

**20.3 Vacant Tenancy – Glenelg Town Hall - Extension for Use as Exhibition Space (Report No: 28/09)**

Council officers remaining: Mr Donaldson, Mr Walker, Mr Hodge and Ms Thomas

C200109/037

Councillor Huckstepp moved and Councillor Clancy seconded that, pursuant to Section 90(2) and 90(3)(b) of the Local Government Act 1999 the Council order that the public be excluded from attendance at the meeting, with the exception of Council officers and any other visitors permitted to remain, after taking into account the relevant considerations under Section 90(3)(b), on the basis that it will receive, discuss or consider the following:

- information or matter the disclosure of which –
  - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
  - (ii) would, on balance, be contrary to the public interest.

**CARRIED**

**Vacant Tenancy – Glenelg Town Hall - Extension for Use as Exhibition Space (Report No: 28/09)**

Given that the future of the Glenelg Town Hall and Bay Discovery Centre has not been determined at this point in time (currently being considered by the Glenelg Town Hall and Community Services Advisory Committee), this report recommends that Council endorse the continued use of the former Rodney Fox Shark Experience tenancy space, located on the ground floor of the Glenelg Town Hall, for the purpose of exhibitions and activities in conjunction with the 2009 Fringe Festival and SA History Week, or alternatively, for the extension of the current arrangements with SA artist David Archer. This would in effect provide Administration with the flexibility to utilise the space for exhibitions and associated artistic activities whilst providing the community with opportunities to engage in cultural activities during two significant state events. An extension of the existing Archer's Arcadia display is also a possibility, subject to the final space requirements of the Fringe Festival exhibition.

*RAC*

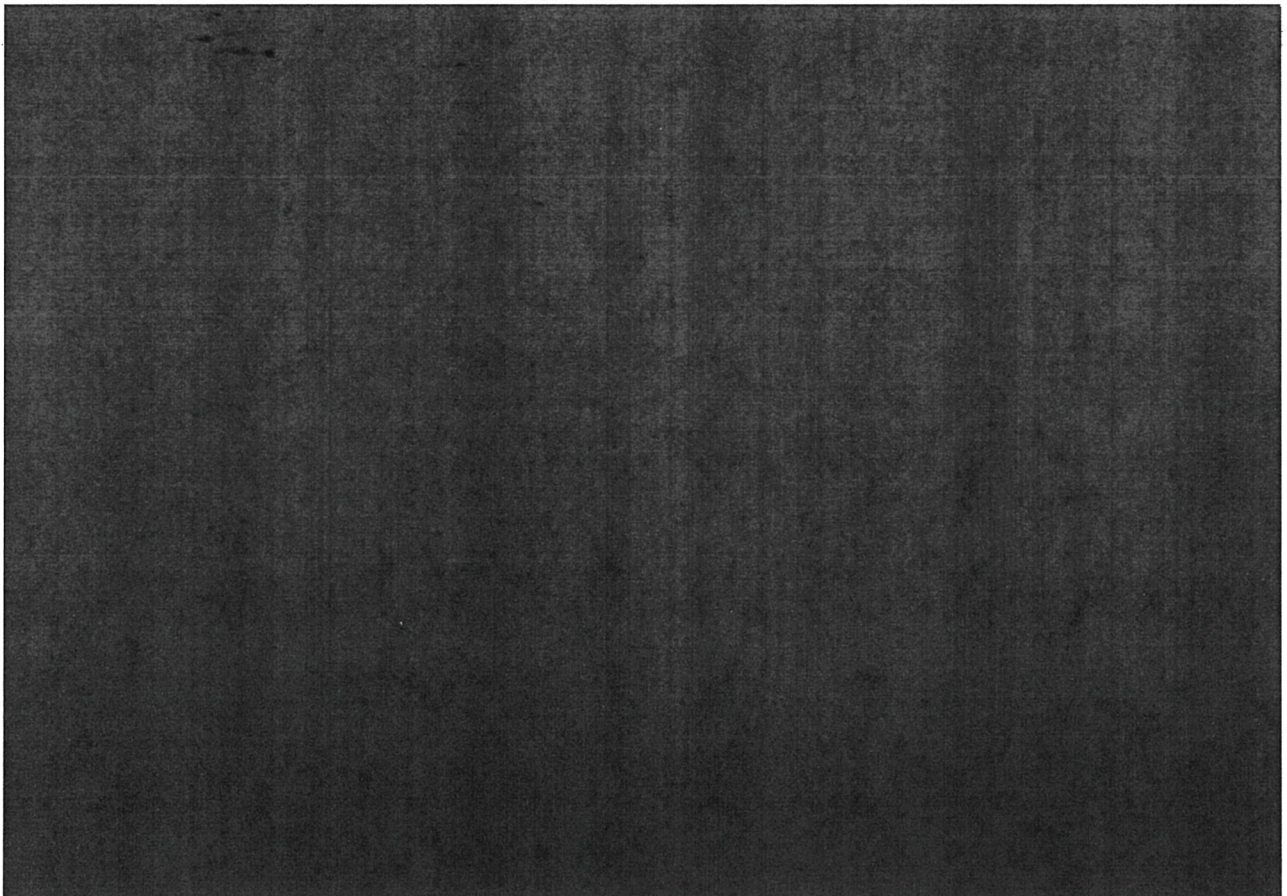
C200109/038 Councillor Clancy moved and Councillor Fisk seconded:

1. That Council authorise the use of the former Shark Museum tenancy space on the ground floor of the Glenelg Town Hall for the display of exhibitions in association with the Bay Discovery Centre and associated artistic activities to be conducted during the Fringe Festival, for a period of six (6) months (until 28 August 2009) or for a lesser period of time should Council resolve to utilise the space for an alternative use.
2. That, subject to confirmation of the space available following clarification of the final requirements of the exhibitions and workshop activities proposed, (Fringe Festival exhibition, "Postcards Exhibition at the Bay" and subsequently the exhibition "Collectors and Keepers #3 - Show and Tell" during SA History Week), Mr David Archer be advised that Council is prepared to grant an extension of the permit for use of portion of the former Shark Museum tenancy space on the ground floor of the Glenelg Town Hall to allow for the display of amusement machines and interactive artworks etc that form part of the Archer's Arcadia exhibition for a further six (6) months (until 28 August 2009) or for a lesser period of time should Council resolve to utilise the space for an alternative use.
3. That, if issued, such an extension be on the same terms and conditions as the initial permit and His Worship the Mayor and the Chief Executive Officer be authorised to sign and seal any documentation necessary for the grant of permit.

CARRIED

Councillor Crutchett returned to the meeting at 11:08pm.

Documents relating to Report No: 28/09 were not Retained in Confidence.



*Handwritten signature or initials.*

## **ITEM NUMBER: 20.3**

### **CONFIDENTIAL REPORT NO: 28/09**

**20 January 2009**

*Pursuant to Section 83 (5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:*

- information or matter the disclosure of which –
  - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
  - (ii) would, on balance, be contrary to the public interest.

*Confidentiality of this document will remain until the resolution is reviewed on or before 30 June 2010 by the Council.*

**Confidential Reports may be handed back to Administration at the close of the Council meeting for confidential disposal.**

**If Members choose not to return them, it is their responsibility to ensure the items are secured or disposed of in a confidential manner.**

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REPORT TO           **COUNCIL**

DATE                **20 JANUARY 2009**

SUBJECT            **VACANT TENANCY – GLENELG TOWN HALL  
EXTENSION FOR USE AS EXHIBITION SPACE**

STRATEGIC PLAN/  
CORPORATE PLAN  
OBJECTIVE/S       **STRATEGIC PLAN: OBJECTIVE 1.1 - COMMUNITY SERVICES  
STRATEGIC PLAN: OBJECTIVE 1.5 – CULTURAL & BUILT HERITAGE  
STRATEGIC PLAN: OBJECTIVE 3.3 – TOURISM**

WRITTEN BY        **MARIANNE NORMAN  
MANAGER BAY DISCOVERY CENTRE**

**STEPHEN WATSON  
CORPORATE RISK OFFICER**

**EXECUTIVE SUMMARY**

Given that the future of the Glenelg Town Hall and Bay Discovery Centre has not been determined at this point in time (currently being considered by the Glenelg Town Hall and Community Services Advisory Committee), this report recommends that Council endorse the continued use of the former Rodney Fox Shark Experience tenancy space, located on the ground floor of the Glenelg Town Hall, for the purpose of exhibitions and activities in conjunction with the 2009 Fringe Festival and SA History Week, or alternatively, for the extension of the current arrangements with SA artist David Archer. This would in effect provide Administration with the flexibility to utilise the space for exhibitions and associated artistic activities whilst providing the community with opportunities to engage in cultural activities during two significant state events. An extension of the existing Archer's Arcadia display is also a possibility, subject to the final space requirements of the Fringe Festival exhibition.

**RECOMMENDATION**

1. That Council authorise the use of the former Shark Museum tenancy space on the ground floor of the Glenelg Town Hall for the display of exhibitions in association with the Bay Discovery Centre and associated artistic activities to be conducted during the Fringe Festival, for a period of six (6) months (until 28 August 2009) or for a lesser period of time should Council resolve to utilise the space for an alternative use.
2. That, subject to confirmation of the space available following clarification of the final requirements of the exhibitions and workshop activities proposed, (Fringe Festival exhibition, "Postcards Exhibition at the Bay" and subsequently the exhibition "Collectors and Keepers #3 - Show and Tell" during SA History Week), Mr David Archer be advised that Council is prepared to grant an extension of the permit for use of portion of the former Shark Museum tenancy space on the ground floor of the Glenelg Town Hall to allow for the display of amusement machines and interactive artworks etc that form part of the Archer's Arcadia exhibition for a further six (6) months (until 28 August 2009) or for a lesser period of time should Council resolve to utilise the space for an alternative use.
3. That, if issued, such an extension be on the same terms and conditions as the initial permit and His Worship the Mayor and the Chief Executive Officer be authorised to sign and seal any documentation necessary for the grant of permit.

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### REPORT DETAILS

#### Background

Elected Members will be aware that the temporary use of the former Rodney Fox Shark Experience space was placed under the care of the Bay Discovery Centre (BDC) management subsequent to the Glenelg Community Centre declining to accept an invitation to utilise this space.

#### Previous Reports and Decisions

At its meeting of 24 June 2008 Council resolved:

1. *That the Glenelg Community Centre be offered the opportunity to display products and furniture made at the Glenelg Community Centre in the former Shark Museum tenancy space for a period of three (3) months; and*
2. *That the former Shark Museum tenancy space be placed under the management of the Manager Bay Discovery Centre for the period until 30 September 2008.*

At its meeting on 14 October 2008 Council resolved:

1. *That Mr David Archer be advised that Council is prepared to grant an extension of the permit for use of portion of the former Shark Museum tenancy space on the ground floor of the Glenelg Town Hall to allow for the display of amusement machines and interactive artworks etc that form part of the Archer's Arcadia exhibition for a further five (5) months (i.e. until 28 February 2009) or until such time as the review of the Glenelg Town Hall has been considered and a strategic direction determined.*
2. *That such extension be on the same terms and conditions as the initial permit.*
3. *That His Worship the Mayor and the Chief Executive Officer be authorised to sign and seal any documentation necessary for the grant of permit.*

#### Key Issues Discussion

Given that the newly formed Glenelg Town Hall and Community Services Advisory Committee is considering the future of the Glenelg Town Hall building together with other local community services, it is suggested that Council not commit to a mid to long term tenancy arrangement for the use of the former Rodney Fox Shark Museum space until Council has considered any future recommendations from the Committee and resolved a long term strategic direction for the building. However, it would be prudent to occupy the space with a short term, flexibility activity whilst also providing positive outcomes for the community and demonstrating practical use of the landmark building.

Given this, Administration suggests that subject to the needs of the Bay Discovery Centre's exhibitions program (which incorporates Fringe Festival and SA History activities), the existing arrangement within the tenancy be modified to allow for continued, temporary use as an exhibition facility supervised by the Manager of the Bay Discovery Centre, for the purpose of hosting the Fringe Festival exhibition "Postcards Exhibition at the Bay" or that an extension of the current arrangements be granted (subject to the space required to hold the Fringe exhibition).

For Elected Members' information, "Archer's Arcadia", the exhibition by David Archer, will have been open to the public for almost six (6) months and more than 5,000 people have visited. During this time, an additional nine (9) Volunteers were recruited to join the Bay Discovery Centre to supervise the additional space and welcome the visitors in attendance. This arrangement has provided visitors with another cultural activity complimentary to the Bay Discovery Centre since the Rodney Fox Shark Museum closed. Whilst visitors have not been provided with an equivalent experience, they have been able to view an engaging exhibition during this time. The current permit for David Archer to use this

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area concludes on 28 February 2009. The additional Volunteers bring the BDC Volunteer team to 99 members, and administration is confident that continued use of the space will be adequately supervised.

The Bay Discovery Centre is developing a Fringe Festival exhibition entitled "Postcards Exhibition at the Bay". South Australian artists are invited to submit small format art works for inclusion in the exhibition which will promote and celebrate the enduring love of beach holidays in Holdfast Bay and the tradition of sending postcards. The exhibition has been devised as a strategy to develop audiences for the Bay Discovery Centre, celebrate and promote the cultural heritage of Holdfast Bay and provide opportunities for South Australian artists to showcase their work. Subject to the number of art works selected for the exhibition, it may be advantageous to use the ground floor tenancy space in addition to the Mezzanine Gallery for the purpose of the exhibition. This will be an acquisitive prize which entails Council collecting the overall winning entry and four other entries will be selected to reproduce as postcard images and available for sale at Council's venues including the BDC and Holdfast Bay History Centre. In conjunction with the main exhibition of art works submitted by artists, the BDC will be displaying postcards from the local history collection and those sent to the BDC and Holdfast Bay History Centre by the respective volunteers whilst on holiday.

"Postcards Exhibition at the Bay" will conclude on 5 May 2009, followed by the SA History Week exhibition "Collectors and Keepers #3 - Show and Tell". This exhibition will be developed in conjunction with the Holdfast Bay History Centre and will invite local schools to participate by working with students who will be given the opportunity to display their treasured items and tell associated stories. This follows the same rationale as previous "Collectors and Keepers" exhibitions, albeit involving young people in the community as opposed to adults. Again, depending on the extent of interest in participating in this exhibition, it may be advantageous to have the use of the space currently occupied by "Archer's Arcadia" in addition to the Mezzanine Gallery.

In addition, it is considered that the rear section of the tenancy would make an ideal facility for a workshop to be conducted as a Fringe Festival event. South Australian artist Annalise Rees has been invited to conduct a community sculpture workshop on 22 March 2009 which will entail the construction of a public art work utilising recycled cardboard cartons collected in the Jetty Road Glenelg precinct. The resulting sculpture will be installed in the Bay Discovery Centre's landing area on the first floor for the duration of the Fringe Festival. In conjunction with this Annalise Rees will be conducting pavement art activities in Moseley Square on the weekend of 14 and 15 March 2009. Both of these Fringe Festival activities will be coordinated by Council's Community Development Officer. Elected Members may refer to attachment for further information about the artist and an indication of the project's outcomes.

### **Financial Sustainability Impact**

Whilst Administration recognises that this short term arrangement will not generate the revenue stream that could be gained from a commercial arrangement it does provide the opportunity for a more considered and strategic approach to the future utilisation of the Glenelg Town Hall currently being considered by the Glenelg Town Hall and Community Services Advisory Committee. It also allows a vacant space to be utilised and for Council to provide the local and wider community with opportunities to engage in cultural activities whilst retaining a high degree of flexibility.

### **Budget**

The fit-out and preparation of the spaces to be use will be coordinated by the Property/Risk Officer and the Bay Discovery Centre Manager.

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At this point in time the exact quantum of any necessary Council expenditure in relation to this short term initiative has not been determined but is likely to be in the order of \$1,000 and can be met from the BDC Changing Exhibitions budget line. The Manager, Bay Discovery Centre will endeavour to prepare the space formerly granted for use by David Archer at limited expense, where possible enlisting the assistance of volunteers for labour (eg painting walls and installation of exhibitions). The space intended for use to hold the Fringe Festival workshop will not require any preparation other than basic cleaning and Occupational, Health, Safety and Welfare clearances for the specific purpose.

### **Full Life Cycle Costs**

Given the short term nature of the proposed arrangement there are not expected to be any full life cycle costs implications.

### **Conclusion**

Given that no final direction has been confirmed by Council in relation the future use of the Glenelg Town Hall and BDC operations (following the review of the Town Hall and BDC in mid 2007), Administration suggests that the space formerly used for the Archer's Arcadia exhibition continue to be used as an exhibition facility for Bay Discovery Centre activities during the Fringe Festival and SA History Week exhibitions for a period not exceeding 6 months. It is also suggested that the Manager of the Bay Discovery Centre manages both areas, liaising with the Community Development Officer and Local History Officer as required.

The short term use of this space provides an opportunity for Council to determine a strategic approach to the tenancy issues within the Glenelg Town Hall whilst also providing opportunities for the local and wider community to engage in cultural activities.



**R A THOMAS  
GENERAL MANAGER  
CITY SERVICES**