

ID	Have we got the gallery purpose and components right?	Do you have any comments?	Do you have a preference for a site that Council should investigate further? Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	What are the reasons for your preference?	Is there another site option that we have not considered?	Given the feasibility study findings and cost estimates, would you like Council to:	Do you have any other suggestions or views that you would like to share with us?
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6751	Partially	If it's going to be at the Main Road site, that's a lot to squeeze in when parking is also a HUGE problem in this area. How would people access it if the parking is all taken by the commuters and library visitors? I enjoy the Heide museum and outdoor area but this space is a lot smaller. I was very concerned to read about an entry fee - I love Monsalvat but am prohibited from visiting as the fee for entry for a family is far too high. If this is the same then local families will not regularly visit. I hope there are free activities, classes, displays, treasure hunts for children of all ages (like the Ian Potter) - for example in school holidays - as this suits the Nillumbik demographic. It's a lot of cash to spend when rates are high(and rising) and shops on main Road	1	3	2	6	5	4	Its the only place I know.	No, you've developed most of our green spaces so there isn't much left.	Public/Private Partnership	A huge focus on art when the Shire seems to be falling apart - bit of a shame. Get recycling sorted, roads fixed and lower rates (residents and shops) - Eltham is a sad place.

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		Eltham are closing - be prepared for backlash - it'll happen.										
6776	Yes								This site is centrally located, serviced by public transport, close to the library. This site is located close to the Main road shopping area, creating a good hub for locals, as well as tourists, to easily access shops/library/cafes.		Business Case/Masterplan	

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6778	Yes		1	3	4	2	5	6	I believe the main Rd Eltham location provides multiple benefits to both visitors and local business center. Ease of access to public transport, both train and bus services. Excellent proximity to Monsalvat and the Artists Trail. Increase tourism opportunities for local bespoke businesses within the Eltham activity center. Providing increased visitor traffic 7 days a week from all demographics. Effective use of vacant public land.		Business Case/Masterplan	
6784	N/A		6	2	3	1	4	5	None of the above.	The Eltham Community Reception centre. This building is an underused building that was originally built as a community art space.It could be developed to address the proposed needs rather than build another new building and lose	N/A	I have grave concerns about this proposal. We have lost 2 valuable art galleries Wiregrass and Jenny Mitchells and Monsalvat is struggling.

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										more community space.		
6804	Yes		1			2			I think Eltham has a great history of art and would attract more visitors than some of the other suburbs	Kangaroo Ground and Research	Business Case/Masterplan	
6807	Yes	I think a regional art gallery in Nillumbik is a terrific idea that has my whole-hearted support It would give Nillumbik on a far greater cultural presence and would draw visitors from elsewhere to the Shire, with associated flow-on benefits.	1	3	5	2	4	6	Based on accessibility and visibility.		Business Case/Masterplan	

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6859	No	<p>I do not think that another gallery is necessary in Nillumbik. There already exists exhibition space at the Community Center, Monsalvat, and Eltham Library. The L&amp;L Center at Eltham already provides studio space.</p> <p>Perhaps as an alternative the Community Centre could be better utilized for Exhibitions - the Nillumbik Art Award used to be hung there.</p> <p>The Diamond Valley Library could be re converted into a library Arts space - It originally used to included hanging space but the librarian at the time did not like sharing her space. It has now become a bit of an ugly box.</p> <p>I think the rate payers money would be far better spent on community services eg stop farming out</p>									N/A	

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		services to contractors such as cluster groups for early childhood education. The need to address homelessness is also an issue - this could be done by providing a caravan park. It is no good just using authorities to move people on - move on to where? No more bricks and mortar please.										
6863	Yes		1	4	2	5	3	6	Want to see something on the site		Public/Private Partnership	

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6871	Yes	I feel this is very thorough and well done. My comment is very specific - in the Study in section 11.2 the table outlining key component spaces does include Gallery Support Spaces. The breakdown of support spaces and their estimated space requirements looks good for an initial assessment. My concern is that these support spaces are not listed above as primary components. From experience (I am an experienced curator/collection manager/consultant) I know that support spaces are absolutely paramount, and are almost more important in design, planning and investment than the public exhibition space. I feel uneasy that they are listed in the detailed table but not as a key component in the overview. Storage,							895 is a very sensible site choice. Central location utilising existing space. Close to train, library, park.		Business Case/Masterplan	

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		workspaces, staff spaces need top billing from the start as these spaces are often disregarded or relegated during the design process and the budgeting process. If they aren't prioritised highly and clearly from the start they will be diminished and secondary issues and subsequently not built satisfactorily.										



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6879	Yes	<p>***If the footprint is not sufficient for optimal design then making use and feature of the rooftop space should be a factor, enabling open space for the plaza, gathering space, some sculpture garden, also enabling open air rooftop theatre/cinema space.. An open air cinema could give a seasonal income stream that contributes to the overall running costs, &amp; allows a platform to market Nillumbik to a captured audience. The rooftop spaces would take further advantage of the scenery that has identified the site as a preferential location in the assessment criteria and offer a contemporary, grand, functional, eco and innovative component to the project.</p> <p>***For such a substantial attraction, does Nillumbik have</p>	1						<p>Current infrastructure supports the Main Rd Eltham site, situating it within the largest Activity Centre in Nillumbik and with a focus on visually integrating the gallery into the retail centre will give it a more supported network and presence. In turn the gallery gives the retail precinct a more substantial presence. A potential flow on benefit is to galvanise the retail centre, attract new investment and strengthen the local economy. A key factor for such major investment of public money should include strengthening the local economy, so situating the gallery in the Eltham Major Activity Centre can contribute to the justification of the spend. Conversely, engaging in locations or commercial operations that undermine the activity centre would diminish the projects support. Many of the public spaces in the vicinity of the gallery can be</p>	<p>Andrew Reserve in Diamond St Eltham - with a wall/levee to protect if at risk from flooding) or over the Eltham train yard/stable, disguising the unsightly infrastructure, hiding a flaw and creating a feature centrepiece.</p>	Business Case/Masterplan	<p>I am concerned that a private partnership model may compromise the purpose mandate and public support or patronage would suffer or even revolt. The process of securing an appropriate and viable private partnership/s investment could significantly impede the project or expand the footprint or resources required.</p>

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		<p>enough appropriately situated accommodation? Motels, Hotels etc. ***Can the gallery incorporate a children's play space, a short term, occasional care, child minding program. Offering a 7 days a week service for a fee, \$16-\$20ph, as a cost covering means rather than revenue raising, as a convenience for patrons to the gallery &amp; town allowing them to linger longer, and as a component of the educative experiences mandate. A maximum of 5hrs, catering to children aged 3 - 12 years old, not offering meals, also offering rotating sessions that link to exhibitions such as Picasso painting, recycled art, play doh sculptures, photography, making music, messy art, the art of science, &amp; their endeavours would be</p>							<p>utilised for synergetic activations such as displays, discovery trails &amp; performances in areas such as the Town Square &amp; retail centre streetscapes, Sculpture walks could also incorporate the Diamond Creek Trail and Alistair Knox Park. If the land size has a shortfall then the town and surrounding spaces can be considered as resources for outdoor events / activities.</p>			

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		displayed by scrolling images on a large monitor. This would allow parents to enjoy the gallery & the adjacent town at their leisure while the children enjoy the play space or topical enrichment programs. It would also enable further employment opportunities to staff it. Not available for parents to leave the town, must remain within easy reach. Ie, Gallery event, lunch and run to the post office & pick-up groceries. Not to cover an afternoon in the city or a day at work.										
6972	Partially		2	3	4	1	6	5	It is an existing gallery with historical links to the arts. It is clearly the ideal location.		Public/Private Partnership	

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Email submission	No	<ul style="list-style-type: none"> <li>There is no inclusion of visitation catchment projections, how the proposed gallery relates to other galleries in surrounding municipalities and the need for a Regional Gallery. The only assumptions about visitation are based on Heidi. The study does not delineate between the need for a Regional Gallery or a Local Gallery.</li> <li>There is no correlation between the Demographic review, and how this provides evidence for a Regional Gallery.</li> <li>Strategic documents referenced in the report do not provide evidence of the broader communities' desire for a Regional Gallery. Instead they refer to public, participatory and accessible arts, the support of arts and cultural activities, and the need to improve understanding of</li> </ul>									N/A	Finally, I would like to point out that the 'Have your say,' community consultation page on Council's website does not allow community to object to the Regional Gallery unless they attend a Council meeting, or to provide provision to attach a written submission. Thank you for accepting this submission

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		existing exhibition spaces. Statements from these documents have been taken out of context and used to support the argument for a Regional Gallery. • Participation in consultation has been very low and targeted. 29 people completed the online survey and approximately 60 people participated in the community summits. Given that the community summits were facilitated workshops, I am left wondering why Council is unsure how many people participated (approximately 60 people?). The summary of consultation evidences that the summit workshops were structured in a way that indicated a Regional Gallery would proceed. The format was leading and sought information about										

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		<p>gallery preferences, programs, management and operations.</p> <ul style="list-style-type: none"> <li>The summary of key themes from the consultation includes misleading and unsubstantiated statements such as, '1. Cultural precinct. It is a widely held view that Nillumbik needs a gallery...' page 30.</li> <li>Or, '8. Local economy and Tourism. It is widely believed that the Gallery will generate important economic benefits for Nillumbik...' page 31.</li> <li>The economic impact assessment is incorrect and incomplete – as identified within the Study report. The assessment is informed by surveys from just 48 summit participants and fails to include \$20M of capital expenditure. Council can not adopt a Study knowing that the economic impact assessment is</li> </ul>										

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		<p>incorrect. This is misleading for the community.</p> <ul style="list-style-type: none"> <li>Although the report indicates that the Gallery will require ongoing operational funding of \$1.2M per year, there is not enough information included within the report to understand how this was calculated or the proposed components and programs that lead to this operating budget.</li> <li>One of the key themes from the consultation is 'Accessible and All-Inclusive.' In the Study this refers to transport and ability to cater for a range of community members (students, artists etc). Charging fees for programs and attempting to obtain a financial return on the investment in the gallery, will exclude a significant portion of the community.</li> </ul>										

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6974	Yes		2	3	4	1			I believe the historical architecture and grounds at Monsalvat would enhance visitors experience and be an exciting fit .		Business Case/Masterplan	
6975	Yes		1						The main rd site is the best option. It's accessible and will be prominent to visitors entering Eltham. It will become a focal point of the area. Visitors can arrive by train and have easy access to Eltham village shops etc. Monsalvat should NOT be considered as it has its own distinct history which does not align with contemporary artistic practice. The distinction between Heide and Monsalvat is stark, and has been historically. It would be difficult to brand a new Nillumbik gallery as contemporary space within the Monsalvat site considering the founders view of contemporary art.		Business Case/Masterplan	This is an important project that I hope council moves forward with. Like Tarrawarra, Bendigo, and Heide MoMA, it has the potential to become an arts destination.



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6978	Yes		2			1			Eltham has always considered to be an arts based community. No commercial galleries apart from montsalvat, very sad.		Business Case/Masterplan	
6980	Yes	The report provided is extremely thorough and in comparison with other Shire venues would be unique to Nillumbik, the Nillumbik collection and the diversity of activities on offer in the area. Nillumbik and particularly Eltham has a long history of visual arts and artists, a significant environment and continuing vibrant arts community. I agree that it is timely for the Nillumbik Regional Gallery project and development to be undertaken.							895 main Road Eltham, I consider the ideal location for NRG as it ticks all the boxes required including public transport, vicinity to library, shopping, entertainment venues and sits in the heart of Eltham.	Not that I would consider	Business Case/Masterplan	the undertaking is substantial and requires immense funding therefore I assume the business model is the most efficient form to pursue. A call for donations both public and from private business would benefit all.
6983	Yes					1			Monsalvat is the best choice given the site, artistic history and location		Public/Private Partnership	

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6986	No	The art gallery would need to have good access by road and extensive parking available.				1			Monsalvat (please note the correct spelling) is the premier centre for the arts in the shire. It is iconic and historically important for the arts in the area. It makes sense to add a purpose built facility to all that Monsalvat offers and continues to offer in the arts. It is the responsibility of the council to support Monsalvat and add to its place as the second most visited tourist site in the area. It is utterly unique and therefore would stamp out a point of difference from any other public gallery in Australia. Monsalvat has shown its ability to manage an arts centre without ongoing external support for the last 8 years and has considerable experience and infrastructure in place to do so. I have not included any of the other sites in my preferences and I don't believe the council should be considering any other	NO.	Public/Private Partnership	Monsalvat has many existing venues appropriate for work shops, artists studios, which could be incorporated into the arts plan for the precinct. The current visitor numbers create a starting point from which to build visitor numbers.

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									site. Montsalvat is perfect for the purpose.			
6990	Yes		1	2	3	4	5	6	public access ,transport Don't want to see Monsalvat change		Business Case/Masterplan and Public/Private model	we are concerned curatorial control is independent from private partnership

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6991	Partially								Currently established and loved by the local community. History dates back to early 1930's over 80 years! Founder Justus Jorgenson has kindly donated Monsalvat for public future use. It has a unique atmosphere that contributes to the essence of the region. It is internationally recognized and supported by artist both locally and around the world. It is a thriving arts centre and a joy to experience its long and colourful history. The beautiful gardens are well established with wonderful with a mix of rare and interesting flora. A photographer's paradise indeed.	No		
6996	Yes		1			2			The Eltham Main Rd site and Monsalvat are culturally and historically most suitable for the location of an art gallery. The former is more suitable given it's proximity to public transport.		Public Model Only	

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7001	Yes	Sounds great! Love the possibilities!	1	2	3	6	4	5	Monsalvat doesn't need it, Yan Yean Rd is too busy already (and mightn't provide much value to existing Nillumbik businesses), Eltham or Diamond Creek would be ideal.		Business Case/Masterplan	
7003	Yes	This sounds like the best plan yet. It need to be a building that fits in with its other landmark buildings in mudbrick, and wood. Creating lovely space that shows Elthams space, greeny, and wildlife.	1	5	3	2	6	4	Not actually interested in any of the other options except for the one in Eltham.		Public Model Only	
7004	Yes	As long as the architecture is in keeping with the Eltham library and it is perhaps 2 storey at most	1	3	4	6	5	2	Private partnership last. Finalise use of 895 Main Rd site.		Public Model Only	
7005	Yes		1	4	2	3	6	5	Accessibility - public transport		Public Model Only	

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7008	No	We already have Monsalvat that has most of above, why not support this gallery to develop further OR utilize the Community Centre (perhaps with a further extension) OR extend the Library gallery, to make these ideas more sustainable & cost effective for Nillumbik Shire rate payers, who will have to pay for this....if it must be in Eltham. We have a history of Private galleries not being able to survive in this area!	6	3	4	5	1	2	Main Rd Eltham has the Library Art gallery, right next door & 1km away at Monsalvat. Also Heidi Gallery, 15mins away & several private art galleries arund Eltham. It would be good to look further a field than Eltham, spread the art culture past Eltham alone!		N/A	Questions are biased....what about Privately owned, so no cost to rate payers? Also a question needs to be; Does Nillumbik need/want another Art Gallery?

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7009	Yes	Montsalvat strongly supports the proposal by Nillumbik Shire Council to progress a Regional Gallery and supports the components that are recommended. Nillumbik has a rich heritage in the areas of arts and culture and is recognised for this both nationally and internationally. Montsalvat has played an integral role in the past and ongoing artistic heritage and a Regional Gallery would enhance Nillumbik's reputation in this field.							Our preference is for the site to be located at Montsalvat. (Box click above did not work).  Montsalvat sees this proposal as a once in a generation opportunity to develop a truly amazing cultural facility in a joint partnership with the Council and the Nillumbik community. Montsalvat has an established dynamic reputation for heritage, creativity and innovation in all fields of the arts, including painting, sculpture, ceramics, architecture, film, literature and music. Montsalvat also has the land and infrastructure available to ensure that the construction of a Regional Gallery would be feasible without a significant cost to the ratepayers. Locating the facility at Montsalvat would further provide significant efficiencies to the Council because there is already in place the expertise and knowledge	na	Public/Private Partnership	

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									to manage and support similar artistic functions. This includes the Barn Gallery, Great Hall, Residents Gallery, and the Ceramic Hub. It is also home to 20 practicing artists and is host to numerous world class events and concerts. There are many synergies between the Regional Gallery proposal and the contribution that Monsalvat currently makes to the broader artistic community and its place in Nillumbik. It is considered that these synergies would result in a exemplary facility that brings together the not for profit, private and public sectors. Monsalvat Board members and senior staff have met with the Mayor, a number of Councillors and the CEO and we would be very happy to continue such discussions. Monsalvat understands that legal agreements would need to be			



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									developed should a joint partnership arrangement be progressed. We also appreciate that the Council in its stewardship role must ensure that ratepayer resources are used wisely and there is sufficient governance processes to ensure that this occurs. Such arrangements have been achieved in other circumstances and it is considered that the protection for all parties can be achieved. Monsalvat has an unbroken history of raising support through philanthropy. Also to note, the feasibility study did not take into account plans developed by Monsalvat after the closing deadline of the feasibility study.			

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7010	Partially	Day to day resources to curate and manage the gallery need to be considered. Local schools should have access to the space to support and development there school's art programs.				1			Building on the art history and culture Monsalvat has will ensure the project is established quickly and with an all ready engaged audience. At all other sites there are no/ limited arts practices in place. This would increase the overall impact that the gallery could contribute to tourists and the local sector. Developing existing facilities over starting from scratch will maintain and develop the area.		Public/Private Partnership	
7012		An outdoor gathering space must face the war memorial area and be large enough to accommodate those numbers attending. (895 Main Rd Eltham being the preferred site). Overall height above natural ground level must ensure views are maintained from Main Road across the Diamond Creek to the treed hillside beyond. Design options must	1						Land with easy access to public transport & bike trail Land already in Council ownership Land with easy access to existing commercial centre Land near existing Public Park Land near existing space for parking, although under ground parking needs to be incorporated in the design. Land near existing community facilities	No.	Business Case/Masterplan and Public Only	

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		complement that of the library, and avoid a bulky appearance. Heritage listed Shillinglaw trees must be retained with appropriate landscaping.							including the iconic library			
7013	Yes	If some income can be generated to benefit both opportunitys for the arts and locals and ongoing running costs it would be a great asset for the area. Tourism etc	1	3	2				Most visible close to transport and parking		Business Case/Masterplan	
7014	Yes		1						This space haas been waiting a long time for a suitable development - I support this concept		Public Model Only	
7015	Yes		1			2			Best use of site		Business Case/Masterplan	
7016	Yes	A strong advantage is the contribution to social cohesion. Galleries such as this are supported by people of all ages and all cultures. As Nillumbik's population								There are good sites, but they would require purchase of farmland. Land in the proximity of the Kangaroo Ground Tower	Business Case/Masterplan	So far the plan looks comprehensive. More detail is needed to break down costs. In particular Design/Constructi

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		becomes more culturally diverse this will become even more important.								could be considered.		on Contingency Professional fees
7018	Yes	Brilliant idea...a vision...would be good to proceed	1			2			Appropriate use of a site that is crying out for such a project		Business Case/Masterplan	
7020	Partially	I don't agree that such a facility is the place for retail outlets. We already have other Galleries with retail opportunities for the Artists. We already have more than we actually need for other types of retail. Please don't do anymore to overdevelop our suburbs in the Shire. The lack of cheek by jowl living is what made this Shire what is already receding into the past.		2	1				Please do not use the 895 Main Rd Eltham site . Eltham is already over developed and even the Monsalvat site is at capacity. To my knowledge, the sites I have suggested might diversify access to the Arts and encourage artists from more diverse areas of the Shire to exhibit.	I don't know of another.	Public Model Only	Not at this time

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7021	Partially		1						Centrally located, with good road access, close to public transport and the Eltham shopping centre.		Business Case/Masterplan and Public Model Only	'The Eltham District Historical Society would be supportive of a Regional Gallery being established on the former Shire of Eltham Office site at 895 Main Road, Eltham, providing the three existing historic 'Shillinglaw trees' are retained, in the current location. If such a development is to proceed we encourage Nillumbik Shire Council to incorporate in the design an outdoor amphitheatre to support a variety of community activities, including off road space for the expanding Anzac Day services etc. This area could incorporate the World War One obelisk relocated from the adjacent site of the War



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7023	Partially		1						The former Shire of Eltham Office site at 895 Main Road, Eltham should be retained for community based purposes and the arts sector has been and is a significant contributor to the artistic history and communities of the Nillumbik Shire.		Business Case/Masterplan and Public Model Only	When further considering the feasibility of a proposed Regional Gallery on the property at 895 Main Road, Eltham, I would encourage Nillumbik Shire Council to revisit design proposals previously considered for this site, by earlier councils. In particular the concept design by Greg Burgess and Associates, which included provision for gallery spaces and the detailed design proposal developed by DesignInc, following extended consultation with council staff, community members and a project group, that included community representatives. Whilst the DesignInc project

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												was based on the relocation of Council Offices from Greensborough I believe aspects of this environmentally sensitive design could be adapted to provide a range of gallery spaces, as well as necessary support services, including required car parking. Using this design proposal Council would be able to recoup some benefits from the expenditure involved in the detailed analysis and investigation of various aspects of this proposed project.
7024	Yes	central to Eltham close to public transport already owned by ratepayers properly funded would be a great asset to the community									Business Case/Masterplan	



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7026	Yes		1			2			Central location, close to train station to attract more guests/customers		Public Model Only	
7027	Partially	Assuming 895 Main Rd, Eltham - - With cafe yes but other retail no. - I worry about the height the building would need to be, in order to house all that has been listed. I would NOT like it to rise more than 1.5 storeys above the level of Main Rd - ie 2.5 storeys high at most taking the level of the current patch of grass as "zero" or 3 storeys at a pinch if you take the level of the carparking next to the railway line as "zero". - I question how much space would really be available for an "outdoor sculpture garden, plaza and/or gathering space". - I wonder about car parking for patrons during the day, when the parking nearby is already filled by (and insufficient for)			1			2	I think Graysharps is the only reasonable option out of those listed. Yan Yean Rd does at least have buildings on it currently so the public would not be losing open space for the project, but I worry that the gallery construction have too radical an effect on the neighbourhood character, be too big. Listing Tulong is a joke, surely?!		Public Model Only	I respect the idea of a gallery but not at the expense of precious open spaces.

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		<p>commuters. Is underground basement parking actually envisaged? Has parking been thought about at all??</p> <p>- If the building could blend in with / complement the library, I welcome the idea of a gallery but much lower key please.</p> <p>Assuming Graysharps Rd -</p> <p>- I think this is the ONLY acceptable site, and still it should not be more than two storeys.</p> <p>- At least it is close to a train station and other council facilities</p> <p>- wouldn't need some of the items listed like meeting room as that's already catered for in the Hub.</p> <p>Assuming at Monsalvat -</p> <p>- would need to blend in with what's already there, including NOT being high rise.</p> <p>- parking would need</p>										

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		to be addressed, as what's there is already not sufficient for regular event days - could conflict with the current use already made of the Barn?  Assuming Yan Yean Rd - - anything more than single storey would totally change character of area.  Assuming Tulong St - - You've got to be kidding?!!!!										
7028	Yes	It is very important for Eltham to have a regional arts centre. For the many artist as well the people who live in Nillumbik. I'm an artist myself and							895 main road Eltham. It's a central and very accessible place an we have been waiting for this place to be filled as arts gallery.	No	Public/Private Partnership	I think the public should get informed about the plans, as there are a lot of artist it's important that they

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		have always found this a great miss in Eltham' as artist colony'. I would like to be involved in this project.										can give there view.
7029	Yes	A wonderful initiative	1						Good size and central location		Business Case/Masterplan and Public Only	Parking will be a problem
7030	Yes	An iconic Art Gallery on the prominent community owned site at 895 Main rd Eltham has been discussed by the community for over 20 years and long overdue. It will be a destination for local , interstate and overseas visitors just as Heide and Tarrawarra are, and add much to the cutural life and economic viability of our Shire.							The community owned site at 895 Main rd Eltham is a stand out winner according to this study report and commonsense. This site is serviced by public transport, is in an arts precinct next to the library, is at the gateway to Eltham, is close to the restaurants and shops of Eltham which will benefit local traders, Eltham is the rate base of the shire and its heart.	No	Business Case/Masterplan	We need a competition open to all Architects to design the gallery so that we get a landmark building on a landmark site. This is a rare opportunity to leave a legacy.

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7031	Partially	I would like to know more about the retail space and its extent. Is it to promote the art on show, and if not, how culturally appropriate will the outlets be. Similarly for the plaza space - dedicated to art and artists and cultural activity, or commercial, and to what degree. Also, what will the parking arrangements be, and if in Main Road Eltham site, will it be built in sympathy with the green wedge surroundings and ethos.	1						Next to the library and also the entranceway to Eltham. Providing it does not require changing the atmosphere of the area - greenery remaining and not creating a large visible car park, and fitting in harmony with the library.		N/A	
7032	Yes		1	2	3	4	5	6			Business Case/Masterplan and Public Only	
7034	Yes	Sounds great. Would also be beneficial for people to have the ability to learn how to create art aswell.	1						The current buildings on this lot are dated and are a unattractive sight. Also needs to be close to Public transport.	Bunnings Eltham site. Bunnings is creating too much traffic	Business Case/Masterplan	Let's have a mini Federation Square.
7035	No	Should be an extra treed car park for the railway station. Heidi gallery is rarely full, neither is Montsalvat .							Don't need another gallery		N/A	Don't need another gallery

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		Don't need another gallery										
7036	Yes		1						I think the Main Rd Eltham site is a very suitable one for an Arts complex - complimenting the Library and Alastair Knox park, attracting the attention of visitors on the way into Eltham, something that is clearly for the public and not for private gain.	Not that I can think of	Business Case/Masterplan and Public Only	
7037	Partially	Eltham has a an exhaustive number of cafes, no more please!!  Retail, selling what? Maybe retail that is related to a particular touring exhibition. An out door amphitheatre would be perfect as an outdoor performance activity particularly in the warmer months.									Public Model Only	
7038	Yes								Main Rd Eltham site is a clear preference. It has ease of access, parking availability, public transport availability, an existing precinct and would have synergy with		Business Case/Masterplan and Public Only	

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									the brilliant library we have.			
7039	Partially	During 2018 we fought against council selling recreational parks and green spaces to cover the cost of election promises and reduce debt. How can we now afford a \$1.2 cost per annum to maintain this proposal? Monsalvat would be the best site as it already attracts visitors interested in the arts and has buildings suitable for many of the above components and would keep the extra traffic away from the already congested town centre. OR We could better utilise the Community Centre which was originally designed to showcase Nillumbik's arts and is very							Monsalvat already attracts those interested in the arts and is well established. It has existing buildings suitable for these components. Saves money. Keeping traffic out of town centre.	The Eltham Community Centre which is also suitable and exists.	Public Model Only	Given our extremely high rates can we be guaranteed that such a development would not push rates even higher in the future.

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		underutilised. Retail? Selling what?										
7040	Yes		1						Space is already available		Business Case/Masterplan	
7041	Yes		1						Good central location in the heart of Eltham and easily accessible by both public transport and car.		Public/Private Partnership	



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7042	Partially	At the top of the purposes list is "House Council's extensive collection". Page 18 of the feasibility report values the collection at just \$2.5m. This would not be a significant component to justify a \$50m facility.	2			1			Monsalvat is already an established icon of Eltham and includes all the functions proposed for the NRG, excepting significant controlled environment display and storage spaces for major exhibitions. The management of Monsalvat is also looking to develop this aspect. Can 2 such facilities co-exist within 2km of each other without some disbenefit to one or the other? I agree with the notes at 6.2.1 from Monsalvat management and feel that further investigation of potential partnership/operational relationships with Monsalvat, infrastructure requirements, costs and access improvements and parking options is warranted before dismissing this option for a NRG. It is unlikely that Federal Govt funding would be given to similar proposals from both Monsalvat and a	The sites relate to council-owned spaces. Is there scope to look at potential redevelopment sites ?	Public/Private Partnership	1. Public awareness of the Feasibility Report and 3 week window for feedback. I was not aware of the existence of the report until the front page article in the Leader last week – which was ½ way through the 3 week feedback period. The Nillumbik News has made no mention of this study in either the Autumn 2019 or Winter 2019 editions. Where else has it been advertised to residents?  2. Perceived Need and Community Support for a NRG The report p.4 notes that, in the survey of Nillumbik residents conducted for development of the Arts and Cultural Plan

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									<p>separate NRG. Likewise philanthropic donations would be attracted to one or the other. (Scroll down)</p> <p>The 895 Main Rd site is excellent for accessibility and visibility; but the constraints to facility size and the necessity for a significant multi-level building raises all the concerns previously expressed by the community regarding the impact on the streetscape and sightlines in this locality. Exploration of some design concepts to publicly demonstrate what is, and is not possible on this site and the consequent size and form of the building would be beneficial in advance of locking-in (or locking out) this site Addressing car parking space requirements without impacts on the oval and surrounding streets would also warrant serious investigation. Underground parking</p>			2018-2022, 37 individual comments were made in relation to facility gaps. I have not been able to find the number of participants in that community survey, but 37 from a population of 64,500 does not convince me of the statement "The study has confirmed that there is both a shortfall in the provision of professional quality exhibition and cultural venue facilities, and, strong, long standing community support for it to be provided in Nillumbik Shire." Widespread community support cannot be assumed and open public engagement will be extremely

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									levels? The constraints of the site for external spaces and future expansion are also significant disbenefits/ constraints to achieving the full objectives for a NRG. Rigorous objective investigation (and justification) of the site capacity is necessary to placate perceptions of Eltham-centric thinking. (ref report page 45)			important.  The report also refers to the 2 “community summits” conducted as part of the feasibility study and attended by 60 participants, of which 48 made submissions as a “community survey”. Again, 48 from a population of 64,500 this does not appear to be a substantial sample or representative of the Shire population, and does not infer “Strong long standing community support”.  3. Financial Costs to Council The current Council was elected on a platform of debt reduction and rate constraint. The

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												<p>NRG proposal is contingent upon significant capital investment by Council in the infrastructure and support of the Operating expenses of \$1.2m p.a. Can we afford this? Have options for Federal funding support been assessed at this stage or is this to happen once the concept is further developed?</p> <p>4. Economic analysis The economic analysis and estimation of indirect benefits from tourism expenditures appears to be based upon the experience of rural regional galleries such as Bendigo, Shepparton, Ballarat etc. These destinations are attractive for an overnight</p>

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												experience, necessitating accommodation, evening meals, etc which would not generally be realised by an outer urban NRG which can be accessed within 1hr from anywhere in Melbourne. Interstate or international visitors are also more likely to seek accommodation centrally in Melbourne and make a day visit to Eltham. Such rural regional galleries also do not have 'competition' with other significant galleries in their region; whereas patrons for NRG also have choices of NGV and MOMA as well as other metropolitan municipal and private galleries. I note that the Economic impact

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												assessment was prepared by Council before the preliminary capital cost plan was completed. It would be desirable to update the analysis based on current cost estimates before progressing the Feasibility Study Report.
7043	Yes		1	3	4	2	5	6	Best location and ideal land. Easily accessible from public transport Best known location	No	Business Case/Masterplan	

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7044	Yes		1						Accessibility to local transport hub, bus, train, taxi. Feasibility study identifies this as the best site for a gallery of this size. Keeps this unique site in community ownership.		Business Case/Masterplan	
7046	Partially	One thing we lack is a cinema showing the sort of films shown at Nova but this issue is beyond the scope of the enquiry I know	1	5	3	2	4	6	Being so visible to many is such an advantage	The old farm site opposite high school	Business Case/Masterplan	I like the idea of an art-house cinema and this could be part of a public/private partnership
7047	Partially	Car parking solutions are not right for Eltham sites			2	1	3		You should leverage the existing infrastructure and customer base with monsalvat The only reason this scores lower is because of the access roads - this can be easily fixed and the site is much better than min road Eltham The main road site would just add to the overcrowding in Eltham and remove open space this site should be maintained as open space	Eltham reception centre	Public/Private Partnership	Work with monsalvat
7048	Yes		1						Great central location for a gallery. It will be contemporary and cater for a wide range of art events	No	Business Case/Masterplan	

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7049	Yes					1			Existing heritage buildings, of interest to visitors and loved by locals, bushy location		Public/Private Partnership	
7050	Yes								The arts are a special feature of Eltham, so they deserve a prime position in the suburb. A regional gallery also should be close to public transport. Plenty and Hurstbridge are too far out. There are also walking paths close by, so this would reduce the reliance on road traffic, especially if there were special events. There is already a lot of parking space in the general area and people already visiting for shopping, recreation, library etc could visit the gallery in the same visit, saving time and travel for patrons. Main Road site is also handy to parkland, library and other community facilities and would make a beautiful setting, in harmony with the purpose of a gallery. The library also has an association with the arts, with its regular	no	Business Case/Masterplan and Public Model Only	



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									exhibitions of art works, but its space is very limited. The location is already well known to visitors and residents in the district, so I'm sure a gallery would be a popular location.			
7051	Yes	Through Peter Clark I have presented the idea of stencilling notable speeches around the edge of the footpath in the Bell Street Reserve. There have been preliminary meetings with Clare Leporati, Anne Tuke, Sarah Hammond and Jim Connor of the Eltham	1			2			Within walking distance of our residence.		Business Case/Masterplan	

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		District Historical Society. The Eltham High School has also been kept in the loop as has Jan Aitken of the Reconciliation Group. At present I am just seeking confirmation on any copyright issues. The stencilling would feature predominantly local speeches and identities.										
7052	Yes	It is my opinion that Montsalvat already has the acceptance of being a major drawcard for artistic displays within the area and in its currently capacity is totally underutilised and under promoted. Given the appointment of the new executive director Jacqueline Ogeil and her outstanding capacity for past achievements in this field I feel there is no other venue which has the ground work already established to	2	3	4	1	5		Existing ground work in place and competency of the operators.		Public/Private Partnership	



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7053	Partially	There should be no need to replicate what is provided by several art precincts in Nilumbik but rather focus on enhancing and further developing what is already available. Art exhibitions are presented by Community Centre, library and Monsalvat in Eltham. Council acquitive collection should be on display but can be done via these outlets. Monsalvat already provides most of the components listed above and subsequently some areas would not need to be included in a new development but possibly future upgrade, maintenance and enhancement only.				1			1. Monsalvat is the existing "iconic cultural precinct" with National heritage listing which can in the future be "boldly contemporary" and is already "founded on Nilumbik art heritage." (p.30 NRB Feasibility Study Plan). Monsalvat has many artist studios, a restaurant, festivals, music and dance concerts, sculptures spreads cross the grounds, interactive performances, retail outlet, Claytalk (pottery studio and classes), painting classes by highly regarded artists;, farm chooks, ducks, peacocks wandering around grounds, vegetable garden maintained by enthusiastic team of volunteers, school activities ( Gateways program for gifted children), weddings and funerals. Monsalvat is positioned in a beautiful setting at the beginning of the Green Wedge and the entrance to Eltham. Great opportunity to		Public/Private Partnership	I am not familiar with other sites on the 6 preferred options so cannot comment. Monsalvat has history, is much loved by locals and visitors out of area and is perfectly situated to embark on a new program of revitalisation and the development of the Nilumbik Regional Gallery. It is governed by a Board of Directors and with a new Executive Director and skilled and enthusiastic staff and volunteers is well placed to proceed with a grander plan for the future. No - I am not a BOD member or on staff but I think Monsalvat has visionary potential and funding should be steered towards ensuring the NRG is built in

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									<p>build new centre on Montsalvat grounds - juxtaposition of first and oldest artist colony with newest and most contemporary architecture.</p> <p>2. Council proposed site at 895 Main St, although a vacant lot waiting to be utilised would not provide same level of ambience and aesthetic. Area is highly congested with commuter, library, Nilumbik community health staff , retail, sporting participant and general public all seeking parking in this area.</p> <p>3. Site assessment scorecard summary may not accurately reflect capacity of Montsalvat to house new buildings - footprint would not need to meet proposed site of 7670 sq metres if existing buildings taken into account.</p> <p>4. Certainly upgrades would be required for footpaths etc.</p> <p>5. Why was 895 Main Rd scored 5 and Montsalvat only 1 for sites zoning</p>			beautiful grounds which will provide participants and gallery attendees an exceptional and unique experience.

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									and planning conducive to development of a regional gallery? Community Impact -I don't understand 895 Main St score of 5 - congestion issue is potentially enormous and clearly detracts from this option. 5. Montsalvat is an 11 minute walk from Eltham primary School and 20 minutes walk from Eltham High School - not huge distances especially as people/ children are being encouraged to exercise more. 7. Regional galleries do not need to be built in the centre of towns- compare Tarrawarra which has become a popular tourist destination by car and bus and does not have the access and scope of Montsalvat and was built into hillside which is Montsalvat option. That Montsalvat is positioned outside of the town should be considered positively. Other regional galleries all require car			

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									and bus transport. Dedicated bus from Eltham Station could be run for special events. 8. Placing Regional Gallery in the middle of Eltham township would make it "Eltham-centric" rather than "Nilumbik centric".			
7054	Yes	Components appear to reflect environment and aspects of galleries well. Consider multi purpose space to include work spaces	1	4	2	5	3	6	Central location and accessibility in the region and to the CBD/other galleries, including public transport. To enhance arts within the community	No	Business Case/Masterplan	

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		for community arts groups or schools/education groups to enhance possibility for school excursions and student learning opportunities/learning spaces to support arts education/experiences.							additional/different to Montsalvat and to compliment existing artist open studios.			



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7055	Yes	Increase the seating capacity for performance space to 500+ with the ability to section off for smaller capacity performances or events. Incorporate a dedicated tourism outlet / information space to promote (arts and cultural focused) tourism within Nillumbik and surrounding areas. Add a small studio apartment for possible artist residencies and touring artist accommodation - eg. hosting international artist conducting workshops.	1						Central Eltham location is the easiest and best access by private or public transport. This is the most attractive option for visitors outside Nillumbik particularly from the largest population bases in and around Melbourne eg. easy bus access at Eltham station bus interchange from the east, south, north and west of Melbourne and by train from the city. Greater number of local businesses that would benefit from this location. Best use for the Main Road site. Rather than continue to leave the site unused for the foreseeable future, this is the best use of publicly owned land at the heart of an arts rich area. There is a high level of community support for this purpose at this location. Hurstbridge and Diamond Creek and Plenty locations are too remote for and less accessible by public transport. Would very		Business Case/Masterplan	

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									likely attract much fewer visitors. Monsalvat is not an appropriate location. Too limited in terms of access both to and within the location. Competing for access and amenities with weddings/funerals/festivals on any given day.			

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7057	Partially		1	3	2	5	6	4	<p>Accessible location with adjoining facilities that reflect its own such as Eltham library and Knox park.</p> <p>Having the railway and bus hub close by with the Diamond creek trail linking up so many parts of our community, I see the main road Eltham site as the first preference.</p> <p>I love montsalvat but not it's accessibility for non vehicular patronage. Too remote currently.</p> <p>My second and third preferences are also predicated upon viable public transport close by to make the ongoing business case stack up. Hurstbridge will improve with the Diamond creekTrail completion and its iconic village atmosphere is a bonus to the arts atmosphere. Linking up this site to shared trails from Yarra valley back to the Yarra trail would help bring international tourism viability / interest. A tour from south bank across to Warburton and about</p>	Edendale farm	N/A	<p>Explore the federal or state funding to accomodate any further costs to avoid the shires rate base taking the financial burden it cannot afford.</p> <p>Funding before spending, let's not have another town square fiasco.</p>

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									the Yarra valley with Nillumbik next on a round trip itinerary. Good luck!			
7058	Yes										Public Model Only	
7059	Yes	It is GREAT NEWS that Nillumbik Regional Gallery Feasibility Study found that a gallery is feasible and the best site is the old shire office site at 895 Main Road Eltham.	1						it's central & next to the Library, easy to get to by train, bike or car, enough car parking & close to Eltham town centre		Business Case/Masterplan	Sponsors could be sought for this wonderful investment

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7061	No	The proposal locality is wrong. Eltham is not right for regional. Outer areas like Hurstbridge need it more and have the space. Jobs for rural areas. Give our kids hope.			1				Hurstbridge needs it. Eltham already has existing galleries and exhibition spaces. Enough is enough for Eltham. Hurstbridge needs jobs and opportunities for locals.		N/A	Either give jobs to regional and rural areas or don't waste our money. You'll only end up taking away from existing gallery and exhibition spaces in Eltham and not contribute to the desperate job shortage in Hurstbridge and the outskirts of Nillumbik.
7062	Yes	I think the location near the library and close to shops and public transport is great. I really hope the architecture is contemporary and creates a sensitive contrast to the mud brick beautiful library and natural landscape of the area.							I often walk and drive through and past 895 Main Road and it seems a bit of a no-man's land. To have cultural space in combination with the already existing library will make it a vibrant hub and then having shops and public transport so close will increase this. Even the sports oval nearby will make the community feeling very wholesome. It would also make a lot of sense to extend or add to Monsalvat as it is already such a well known arts centre.		Business Case/Masterplan	Nillumbik promotes itself on its artistic legacy but doesn't actually have any purpose built exhibition space for artists to show their work in. This project is long overdue.

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7065	Partially	I agree with Dr Ogeil and fully support her vision of improving and enhancing Monselvat and using that as the location for Nillumbik proposed improvement				1			World recognised venue. It has put Eltham in the map. We need to preserve our history so we can make more history. As stated above		Business Case/Masterplan	
7070	Yes		1						A great use of wasted space in Eltham!		Business Case/Masterplan	This is a wonderful idea! It would be great to have an arts centre similar to Heide... would bring people to the area and enhance tourism and business.
7071	Partially								Monsalvat is an iconic site committed to Arts. It currently exhibits the Nillumbik Art Prize.		Public/Private Partnership	I think the financial position of the Council would impose an uncertain burden on ratepayers.
7072	No	Not enough information has been provided in terms of the size of the development -v- the size of the site or what the effect of this development would be on existing war memorials buildings. Monsalvat is already our regional art gallery and doesn't need to be replaced.									N/A	see above

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		You have not been clear as to how much of the capital cost would be funded by Council. You have not been clear about "other sources of funding". There are many questions to be answered by Council before an intelligent response can be given.										
7073	No	<p>Parking? Can't drop into the library anymore as there is no parking now. What will this do.</p> <p>Initial funding comes from???? The council budget is already stretched this council should be looking at cost containment and minimisation i.e. no spending on bling until there is money in the bank.</p> <p>Ongoing costs? As a rate payer I resent what the council does now with my rates and its inefficient spending and pro inappropriate</p>						1	It's away from Eltham town.	Yes - somewhere in Banyule.	N/A	<p>None of the above.</p> <p>Don't waste more of rate payer money on the continuous fodder you currently call a development policy.</p>

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		development policy. So now they want me to pay more to run a gallery that will run at a loss?  Just leave the war memorial alone and look at positive cost effective ways to develop the rest of the site when there is money in the budget.										
7074	Yes	Sounds good	1			2			I am familiar with the Eltham sites, but not the others. Main Rd Eltham is ideal as it is vacant space and in the centre of Eltham, so easily accessed.	no	Business Case/Masterplan	no
7075	Yes	There is obvious community interest in the Eltham site being utilised for community activity. Handing the site over to private enterprise as recently proposed caused enormous angst in the community. It makes sense to work with the community as							Im not familiar enough with all the sites to make a valid comment here.		Business Case/Masterplan	Many in the community think this site should not have a commercial aspect, and should be purely community based. I think the cafe at the library works well. I tink this ratio works well. But ultimately, on



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		opposed to against it. It also makes sense to capitalise on the historical nature of Eltham being an 'artists' community. Eltham has the premier reputation in Melbourne (next to St Kilda maybe) as an art nexus. Coupled with Montsalvat, this facility will draw people to Nillumbik and place us at an international (as important regional) standing.										such a sensitive site, the communities will should be upheld.
7077	Yes	Add some accommodation and a restaurant which reflects the food sources in the Yarra Valley	1						The site is close to public transport, town centre and it's more than time Council took the reins and got on with making the decision t to turn this eyesore into something to be proud of	No	Business Case/Masterplan and Public/Private Model	
7078	No	I believe we should take advantage of one of our area's existing cultural landmarks by establishing the new gallery at Montsalvat. Cooperation between a Council and the Montsalvat authorities would be a fine example of 'win win'									Public/Private Partnership	

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		local initiative. I would add that Monsalvat has the land, adequate parking, and the added fascination of a unique local history. Nillumbik and Monsalvat have been in fruitful partnership for years now. Why reinvent a well oiled wheel?										
7079	No	I am concerned with the definition of a Nillumbik Art Gallery as Regional particularly if situated in the Eltham or Diamond Creek areas of the shire. There is certainly an artistic legacy in the area, but formalising this with an expensive, new facility which will further add to the urbanisation of the area does not sit well with me as a long term resident and rate payer. I would prefer to see the proposed spend be done through support, promotion							Monsalvat is a renowned place of Art and already on the tourism list. There are purpose built spaces for art display and expertise and history associated with this site. I am interested to know how much discussion has proceeded with owners of this site to explore possibilities of further development.	The beautiful Eltham Community Centre on Main Road May be able to be developed and promoted to meet most of the goals.	N/A	I am concerned that broader community views are not taken into account when private partnerships are entered into. It can be difficult to find information regarding decision making processes. I found it difficult when reading the Feasibility study to understand the need to spend and commit to such a large amount of money. I am unsure of the benefits to residents of developing further

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		and development of existing facilities.										our region for tourism.
7080	No	All good in theory why would Council propose to build something when there is already an established artist colony Monstalvat				1			It seems only logical to place an art gallery with in artists colony		N/A	
7081	Yes	Adequate financial support and appropriate staff are crucial to success. Council's ability to keep staff is dreadful.	4	5	1	3	6	2	Being sited away from Eltham CBD is desirable. Hurstbridge is particularly in need of more tourist attractions, with the new trail arriving soon. Plenty is OK.  The site will need significant parking preferably away from commuter parking. The Yan Yean Rd, Montsalvat and Graysharps Rd sites will have this. Montsalvat has much potential.with "unused" land but access on	Eltham Community Centre 737 Main Rd, AND old KG tip site	Business Case/Masterplan and Public Only	Heide apparently make a significant percentage of their income through sales in "gift shop" . This has not been mentioned.  I propose council staff watch the episode of HOLLOWMEN titled EDIFICE COMPLEX which predicts the process of building a monument to an individual quite well.



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		ambient feel for living in a community										
7089	Yes										Business Case/Masterplan	
7090	Yes		1	4	3	2	5	6			Public Model Only	
7091	Yes	FANTASTIC!!!!	1	3	4	2	5	6	The Eltham site is perfect. Next to library. Close to train. Great!	Can't think of any.	Business Case/Masterplan and Public Only	Really important to include rehearsal spaces. And include community in all aspects of the process. This survey for example - has it been widely circulated? I personally would like to be involved in the planning process. As to what is included. The layout. Etc.
7092	Yes	PREFER MAIN RD SITE BUT CAN'T DRAG AND DROP 8							PREFER MAIN RD WHICH IS CLOSE TO SHOPPING AREA		Business Case/Masterplan and Public/Private Model	

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7093		Security has not been mentioned as long term cost, Eltham, Main Road site therefore is only appropriate site for such a major reason. Which ever site is chosen there are not enough Police throughout Nillumbik, therefore cost of hiring Security staff is an issue. Car parking is already inadequate throughout the entire area just to access the library, so lack of proposed parking is also major issue. Main Road site is also above the Diamond Creek flood plain, therefore is no brainer as choice of site. Our concern that any construction will be a brand new construction in the midst of a community such as Eltham, will be way too incongruous and be an eyesore. Aesthetics to fit in with architectural style are							Refer to above Comment box re flood plains and security, plus need to eliminate bushfire risk, surely, also. Therefore Option 1 has lowest risk issues associated. There are too many feral youths out and about after dark, zero parental control, and way too much graffiti across Nillumbik, and nothing being done about it. Plus so many adults without any scruples. Population is growing too much so crime will only get worse. Maybe an Art Gallery is not good idea, turn Main Rd Eltham site into a Park extension instead		Business Case/Masterplan and Public Only	We have grave misgivings regarding what the developers within Nillumbik councillors are actually proposing for the 895 Main Road Eltham site. So an Art Gallery is possibly the least worst option. We are still a Green wedge Shire and that fact needs to be remembered, and not just used as term that can be brushed aside to suit certain Nillumbik planning procedures NB: Nillumbik must not be transformed tastelessly and tortured nor morphed into some quasi metropolis Lots of \$\$\$ already being spent on the potential, or not, of any possible feasibility, before

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		<p>necessary that fits in with Library, Monsalvat, Community Centre in Pitt St West styles of architecture.</p> <p>Also do NOT touch the historical amenities of the three building to the North. Eltham Council got the benefit of those buildings for \$1!!!!!!!!!!!!, at a time when community fund raising was that much harder because of the post war economy, and good will and community consciousness actually existed.</p> <p>Dismissing the importance of these structures does not improve what is left a diminishing flesh and blood community that has been undermined and eroded by the falsity of so called social media</p>										<p>any business case and 'masterplan' process.</p> <p>Is the costing to date really warranted, and given huge costs already is that an indication of real costing blowout that will be part of any constructions?</p> <p>Is there going to be step by step transparency presented to Nillumbik ratepayers</p>

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7094	Partially	We have enough art areas in Eltham, and looking at the cost of past 'art' works - the yellow mattress, the pheasant eggs at ratepayers expense - how much of ratepayer's money will be going to pay for friends so-called art works? The money \$49 million could be better spent reducing rates in the highest rated shire in Victoria. Who submitted the cost for this? \$49 million is a huge amount for a place to just put art work which it seems is already housed in the council offices, Montsalvat, the library? I would say the majority of couples living in Eltham work, so who is going to be visiting a \$49 million gallery in the suburbs just to look at art for a short time and then probably never go again? If the council has \$49 million to								The city	N/A	



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		spend on such an unnecessary building obviously the rates are far too high. This is disgusting. Get real - Eltham is not the art village of the past, it is just another urban sprawl with inadequate parking for train travellers and shoppers alike. When we first came here in 1971 there was a covenant on all building sites - no dual occupancy and no units. Then the council said they needed a bigger rate base so the units started coming. Look around now - every little old house that sells, up go half a dozen two-storey units. For how many there are now the council's 'rate base' has sky rocketed and yet we still pay enormous rates. We are now on a pension and pay \$675 a quarter and we are just one of thousands.										

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7096	Yes	This is a great idea to showcase the wonderful arts heritage of the area.	1						Council owns this land, easily accessible, high profile for visitors, very central		Public/Private Partnership	
7097	Partially	The complex must be of a size that does not overshadow, literally or figuratively, the library. It must have space for meaningful landscaping around it and not block the views from Main Road across to the canopy across the railway line to the west. Space/s for the community to use for example informal rehearsal spaces is important. Involving children in the arts as young as possible is important so a space/displays specifically geared to them should be included. A cafe/restaurant to seat 150 people is excessive. A small cafe would be acceptable. A larger venue should be left for the many restaurants in the current town centre which would benefit	1						Its history as the site of the former Eltham Shire offices. It is a site to which the community holds strong attachments, The community believes it should be used and kept as a community asset for all. It is in close proximity to current 'arts' buildings eg library, community centre and other public recreation areas such as the Alistair Knox Park. It is close to public transport, a main road, the EMAC, and reasonable parking at the weekends and evenings..		Public Model Only	The land and the gallery complex should remain in council/community ownership. This inevitably is not possible in a private public partnership model. Without knowing more details it is not possible to agree to continuing to a business case or masterplan process. The figures regarding projected visitation numbers, ticket sales and the like, particularly in the first few years, appear to be highly exaggerated. Comparing a new gallery with the likes of Heide or Shepparton or Tarrawarra for example is problematic. The

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		the local traders rather than detract from their business. Retail/commercial aspects mentioned should be restricted to arts/gallery related trade. Other outlets/offices that could fill the empty premises in the commercial precinct of EMAC should not be allowed.										figure on page 36 of the report of \$3.8 million annual operating costs seems to contradict figures in another part of the report and certainly could not be born by council. The benefits of the proposal are based on a gallery complex of the size and components outlined in the study. This, as the report says, is not feasible on the current site. The proposal would have to be multi storeyed, not an outcome desired for the site and one which the community, even if keen on the gallery idea, would not be entertaining. The other option given to fit the proposal on site is to leave out some of the aspects. The

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												community will be commenting on the proposal as presented not one compromised by the removal of components that have sold the idea to them. Build costs given are for a generic site. The potential blow out for 895 Main Road could be huge. Would the estimates cover the style of building that would complement the library and be up to modern sustainable energy standards? Figures as to what proceeding to the preparation of a business case or masterplan would cost council/ratepayers would help the community make an informed decision on this point. Although in favour of a gallery on the 895 Main

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												Road site I am not convinced that the figures regarding costings, benefits, visitation numbers, financial returns and ongoing council contributions, size and the comparisons with other galleries in much different situations as reported in this study, show that this particular proposal is feasible or would be acceptable on the site.

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7098	Partially	There are already plenty of cafes in and around Nillumbik and Eltham. Transparency of costings and where funds have been spent and any future related spendings must be made public.							Bushfire risk exposure is the least at 895 Main Road Eltham. Ditto re security risk exposure, i.e. not tucked away in some backblock. Ditto re flood-plain risk exposure, the Eltham Main road site is well up on hill. Security has not been mentioned. It seems this aspect is of paramount importance given the nature of content of any 'Regional Gallery'. Despite content of documentation by Council that "Nillumbik has the least graffiti" this is no longer true, as the amount of blatant tagging and graffiti has escalated throughout Research on street and light poles, due to feral hooning/s, plus unparented youths causing huge graffiti at the back of Research Industrial Estate etc. Any new paling fencing is an immediate target throughout the district via stupid tagging. It seems that purposeful and specific Security will have to be a huge cost	If there is, it needs to be bushfire, flood and vandell risk free. Any site need to be 'public' and transparent, as opposed to 'public/private partnership'	Business Case/Masterplan and Public Only	Costings and monies spent need to be transparent and delivered to rate payers throughout, with further options for feedback. Also the 3 building to the North of 895 Main Road Eltham must be left as an integral part of the real community. Council got those buildings for \$1..!!!!. so it owes the flesh and blood community [plus the historical relevance] who created them, via hard earned post-war fund-raising for them to stay as is, under current use, for perpetuity. Also the possible gallery design needs to be compatible with aesthetics of the Shire [eg Monsalvat, Eltham Library and Community

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									for any proposed Nillumbik Regional Gallery as a given.			Centre(Pitt St west)] and not some edifice that appeal to the developer Councillors. Nillumbik Green Wedge Shire and Eltham do not need to become some ghastly metropolis, Nillumbik Council take note. Parking is already inadequate throughout that area. Getting to the library with heavy books is already an issue, due to lack of train commuters plus kiddies groups at the Library, park users etc. In reality maybe the site aught just become an extension of Alistair Knox Park, maybe that is the best use for the 895 Main Road site. Over development

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												across Eltham college sites has caused debilitating over-bright all-night artificial light pollution and destroyed all night sky in Rural Green Wedge Nillumbik 365 days a year, therefore, so much for Green Wedge Protection measures, so we doubt if Nillumbik Council is capable of doing anything fitting for the 895 Main Rd Eltham site.



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7099	No	More than anything else I want to see an environmental impact study. Just considering Main Road Eltham, I see this gallery as yet another project of overdevelopment in Eltham. Of course, the current Nillumbik Council is hell-bent to destroy the unique environment of the region. Like any neo-liberals property development, economic and population growth are their mantra. These are 19th/20th century concepts, inappropriate for the 21st century where humans may not survive till 2100, at least not in their present form. In fact, neo-liberalists are in my view the Luddites of the 21st century. Back to Eltham: the place is already overdeveloped, congestion is a daily experience for all. A gallery in main road							I have no preference for any site without an thorough environmental impact study	no	N/A	I cannot repeat it often enough: we are at the crossroads, 5 minutes before midnight, if we want to avoid an environmental collapse. We need to do a U-turn, need a paradigm shift, in regards to the obsession with economic and population growth.

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		would worsen the situation. The site should be developed as a natural recreational site. Why not have a playground for Seniors? A natural setting where Seniors (and anyone else) could practise outdoor exercises (as they do in China): yoga, Tai Chi, or play chess, or put up an easel and just paint the landscape, or just have a chat, whatever. But let the site preserve the unique natural character of Eltham. That should not just apply to Main Road Eltham but to all the other sites listed as well. Do an environmental impact study before anything else.										
7101	Yes		1						Easy access for public. It's in the centre of a town. Close to train station and bus lines. Eltham has a culture to appreciate this concept. Perfect location.	None are as acceptable as Main Rd Eltham	Business Case/Masterplan and Private/Public Model	

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7102	No	An art gallery shares requirements of a community bushfire refuge ( solidity, air control, navigable interior design, interior protection against accident, fire etc., provision for public use, secure storage and administration facilities) and combining the purpose and function of the two would truly serve residents of Eltham and the Nillumbik shire more broadly. A suggested in-ground design featuring the fire refuge at Candlebark School which functions as the school's library was circulated to councillors and the CEO in May last year. Current council bushfire policy devolves responsibility onto residents to an impracticable degree especially within the confines of Eltham township and the lack	1						My preference pertains only to an in-ground design as referred to above. It is desirable to keep the spacious aspect into the park rather than crowd a large building onto that site. It also assumes preservation and continued community access to the War Memorial buildings next door. Taken together with the Library and the Community Centre and Living and Learning centre these would form a genuine civic heart expressive of the of Eltham district, its residents and their aspirations, past, present and future.		Public Model Only	Architectural credibility is key. We already have the inspired library design and the small scale vernacular designs of the other buildings. A large corporate style structure will not be loved in Eltham (reference the previous Shire Offices on that site).

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		of official council and fire authorities' provision for disaster will find them culpable when disaster comes. Preaching " Leave Before" to residents is not a policy nor a supportive strategy.										
7103	No	To expensive	2			1			Already there		Public/Private Partnership	could keep open gallerys at existing artists more promotion...
7104	Yes	It's desperately needed for the arts and cultural lifeblood of Nillumbik.	1	5	2	6	3	4	Unsure of sites but listed preferences on the basis of imagined revenue that would flow to local businesses.		Public/Private Partnership	Uncertain of what the public/private means exactly. I look at Tarrawarra Museum of Art as a model for a contemporary gallery space. As long as the gallery is not enclosed in a hotel or complex.

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7107	Yes	A valuable project but use existing facilities and develop: eg Montsalvat or the existing mud brick community complex in Main Rd. Eltham. Not necessary to develop new complexes!							<p>Monsalvat is already a wonderful tourist attraction ,a lovely location with parking , café etc., so an upgrade or special gallery building would enhance the whole complex. Won't cost too many millions to develop either.</p> <p>SAVE the Eltham Main Rd site for general public community usage, NOT a hotel or other commercial development.</p>	Mudbrick hall/theatre complex Community centre in Eltham. Heaps of parking, great location.....develop / extend it, add cafe.	N/A	<p>The expense of creating a new complex is unnecessary when existing buildings in Eltham can be added to or repurposed.Do not waste our dollars!</p> <p>Three generations of our family live and attend local primary and high schools in Eltham currently (my husband and me for 43 years) . We value and use local venues like Montsalvat and Community centre regularly.</p> <p>Why draw locals and tourists away from these venues when they need and deserve support?</p>

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7108	Partially	An art gallery is a great idea in principle but without community consultation at this early stage the project is not likely to be accepted by the community, particularly considering the estimated cost of development. The Council voted recently not to proceed with the elected Councillors own proposal to develop and revitalise the Old Shire Office site at 895 Main Road Eltham due to and I quote from a Council statement dated 20 May 2019 that "Market conditions and funding difficulties in the current banking environment have resulted in no feasible outcome....." with Council further stating that "The partnership would need to reflect Eltham's unique sense of history, and in addition public							Monsalvat in Hillcrest Avenue, Eltham already has an long standing excellent reputation when it comes to the provision and development of the arts and has the capacity and expertise to provide support for a gallery of this type provided the Nillumbik Shire Council would ensure ongoing support and financial commitment in partnership with Monsalvat. A potential partnership of this nature backed up with a strong business plan has the potential to save the ratepayers of Nillumbik millions of dollars into the future, while providing a much needed art gallery and cultural centre for the municipality. A regional gallery in a stand alone outer suburb of Melbourne does not reflect the description of other regional galleries in country Victoria as in Shepparton, Bendigo, Ballarat or Geelong. A regional gallery at the		Public Model Only	As previously mentioned further consultation for a regional gallery should take place with neighbouring surrounding Municipalities. Further discussions and consultation with Monsalvat as the preferred location should also be pursued. Funding of a \$49 million regional gallery seems out of reach particularly considering Nillumbik Shire Council's budgetary constraints, location and reliance on residential rates. The Nillumbik Shire council has frozen any rate rises in this term of Council and has stood in isolation from all other financially responsible Councils in

ID	Have we got the gallery purpose and components right?	Do you have any comments?	Do you have a preference for a site that Council should investigate further? Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	What are the reasons for your preference?	Is there another site option that we have not considered?	Given the feasibility study findings and cost estimates, would you like Council to:	Do you have any other suggestions or views that you would like to share with us?
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		spaces that could support community uses such as a gallery.....". On testing the market for a gallery type development a suitable property leader could not be found. I understand that Council has already spent over \$382,000.00 on an idea of revitalizing the Old Shire office site which proved to be not viable and unfortunately wasted ratepayers funds in the process. To now commence planning for a similar project considering the findings of the previous project, would be a further waste of ratepayer funds and planning.							very least would require agreement from surrounding neighbouring municipalities to engage in the proposal as regional partners. There is already a precedent for the Nillumbik Shire Council in the development of a major infrastructure project on non Council owned land, with the development of the Community Bank sporting stadium in Diamond Creek which was built on education department land.			Victoria with rates rising less than the State Government's rate cap. Combined with the Council no borrowings and reduction of borrowings I am not clear where funds of this amount would be sourced as other levels of government would need to be convinced of an investment of this kind. Council should not spend any further ratepayers funds on planning that will not provide an outcome.
7109	Yes	Think it would be a great idea, so close to Eltham shops and railway.	1						I live in Eltham.	No.	Public/Private Partnership	Would need to have extra parking space.

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7110	Partially	With the Nillumbik communities rich history and love of the natural environment and the arts, I feel it is important that the natural environment and love of the arts are equally considered when determining the location and size/area for a gallery. Having all of the components listed above will not be able to have significant open natural space and will not correctly reflect the natural environment that Nillumbik is synonymous for. If you are trying to attract tourism, have the gallery out in the natural bush setting, and offer bus services for those wanting to use public transport rather than driving.							1- 34-38 Graysharps Road, Hurstbridge - 1 still accessible by train and transport in a natural bush setting. Near a Main Road, but not as busy as Eltham. 2 - 3 Tulong Street, Hurstbridge - natural setting 3 - Monsalvat, 7 Hillcrest Avenue, Eltham - natural setting, known for arts 4 - 50/50A Challenger Street, Diamond Creek spacious area 5 - 895 Main Road, Eltham - small site not suitable for large scale natural bush setting and outdoor area, near a busy Main Road 6 - 109-115 Yan Yean Road, Plenty - small site wrong location.	Broad Gully Reserve, Diamond Creek	Public Model Only	With the large population of young families in the area, who move to the area for the natural bush setting. The visitors that come to Nillumbik for the trees and clean air, it is imperative that any gallery reflects this. Not just in design but in where it is located. I do not believe the Main Road, Eltham site reflects this. The cost is astronomical, and will not be funded anytime soon. Why not design a gallery that can be built in stages that when funding is available can be expanded. This would require a large site further out that can be set aside, Stage 1 an exhibition space and cafe where



ID	Have we got the gallery purpose and components right?	Do you have any comments?	Do you have a preference for a site that Council should investigate further? Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	What are the reasons for your preference?	Is there another site option that we have not considered?	Given the feasibility study findings and cost estimates, would you like Council to:	Do you have any other suggestions or views that you would like to share with us?
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												you pay entry. Stage 2 large outdoor sculpture garden, that children can explore and run around in. Christmas Carols can be sung, picnics held. This area free for all Stage 3 performing arts stadium - available to hire and use for the community.
7111	Partially					1			Monsalvat is interested in pursuing the possibility of a Regional Gallery on its site. I believe the Shire and community should support Monsalvat which is the heart of arts in Nillumbik.	Eltham Community and Reception Centre was always meant to be a COMMUNITY ARTS PRECINCT and not a Reception Centre. The Centre has ample land and already has parking.	Public Model Only	Not sure if Monsalvat would be considered public/private partnership if so this should be explored.



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7113	N/A		1						The land is close to the Eltham Centre. The land is owned by Council (the community) It is close to public transport, the bike track and is easy for pedestrian access A Gallery complex would be part of the 'suite' of Council owned, community facilities along the Eltham Gateway of Main Road. An art gallery complex could be linked to/with the Greg Burgess library and the Town park and the cultural activities would enhance the public enjoyment of the area for residents and visitors.	No	Public Model Only	I do have many concerns with the project as currently proposed - these are concerns - not to be taken as criticisms of the project - I consider this is a positive direction for Council. -The lack of long term committment to a Plan B, in case the outside funding does not materialise. -If Council is not given outside funding is the intention to embark on a long term budget plan to enable this vision to actually occur or is this vision a flash in the pan ( a Christmas wish rather than a real project!) -The proposed complex is huge in comparison to other on-going art galleries(both

ID	Have we got the gallery purpose and components right?	Do you have any comments?	Do you have a preference for a site that Council should investigate further? Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	What are the reasons for your preference?	Is there another site option that we have not considered?	Given the feasibility study findings and cost estimates, would you like Council to:	Do you have any other suggestions or views that you would like to share with us?
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												private and public) - is such a large project realistic with other nearby art galleries already operating? -It appears the \$49M is just a shell - not budget has been given for fitout - from floor coverings to lighting to simple tables & chairs, to the more complex needs of the Gallery spaces and Black box performance space. -The is no budget given for landscaping and connection to other buildings such as the library & Town Park -There is no Plan B to rank what is to be excluded if all the funding is not forthcoming. - There appears to be a problem with the area of the land and the area of the complex -

ID	Have we got the gallery purpose and components right?	Do you have any comments?	Do you have a preference for a site that Council should investigate further? Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	What are the reasons for your preference?	Is there another site option that we have not considered?	Given the feasibility study findings and cost estimates, would you like Council to:	Do you have any other suggestions or views that you would like to share with us?
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												how many levels would be needed to accommodate the proposal? Hopefully as time progresses these and other concerns can be clarified - I realise that the proposal is still at the vision stage and later reality must be addressed!
7114	Partially					1			Montsalvat is already the centre of arts in our shire and I understand that they are keen to have the regional gallery on its existing site.	Eltham Community Arts and Reception Centre. As an artist I would prefer this site. Originally the	N/A	

ID	Have we got the gallery purpose and components right?	Do you have any comments?	Do you have a preference for a site that Council should investigate further? Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	What are the reasons for your preference?	Is there another site option that we have not considered?	Given the feasibility study findings and cost estimates, would you like Council to:	Do you have any other suggestions or views that you would like to share with us?
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										building was designed so that it could be utilised and extended and develops as an Art Hub.		
7115	Partially					1			Monsalvat is already the Arts Hub of our Shire and I understand that it is willing to persue the possibility of having a regional Gallery on its large site.	Eltham Community and Conference Centre was originally designated as a possible Artist Hub and the possibilty of developing this should be pursued.	Public Model Only	Also explore Monsalvat/public partnership model.
7116	Yes	I believe Eltham could have an arts precinct as well as a stand alone Regional Gallery. We have an extensive, and almost contiguous corridor of community owned land and buildings, stretching from the southern end of Main Road to Research. There are many underutilised public buildings in this area, including Eltham Community Centre, The Courthouse and Old Police Station,							895 Main Road is an ideal, high profile, council owned vacant site, positioned in close proximity to the award wining library. Monsalvat is a poor second as it is not Council owned and has it's own unique style which would not lend itself easily as a site for a state of the art, purpose built gallery. Monsalvat also is not a highly visible site, has poor access and limited parking.I also feel that Monsalvat is an iconic	The only other site that I feel is high profile enough for a regional Gallery is the paddock beside Edendale Farm, on Walttletree Road, but I believe that access might be difficult.	Business Case/Masterplan and Public Only	I think it is imperative to preserve the character and community ownership of our green gateway precinct. Any development should embrace Nillumbik's intrinsic built form and compliment our love of our indigenous vegetation and our creative style.

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		Edendale Farm and Eltham Little Theatre. There are also other significant visitor attractions in this zone, including Montsalvat, Eltham Miniature Railway, Nillumbik Living and Learning Centre, Eltham Library, beautiful parkland, our design market, farmers market, craft market, playgrounds and walking tracks. We are also well positioned as a gateway to the Yarra Valley wine, produce and tourist region.							symbol of Eltham's early architectural heritage, and would lose it's current charm if it's open space were to be developed. The other sites do not rate a mention			
7117	Partially	Have you thought about the risks of building an art gallery with unique collections in an area that is regarded as being of high risk in bushfires? Is the town centre of Eltham excluded from that risk? So if built in Eltham it should be designed to withstand natural disasters. Why not make it also serve as a fire refuge in	1			2			Eltham is synonymous with art. It is on the main tourist road to the Yarra Valley.	Open space should not be sacrificed for big buildings.	Public Model Only	Hope business case looks at the likely impact on Montsalvat which is an existing arts attraction. Does Council currently pay anything towards Montsalvat? - if so, would the new scheme divert any of those funds at the expense of Montsalvat? An art gallery

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		case of emergency? Mention of 'retail' in the document needs more information: any retail should be restricted only to enhancing visitor experience. It must not take trade away from the business area.										elsewhere should not be built without ensuring that Monsalvat remains viable as a major arts destination for visitors to and through Eltham. Don't build a gallery that is all show and dominates our beautiful library nearby. If you don't build a gallery in Eltham please leave this area as open space, part of the parkland.



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Email submission	Partially		5			1			<p>As you must be aware, Nillumbik residents currently pay very high rates. The recent Council enterprise in the town centre would not have done anything to moderate them, and (certainly in community opinion) is a failure. The proposed Gallery and performance space will add another hefty burden on ratepayers, which even if it is a success will not be paid off for years.</p> <p>Another problem is traffic congestion. The establishment of a gallery and performance space in the town centre will exacerbate the already dire parking and traffic congestion in that area. It is already impossible to find parking near the railway station, even at 7 am in the morning (I've tried). The council would be better advised to attend to this and other problems of access before contemplating another expensive project.</p>		N/A	surely before an announcement was made, a survey of the electorate views should have been taken. The council must at the very least ensure that a majority of residents are in favour of a scheme which offers dubious advantages at a very high cost.

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									In contrast Montsalvat already has a high profile in the arts, and a history of artistic achievement unmatched anywhere else in the state. Under its new Executive Officer, Jacky Orgeil, the institution is looking forward to several dynamic new developments, including liasons with professional and community groups in our area, including La Trobe University. There is simply no sense in pouring money into a new gallery when an institution which is the venue for several Australia-wide competitive exhibitions is already established here, and is already, as we all know, a wonderful community asset.			



# Nillumbik Regional Art Gallery Feasibility Study Report

5 June 2019

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#### **DISCLAIMER**

This report is a confidential document prepared by the Outside the Square Creative Consulting Nillumbik Shire Council. OTSCC has undertaken this analysis within the scope and subject to the terms associated with the independent contractor agreement between Nillumbik Shire Council and Outside the Square Creative Consulting.

OTSCC has used the information provided through consultation, sought through industry benchmarking processes and industry experience to prepare this report. OTSCC accepts no responsibility for any differences in the financial estimates provided and current or future market conditions. We accept no liability for any loss suffered in connection with the use of this information.

# Executive Summary

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The purpose of the Nillumbik Regional Gallery feasibility study is to determine the feasibility of a regional gallery in Nillumbik Shire. This executive summary provides a brief overview of the key feasibility study findings.

## Is a Nillumbik Regional Gallery feasible?

At the end of a comprehensive research and consultation process, **it has been concluded that a Nillumbik Regional Gallery is feasible** on the basis that:

- It is staffed by qualified and sufficiently senior and experienced staff
- There is ongoing commitment to and funding for high quality programming
- Council is prepared to provide ongoing operational subsidy
- Council is prepared to invest in the capital development and/or attract external funding for the development of the Regional Gallery

This study has confirmed that there is both a shortfall in the provision of professional quality exhibition and cultural venue facilities, and, strong, long standing community support for it to be provided in Nillumbik Shire. There is indication from the consultation and experience of other galleries that a Regional Gallery in Nillumbik will be well attended.

In addition to this:

- Review of Nillumbik Shires demographic profile finds a population with a high requirement for access to an active, cultural and sustainable lifestyle that is affordable and easily locally accessible. Such a lifestyle requires access to appropriate, fit for purpose facilities. Visual and performing arts facilities is an expectation.
- A number of Nillumbik core strategic documents identify the need for or support the development of a Regional Gallery
- There is compelling research evidence of the social, cultural, environmental and economic benefits of investment in cultural facilities
- The trend for increasing community attendance at and participation in visual and performing arts activities has been recorded by Australia Council for the Arts Third National Arts Participation Survey 2017.
- Consultation with and research about neighbouring municipality galleries and other public regional galleries indicates that all require financial subsidy to operate. None ran at a profit; however, their economic benefit was realised through (in some key cases) substantially increased area visitation and secondary spend on food, accommodation and other activities in the area.
- A preliminary economic impact assessment prepared by Nillumbik Shire Council shows that the development of the Nillumbik Regional Gallery is viable, with analysis of gallery's economic benefits (NPV\* Benefits [net present value]) showing that the most significant areas of contribution are:
  - Exhibition entry fees (excluding block buster exhibitions) 29.4% (\$51,194,853 over a 30-year period)
  - Donations and sponsorship 21.7% (\$37,781,783 over a 30-year period)
  - Visitor (Victorian) expenditure (restaurants, cafes and retail) 30.6% (\$53,341,989 over a 30-year period)

## Site selection

A set of site assessment criteria has been developed to determine which of the identified potential sites is most suitable for the proposed gallery.

The site that is assessed as most suitable and therefore the preferred site for a Regional Gallery is 895 Main Road, Eltham.

The sites assessed and the scores they received, based on the assessment criteria, are:

No.	Site	Score
1.	3 Tulong Street, Hurstbridge (Tulong Res)	21
2.	34-38 Graysharps Road, Hurstbridge	32
3.	50/50A Challenger Street, Diamond Creek	33
4.	109-115 Yan Yean Road, Plenty	6
5.	895 Main Road, Eltham	59
6.	Montsalvat, 7 Hillcrest Avenue, Eltham	30

## Component schedule

A component brief has been prepared for the Nillumbik Regional Gallery. It reflects the findings from project consultation, other venue benchmarking and industry best practice in terms of facility components required for a significant Regional Gallery and Cultural Centre.

The component brief details the vision, mission, design principles and the priority facility components that have been established to guide future facility layout plans.

The overarching (draft) vision for the Regional Gallery is:

*Nillumbik Gallery is a living and interactive new art museum that reflects, nurtures, sustains and promotes a precious region that has an important association with working artists.*

The key components recommended for inclusion into the facility are:

- Entrance foyer/gathering place
- Gallery/exhibition spaces (connection to entrance)
- Flexible multi-media and/or performance space with 250 – 300 seat retractable seating
- Rehearsal/studio space
- Retail area/s
- Café/restaurant
- Outdoor sculpture garden, plaza and/or gathering/performance area
- Artist studios

## Preliminary capital cost plan

Quantity surveyors Turner and Townsend prepared a capital cost estimate for the proposed Regional Art Gallery.

The cost plan provides early and conservative cost estimates for all of the components identified in the component brief above. It is based on a generic site and is therefore subject to change on receipt of actual site information.

The preliminary capital cost estimate for a regional gallery that includes the range of components outlined in the component brief is estimated to be \$49,057,400.

## Indicative operational modelling

An indicative operational budget has been prepared based on industry benchmarks and consultation. This indicates that the operational cost of the Regional Gallery over its first three years of operation will be:

Year 1: \$1,194,746	Year 2: \$1,174,033	Year 3: \$1,141,837
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# 1. Introduction

Nillumbik Shire has a rich arts and cultural heritage with the area having a long-standing history of being home to many prominent artists and the location of a number of significant artist colonies.

Nillumbik Shire Council has committed to investing in the arts through strategic objective 2 of its Council Plan 2017-2021 whereby active lifestyles and artistic expression are fostered through participation and innovation.

This strategic objective is expanded by the Arts and Cultural Plan 2018-2022 which similarly works to the same objective through three goals:

- Public and participatory arts as an everyday experience
- Develop and grow creative and cultural industries
- Support and promote arts and cultural activities that maximise access

The Regional Art Gallery Feasibility Study is a key action within the Arts and Cultural Plan 2018-2022 and the Council Plan 2017-2021.

In late 2018, Council commissioned this study with the intention that it will position the organisation to undertake master planning, and subsequently attract state and federal funding for major capital works. The study considers:

- Use and demand for a Regional Art Gallery
- Assessment of appropriate locations
- Potential for co-location with other cultural infrastructure (such as pre-existing libraries, and performing arts spaces and theatres not currently in existence)
- Civil infrastructure necessities (such as roads, car parking, public transport)
- Ongoing operating costs required for a regional gallery
- Cost benefits, such as direct and indirect employment generation

## 1.1. Project methodology

The following details the methodology used to undertake the Nillumbik Regional Gallery Feasibility Study.

Stage	Tasks
Situation Analysis	<ul style="list-style-type: none"><li>▪ Internal officer discussion</li><li>▪ Key document and relevant research review</li><li>▪ Demographic review</li><li>▪ Industry trends and case study review</li></ul>
Consultation	<ul style="list-style-type: none"><li>▪ Regional Gallery Community Summits</li><li>▪ Industry consultation interviews</li><li>▪ Stakeholder interviews</li></ul>
Strategic Planning	<ul style="list-style-type: none"><li>▪ Research and consultation synthesis and analysis</li><li>▪ Site assessment criteria development</li><li>▪ Sites assessment</li><li>▪ Vision and Mission confirmation</li><li>▪ Indicative operational cost assessment</li><li>▪ QS Cost Plan</li></ul>
Feasibility Report	<ul style="list-style-type: none"><li>▪ Draft report</li><li>▪ Review and feedback</li><li>▪ Final report</li></ul>



## 1.2. What is a Regional Gallery?

For the purpose of this study, a Regional Gallery is defined as follows:

A regional gallery is a vibrant, cohesive and inclusive not-for-profit public organisation that delivers inspiring visual art experiences which are relevant and accessible to the whole community.

Regional galleries aim to deliver valuable cultural, social and economic returns to diverse communities. They offer a welcoming environment in which art and art-making reflect the cultural experiences of the region and the nation; and inspires, stimulates and challenges visitors.

The primary functions of a regional gallery include to:

- collect and preserve works of art related to the region
- initiate major exhibitions, events and special programs
- host temporary touring exhibitions and displays
- provide engaging and education art-related experiences through appropriate, safe and well-maintained facilities, programs, and publications and merchandise supporting the collection and local artists

### The primary characteristics of a public library, museum or art gallery

- It is either:
  - a charity registered with Australian Charities and Not-for-profits Commission (ACNC), or operated by a registered charity
  - an Australian government agency (or operated by an Australian government agency).
- It has [public ownership agency](#)
- Its collection is made [available to the public](#)
- It is constituted as a [library, museum or art gallery](#), other people recognise it as such, and it conducts itself in the ways that are consistent with such a character.
- It is an [institution](#)\*

### \*Definition of Institution

A public library, museum or art gallery will be either a:

- separate legal entity, such as a corporation, unincorporated association or trust
- part of a legal entity where that part has a separate institutional character

For a part of an organisation to be a public library, museum or art gallery, it will be necessary that all the following apply:

- The affairs of the library, museum or art gallery are separate from the general affairs of the organisation
- The public can readily distinguish the library, museum or art gallery from the rest of the organisation
- The collection is readily identifiable to the public as the collection of a library, museum or art gallery
- The accounts of the library, museum or art gallery are separate from those of the rest of the organisation
- Any gifts made to the library, museum or art gallery will be used only for library, museum or art gallery purposes

## 2. Nillumbik profile

### 2.1. Resident profile

Nillumbik Shire is located on Melbourne's north eastern outskirts. The Shire has a total land area of about 432 square kilometres and includes urban and rural areas, rural townships, and is about 25 kilometres from Melbourne's CBD.

It is bounded by Murrindindi Shire in the north, the Yarra Ranges Council area in the east, the Manningham City Council area and the City of Banyule in the south, and the City of Whittlesea in the west.

Nillumbik Shire includes the suburbs and localities of Arthurs Creek, Bend of Islands, Christmas Hills, Cottles Bridge, Diamond Creek, Doreen (part), Eltham, Eltham North (part), Greensborough (part), Hurstbridge, Kangaroo Ground, Kinglake (part), Kinglake West (part), North Warrandyte, Nutfield, Panton Hill, Plenty, Research, Smiths Gully, St Andrews, Strathewen, Watsons Creek, Wattle Glen, Yan Yean (part) and Yarrambat.

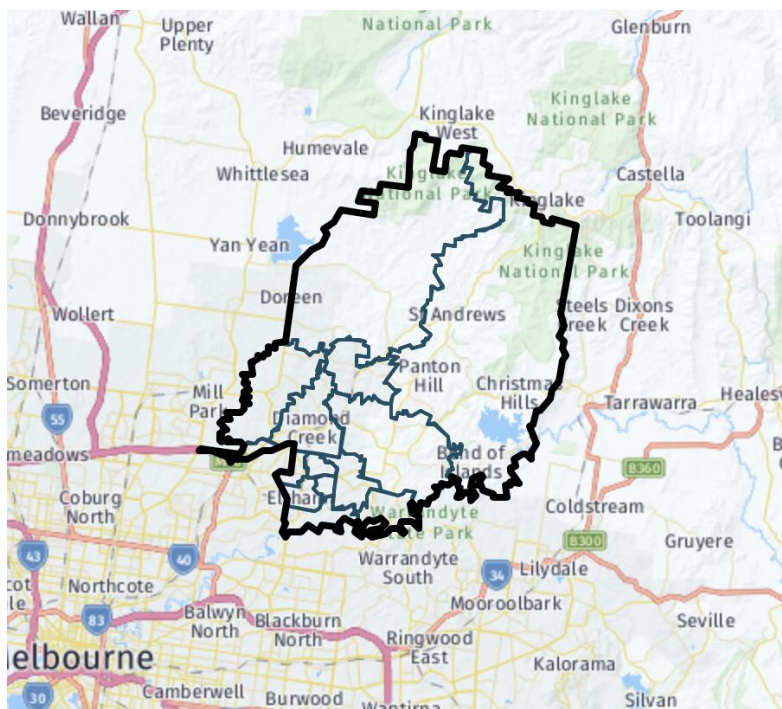


Figure 1: Shire of Nillumbik. Source - Profile ID, Nillumbik Shire Council website

### 2.2. Demographic review

A review of the demographic profile of the Nillumbik Shire area was undertaken based on information obtained from Nillumbik Shire Council's website that uses information provided by .id, an online demographic-based consulting company, that provides population expertise and demographic information.

Some of the key features of the shire's current and projected demographics that will impact or should be considered in planning arts and cultural facilities are provided below.

They characterise a population with a high requirement for access to an active, cultural and sustainable lifestyle that is affordable and easily locally accessible. Such a lifestyle requires access to appropriate, fit for purpose facilities. Visual and performing arts facilities are typically an expectation.

### **2.2.1. Population**

The Nillumbik Shire had an estimated resident population in 2016 of 61,273 and the population forecast for 2018 is 64,493. The population is projected to grow to 70,391 by 2036, an increase of 9.14%. The Shire's actual and projected growth are lower than Victorian averages.

Almost half (49.40%) of the population were aged between 35 and 69 years of age in 2016. The largest group in the population were between 35 and 49 years representing 21.5% of the population. This was followed by 16% in the 49 to 59 age group and 11.9% in the 60 to 69-year age group.

As with Greater Melbourne, there are slightly more males than females within the population.

In 2016, 47.0% of households were made up of couples with children, compared with 33.5% in Greater Melbourne. The number of couples with children households in Nillumbik Shire decreased between 2001 and 2016 by 168 households. The next largest groups were couples without children at 24.7% and lone person households at 13.8% of the population.

### **2.2.2. Diversity**

In 2016 15% of Nillumbik Shire residents were born overseas and 10.2% have arrived in Australia within the last 5 years, prior to 2016. 41.7% of the non-English speaking population in Nillumbik Shire were born in Australia.

50.6% of recent overseas arrivals spoke English only, and 48.9% spoke a non-English language, compared with 18.8% and 80.8% respectively for Greater Melbourne.

The most common languages spoken at home other than English are Mandarin, spoken by 29.3% of the population, followed by Afrikaans (7.6%), Persian (excluding Dari) (6.9%), Dutch (4.2%), and Thai (3.8%).

Overall, 65.8% of the overseas born population arrived before 2001, and 10.2% arrived during or after 2006, compared with 47.7% and 23.5% respectively for Greater Melbourne.

### **2.2.3. Disadvantage and social capital**

95.7% of Nillumbik Shire's 34,030-person labour force was employed, and 4.3% unemployed, compared with 93.2% and 6.8% respectively for Greater Melbourne.

Individual weekly income of Nillumbik Shire residents compared to Greater Melbourne in 2016 shows that there was a higher proportion of people earning a high income (those earning \$1,750 per week or more) and a lower proportion of low-income people (those earning less than \$500 per week).

Overall, 16.4% of the population earned a high income, and 33.5% earned a low income, compared with 11.9% and 37.8% respectively for Greater Melbourne.

### **2.2.4. Arts participation and audience**

2.3% of Nillumbik Shires population are employed in the Arts and Recreation sector.

### **2.2.5. Housing, homelessness and transport**

Analysis of the housing tenure of Nillumbik Shire's population in 2016 compared to Greater Melbourne shows that there was a larger proportion of households who owned their dwelling; a larger proportion purchasing their dwelling; and a smaller proportion who were renters.

Overall, 37.6% of the population owned their dwelling; 47.8% were purchasing, 9.3% were renting compared with 29.0%, 34.3%, 2.6% and 25.8% respectively for Greater Melbourne.

74% of households in Nillumbik Shire had access to two or more motor vehicles, compared to 51% in Greater Melbourne.

# 3. The benefits and importance of Arts and Cultural Venues

## 3.1. Why are the arts important?

The level of arts and cultural activity within a community is recognised as an indicator of the quality of community life. The availability of arts and cultural activity is increasingly an expectation of modern, thriving places where people want to live and visit. Not everyone will be involved in all or any arts and cultural activities in their town, but people still expect and want these options to be available.

Australian research indicates that arts and creative initiatives can and do contribute significantly to the economic, environmental, social and cultural development of communities.

In communities, a number of factors have been identified as critical to establishing sustainable local arts and creativity. They include:

- Valuing of local culture, history and heritage, local people, assets and characteristics
- Committed local leadership, positive attitudes, local entrepreneurship and investment
- Government commitment to the value of arts and culture in planning and public policy
- Recognition of the value of local cultural product and practices
- Support for arts in communities, especially through networks of regional arts development officers and assistance for volunteers (including training), and reduction of bureaucratic obstacles

This section looks at some of the key findings from research conducted over the last decade supporting the benefits and importance of Arts and Cultural activity and venues.

'If you don't have an art gallery you don't have a city'

In their endeavours to rethink what an art gallery is and could be, a select number of galleries, museums and other cultural venues throughout Australia have reset the bar on what the cultural sector can achieve and contribute to Australia and the world.

Regional galleries are now recognised as potential community hubs, while local councils harbour ambitions to emulate "The Bendigo Effect". Bendigo Art Gallery is the envy of galleries throughout regional Australia as the generator of \$20 million annually to its local economy. Its success stems from identifying a niche – largely fashion blockbusters – that attracts visitors from around the country. But the gallery doesn't attempt to do everything, says former director Karen Quinlan. According to its own postcode analysis, only 20 per cent of its visitors are locals. (Significantly as programs change, so does the 20 per cent mix.) Indeed Bendigo, with a population of 110,000, a large number of tourist attractions, and more community facilities, doesn't require one institution to do everything.

"Galleries have to think outside their inherited remit from the 19th century," Quinlan says. "You have to have a strong education program and public programming; you have to have cafes and a retail outlet." And exhibitions, of course, that excite a cross-section of people – her big shows have attracted a broad demographic from across the country.

**Source:** *Branding the Arts. Demonstrating Impact – Four case studies of public art museums.* November 2013

### 3.2. Australia Council for the Arts Third National Arts Participation Survey 2017: Impact of Art Gallery Provision

The Australia Council for the Arts *Connecting Australians: National Arts Participation Survey* (a landmark series of three survey rounds conducted in 2009, 2013 and 2016) confirms the significant and increasing personal value Australians place on the impact of the arts, and the ways in which they make our communities stronger and more cohesive.

Data from the survey found that where attending visual arts activities and events was particularly popular among older age groups in the first and second surveys (2009 and 2013), popularity, while remaining strong in older ages groups has grown significantly in the younger age groups in the 2016 survey.

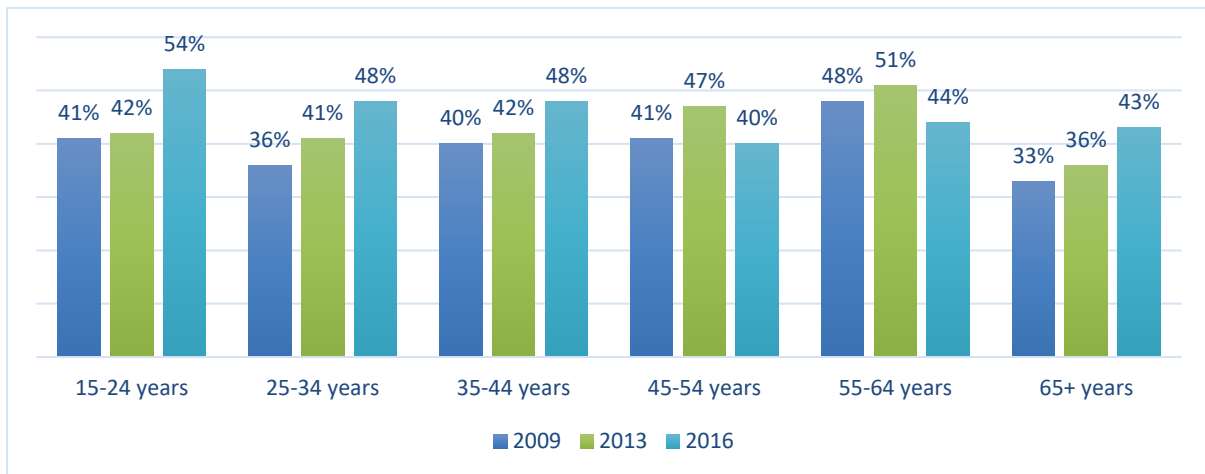


Figure 2 Australians attendance at visual arts and crafts events and activities<sup>1</sup>

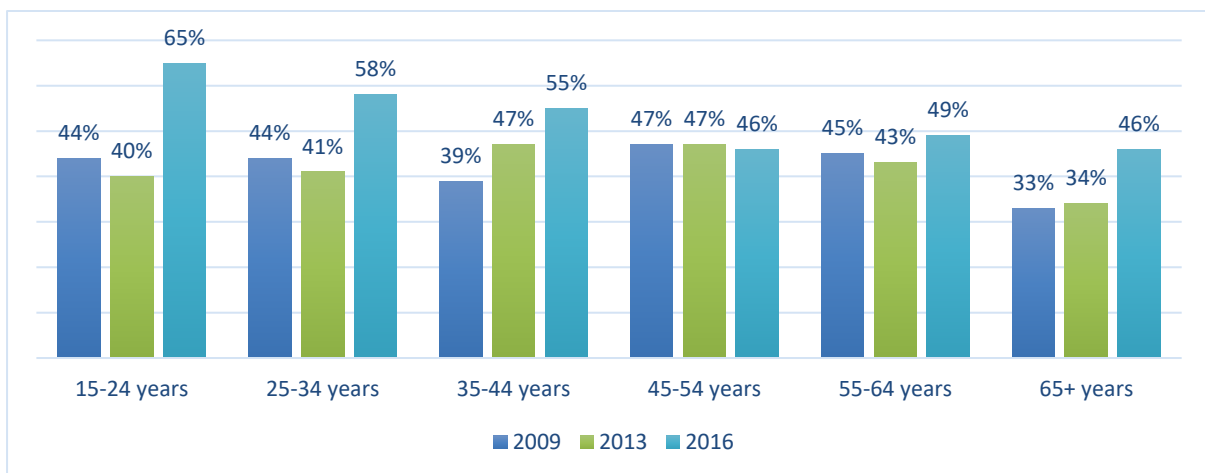


Figure 3 Australians attendance at theatre and dance events and activities<sup>2</sup>

<sup>1</sup> Australia Council for the Arts *Connecting Australians: National Arts Participation Survey results 2009, 2013 and 2016*

<sup>2</sup> Australia Council for the Arts *Connecting Australians: National Arts Participation Survey results 2009, 2013 and 2016*

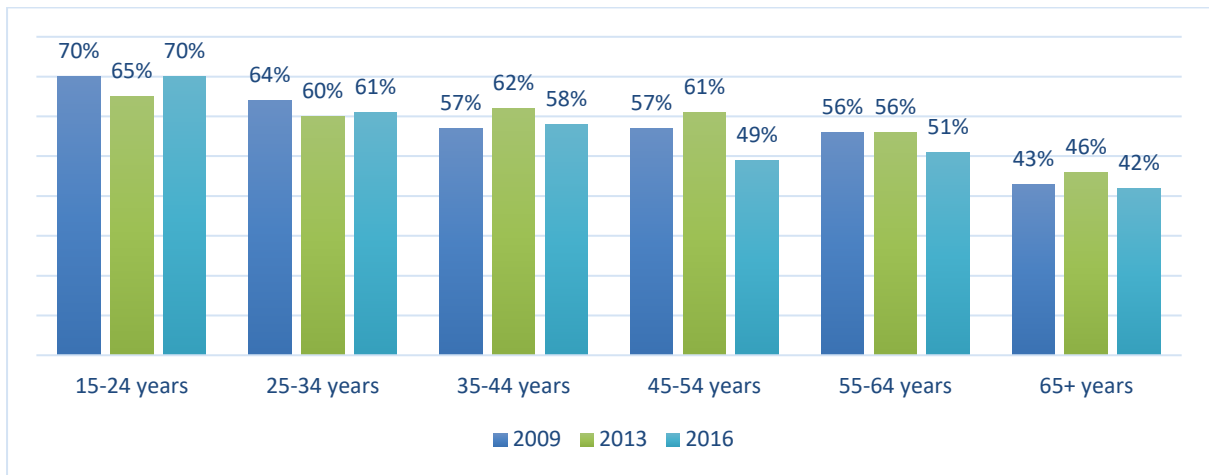


Figure 4 Australians attendance at music events and activities<sup>3</sup>

### 3.3. The role of arts and culture in livability and competitiveness

In 2007 Arts Victoria in association with Applied Economics prepared a submission to the Victorian Competition and Efficiency Commission's Inquiry into Enhancing Victoria's Livability called 'The Role of Arts and Culture in Livability and Competitiveness.'

A submission identified that:

- "Livability is a broad concept which includes a combination of the social, cultural, economic and environmental attributes of a place. These attributes determine the attractiveness of a city or region as a place in which to work, live, invest and raise a family.
- There is increased competition, nationally and internationally, between cities and between regions to attract new residents and new businesses.
- Arts and culture contribute directly to the "sense of place" which attracts both residents and investors. There is a merging between the attributes of a city or region that are seen by individuals as offering them a better quality of life, or livability, and those attributes that are seen by investors or businesses as offering them competitive advantage, that is, contributing to the city or region's competitiveness.
- Vibrant and diverse arts and cultural activities are an important contribution to the liveliness and vitality of an urban environment.
- The arts also contribute to well-designed public space making a local environment more attractive and accessible. Engagement with the local community in the development and design of public artworks creates public spaces where people want to meet; enriches urban regeneration projects; and distinctly brands a region or suburb as a destination for new residents, tourists and business.
- Melbourne has a distinctive image as an international centre of innovation, including innovation in arts and culture. Melbourne is well-placed to build further on this sound reputation.
- Outer metropolitan areas and regional cities in Victoria are also investing in cultural infrastructure and activities to create vibrant and diverse local cultural offerings attractive to new residents. In particular, in regional centres, the presence of a diversified lifestyle and cultural choices has been shown to be a key driver of high economic performance."

<sup>3</sup> Australia Council for the Arts *Connecting Australians: National Arts Participation Survey results 2009, 2013 and 2016*

### 3.4. The economic impact of Arts and Culture

In 2013, Arts Victoria released its report Economic Impact of Arts and Culture in Victoria - Arts and culture are big business for Victoria (KPMG).

Based on the latest ABS Census data, the report found that the Victorian arts and culture sector generates widespread economic benefits as well as other benefits, such as contributing to livability, providing access to cultural experiences, and promoting innovation and creativity. It found that, in 2010-11:

- The Victorian arts and culture sector added direct value to the economy of \$6.1 billion and employed the equivalent of 68,000 full time workers.
- Taking into account links between the arts and cultural sector with the broader economy and calculating indirect impacts and flow-on effects the total contribution of the arts and sector was estimated as \$11.4 billion of annual Victorian gross state product and 110,000 Victorian full-time equivalent jobs.
- Cultural facilities and activities were an important drawcard for international and interstate visitors with close to 400,000 domestic and international cultural tourists (people who attend three or more cultural attractions during their visit) visiting Victoria in 2011.
- Cultural tourists made significant contribution into the state economy. Cultural tourists purchase other local goods and services, such as meals, accommodation, gifts and transport in addition to direct expenditure on cultural activities. This expenditure was estimated to be almost \$695 million in 2011.
- The economic value of Victoria's cultural sector was comparable to other industry sectors such as mining, electricity, and food and accommodation. It accounted for 3.1 per cent of the State's employment.
- Victorian Government funding of \$580 million is estimated to have stimulated around \$340 million contribution to the Gross State Product and an additional 3,500 full-time equivalent jobs - representing a greater return on investment than other areas of Government.

### 3.5. Adding Value! A report on the economic impact of the cultural infrastructure of the Evocities of NSW

The Adding Value! report by Museums & Galleries of NSW published in 2014, confirms that cultural venues have bolstered regional domestic product and household income – a significant rise from the last survey in 2009.

The study examines the economic impact of cultural facilities operated by the Evocities of NSW. The Evocities are a partnership between Albury City Council, Armidale Dumaresq Council, Bathurst Regional Council, Dubbo City Council, Orange City Council, Tamworth Regional Council and Wagga Wagga City Council. The study was limited to economic impacts and did not take into account any of the social or artistic benefit that is derived from facility operations and their extensive public programs.

The study found that:

- Once the flow effects are taken into consideration the facilities provide a positive return on investment from Local, State and Federal government funding.
- There is a positive economic impact on the local and regional economies from the operations of the facilities, capital expenditure related to the facilities, and non-local (tourist) visitation in the financial year ending June 2013.
- There is a positive impact on employment and volunteering at the facilities on the local and regional economies



When flow on effects are taken into account, the 26 cultural facilities of the Evocities generate:

- An additional \$23.84 million from an initial impact of \$37.96 million dollars to create a total of \$61.81 million in goods and services at the last stage of production where they are ready for consumption. This total derived from operations (\$41.44 million), capital expenditure (\$2.43 million) and the impact of tourist visitation (\$17.93 million).
- An additional \$10.76 million from an initial impact of \$21.59 million to create a \$32.35 million in net value that is added to the regional gross economies. This is derived from operations (\$24.37 million), capital expenditure (\$820,000) and the impact of tourist visitation (\$7.16 million). This represents 0.24% of the combined Evocities' gross regional product.
- An additional \$4.86 million dollars from an initial impact of \$10.54 million to create \$15.40 million in income to households across the Evocities regions. This is derived from operations (\$11.35 million) capital expenditure (\$420,000) and the impact of tourist visitation (\$3.62 million). This represents 0.24% of regional household income of the combined Evocities
- An additional 8.5 full time equivalent positions for every 10 fulltime equivalent positions. This results in a total of 293 full time equivalent jobs which represents 0.27% of the total full-time equivalent employment for the seven Evocities. This is derived from economic impact of operations (210 FTE), capital expenditure (7 FTE) and the impact of tourist visitation (76 FTE).
- An average return on investment by Local, State and Federal government of 69%.
- Over 500 volunteers were engaged across the 26 facilities providing a combined contribution of almost 25,000 working hours conservatively valued at over \$500,000.



## 4. Strategic review

### 4.1. Previous Nillumbik studies, plans, documents and research

The feasibility of developing the Nillumbik Regional Gallery needs to be considered within the current local and regional strategic planning environment. As identified, one of the key principles underpinning this project is to support and where possible, further existing strategic visions and development plans.

Eight strategic documents with particular importance to Nillumbik, its local cultural, social and economic development and/or economic/cultural tourism development have been identified and reviewed for this project.

They are:

- Nillumbik Shire Council Plan 2017-2021, Living in the Landscape
- Nillumbik Arts and Cultural Plan 2018-2022, Celebrating Nillumbik's heARTbeat
- Draft Nillumbik Arts and Cultural Plan 2018-2022 and Discussion Paper, endorsed 14 November 2017
- Arts and Cultural Plan development survey 2017
- Nillumbik Shire Art Collection Policy 2014-2017
- Nillumbik Health and Wellbeing Plan 2017-2021
- Nillumbik Economic Development Strategy 2011-2016
- Nillumbik Destination Management Plan, November 2015

These documents contain visions, goals, strategies, priorities, recommendations and/or research that support or are supported by the Nillumbik Regional Gallery Feasibility Study.

The development of a regional gallery in Nillumbik is specifically identified as a priority in the Council Plan 2017-2021, the Arts and Cultural Plan 2018-2022 and the Nillumbik Economic Development Strategy 2011-2016:

#### 1. Council Plan

- **Priority Action 2.2.4:** Seek government funding for the development of a public art gallery of regional significance

#### 2. Arts and Cultural Plan

- **Goal 2 Output:** Development of gallery and theatre Master Plan

#### 3. Economic Development Strategy

- **Priority Action:** Undertake a study to assess the feasibility of establishing a regional art gallery in the municipality, including potential opportunities to support the role of Monsalvat.

#### 4. Nillumbik Arts and Cultural Plan 2018 – 2022 survey

The survey of Nillumbik residents conducted for development of the Arts and Cultural Plan 2018 – 2022 provided a number of significant indicators of the importance of and support for local exhibition space. A snapshot of this information is:

- People were asked to rate, on a scale of 0 (lowest) to 10 (greatest), in Nillumbik, what is the importance of the following arts and cultural programs and opportunities. The highest rated option was exhibition spaces with 44.14% of people rating as 10. 84.13% gave it a rating of 7 or higher.
- People were asked what the gaps in Arts and Cultural service provision/opportunities in Nillumbik were. Of the 37 individual comments made in relation to facility gaps:
  - 24 identified gallery/exhibition space
  - 11 identified performing arts space
  - 10 identified artist studio, workshop and/community art centre facilities

A review of the key strategic documents, showing where the project supports or is supported by these documents, has been summarised and can be found in Appendix 1.

## 5. Existing Nillumbik facilities stocktake

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The Nillumbik Shire Council currently has five main opportunities to display and view the Nillumbik Art Collection and for the display and exhibition of the visual arts in the Shire.

Curated displays of the Nillumbik Art Collection can be viewed in person in both the foyer of the Shire Offices and the Civic Exhibition Space - access is via reception.

Rotating displays are presented in Eltham and Greensborough Libraries and the Eltham Community Reception Centre.

Larger exhibitions such as the Nillumbik Art Prize are presented at Montsalvat studios and gallery, Eltham.

### 5.1. Exhibition and Display

#### **Nillumbik Council Offices and Foyer, Greensborough**

Nillumbik Council Offices and Foyer is the primary venue for the display of the Art Collection. The entrance foyer(s) and surrounding staff areas and offices receive a changing rostrum of artworks, ranging from paintings, photography and drawing through to sculpture and ceramics. Short change over periods maximise access to the Art Collection and minimize exposure to the potentially harmful effects of light and changes in temperature and humidity.

In addition to the display of the main Art Collection, there are an additional 16 public sculptures and installations by recent and contemporary artists scattered at various locations around the Shire.

#### **Eltham Community and Reception Centre**

Larger 2-d works are displayed on a rotational basis in the refurbished Eltham Community and Reception Centre, on walls in the function space.

#### **Yarra Plenty Regional Libraries**

Works from the Council Art Collection are displayed on a rotational shared basis at the Regional Libraries at Eltham and Greensborough, on designated art walls and display cabinets. The display areas feature changing displays of the work of local artists, community groups and festivals.

The Eltham Library Community Gallery provides a dedicated art makers space which hosts changing exhibitions of artists and groups such as the Nillumbik Artists Open Studios. Collection works are not displayed in the Eltham Library Community Gallery as it is a hire/programmed space for artists in the community.

#### **Bendigo Bank**

The Bendigo Community Bank in Diamond Creek is another place to display 3D works (in a secure lockable cabinet), this is further way of displaying the Collection to community and building corporate relationships for future sponsorship.

#### **Montsalvat**

Montsalvat is a not-for-profit arts organisation that offers studio space and a commercial exhibition venue for artists and arts organisations, including the Barn Gallery, Long Gallery and Residents Gallery, and the Boulevard@Montsalvat.

In 2016 and 2018, Montsalvat hosted the Nillumbik Art Prize, a Council sponsored and run event, a biannual Collection based exhibition is also run biennially.

The following table provides a summary of the facilities provided by the range of Nillumbik exhibition and display venues.

*Table 1: Current Nillumbik exhibition and display facilities*

Venue	Total Floor Area (sq. metres)	Total Wall Length (running metres)	Temperature Controls	Relative Humidity Controls	Low UV Emission Lighting	Access
Civic Exhibition Space, Civic Centre, Greensborough	30 sq. metres	12 metres	Yes	No	No	Office Hours and by appointment
Foyer, Civic Centre Greensborough	120 sq. metres	6 metres	Yes	No	No	Office Hours
Diamond Valley Library Greensborough	3 Cabinets 200cm x 60cm x 60cm	8 metres (back wall)	Yes	No	No	Library Hours
Eltham Library	Cabinets x 5 80cm x 50cm x 50cm	6 metres (scattered around the Library)	Yes	No	No	Library Hours
Eltham Community and Recreation Centre	Walter Withers Gallery: 187.5 sq. metres Dorian Hall: 231 sq. metres	Walter Withers Gallery: 454 metres Dorian Hall: 50 metres	Yes	No	No	Venue Hours
Bendigo Community Bank Diamond Creek	Cabinet 160cm x 120cm x 50cm	N/A	Yes	No	No	Bank Hours
Hurstbridge Community Hub	150 sq. metres <i>Nakervis room: 2D works display only</i>	10 metres	Yes	No	No	Venue Hours
Art Storage Civic Centre Greensborough	15-20 sq. metres	N/A	Yes	No	No	Office hours and by appointment
Montsalvat Eltham (Collection exhibitions bi-annual)	275 sq. metres	55 metres	Yes	No	Yes	Venue/ Exhibition hours

### **5.1.1. Storage**

The Nillumbik Art Collection has over 400 works of art including 16 sculptures in public places throughout the Shire. Artworks are sourced through the Nillumbik Art Award, donations from community groups and Shire Presidents and Mayors who have donated a work at the end of their term. The visual art collection includes two and three-dimensional contemporary and historical visual artworks of excellence, of traditional and non-traditional mediums, by emerging, mid-career and established artists.

Storage of the Nillumbik Art Collection ('the Art Collection') is shared with Council archives in a section of a basement at the Civic Offices in Greensborough. The allocated area measures approximately 32m<sup>2</sup> and contains some metal shelving.

Temperature control is the relevant building's air conditioning system, which is adjusted to cater for staff. There is no Relative Humidity Control system in the buildings and lighting is designed for energy efficiency, rather than specifically low UV.

The Collection (visual art, public art and civic memorabilia) was valued in 2016 for \$2.5 million.

## 6. Surrounding municipalities review

### 6.1. Neighbouring council and region venues and interviews

Local government makes up the largest single public agency for the exhibition and collection of both historical and contemporary visual arts in Victoria. There are currently 35 separate local government entities that collect, exhibit and interpret art.

Within a short reach of Nillumbik there are seven other local government owned and operated art collections and galleries.

- Hatch Contemporary Art Space, to be superseded by Ivanhoe Library and Cultural Hub, Banyule
- Bundoora Homestead Art Centre, Darebin
- Burringa, Yarra Ranges
- Manningham Art Gallery, Manningham
- ArtSpace REALM/Maroondah Access Gallery, Maroondah
- Whitehorse Artspace, Whitehorse
- Marysville Information and Regional Artspace, Murrindindi Shire Council

Each of these Councils manage permanent collections and run dedicated exhibition spaces. The two are generally entwined – with the Collections activated through distinctive programming and collection policies. Most Councils see their collections as representing a significant community, cultural and educational asset.

In addition, there are three main private or independently operated venues in the region, including: Monsalvat, Eltham; Heide Museum of Modern Art, Bulleen; and Tarrawarra Art Museum, Healesville.

Interviews were undertaken with each of these galleries as part of this project.

#### 6.1.1. Venues in surrounding municipalities

##### Banyule

Hatch Contemporary Arts Space is Banyule's premiere art gallery, however with the development of the Ivanhoe Library and Cultural Hub it is scheduled to close.

Currently, Hatch is a creative space to present a range of temporary exhibitions, performances, workshops and poetry readings, and more. Throughout the year Hatch also showcases the Banyule Art Collection, as well as providing a resource for local artists. The redevelopment of the former town hall in 2018 provides a purpose-built/adapted exhibition gallery suitable for Collection displays and temporary exhibitions.

There will be five dedicated arts components in the new Ivanhoe Library and Cultural Hub.

- **The Main Gallery:** the home for Banyule's Art Collection as well as quarterly exhibitions curated by Banyule's Art Curator. It will be designed to meet museum accreditation standards with regards to air management and security and thus be able to host touring exhibitions. It is situated in a prominent position adjacent to the main entrance of the new building.
- **Community Access Gallery:** will be a flexible space designed to meet the needs of Banyule's many artistic and cultural organisations. It will be used primarily for community exhibitions and will also have the capacity to host demonstrations, workshops and artist talks.
- **Arts Studio and Workshop:** is both a feature of the architecture as well as an active making space hosting: artist in residence programs, professional development activities for artists,

art classes and more – with a direct connection to the library’s ‘makers space’ the studio will be the vibrant, creative heart of the new facility.

- **Informal Theatre:** designed to be flexible and meet a range of needs for both the library and the performing arts community, it will be an acoustically dynamic space which will support a range of experiences, including, but not limited to author’s talks, small musical ensemble, spoken word, children’s and comedy performances. It also features an operable wall which creates an indoor / outdoor connection to the landscaped outdoor courtyard.
- **Arts Storage:** a purpose built and designed facility which is climate controlled and provides the storage equipment and space to ensure the security and longevity of Banyule’s collection.

## Darebin

Built in 1900, Bundoora Homestead is a Queen Anne style Federation mansion operating as a historic house, art gallery and café, registered by Heritage Victoria and certified by the National Trust. Bundoora Homestead Art Centre is the public art gallery for the City of Darebin hosting contemporary visual arts and craft exhibitions, a public education program including artist talks, workshops and events, and the biennial Darebin Art Prize. It comprises nine adjoining exhibition spaces.

## Whittlesea

Whittlesea supports local artists by regularly exhibiting their artwork at community facilities and offering art programs through local neighbourhood and community houses. Each year they hold an art exhibition to showcase and celebrate the work of artists who live, work or are connected to the City of Whittlesea. There is no permanent exhibition gallery.

## Manningham

Manningham Art Gallery presents an eclectic program of contemporary art exhibitions that includes curated group exhibitions, shows by emerging and mid-career Victorian artists and touring exhibitions from interstate and state galleries. The gallery regularly hosts exhibitions of work by celebrated Australian ceramic artists as well as the biennial Manningham Victorian Ceramic Art Award. It operates from a dedicated exhibition space.

## Maroondah

Realm is Maroondah City Council’s new library, cultural, knowledge and innovation centre, and home to the contemporary ArtSpace. The curated ArtSpace features contemporary exhibitions by leading artists and hosts a range of events, performances, workshops and artist-in-residence programs to engage community members and visitors to the municipality. In addition, Maroondah runs the Federation Estate Gallery, a space dedicated to community exhibitions and annual exhibitions from the permanent collection.

## Yarra Ranges

Yarra Ranges Regional Museum opened in 2011. The museum features three exhibition spaces that present a range of historic and present-day exhibitions, a resource library, museum shop and café. In addition Yarra Ranges Shire operate Burringa at Upwey, a multi-platform entertainment venue that comprises a theatre, dedicated gallery and café.

## Murrindindi Shire Council

MiRA (Marysville Information + Regional Artspace) comprises a tourist information centre, a gallery, the Phoenix Museum as well as a retail space stocking locally made artisan wares and produce.

## 6.2. Dunmoochin and Montsalvat

Site visits and discussions were conducted with management at both Dunmoochin and Montsalvat. A summary of feedback from those meetings is recorded in the following sections.

### 6.2.1. Montsalvat

Montsalvat management provided the following background.

Montsalvat:

- Is Australia's oldest artists' community, set amid unique grounds and buildings, a place where art is made, taught, exhibited, performed and celebrated
- Was founded by Justus Jørgensen in 1934
- Throughout its history, has nurtured the creation of art in all its forms – painting, drawing, sculpture, photography, film, jewellery, ceramics, glass, textiles, poetry and literature, drama, musical composition, performance and musical instrument making
- Is classified by the National Trust of Australia (Victoria)
- Is self-supporting. It receives no ongoing funding from state or federal governments.
- Is located in Eltham, thirty-five minutes from central Melbourne, at the entrance of the Yarra Valley
- Welcomes the local community and visitors to its exhibitions and performances. All visitors can enjoy its unique buildings, restaurant, extensive gardens and rich cultural history

In relation to potential development of a Regional Art Gallery in Nillumbik, management identified the following:

- Development of another gallery is on the agenda for Montsalvat
- The opportunity to develop the Nillumbik Regional Gallery on the grounds of Montsalvat would enable the gallery to take advantage of an already established reputation and visitor base
- Montsalvat is an iconic location. An estimated 50,000 people visit annually
- Entry/Exit is a problem. Hillcrest Avenue needs upgrade/improvement
- The vision for a new gallery at Montsalvat includes the gallery being on the hillside overlooking the cemetery. Ideally it will be underground. The overall development will include accommodation
- Montsalvat feel that their potential management of the Regional Gallery could ensure the independence of its operation
- The board has not yet developed feasibility or business planning solidifying the scope or intent of the gallery space at Montsalvat, however management believe there is a good opportunity to combine Council's community driven vision for a gallery, with Montsalvat's early vision work

### 6.2.2. The Dunmoochin Collection and Foundation

Dunmoochin derives its cultural and artistic heritage from the collaborative efforts of a group of artists who purchased land in Cottles Bridge in the early 1950's. These artists pioneered one of the first artistic communes in Australia and created a lasting vision of how a community can gain knowledge and inspiration from living in a close relationship with nature.

One of these artists, Clifton Pugh, achieved national and international recognition during his lifetime and in 1989 he established the Dunmoochin Foundation. Upon his death in 1990 he left an art collection and extensive properties within the Dunmoochin area, to be developed and maintained by the Dunmoochin Foundation.

By preserving its natural and cultural heritage and providing access to its residential properties, studios and art collection, the Dunmoochin Foundation attracts Australian and international artists, environmentalists and scholars and promotes an understanding and appreciation of Australia's unique bushland and culture.

La Trobe University is the custodian for the Dunmoochin Foundation Art Collection. There are some three hundred works of art by Pugh and his artist friends who spent time at his Cottles Bridge property 'Dunmoochin'. The collection includes examples of Pugh's formal and intimate portraits, as well as works dealing with environmental issues and the artist's limited-edition prints. Among the friends whose works are in the collection are Rick Amor, John Brack, Frank Hodgkinson and John Olsen.

The Collection is currently stored at La Trobe University, exhibited in travelling exhibitions and included in displays around the University. However, while the Dunmoochin Foundation Collection has been in the university's custody since 1992 it is not legally owned by La Trobe University. At various times discussions have been held about returning it to the owners. Valued at several million dollars the Collection would however be put at risk if returned to the Foundation due to the ever-present threat of bushfire and other natural occurrences.

The opportunity for the Dunmoochin Collection, currently on loan to La Trobe University, to be loaned or donated to Nillumbik Council should a suitably equipped regional gallery be developed, should be further discussed with the collection owner. This has been reinforced by the Operational Manager of Dunmoochin, Barbara Joyce, who noted 'The Foundation has a significant art collection currently held through an Agreement with Latrobe University. It would be great to have various works displayed at a regional gallery. This is Australia's artistic heritage and the people should be able to view it.'

There was indication during consultation that there are at least two collections of art owned by local benefactors who may consider donating their works to a new regional gallery.

### **Collection Development Opportunities**

Since its inception in the mid-nineteenth century, Victoria's premier network of regional galleries has benefited greatly from the generosity of local art collectors and patrons. Such patrons and collectors have established the core collections of galleries as well as played an ongoing role in their financial well-being.

As a region closely associated with many of Australia's most revered artists and artist-run galleries, studios and communities, the establishment of Nillumbik Regional Gallery would make it well-placed to capitalise on the association and goodwill of artists and collectors in its region. Several prominent arts identities and collectors have already made significant verbal commitments along these lines.

The acceptance of gifted artworks would potentially strengthen the Nillumbik collection, both through the donation of established collections as well as gifts of individual works by well-known artists. There is also the potential to gain significant financial advantages both in the formation period and once the Gallery is established.



### 6.3. Benchmarking

In addition to the exhibition spaces in adjoining municipalities, there are a range of larger municipal galleries within easy reach of Nillumbik, as well as private and predominantly state funded galleries which include Tarrawarra and Heide Museum of Modern Art.

Gallery	Description/Commentary
<p><b>Town Hall Gallery, Boroondara</b></p> <ul style="list-style-type: none"> <li>▪ <i>Exhibition Space: 378m<sup>2</sup></i></li> <li>▪ <i>Running Space: 112 lineal metres</i></li> <li>▪ <i>Back of House: 166m<sup>2</sup> approx.</i></li> </ul>	<p>The Town Hall Gallery opened in late 2013 following a major refurbishment of the Hawthorn Town Hall.</p> <p>The Gallery hosts a range of touring exhibitions and curated exhibitions and is responsible for the storage and display of the Boroondara Art Council Collection.</p> <p>The Gallery consists of three interconnecting spaces. In addition to the main gallery spaces there is a Community Project Wall. Back of house consists of collection store, curator's rooms and a loading bay.</p>
<p><b>Monash Gallery of Art, Wheelers Hill</b></p> <ul style="list-style-type: none"> <li>▪ <i>Exhibition Space: 468m<sup>2</sup></i></li> <li>▪ <i>Running Space: 165 lineal metres</i></li> <li>▪ <i>Back of House: 100m<sup>2</sup> approx.</i></li> </ul>	<p>Monash specialises in the collection of Australian photography. It has a permanent collection comprising over 1,700 works and the Gallery mounts around 20 exhibitions a year in the three spaces.</p> <p>The Gallery forms part of a building that includes the regional library and cafe, as well as about one hectare of surrounding landscaped open space.</p>
<p><b>Mornington Peninsula Regional Gallery, Mornington</b></p> <ul style="list-style-type: none"> <li>▪ <i>Exhibition Space: 441m<sup>2</sup></i></li> <li>▪ <i>Running Space: 125 lineal metres</i></li> <li>▪ <i>Back of House: 100m<sup>2</sup> approx.</i></li> </ul>	<p>The Gallery was established in 1971 and presents a changing program of exhibitions, workshops and events, including the biennial acquisitive National Works on Paper. In addition, it hosts touring exhibitions from galleries and organisations across the country and in 2013/14 hosted the Archibald Prize.</p> <p>The gallery has a permanent collection of around 2,000 works that focuses on works of cultural significance to the Mornington Peninsula and contemporary works on paper.</p> <p>Back of house includes a store and workspace as well as loading bay/crate store.</p> <p>Set in a 8-hectare civic reserve that houses the Shires main leisure centre, plans are underway to significantly increase the amount of exhibition and back of house space.</p>
<p><b>Glen Eira Gallery</b></p> <ul style="list-style-type: none"> <li>▪ <i>Exhibition Space: 400m<sup>2</sup></i></li> <li>▪ <i>Running Space: 130 lineal metres</i></li> <li>▪ <i>Back of House: 28m<sup>2</sup> approx.</i></li> </ul>	<p>The gallery was opened in 1975 and occupies the ground floor of the former Glen Eira town hall. It displays curated and touring exhibitions as well as displays the Glen Eira Collection of approximately 1,200 works.</p> <p>Spaces are available for hire, subject to availability, and the Gallery can be divided into one-third, half, or a flexible full-size gallery.</p>
<p><b>Tarrawarra Museum of Art, Healesville</b></p> <ul style="list-style-type: none"> <li>▪ <i>Exhibition Space: 534 m<sup>2</sup></i></li> <li>▪ <i>Running Space: 152 lineal metres</i></li> <li>▪ <i>Back of House: 350 m<sup>2</sup> approx.</i></li> </ul>	<p>The Tarrawarra Museum was founded by Eva and Marc Besen and opened in 2003.</p> <p>It was the first privately funded, significant visual arts museum and houses the Besen collection, and hosts a range of touring and curated exhibitions.</p> <p>Measurements included the three main gallery spaces, there is also a Vista Walk space that is occasionally used and provides an additional 73.5 running metres of exhibition space. Storage and delivery run the length of the building and is situated in the basement.</p> <p>The gallery is linked to a Tarrawarra restaurant via an outdoor courtyard and surrounded by vineyards and landscaped gardens.</p>

### 7.1. Gallery examples

Public galleries and museums today endeavor to offer a multitude of experiences, roles and benefits that differ from a traditional 'white cube' approach.

They are 'not just a gallery' but meeting places that bring together like-minded people in new ways.

The new museums are:

- dynamic and inspiring incubators of visual arts practice and ideas
- reflective of diverse community aspirations and make-up
- welcoming meeting places
- sources of community pride
- an iconic building
- tourist attractions
- places to dine and sample regional fare
- where artists make, exhibit and sell their work
- environmentally and economically sustainable
- generate jobs
- a focus for the visual arts in the region

Throughout Australia and overseas there are an increasing number of older, redeveloped and newly built public art galleries that have responded to the challenges of the 21<sup>st</sup> century by developing state of the art facilities that provide for the future needs of its artists and engage with wider communities. The new gallery/museum model often includes a cluster of supportive facilities, spaces and retail opportunities.

A sample of four such galleries is presented in the following:

- Bunjil Place Gallery, City of Casey, Victoria
- Shepparton Art Museum (SAM), Victoria
- Museum of Murray Albury, (MAMA), Albury, NSW
- Tweed River Art Gallery and Margaret Olley Centre, Murwillumbah South, NSW
- Heide Museum of Modern Art

## Bunjil Place Gallery, City of Casey, Victoria



Bunjil Art Gallery forms part of a larger purpose-built arts and civic precinct in Melbourne's south east that was developed and funded by the City of Casey in 2017. This multi-awarding building, designed by Francis-Jones Morehen and Thorp, is built in the form of an eagle landing on the plains and encompasses a regional gallery, multi-purpose black box studio, 800 seat theatre, three level regional library, Council offices, function room, café and outdoor plaza with a large digital screen.

Bunjil Place Gallery's exhibition program aims to present and promote the best Australian and international art that engages, challenges and inspires local audiences. The Gallery is driven by vibrant artistic programming, contemporary visitor experience and community engagement. The Gallery is built to international museum standards, includes fully digital and wi-fi capabilities and has a range of supporting back of house spaces, including: a separate storage room, workshop, offices, undercover loading bay, and access to the adjacent Black Box studio. The Gallery features four self-curated exhibitions and publications a year and uses the adjacent Black Box Theatre for talks and lectures, VCE student exhibitions and artists performances.

Since opening in late 2017, Bunjil Place has attracted over one million visitors with 50,000 people visiting the gallery in its first four months of operation. Bunjil Place Gallery will acquire significant Australian and international works of art through commissioning, donations and bequests that will be of benefit to the community of the City of Casey. In its entirety, Bunjil Place cost \$125 million to build with \$20 million coming from state and federal governments.

### Crossovers with Nillumbik

- Responded to long-held community-perceived need for a dynamic cultural centre that included provision of spaces to meet, dine, view exhibitions, participate in theatre and enjoy the natural and built amenity of the area
- Links the main gallery space (one room of 340m<sup>2</sup>) with the adjoining Black Box Studio
- Cross-programming opportunities with library, theatre and restaurant/café
- Capacity for digital programming throughout building and incorporation of external large screen into adjacent amphitheatre
- Provision of flexible spaces suitable for student and community exhibitions
- An iconic and award-winning building that brings kudos to the region and promotes Casey world-wide

## Shepparton Art Museum (SAM), Victoria



Shepparton Art Museum is one of Australia’s leading art museums located in Greater Shepparton and the north central corridor of Victoria. Its purpose is to present great art to local and national audiences, through the development and care of collections, research, the curation of exhibitions and programs, the growth of digital strategies, and by playing a leading role within a thriving arts and cultural sector in Greater Shepparton.

Their vision is for a thriving visual arts community in which SAM plays a key role, and where it is celebrated for exciting exhibitions and programs, as part of a prosperous, resilient Greater Shepparton. As part of this strategy the new Shepparton Art Museum (SAM) building (currently under development at a cost of \$37m) will be an outstanding example of exciting, best-practice contemporary museum architecture, designed by internationally renowned architects Denton Corker Marshall. It will be a five-storey building housing the Museum, Visitor Centre, and the Kaiela Art Gallery and Studio. The 5,300m<sup>2</sup> building also houses a café and event space, with a rooftop viewing deck.

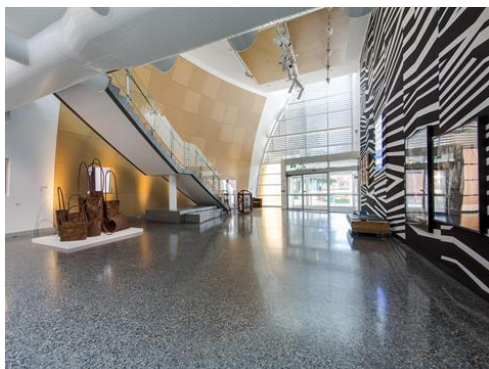
A 33m x 33m cube like form, the new Museum is located on the south-eastern corner of Victoria Park Lake to maximise SAM’s greatest asset, the park setting. Four L-shaped plates, each of different heights, make up the building’s façade. Each plate is of a different metallic finish: low sheen zinc on the southern approach; matt soft charcoal above the entry to SAM on Wyndham Street; metallic mid-grey facing the park; and rich ochre-red corten steel facing the lake and river plain.

### Crossovers with Nillumbik

- An integrated cultural hub that brings together art, food and entertainment into one precinct
- A focus for visual arts in the region, a welcoming meeting place and an economic driver for the Shire
- An environmentally sustainable building that responds to its site and makes full use of the surrounding natural amenity
- An iconic building and cultural tourism destination
- Large spaces suitable for the display of the permanent collection, large touring and self-curated exhibitions and ongoing local artist and community involvement



## Museum of Murray Albury, (MAMA), Albury, NSW



Murray Art Museum Albury (MAMA) is a contemporary art museum located in Albury, Australia. Formerly known as the Albury Regional Art Gallery, it was renamed as part of a \$11.3 million refurbishment which included renovations to the former gallery building, the neighbouring Burrows House and the extensions linking and extending both buildings into QEII Square. Space in MAMA has extended from 832m<sup>2</sup> to 2,036m<sup>2</sup> and has 10 gallery spaces over two levels. The building was designed by architect firm NBRIS and Partners.

In its own words, MAMA has tried to reimagine what a gallery can be. It balances international touring exhibitions with connections to the surrounding regional area and cultural identity. Along with an emphasis on innovative, self-curated exhibitions, MAMA features a 24-hour 'art skin', interactive workshops and immersive cultural experiences.

In terms of economic performance, the first year (2015/2016) forecast impact of MAMA was a \$9.66M boost to the visitor economy, growing to \$12.2M after five years. In 2015/2016 given the results that had been achieved since reopening, the actual combined economic impact of the facility in its first year of operation was estimated to be in excess of \$20M.

An initial target \$1.05M of philanthropic support was identified as being required toward the capital cost of the facility. This was achieved and by 2016 had been exceeded with more than \$2M in donations or pledges received. Additionally, in the first nine months of operation, artwork valued at over \$750,000 had been donated to MAMA.

### Crossovers with Nillumbik

- An integrated cultural hub that has reenergized the Albury City centre and become a source of community pride and activation
- Combines art displays with broadcasting and workshop studios, along with retail and commercial opportunities

## Tweed River Art Gallery and Margaret Olley Centre, Murwillumbah South NSW



Surrounded by beautiful gardens and lawns and offering panoramic views of the Tweed River, the Tweed Regional Gallery is an inspiring setting in which to view exhibitions, share lunch or visit the new Margaret Olley Centre nearby.

The Gallery's six exhibition spaces host a vibrant program of historical and contemporary touring [exhibitions](#) of national significance, alongside curated exhibitions of established national and regional artists. The program includes the [Olive Cotton Award](#) for photographic portraiture. The Gallery's collection includes a world class collection of portraits representing Australians from all walks of life.

Visitors can participate in the Gallery's variety of programs including public events, concerts, exhibition openings, artists' talks, demonstrations and workshops which cater for all ages. The Gallery also offers a workshop and education area, Gallery Café with indoor and outdoor seating, Gallery Shop and research library.

The Margaret Olley Art Centre (MOAC) is the third and final stage of the Tweed Regional Gallery. MOAC celebrates the career, life and legacy of its namesake, Margaret Olley – Australia's most celebrated painter of still life and interiors. It combines exhibitions of paintings and objects, an interactive multi-media drawing activity, research library and education workshop, and is complemented by the Nancy Fairfax Artist in Residence Studio.

### Crossovers with Nillumbik

- Strong links with region known for its natural amenity and sympathetic built environment and built in direct response to the surrounding landscape
- Successfully combines passive and active artmaking and appreciation
- Tourist attraction and key economic driver

## Heide Museum of Modern Art



Heide Museum of Modern Art is one of Australia's most important cultural institutions

Soon after purchasing it as their home in 1934, John and Sunday Reed opened it up to like-minded individuals such as artists Sidney Nolan, Albert Tucker, Joy Hester, John Perceval and Danila Vassilieff.

In the mid-1950s the Reeds established the Gallery of Contemporary Art and in 1958, with the assistance of friend and entrepreneur Georges Mora, they re-launched the gallery as the Museum of Modern Art of Australia. This eventually led to the formal establishment of the museum.

They accumulated a substantial collection of contemporary art and outgrew their original farmhouse, now known as Heide I. In 1964 they commissioned David McGlashan to construct a 'gallery to be lived in' (now known as Heide II) which eventually opened as a public art museum in November 1981 following its purchase by the Victorian State Government.

The original Heide III building was designed by Andrew Andersons of Peddle Thorp Architects as a series of gallery spaces adjoining the Heide II building. O'Connor + Houle Architecture redeveloped Heide III in 2005–06, adding the Albert and Barbara Tucker Gallery, the Tucker Study Centre and Kerry Gardner and Andrew Myer Project Gallery; and designing renovations to the Central Galleries and Heide Store; and new amenities for storage and staff accommodation.

Heide is a not-for-profit entity formed in 1981 for the purposes of operating and managing the assets of Heide when it was purchased by the State Government. It derives its income from a range of sources including government grants, philanthropic and commercial activities and it operates with the support of over two hundred volunteers who work in Visitor Services, Education, Public Programs and the gardens.

Heide charges admission that covers entry to all three buildings and current exhibitions (there are no separate tickets for the different parts of the museum), but it has a membership program which is a once yearly payment that allows free entry into all exhibitions.

Open to the public all year round, Heide's gardens incorporate a sculpture park and several of the original gardens, which are now heritage listed. The café at Heide (Café Heide) focusses on providing great coffee, simple, fresh food that uses seasonal produce from the Heide I kitchen garden.

### Crossovers with Nillumbik

- A culturally significant location and architecture and a cultural tourism destination
- Large spaces suitable for the display of the permanent collection, large touring and self-curated exhibitions
- Successfully combines passive and active artmaking and appreciation



## 8. Consultation

### 8.1. Consultation findings overview

The consultation undertaken to inform the Nillumbik Regional Gallery Feasibility Report was comprehensive and included engagement with: community members, artists, arts and community organisations, schools, libraries, business and tourism associations, local businesses, relevant galleries and museums, and neighbouring local government authorities.

Following is an overview of the consultation methodology:

- Community Summits - two summits were held and attracted approximately 60 participants
- Community Summit Surveys - summit participants were also invited to complete a short-written survey and 48 people took the opportunity to complete the survey
- Online Survey - 29 people completed the online survey
- Key Stakeholders - a range of key stakeholders were engaged through interviews/discussions in person, by email and/or telephone (over 20), they included: local artists, community organisations, traders' associations, business and tourism associations, schools, libraries, arts and cultural businesses
- Discussions with Shire of Nillumbik relevant staff, and neighbouring Councils (3): Banyule, Yarra Ranges and Whittlesea
- Discussions with relevant galleries/museums (5)

A range of themes emerged from the consultation undertaken for the Nillumbik Regional Gallery Feasibility Study Report, these are outlined as follows:

#### 1. A Cultural Precinct

There is a widely held view that Nillumbik needs a gallery and a clear understanding that the gallery needs to be, and can be, more than a traditional 'white cube'. The synergies created by bringing together art, environment, heritage and architecture are well understood, especially given the rich heritage of Nillumbik. There is a desire to create an iconic cultural precinct that is boldly contemporary and founded on Nillumbik's arts heritage.

#### 2. The Arts Experience

There are high expectations for the gallery program to be contemporary and challenging, dynamic and diverse, featuring work of local artists, as well national and international, emerging and established artists. There is a desire for the program to have a comprehensive exhibition program, which includes touring and blockbuster shows, and encompasses Aboriginal art, new media and multimedia, and is interactive.

For the exhibition program to be enhanced and supported by public and education programs, as well as offering workshops for artists, a performing arts program - music, theatre, dance, film, concerts, and outdoor activities.

It is well understood that the visitor's arts experience is enhanced and complemented by incorporating a café or restaurant and a retail outlet into the cultural precinct, as well as complementary outdoor spaces.

#### 3. Iconic Architecture

There is a desire and expectation that the architecture of the gallery will be iconic and contemporary, while referencing Nillumbik's unique and distinctive architectural heritage and relating strongly to the natural environment and landscape.



#### **4. Cultural and Social Benefits**

It is perceived that the gallery will create significant cultural and social benefits for Nillumbik, strengthening community identity and sense of belonging, creating a cultural hub, contributing to community wellbeing, community connections and community cohesiveness.

#### **5. Accessible and All-Inclusive**

It is a high priority for the Nillumbik community that the gallery is accessible and all-inclusive. It is very important that the location and design of the gallery and its surrounds enables easy access regardless of ability. Easy access to public transport, ample parking for cars and buses, highly visible, inviting and accessible to passing traffic, including pedestrians – these are all important features.

There is a strong desire and commitment by the Nillumbik community for the gallery and its program to be all-inclusive, catering for all artists, the broader community, tourists and visitors, students and arts professionals.

#### **6. Financial sustainability**

The gallery is not expected to make a profit and there is a strong emphasis on valuing a gallery beyond an economic model with an emphasis on cultural, social, health and wellbeing value.

However, it is recognised that sound long-term business and financial planning is important for the success of the gallery and there are a range of strategies that could contribute to offsetting operational costs. It is understood that establishing and operating a gallery requires a significant investment and it is expected that Council will contribute and other sources of funding and sponsorship will be sought.

#### **7. Independent and Professional**

There is a preference for the gallery to be managed by an independent board with broad expertise and extensive experience, including artist representation. For the gallery to be run by professional staff with suitable qualifications, expertise and experience, and that they receive appropriate remuneration. Also, there is a need for a well-managed and resourced volunteer program to fulfill roles such as exhibition guides.

#### **8. The Local Economy and Tourism**

It is widely believed that a gallery will generate important economic benefits for Nillumbik through increased tourism and greater opportunities for the arts community, increasing demand in the service and hospitality sectors – local accommodation, cafes, restaurants, etc., and creating employment.

#### **9. Sustainability**

It is important to the Nillumbik community that the development and operation of the gallery is ecologically sustainable, that the gallery's design and the type of technologies used enable it to be very energy efficient and so more sustainable. There is an expectation the gallery will incorporate new 'green' technologies, be a leader.

#### **10. Caring for and Appreciating the Shire Art Collection**

The Nillumbik community has a long-held desire for the highly regarded Shire Art Collection to have a suitable home, to be well managed, accessible and to have the opportunity to grow. There is a high expectation that a Nillumbik gallery will achieve this.

## **11. The Gallery Facilities**

To achieve the vision for the gallery it is well understood that the gallery needs to incorporate suitable and adequate facilities. Foremost multiple flexible exhibition spaces that have the capacity to accommodate contemporary art, including digital media, as well as a performance space or black box, and artists' studios and workshop spaces.

For these core spaces to be serviced by appropriate back-of-house facilities and infrastructure, including: staff offices, artwork storage, art conservation and preparation area, loading dock/s, climate control, state-of-the-art lighting, IT / AV / digital, and security.

Importantly a restaurant or café and a retail space, as well as outdoor spaces creating the essential indoor/outdoor connection, such as: deck/s, courtyard/s, community space, event space, amphitheater, relaxation contemplation space, sculpture park and gardens.

Greater detail of the consultation key findings can be found in Appendix 2.

## 9. Site selection

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One of the key requirements of this project is to determine which, if any buildings/sites available are suitable for development of a significant gallery, and, if there is more than one, determine the preferred option.

A set of site assessment criteria has been developed to determine how suitable for the proposed gallery, each site is. The assessment criteria take into consideration all that has been learned through the consultation and research for this project, as well as from previous gallery planning and development projects undertaken by members of the consultant team, about the features that should be considered when developing such a space.

Council's strategic planning team undertook an initial scan to identify sites that could deliver on the site selection criteria. The sites initially identified were:

1. 3 Tulong Street, Hurstbridge (Tulong Res)
2. 34-38 Graysharps Road, Hurstbridge
3. 50/50A Challenger Street, Diamond Ck
4. 109-115 Yan Yean Road, Plenty
5. 895 Main Road, Eltham
6. Montsalvat, 7 Hillcrest Avenue, Eltham
7. 270 Christian Road, Cottles Bridge 3099
8. 550 Eltham-Yarra Glen Road, Kangaroo Ground 3097
9. 3 Tulong Street, Hurstbridge 3099
10. 4A Doowi Court, Greensborough 3088
11. 23 Knowle Grove, Hurstbridge 3099
12. 15 Treetop Terrace, Plenty 3090
13. 1 Antoinette Boulevard, Eltham 3095

Of the sites identified in the initial sweep, only sites 1 through to 6 were considered to provide enough of the site selection criteria to warrant a detailed review.

The various site criteria, as well as a 'scoring' system has been developed into a site assessment score card. The summary score card showing the final assessment results for each site/facility assessed, follows.

The detailed assessment for each site is provided in Appendix 3.

## 9.1. Site Assessment Scorecard - summary

Assessment Criteria	Components	Highly Desirable or Desirable Feature	Available score (5)best, (1)worst Yes/No	Assessed Sites					
				3 Tulong Street, Hurstbridge (Tulong Res)	34-38 Graysharps Road, Hurstbridge	50/50A Challenger Street, Diamond Ck	109-115 Yan Yean Road, Plenty	895 Main Road, Eltham	Montsalvat 7 Hillcrest Avenue, Eltham
Proximity to Activity Centre	Location close to passing people traffic	Highly Desirable	Yes/No	N	N	N	N	Y	N
	Location close to local schools	Highly Desirable	Yes/No	N	Y	Y	N	Y	N
	Location close to shops, offices, pubs, restaurants	Highly Desirable	Yes/No	N	N	N	N	Y	N
	Location close public transport (bus, train)	Highly Desirable	Yes/No	N	Y	N	N	Y	N
	Location has adequate public car parking	Highly Desirable	Yes/No	N	Y	N	N	N	N
Site size	Capacity to fit the proposed scale of facility and all its components?	Highly Desirable	Yes/No	Y	N	Y	N	Y	N
	Capacity to accommodate associated outdoor events/activities?	Highly Desirable	Yes/No	Y	N	Y	N	N	Y
	Capacity for the building to be expanded and/or additional facilities to be developed on the site?	Highly Desirable	Yes/No	N	N	Y	N	N	N
View, orientation and topography	Is the site attractive/conducive to a gallery?	Highly Desirable	Yes/No	N	N	Y	N	Y	Y
Planning/Zoning	Is the site's zoning/planning conducive to development of a Regional Gallery?	Desirable	1-5	2	4	1	1	5	1
	Will the site require significant roads/footpaths upgrades?	Highly Desirable	Yes/No	N	N	N	N	Y	Y
	Will development impact any potential commercial development potential for the site?	Desirable	1-5	1	3	1	1	3	2
	Will the site be likely to increase development capital cost?	Desirable	1-5	1	3	3	1	5	3
Community impact	Is there any positive or negative impact on current site users?	Desirable	1-5	1	1	1	1	5	5
	Will there be any positive or negative impact on neighbours?	Desirable	1-5	1	5	1	1	5	1
	Is the site compatible with pre-existing industry reputation/brand?	Desirable	1-5	5	1	1	1	1	3
<b>Mandatory score</b>				10	15	25	0	35	15
<b>Desirable score</b>				11	17	8	6	24	15
<b>TOTAL SCORE</b>				21	32	33	6	59	30

## 9.2. Other site options

Although no other sites were identified during this project, the potential for a local winery as an option came up during project discussions. This is a model that has been successful in other localities and it was suggested that this may provide an opportunity for a public/private partnership development. The downside of a partnership with a winery is that this will provide a very similar experience to Tarrawarra Gallery which is within the broader region. Ideally, a new gallery in the region will provide a different experience from one already on offer.

# 10. Economic impact assessment

A preliminary economic impact assessment prepared by Nillumbik Shire Council has shown that the development of the Nillumbik Regional Gallery is viable.

This analysis has indicated a favourable benefit-cost ratio (BCR) of 1.74 (a project with a ratio greater than 1 is expected to deliver a positive net present value).

The analysis of gallery's economic benefits (NPV\* Benefits [net present value]) shows that the most significant areas of contribution are:

- Exhibition entry fees (excluding block buster exhibitions) 29.4% (\$51,194,853\*\*)
- Donations and sponsorship 21.7% (\$37,781,783\*\*)
- Visitor (Victorian) expenditure (restaurants, cafes and retail) 30.6% (\$53,341,989\*\*)

While it is also worth noting that volunteering contributes 4.5% (\$7,889,598\*\*) and public and education programs 2.7% (\$4,672,126\*\*).

It is estimated that initially nearly 27 full time equivalent positions (FTE) will be created by gallery visitor expenditure (restaurants, cafes and retail) in Nillumbik, and 9.5 full time equivalent positions will be created during the construction phase of the gallery (approximately 20,000 people are employed in Nillumbik).

The expenditure multiplier is 1.2.

\* NPV (net present value) represents the difference between the present value of cash inflows and the present value of cash outflows over a period of time.

\*\* Over a 30-year period

## Assumptions and Sources of Data

The economic impact assessment is based on the following assumptions:

- The NRG will cost approximately \$30M to build#
- The NRG will cost approximately \$3.8M to operate annually (current)

It is based on building a gallery of similar size to Heide Museum of Modern Art and with a similar annual visitation, 133,000 in 2017 (comprising of 30% local, 63% non-local (Victorian), 7% interstate and international).

It is important to note that while Heide provides a valuable aspirational comparison for long term financial planning, there may also be benefit in a comparison with other similar galleries such as Shepparton Art Museum or Mornington Peninsula Regional Gallery. Heide has several different operational features to the Nillumbik Gallery, it is a well-established gallery with a high national profile and a significant and diverse heritage on which to draw, and Heide charges entry fees to all exhibitions while it is proposed that Nillumbik will only charge for blockbuster shows (based on consultation findings).

The economic impact assessment for the feasibility of the NRG is based on information that was collected during the consultation phase of the project. Data was specifically drawn from a written survey distributed at the two community summits, 48 people completed this survey.

The economic impact assessment also draws on information available from the 2018-19 Victorian Budget, Tourism Australia, Victoria in the Future 2016 and ID Forecast.

# Note: The Economic Impact Assessment was prepared before the preliminary capital cost plan was completed. The preliminary cost plan prepared by quantity surveyors Turner and Townsend estimates the Nillumbik Gallery will cost approximately \$50M.

# 11. Nillumbik Regional Gallery Feasibility

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## 11.1. Is a Nillumbik Regional Gallery Feasible?

This study has confirmed that there is both a shortfall in the provision of professional quality exhibition and cultural venue facilities, and, strong, long standing community support for it to be provided in Nillumbik Shire. There is an indication from the consultation and experience of other galleries that a Regional Gallery in Nillumbik will be well attended.

In addition to this:

- Review of Nillumbik Shires demographic profile found a population with a high requirement for access to an active, cultural and sustainable lifestyle that is affordable and easily locally accessible. Such a lifestyle requires access to appropriate, fit for purpose facilities. Visual and performing arts facilities are an expectation.
- A number of Nillumbik core strategic documents identify the need for or support the development of a Regional Gallery
- There is compelling research evidence of the social, cultural, environmental and economic benefits of investment in cultural facilities
- The trend for increasing community attendance at and participation in visual and performing arts activities was recorded by Australia Council for the Arts Third National Arts Participation Survey 2017
- Consultation with and research about neighbouring municipality galleries and other public regional galleries indicates that all require financial subsidy to operate. None ran at a profit; however, their economic benefit was realised through (in some key cases) substantially increased area visitation and secondary spend on food, accommodation and other activities in the area

It is concluded that the development of the proposed Nillumbik Regional Gallery is feasible, providing the gallery is:

- Staffed by qualified and sufficiently senior and experienced staff
- There is ongoing commitment to and funding for high quality programming
- Council is prepared to provide ongoing operational subsidy and
- Council is prepared to invest in the capital development and/or attract external funding for the development of the Regional Gallery

## 11.2. Nillumbik Regional Gallery components

A component brief has been prepared for the Nillumbik Regional Gallery. The brief reflects the findings from project consultation, other venue benchmarking and industry best practice in terms of the facility components required for a significant Regional Gallery and Cultural Centre.

The component brief (refer following page) details the vision, mission, design principles and the priority facility components that have been established to guide future facility layout plans.

### 11.2.1. Draft component schedule

#### Vision

Nillumbik Gallery is a living and interactive new art museum that reflects, nurtures, sustains and promotes a precious region that has an important association with working artists.

#### Mission

Nillumbik Gallery delves into the region's strong artistic heritage but has its eye firmly focused on the present and future. It will be a state-of-the-art, best practice, expertly curated gallery and arts space complex that delivers a challenging, dynamic and highly professional program of exhibitions and events. Together these will build Nillumbik's reputation as an important and distinctive arts region and tourist destination. It will:

- Be a leader. It will push the boundaries and challenge conventions while being warm, friendly, open and welcoming to all
- Be a place for important conversations, respect, education and expanding ideas
- Engage with its local and regional community at the same time as providing a conduit to a broader national and international audience
- Care for and celebrate the past but look to the horizon....push into the new and evolving artistic future....support, encourage and promote the new
- Be an active, doing place where interaction with artists and arts workers will be an integral part of the experience
- Be the home for the Nillumbik Shire art collection and encourage its future growth and development
- Showcase, celebrate and promote established and emerging artists from the region, as well as making accessible national and international artists and arts movements
- Integrate art, environment and sustainable living both in its built form and its programming
- Be a building that is activated and living and breathing 24 hours a day

#### Design Principles

The priority design elements identified include sustainability, open spaces and iconic design.

The Nillumbik Gallery must:

- Be 'Iconic' – a drawcard to the area
- Be a showpiece in environmental sustainability and design
- Have 'scale'
- Enable arts practice and management to be seen and not be behind closed doors
- Enable work in development to be seen by having open or viewing areas into:
  - the exhibition preparation areas
  - studio/workshop/development space
- Be integrated into and connect with the environment. The flow between the internal and external has to be open and seamless
- Have an easy flow between spaces that is intuitive, comfortable and accessible to all
- Be universally accessible to all with the design based on 'universal access design principles'
- Be inclusive of both quiet and peaceful, as well as potentially loud, active spaces



- Have capacity for different spaces to be open while others remain closed and secure
- Embrace landscape and nature within the building
- Have capacity for low scale performance in a non-traditional performance space
- Enable artwork to be seen from the outside even when closed
- Accommodate eating areas and retail areas (shops) that take advantage of the natural amenity of the area
- Incorporate art work/s into the building fabric

### Key components

- Entrance foyer/gathering place
- Gallery/exhibition spaces (connection to entrance)
- Flexible multi-media and/or performance space with 250 – 300 seat retractable seating
- Rehearsal/studio space
- Retail area/s
- Café/restaurant
- Outdoor sculpture garden, plaza and/or gathering/performance area
- Artist studios

Area	Components	Area	Area Schedules
Entrance Foyer	<ul style="list-style-type: none"> <li>▪ Reception Desk</li> <li>▪ Shared zone with presentation space</li> <li>▪ Open space/display and/or gathering area</li> <li>▪ Break-out space during performance or presentation</li> <li>▪ A welcoming entry area that allows users to relax, orientate and socialise before entering main gallery or activity areas</li> </ul>	540m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Reception/ Box Office function</li> <li>▪ Area for 2 points of sale</li> <li>▪ Provide relay (audio/visual of the show in the theatre)</li> <li>▪ Large open space foyer area</li> <li>▪ Display and visual arts/ gallery space to allow for arts displays</li> </ul>
	Gallery Shop		
	Administration/ Front of House office		<ul style="list-style-type: none"> <li>▪ Office 25m<sup>2</sup></li> <li>▪ Storage</li> </ul>
	Public Toilets		<ul style="list-style-type: none"> <li>▪ Unisex accessible toilet and cubicles and standard male and female amenities</li> </ul>
Gallery Spaces	Members Lounge		<ul style="list-style-type: none"> <li>▪ Needs to connect back of house areas</li> </ul>
	Foyer/Makers Gallery	Within the foyer	<ul style="list-style-type: none"> <li>▪ Approx. 30 liner metres wall hanging space</li> <li>▪ Moveable panels can be used for flexible exhibition purposes</li> <li>▪ Capacity for digital projection</li> <li>▪ Ceiling height minimum 4.3m to 6m</li> </ul>
	Collections Galleries	375m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Climate control (museum standard)</li> <li>▪ Capacity to be partitioned to create two smaller spaces to enable at least two collection exhibitions at one time</li> <li>▪ Consider inclusion of movable/operable walls</li> <li>▪ Capacity for digital projection</li> <li>▪ Ceiling height minimum 4.3m</li> </ul>
	Artist/Temporary Exhibition Gallery	550m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Climate control (museum standard)</li> <li>▪ Capacity to be partitioned to create two smaller spaces to enable at least two collection exhibitions at one time</li> <li>▪ Consider inclusion of movable/operable walls</li> <li>▪ Capacity for digital projection</li> <li>▪ Ceiling height minimum 4.3m</li> </ul>
	Digital Wall	80m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Envisaged as an external wall/walls of the building</li> <li>▪ Potential to also project internally</li> <li>▪ Ceiling height minimum 6m</li> </ul>
Gallery Support Areas	Internal/External Sculpture Courtyard	200m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Strong connection to/be visible from internal spaces</li> </ul>
	Education Studio	150m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Classroom and gathering space for visiting schools and/or large groups</li> <li>▪ Must be in close proximity to foyer/front of house</li> <li>▪ Ideally accessible from building exterior, but not through the front entrance, to minimise crowding at front entrance/foyer area</li> </ul>
	Exhibition Preparation Area	100m <sup>2</sup>	<ul style="list-style-type: none"> <li>▪ Climate control (museum standard)</li> </ul>
Artwork Conservation Area	120m <sup>2</sup>		

Area	Components	Area	Area Schedules
	Collection Storage/Open Display Area	200m <sup>2</sup>	<ul style="list-style-type: none"> <li>All or some of this area will be visible from gallery and/or other public areas of the venue</li> <li>Work tables</li> <li>Storage racks</li> </ul>
	Crate Storage	60m <sup>2</sup>	
	General Storage	30m <sup>2</sup>	
	Loading Bay (including undercover space for reticulated vehicle)	120m <sup>2</sup>	<ul style="list-style-type: none"> <li>Dock doors to be 3m wide and 6m high and enter into backstage space</li> <li>Allow 20m<sup>2</sup> for dock and 10m<sup>2</sup> for rear access area</li> <li>Must have truck access into back of stage area, good sight lines</li> <li>Must be back of venue rear access</li> </ul> <p><i>NOTE: ideally this and the black box dock (below) will be the same dock</i></p>
	Plant Room/s	40m <sup>2</sup>	<ul style="list-style-type: none"> <li>May be one or two plant rooms as necessary</li> </ul>
Offices and Meeting Rooms	Directors Office Curators Office 4 x hot desks	100m <sup>2</sup>	<ul style="list-style-type: none"> <li>Includes desks</li> <li>Storage</li> </ul>
	Meeting Room	32 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Table, chairs, multi-media projection/connection</li> </ul>
	Toilets	30m <sup>2</sup>	
	<b>SUB TOTAL SPACE:</b>		<b>2,727M<sup>2</sup></b>
Blackbox Studio	Flexible multi-media and/or performance space	450m <sup>2</sup>	<ul style="list-style-type: none"> <li>250 seat retractable seating structure</li> </ul>
Blackbox Studio Support Spaces	Dressing Rooms	80m <sup>2</sup>	<ul style="list-style-type: none"> <li>Changing area with lockers, mirrors and closet space</li> <li>2 X smaller rooms (up to 4 people each)</li> <li>1 X larger room (up to 20 people)</li> </ul>
	Greenroom	50m <sup>2</sup>	<ul style="list-style-type: none"> <li>Must be in close proximity to stage and dressing rooms and include support amenities i.e. kitchenette</li> </ul>
	Blackbox Studio Storage	20m <sup>2</sup>	<ul style="list-style-type: none"> <li>Doors allow access to studio space</li> <li>Shelving</li> <li>Lighting and sound equipment - caged area/racking</li> </ul>
	Hirers Equipment Store	20m <sup>2</sup>	<ul style="list-style-type: none"> <li>Separate secure store for hirers equipment</li> </ul>
	Technical Workshop	20m <sup>2</sup>	<ul style="list-style-type: none"> <li>Area for technical and back stage staff</li> <li>Workbench, maintenance area</li> <li>Easy access to backstage and exterior doors</li> <li>Can be shared with lighting and sound storage if secured/caged areas are provided</li> </ul>
	Lighting Equipment Store	20m <sup>2</sup>	<ul style="list-style-type: none"> <li>Central secured/caged area located at stage level with functional racking for lighting equipment</li> </ul>
	Sound Equipment Store	20m <sup>2</sup>	<ul style="list-style-type: none"> <li>Central secured/caged area located at stage level with functional racking for sound equipment</li> </ul>
	Scenic Dock	30m <sup>2</sup>	<ul style="list-style-type: none"> <li>For back stage staff and hirers.</li> <li>Adjacent to the stage and ideally with workbench, area used for scenic storage and assembly</li> </ul>
	Blackbox Studio Loading Dock	20m <sup>2</sup>	<ul style="list-style-type: none"> <li>Dock doors to be 3m wide and 6m high and enter into backstage space</li> <li>Allow 20m<sup>2</sup> for dock and 10m<sup>2</sup> for rear access area</li> <li>Must have truck access into back of stage area with good sight lines</li> <li>Must be back of venue rear access</li> </ul>
	General Store	20m <sup>2</sup>	
Multi-Use Rooms	Rehearsal/Multi-Purpose Studio	175m <sup>2</sup>	<ul style="list-style-type: none"> <li>Timber floor and wall mirrors on one side (same dimensions as stage)</li> <li>Soundproofed</li> <li>Simple lighting rig</li> <li>Audio visual system – wireless technology</li> <li>Sound</li> </ul> <p><b>Note:</b> Connect to theatre for ensemble/chorus overflow change. Ideally also connect to change rooms to use toilets/shower without need for double up of services.</p>
Other Back-of-House Areas	Cleaners Store	10m <sup>2</sup>	<ul style="list-style-type: none"> <li>Allowance</li> </ul>
<b>SUB TOTAL SPACE:</b>		<b>935M<sup>2</sup></b>	
Makers Space	3 X Artist Studios	120m <sup>2</sup>	<ul style="list-style-type: none"> <li>Suitable working space for artists in residence who may also make use of other studio/workshop spaces</li> <li>Must include secure storage and high-speed broadband access</li> </ul>
<b>SUB TOTAL SPACE:</b>		<b>120M<sup>2</sup></b>	
Hospitality	Seating for up to 150 Kitchen and Back of House Bar External terrace	600m <sup>2</sup>	<ul style="list-style-type: none"> <li>Subject to business case review</li> </ul>

Area	Components	Area	Area Schedules
Commercial Shop Lease	4 x commercially leased 'shops' Based on 160 m <sup>2</sup> per shop	64,0m <sup>2</sup>	<ul style="list-style-type: none"> <li>Subject to business case review</li> </ul>
Public Amenities	Sufficient for seating numbers above	45m <sup>2</sup>	<ul style="list-style-type: none"> <li>Must include DDA compliant and male and female facilities</li> </ul>
<b>SUB TOTAL SPACE:</b>		<b>1,285M<sup>2</sup></b>	
Carparking	To suit size, design and function of building	2,100m <sup>2</sup> (approx.)	<ul style="list-style-type: none"> <li>Subject to building/planning code requirements</li> <li>Surrounding space or underneath/under-croft building</li> </ul>
Outdoor space	Designed art garden with sculptures Consider capacity for events and activities	1,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>Consider inclusion of amphitheatre style space to accommodate performance</li> <li>Consider capacity for at least one internal space to be fully opened to this space to support performing arts activities</li> </ul>
<b>SUB TOTAL SPACE:</b>		<b>3,200M<sup>2</sup></b>	
<b>TOTAL:</b>		<b>8,267M<sup>2</sup></b>	

### 11.2.2. Nillumbik Regional Art Gallery capital cost estimate

Quantity surveyors Turner and Townsend have prepared a capital cost estimate for the proposed Regional Art Gallery.

The cost plan provides early and conservative cost estimates for all of the components identified in the component brief above. It is based on a generic site and is therefore subject to change on receipt of actual site information.

The costs are provided in 2019 dollars. Cost escalation has been included for the project to April 2020. A summary of the cost estimates follows:

▪ Building Works	\$25,778,400
▪ External Works and Services	\$4,122,000
▪ Design/Construction Contingency	\$6,280,000
▪ Prof. Fees (Design/Planning), Furniture and Equipment Allowances	\$10,554,000
▪ Cost Escalation (assume 12months to tender)	\$2,323,000
<b>TOTAL</b>	<b>\$49,057,400</b>

The full cost plan can be found in Appendix 4.

### 11.2.3. Capital Funding Models

The question of how to fund the capital cost is a significant one.

These types of projects are generally funded through a combination of several funding sources. The following real-life examples provide an indication of the range of funding combinations that are possible.

#### Bunjil Place (City of Casey)

Total Cost: \$125,750,000

- Casey City Council: \$115M
- Federal Government: \$10M
- State Government (tied to the Library): \$750K

#### Shepparton Art Museum (SAM), Victoria

Total Cost Stage 1: \$47.4m (excluding GST)

Total Cost Stage 2: \$2.5m (excluding GST)

- \$15,000,000 – Local Government
- \$10,000,000– State (regional development)
- \$15,000,000 - Fed Govt (National Stronger Regions Fund (NSRF).)
- \$12.5M private giving and philanthropy, made up of \$6.5M for the build, and \$6M for an endowment, whose interest would contribute to operational costs

- Further \$2.5 sourced from State governments, and identification of grants and opportunities continues.

### **Museum of Murray Albury, (MAMA), Albury, NSW**

Total Cost: \$11.3 million

- Local Government: \$6.3M
- Australian Government: \$3.5M
- Philanthropic contributions: \$1.5M

### **Tweed River Art Gallery and Margaret Olley Centre, Murwillumbah South NSW**

*Stage I: Tweed River Art Gallery redevelopment*

- Land Donation: Doug and Margot Anthony
- Community Contributions: \$2M +
- Other contributions not known

*Stage II: Margaret Olley Centre project 2013*

Total Cost: \$4+ million

- Federal Government Community Infrastructure Grants Program: \$1M
- NSW State Government: \$200,000
- Local Government: \$1.1M
- Margaret Olley Art Trust: \$1M
- Tweed River Art Gallery Foundation Ltd: \$850,000
- Tweed River Art Gallery Foundation Ltd: \$620,000
- Friends of the Tweed River Gallery Inc. \$80,000

### **Heidi Museum of Modern Art**

*2005 – 2006 redevelopment Funding Model:*

Contributors included:

- Victorian State Government through the Community Support Fund
- Australian Government through the Federation Cultural and Heritage Projects Program
- Sidney Myer Fund
- Helen Macpherson Smith Trust
- Australian Government under its Regional Partnerships Program
- Australian Government through the Department of the Environment and Heritage
- Victorian State Government through the Creating Better Places Program

### **MC2**

Total Cost: \$38 million

- \$15 million private sector
- \$11 million government grants (including Australian Government - Regional and Local Community Infrastructure Program, Australian Government - Green Precincts Program and Sustainability Victoria - SmartEnergy Zones Program).
- \$12 million MCC

### **Banyule Library and Cultural Hub (due for completion 2020)**

Total Cost: \$29.34million

- Banyule City Council: \$29.34M

### 11.3. Indicative operational modelling

This project did not include the preparation of a full business plan and operational budget, however based the scale of facility proposed by the component schedule, industry research and operational experience of the consultant team, an indicative operational budget has been prepared.

Industry experience suggests it normally takes up to three years to establish new arts cultural venue usage and business. The financial modelling therefore assumes third year as the first year of 'average' operation with years one and two gradually building as the business grows.

A base management and staffing structure have been assumed based on industry benchmarks.

Table 2: Nillumbik Regional Gallery Operational Model

Three Year Plan - Operational Modelling				
	First Year	Second Year	Third Year	
<b>Annual Visitation</b>	<b>70,000</b>	<b>90,000</b>	<b>110,000</b>	
<b>GENERATED REVENUE</b>				
Special exhibition entry tickets	\$126,000	\$162,000	\$198,000	Based on 15% paying customer at average of \$12 per ticket
Education	\$17,500	\$22,500	\$27,500	Based on 5% of visitation x \$ 5 (Schools, unemployed etc)
Public programs	\$18,000	\$23,000	\$26,000	Based on similar size venues
Commercial operations (artists' studios/small gift shop/restaurant or café)	\$200,000	\$200,000	\$200,000	Annual rent for 3 shops (40K per annum) plus rent for restaurant (\$80,000)
<b>EXTERNAL REVENUE</b>				
Government Sponsorship	\$60,000	\$75,000	\$100,000	
Private sponsorship	\$60,000	\$70,000	\$85,000	
<b>TOTAL REVENUE</b>	<b>\$481,500</b>	<b>\$552,500</b>	<b>\$636,500</b>	
<b>EXPENDITURE</b>				Based on 3% CPI increase per year
Wages	\$544,136	\$560,460	\$577,273	
Operating Costs	\$507,110	\$522,323	\$537,992	
Exhibition/Collection Program costs	\$300,000	\$309,000	\$318,270	
Education	\$30,000	\$30,900	\$31,837	
Public programs	\$20,000	\$20,600	\$21,218	
Commercial	\$25,000	\$25,750	\$26,522	
Security/Cleaning/Pest Control/Maintenance	\$100,000	\$103,000	\$106,090	
Miscellaneous 10%	\$150,000	\$154,500	\$159,135	
<b>TOTAL EXPENDITURE</b>	<b>\$1,676,246</b>	<b>\$1,726,533</b>	<b>\$1,778,337</b>	
Operating expenses	<b>\$1,194,746</b>	<b>\$1,174,033</b>	<b>\$1,141,837</b>	

## 12. Appendices

### Appendix 1: Strategic Document Review

A review of key strategic documents, showing where the development of a Nillumbik Regional Gallery supports or is supported by these documents, has been summarised in the following.

The documents are:

- Nillumbik Shire Council Plan 2017-2021, Living in the Landscape
- Nillumbik Arts and Cultural Plan 2018-2022, Celebrating Nillumbik's heARTbeat
- Draft Nillumbik Arts and Cultural Plan 2018-2022 and Discussion Paper, endorsed 14 November 2017
- Nillumbik Shire Art Collection Policy 2014-2017
- Nillumbik Health and Wellbeing Plan 2017-2021
- Nillumbik Economic Development Strategy 2011-2016
- Nillumbik Destination Management Plan, November 2015

#### Council Plan 2017-2021

The development of a regional gallery in Nillumbik is identified as a priority in the Council Plan 2017-2021, specifically in Strategic Objective 2 - Active and Creative People: active lifestyles and artistic expression are fostered through participation and innovation.

Strategy 2.2: Create and activate places and spaces that have good connectivity, provide needed infrastructure and promote social interaction

**Priority Action 2.2.4: Seek government funding for the development of a public art gallery of regional significance**

This action has the capacity to address several of the Strategic Indicators for this Strategic Objective:

- Increase community satisfaction with arts and cultural activities
- Increase participation rates in arts and culture programs

The development of a gallery is also supported by or clearly relates to several other priority actions connected to this strategy:

- 2.2.1 Develop and implement an Arts and Culture Plan that builds on Nillumbik's rich artistic, cultural and Green Wedge heritage
- 2.2.2 Review the Artist in Residence Program and Art Acquisition Policy
- 2.2.3 Review and extend Council's policy for attractions, events and festivals
- 2.2.5 Recognise and support opportunities which develop and grow creative and cultural industries positioning Nillumbik – the Green Wedge Shire, as a key destination
- 2.2.6 Support and promote arts and culture activities that maximise access across the Shire
- 2.2.7 Recognise performing arts through facilitation and promotion throughout the Shire

In addition, the development of a regional gallery will contribute to achieving Strategic Objective 4 - A Prosperous Economy: A strong local economy that supports business growth, jobs and community wealth. Particularly through the following priority actions:

- 4.2 Develop and market the tourism industry in Nillumbik
  - 4.2.1 Implement the actions in the Destination Management Plan and Marketing Plan to facilitate the development of new tourism accommodation
  - 4.2.2 Support and promote the Artisan Hills businesses and destinations
  - 4.2.3 Continue to work collaboratively with the Nillumbik Tourism Association

## Arts and Cultural Plan 2018-2022

The Nillumbik Arts and Cultural Plan supports the development of a gallery, specifically the 'development of gallery and theatre Master Plan' (Goal 2 Output). More broadly the three goals of the plan support the development of a gallery and likewise the development of a gallery would support achieving these goals:

1. Natural Environment: Public and participatory arts as an everyday experience
2. Artistic Heritage: Develop and grow creative and cultural industries
  - Output - development of gallery and theatre Master Plan
  - Output - innovative opportunities for engagement with the Nillumbik Shire Art Collection, alongside major bi-annual exhibitions
3. Community Connectedness: Support and promote arts and cultural activities that maximise access

## Draft Nillumbik Arts and Cultural Plan 2018-2022 and Discussion Paper

The development of the Nillumbik Arts and Cultural Plan 2018-2022 was informed by extensive community engagement, namely the *Travelling Teapot* focus groups. A number of themes recurred during this consultation and the development of a gallery has the capacity to address many of them. It is also important to note that there is a strong consistency with the themes that emerged from the Nillumbik Regional Gallery Feasibility Study consultation.

Themes:

- Indigenous heritage
- Green Wedge and the natural environment
- Access to space
- Access to the Nillumbik Shire Art Collection
- Contemporary arts
- Placemaking
- Non-Eltham-centric
- Community cultural development
- Networking and mentoring
- Youth
- Access to information
- Laughing Waters Artist Residency

## Nillumbik Shire Art Collection Policy 2014-2017

The development of a gallery in Nillumbik will enhance Council's ability to manage the Nillumbik Shire Art Collection, particularly the Visual Art category, and make it more accessible to the community. As such a gallery will support the Art Collection Policy to achieve a number of its goals and purpose, specifically:

- Goal (f): Public accessibility of the Collection through exhibitions programs so as to educate, challenge and engage the community.
- Collection Purpose:

Nillumbik Shire Council highly values the Nillumbik Shire Art Collection and is the custodian on behalf of Nillumbik's residents. The collection is an important Shire asset, not only in monetary value, but also for the public outcomes in:

- Fostering understanding, enjoyment and appreciation of the visual and public arts
- Enhancement of public spaces of the Shire of Nillumbik and development of community wellbeing and place making through the arts

- Engaging with the widest possible audience
- Supporting economic development and the creative economy within the local art community and contemporary art practice
- Collection Display, Exhibition and Conservation:

The collection is intended to be accessible to the community and to enhance awareness, understanding and appreciation of art through exhibition and display at publicly accessible spaces in Council buildings.

### **Nillumbik Health and Wellbeing Plan 2017-2021**

The development of a gallery in Nillumbik has the capacity to contribute to addressing the priorities nominated in the Health and Wellbeing Plan:

- promote healthy eating and sustainable food
- encourage active living
- enhance mental wellbeing
- advance gender equality and respectful relationships
- prevent harm from alcohol, other drugs and gambling
- improve sexual and reproductive health
- support healthy ageing

### **Nillumbik Economic Development Strategy 2011-2016**

The Nillumbik Economic Development Strategy nominates the Arts as one of the strategy's five inter-linked themes to work towards achieving a 'vibrant local economy':

- Arts – celebrate our creative heritage: Capitalise on the creative heritage of our Shire and position it as a continuing centre for the arts.

One of the strategy's priority actions relate directly to establishing a regional gallery, as well as the arts more broadly:

- **Undertake a study to assess the feasibility of establishing a regional art gallery in the municipality**, including potential opportunities to support the role of Monsalvat.
- Explore funding opportunities that are available to develop tourism, the arts, and agribusiness on a local and regional basis, including potential marketing alliances with adjoining municipalities and regional organisations.

The strategy identifies a number of issues and opportunities including one relating to the need for a gallery:

- A number of local people have made the observation that there is no serious permanent showcase or gallery for the work of local artists. This is a missing link in an area which has a reputation outside the municipality as a place of arts and culture.

### **Nillumbik Destination Management Plan, November 2015**

The Destination Management Plan identifies the arts, heritage and culture as one of five Product Strengths:

Authentic Arts, Heritage, and Culture. The most well-developed product in Nillumbik is the arts and cultural offer. Monsalvat is an icon that represents this multi layered experience unlike any other product. Nillumbik's arts and cultural offer differs from many other regions that only have static art galleries, with many artists hosted in throughout the Shire. Nillumbik has a 'living' arts and cultural experience.

Key Findings include: Key tourism product and experiences of Nillumbik include nature-based tourism, heritage tourism and the arts.



Key visitor markets for the Nillumbik include:

- Lifestyle Leaders (including older adult couples and mid-life middle class family groups);
- Traditional Family Life (family groups).

The activity and experience preferences of these markets are well matched to the product offer in the Nillumbik (food and wine, arts and culture, nature-based, recreation, and agri-tourism).

Although data is not available on the size of these markets currently visiting the Nillumbik, they represent over 70% of visitor trips in Victoria.

## Appendix 2: Consultation

The consultation undertaken to inform the Nillumbik Regional Gallery Feasibility Report included the following engagement:

- Community Summits (2)
- Community Summit Surveys (48)
- Online Survey (29)
- Key Stakeholder engagement (over 20)
- Discussions with Nillumbik Councillor's and staff and neighbouring Councils (3)
- Discussions with relevant galleries/museums (5)

Following is an overview of the key findings for the consultation undertaken for the Nillumbik Regional Gallery Feasibility Study Report.

### Gallery Summits

Approximately 60 people participated in the two Gallery Summits, one was held at the Eltham Community and Reception Centre and the other at the Hurstbridge Community Hub. Participants discussed a range of topics and questions in small groups that related to the feasibility of developing a gallery in the Shire of Nillumbik. Following is a summary of the key findings from the Summit's.

#### 1. Most liked galleries

Heide Museum of Modern Art, Bendigo Art Gallery, NGV International and Australia and TarraWarra Museum of Art are the most liked galleries. Other popular galleries include: Victorian regional galleries Benalla Art Gallery, Shepparton Art Museum and Art Gallery of Ballarat; also, Manningham Art Gallery and Montsalvat, and MONA (Museum of Old and New Art).

These galleries are most liked because of the synergies created by bringing together art, environment, heritage and architecture; as well as exhibition programming for all ages: children, teenagers and adults; the mix/variety of exhibitions, both touring and from permanent collections, local, national and international; mix of free and paid entry to exhibitions; and galleries that are a destination.

*'Tarrawarra - setting in landscape, storage and flexible space, architecture and window = landscape views.'*<sup>4</sup>

*'Heide - contemporary / architecture, history and ecology.'*

*'Heide - history, setting, space / building, collection.'*

*'Beautiful relationship with outdoors - Heide, Tarrawarra.'*

#### 2. NRG Purpose

Summit participants want the NRG to fulfill a broad purpose and there is significant consistency between discussion groups. Of importance is housing and exhibiting the Shire Art Collection, other purposes include:

- Exhibiting work of local artists and touring shows
- Space for community and artists to interact, participate and engage
- Art education

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<sup>4</sup> All quotes in this section are from the Community Summits (in italics).

- Provide a performing arts space, be multipurpose and multifunctional  
*'Space to engage different art forms.'*
- Reflect and acknowledge Nillumbik's art heritage while featuring contemporary art  
*'Carry on artistic heritage, context to contemporary artists.'*  
*'Move with the times, support Innovation in the Arts = NEW STUFF!'*
- Be bold; internationally relevant and locally unique  
*'Bold, pushing the boundaries, not conservative.'*
- Be a tourist destination
- Be accessible and all inclusive; for all artists, broader community, tourists and visitors, students, arts professionals

### 3. NRG Vision

The Summit participants' visions for the NRG are aspirational, heartfelt, wide-ranging and uniquely 'Nillumbik':

- To be more than a gallery, to be a cultural precinct
- Founded in Nillumbik's arts heritage, but boldly contemporary
- Feature local and international artists
- Iconic architecture that references Nillumbik's unique architectural heritage  
*'Be architecturally unique and in harmony with the environment, world-class facility';*  
*'Smell' - mud brick, wood, trees, landscape'*
- Sustainable and relates strongly to the natural environment and landscape  
*'Be energy efficient and sustainable, incorporate new 'green' technologies'*  
*'To be of this place'; 'Immersed with natural environment'*
- All inclusive
- Acknowledge and respect Aboriginal history and cultures
- Puts Nillumbik on the map  
*'Be a place people want to visit and include other attractions such as a cafe, music program, outside gardens with art'; 'Heart of (the) region'*
- Educate and entertain
- To be relevant, unique, dynamic, responsive, inspirational and innovative, excellent

### 4. NRG programming

Summit participants want the NRG program to include:

- Exhibitions - collection, local artists, touring, blockbusters
- Public and education programs
- Workshops for artists
- Performing arts, such as: music, theatre, film, concerts, dance
- New media / multimedia / digital
- Aboriginal art
- Interactive
- Outdoor activities, sculpture park

## 5. NRG benefits

Summit participants identified that the NRG will bring many valuable benefits to the municipality, including:

- Access to high quality art experiences and professional facilities
- Opportunities for local artists to exhibit
- Strengthen Nillumbik's identity and sense of belonging
- Contribute to cultural capital '*Creative hub for locals and wider afield*'
- Social benefits: increasing community wellbeing, community connections and community cohesiveness
- Economic benefits
- Preserve and enhance Nillumbik's history

## 6. NRG building

Summit participants are generally consistent in what they want the NRG building to include:

- Multiple exhibition spaces that are flexible and have the capacity to accommodate contemporary art, including digital media (3 spaces were often nominated)
- Performance space / Black Box
- Artists' studios and workshop spaces
- Restaurant/café
- Retail space
- Back-of-house facilities and infrastructure, such as: staff offices, artwork storage, art conservation and preparation area, loading dock/s, climate control, state-of-the-art lighting, IT / AV / digital, security
- Outdoor spaces – amphitheater, deck, courtyard/s, community space, event space, relaxation contemplation space, sculpture park and gardens
- Indoor/outdoor connection
- Parking
- Environmentally sustainable technology and energy
- Capacity to grow and evolve

## 7. NRG location

Summit participants are largely in agreement about what are the important features for the NRG location / site:

- Accessibility and visibility – adequate space for parking, easy access to public transport, capacity to stand out and have a street presence
- Ample space for both indoor and outdoor facilities and activities, as well as growth
- Natural environmental qualities and features, aesthetically pleasing
  - 'Environment / landscape as much of a destination as the gallery'*
  - 'WOW factor, beautiful environment'*
- Part of a cultural precinct
  - 'allowing progression between activities and experiences'*
  - 'site needs to encourage spontaneous visits'*

## 8. NRG management

The preference of Summit participants is for the gallery to be managed by a Board that is independent of Council.

*'Board - advisory, knowledgeable, locals with expertise in running a gallery, Indigenous representation'*

*'Arm's length from Council', 'Independent board with artist representation'*

Also, the majority of Summit participants indicated that the gallery needs to be operated by professional staff with suitable qualifications, expertise and experience (including indigenous expertise), and that they receive appropriate remuneration.

Likewise, most Summit participants identified the need for a well-managed and resourced volunteer program to fulfill roles such as exhibition guides.

## 9. NRG financial sustainability

Summit participants recognise that it costs money to setup and run a gallery and that sound long-term business and financial planning is important and that Council funding is required.

*'Make sure initial investment is right'*

*'Need to acknowledge that there will be costs to community and Council to run a Regional Gallery, benefits outweigh the financial costs'*

Summit participants also typically do not expect the gallery to make a profit, but suggested a diverse range of strategies to contribute to offsetting operational costs, such as: paid entry to some exhibitions, for example blockbusters; generating income through the restaurant/café and retail shop; hiring out spaces; volunteer program; membership fees; grants and sponsorship; and the use of sustainable energy.

The majority of Summit participants spoke about the importance of valuing a gallery beyond an economic model and emphasised the cultural, social, health and wellbeing value.

*'Cultural value is more important, social value is more important'*

*'Cultural capital is benefit'*

*'No not important (to make a profit) as it gives more benefits via health / cultural and social'*

## Community Survey

The majority of the Community Summit participants, 48 people, took the opportunity to complete a short-written survey at the conclusion of the Summit's. The survey asked questions about gallery attendance, frequency of attendance, preparedness to pay entry fees, and expenditure at associated restaurants, cafes and shops.

Following is a summary of the key survey findings:

- Nearly all would visit NRG at least twice a year (96%) and many more frequently
- The majority of visitors would pay an entry fee to NRG of at least \$5 (67%), of these 42% would be prepared to pay between \$5 and \$10, but a significant proportion expect entry to be free (29%)
- Visitors to NRG special/blockbuster exhibitions would pay an entry fee (96%), over three quarters would pay at least \$10 (77%) and of these 42% would be prepared to pay between \$10 and \$20
- There is a correlation between what people would pay to visit NRG and what they have paid to visit other galleries, however typically people are willing to pay more to visit other galleries

particularly for normal entry (i.e. not for a special or block buster exhibition), 96% would pay at least \$5 and 50% would pay between \$5 and \$10

- Most gallery visitors spend at the associated restaurants and cafes (92%) and shops (87%), this is an integral part of the gallery experience for many. It is notable that the majority of gallery visitors spend more than \$20 at restaurants and cafes (67%) and shops (50%) respectively

## Online Survey

29 people responded to the Online Survey. The survey covered the same topics as those discussed at the Community Summit's.

Following is a summary of the key Online Survey findings:

- **Need** - nearly all agree that Nillumbik needs a gallery (86%)
- **Who** - the majority agree that the gallery will be for a range of artists and audiences, including:
  - local artists and audiences (90%)
  - emerging (83%) and established (79%) artists
  - school students (62%)
  - visitors/tourists to Nillumbik (90%)
- **What** - respondents want the gallery to provide a wide range of shows and activities, particularly:
  - local emerging (83%) and established (90%) artists exhibitions
  - open call for artists to exhibit (62%)
  - curated collection(79%) and major curated shows (72%)
  - touring shows (76%)
  - public programs for adults (e.g. artists/curator talks, workshops) (83%)
  - public programs for children (e.g. exhibition activities, workshops) (69%)
  - artist in residence (59%)
  - café (79%),
  - retail (59%)
  - outdoor areas (59%) and sculpture garden (72%)
- **Gallery rooms and spaces** - respondents indicated that the gallery needs to have a range of facilities typical of a well-designed gallery complex that has the capacity to provide a breadth of cultural experiences, including:
  - exhibition spaces for temporary exhibitions (90%) and the municipal collection (79%)
  - entry/foyer (83%)
  - café (76%) and retail (62%)
  - research library (55%)
  - artist studio/s (48%)
  - multi-purpose/performance space (45%)
  - meeting rooms (45%)
  - back-of-house facilities: loading dock (83%); toilets (83%); art preparation areas (79%); storage areas for the municipal collection (76%), other artworks (62%) and equipment (62%); offices (66%); and kitchen (66%)
- **Gallery location requirements** - the most important elements include:
  - accessibility is the highest priority and includes: vehicle access - adequate car parking (86%), parking for buses (72%) and loading dock access for trucks (69%); accessible paths (83%) and entrances (83%); close to public transport (79%) and close to passing pedestrian traffic (59%); and close to other services such as shops, offices and pubs (52%)

- as well as adequate space for all the required facilities (69%), café (86%), outdoor events (55%) and expansion overtime (76%)
- attractive site (83%) and visible on site (69%)
- good access to utility services: power (72%), water (66%), gas (48%)
- potential to landscape (79%)
- **Gallery Management** - preference for the gallery to be Council owned but managed by a Board (66%), to be professionally staffed (79%) and to run a volunteer program (72%)
- **Financial sustainability** - many respondents indicated that it is not important for the gallery to be profitable (55%), but a significant number were unsure (28%)

## Key Stakeholder Interviews

Of the key stakeholders approached (over 20) a number responded, including: traders associations, business and tourism associations, schools and artists. They were asked two broad questions:

- what benefits and opportunities would the NRG deliver
- what sort of exhibitions and activities does the NRG need to provide to create these benefits and opportunities

Following is an overview of key stakeholders' responses, it is worth noting that all respondents are very supportive of the development of a gallery and that this is consistent with the other consultation findings.

### Benefits and opportunities

- a gallery would provide a much-needed space for Nillumbik's *'vibrant community of artists'*<sup>5</sup> to exhibit and sell their artwork. Currently there very limited opportunities to exhibit artwork
- location of a gallery in one of the townships would greatly improve accessibility to local artists and their artworks, particularly by train rather than relying on private car
- *'a gallery would have significant flow on economic, artistic and community benefits for Nillumbik'*
- *'Gallery important part of a tourism strategy, area where there is growth potential'*
- *'Gallery would generate jobs and other economic benefit. Needs to be co-located with other activities, not isolated.'*
- *'A Regional Art Gallery will act as a cultural hub for the whole community'*
- *'... such a gallery would be a focal point for quality arts activities close to where I live, instead of having to travel to the inner-city area. It would mean opportunities for me to interact and socialise with other likeminded people in Nillumbik, so strengthening my links to the community around me.'*
- useful for VCE Studio Arts studies and STEAM activities (Science, Technology, Engineering, Art and Math)
- opportunities for partnerships and collaboration with schools (19 secondary schools (15,000 students) in the region)
- potential visitors, for example from the inner city, currently driving through area as don't have gallery like Heide or Tarrawarra, would create a destination
- Nillumbik has a lot of successful contemporary artists who are currently showing outside the municipality, need a *'museum quality'* gallery

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<sup>5</sup> All quotes in this section are from Key Stakeholders (in italics).

## **Exhibitions and activities**

All respondents emphasised the need for a diverse and vibrant gallery program to attract and cater for a broad range of visitors: adults, children, families and students; those living locally, as well as from wider Melbourne and beyond.

To feature local, as well as national and international artists, offering a wide range of activities such as: curated shows – solo, group and participatory themed exhibitions, art prizes, a biennale, an education focus, family activities and immersive experiences – make/do/engage.



## Appendix 3: Detailed Site Assessments

### Detailed site assessment: 3 Tulong Street, Hurstbridge (Tulong Res)



Assessment Criteria	Components	Mandatory or Desirable feature	Available score (5)best, (1)worst Yes/No	Score	Score Rationale
Proximity to Activity Centre	Location close to passing people traffic	Mandatory	Yes/No	N	This site is bushland within a low population residential street. There would be virtually no passing traffic.
	Location close to local schools	Mandatory	Yes/No	N	Not close to schools
	Location close to shops, offices, pubs, restaurants	Mandatory	Yes/No	N	Not within walking distance of shops/activity centre
	Location close public transport (bus, train)	Mandatory	Yes/No	N	No public transport within walking distance. Approximately 25mins walk from Hurstbridge Train Station.
	Location has adequate public car parking	Mandatory	Yes/No	N	No
Size of the site	Capacity to fit the proposed scale of facility and all its components?	Mandatory	Yes/No	Y	Property area size is 62684m <sup>2</sup> the proposed facility is 7,670m <sup>2</sup> . A reduced facility scale would be required to fit on this site. Facility would fit on the site, but would need to be multi-storey and would be effectively 'tucked away'. Unlikely that local residents would approve.
	Capacity to accommodate associated outdoor events/activities?	Mandatory	Yes/No	Y	There would be some capacity for outdoor event/activities but this would be limited by residential setting on fence line.
	Capacity for the building to be expanded and/or additional facilities to be developed on the site?	Mandatory	Yes/No	N	There would not be capacity for expansion.
View, orientation and topography	Is the site attractive/conducive to a gallery?	Mandatory	Yes/No	N	No
Planning/Zoning	Is the site's zoning/planning conducive to development of a Regional Gallery?	Desirable	1-5	2	Planning zones and overlays: RCZ3, BMO
	Will the site require significant roads/footpaths upgrades?	Mandatory	Yes/No	N	
	Will development impact any potential commercial development potential for the site?	Desirable	1-5	1	Unlikely that the development would impact the commercial potential of the site
	Will the site be likely to increase development capital cost?	Desirable	1-5	1	
Impact on current users	Is there any positive or negative impact on current site users?	Desirable	1-5	1	There are limited current site users.
Neighbourhood impact	Will there be any positive or negative impact on neighbours?	Desirable	1-5	1	There will be impact on neighbours who are located on the fence line. The site is residential
Compatible use	Is the site compatible with pre-existing industry reputation?	Desirable	1-5	5	The site is not compatible with a gallery function
Mandatory score				10	
Desirable score				11	
<b>Total score</b>				<b>21</b>	

### Detailed site assessment: 34-38 Graysharps Road, Hurstbridge





Assessment Criteria	Components	Mandatory or Desirable feature	Available score (5)best, (1)worst Yes/No	Score	Score Rationale
Proximity to Activity Centre	Location close to passing people traffic	Mandatory	Yes/No	N	Site is part of activity/recreation hub, but there would be limited passing traffic
	Location close to local schools	Mandatory	Yes/No	Y	
	Location close to shops, offices, pubs, restaurants	Mandatory	Yes/No	N	Hurstbridge township located across railway lines. Would be possible to walk
	Location close public transport (bus, train)	Mandatory	Yes/No	Y	Close to railway station
	Location has adequate public car parking	Mandatory	Yes/No	Y	There is carparking, but there are a number of other recreation and community service venues in this location that use the existing carparking. It is assumed that the current provision would not be sufficient to accommodate a new facility.
Size of the site	Capacity to fit the proposed scale of facility and all its components?	Mandatory	Yes/No	N	Property area size is 62684m <sup>2</sup> ; the proposed facility is 7,670m <sup>2</sup> A reduced facility scale would be required to fit on this site.
	Capacity to accommodate associated outdoor events/activities?	Mandatory	Yes/No	N	There would be capacity for outdoor events/activities perhaps by using other components of the overall recreation/community service site.

Assessment Criteria	Components	Mandatory or Desirable feature	Available score (5)best, (1)worst Yes/No	Score	Score Rationale
	Capacity for the building to be expanded and/or additional facilities to be developed on the site?	Mandatory	Yes/No	N	There would not be capacity for expansion unless another part of the overall site could be utilised.
View, orientation and topography	Is the site attractive/conducive to a gallery?	Mandatory	Yes/No	N	The site is attractive with good bushland views. The range of other recreation and community service venues could be conducive to the 'makers/hand's on' aspect of the proposed venue.
Planning/Zoning	Is the site's zoning/planning conducive to development of a Regional Gallery?	Desirable	1-5	4	It is conducive for recreation purposes but would not be suited to commercial retail functions. Planning zones and overlays: RCZ3, PPRZ, HO57, HO260, LSIO, BMO, ESO1, ESO4 and I in 100 Flood zone
	Will the site require significant roads/footpaths upgrades?	Mandatory	Yes/No	N	
	Will development impact any potential commercial development potential for the site?	Desirable	1-5	3	It is unlikely.
	Will the site be likely to increase development capital cost?	Desirable	1-5	3	No
Community Impact	Is there any positive or negative impact on current site users?	Desirable	1-5	1	Increased traffic into the site may cause some inconvenience for other site users
	Will there be positive or negative impact on neighbours?	Desirable	1-5	5	It is not envisaged that there would be significant impact.
	Is the image of a Regional Gallery compatible with pre-existing industry reputation/brand?	Desirable	1-5	1	The site is not an obvious choice for a Regional Gallery and this site would limit some of the opportunity for commercial activity, but it is compatible to the extent that it is part of a recreation and community facility precinct.
Mandatory score				15	
Desirable score				17	
<b>Total score</b>				<b>32</b>	

Detailed site assessment: 50/50A Challenger Street, Diamond Creek







Assessment Criteria	Components	Mandatory or Desirable feature	Available score (5)best, (1)worst Yes/No	Score	Score Rationale
Proximity to Activity Centre	Location close to passing people traffic	Mandatory	Yes/No	N	This site is bushland within a low population residential street. There would be virtually no passing traffic.
	Location close to local schools	Mandatory	Yes/No	Y	Not close to schools
	Location close to shops, offices, pubs, restaurants	Mandatory	Yes/No	N	Not within walking distance of shops/activity centre

	Location close public transport (bus, train)	Mandatory	Yes/No	N	No public transport within walking distance. It's an approximately 15-minute walk from the Bus Stop.
	Location has adequate public car parking	Mandatory	Yes/No	N	It would be possible to develop sufficient carparking on site, but this is not currently available.
Size of the site	Capacity to fit the proposed scale of facility and all its components?	Mandatory	Yes/No	Y	The combined property size of 50 and 50A Challenger Street Diamond Creek is 200,745m <sup>2</sup> (174,000 m <sup>2</sup> + 26,745 m <sup>2</sup> ) and the size of the proposed Regional Gallery is 7,670m <sup>2</sup> . There is sufficient room on this site for the venue to include artist residence in combination with the artist studios if this was desired.
	Capacity to accommodate associated outdoor events/activities?	Mandatory	Yes/No	Y	Yes
	Capacity for the building to be expanded and/or additional facilities to be developed on the site?	Mandatory	Yes/No	Y	Yes
View, orientation and topography	Is the site attractive/conducive to a gallery?	Mandatory	Yes/No	Y	Yes
Planning/Zoning	Is the site's zoning/planning conducive to development of a Regional Gallery?	Desirable	1-5	1	The site is within a General Residential Zone and so is not particularly geared to a Regional Gallery complex, however it could work on this site. The various planning zones and overlays that apply across the combined sites are: PPRZ, ESO1, ESO4, HO25, HO24, LSIO, UFZ, GRZ1, ESO1 and I in 100 flood zone.
	Will the site require significant roads/footpaths upgrades?	Mandatory	Yes/No	N	
	Will development impact any potential commercial development potential for the site?	Desirable	1-5	1	Unlikely to have any impact on commercial development.
	Will the site be likely to increase development capital cost?	Desirable	1-5	3	No
Community impact	Is there any positive or negative impact on current site users?	Desirable	1-5	1	Current site users are limited. Probably only dog walkers.
	Will there be positive or negative impact on neighbours?	Desirable	1-5	1	There may be impact for residential neighbours as cars would have to access through residential streets and any development would be visibly to neighbouring properties. Most of these have been developed to take in the view. It may be argued that a Regional Gallery would interrupt that view.
	Is the site compatible with pre-existing industry reputation/brand?	Desirable	1-5	1	The image of the site would be compatible with a gallery that had a 'makers' focus. Commercial aspects of a gallery facility (e.g. retail shop/s, café etc.) would be difficult in this location.
Mandatory score				25	
Desirable score				8	
<b>Total score</b>				<b>33</b>	



Detailed site assessment: 109-115 Yan Yean Road, Plenty







Assessment Criteria	Components	Mandatory or Desirable feature	Available score (5)best, (1)worst Yes/No	Score	Score Rationale
Proximity to Activity Centre	Location close to passing people traffic	Mandatory	Yes/No	N	No
	Location close to local schools	Mandatory	Yes/No	N	No
	Location close to shops, offices, pubs, restaurants	Mandatory	Yes/No	N	No
	Location close public transport (bus, train)	Mandatory	Yes/No	N	There is a bus stop
	Location has adequate car parking	Mandatory	Yes/No	N	No
Size of the site	Capacity to fit the proposed scale of facility and all its components?	Mandatory	Yes/No	N	The proposed facility would not fit on this site. Property area size: 0.081ha (810 m <sup>2</sup> ), the size of the proposed Regional Gallery is 7,670m <sup>2</sup> .
	Capacity to accommodate associated outdoor events/activities?	Mandatory	Yes/No	N	No
	Capacity for the building to be expanded and/or additional facilities to be developed on the site?	Mandatory	Yes/No	N	No
View, orientation and topography	Is the site attractive/conducive to a gallery?	Mandatory	Yes/No	N	No
Planning/Zoning	Is the site's zoning/planning conducive to development of a Regional Gallery?	Desirable	1-5	1	The site is not conducive to development of a Regional Gallery. The site is within a neighbourhood residential zone. Planning zones and overlays: PPRZ, NRZ1, RDZ1, DDO3, BMO, HO248, HO249
	Will the site require significant roads/footpaths upgrades?	Mandatory	Yes/No	N	
	Will development impact any potential commercial development potential for the site?	Desirable	1-5	1	No
	Will the site be likely to increase development capital cost?	Desirable	1-5	1	No
Community Impact	Is there any positive or negative impact on current site users?	Desirable	1-5	1	Site has a number of recreation and community activity facilities located on it. Addition of another facility would have an impact although there would likely be very little overlap in activity between the venues.
	Will there be positive or negative impact on neighbours?	Desirable	1-5	1	There may be impact on residential neighbours who are used to looking out on trees. Use of this site would require significant tree removal
	Is the site compatible with pre-existing industry reputation/brand?	Desirable	1-5	1	No
Mandatory score				0	
Desirable score				6	
<b>Total score</b>				<b>6</b>	



Detailed site assessment: 895 Main Road, Eltham







Assessment Criteria	Components	Mandatory or Desirable feature	Available score (5)best, (1)worst Yes/No	Score	Score Rationale
Proximity to Activity Centre	Location close to passing people traffic	Mandatory	Yes/No	Y	Site is in main shopping/activity centre and next to the library
	Location close to local schools	Mandatory	Yes/No	Y	There is a school directly across the road. Other schools in close proximity
	Location close to shops, offices, pubs, restaurants	Mandatory	Yes/No	Y	Site is in main activity centre and all associated amenities
	Location close public transport (bus, train)	Mandatory	Yes/No	Y	Site is close to train station
	Location has adequate public car parking	Mandatory	Yes/No	N	
Size of the site	Capacity to fit the proposed scale of facility and all its components?	Mandatory	Yes/No	Y	Property area size: 5967 m2 the size of the proposed Regional Gallery is 7,670m <sup>2</sup> . In terms of ground footprint, this scale of facility would not fit, however it would be possible to develop the facility across a number of levels (the site would require this anyway) or, some aspects of the facility could be left out.
	Capacity to accommodate associated outdoor events/activities?	Mandatory	Yes/No	N	There would be some capacity for outdoor event/activities within the facility brief footprint.
	Capacity for the building to be expanded and/or additional facilities to be developed on the site?	Mandatory	Yes/No	N	This is a limited footprint. Potential to expand beyond the original brief would be more limited than other sites reviewed.
View, orientation and topography	Is the site attractive/conducive to a gallery?	Mandatory	Yes/No	Y	The site is conducive to a gallery
Planning/Zoning	Is the site's zoning/planning conducive to development of a Regional Gallery?	Desirable	1-5	5	The site is subject to the following planning zones and overlays: ACZ1 (Activity Centre Zone), ESO1 (Environmental Significance overlay), SLO1 (significant landscape overlay), HO230 (Heritage overlay), PO1 (Parking overlay)
	Will the site require significant roads/footpaths upgrades?	Mandatory	Yes/No	Y	
	Will development impact any potential commercial development potential for the site?	Desirable	1-5	3	It would limit the use of the site for pure commercial purposes however this site would also enable the facility to have some more commercial aspects to it.
	Will the site be likely to increase development capital cost?	Desirable	1-5	5	There would be some impact from building over multiple levels.
Community Impact	Is there any positive or negative impact on current site users?	Desirable	1-5	5	There are no current site users
	Will there be positive or negative impact on neighbours?	Desirable	1-5	5	It is within an activity centre zone. It will increase traffic and parking requirements however, it will provide another drawcard to the area and should benefit the other facilities/services that are adjacent to it.
	Is the site compatible with pre-existing industry reputation/brand?	Desirable	1-5	1	Yes
Mandatory score				35	
Desirable score				24	
<b>Total score</b>				<b>59</b>	

### Detailed site assessment: Montsalvat, 7 Hillcrest Avenue, Eltham





Assessment Criteria	Components	Mandatory or Desirable feature	Available score (5)best, (1)worst Yes/No	Score	Score Rationale
Proximity to Activity Centre	Location close to passing people traffic	Mandatory	Yes/No	N	Passing traffic aside from the current Montsalvat visitors, would be limited. Montsalvat has an annual visitation of approximately 8700 people (based on 2011/2012 annual report figures).
	Location close to local schools	Mandatory	Yes/No	N	The closest school is Eltham Primary School which is 1.1kms away.
	Location close to shops, offices, pubs, restaurants	Mandatory	Yes/No	N	No
	Location close public transport (bus, train)	Mandatory	Yes/No	N	It is a 15-minute walk from the nearest bus stop.
	Location has adequate public car parking	Mandatory	Yes/No	N	The site would need additional carparking
Size of the site	Capacity to fit the proposed scale of facility and all its components?	Mandatory	Yes/No	N	The estimated size of the available proposed Montsalvat size is approximately 2500m <sup>2</sup> . The size of the proposed Regional Gallery is 7,670m <sup>2</sup> . The site footprint is not large enough to accommodate the proposed facility. Even if the facility were reduced to the core gallery, support facilities and carparking, the required size would be 3,740m <sup>2</sup> .
	Capacity to accommodate associated outdoor events/activities?	Mandatory	Yes/No	Y	There is good capacity
	Capacity for the building to be expanded and/or additional facilities to be developed on the site?	Mandatory	Yes/No	N	There is no capacity on the proposed site.
View, orientation and topography	Is the site attractive/conducive to a gallery	Mandatory	Yes/No	Y	Yes, although proximity to neighbours may need to be considered.
Planning/Zoning	Is the site's zoning/planning conducive to development of a Regional Gallery?	Desirable	1-5	1	The site is subject to the following planning zones and overlays: Bushfire Management Overlay (BMO) and Heritage Overlay (HO82).

	Will the site require significant roads/footpaths upgrades?	Mandatory	Yes/No	Y	
	Will development impact any potential commercial development potential for the site?	Desirable	1-5	2	No
	Will the site be likely to increase development capital cost?	Desirable	1-5	3	Building on the slope or into the hill would increase the capital cost.
Community Impact	Is there any positive or negative impact on current site users?	Desirable	1-5	5	The impact for current site users would be positive as it would increase the visitation offering of the site.
	Will there be positive or negative impact on neighbours?	Desirable	1-5	1	There are neighbours that would potentially overlook the proposed development. The impact would need to be further explored.
	Is the site compatible with pre-existing industry reputation/brand?	Desirable	1-5	3	Yes
Mandatory score				15	
Desirable score				15	
<b>Total score</b>				<b>30</b>	

# Appendix 4: Quantity Surveyor (Turner & Townsend) Cost Plan

**Nillumbik Shire Council**  
**Nillumbik Regional Gallery**



**Preliminary Cost Plan**

QS REF: me  
 Date: 6/04/2019

Function	area m2	rate \$/m2	cost \$
<b>Entrance / Foyer</b>			
Entry / Foyer	515	\$ 3,200	\$ 1,648,000
- Extra for Reception / Box office	Allow		\$ 40,000
- Allow for office	25	\$ 2,800	\$ 70,000
- Extra for public toilets	Allow		\$ 100,000
- Extra for members lounge	Allow		\$ 30,000
<b>Gallery Spaces</b>			
Foyer / Makers gallery	30 Im		\$ 75,000
Collections galleries	375	\$ 5,700	\$ 2,137,500
Artis / Temporary Exhibition Gallery	550	\$ 5,700	\$ 3,135,000
Digital wall	80	\$ 5,700	\$ 456,000
Internal / external sculpture courtyard	200	\$ 750	\$ 150,000
<b>Gallery Support Areas</b>			
Education Studio	150	\$ 4,200	\$ 630,000
Exhibition preparation area	100	\$ 4,800	\$ 480,000
Artwork conservation area	120	\$ 4,800	\$ 576,000
Collection storage / open display area	200	\$ 4,200	\$ 840,000
Crate storage	60	\$ 3,300	\$ 198,000
General storage	30	\$ 3,300	\$ 99,000
Loading bay	120	\$ 4,200	\$ 504,000
Plant rooms	40	\$ 2,400	\$ 96,000
<b>Offices and Meeting Rooms</b>			
Directors / Curators / hot desks	100	\$ 2,800	\$ 280,000
Meeting rooms	32	\$ 3,200	\$ 102,400
Toilets	30	\$ 3,300	\$ 99,000
<b>Blackbox Studio</b>			
Flexible multi media / performance space	450	\$ 5,700	\$ 2,565,000
- extra for retractable seating [250 seat]	Allow		\$ 147,500
- extra for theatre equipment	PROVISIONAL SUM		\$ 608,000
Dressing rooms	80	\$ 3,000	\$ 240,000
<b>Blackbox Studio Support spaces</b>			
Green room	50	\$ 3,800	\$ 190,000
Blackbox studio storage	20	\$ 3,300	\$ 66,000
Hirers Equipment store	20	\$ 3,300	\$ 66,000
Technical Workshop	20	\$ 3,600	\$ 76,000
Lighting equipment store	20	\$ 3,300	\$ 66,000
Sound equipment store	20	\$ 3,300	\$ 66,000
Scenic dock	30	\$ 4,200	\$ 126,000
Blackbox studio loading dock	20	\$ 4,200	\$ 84,000
General storage	20	\$ 3,300	\$ 66,000
<b>Multi-use Rooms</b>			
Rehearsal / multi purpose studio	165	\$ 5,700	\$ 949,500
<b>Other Back-of-house areas</b>			
Cleaners store	10	\$ 2,600	\$ 26,000
<b>Makers Space</b>			
Artist studios [3 no]	120	\$ 4,200	\$ 504,000
<b>Hospitality</b>			
Kitchen and BoH, seating for 150 ppl, Bar and terrace	600	\$ 3,100	\$ 1,860,000
- Allow for kitchen equipment [assume commercial type for functions]	Allow		\$ 300,000
<b>Commercial Shop Lease</b>			
Commercial Shop [4 no] - shell only	640	\$ 2,200	\$ 1,408,000
<b>Public Amenities</b>			
Public Amenities	45	\$ 3,300	\$ 148,500
Allowance for plant rooms / plant platforms	Allow		\$ 150,000
Extra for piled or bored pier foundations	Allow		\$ 1,521,000
Extra for security system	Allow		\$ 150,000
Allowance for signage - building / branding	Allow		\$ 150,000
Allowance for entrance canopy	Allow		\$ 100,000
Allowance for ESD initiatives	Allow	10%	\$ 2,344,000
<b>Total Building Works</b>	<b>5,067</b>	<b>\$ 5,088</b>	<b>\$ 25,778,400</b>
<b>External Works &amp; Services</b>			
Site Preparation	Allow		\$ 166,000
Earthworks	Allow		\$ 373,000
Carpark	2100		\$ 420,000
Fencing and gates	Allow		\$ 100,000
Footpaths / paved area to entry	Allow		\$ 100,000
Design art garden with sculptures	1000		\$ 450,000
Allowance for external services			
- Stormwater including onsite detention	Allow		\$ 913,000
- Sewer	Allow		\$ 330,000
- Water	Allow		\$ 203,000
- Gas	Allow		\$ 203,000
- Fire	Allow		\$ 153,000
- Light and Power	Allow		\$ 609,000
- Communications	Allow		\$ 102,000
<b>Total External Works &amp; Services</b>			<b>\$ 4,122,000</b>
<b>Construction Cost</b>			<b>\$ 29,900,400</b>
Design Contingency	10%		\$ 2,991,000
Construction Contingency	10%		\$ 3,289,000
<b>Sub Total</b>			<b>\$ 6,280,000</b>
Professional Fee Allowance (Design)	10%		\$ 3,619,000
Professional Fee Allowance (Planning)	Provisional Sum		\$ 1,000,000
Gallery Director (early engagement)	Allow		\$ 150,000

DRAFT FOR DISCUSSION



**Nillumbik Shire Council**  
**Nillumbik Regional Gallery**



**Preliminary Cost Plan**

QS REF: me  
 Date: 6/04/2019

Function	area m2	rate \$/m2	cost \$
Board Establishment	Allow		\$ 150,000
Authority Fees & Charges	Allow		\$ 200,000
Contribution to new authority substation	Allow		\$ 50,000
Loose Furniture Fittings and Equipment (FF&E)	Allow		\$ 1,197,000
- Extra for exhibition equipment / items	Allow		\$ 1,197,000
ICT equipment / AV / Digital systems / PABX and telephone equipment	Allow		\$ 2,991,000
<b>Sub Total</b>			<b>\$ 10,554,000</b>
Cost Escalation [assume 12mths to tender]	3% pa		\$ 2,323,000
<b>Total Project Cost (Ex GST)</b>			<b>\$ 49,057,400</b>

**Exclusions:**

GST	Cost Escalation beyond April 2019
Exhibition displays, frames, lighting etc	Office Equipment costs
Roadworks	Public Art
Land, legal, marketing and finance costs	Asbestos & other hazardous materials removal
Relocation / Decanting Costs	Council internal costs
Staging Costs	No allowance for lifts / hoists
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	
Upgrade or provision of authority services infrastructure external to the site	Demolition Works
Diversion / relocation of existing in ground services	

NOTE: This cost plan is based on a generic site and is therefore subject to change on receipt of actual site information.

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