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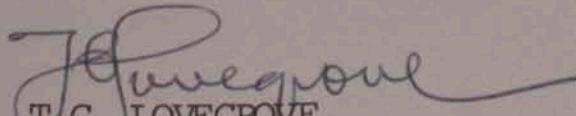
CABINET DECISION

NO. 2001

Submission No.: 1690
Title: ARALUEN CENTRE

Cabinet approved :-

- a) the design of the Araluen Cultural Centre as set out in the Schematic Design Report at Attachment "A" to the Submission; and
- b) the funding of the construction of the centre over three years to 1983/84.


T.C. LOVEGROVE,
(~~XXXXXXXXXXXX~~),

Actg. Secretary to Cabinet.

29 October, 1981.

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FOR CABINET

SUBMISSION No: 1690

Title:	Araluen Centre
Minister	
Purpose:	To obtain approval of plans for the Araluen Cultural Complex and allocation of funds for its construction
Relation to existing policy:	Accords with existing policy
Timing/ legislative priority:	
Announcement of decision, tabling, etc:	A draft press release is attached
Acting required before announcement:	Nil
Staffing implications, numbers and costs, etc:	There are no public service staffing implications
Total cost:	\$4.77m

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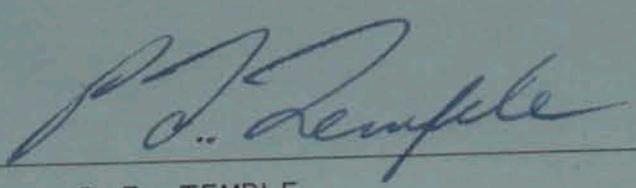
Department/Authority DEPARTMENT OF THE TREASURY

COMMENT ON CABINET SUBMISSION No.

TITLE: ABALUEN CENTRE

COMMENTS:

The proposal should be referred to the Capital Works Committee for comment.



SIGNED: P.F. TEMPLE
DESIGNATION: Deputy Under Treasurer
DATE: 14/10/81 **CONFIDENTIAL**

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Department/Authority DEPARTMENT OF THE TREASURY

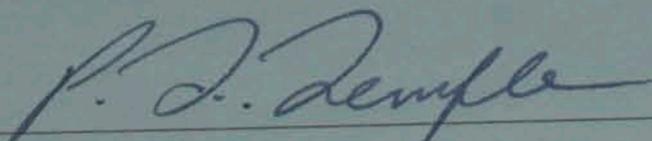
COMMENT ON CABINET SUBMISSION No.

TITLE: ARALUEN CENTRE

COMMENTS:

Before being considered by Cabinet this submission requires further examination and comment on :

- (a) possible implications for the Territory Capital Works Programme in respect of headworks for services, roads etc.
- (b) appropriateness or otherwise of the scale of the project and the implications the sale of the project for staffing and other operating costs (and thus the level of annual subsidy).
- (c) the co-ordination of the development plans of the Trust and the Museums and Art Galleries Board and avoidance of duplication in proposed facilities.
- (d) whether or not it is desirable for the Government to provide the open-ended financial support implied in this submission and if not, the level at which any limit of cost should be pitched.



SIGNED:

P.F. TEMPLE

DESIGNATION:

Deputy Under Treasurer

DATE:

23/10/81

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Department/Authority.....LAW.....

COMMENT ON CABINET SUBMISSION No.

TITLE: ARALUEN CENTRE.....

COMMENTS:

There are no legal or constitutional barriers to the proposal.

SIGNED: S.R. Bailey *S.R. Bailey*
DESIGNATION: Director, Executive & Policy Unit for Solicitor-General
DATE: 12th October, 1981 **CONFIDENTIAL**

THE ISSUE

1. To obtain Cabinet approval of the plans for the Araluen Cultural Complex and of the funding requirement.

BACKGROUND

2. In 1976, the Araluen Foundation for Arts and Cultural Conservation (which represents many of the cultural organisations in Alice Springs) was set up to further the development of the Araluen area.
3. To ensure the responsible handling of Government funds, Cabinet Decision no.434 provided for the establishment of the Araluen Arts and Cultural Trust.
4. The Act establishing the Trust was assented to in October 1979. Under the Act, the Araluen Trust is responsible for the control and maintenance of the Araluen Centre.
5. Cabinet Decision no 877 of 21st September 1979 approved a recommendation that construction of the Araluen Centre be funded by way of a grant to the Araluen Trust with the assistance of technical advice from Department of Transport and Works. A cost limit of \$1.75 million was set for the construction of a theatre as the first stage of the complex.
6. In October 1980, the Araluen Cultural Trust commissioned Collin Hassall and Partners and Tom Brown and Associates to undertake a feasibility study and prepare a planning brief for the Complex. The Report, completed in March 81 concluded that there was "a definite need for venues for local performing and visual arts and craft activities," and also "an urgent need for accommodation for existing local art collections".

7. The Report recommended the provision of

7.1 a performing arts component consisting of:

a proscenium type theatre with a variable audience capacity of 200-500

a rehearsal/meeting room capable of sub-division

an outdoor staging space seating 2000

7.2 a visual arts component consisting of:

an art gallery to display existing permanent collections.

an exhibition gallery for temporary and touring exhibitions, serving the secondary purpose of additional rehearsal and meeting space.

an outdoor sculpture court yard

a studio for the teaching demonstration and practise of crafts. (it was suggested that existing buildings should be renovated for this purpose and to accommodate visiting artists).

7.3 A public component,

foyer, food and liquor outlet, car park etc.

7.4 an administrative component.

offices, boardroom, resource centre

8. The report was generally well received. However N.T. Museums and Art Galleries Board expressed concern over possible duplication of facilities and staff. In addition the Alice Springs Crafts Council though supporting the need for the craft component made representations that control of the facility should be vested in the Crafts Council.

8. The comments made by N.T. Museums and Art Galleries Board have some validity. However, the exhibition spaces will also meet the need for meeting, activity and rehearsal

space expressed by the seventeen Alice Springs organisations contacted by the consultants in the course of the study.

9. With the approval of the Minister for Community Development, the Araluen Trust further commissioned Colin Hassall and Partners Pty Ltd in conjunction with Andrew McPhee and Associates Pty Ltd to proceed with the production of a schematic design Report, which was completed in August 1981 and was placed on public display in Alice Springs.
10. The Schematic Design Report, which is the subject of this submission, located the Centre between the central hill on the Araluen site and Larapinta Drive to the North.

The design provides for:

- . A Theatre with seating capacity for 500/220
- . A Rehearsal/Meeting Room
- . Dressing Rooms for 68 performers
- . Backstage Technical and Storage facilities
- . Food and Liquor Facility to seat 100 inside and 40 on Terrace
- . Exhibition Gallery/Rehearsal Area
- . Art Gallery and Art Gallery Store
- . Administrative Offices

- . Outdoor Sculpture Area
- . Art/Craft Studios
- . Car Parking and Landscaping in the immediate environs of the Centre

The Consultants estimate the cost of the development at \$3.4 million excluding professional fees, special site difficulties, increases in building costs.

The work schedule projects completion by October 83 provided there is no undue delay in obtaining the necessary approvals.

CONSIDERATION OF THE ISSUES

11. The Araluen Cultural Trust has worked in close co-operation with the Consultants and has fully endorsed the recommendations made.
12. The recommendations made are in accordance with the needs expressed by arts organisations in Alice Springs as evidenced by the responses included as appendices to the first consultant's Report.
13. The site development plan reserves an area for the future development of the proposed Museum and Art Gallery by N.T. Museums and Art Galleries Board. In addition an area is reserved for the extension of the Central Australian Aviation Museum. Sufficient space remains for the community to develop picnic areas, a children's playground and other facilities as the need arises.
14. The Performing Arts and Visual Arts components are adequate to serve the needs of Alice Springs residents and tourists immediately and well into the foreseeable future.

15. The food and liquor facility is seen as essential to attract visitors to the complex and preliminary estimates suggest that it will make a substantial financial contribution towards operating costs.
16. The conversion of existing buildings to Crafts Studios is less costly than the construction of a new centre. The separation of craft work, which may be noisy and/or dirty is highly desirable. Separation from the main buildings may also assist user groups to maintain their autonomy.
17. Department of Transport and Works has advised that "The approach to building design is excellent as it has achieved a homogenous concept from a series of variable volumes, functions and parameters. This has been achieved with a judicious use of low cost and low maintenance materials".
18. Dept. of Transport and Works has also reviewed the estimate of costs set out in the Report and made a revision to include escalation and Rise and Fall over the contract period. The total order of cost for completion is given as \$4.77 million.
19. In the opinion of Department of Transport and Works the timing given in the Report is achievable.

THE OPTIONS:

20. This submission seeks approval of the design of the Araluen Cultural Centre as set out in the Schematic Design Report prepared by Hassall and Partners Pty Ltd in Association with Andrew McPhee and Associates Pty Ltd.

There is no component of the complex which can be considered separately from the others.

The options are therefore to approve or to reject the design in toto.

21. The design could be rejected on the grounds that the facility is over-elaborate for the size of the Alice Springs population i.e. that the seating capacity of the theatre could be cut, one of the galleries eliminated, the office and restaurant space reduced.

If this view is taken the design work would have to be re-commissioned.

22. While the complex would be among the best in Australia for a city of comparable size, the facility is designed to serve the needs of tourists as well as residents. For this reason it would be inadvisable to reduce the seating capacity of the auditorium or restaurant.

23. The viability of the theatre will depend largely on the proportion of the presentations that can be locally produced.

Amateur and semi-professional productions require a longer period of rehearsal than those using only professional actors and consequently a number of presentations must be in rehearsal at the same time.

Elimination of the display space which also provides additional rehearsal space would therefore affect the viability of the theatre.

24. Approval of the design is recommended.

25. This submission seeks the allocation of \$4.77 million for construction of the Araluen Cultural Centre over three years to 1983/4. \$500,000 has been provided in the budget for the current year.

26. The development of the Centre could be staged over a number of years.

Department of Transport and Works has advised that the rate of escalation of construction costs can be expected to continue at the rate of at least 10% per annum.

To phase construction over four years instead of three would add an additional \$500,000 to the cost.

This option is not recommended.

27. Commencement of the project could be deferred pending an upturn in the economy.

Adoption of this alternative would substantially increase the cost.

The plans and reports have been freely available in Alice Springs and expectations have been aroused that construction will commence in the near future.

Deferral of the project would attract adverse criticism and is therefore not recommended.

28. The allocation of \$4.77 million over three years to 1983/4 would ensure completion of the project by October 1983.

The completion date co-incides with the 50th Anniversary of Alice Springs for which a celebration is planned. The opening of the Centre at that time would make a major contribution to the festivities and to the tourist industry in Alice Springs.

This option is recommended.

PUBLIC IMPACT OF THE RECOMMENDATIONS

29. An announcement that funds have been allocated for work on the centre to proceed immediately would be favourably received.

FINANCIAL CONSIDERATIONS

30. In addition to the Capital cost of \$4.77 million, there will be an ongoing requirement for funding.

A centre manager would be engaged 12 months prior to the opening and a mechanist/technician would be needed approximately 6 months before completion of the Centre.

Centres of similar size in cities of comparable population require subsidies ranging from \$40,000 to \$80,000 p.a. to meet operating deficits.

31. Commonwealth funds may be available through the Australian Council towards performances and salaries of arts personnel.

EMPLOYMENT CONSIDERATIONS

32. The Araluen Cultural Trust is a Statutory Authority. In addition to the Control of the Centre, the Trust has responsibility for the development of the arts in the Region.

In carrying out these two functions the Trust will provide employment for a professional staff of 6 and 4 administrative and support staff, plus catering staff.

COMMONWEALTH AND LOCAL GOVERNMENT RELATIONS

33. The Corporation of Alice Springs is represented on the Araluen Cultural Trust by two aldermen.
34. There are no implications for Commonwealth relations.

CO-ORDINATION AND CONSULTATION

35. Consultation has taken place between the Araluen Trust and Department of Transport and Works in the commissioning of consultants.

Comments by Department of Transport and Works on the design brief have been incorporated into this submission.

36. The area of land reserved for the proposed N.T. Museums and Art Galleries Board development is in accordance with the expressed preference of the Board. The Board has requested that the responsibility of the Araluen Trust for touring art exhibitions be limited so as not to infringe on the Statutory responsibility of the Museums and Art Galleries Board.

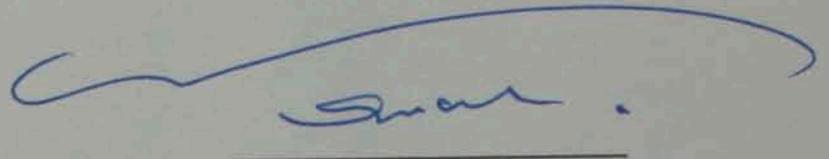
PUBLICITY

37. A draft press release is attached.

RECOMMENDATIONS

38. It is recommended that Cabinet
- a) approve the design of the Araluen Cultural Centre as set out in the Schematic Design Report (Attachment A)

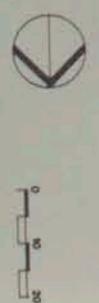
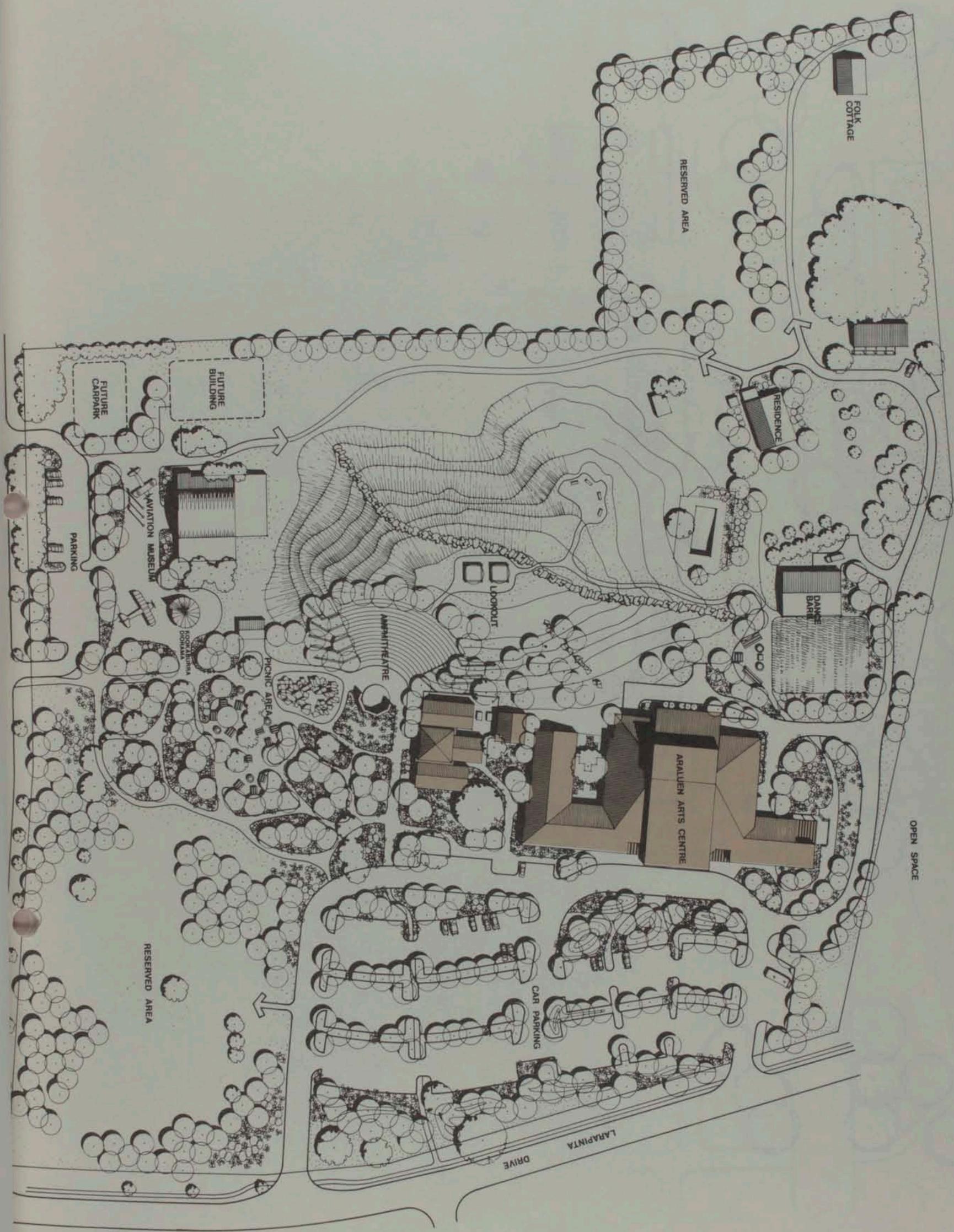
- b) approve the expenditure of \$4.77 million over three years to 1983/4 for construction of the Centre.



A handwritten signature in blue ink, appearing to read "Marshall Perron", is written over a horizontal line.

MARSHALL PERRON

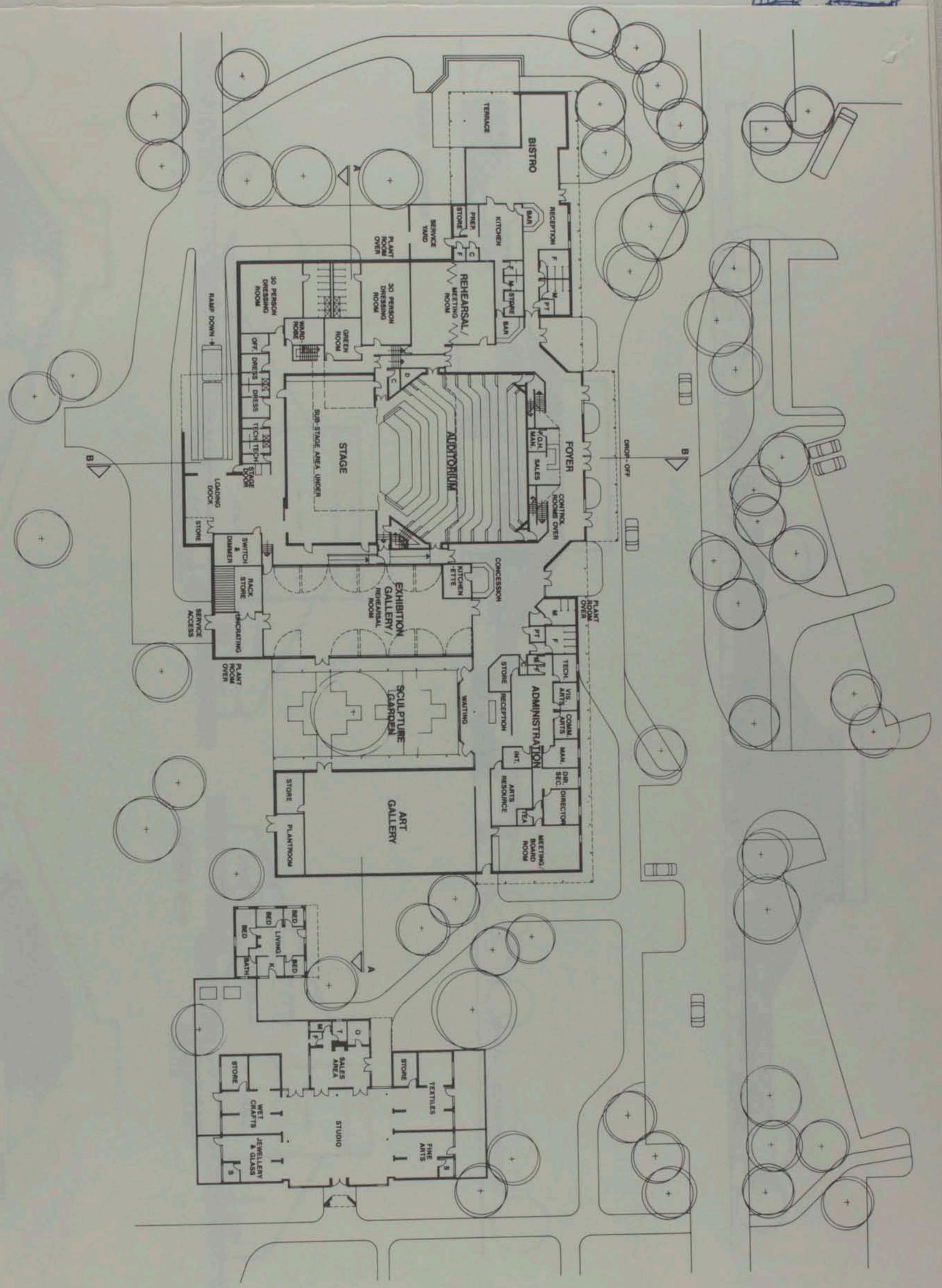
October 81



**THE ARALUEN
ARTS CENTRE
SCHEMATIC MASTER
PLAN**

Landscape Architects
LAND SYSTEMS PTY LTD

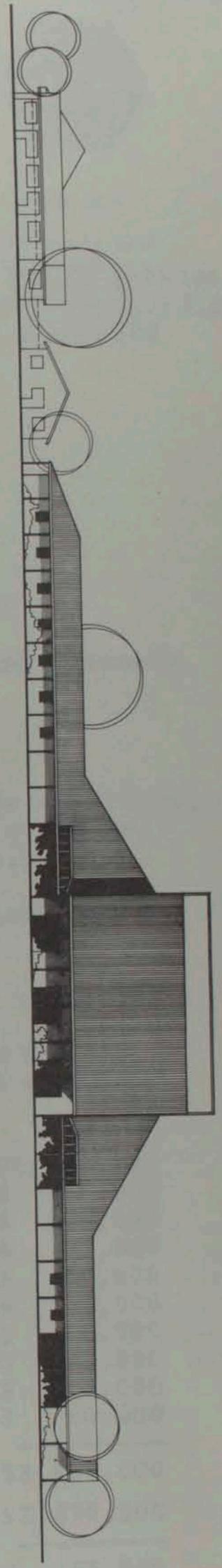
Mark P... ..



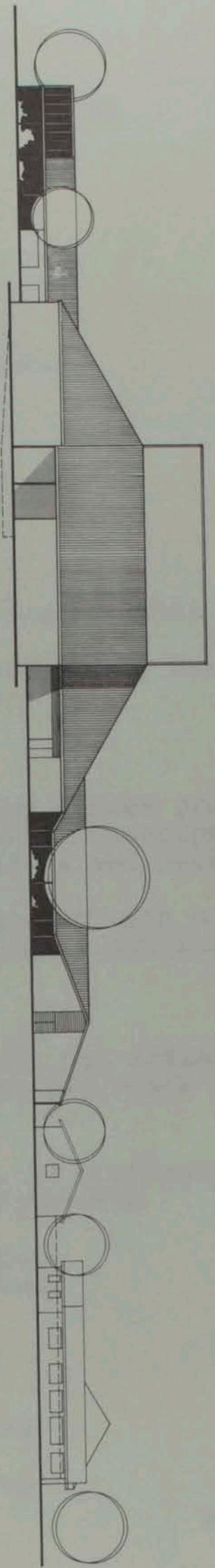
**THE ARALUEN
ARTS CENTRE
SCHEMATIC
GROUND
PLAN**

Architects
HASSELL AND PARTNERS PTY LTD
in association with
ANDREW MCPHEE & ASSOCIATES
PTV LTD
A11/04/01 10/01/01

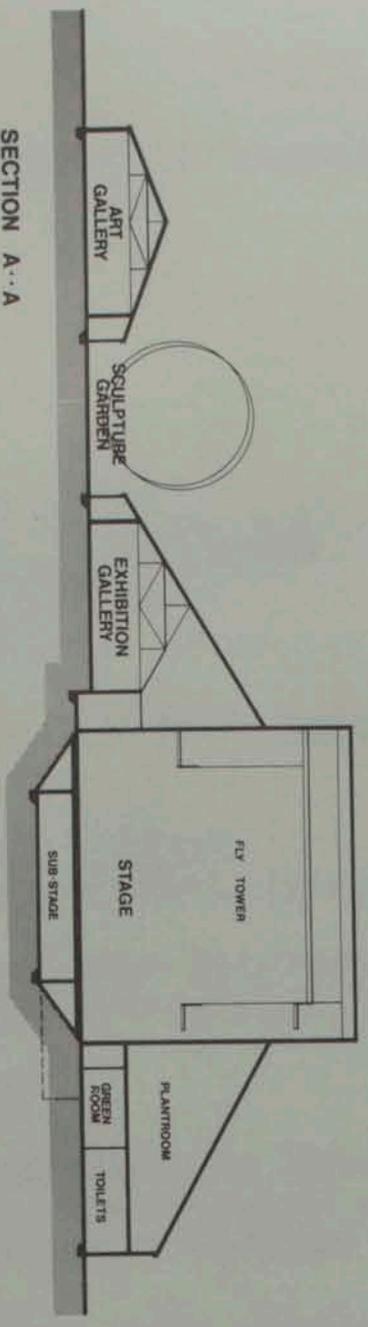
Mark Bennett



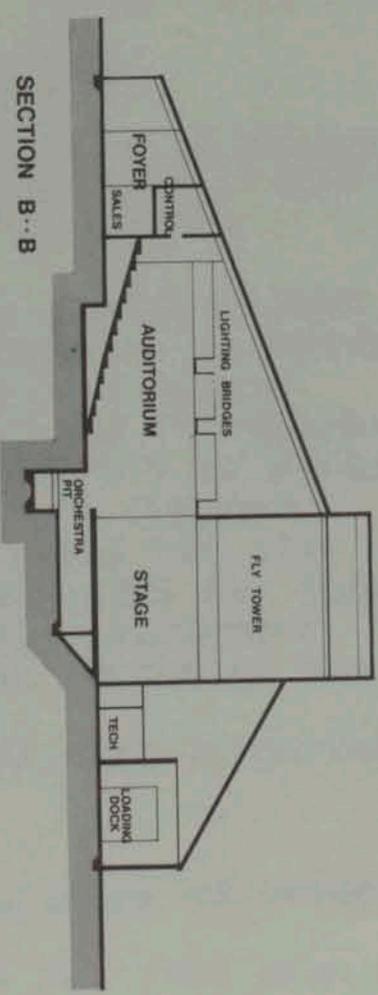
NORTH ELEVATION



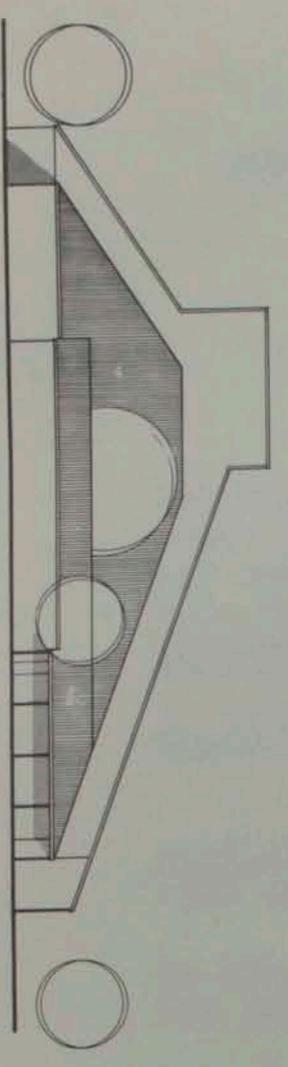
SOUTH ELEVATION



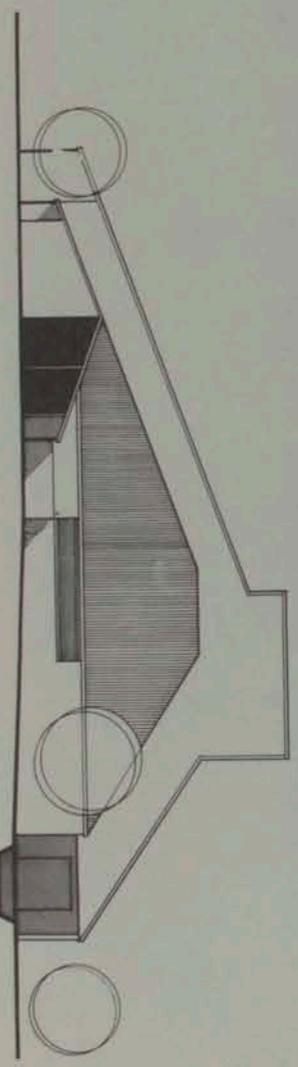
SECTION A-A



SECTION B-B



EAST ELEVATION



WEST ELEVATION

THE ARALUEN ARTS CENTRE SCHEMATIC ELEVATIONS AND SECTIONS

Architects HASSELL AND PARTNERS PTY LTD in association with ANDREW MCPHEE & ASSOCIATES



DEPARTMENT OF TRANSPORT & WORKS



PO BOX 2520

DARWIN NT 5794

TELEPHONE

TELEX AA85396

REFERENCE 51.17.3

RF:RC:260

Secretary,
Department of Community Development,
Art and Cultural Affairs Branch,
P.O. Box 1197,
DARWIN N.T. 5794

Attention: Mr. C.P. Barrett

ARALUEN ARTS CENTRE

(Your Correspondence dated 31st August, 1981 refers)

We have reviewed the report submitted by Hassell and Partners and our comments are as follows:-

(a) Design

The approach to the building design problem is excellent, as it has achieved a homogeneous concept from a series of variable volumes, functions and parameters.

As well, this has been achieved with a judicious use of low cost and low maintenance materials.

(b) Estimates

We are not in agreement with the estimates as set out in the "Report" and our revised order of cost estimates are as follows:-

Basic Building Cost (incl. of Contingency)	: \$2,902,500
Alterations to existing structures	: \$ 90,000
Site Development	: \$ 300,000
Sewer and Stormwater Drainage	: \$ 47,000
Builder's Preliminary Charges	: \$ 50,000
N.T.E.C. Charges	: \$ 3,000
Orchestra Pit Lift	: \$ 55,000
Kitchen and Bar Equipment	: \$ 60,000
Theatre Equipment	: \$ 272,000
Loose Furniture and Fittings	: \$ 80,000
	<hr/>
Total cost at current rates	: \$3,867,000
	say <hr/>
	\$ 465,000
Escalation to Tender	<hr/>
	: \$ 435,000
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Total order of cost for completion of Project	: \$4,770,000

N.B. The above estimates have the same exclusions as set out in clause 10.3.1 "Summary of Costs" with the exception of "Contingency" and "Building Escalation Costs".

Timing

The timing as set out in Section 11 "Programme" is achievable.

for *d'Rammond*
P. FAULKNER
For Director of Public Works

Perd September, 1981

DATE REC'D	24/ 9 / 81	SEC No.	2804
TO	<i>Mr Norman</i>		
ACTION REQUIRED:		DATE DUE:	
FILED BY Sec.	<input type="checkbox"/>	/ /	
CO-ORDINATED RESPONSE	<input type="checkbox"/>	/ /	
DIRECT ACTION BY D.V.	<input checked="" type="checkbox"/>		(Co-ordinator)
FOR INFORMATION	<input type="checkbox"/>		
MANAGEMENT COMMITTEE	<input type="checkbox"/>		
	<input type="checkbox"/>		
SECRETARY	<i>AW</i>		
Department of Community Development			