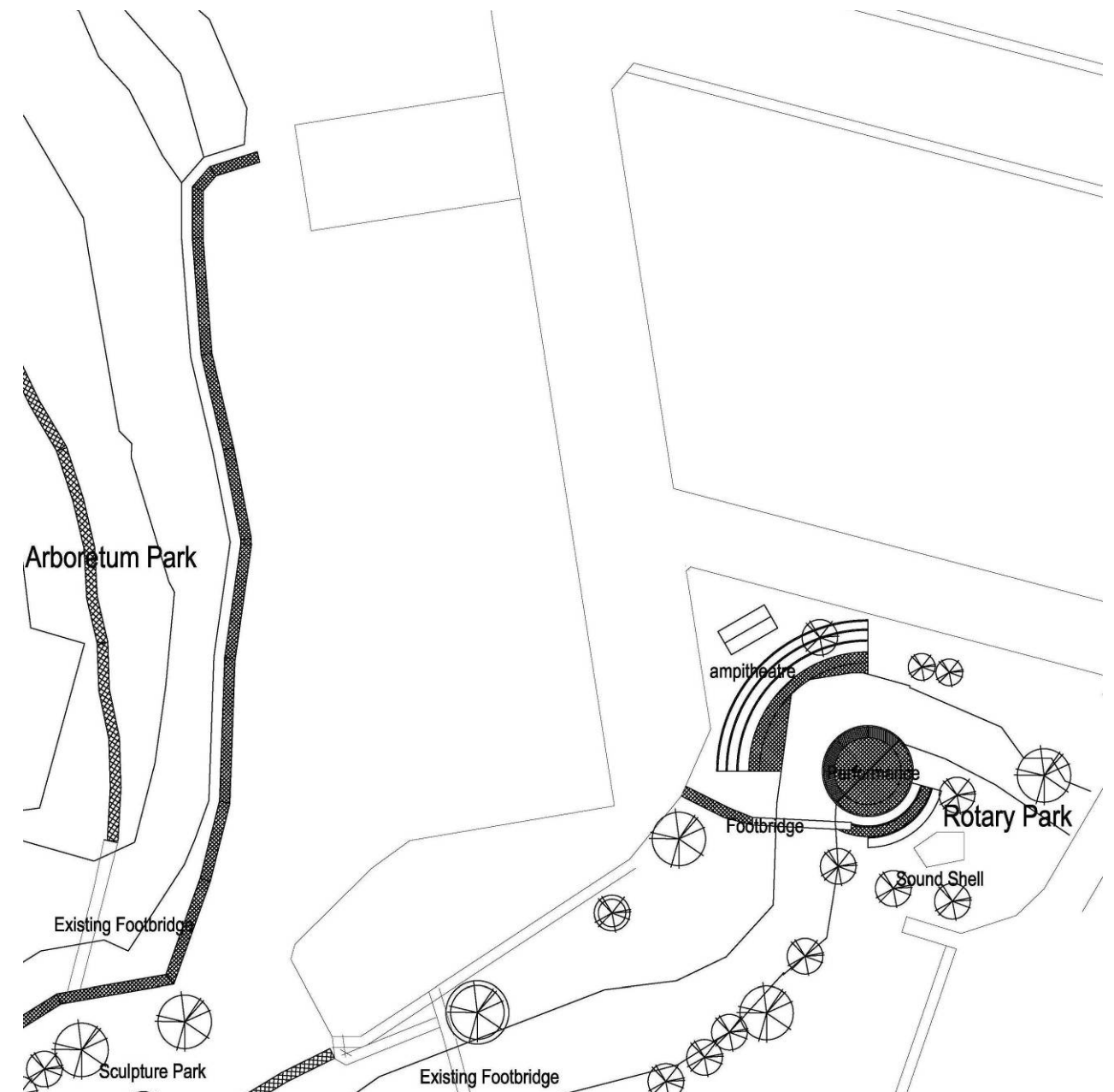




CULTURAL INFRASTRUCTURE MASTERPLAN  
November 2014



**Christopher McInerney Architecture and Environmental Design**  
In association with Monika McInerney Arts and Cultural Development Consultant

2659 Araluen Road Deua Valley, NSW 2537 **Telephone:** 0419 961 948  
**Email :** c.mcinerney@bigpond.com **ABN:**50932790498 **AR NSW** 6288



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## 1.0 INTRODUCTION

Young Shire Council commissioned a planning study to identify and facilitate the development of Arts and Cultural facilities. This study examines the key existing cultural infrastructure within the Young Local Government Area and assesses the suitability of these facilities and other sites for present and future use.

The Cultural Infrastructure Master Plan report provides ;

- An overview of existing facilities in use for cultural activities including performance, visual arts, cultural history (museum) and library.
- Identification of gaps in cultural infrastructure
- Recommendations for upgrading present facilities or building new facilities.

And takes into account;

- Cultural and Heritage Tourism distinctive to Young
- Indicative capital and operational costs over the period
- Environmental sustainability
- Timeframe
- Anticipated impact on heritage, economic, tourism and cultural development in the Shire

Young appears to have a vibrant cultural sector, despite an absence of a coordinated strategic approach to its development or presentation. Although groups may be in co-location with others, they work in isolation and competitively rather than in collaboration to support an overall shared vision.

Young's key attractions are through its distinctive heritage and opportunity for a range of arts/cultural experience. Some attractions are well established, others are in need of attention to build their capacity to realise their full potential. The creative industry sector is the ideal vehicle to enable, enrich and support these experiences to flourish and become the 'destination' magnet for visitors. These include;

- Young Cherry Festival (December)
- Lambing Flat Chinese Festival (April)
- Chinese Tribute Gardens
- Lambing Flat Folk Museum
- Goldfields

### **ISSUES RAISED FROM 2010 COMMUNITY STRATEGIC PLAN ; Cultural Facilities**

- Need to improved museum facilities
- Improve and upgrade library facility
- Access to Art Gallery
- Need cultural centre – Support for artists and growth for youth – including workshop and training facilities, gallery, travelling exhibitions
- No opportunities for art training / workshops
- Library and museum need upgrading
- Need improved facilities for the arts – art gallery

The improvement of current and future advancement of new facilities will further support Young's capacity become a destination of choice as per Council's Community Strategic Plan proposed directions.

The Young Community Plan (2012-13) has four key focuses that are described as creating the foundations for the goals of the Community ;

- Plan Young
- Lead Young
- Grow Young
- Live Young

The four goals and the aspirations they represent for the Community are reflected in and supported by the Cultural Infrastructure Master Plan and it's findings and recommendations.

### **Stakeholder Consultation**

To date there have been three separate formal meetings with the 355 Committee who form the stakeholder group representatives, and one public meeting which have provided an open forum Community Consultation and enabled participants to provide valuable input.

Regular, one-on-one consultation has continued with key stakeholders from each of the facilities to inform the masterplan's design and development.

In addition to our meetings with groups, organisations and individuals, we prepared a survey to assist us gather more information to ensure that the report reflect the community's aspirations.

### **OVERVIEW OF EXISTING CULTURAL FACILITES**

The Young community are in the enviable position to have a number of buildings that are available for cultural activity. Although these facilities may not effectively support the current level of activity or allow for the future development of the creative sector, it is our observation Young has a firm foundation from which the community can grow their creative sector and in turn the capacity of their tourism sector and local economy.

The initial objective was to assess and review a number of buildings that are owned and/ or managed by Council.

These included;

- Town Hall
- Southern Cross Hall/ Cinema
- Visitor Centre/ Burrangong Gallery
- Marie McCormick Centre/ Senior Citizens Centre
- Library
- PCYC
- Young Community Arts Centre
- the Lambing Flat Enterprises building, adjacent to Southern Cross Hall

Following our meeting with the 355 committee and open community forum and further Community consultation, including discussion with the Young School of Music, we also conducted reviews of the following properties ;

- The Mercy Care site
- The Millard Centre

These investigations re-iterated the lack of suitability of these privately owned buildings as Community and Cultural venues due to the high cost of renovation to comply with current building and accessibility standards, fire safety standards and in the case of the Millard Centre, accessibility and parking requirements.

## OVERVIEW OF EXISTING CULTURAL FACILITIES (cont)

The following have been prepared and completed;

- A review and general description of buildings as specified by Council, of their building size, height, number of levels, conditions and serviceability.
- A schedule of areas with detailed remarks, and photographic records for each facility.
- A review and description of all elements and finishes of the buildings including a full description of materials and their general condition. Other consultants may be required to assess specialised components of the building such as structural, electrical/ lighting, mechanical, and acoustic.
- Investigations with bodies such as the Young Council, the National Trust of Australia and the Heritage Council to check if the building is listed as worthy of preservation or of historical significance.
- Check with Council that the necessary local authority approvals have been issued. Provisions of new legislation may require alterations to comply with current building regulations and standards.
- An emphasis on defective items with recommended actions for rectification has been included. An estimate of the value of the remedial work may also be required.
- A pro forma schedule to cover the inspection of the buildings has been used and this may be supplemented by additional information found to be relevant for the particular circumstances of each building for the purpose of the Cultural Infrastructure report with a view for carrying out rectification work. Existing building condition reports are appended.
- A measured survey and dimensional drawings of some buildings may be required where not currently available.

Existing Building Condition reports have been prepared for the following;

- Town Hall
- Southern Cross Hall/ Cinema
- Visitor Centre/ Burrangong Gallery
- Library
- Young Community Arts Centre





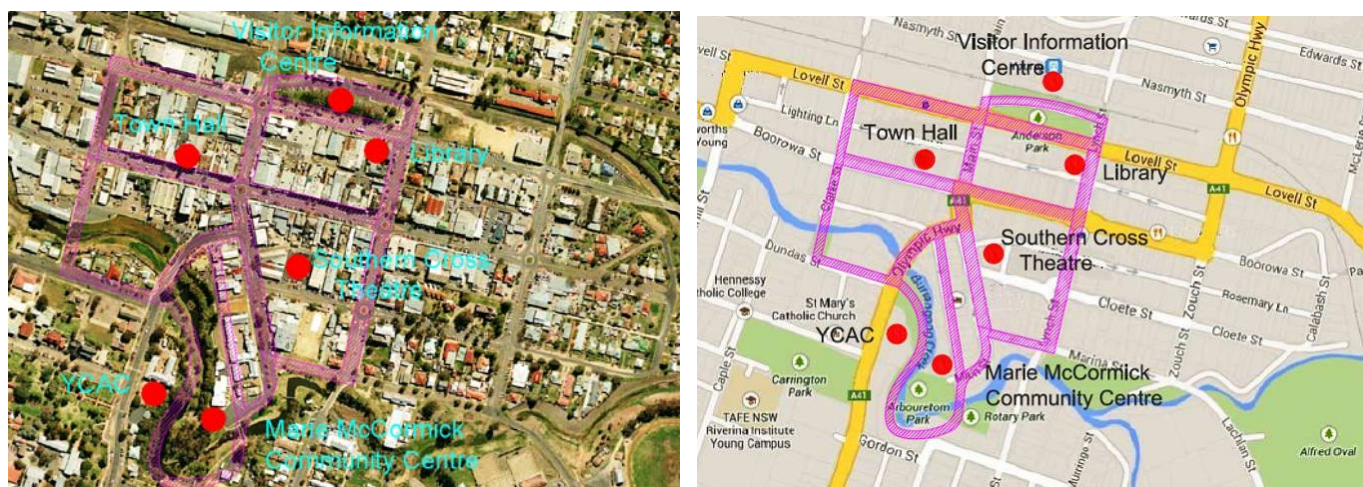
## 2.0 ANALYSIS

### 2.1 OPPORTUNITIES

#### KEY ARTS AND CULTURAL NODES

The Cultural Infrastructure strategy proposes revitalising and expanding the existing cluster of cultural institutions and attractions through the development of an Arts and cultural precinct linking the cultural venues around Burrangong Creek, it's reserves, bridges and parks and the CBD.

The Creek is located centrally between the main arts and cultural institutions, which can be identified as nodes on an Arts and Culture trail in the CBD of Young, with a diverse range of activities that attract people to the precinct



#### HERITAGE SIGNIFICANT ZONE

- Define a clear identity and character for the proposed arts precinct that celebrates the sites heritage
- Engage the public with the built form of the and their distinctive heritage elements



#### BURRANGONG CREEK

- Create public spaces with high quality amenity to establish continuous Creek Reserve access
- Maximise the interface with the Creek, Arboretum Park and Cultural facilities and the walkways between
- Expand opportunities for people to participate in and enjoy, arts and cultural activities, entertainment, outdoor eating, promenading, commuter amenity and passive recreation along the Creek, Park and surrounds



#### CENTRAL LOCATION

- Existing arts and cultural facilities are within CBD
- Facilities are close to the Olympic Way providing good access for visitors
- Close to existing public transport routes and destinations
- CBD location provides more opportunity for local community to utilise cultural facilities
- Extensive programming of a range of complementary activities for a wide range of users





## 2.2 Young Town Hall

### Strengths include;

- Location – it is central, ample parking
- Large venue – Opportunity for versatile usage in particular large scale exhibitions and performance.
- Well presented
- Flat floor
- grand piano
- Sound system
- accessible

### Weaknesses include;

- Entrance is not visible from the main street
- sense of 'entry' to the venue
- Foyer doesn't support the full audience capacity of the venue
- Acoustics
- Stage acoustics – external noise interference (roof, back stage noise)
- Dressing rooms – no acoustic seal between dressing rooms and stage
- Kitchen/ Bar – location doesn't enable it to function well
- Insufficient storage
- Sound system/ Lighting equipment operation limitations
- No raked seating
- Stage – not adequate or flexible for touring shows
- accessibility issues at various access and egress points throughout the complex
- accessibility for delivery and installation of stage sets



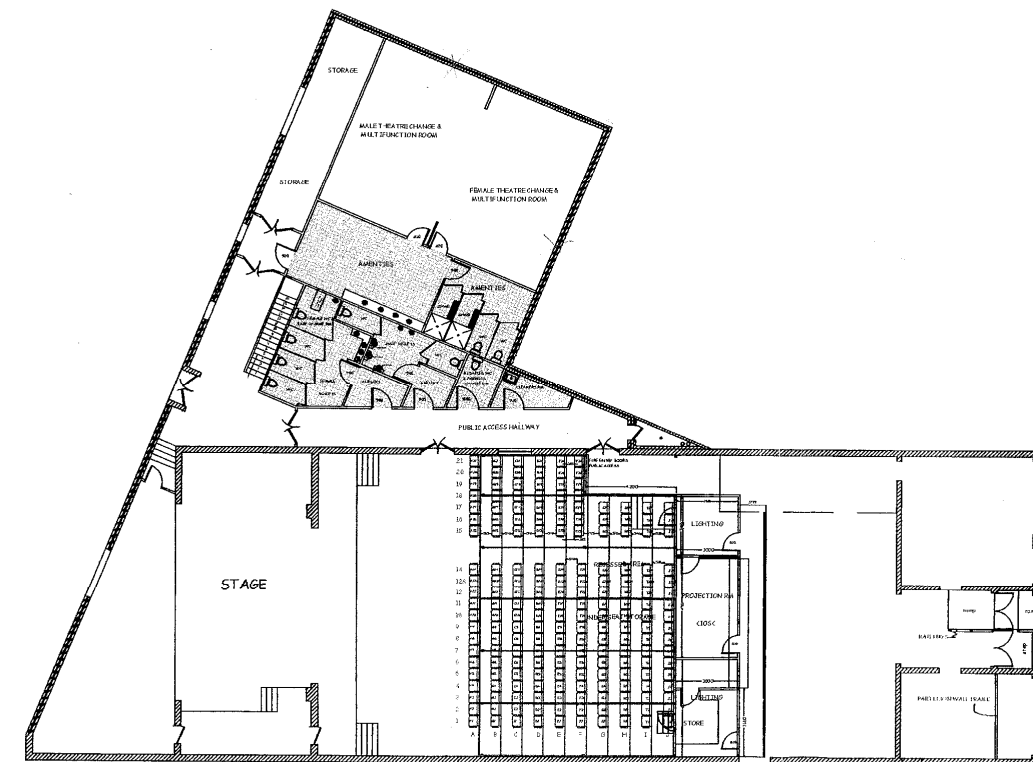
## 2.3 Southern Cross Hall and Cinema

### Strengths include;

- Central location with ample parking
- Well supported by the community
- Operated by volunteers
- Raked seating –(the only venue in Young with raked seating)
- Suitable for presentation of film, live music and performance
- Provides space for dance with external independent access
- Provides a home for Young Society of Artists (YSA)
- Mezzanine – flexibility of use

### Weaknesses include;

- Acoustic interference when more than one room is being utilized
- Accessibility for the rooms upstairs, in particular Studio One
- Kitchen area inadequate for YSA needs – poor ventilation, space and storage
- Insufficient storage available
- Stage is raked – not suitable for all productions
- Film distributor screening requirements limits the presentation of live performance/music
- Building façade looking neglected
- Roof requires replacement
- Studio One – no external signage, limited access, WHS issues for the installation of exhibitions/ workshops, acoustic interference
- Mezzanine – poor air circulation, poor acoustics with noise interference
- Dance Studio – poor acoustics
- No Acoustic insulation between floor levels
- Audio & lighting room unfinished
- Non compliant accessible toilets





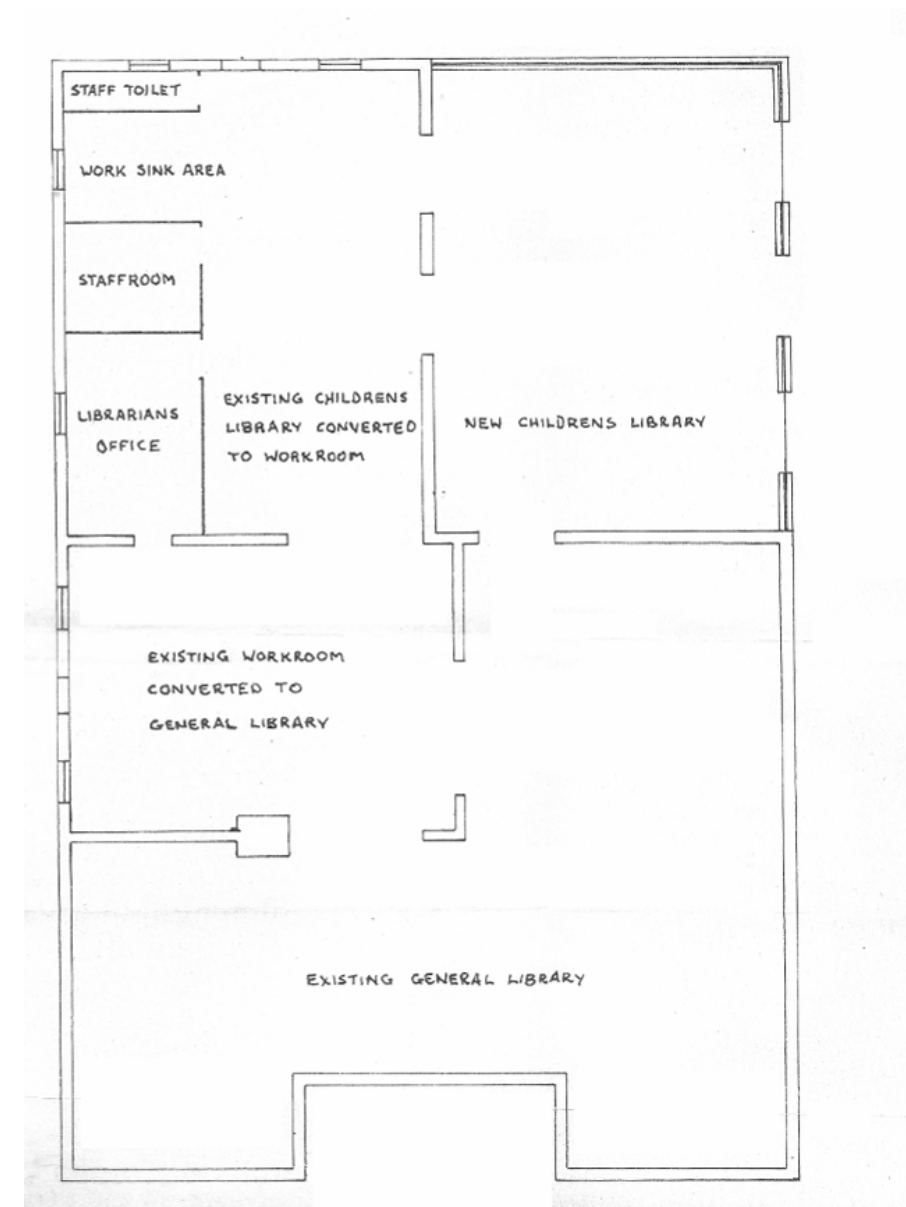
## 2.4 Young Regional Library

### Strengths include;

- Central location
- Visibility / access
- Accessibility
- Community support
- Staff
- Public access to internet / IT services

### Weaknesses include;

- Size – no space for public programs, limited space
- Building defects
- Lack of Climate control
- Out dated facilities
- Toilets
- No parking
- Access to toilets
- Staff / delivery access
- Limited scope for services upgrades





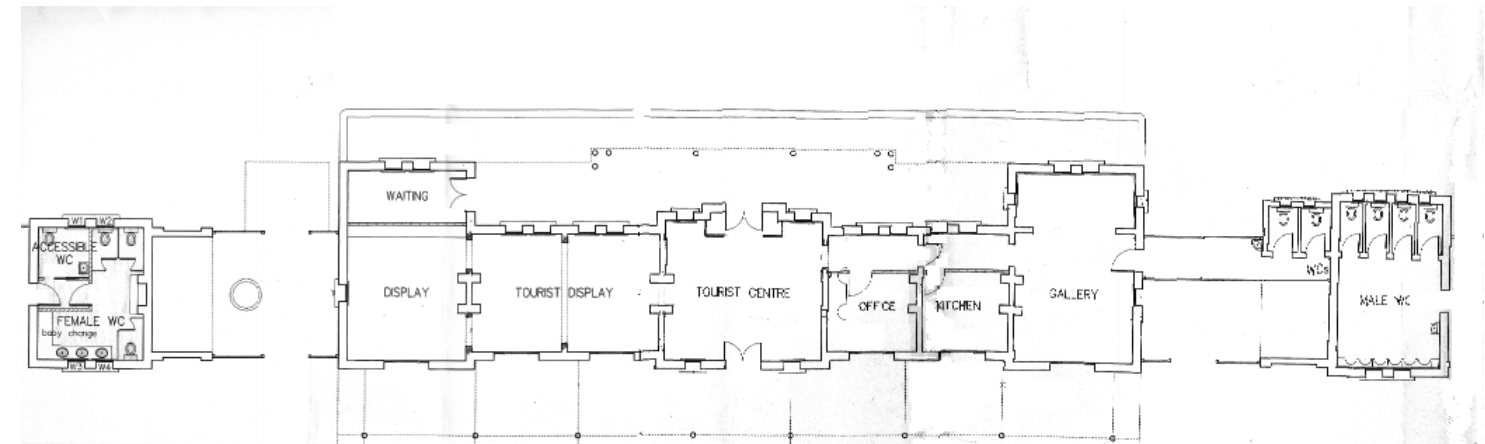
## 2.5 Young Visitor Information Centre

### Strengths include;

- Central location with ample parking
- Adjacent to Anderson Park
- Visibility
- Connection with public transport
- Heritage value of building and precinct
- Easy walking distance from the town centre
- Wine retail display / local produce
- Gallery ; supported by staff, no volunteers required to manage access
- Staff

### Weaknesses include;

- Acoustic interference when more than one room is being utilized
- Limited capacity to effectively display the region apart from the wine
- Burrangong Gallery – small, tucked away, not clearly signed, limited display
- Inadequate storage for promotional collateral and merchandise
- Burrangong Gallery could be relocated into a suitable venue
- Access to accessible toilets
- Inflexible layout



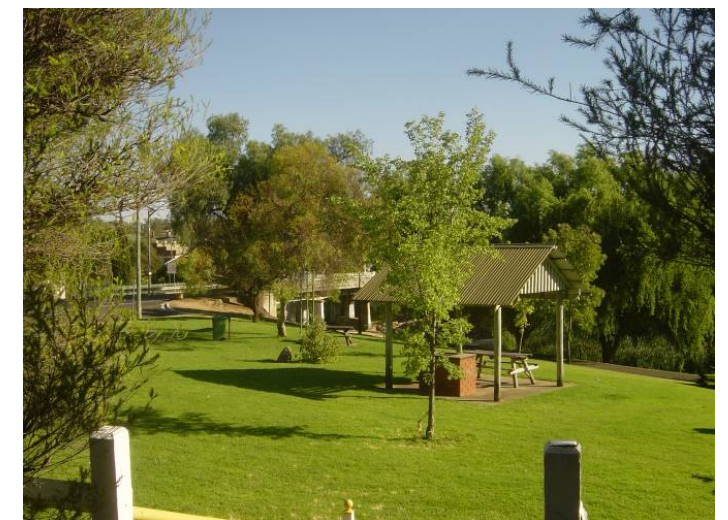
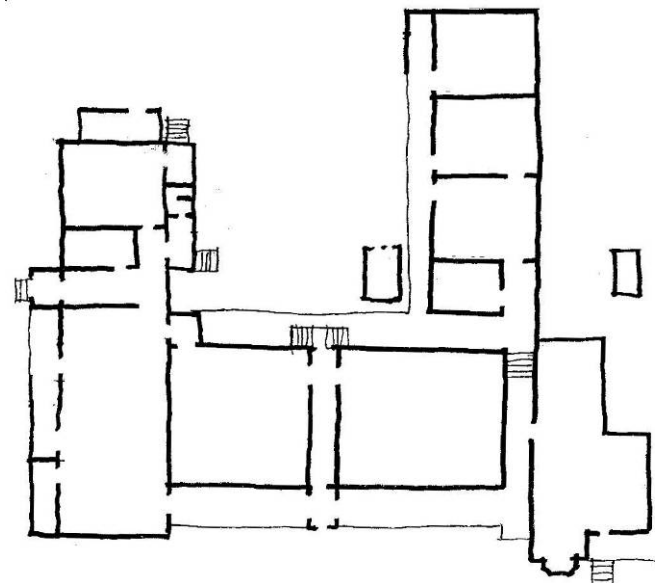
## 2.6 Young Community Arts Centre

### Strengths include;

- Victorian era buildings of heritage significance (1884) in fairly original condition
- well maintained and in overall good condition for their age.
- former classroom spaces which are used for a variety of purposes and functions,
- generic nature of the original classroom layouts being suitable or adaptable for most uses.
- The building complex allows for co-location of several Cultural groups
- North facing central Courtyard suits a variety of uses
- Opportunity to integrate site / landscaping with Burrangong Creek reserve
- Location is highly visible with ample parking
- Proximity to a number of schools
- Significance of items within the collection
- Local integrity – managed by volunteers
- Site is within proximity to town centre and other cultural facilities
- Mechanical and electrical services not suitable for contemporary Museum exhibition requirements.
- accessibility issues at various access and egress points throughout the complex.

### Weaknesses include;

- Mechanical and electrical services not suitable for contemporary Museum exhibition requirements.
- accessibility issues at various access and egress points throughout the complex.
- Building is inadequate – no climate control, building in disrepair, no fire protection
- Insufficient storage
- No collection management area – nowhere to restore items
- Display of collection is overwhelming
- Low visitation
- Volunteers are aging, no succession planning
- Collection is vast and susceptible to deterioration
- No accessible toilets
- Reliance on entry fees a primary income





## 2.7 Marie McCormick Centre

### Strengths include;

- Location (central and close to other Cultural facilities)
- Visibility
- Parking
- Accessibility
- Small performance space for Community groups
- Café and external deck
- Availability to range of groups
- Staff

### Weaknesses include;

- Limited usage
- Availability of Senior Citizens Centre
- Not flexible space
- Lack of blackout for windows
- Lack of A/V and lighting services
- Limited services for a range of Cultural activities
- Limited scope for services upgrades





## 3.0 PRECEDENCE

A range of Cultural facilities and precincts in other regional settings have been discussed and analysed in the consideration of the Cultural Infrastructure Master Plan

### 3.1 MUSEUM

AUSTRALIAN MINERAL AND FOSSIL MUSEUM, BATHURST



- Adaptive reuse of heritage listed building
- High quality well designed fitout
- Major tourism destination
- High quality and informative, professionally curated display of donated collection
- generally good access to building and displays apart from mezzanine level
- Successful education programme
- Varied funding model, incorporating a range of Government support, donations and private benefactors

### 3.2 ARTS CENTRE

THE ARTS CENTRE COOTAMUNDRA



- venue for combined arts facilities
- successful community driven project
- supports local artists
- enhances cultural development in the Shire by accommodating a range of cultural / recreational / arts activities
- attracts visitors and locals with quality facilities



### 3.3 MUSEUM / LIBRARY COLOCATED FACILITIES



- High quality and versatile public spaces
- Major destination and event space in Albury for a range of arts and cultural activities
- Co-located facilities sharing resources and patrons / visitors
- New. High quality facilities set in heritage area
- \$8 million project

Albury City Council  
ARM Architects

### 3.4 LIBRARY DEVELOPMENT



Mount Gambier Library, new capital works facility;



Mount Gambier Library



Mount Gambier Library

- High quality and versatile public spaces
- Provision of various facilities including;
  - library
  - kids zone
  - Local and Family history research centre
  - Café
- located adjacent to existing park land
- New high quality facilities adjacent to other cultural facilities and heritage area
- \$8 million project

Mt Gambier City Council  
Brown Falconer Architects



## 4.0 MASTER PLAN STRATEGIES

### 4.1 Strategies

- Establishment of an Arts and Culture Precinct in Young
- Definition of Precinct, included facilities and identification of clear access and movement between
- Precinct based around, and integral to, Young Central Business district and Burrangong Creek Reserve
- Showcase Young's Cultural life, open up the precinct and the institutions
- Expand or improve physical capacity of existing spaces and identify new
- Engage all sectors of the Young Community
- Precinct enables the promotion of Young as a Cultural destination, to increase audiences and participation, and enhance Young as a Cultural destination
- Define a sustainable commercial strategy to achieve goals of Master Plan working with Cultural groups and Institutions



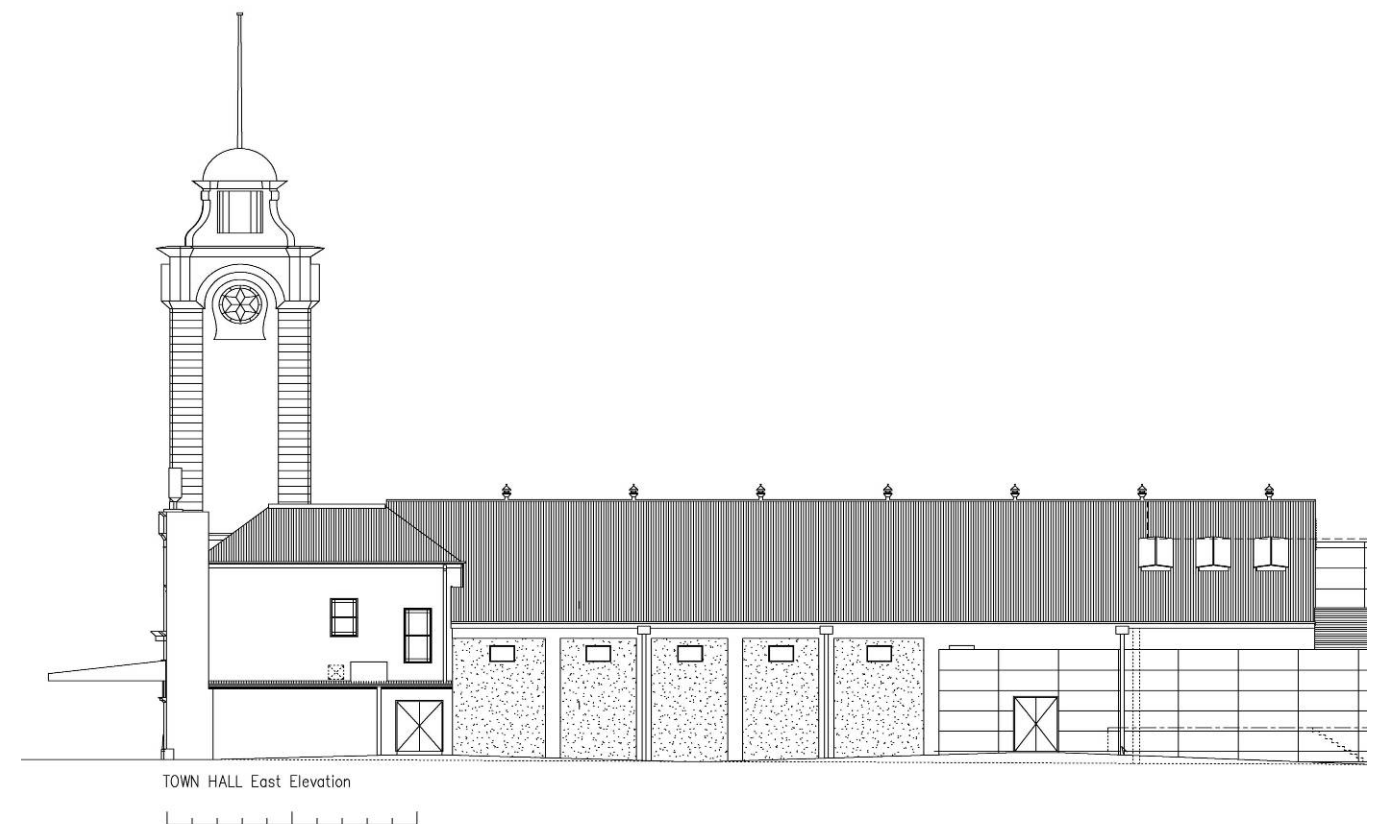
Young Cultural Precinct 2014



## 4.2 Young Town Hall

Acoustic treatment (stage and auditorium); roof treatment, acoustic seal between dressing room and stage, auditorium area reviewed by an acoustic engineer.

- Installation of moveable walls and hanging system – increase versatility of the venue, make spaces within the space for differing scaled functions; better display of the visual arts enabling it to become an exhibition venue. Walls could be painted the same neutral colour of the wall to minimise their impact on the space. They can be stored pushed to the edges when not in use. Ideal for creating internal rooms within rooms. In turn increasing the versatility of the space.
- Install hook & line hanging system in the large expanses of uninterrupted wall space.
- Review of auditorium lighting to include support for exhibitions. The system needs to be able to flood the space with light and delete any shadowed areas. These could work as overall auditorium lighting, may be addition to the lighting that is in place.
- Lighting / sound operation from the stage as well as the rear of the hall.
- Improve the sense of arrival at the hall when events are occurring.
- Additional consideration should be given to the preparation of venue promotional materials; good internal images, technical specifications eg. Information potential touring groups need.
- Kitchen is small, with limited access from the Town Hall, and limited capacity for the type of function that can be catered for. when required, functions could be catered for by setting up temporary bar / serving areas in the foyer itself, with the kitchen and servery being used as a service station.



### 4.3 Young Community Arts Centre



The former school (1884) is a good example of both educational building and practice of the period and the Victorian Italianate style of architecture.

It includes the former school buildings and two-storey headmaster's residence. The buildings are generally in good and original condition, with some, mostly non-structural repair works necessary. The building complex is deemed to have Local Heritage significance, and provides a usable facility for the Young Community Arts Centre, although it has been identified that the former school buildings are not ideal in their current condition for the operations of the Museum.

The Young Community Arts Centre Conservation Management Plan (2007) identified constraints and opportunities affecting the Young Community Arts Centre facility, as well as conservation works required.

Whilst some conservation work has been done in the interim, mainly the resurfacing and drainage of the northern car park, other significant and some urgent works are required, and an ongoing, professional maintenance system that complies with the recommendations of the Conservation Management Plan should be developed by the Board of Trustees.

Due to the ownership and leasing arrangements to the Community (through the Board of Trustees) it is apparent that the available financial resources do not meet ongoing maintenance requirements, and that Young Shire Council is limited in its capacity to provide funding for capital and maintenance projects on buildings it does not own. This, however, impacts the functionality of the space for the tenants, particularly the Museum, and should be addressed.

Due to the nature of the site, there are inherent access issues around the building complex, which have been addressed in some locations with the installation of temporary threshold ramps, but the 7 steps from pavement level to Museum entry, create access difficulties at the main Museum entrance, and does not conform with the National Standard

#### Young Community Arts Centre Tenants

The Lambing Flat Museum have identified requirements for their ongoing functioning in their 10 year strategic plan, mainly that the Museum should be relocated to a purpose built facility that enables the collection to be presented as a collection of significance with a range of supporting educational and public programs.

Co-location with Young Regional Library in a precinct with new facilities could maximise its profile and potential.

FAMILY HISTORY GROUP are custodians of important community information.

The group share many of the same concerns/ challenges as the museum with the building's characteristics.

It is proposed that the Family History Group and Museum would be well positioned to co-locate with each other and increase the opportunity for the sharing of resources eg. Access to technology.

Alternatively, it could be possible for the existing facility to be upgraded and renovated in a manner that could suit the functional requirements of a contemporary museum, which would be a significant capital works programme in its own right, and would require significant professional curating of the Museums displays.

Some of the YCAC activity appears to occur behind closed doors without clear signage or capacity to easily access.

The proposed relocation of the Museum and Family History Group to an alternative facility would free up the rooms. Vacated rooms could work as studio, workshop and exhibition areas to support the activities of groups such as the Camera Club, Porcelain Doll painters and Young Society of Artists.

There is also potential for the inclusion of an intimate performance/ rehearsal venue.

The court yard area is also an under utilised space. It would be advantageous to maximise the use of the outdoor courtyard area as an additional space to present live performance, makers markets and other community celebrations.

The inclusion of the café and potentially other additional food providers (eg.restaurant/ wine bar) could enhance the sense of place and visitor experience.

We encourage the reinstatement of the main entrance area as the primary entrance, supported by effective signage that clearly identifies who is using what in the precinct. It is ideally positioned with the car park to provide easy access.

The existing residential wing of the complex may provide opportunity for Artist-in-residence accommodation

#### New Museum Development Principles ;

The building would need to be built to contemporary Museum standards which include:

- Fireproofing / fire alarmed
- climate control
- storage facilities
- theatre
- areas for preservation and restoration
- accessibility by the public
- toilet facilities
- modern displays
- a café
- a souvenir shop
- parking area suitable for buses





## 4.4 Burrangong Creek Reserve

The Creek and associated landscape areas and walking trails provide a natural amenity to the centre of town

The Creek and surrounds is also central to many of the Cultural facilities that we have investigated, and provides a connection between them both physically and with sight lines through the gardens. Footpaths and bridges connect the various precincts and the gardens provide an amenable transition between the different areas of town

Due to the siting of the Young Community Arts Centre, with it's gardens adjacent to the Creek gardens, the Creek reserve provides a natural threshold between the natural reserve and the Cultural facility, and adding to the extensive restorative works already undertaken by the Shire in this area, the Creek reserve could not only act as an amenable conduit between the facilities, but also incorporate outdoor sculpture, art installation and outdoor performance to become an active part of the Cultural infrastructure of Young and the central connector in the establishment of a Cultural precinct.

The development of the Burrangong Creek reserve and associated park land as a key element in the Cultural landscape of Young provides the opportunity to ;

- create and promote the use of new or revitalized green/public spaces that link the towns key Cultural facilities
- Enhance the Creek reserve and parks with sculpture, art and interpretive signage
- Combine the promotion of Cultural activity with the ongoing sustainable development of the natural reserve
- Allows for future expansion of the creek parkland precinct as a community park in either direction
- Incorporate art work, sculpture and interactive landscape elements / play elements (locally commissioned)

A new pedestrian bridge linking the Young Community Arts Centre grounds directly to the CBD area, near the causeway, has been suggested by project stakeholders, which would add to the amenity of the park and the series of existing bridges



## 4.5 Rotary Park Music Bowl



The existing music bowl., although small and slightly dilapidated, provides a facility for small outdoor performances in a pleasant location that could mark the current commencement of the Cultural precinct along the Burrangong Creek reserve, allows for good access with car parking and pedestrian bridge access to the site.

The existing performance area/ stage is slightly high and does not provide good sight lines if the audience are seated or standing on the grassed area below. There are also access difficulties to the site from Main Street, and better user accessibility may be provided from the other side of the Lynch Street bridge

Future development at the Music Bowl could include terraced seating, redevelopment of the stage / performance area, including allowance for electrical services for A/V equipment for performance, and enhancement of the site and it's co-location to the creek with new paving and possibly railing along the creek edge, improved seating and other park amenities, including the incorporation of locally commissioned art, sculpture and/or outdoor furniture, handrails or other landscaping hardware items required.



Wagga Wagga Lagoon Amphitheatre, arts space



## 4.6 Southern Cross Hall

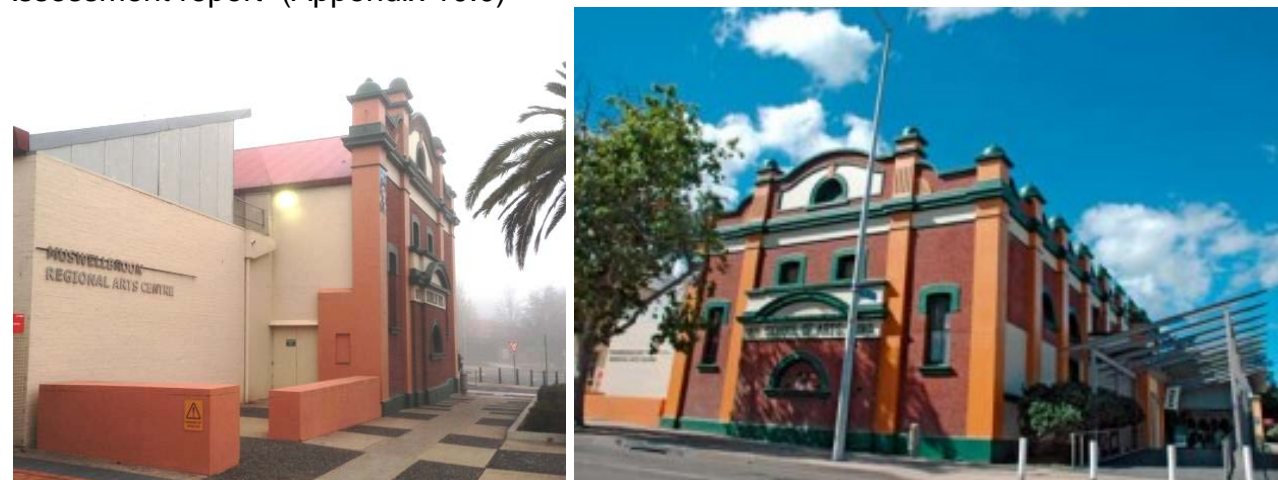


- Acoustic treatment of Studio One and Cinema.
- Primary function be for the presentation of film, the performing arts and live music.
- Studio One – functions as a rehearsal/ performance/workshop space
- Cinema & Arts Centre Manager programs better use of the areas to minimise interference between users.
- Cinema programming dedicates specific time for live performances.
- Foyer area – revamp the area, more effective use of the candy bar creating a lovely sense of arrival and ambience. Improve the presentation of film information.
- Mezzanine area – developed as a spill out area to complement the downstairs foyer area.
- Young Society of Artists, relocate into a facility that will more effectively support their activities and aspirations. The group have used the adjacent premises of Lambing Flat Enterprises for art workshops, and these premises would be suitable for a variety of arts infrastructure needs, including both workshop and studio space, and exhibition space, should they become available.
- The kitchen area, be reinstated as kitchen to support functions and events in the cinema.
- Dance Studio and other building modifications should obtain retrospective statutory approvals for what has been constructed. It is recommended that no further building or renovation works be conducted by YDAC without consultant and Council reference.

Further building dilapidations and recommendations are contained within the Building Condition Assessment report (Appendix 10.0)



Griffith War Memorial Hall and Art Gallery, adaptive reuse of existing building for Arts Infrastructure



Muswellbrook Arts Centre, adaptive reuse of existing building in combination with newly constructed facilities



## 4.7 Young Regional Library

The building is inadequate and does not meet current guidelines for such a facility relative to the community size.

It is proposed that the library service be rehoused in a purpose built facility. This would enable a review of the current operations, collections and bring it into line with industry standards.

A new library facility has the capacity to become a social hub through the presentation of a rich and varied public program of events and activities. New web based access to collections enables regional areas to provide access to the latest publications.

Libraries are ideal services to be co-located with other groups such as museums, family history groups, visitor centres, cafes and galleries.

We also recommend that the feasibility study / concept for a new Library facility incorporate co-location with the Lambing Flat Folk Museum, the Young Historical Society and the Family History Society.

Co-location with these facilities provides both an overlap of function, for research and Community records, as well as providing a multi-purpose Cultural destination for both visitors and residents. All organizations located within the proposed facility would benefit through improved facilities, sharing of physical and personnel resources and increased visitor numbers. and potential location

We recommend that the Library be supported to proceed with planned urgent upgrade and refurbishment works in the short term, whilst the long term strategy be to relocate to a new purpose built facility.

We also recommend that Young Shire Council identify a proposed site and commence a Feasibility Study into the procurement of a new Library facility, as well as the commissioning of a concept design, which can be used as the project basis and for the application to funding bodies.

### Existing Library

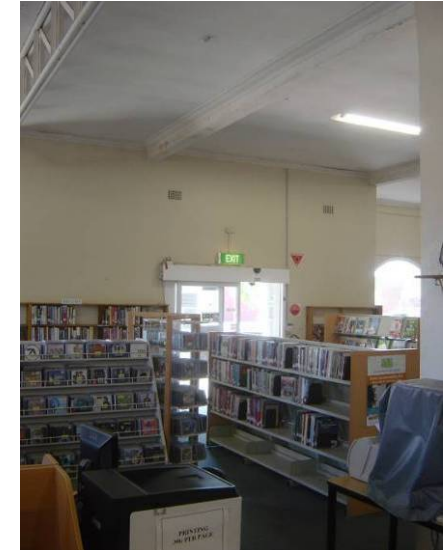
The Young Regional Library building has hosted library services for the people of Young since its construction in 1904 and is one of the oldest continuously operating library buildings in New South Wales as outlined in the Conservation Management Strategy.

The facility has been assessed as having historical, social and aesthetic heritage significance for the Community, and should be retained as an example of local heritage, and as a Community facility since 1904.

We recommend that when Young Shire Council is in a position to commission the development of a new Library facility, that the existing Library would be suitable for use as a Community or Professional Art Gallery

The ongoing management of the building should focus on maintenance of the existing fabric and retaining the style of the original section of the buildings as outlined in the Conservation Management Strategy. Replacement or repair of fabric, if required, should be undertaken with items of the same materials and profiles as items being replaced in accordance with conservation strategy recommendation.

Outbuildings and the later extension should be demolished.





#### 4.8 Young Visitor Information Centre

In the short term, the visitor centre display of promotional collateral and merchandise appears inadequate. This would be improved by investing in purposed designed display shelving/ cabinets that do not require any fixtures to the building.

There is opportunity to work with local designers/ makers to produce these items, incorporating promotion of local makers and improve the display.

The relocation of the gallery would create a small area for the display of local history, attractions or specific events. This can be achieved relatively easily through the careful design of display panels and cabinets.

The Centre benefits from it's location with Anderson Park and this provides amenity to both visitors and local residents who use the Park. Better sourcing and promotion of local growers and suppliers, and perhaps widening to include local crafts and arts could improve the viability of the regular farmers markets and enhance use of the Park and Centre as a community facility for local residents.



#### 4.9 Marie McCormick Centre

This facility is regularly used by groups and appears to operate effectively for its requirements. It was not considered a facility that required further investment for specific to the purpose of cultural activity, but as a venue used by Community groups as a performance space, and given it's location, the Centre is included in the Cultural Facilities precinct and promoted accordingly to suit it's usage patterns for Community performances and small concerts.

The location provides good access and parking for patrons, and the facilities and stage equipment available should be itemized and included in promotion of Young as a Cultural destination. Landscaping works on the Western side of the Centre could enhance the Burrangong Creek precinct and incorporate better pedestrian access on the CBD side of the Creek.

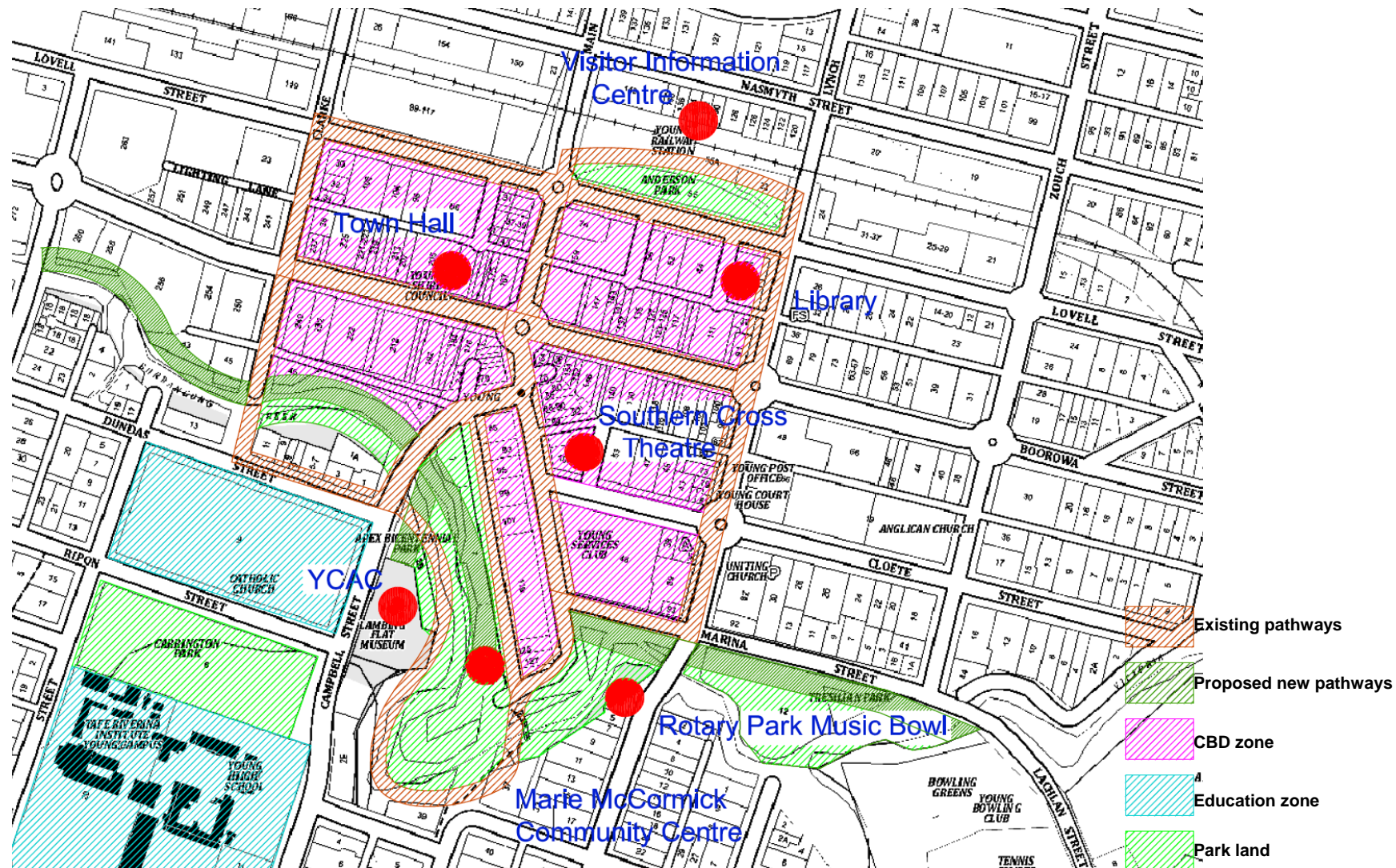
#### 4.10 Young PCYC

The PCYC is located away from the centre of town and has been designed specifically as a sporting/ recreation precinct. It houses a range of areas including a gym/ boxing ring, basketball courts, canteen etc, surrounded by sporting fields and netball courts.

The venue has recently appointed a new manager who envisages increasing the precincts use through a range of new training and other programs. Although this could include a range of creative practices, it is not the PCYC's primary area of focus.

It is considered that there are other appropriate facilities available that would better support cultural infrastructure requirements.

## 5.0 CULTURAL INFRASTRUCTURE PRECINCT PLAN

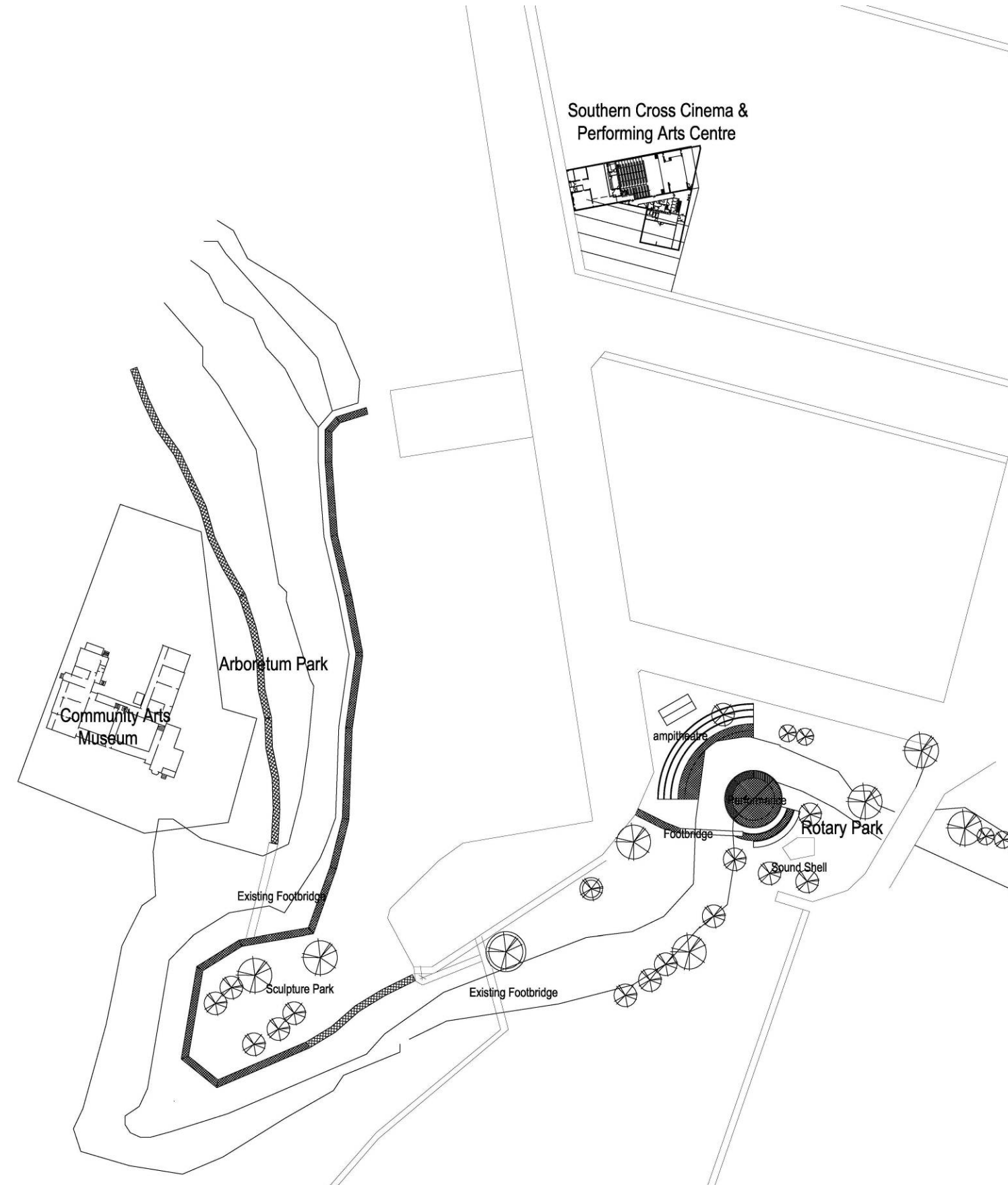




## 5.0 CULTURAL INFRASTRUCTURE RECOMMENDATIONS

### 5.1 Establishment of an Arts and Culture Precinct in Young

- Definition of Precinct, included facilities, and identification of clear access and movement between
- Utilise Arts precinct and common branding to ;
  - Create spaces to connect, exhibit and perform
  - Showcase arts within the community
  - Build a digital space for online community and Cultural tourists / professionals
- Precinct based around, and integral to, Young Central Business district and Burrangong Creek Reserve
- Promotion of Young as a Cultural destination with improved Cultural facilities for both visitors and residents
- Utilise Tourism strategies for the promotion of Young as a Cultural destination, including the following ;
  - Develop and promote a comprehensive local arts directory as a web based, branded information portal, possibly linked to the Visit Young website and including ;
  - Publication of Arts Precinct building descriptions, seating plans, available facilities and contact details for booking
  - Publication of Arts Spaces Technical specifications for availability to touring professional Arts organisations (ERA)
  - Utilisation of a Cultural Officer / liaison for professional arts engagement and touring (though ERA, YDAC or within Council)
- Establishment of an Art's and Culture Walking trail, based around existing facilities within the CBD and Burrangong Creek location, and incorporating existing Creek bridges and footpaths, as well as any proposed amenities, but also the establishment of outdoor Arts attractions, including sculpture trail and outdoor performance venues.



## 5.2 Young Town Hall

Site Area 2024 m2  
Building Area whole of site

### Recommendations

Proposed improvements to the Town Hall as an Arts Venue reflect the shortcomings identified by various Community Cultural groups who use the venue for different arts practice, and also aim to provide the venue with acceptable industry standards for a professional performance and exhibition venue.

**1- Acoustic treatment stage roof and ceiling; roof treatment**

Previous quotation for required works \$ 20,000

**2- Refinish stage floor to suit touring productions and a greater variety of performances**

Recommendation : install new board flooring and finish

Opinion of probable cost : \$ 20,000

**3- Acoustic seal between dressing room and stage**

Recommendation : Install acoustic wall linings to dressing room and acoustic seals to doors

Opinion of probable cost : \$ \$ 20,000

**4- Improve acoustics in auditorium**

Recommendation : Engage Acoustic Engineer. design and construct purpose built auditorium acoustic ceiling

Opinion of probable cost : \$ 50,000

**5- Improve auditorium's function as exhibition venue**

Recommendation : Installation of moveable, stackable walls and hanging system – increase versatility of the venue, make spaces within the space for differing scaled functions; better display of the visual arts enabling it to become an exhibition venue.

Opinion of probable cost \$ 20,000

**6- Paint auditorium walls the same neutral colour to minimise the impact on the space.**

Opinion of probable cost \$ 20,000

**7- Install hook & line hanging system in the large expanses of uninterrupted wall space.**

Opinion of probable cost : \$ 10,000

**8- Electrical Requirements :**

Review of auditorium lighting to include support for exhibitions. The system needs to be able to flood the space with light and delete any shadowed areas. These could work as overall auditorium lighting, in addition to the lighting that is in place.

Allowance for Lighting / sound operation from the stage as well as the rear of the hall.

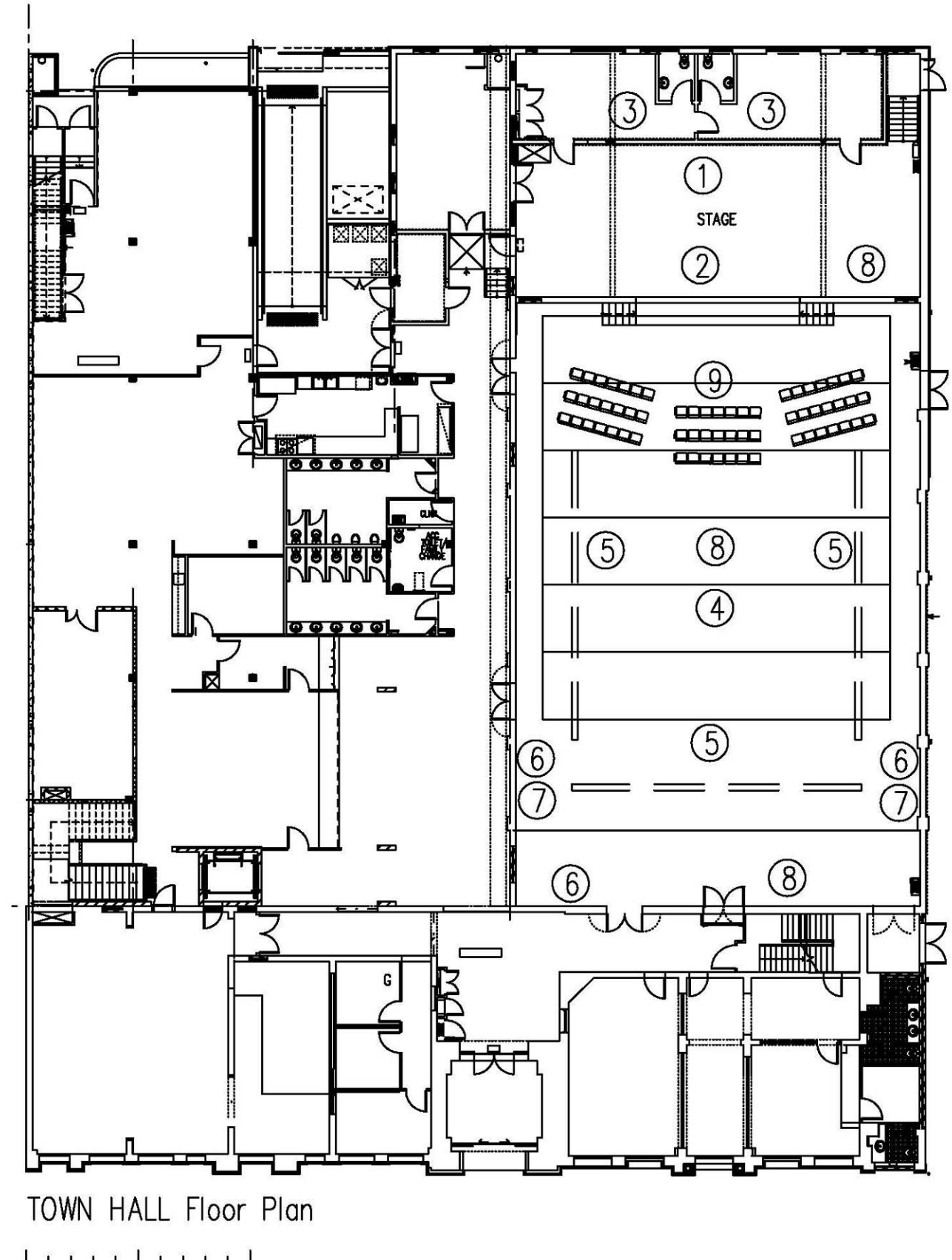
Opinion of probable cost : \$ 40,000

**9- Theatre Seating**

Consider purchase of movable tiered theatre seating for intimate theatre performance mode stackable against rear walls.

Opinion of probable cost : \$ 50,000

10-Additional consideration should be given to the preparation of venue promotional materials; good internal images, technical specifications and information potential touring groups need. (refer recommendation 5.1)





### 5.3 Young Community Arts Centre

Site Area                5345 m2

Building Area        770 m2

Our consultation with user groups from the Young Community Arts Centre, and assessment of the current facility have established that the preferred option for future use and development of the facility includes the relocation of the Museum to a purpose built facility with the Family History Society, being co-located with a proposed (required) new Regional Library Facility (refer Museum development **Recommendations A** below and **5.7 Young Regional Library recommendations**). This recommendation is supportive of the 5-10 Year Strategic Plan of the Young Historical Society, as submitted to Council

The proposed relocation of the Museum and Family History Group to an alternative facility would free up the rooms. Vacated rooms could work effectively as studio workshop and exhibition areas to support the activities of groups such as the Camera Club, Porcelain Doll painters and Young Society of Artists. There is also potential for the inclusion of an intimate performance/ rehearsal venue, and expansion of the Young Theatre Group's utilization of the Community Arts Centre. Should the Museum be able to relocate to a new purpose built facility in the future, space may be available at the Community Arts Centre to accommodate the Young Society of Artists with both studio and exhibition space (refer **5.6 Southern Cross Hall Recommendations**) and/or the Burrangong Gallery (refer **4.8 Young Visitor's Information Centre Strategy**)

It would be advantageous to maximise the use of the outdoor courtyard area as an additional space to present live performance, makers markets and other community celebrations. Some rearrangement of the courtyard, including the possibility of demolition of old toilet block, some re-paving and the provision of some shade structure would facilitate this. The inclusion of the café and potentially other additional food providers (eg. restaurant/ wine bar) enhances the sense of place, purpose and appeal to locals and visitors alike.

The neighbouring gardens along the river could also be developed to include public art, improved amenities and enhancement of its appeal to generate a point of destination, and would be an integral link and destination in the Burrangong Creek Cultural precinct..

Although the facility is not owned by Council, we believe buildings can and do function well as a Community Arts precinct, however the ownership and building tenure creates difficulties in the management of ongoing building maintenance and ensuring the facilities contained within maintain the necessary standards for contemporary Cultural infrastructure.

The establishment of a new purpose built facility for the Museum would be a significant capital work requiring significant investment, and whilst this is the preferred recommendation and most suitable for the ongoing operations of the Museum, funding opportunities and a proposed site have not been able to be identified.

We have therefore prepared a secondary set of recommendations (**Recommendations B** below) which provide a framework for the ongoing operations of the Young Community Arts Centre with the Museum remaining in place.

These recommendation, if acted on, will require formal agreement for cost sharing and ongoing tenure arrangements between the building owners, the Trustee, the tenants and the Shire Council.



Young Community Arts Centre



Australian Mineral and Fossil Museum, Bathurst



Adaptive re-use of heritage building as Museum



5.3 Young Community Arts Centre – Recommendations

Recommendations A

The museum houses an extensive collection, including the national treasure of the Lambing Flat Riots flag, and as such is a desirable tourism destination and experience. It is proposed that the Museum relocate to a purpose built facility to accommodate the Young Historical Society, the Lambing Flat Folk Museum and the Family History Society, to be co-located with a new facility for the Young Regional Library, refer **5.7 Young Regional Library recommendations**

This would be a purpose built facility that enables the collection to be presented as a curated collection of significance with a range of supporting educational and public programs, as well as providing accommodation in line with contemporary Museum Standards and ensuring better safety for and operation by volunteers. The Museum will also require incorporation of curatorial work areas and climate controlled storage and archiving to enable regular curation of the collection. Being co-located with a new Library facility in a precinct would maximise profile and potential and increase the opportunity for the sharing of resources eg. archival records and access to technology and provide enhanced shared amenity for users. It would also allow the Museum to remain open and secure for self guided Museum tours during Library opening hours, under a shared agreement for staffing, without being dependent on full time staffing by volunteers.

We recommend that the Historical Society request Young Shire Council to formally investigate site options for the new facility, preferably in the CBD area, on the Olympic Way or another main thoroughfare, close to parking and transport amenities, on a site large enough to accommodate both the proposed new Museum as well as the Young Regional Library.

We also recommend that the Shire, on behalf of the Young Historical Society, procure a concept design incorporating the Museum and the Library as outlined above, once a realistic and appropriate site has been identified and hopefully acquired. This will form the basis of the project development in the future and will provide the Council and Community Groups with a concept plan and/or Development Application ready design which will be required and can be used for application to Government Funding for the project.

We have provided an assessment of the areas required for both the Museum and the Family History Society, outlined below, which are the recommended requirements for the procurement of a new facility. These can be combined with the Recommendations for a proposed new Library facility.



Young Community Arts Centre Courtyard



Heritage courtyard as Cultural Venue, Florence, Italy

MUSEUM AREA REQUIREMENTS

LAMBING FLAT MUSEUM DSPLAY	80 m2
THEATRETTE / SMALL AUDITORIUM	40 m2
GENERAL COLLECTION EXHIBITION	80 m2
TOURING EXHIBITION SPACE	60 m2
CURATORIIAL WORK SPACE	40 m2
STORAGE / ARCHIVE	80 m2
OFFICE / ADMIN	12 m2
ENTRY / RETAIL	24 m2
FAMILY HISTORY SOCIETY	80 m2
AREA TOTAL	496 m2

This represents the minimum identifies area requirements for a new Museum facility. The establishment of a new, shared Cultural precinct, with the Library would also benefit from the incorporation of other shared amenities, such as a café and outdoor interpretive displays. The areas will be more detailed during concept design phase.

BUDGET

We recommend an allowance of possible cost for new Museum development in the order of \$3,600 to \$4,200 / m2 , for an identified area of around 500m2 of fully enclosed covered area. Allowing for ancillaries and associated unenclosed covered areas estimated at 10% of project value, we recommend consideration of a capital works estimate of **\$2,000,000 to \$ 2,500,000**



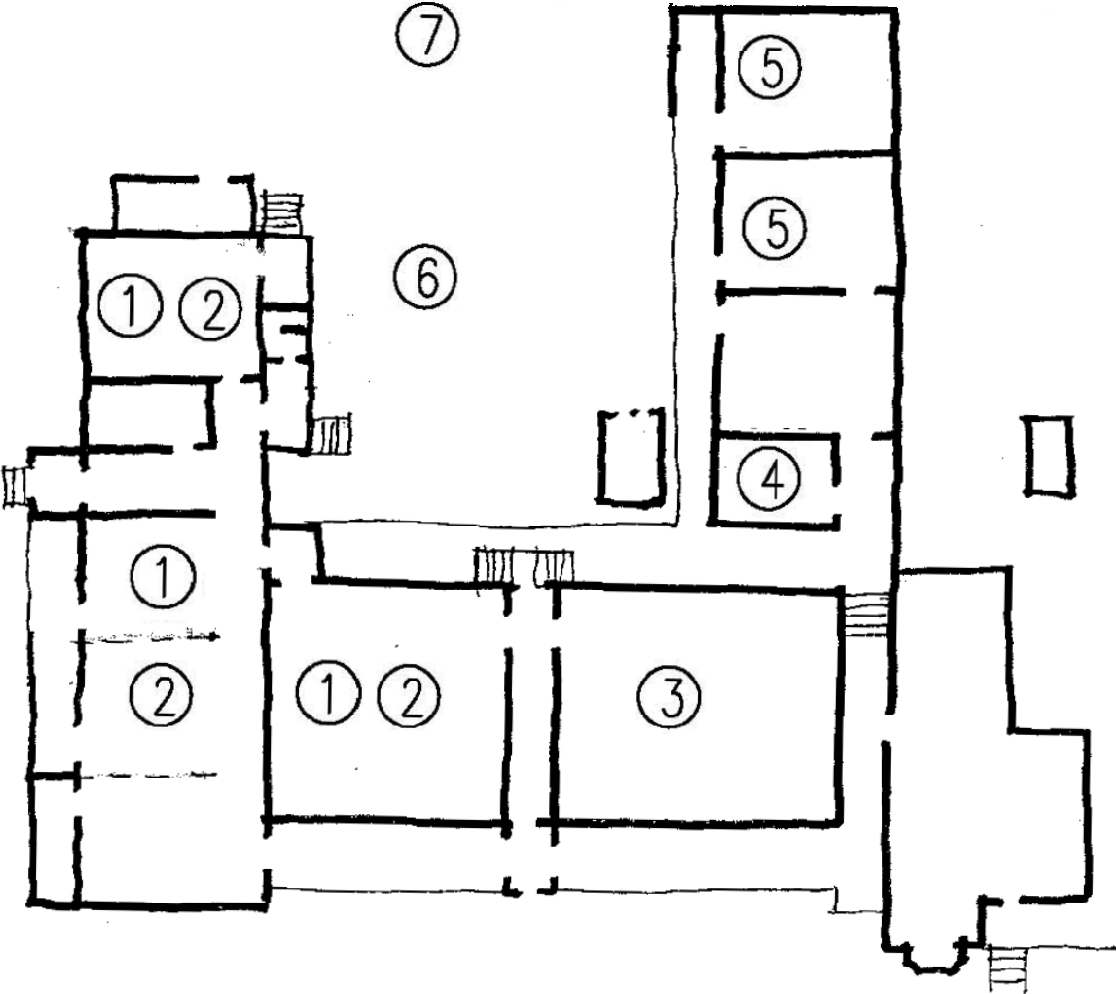
5.3 Young Community Arts Centre – Recommendations (cont)

Recommendations B

Recommendations for the upgrade and minimum required works for the Young Community Arts Centre, allowing of the retention of the Museum.  
Building dilapidations and heritage conservation maintenance requirements are outlined separately in the Building Condition Assessment and the Conservation Management Strategy.  
Refer **4.3 Young Community Arts Centre Strategies**

1 – GENERAL BUILDING REPAIR MUSEUM	
Structural repairs, painting and re-finishing, new display joinery	\$200,000
2 - MECHANICAL / ELECTRICAL / FIRE SERVICES - MUSEUM	
Upgrade the services to Museum Standard	\$ 100,000
3 – FAMILY HISTORY SOCIETY	
Allowance for new compacti, re-finishing and climate control	\$ 20,000
4 – KITCHEN / CAFÉ	
Renovate to Commercial Standard	\$ 50,000
5 – COMMUNITY ARTS TENANCIES	
Minor refurbishment allowance	\$ 30,000
6 – COURTYARD IMPROVEMENTS	
Paving, grading, accessibility, shade structure	\$ 80,000
7 – ENHANCE LINKS TO CREEK RESERVE	
Paving, grading, landscaping, accessibility, signage	\$ 20,000
<b>TOTAL OPINION OF POSSIBLE RENOVATION BUDGET (minimum)</b>	<b>\$500,000</b>

The reinstatement of the main entrance area as the primary entrance, supported by effective signage that clearly identifies who is using what in the precinct, would provide better visibility and could improve access.





## 5.4 Burrangong Creek Reserve / Arboretum Park - Consideration



Arboretum Park

Burrangong Creek Reserve and associated parks and walkways is central to many of the Cultural facilities that we have investigated, and provides a connection between them both physically and with sight lines through the gardens.

Footpaths and bridges connect the various precincts and the gardens provide an amenable transition between the different areas of town

Due to the siting of the Young Community Arts Centre, with it's gardens adjacent to the Creek gardens, the Creek reserve provides a natural threshold between the natural reserve and the Cultural facility, and adding to the extensive restorative works already undertaken by the Shire in this area, the Creek reserve not only acts as an amenable conduit between the facilities, but could incorporate outdoor sculpture, art installation and outdoor performance to become an active part of the Cultural infrastructure of Young and the central connector in the establishment of a Cultural precinct.

The development of the Burrangong Creek reserve and associated park land as a key element in the Cultural landscape of Young will;

- create and promote the use of new or revitalised green/public spaces that link the towns key Cultural facilities
  - Enhance the Creek reserve and parks with sculpture, art and interpretive signage
  - Combine the promotion of Cultural activity with the ongoing sustainable development of the natural reserve
  - Allows for future expansion of the creek parkland precinct as a community park in either direction
  - Incorporate art work, sculpture and interactive landscape elements / play elements
- Site specific art and sculpture could be procured through exhibition and locally commissioned

Images below show examples of Sculpture trails and park walks in various locations, incorporating a variety of settings and materials used



Wicklow Forest Woodlands Walk,



Co. Wicklow. Ireland



Sculpture Trail



Lake Jindabyne



Wollongong University, water edge treatments



composite construction materials and pave



5.5 Rotary Park Music Bowl - Recommendations

Rotary Park and the existing music bowl provides a facility for small outdoor performances in a park setting that could mark the commencement of the Cultural precinct along the Burrangong Creek reserve and allows for good access with car parking and pedestrian bridge access to the site. The Park provides a valuable amenity for the community for outdoor gathering and performance. The existing performance area/ stage is high and does not provide good sight lines if the audience are seated or standing on the grassed area below. There are also access difficulties to the site from Main Street, and better user accessibility may be provided from the other side of the Lynch Street bridge

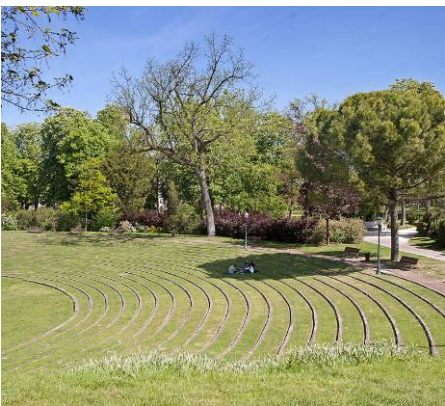
Future development at the Music Bowl could include terraced seating, redevelopment of the dilapidated stage / performance area, including allowance for electrical services for A/V equipment for performance. We recommend the installation of a new paved and decked area along the Creek edge as indicated on the suggested layout, which would form a central focal point for the park and could be used a performance area/stage with tiered landscaping around, as indicated. This would provide a performance area that was central, more visible and the tiered amphitheatre style landscaping along northern edge of Creek is in a more accessible location. Further enhancement of the site could be provided with new paving and possibly railing along the creek edge, improved seating and other park amenities, including the incorporation of locally commissioned art, sculpture and/or outdoor furniture, handrails or other landscaping hardware items required.

Images below reflect a variety of landscaped parks and amphitheatres in natural settings that allow for both interaction with the environment as well as suitability as performance and Cultural venues, with good design.



Allowances for possible cost ;

Earthworks and paving to ;	
- Forecourt and Main Street	
- Sound Stage area	
- New paths	
	TOTAL 1100m2 ALLOWANCE \$220,000
Renovation of existing Sound Shell (allowance)	\$ 20,000
Cultural Precinct and Site Signage (allowance)	\$ 10,000
Park furniture, railings, hardware(allowance)	\$ 40,000
Bollards (allowance)	\$ 10,000
Site Sculpture / art by commission)	
<b>TOTAL</b>	<b>\$300,000</b>



Landscaped amphitheatre



Charles Sturt University, Thurgoona, walkway /amphitheatre



Wagga Wagga Music Bowl



Wollundry Lagoon Amphitheatre, Wagga Wagga



## 5.6 Southern Cross Hall

Site Area            936 m2

Building Area        Whole of Site

The Southern Cross Hall/ Cinema precinct buildings are ideally position to support the presentation of film, live music and the performing arts. It is not considered that the facility would be viable for a commercial operator. The Cinema is well supported by the community and is viable only because of the goodwill from the YDAC cinema volunteer operators.

As outlined in **4.6 Southern Cross Hall Strategies**, the venue's capacity to operate effectively would be enhanced by the following recommendations;

- Acoustic treatment of Studio One and Cinema, for dividing walls and floor
- General minor refurbishment of Cinema and stage to suit more performance
- Increase venues accessibility ; construct compliant accessible bathroom and install lift
- Primary function is for the presentation of film, the performing arts and live music.
- Studio One – primarily functions as a rehearsal/ performance workshop space and intimate performance venue.
- Cinema & Arts Centre Manager actively programs better use of the areas to minimise interference between users.
- Cinema programming dedicates specific time for live performances.
- Foyer area – revamp the area, more effective use of the candy bar creating a lovely sense of arrival and ambience. Improve the presentation of film information.
- Mezzanine area – developed as a spill out area to complement the downstairs foyer area, investigate feasibility of glazed partitions for use as drama studio
- Young Society of Artists, relocate into a facility that will more effectively support their activities and aspirations.
- Investigate the feasibility of leasing / purchasing the adjacent Lambing Flat Enterprises building for refurbishment as fine art Studio and exhibition space for use by Community based art groups (Young Society of Artists) and professional practitioners and workshops
- The kitchen area, be reinstated as kitchen to support functions and events in the cinema.
- Re-roof the building
- Publication of venue promotional materials; good internal images, technical specifications and information for potential touring groups (refer recommendation 5.1)
- General building repair requirements are outlined in Building Condition report, with opinion of possible costs outlined below.



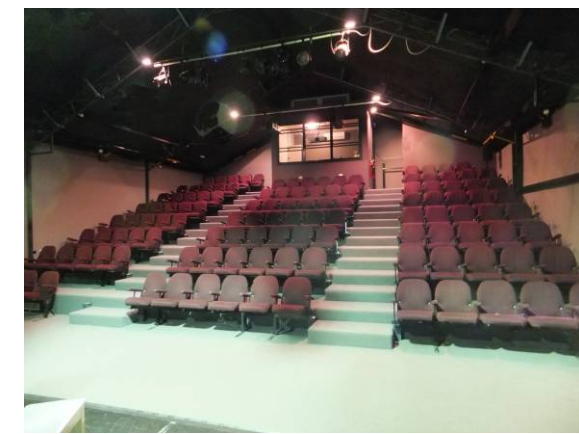
Southern Cross Cinema



Roxy Cinema Leeton



Southern Cross Auditorium





## 5.6 Southern Cross Hall - Recommendations

Recommendations for the upgrade and minimum required works for the Southern Cross Cinema and Performing Arts Complex

Building dilapidations and heritage conservation maintenance requirements are outlined separately in the Building Condition Assessment and the Conservation Management Strategy.

Refer **4.6 Southern Cross Cinema Centre Strategies**

1 – GENERAL EXTERIOR BUILDING REPAIR / IMPROVE PRESENTATION	
Renovate and repaint exterior, clean brickwork, signage and repair windows	\$ 80,000
2 - REPLACE ROOF	
Replace roof to main building with Zincalume custom orb sheeting and insulation (confirm Heritage advice)	\$ 80,000
3 – FOYER IMPROVEMENTS	
Minor refurbishments to foyer and serving counter to improve functionality and appearance	\$ 40,000
4 – STUDIO	
Convert former Radio broadcast studio to recording studio as a Community resource	
Allowance	\$ 30,000
5 – IMPROVEMENTS TO BALCONY	
Minor refurbishment allowance and installation of glazed partitioning or acoustic shutters	\$ 30,000
6 – THEATRE REFURBISHMENT	
Allowance for minor refurbishment, new floor finish to stage, acoustic wall lining to theatre and repainting	\$ 50,000
7 – IMPROVE ACOUSTIC SEPARATION	
Installation of acoustic wall linings between Theatre and Studio 1 and completion of acoustic insulation and ceiling between floors	\$ 20,000
8 – ACCESSIBILITY	
Improve venues accessibility with the provision of a compliant accessible bathroom and	
9 - consideration of installation of a lift	\$ 20,000
	And \$ 50,000
10 – KITCHEN	
Relocation of Young Society of Artists and installation of moderate kitchen facilities to suit catering purposes required at the venue.	\$ 20,000
11 – SOUND & LIGHTING	
Completion of sound, lighting and projection rooms ; allowance	\$ 12,000
12 – DANCE STUDIO ACOUSTICS	
Design and construction of appropriate acoustic attenuation measures in Dance Studio	
Allowance	\$ 24,000

**OPINION OF POSSIBLE COST for SOUTHERN CROSS VENUE IMPROVEMENTS**  
(allowing for contingencies, fees and approvals) **\$500,000**

## FEASIBILITY of USE OF LAMBING FLAT ENTERPRISES BUILDING as ART STUDIOS AND EXHIBITION SPACE

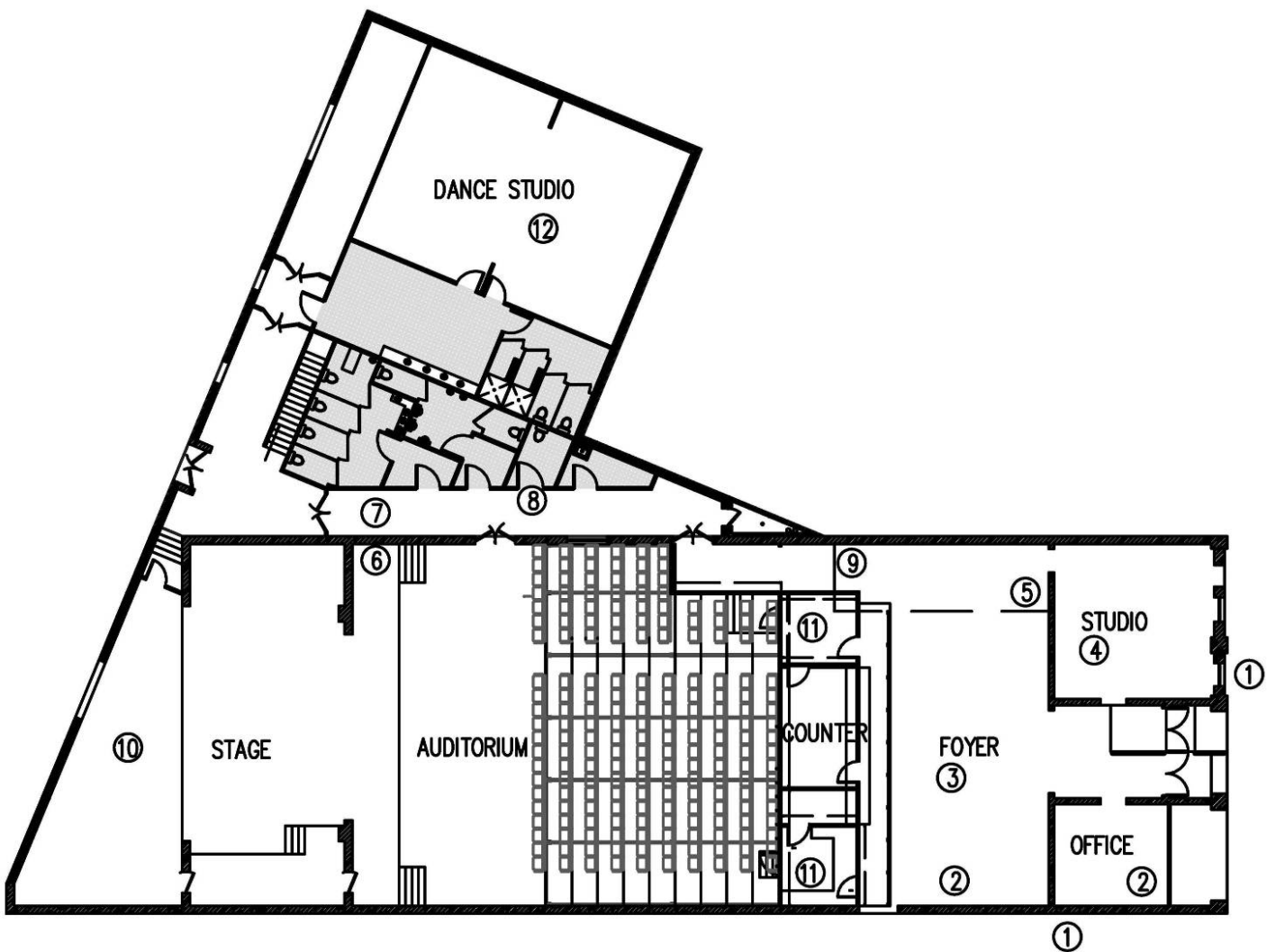
We recommend that Young Shire Council investigate the feasibility of the acquisition or leasing of the adjacent Lambing Flat Enterprises building for the establishment of arts practice studios in the warehouse section of the building, and exhibition space in the front section (currently offices) with direct access to Main Street.

Arts studios could be utilised by both Community Arts groups and professional artists, as well as providing a venue for art studio educational workshops. The warehouse section of the building has good access required for studios, good access to natural light and ventilation.

The shop-front / office section at the front, off Main Street, provides good access and exposure for an exhibition space.

We recommend an allowance based on opinion of probable cost required to renovate the building to suit the functions outlined above, as well as improving the external appearance, to be in the order of **\$200,000 to \$250,000**, not allowing for studio furniture, electrical upgrades or mechanical (A/C) services which may be required.

The above opinion refers to building fit out only and does not take into account property acquisition or rental. Allowances should also be made for other services as outlined above and fees, pending further consideration of this building as a permanent Arts venue.



## 5.7 Young Regional Library

### Proposed Library Development Principles

To provide a new library facility which:

- is attractive, functional and accessible
- stimulates interest
- designed for flexible use, efficiency in operation and sustainability
- accommodate library collections, resources and programs which serve the identified needs of the community.

### Library Facility Master plan Guidelines

The new Library facility will be designed to meet legislative requirements and standards, including but not necessarily limited to:

- the Building Code of Australia
- Australian Standards
- occupational health and safety requirements
- accessibility standards
- environmental design and sustainability requirements
- local planning schemes.

The Library building should be sited prominently, near gathering points in the Young CBD, other cultural centres such as the Museum or educational precincts, and with prominent signage and with good access for all modes of transport, including pedestrian, and parking facilities

The new facility should be safely and easily accessible by all library customers.

Customer comfort facilities, such as public toilets, are provided in accordance with BCA requirements.

Future growth, including expected population growth, should be considered in the planning stages of library buildings.

Minimum building size is based on ten-year population projections for the local government area or its relevant catchment subdivisions.

Population projections may need to include visitors to the catchment area, including tourists and commuters for work, school or shopping.

Calculation of building size and floor areas will take into account trends in library service delivery and anticipated changes in technology, programs and types of resources provided. The specialised standards cited below provide guidance for calculations.

Planning must take into account library functional areas such as:

- customer service points, display and entry/orientation
- people spaces, for example reading, individual and communal study, lounge, listening zones, wireless access for mobile devices
- children's space
- youth space
- flexible spaces for activities such as story time and author talks
- computers and Internet access
- housing collections
- local history/special collections
- stack or archival storage requirements
- meeting/training rooms (with provision for after-hours access)
- outdoor areas
- mobile library support, including access, loading/unloading space, turning and parking requirements.

Space for related functions to be factored into the planning.



Jerilderie Library, new capital works project, well presented and flexible, accessible facilities  
Jerilderie Shire Council, \$900,000.00 project



Muswellbrook Library, renovated building combining existing building with new, improved presentation and facilities

### Library Facility Master plan Guidelines (cont)

Interior spaces should have a high degree of adaptability, for new or varied purposes and collection re-organisation.

Buildings which are adapted from previous purposes should be carefully redeveloped/ refurbished to make suitable and workable library spaces.

Library furniture and fittings should be attractive, durable, functional, and comfortable. A variety of types of seating should be provided.

Workstation furniture should be adjustable to suit customer characteristics and requirements.

Optimum use should be made of natural light.

Library spaces, fittings and furniture should comply with relevant standards, including those for:

- floor loading
- shelving
- lighting according to functional purpose
- safety, accessibility and ergonomic design.

Shelving should be:

- adjustable
- easily re-configurable to accommodate changes in library layout
- reachable without excessive bending or stretching
- well-lit and clearly labelled.

Adequate power, communications, computer cabling/wireless networking is provided, with adequate provision of computers and workstations.

Wireless technology and connectivity should be provided within the library for use by customers.

The development guidelines outlined above can form the basis of the development of a brief for the design of a proposed new facility.

It is recommended that Young Shire immediately begin the identification of a suitable site.



## 5.7 Young Regional Library - Recommendations

The Library building is severely dilapidated, inadequate and does not meet current guidelines for such a facility relative to the community size, nor does it fully meet the needs of many users, or staff, or legal Australian Building standards and compliance for use as a public building.

1. We recommend that a new, purpose built facility be procured to accommodate the Young Regional Library.
2. The existing Library be supported to proceed with planned urgent upgrade and refurbishment works in the short term, whilst the long term strategy be to relocate to a new purpose built facility.
3. We recommend that Young Shire Council fund these urgent works as outlined and quoted by contractors in the Library's recent unsuccessful grant application to State Libraries NSW, but note that the quotations for required works will not be valid as they are 12 months old.
4. Young Shire Council should identify a proposed site and immediately commence a Feasibility Study into the procurement of a new Library facility, as well as the commissioning of a concept design, which can be used as the project basis and for the application to funding bodies.
5. The feasibility study / concept for a new Library facility incorporate co-location with the Lambing Flat Folk Museum, the Young Historical Society and the Family History Society.
6. We recommend that Young Shire incorporate projected spending on a new Library facility into their forward budgets in the immediate future with reference to the opinions of possible cost outlined below.
7. Council should allow for fees for feasibility study and site acquisition in the 2014/15 financial year, allow for concept design of the new facility in the 2015/16 year and full design, Development Application . Construction certification and procurement of the new facility in the 2016/17 financial year.
8. We recommend that when Young Shire Council is in a position to commission the development of a new Library facility, that the existing Library would be suitable for use as a Community or Professional Art Gallery

We have inspected several suggested and/or possible sites for a proposed new Library, none of which are owned by Council, and all of which have been either too small to accommodate the size required for the Library, based on Library standards, or were not close to the CBD of Young and associated transport links, necessary for the amenity of local users and identified as being important in Community consultations.

We have provided an assessment of the areas required for both a proposed new Library, outlined below, which are the recommended requirements for the procurement of a new facility. These can be combined with the recommendations (5.3) for a new Museum and Family History Society facility.

### LIBRARY AREAS existing

General Library (incorporating Service Counter	205 m2
Fiction	85 m2
Workroom	80 m2
Toilets / amenities	0 m2

### LIBRARY AREAS required

General Library (incorporating Service Counter	300 m2
Fiction	120 m2
Workroom	100 m2
Public Programmes / Auditorium	120 m2
Customer Service Points / Display	100 m2
Computer / Accessible IT	80 m2
Archive / Storage	80 m2
Toilets / amenities	60 m2
Café / Community Space	120 m2

**AREA TOTAL (recommended) 1080 m2**

State Library of NSW Benchmark guidelines recommendations are for 1084 m2 on the population based calculation and 1154 m2 on the Service based area calculations.  
Area requirements for Museum and Family History Society have been calculated separately (5.3)

Based on the area requirements identified, we recommend an allowance based on opinion of probable cost required for the areas outlined above, to be in the order of **\$3,500,000 to \$4,000,000** not allowing for loose furniture, site acquisition or fees required. We recommend an allowance of 10% of proposed project budget for ancillary items as well as the application of a contingency amount to any proposed project budget.

### Existing Library

We recommend an allowance in the order of \$500,000 to refurbish the current Library / School of Arts building for use as a Community or professional Art Gallery, with reference to the Conservation Management Strategy 2014 (High Ground Consulting)

## 7.0 STRATEGIC PLAN / COMMUNITY PLAN 2013 2014

STRATEGY 1.7.1	Ensure preservation and maintenance of heritage buildings, objects and places of interest <sup>CC</sup>	COUNCIL ROLE FACILITATOR				QBL		
	ACTION	2013-2014	2014-2015	2015-2016	2016-2017	Directorate	Responsible Officer	Resourcing
1.7.1.2	Deliver programs to support the preservation and maintenance of heritage items	O	O	O	O	Planning & Environment	Director	Operating
1.7.1.3	Provide professional advice and input with regard to heritage items	O	O	O	O	Planning & Environment	Manager Planning	Operating

cultural precinct vision supports this action.

Proposed

STRATEGY 2.1.1	To engage and empower our community <sup>CC G24</sup>	COUNCIL ROLE PROVIDER & FACILITATOR				QBL		
	ACTION	2013-2014	2014-2015	2015-2016	2016-2017	Directorate	Responsible Officer	Resourcing
2.1.1.1	Plan and conduct regular engagement with the community cc	O	O	O	O	Governance	General Manager	Operating
2.1.1.3	Encourage community and stakeholder involvement in Council committees	O	O	O	O	Governance	General Manager	Operating

Refers again to the Section 355 Committee.


STRATEGY 2.1.2	Build stronger partnerships with business, developers, the community and stakeholders <sup>CC G24,4,5,9</sup>	COUNCIL ROLE PROVIDER				QBL		
	ACTION	2013-2014	2014-2015	2015-2016	2016-2017	Directorate	Responsible Officer	Resourcing
2.1.2.1	Encourage and support partnerships with community, agency, NGOs and stakeholders	O	O	O	O	Governance	General Manager	Operating

Consultation process in addition to the proposed co location etc... in partnership with the Council supports this action.

STRATEGY 2.2.4	Take a leadership role in matters of regional significance <sup>CC</sup>	COUNCIL ROLE PROVIDER				QBL		
	ACTION	2013-2014	2014-2015	2015-2016	2016-2017	Directorate	Responsible Officer	Resourcing
2.2.4.1	Ensure Council is an effective participant and partner in all current regional alliances and organisations	O	O	O	O	Governance	General Manager	Operating

Council invests in Eastern Riverina Arts (ERA) positioning itself in the broader regional and creative industries context. This investment into the relationship is supported by the Young Shire Council's Community Strategy Directions.

To maximise the benefit of this relationship for both parties, it is advised that Council and ERA formulate a service agreement between the organisations. It is encouraged that the Service Agreement is in keeping with directions from the Community Strategic Plan.


STRATEGY 3.3.1	Promote, develop and support local events and tourism attractions for the further development of Young Shire as a community and tourist centre <sup>CC G1</sup>	COUNCIL ROLE PROVIDER & FACILITATOR				QBL 		
	ACTION	2013-2014	2014-2015	2015-2016	2016-2017	Directorate	Responsible Officer	Resourcing
3.3.1.8	Develop new initiatives and events that capitalise on Shire assets and attractions	O	O	O	O	Corporate Services	Tourism Manager	Operating

The master planning process – the Cultural Precinct and suggested co locations of organisations beautifully compliments this action.

STRATEGY 4.2.2	Upgrade and improve service provision at the library <sup>CC G27,G198</sup>	COUNCIL ROLE PROVIDER/FBO				QBL		
	ACTION	2013-2014	2014-2015	2015-2016	2016-2017	Directorate	Responsible Officer	Resourcing
4.2.2.1	Ensure that the Library and public information access within our community meets or exceeds expectations for learning opportunities for residents and visitors	O	O	O	O	Corporate Services	Director	Operating



The library is a point of great focus and as such the allocation for Library Replacement should be brought forward from their allocation in 2017/ 18 to 2014/15 or at least in 2015/16. The current state of disrepair and inadequacy should ensure it to be a priority.

STRATEGY 4.5.1	Support the development of a community that encourages and participates in Cultural Arts <sup>CC</sup> G27						COUNCIL ROLE FACILITATOR & PROVIDER/FBO	QBL
	ACTION	2013- 2014	2014- 2015	2015- 2016	2016- 2017	Directorate		
4.5.1.1	Research and report on options to support or expand cultural facilities that will meet the needs of the community					Governance	General Manager	Operating

This action supports the preparation of our report.

STRATEGY 4.4.2	Build a community that works in partnership with Government, community based and private organisations to achieve real and lasting improvements <sup>1</sup>						COUNCIL ROLE FACILITATOR	QBL
	ACTION	2013- 2014	2014- 2015	2015- 2016	2016- 2017	Directorate		
4.4.2.1	Encourage community and stakeholder involvement in Council committees	O	O	O	O	Corporate Services	Director	Operating
4.4.2.2	Review section 355 committee delegations	O	O	O	O	Corporate Services	Risk Manager	Operating

### 355 ARTS & CULTURAL COMMITTEE

Council is commended on the formulation of the 355 Arts & Cultural Committee. Committees such as these can become great advocates for the community but also an important point of reference for arts and cultural development for the region.

The committee appears to have been dominated by individual interests.

A proposed structure to support the role of the committee that should enable its role to be more effective in progressing the development of the arts and cultural sector and associated industries in the shire.

### 355 ARTS AND CULTURAL ADVISORY COMMITTEE – Terms of Reference

The committee shall be referred to as the 355 Arts & Cultural Advisory Committee.

The committee shall function as a non-delegate advisory committee assisting Council to evaluate and advance strategic directions in relation to the Shire's Arts and Cultural sectors to progress. The committee will guide these directions and provide formal advice to Council for consideration.

#### Aim

Young Shire Council acknowledges the integral role arts and culture has in celebrating, promoting and developing the region's distinctive characteristics, heritage, tourism, cultural diversity, economic vitality, sense of pride and wellbeing.

The committee aims to maximise Council's capacity to strengthen and progress the arts and cultural sector to contribute to the vibrancy of lifestyle in the Shire.

#### Objectives

1. To provide advice to Council in the process of review of the Southern Cross Hall/ Cinema's operations and infrastructural development.
2. To provide advice to Council in the preparation and implementation of the Cultural Infrastructure Master Plan.
3. To provide advice on the viability for access to and participation in the broad spectrum of high quality arts and cultural experiences.
4. Provide advice and guidance to Council on the strategic directions to strengthen and progress the arts and cultural sector in the shire.
5. Provide advice and guidance on the development of strategic partnerships within the community/business sectors and government
6. Provide leadership, inspiration and advocacy for the ongoing arts and cultural development in the shire.

#### Membership, Committee Structure and Quorum

It is recommended that the 355 Arts & Cultural Advisory Committee (the committee) initially comprise the following members;

- Councilor as Chairperson/ Councilor as member Chairperson back up
- General Manager
- 1 x representatives Young District Arts Council
- 1 x representatives Young School of Music
- 1 x representatives Young Society of Artists
- 1 x representative Young Lambing Flat Museum
- 1 x representative Young Opera Group
- 1 x representative Young Branch Australian Writers Federation
- 2 x Community Representatives (x 2 with experience in arts and cultural sector) (Selected by public advertisement.)
- 1 x Eastern Riverina Arts (Regional Arts Development Officer or Chairperson)
- The quorum of the committee is five members.

**Total membership: 11**

#### Selection Criteria

- The independent community representatives are to be qualified and/or experienced in some area of the arts relevant to the arts and cultural sector.

## 8.0 CULTURAL INFRASTRUCTURE FUNDING OPPORTUNITIES

There are a number of funding opportunities available to support the development of the infrastructure and the creative industry sector of Young.

Councils are best positioned to work in collaboration with community groups and the business sector to secure many of these funding opportunities.

It would be advisable to identify which community groups/organisations have or have the capacity to acquire DGR (Deductible Gift Recipient) status. Additional prospects may arise through the planning of the infrastructure development. DGR status may present opportunities for philanthropic funds to become available.

For further information with regards to compliancy: [https://www.ato.gov.au/Non-profit/Guides/In-detail/Guides---booklets/Gifts---fundraising/HYPERLINK "https://www.ato.gov.au/Non-profit/Guides/In-detail/Guides---booklets/Gifts---fundraising/GiftPack/?page=7"GiftPackHYPERLINK "https://www.ato.gov.au/Non-profit/Guides/In-detail/Guides---booklets/Gifts---fundraising/GiftPack/?page=7"/?page=7#Cultural\\_organisations](https://www.ato.gov.au/Non-profit/Guides/In-detail/Guides---booklets/Gifts---fundraising/HYPERLINK%20https://www.ato.gov.au/Non-profit/Guides/In-detail/Guides---booklets/Gifts---fundraising/GiftPack/?page=7%20GiftPackHYPERLINK%20https://www.ato.gov.au/Non-profit/Guides/In-detail/Guides---booklets/Gifts---fundraising/GiftPack/?page=7%20/?page=7#Cultural_organisations)

Council is encouraged to be imaginative as well as collaborative as to how they approach funding their vision. Each component of the overall plan should be considered with a view to how it can attract additional resources. Infrastructure funding should be complemented with programming, project, collection management or operational funding.

Developing strategic alliances with the private sector also opens advantageous opportunities to enable the realisation of the overall vision for the development of arts and cultural infrastructure.

The funding climate has recently undergone major reviews, abolition of some programs and redirection of priorities with others. Funding availability is an ever changing arena and as such we can only provide direction on what is current.

Various funding sources could include but are not limited to;

**DEPARTMENT OF TRADE & INVESTMENT, REGIONAL INFRASTRUCTURE & SERVICES**  
**REGIONAL INDUSTRIES INVESTMENT FUND Regional NSW Assistance Programs**  
<http://www.business.nsw.gov.au>

### **LOCAL INFRASTRUCTURE PROJECTS**

Support is available for local infrastructure projects that are linked with employment generation investments and deliver industrial projects that have the potential to benefit more than one firm. The RIIF aims to address infrastructure barriers impeding business investment and job creation for specific projects in regional locations. Assistance is directed toward offsetting the costs of specific critical infrastructure required for business establishment, expansion or relocation in regional NSW. Applicants must demonstrate:

- that the business infrastructure is directly linked to development of actual business investment and employment creation opportunities at the location
- to what extent the business infrastructure will be “common” ie has the potential to benefit other business users (current or future)
- an estimated timetable for the infrastructure being required/connected.
- how funding will be a catalyst for infrastructure outcomes which would not otherwise be achieved

*\* As per their guidelines.*

### **ClubGRANTS.Catagory 3 Fund**

OFFICE OF LIQUOR, GAMING and RACING.  
<http://www.olgr.nsw.gov.au/ClubGRANTSCategory3/>

**DEPARTMENT OF INFRASTRUCTURE AND REGIONAL DEVELOPMENT**  
[www.infrastructure.gov.au](http://www.infrastructure.gov.au).

### **COMMUNITY DEVELOPMENT GRANTS PROGRAM**

The Australian Government has established the Community Development Grants Program to support needed infrastructure that promotes stable, secure and viable local and regional economies.

More than \$300 million is available under the Community Development Grants Program for single year or multiple years projects. Funding for projects range in value from \$2,000 to \$13 million.

Funding will commence in the 2013-14 financial year and will cease on 30 June 2017. Multi-year projects must be scheduled for completion and final payment made on or before 30 June 2017.

*\* As per their guidelines.*

**ARTS NSW** [www.arts.nsw.gov.au](http://www.arts.nsw.gov.au)

Arts NSW provides a range of programs that could support the development of Young's arts and cultural sector.

Particular to infrastructure development.

### **REGIONAL CAPITAL**

Arts NSW will provide matched funding of up to \$60,000

Funds are available for capital works and the purchase of equipment used for arts and cultural purposes.

Capital works can include construction, alteration, renovation, completion or fitting out of buildings or facilities for arts and cultural use. Funding can support the purchase of auditorium seating, storage units and equipment such as theatre and exhibition lighting and sound systems, air-conditioning, stage machinery and electrical systems which improve the usability of arts and cultural facilities.

Regional Capital funding does not support the purchase of furniture and equipment to be used for administrative purposes (e.g. computers, printers). Applicants must clearly demonstrate the purchase of capital items is primarily used for arts and cultural purposes and/or to improve the usability of arts and cultural facilities.

*\* As per their guidelines.*

### **COMMUNITY BUILDING PARTNERSHIPS**

[www.communitybuildingpartnerships.nsw.gov.au](http://www.communitybuildingpartnerships.nsw.gov.au)

The NSW Community Building Partnership program aims to provide improved community infrastructure for the people of NSW and encourage the enhancement of local community based activities that create more vibrant and inclusive communities.

The program offers grants across the State at an individual State Electorate level for community infrastructure projects.

Grant funding of up to \$200,000 is available for every NSW State Electorate. An additional \$100,000 is available for electorates with higher levels of social disadvantage as indicated by higher comparative unemployment rates.



## 8.0 FUNDING OPPORTUNITIES (cont)

### **STATE LIBRARY OF NEW SOUTH WALES**

[www.sl.nsw.gov.au](http://www.sl.nsw.gov.au)

LIBRARY DEVELOPMENT GRANTS

REVITALISING REGIONAL LIBRARIES GRANTS

### **AUSTRALIA COUNCIL FOR THE ARTS**

[www.australiacouncil.gov.au](http://www.australiacouncil.gov.au)

### **REGIONAL ARTS NSW**

[www.regionalartsnsw.com.au](http://www.regionalartsnsw.com.au)

### **EASTERN RIVERINA ARTS**

[www.easternriverinaarts.org.au](http://www.easternriverinaarts.org.au)

### **M&G NSW (Museums and Galleries NSW)**

<http://mgnsw.org.au/sector/funding/grants-we-administer/>

There are a number of grant programs through M&G NSW that would support addressing the needs of the Lambing Flat Museum and the site is well worth a visit for consideration.

### **THE MUSEUM AND GALLERY BUILDING IMPROVEMENT FUNDING PROGRAM**

This program is designed to enable energy efficiency, feasibility studies to be undertaken on buildings in NSW, being considered or utilized as museums or galleries, to ensure they can offer appropriate access and egress, sustainability, environmental and/or collection care controls.

There are three types of projects that will be funded under this program:

- Building assessments
- Developing a schedule of works and costing
- Building maintenance or repairs

### **AMOUNT AVAILABLE**

Applications to fund buildings assessments, including energy efficiency studies, will be sub-contracted by M&G NSW to appropriate heritage specialists after a tender process.

The maximum amount that can be applied for under this program for building conservation and repair work is \$15,000.

*\* As per their guidelines.*

### **AUSTRALIAN GOVERNMENT - DEPARTMENT OF ENVIRONMENT**

<http://www.environment.gov.au/topics/heritage/heritage-grants-and-funding>

Various programs,

## Acknowledgement

We would like to acknowledge the support and assistance provided by Council staff.

We appreciated and would like to thank the 355 Committee and community members for their generosity with their time, knowledge, shared experiences and for their inspiring contribution to the cultural vibrancy of the Young Shire.

## Planning into the future

Reflecting on the various consultations with a groups and individuals, understanding the needs for the community to meet their aspirations. It is evident that the Master Plan will only be realised in stages and with the assistance of external funding. Council needs to appreciate there is a need for increased investment in their support for in order to develop the cultural life of the Shire.

Recommendations have been based on Council's utilisation of existing infrastructure where it is economical to do so and ensures the location of sites are centrally located for ease of access; connect around the Burrangong Creek to compliment the rejuvenation already occurring of this area and to build on the natural synergies between the various locations.

With this in mind it is recommended that;

Improvements are made to existing facilities to make them more useable and effective for the presentation or creation of creative practice.

The building of new facilities (Library) be centrally located to compliment the overall vision for the precinct.

Consideration be given to actively facilitate use of and programming in the facilities. This would need the establishment of a designated position. A position focussed on creating a strategic direction for the advancement of Young's arts and cultural community. The position establishes a central point of focus and coordination; aimed to develop the capacity of the various groups and individuals build their skills and professional practice; increase opportunities for the community to actively engage in, experience and participate in a range of creative practice. An important role would also include the facilitation of an information sharing network. These networks generate a broad range of opportunities for cross pollination and collaboration between groups, individuals and potential increased use of facilities.

## 9.0 RESOURCES

Standards and Guidelines for Australian Public Libraries 2<sup>nd</sup> Edition 2012

Australian Library and Information Association

Produced collaboratively by: Arts Tasmania, History SA, Museum and Gallery Services Queensland, Museums & Galleries NSW, Museums Australia (Victoria), Western Australian Museum

5 – 10 Year Strategic Plan; Young Historical Society, July 2011

Conservation Management Strategy  
Young Regional Library (Young School of Arts)

High Ground Consulting, 10 February 2014

NSW Heritage Search, Former Public School, Young.

NSW Office of Environment and Heritage

People Places – A Guide for Public Library Buildings in NSW 3rd Edition – State Library NSW

National Standards for Australian Museums and Galleries Version 1.3 May 2013 Produced collaboratively by: Arts Tasmania, History SA, Museum and Gallery Services Queensland, Museums & Galleries NSW, Museums Australia (Victoria), Western Australian Museum

Adding Value! - A report on the economic impact of the cultural infrastructure on the Evocities NSW.  
Museum and Galleries NSW

Eastern Riverina Arts – Community Consultation report