been made for a path between the theatre back of house and cinema in the event that one lift should break down.

Seating locations in the theatres are currently based primarily on constraints sets by the floor levels and access in and out of the space. Additional exploration will be undertaken in the remaining design phases to determine the possibility of incorporating accessible seating in different locations within the cinema.

In regards to storage space for walkers etc, space is currently allowed for at front of cinema. This will be revisited, pending exploration into accessible seating location.

Assistance systems will be included and will be explored and specified during the detailed design and construction documentation phases of the project.

Proposed Design Directions

That the design considerations mentioned continue to be developed and prioritised throughout future design phases.

- Dressing room size/capacity

There were 8 comments relating to the limited back of house area.

Response to Comments

Council staff and consultants have been working with local and touring groups to ensure that there is adequate dressing rooms to suit their needs. There have been provisions put in

place for larger groups, like schools, to be able to utilise the flexible theatre as additional dressing room space.

Proposed Design Directions

The design will continue to be developed with the concerns regarding dressing rooms being considered.

- Location

There were 8 comments regarding the location of the Arts and Culture Centre, with some expressing that they believe a greenfield site is a better option.

Response to Comments

Cost consultants were engaged for this project who have direct experience in the delivery of both adaptive reuse and brand-new arts and culture and performing arts centres. Based on national benchmarks of similar type, they have advised a new site will be in the order of \$8,000-10,000/m² for a similar venue. The refurbishment option is notionally less than this due to the adaptive re-use of existing building fabric and structure on site.

Another outcome of this project is the preservation and enhancement of local built heritage. These buildings are Council owned and would have significant upgrade and maintenance costs even if this project was to proceed elsewhere or not at all.

Located in the heart of Victor Harbor's Mainstreet Precinct, the proposed Arts and Culture Centre is expected to play a major role in supporting the vibrancy and activation of the Mainstreet Precinct. The Project will compliment and leverage Council's other planned initiatives and catalyse capital investments for the Mainstreet Precinct as outlined in a number of Council's strategic documents.

Proposed Design Directions

To continue progressing with the project in the current location.

- Gallery Space

A few respondents questioned the size of the gallery space.

Response to comments

The gallery space has been designed within the maximum possible footprint allowed by the existing buildings. There is the possibility of building a second level to the gallery to allow more space, however this has been considered as an unreasonable additional cost to the project.

Gallery has been designed with moveable walls to allow larger spaces for larger works, smaller spaces for smaller. This is combined with the possibility of using the Flexible Theatre space for larger exhibitions and the foyer spaces for exhibiting additional works.

Proposed Design Directions

The existing footprint of the gallery remain as per the draft plans.

- Parking and Traffic Management

Seven respondents expressed concerns about parking and traffic management.

Response to Comments

It is acknowledged that there is a need for additional car parking in the Mainstreet Precinct with the Council currently working on plans for a multi-level car park on McKinlay Street. This car park is expected to supply sufficient car parks to service the increased demand, at the time they would be required, to support this development.

Council engaged Tonkin Consulting in 2017 to develop the Victor Harbor Town Centre Traffic Movement and Car Parking Strategy - Part A Traffic Movement and Part B Parking and Policy.

At certain times it is acknowledged that there will be increased pressure on both traffic movement and parking as a result of the Arts and Culture Centre and the McKinlay Street Car Park project. The development consent process, that both of these projects will need to go through, necessitates these studies being undertaken. Given that these are both Council projects, with the Arts and Culture Centre reliant on car parking provision, there is an efficiency that can be gained by developing one strategy for both. There is also an opportunity to consider the relocation of the Stuart Street bus stop as part of this study to inform options as a part of Stage 5 of the Mainstreet Precinct.

In regards to disabled parking spaces the current plan is to include an additional 'drop off zone' and disability park outside the entrance to the Arts and Culture Centre on Coral Street.

Proposed Design Directions

That Council engage a consultant to develop a traffic management and parking study for both the Arts and Culture Centre and McKinlay Street car park when the plans for both are at a point where the impacts can be assessed.

- Operation

Eleven (11) comments were made in regards to concerns in relation the operation of the centre. Generally, comments highlighted the importance of the centre being run professionally to ensure operating costs were kept to a minimum. Some respondents questioned whether a private operator would be more suitable than a Council run model.

Response to comments

The work undertaken to date highlights the importance of this facility being run professionally as it underpins some of the operating cost assumptions. The centre will rely on appropriate commercial programming and attendance to keep ongoing costs down for the community. Council has been working with Randall Arts Management (RAM) to determine the best model for this to be achieved. RAM has advised how many professional arts industry staff would be required to run this centre appropriately, the cost of which are built into the operating costs provided in the strategic assessment and preliminary business case.

RAM have considered the possibility of a private business operator being engaged to manage the centre. The following advice has been provided by RAM.

- there is no evidence, in the context of a centre such as the Victor Harbor Arts and Culture Centre, a commercial operator will provide the same services as Council at a lower cost to the ratepayer
- engaging a commercial operator to manage arts and cultural facilities such as these is vexed due to demonstrated lack of commercial interest in operating these facilities outside of a handful of much larger spaces in major Central Business Districts;
- these commercial operators still require publicly provided operating subsidies;
- need for profits to remain with Council to offset the operating budget;
- greater control and assurance that the centre will be accessible for local community groups.

Proposed Design Directions

Council to further develop the business case in the context of Government Business Case development methodologies, relevant to project stages.

- Hire Fees

A number of respondents voiced concerns in relation to the affordability for local groups to hire the space.

Response to comments

The affordability of the centre for community groups remains at the forefront of decisions made by Council in relation to the operation of the centre.

Proposed Design Directions

Council staff and consultants continue to investigate ways in which costs can be lowered for community groups, including options for utilising volunteers for community events.

- Bells Store

Four respondents suggested that Council should include the former Bells Store in the footprint of the Arts and Culture Centre.

Response to comments / Proposed Design Directions

Council considered the potential for inclusion of the former Bells store in the footprint of the Arts and Culture Centre as part of some earlier concept design feasibility work. It was determined to be cost prohibitive at this time. The current design has been done in such a way to allow for further expansion should circumstances become favourable for this in the future.

- Old Bank Building

There were five comments suggesting that Council purchase the Old Bank Building on the corner of Ocean Street and Coral Street and include in the development.

Response to comments / Proposed Design Directions

The Old Bank Building is not currently within the scope of the project and is spatially detached from the precinct and is not suggested for inclusion in the scope.