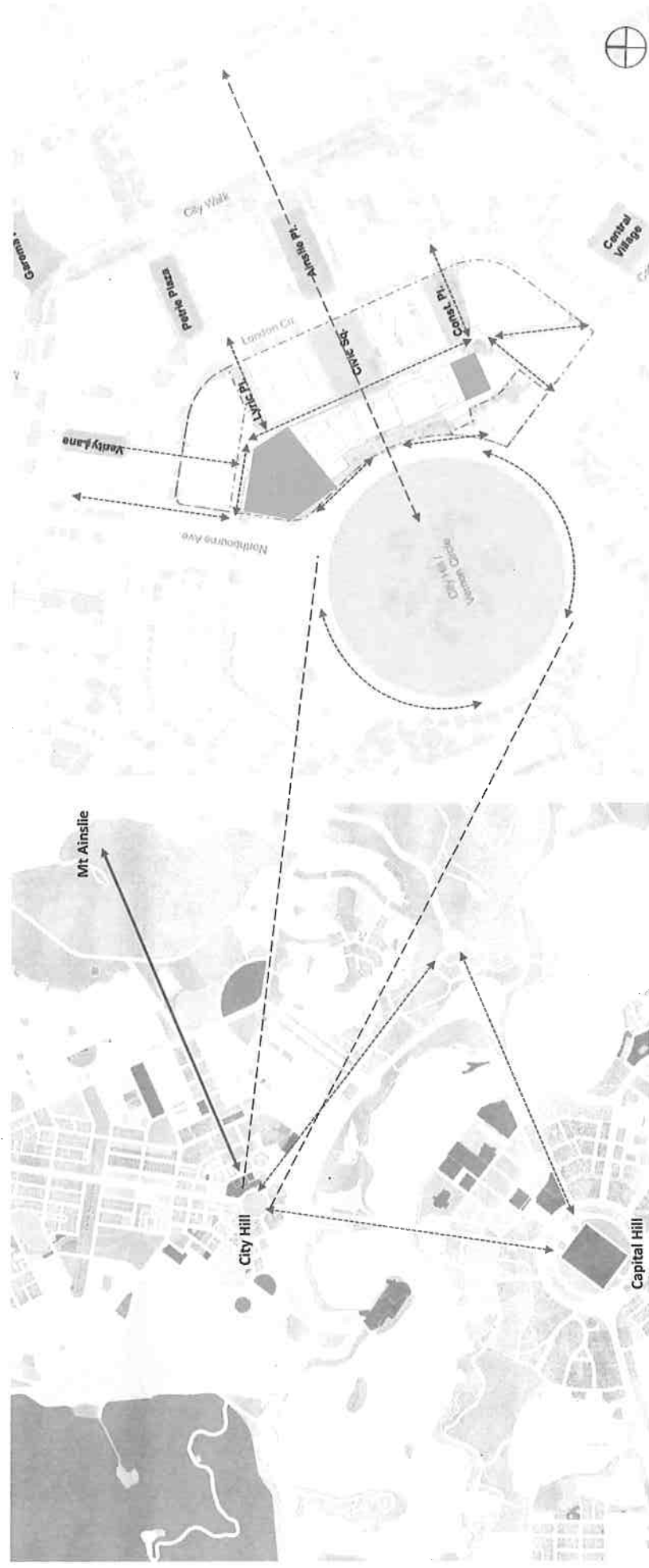


1.2 Site Analysis

CABINET

Site Analysis

The site analysis was covered in the Phase 1a Milestone Report. A selection of images are included here for reference. See Phase 1a Milestone Report for further site analysis.



National Apex and Mt Ainslie / City Hill Axis

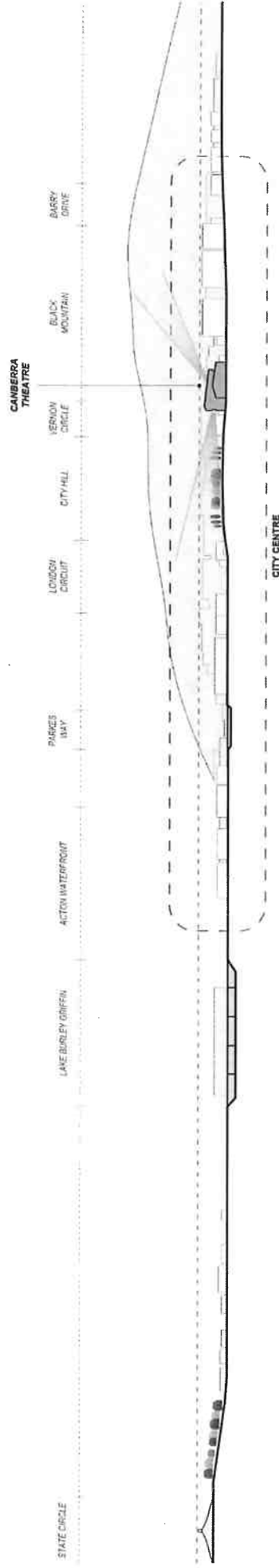
Vernon Circle development and pedestrians

1.2 Site Analysis

CABINET

City Hill Precinct

The site analysis was covered in the Phase 1b Milestone Report. A selection of images are included here for reference. See Phase 1b Milestone Report for further site analysis.



Drone photography of the CCCD / 2023



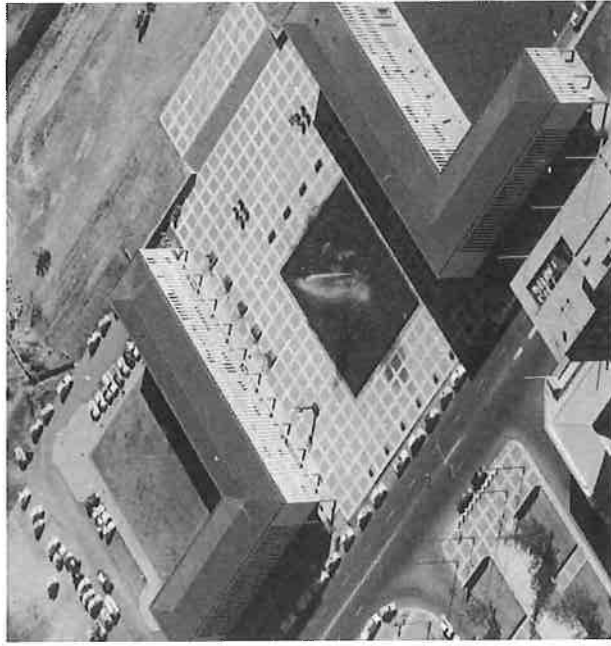
1.2 Site Analysis

CABINET

Historic Evolution of the Canberra Theatre Centre

1961

Aerial of Civic Square following completion of the North and South buildings designed by Yuncken & Freeman Architects



1965

Aerial of Civic Square & Canberra Theatre Centre designed by Yuncken & Freeman Architects



2024

Aerial of the Canberra Theatre Centre with Library Link building designed by BVN



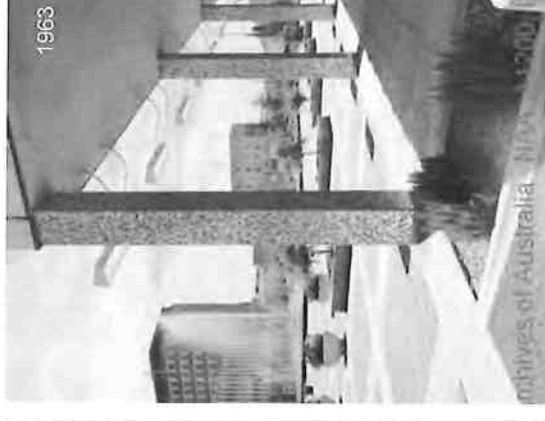
1.2 Site Analysis

CABINET

Response to Heritage

Response to Heritage

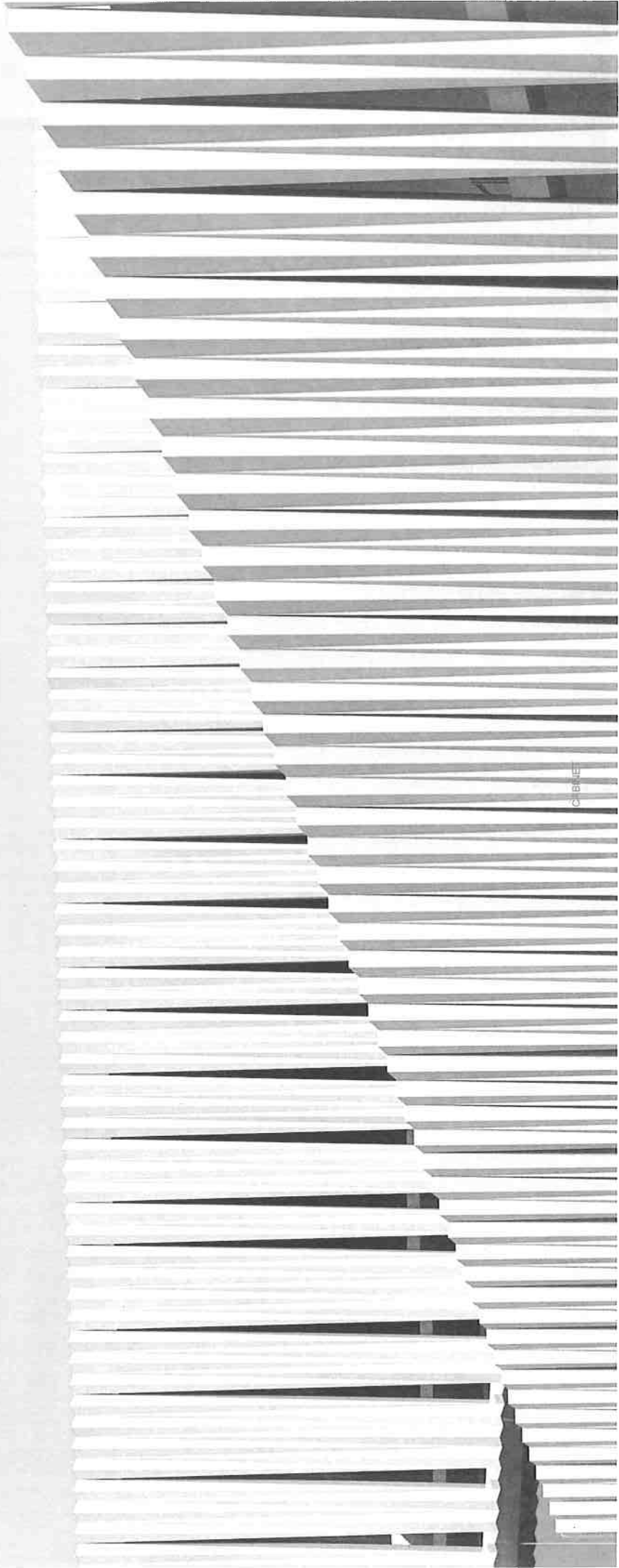
- Reestablish N/S and E/W axis across the precinct
- Reconnect Civic Square, City Hill, Mt Ainslie
- Reinforce the horizontality of the precinct
- Reinforce the vertical rhythm of the precinct
- Reinststate Civic Square as a central meeting place within Canberra, accessible from all sides and available to all demographics.
- Creation of a covered foyer and pedestrianised connection adjacent across the site
- Reinforce the symmetry and simplicity of the heritage condition / expression.
- Retention of the elevated podium across Civic Sq.
- Introduce materiality and tonality that reference the palette of the greater precinct
- Set back future development from the heritage listed facades and structures



CABINET

1.3 DESIGN NARRATIVE

CABINET



1.3 Design Narrative

Everything begins with Country.

The knowledge sharing, the story telling, the singing, the musicianship, and the dancing all begins with Country.

This diverse landscape of Australia has been sung into existence by a multiplicity of Nations and rendered through a great diversity of cultures and languages from its earliest of origins many millennia ago to its contemporary present.

This special project for the renewal of the existing Canberra Theatre venues with the addition of new performance spaces is an endeavour of National cultural significance.

The great responsibility then to renew and enhance this shared human activity of performance at a significant location within our Nation's capital of Canberra also begins with Country.

We, the combined design team for the Canberra Theatre Renewal, have in respectful consultation conceived of a narrative for this project that we refer to as a topography of performance.

It recognises that this place, the continent of Australia, has been the stage upon which humans have performed for many thousands of generations.

Forest clearings, the sandy banks of rivers, the sheltering coves of rock escarpments are just some of the platforms upon which human performances have always occurred here.

In conceptualising design solutions for the Canberra Theatre Renewal, we observe that the precinct is itself a topography of performance.

The public realm that frames the Canberra Theatre venues is the first layer of that topography. It is a platform where daily aspects of civic life are played out. And where programmed events and performances have and will continue to be staged. From the platform of Civic Square, upon the stepped and terraced forms of the architecture, and amongst its landscaped edges the topography of the precinct provides opportunities to perform that are highly functional and redolent with deep interpretation and connection to place. The opportunity to establish endemic native plant species in the precinct that convey culturally significant relevance and ecological benefit to local non-human kin is one that we continue to explore and hone.

We have observed that the original landscape character of the Molonglo Valley is one that is elemental in nature.

A sedimentary landscape it is interspersed with projecting geological forms of granite tors and limestone protuberances.

This elemental geological character has been the point of inspiration for the design team's conception of the new architectural additions to the precinct.

The new Lyric Theatre is conceived of as an abstracted geological form, rising from its ground plane in an echo of the granite tors that characterise this region's original landscapes. Clad in a masonry envelope with a surface articulation that resembles deep geological weathering processes, the new Lyric Theatre expresses architectural themes of permanence and belonging to place. In its colour rendition that consciously resembles the golden-brown Molonglo landscapes the new Lyric theatre generates a visual harmony with its regional context. It is intentional that the architectural form is perceived to have been in this place forever.

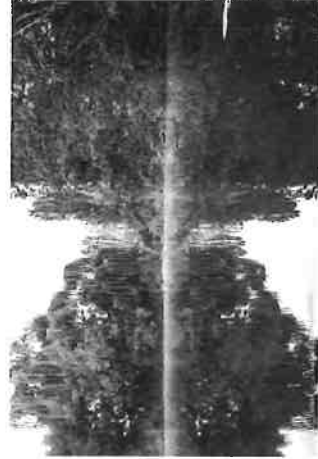
Extending the opportunities to connect with country through the design of the venues, the design team has explored consistent narratives that link the interior experiences to place.

The foyer spaces are places where theatre patrons will flow between venues. The floor surfaces to the foyers have been conceived in terms of connection with river country, formed from stone laid panels and shifting in their modular scale and surface texture as the foyer flows to link all venues.

Floating above this "riverbed" ground plane, the suspended ceilings to the foyers are conceived of as opportunities to connect with sky country. Light weight panels will be softly reflective in their visual lustre, evoking the dreamy atmosphere of foggy Molonglo sky scapes, while integrating all of the necessary functional attributes that ceilings must accommodate.

It is recognised that performances have the profound potential to transform their audiences. Consistent with this observation it is proposed that the experiences of patrons are curated such that the idea of transition is represented architecturally. As patrons move through the external envelopes of masonry and glass they will transition through the foyers into performance venues that are rendered in distinctive ways that interpret country as abstracted forests and the venue interiors as clearings within those forests. Architecturally this is proposed to be realised by materially linking all performance venues with a shared cladding of Australian hardwoods, yet with each venue having its own timber species that is further distinguished by its own distinctive joinery and fixture detailing. In this way a shared narrative of connecting all venues as forest clearings into which performances take place is realised while also enabling each venue to attain its own distinctive identity.

Connecting to place at all scales of the project, from precinct level through the architecture, landscape architecture and into the interior detailing is the basis upon which this project's narrative as a topography of performance is conceived, it is the lens through which design solutions have been explored in this 1B phase of the project.



Water Country

Canberra Theatre Redevelopment



Sky Country

Major Projects Canberra / ACT Government



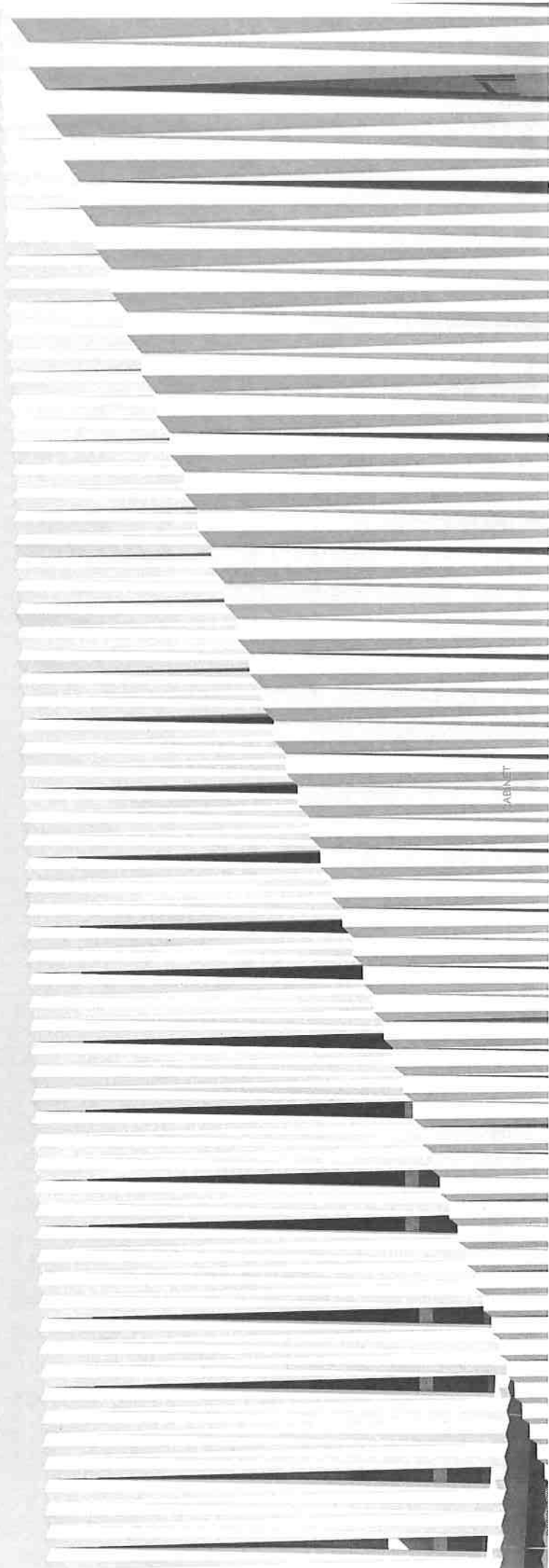
Clearings within Country

CABINET

CABINET

1.4 FAÇADE • APPROACH

CABINET



1.4 Façade Approach

CABINET

Lyric Theatre Façade Narrative

The exterior surfaces at the future CTR seek to fit in, while standing out. The surrounding urban fabric calls for a considered and sensitive architectural response; where formal and material inspiration is drawn from the immediate and wider natural, cultural, and heritage context.

On a site level, the facades reference the vertical rhythm and warm, stone tonality of many buildings in the Canberra Civic and Cultural District. The façade articulation of the Lyric Theatre is elemental and delicate; tactile at a human scale and grand on a civic scale. The façade is seen as opportunity for performance, where Canberra's unique light creates a dynamic play of shadow and reflection across the highly textured surface.



Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government

CABINET



Indicative view of the Lyric Theatre from City Hill

1.4 Façade Approach

CABINET

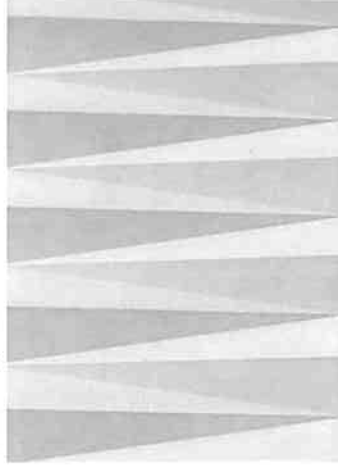
Lyric Theatre Façade

The architectural ambition for the Lyric façade references the warm, natural Canberra palette of soft greys, yellows, and browns. Like the endemic grasses dancing across the plains, the materiality and form is intended to reflect a diversity of light and transform throughout the day and seasons.

Large, horizontal cuts frame panoramic views across City Hill, Lake Burley Griffin, Black Mountain and Mount Ainslie. The openings create a dynamic combination of light conditions across the entire Theatre. The façade is constructed using large format, GRC panels. This material allows the façade to showcase a rich quality of the texture, delivered with a high degree of precision. Refer to the Design Intent Manual Appendix for further information.



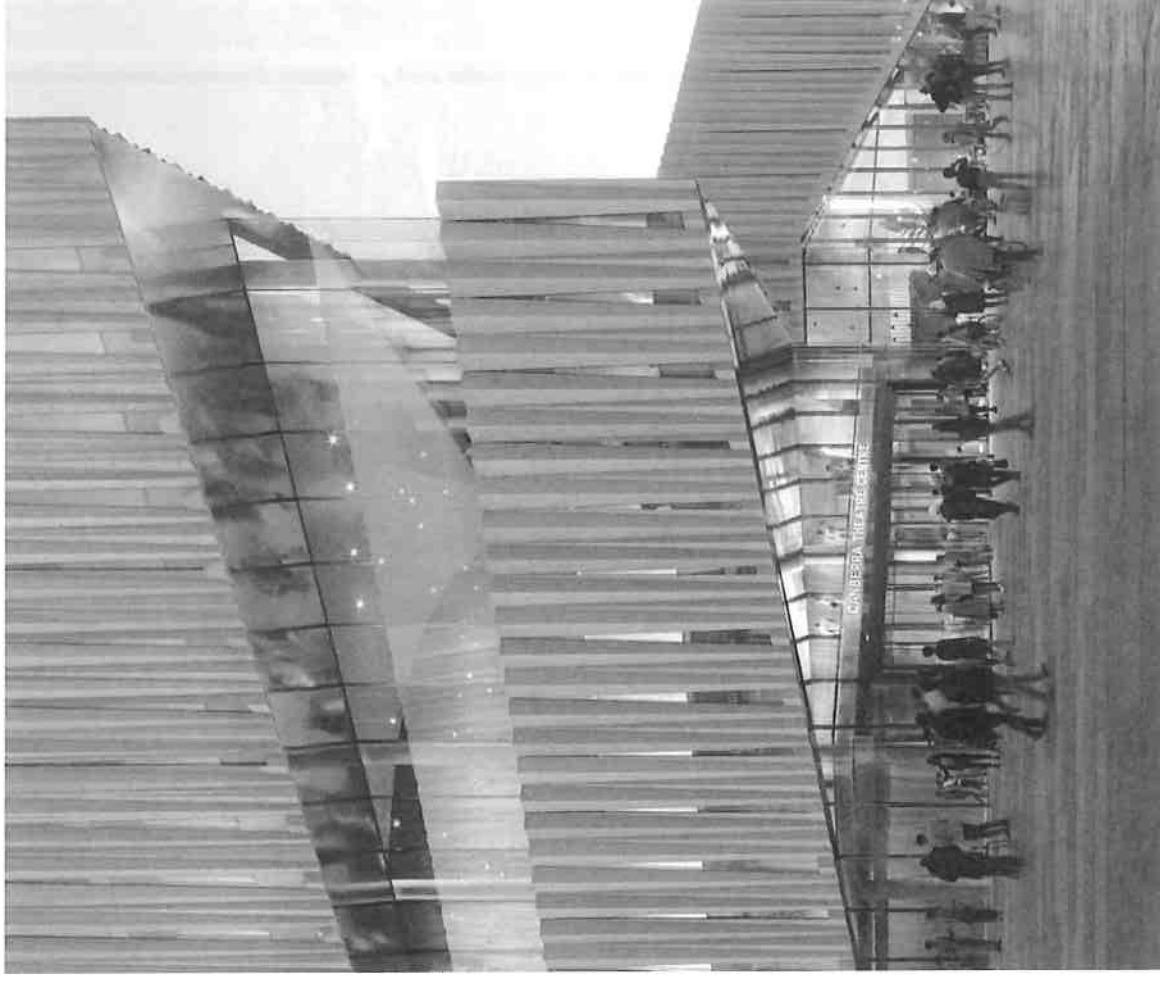
Canberra palette



Triangulated GRC panels



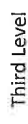
Legoland within Namadgi in the Gudgenby Valley



Indicative view of the Lyric Theatre from Lyric Plaza / Knowles Pl.

CABINET

Third Level



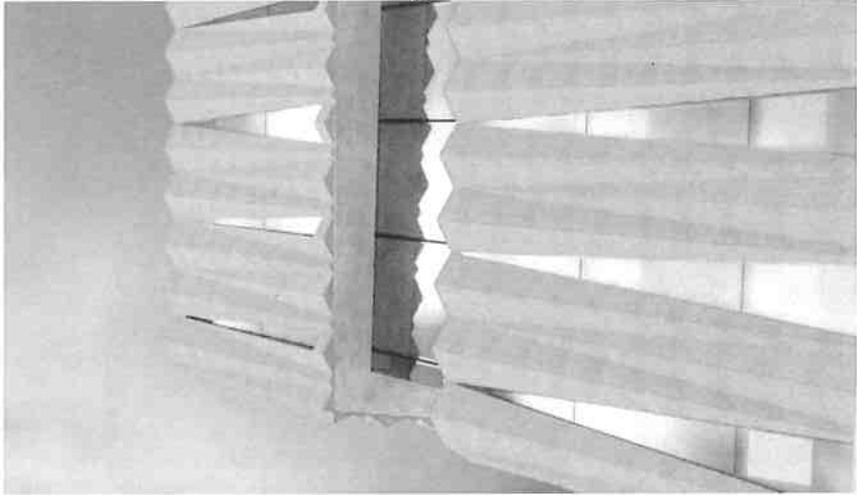
Window 2 Layer Glass

CABINET

1.4 Façade Approach

CABINET

Lyric Theatre Façade



Façade expression from Knowles Pl.

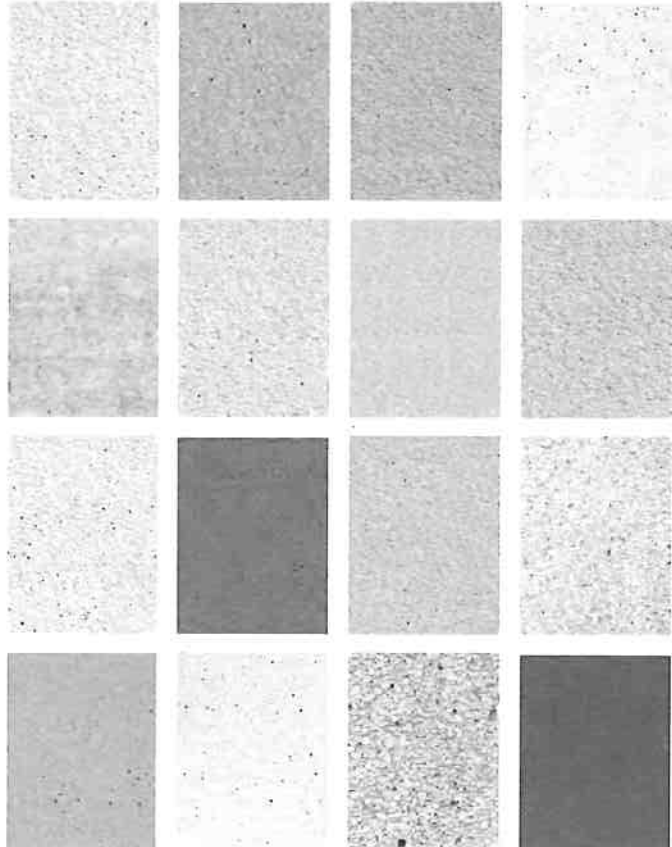


Façade expression from Knowles Pl. / Lyric Plaza

1.4 Façade Approach

CABINET

Lyric Theatre Façade



Selection of GRC samples exploring colour, finish, aggregate and texture



Façade materiality is experienced at both the human and civic scale

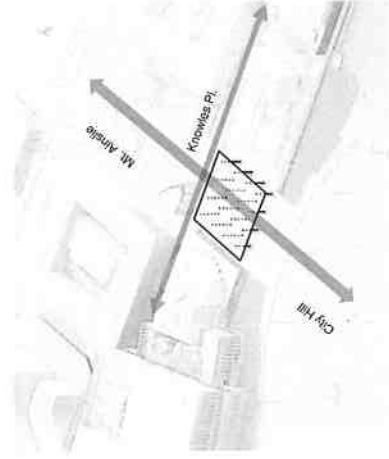
1.4 Façade Approach

CABINET

Link Building - Design Narrative

Key Design Development

- Re-establish N/S and E/W axis across District
- Reconnect Civic Square and the City Hill to Mount Ainslie axis
- Reinforce principles of the Griffin Plan
- Legible main entry for both patrons and staff
- Inclusive and accessible 24/7 access
- Introduction of VIP / DDA Drop Off Zone
- Introduction of F&B at Civic Sq. / Vernon Circle



Indicative view of the Lyric Theatre from City Hill

Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government

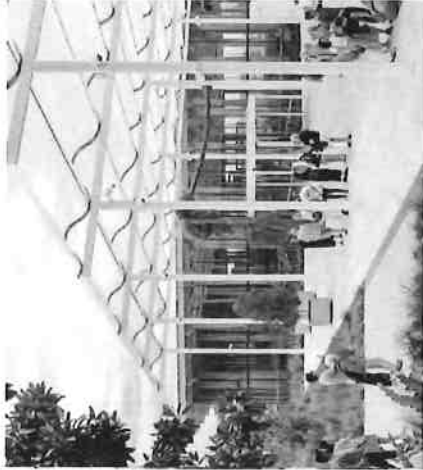
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1.4 Façade Approach

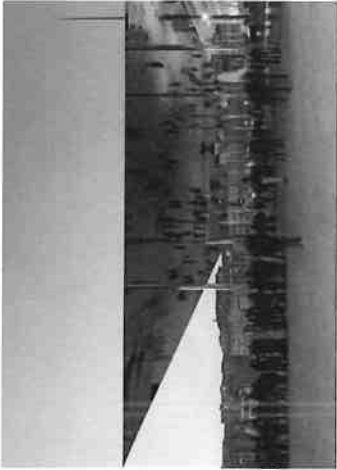
CABINET

Link Building

The design of the proposed link building seeks to declutter the visual connection along the City Hill to Mount Ainslie Axis, while providing new functionality within the principles of the original link structure. This strategy is reinforced by a significant upgrade to the public domain through this axis, with the addition of the Land Bridge and which will rationalise site levels, providing an equitable through site link. Collectively these design moves will stitch the precinct into its context at its immediate edges and at the scale of the Griffin Plan, while enabling landscape and its narrative of connection with country to be realised consistently throughout the precinct.



Landscape Reference – Sydney Modern Forecourt, GGN



Canopy reference - Vieux Port Pavilion, Foster Partners



F&B reference – Opera Park, Cobe



*Indicative view of the Link Level 1 destination dining and public domain
Canberra Theatre Redevelopment*

Major Projects Canberra / ACT Government

CABINET



Indicative impression of the Link as viewed from City Hill

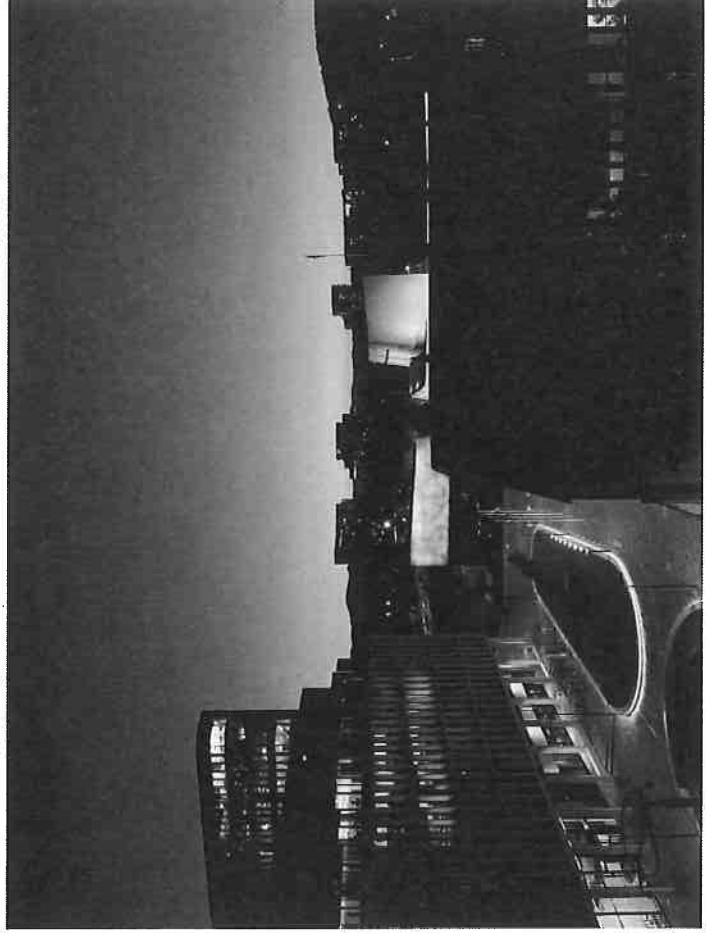
1.4 Façade Approach

CABINET

Studio - Design Narrative

The studio design is informed by the design principles of Topography of Performance and Immersion in Country. The theatre is imagined as having an ephemeral presence reminding us of Sky Country - a cloud or mist like form that floats over the masonry base of the theatre. The upper part of the form and façade also respond to the softened form of the Canberra Theatre fly tower and Canberra's distinct sky and light qualities. The fly tower and main roof of the Canberra Theatre are expressed as white forms that are distinguished from the rectangular, masonry base. These forms are softened in their geometry and by their irregular and uneven rendered surface that reacts to light in a characteristic manner.

The upper part of the new studio will appear soft, translucent, and dappled. At night it will glow with a softened light and during the day it will react to direct light and the colours of the sky - from misty mornings to crystal clear sunsets. The base of the studio is to be grounded in place, the walls are proposed to be made of materials excavated from the site or precinct. Concaved faces to the rammed earth remind us of the moth tracks found in scribbly gums or the weathered faces of Canberra limestone outcrops. The walls have a verticality that is aligned with the surrounding context. While the Lyric will appear solid and elemental, the studio will appear light, impermanent and dynamic as it hovers over its solid base.



Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government

CABINET



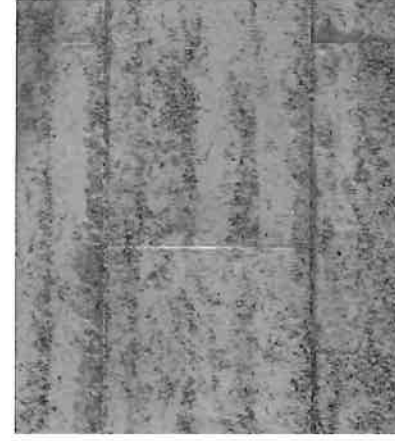
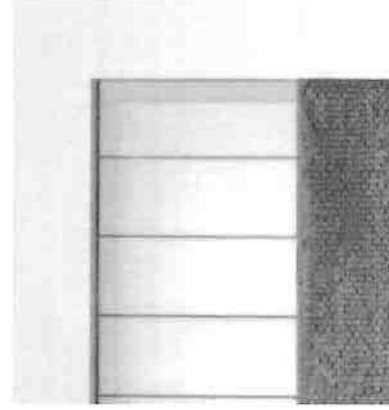
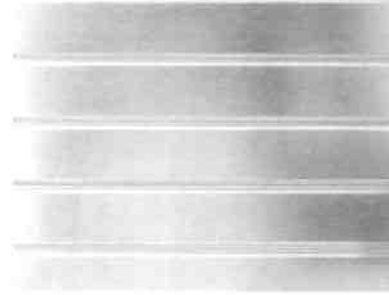
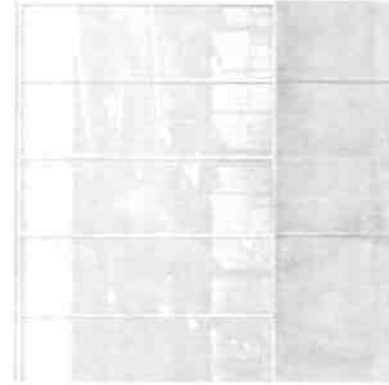
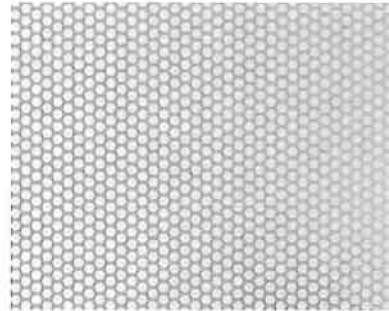
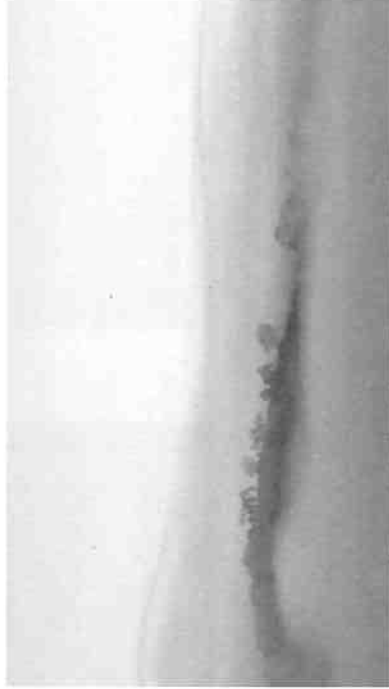
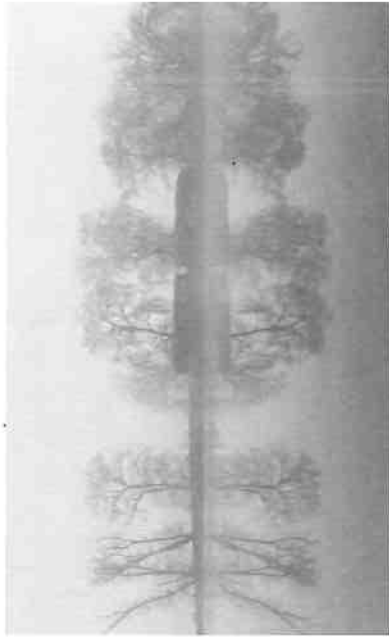
1.4 Façade Approach

CABINET

Studio Façade Design Narrative

The translucent form of the studio will be wrapped by a glazed skin that is set off from the form behind so that elements such as mechanical plant are screened. We are considering glazed panels with an integrated, custom ceramic frit pattern. The glazed form will absorb and reflect light, it will be both soft and present. Lighting the form within offers the theatre the opportunity to program the form with colour to align with seasons, events and performances.

The base of the studio is to be made of materials excavated from the site or precinct. The intention is to create a sense of warmth, familiarity and welcoming. The rammed earth will immerse the studio in place. Concaved features to the walls allude to the moth tracks found in scribbly gums or the weathered faces of Canberra limestone outcrops.



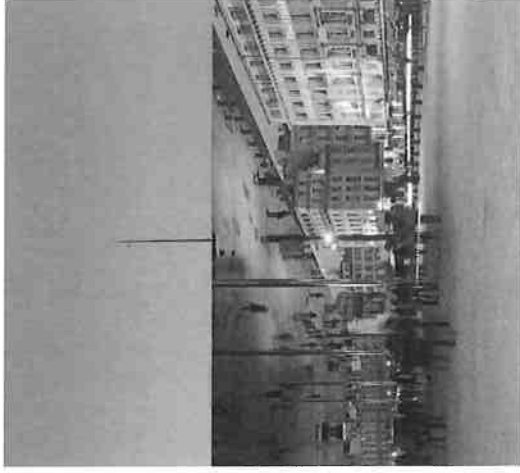
1.4 Façade Approach

CABINET

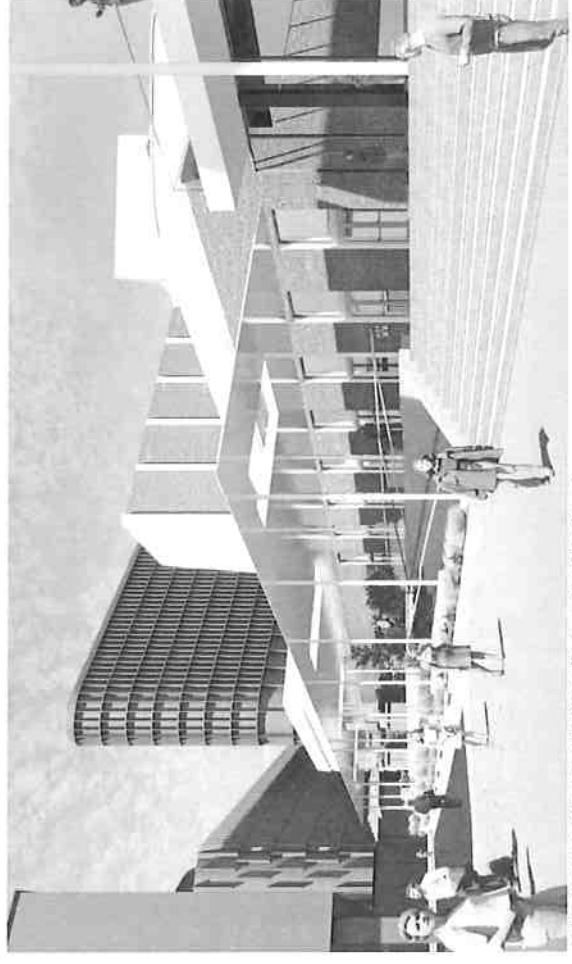
Knowles Place Canopy

Knowles Place Canopy:

In keeping with the original design for the Canberra Theatre a terrace has been formed to provide a place for audiences and visitors to occupy and an accessible connection between the Link and the Studio. A canopy is provided to support all weather access and occupation of the terrace. The new roof is informed by the original breezeway roof of the Link Building, it is a slim planar canopy with rectangular skylights over garden beds and ramps. The roof is detached from the Canberra Theatre to allow natural light to continue to wash down the face of the theatre and illuminate its form. The terrace will enable informal use and programmed events to activate Knowles Place. Three large planters punctuate the length of the terrace. The Terrace immerses people in the Canberra environment and provides relief from interior foyers.



Canopy reference - Vieux Port Pavilion, Foster Partners



Indicative view of the Knowles Place Canopy from Civic Square

Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government

CABINET

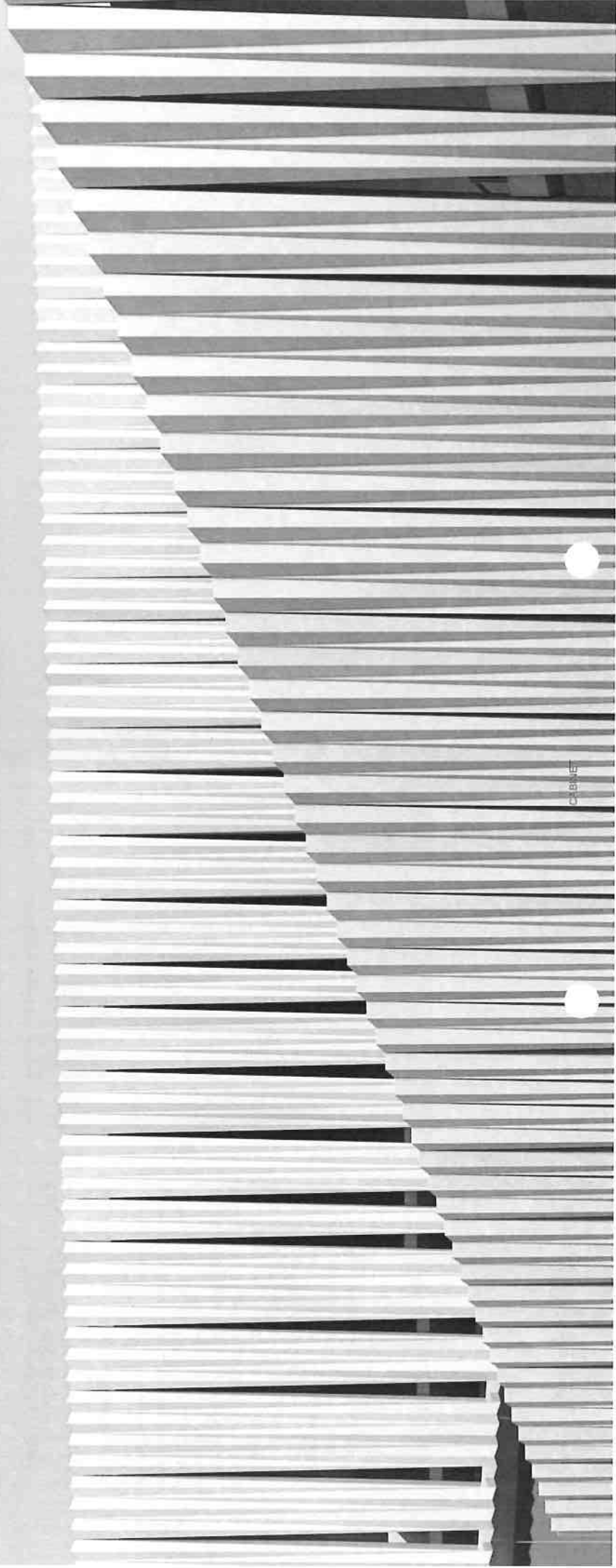


Indicative impression of Knowles Place Canopy

CABINET

1.5 INTERIOR APPROACH

CABINET



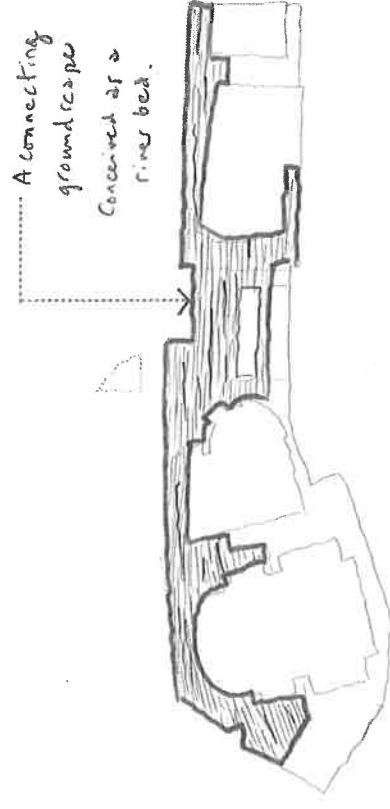
1.5 Interior Approach

Interior Design Narrative

CABINET

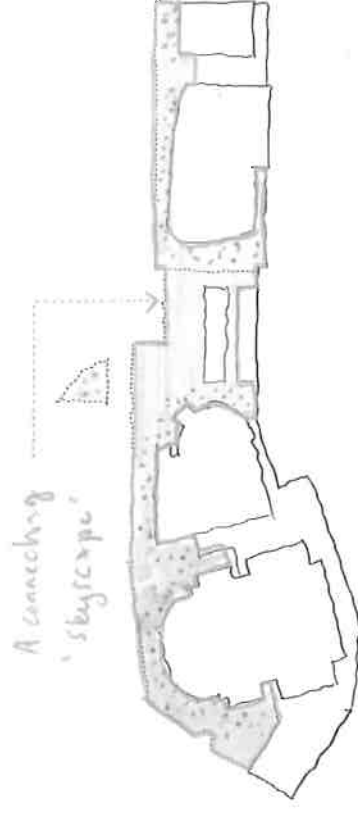
Water Country

Foyer floor surfaces. Conceived as a connecting landscape. A riverbed that flows between all venues. A consistent materiality of stone with a distribution of textures and arrangements.



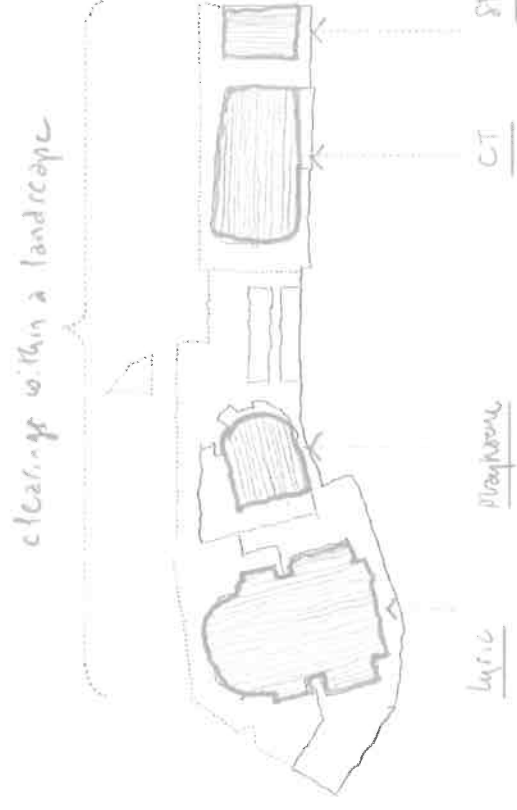
Sky Country

Foyer soffit surfaces. Conceived as a connecting skyscape. Lightweight, suspended, floating, acoustically positive.



Clearings within Country

Venue interiors. A shared narrative as clearings within landscape, in which performances occur. Consistent materiality of Australian hardwoods, different species for each venue and distinctive articulation and detailing in each venue.

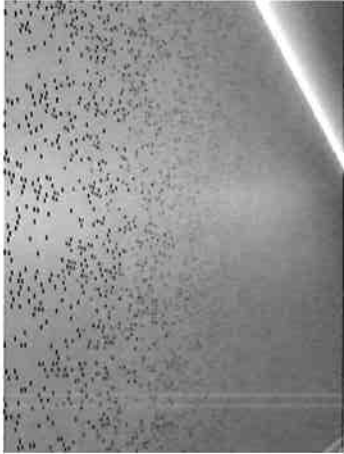


1.5 Interior Approach

CABINET

Overall Front of House

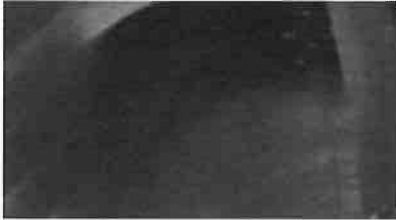
Guided by the *Water Country Design Narrative*, the Front of House will be the connective tissue which flows and connects with all venues within the precinct. The floor is designed to blur the distinction between internal and external spaces, flowing seamlessly as large, textural stone tiles. The ceiling reflects *Sky Country*, with an ethereal and nuanced materiality such as treated metal or texturized render finish. The façade reflects the geology and solidity represented externally internally. The Lyric Theatre Shell will read as the forest, inspired by the movement of the gums, shaped by the wind. The shell is represented with large format carved timber panels.



Light reflective ceiling panels



Elemental materiality for internal façade walls



Large format timber panels



Local stone pavers with textural qualities



Indicative view of the Lyric Theatre Front of House Atrium
Refer to the Design Intent Manual Appendix for further information

1.5 Interior Approach

Lyric Clearing

The Lyric Theatre, nestled within its large timber shell, is conceptualized as the clearing in the forest, surrounded by the warm and soft bark of the gum trees which peel off the trunk of the trees to form a beautifully layered backdrop to the stage.

Refer to the Design Intent Manual Appendix for further information.



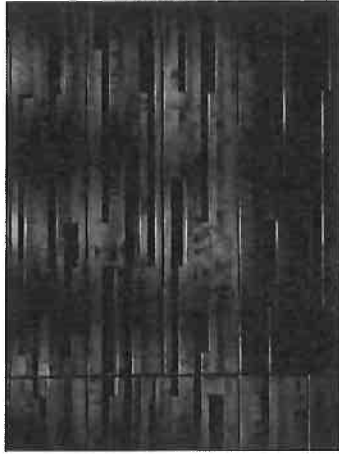
Surface texture for sound scattering



Colour palette from Country



Medium dark timber for interior panels



Large format timber panels



Timber cladding to balcony soffits



Timber Floors in stalls and balconies



Indicative view of the Lyric Theatre interior

1.5 Interior Approach

CABINET

Playhouse Clearing

We will create a place reflective of the golden tones of grassland clearings in the Canberra area. The Playhouse as a clearing is soft and intimate. The design respects the affection the community has for this venue.



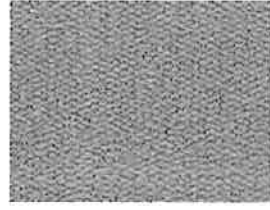
Bush Track, Canberra

Canberra Theatre Redevelopment



Seating

Seating



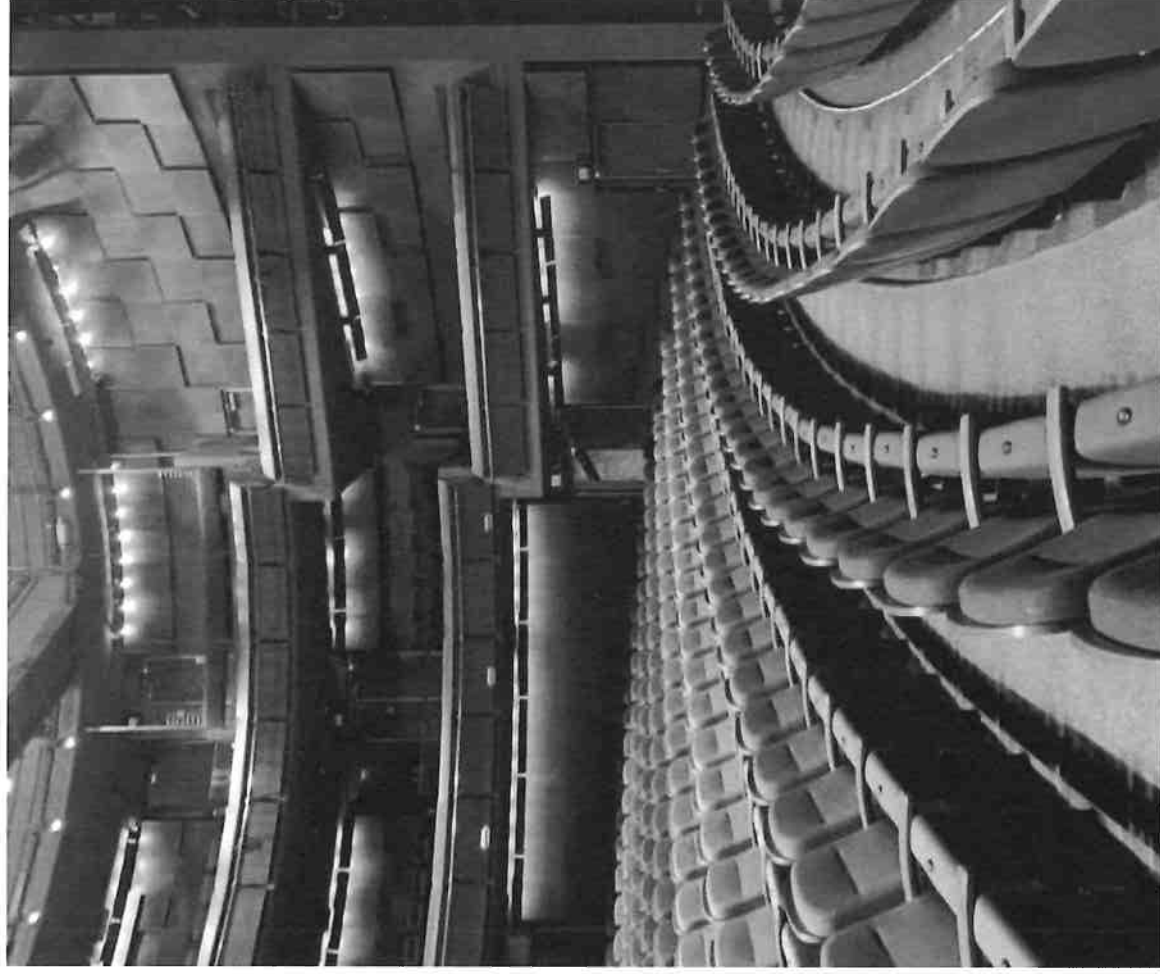
Carpet

Carpet



Local stone, Foyer

Major Projects Canberra / ACT Government



Existing Playhouse Auditorium

CABINET

1.5 Interior Approach

Link Building

The Link marks the main entrance to the Canberra Theatre Centre. An extension of Civic Square, the Link connects patrons with each of the four venues.

Housing the Box Office, bar and amenities, the Link continues the materiality of the Front of Link; stone flooring and a light, elemental materiality on the ceilings. Wall surfaces are treated with natural stone, relating to the heritage adjacencies that exist with the Playhouse and Canberra Theatre.

Refer to the Design Intent Manual Appendix for further information.



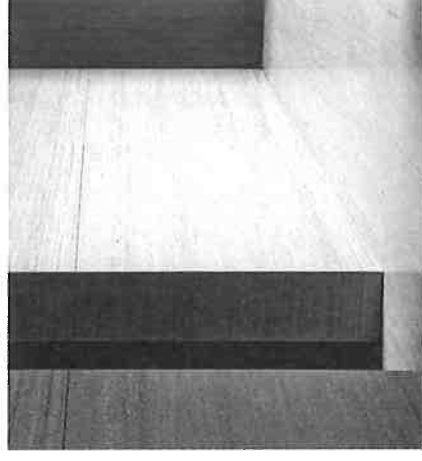
Canberra Sky Country, Yerrabingin Research Report

Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government



Transformation of existing link building



Stone clad walls



Local stone pavers with textural qualities



Indicative view of the Link building interior. To be developed in Phase 2a.

1.5 Interior Approach

CABINET

Canberra Theatre Clearing

We will create a place layered with the colours, materials and textures found in significant landscapes in the Canberra region. We are intrigued by the texture of stringy bark juxtaposed with the smooth skin of scribbly gum found on black mountain. Wall surfaces and acoustic treatment are informed by such a juxtaposition. We will continue to liaise with Ngunnawal people on colour palettes and their significance. We will return the Canberra Theatre foyer to its former aesthetic, a simple yet elegant space.



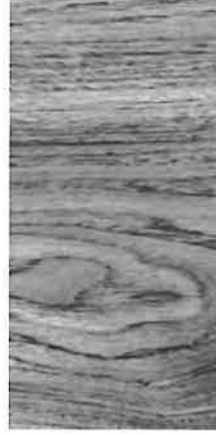
Stringy Bark, Black Mountain, Canberra



Canberra Theatre, Foyer, 1975

Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government



Australian timber wall panels



Seating

Carpet



Existing Canberra Theatre Auditorium

CABINET

1.5 Interior Approach

CABINET

Studio Clearing

We aim to create a black box theatre that provides the theatre functionality of "any place", yet it will have a deep identity of place by referring to the landscape and textures of the Canberra region. We will design internal linings and acoustic treatments to provide the sense of being in a forest clearing at night. The interior will have the presence of a trees, or charred trunks at the edge of the room. The technical equipment above will be treated to "disappear" in the dark volume.



Weeping Snow Gums at night, NMA, Canberra

Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government



Australian timber wall panels



Local stone, Foyer



Charcoal Acoustic Timber

Seating

Black Box Studio

CABINET

CABINET

160 ONGOING ITEMS

CABINET



CABINET

1.6.2 Design Brief

The main unresolved issues at the close of the Phase 1C stage are listed below:

- During the Phase 1b design stage, the design team has been provided with direction to proceed with Option 2 in Stage 2 venues excluding Canberra Theatre as Option 1. The key challenge has been to determine what items of the refurbished areas can be afforded whilst developing the design for the new Link and new Studio. The Lyric Theatre has undergone a series of Value Management processes to find targeted savings. The Playhouse and Canberra Theatre have been assessed for critical scope relating to Compliance, Life Safety and End of Life Issues. The Design Brief identifies spaces that are Compliant, In Progress or Amended with the May 2023 Design Brief. Associated with this is a plan markup to identify any spaces that are required and on the drawings but not in the May 2023 Design Brief. Refer Phase 1c Appendix. 3.1 Design Brief

1.6.3 Value Management

Currently the Final PSP Cost Plan indicates Stage 1 is close to budget and Stage 2 is over the allowance the project is targeting. In order to reconcile these costs we see the following areas may present cost saving opportunities.

- Food and Beverage equipment allowance to be reduced to \$6m across the site.
- Playhouse cost of essential compliance only without refurbishment. FOH lift to Level 2 is removed.
- Reduction of Theatre Equipment allowance to the Playhouse where not essential for compliance
- Reduction of Theatre Equipment allowance to the Canberra Theatre where not essential for compliance.
- Further Value Management of the New Build works in Stage 1 and Stage 2 works.
- Further reduction of the Landbridge extents
- Retention of the existing Link Basement structure
- Deletion of Terrace Canopy

Should further funds become available we recommend these areas & items are taken up again for attain enhanced functionality.



Refer to following Registers in the Appendix

- Unresolve Issues
- Project Issues
- Risk Register
- Design Actions
- Safety in Design
- RFIs

Major Projects Canberra / ACT Government

33

Briefed Description (Approved)	COMPLIANCE STATUS	Contract Phase 1c PSP
DELETE	Amended	
	Not	
The completed CIVIC development is to be built with a 20-year design working life. Consideration is made of lifecycle and maintenance cycles, resilience and future adaptation should change the design.	In Progress	
Existing buildings proposed for retention are to be re-designed to meet the design life objectives.	In Progress	
It is expected that all building management systems will be designed and incorporated with a smart practice. Building Information Model solution.	In Progress	
Existing facilities systems and equipment should assume end of life, or as a maximum, be linked to an end-of-life management programme.	In Progress	
New building works must comply with the relevant BREE requirements at the time of design and interpretation of the project.	In Progress	
DELETE (ABOVE)	Amended	
Some aspects of the BREE such as energy requirements, Section 6 requirements for building fabric may be difficult to achieve and will need to be addressed by amendment and the associated BREE consultation and JCA validation for expert advice.	In Progress	
	Not	
Approved consultant would be required to deliver the development of the project design and comprehensive return bids will need to be established for all core disciplines involved.	In Progress	
The project acoustic consultant will develop an acoustic brief that provides the client with necessary design criteria comparable to high quality venues globally.	In Progress	
Each theatre, rehearsal and public space will require acoustic treatments to deliver the required acoustic properties, reverberation time and noise control for that particular space.	In Progress	
Building acoustics and vibration control will also be a significant consideration for plants, services and dealing with mechanical and light and environments.	Not	
DELETE	Not	
Outstanding theatre design of the highest standards is critical to the successful performance and operation of the auditoria, studios, stages, back of house and public spaces in the Caraceni Theatre Centre.	Not	
Stage theatre and public space will require particular theatre spatial and technical planning to deliver excellent auditoria, functional and efficient theatre facilities and systems for patrons and users of the auditoria space.	Not	
DELETE	Not	
It is to be assumed all existing Caraceni Theatre spatial technical systems and life supporting stage machinery, lift systems, flooring, four support columns, information and communications technology and transport, audio visual and lighting equipment, stage equipment and any other theatre operational and technical support systems and loose items are approaching end of life and will need to be replaced. Any equipment that can be reused, will be identified by the Caraceni Theatre Centre prior to a contractor being engaged.	In Progress	
A thorough theatre technical systems return brief for the entire internal and external realms of Caraceni Theatre Centre should be developed at the outset of the project, with specific consideration to the following items:	Amended	
Stage machinery in each theatre	Compliant	
Temporary flooring solutions for stage or theatre replacement (spot-on temporary service floors)	Compliant	
Theatre curtains and stage drapery	Compliant	
Information and Communications technology systems (with migration to BIMS)	Compliant	
Stage management systems	Amended	
Audio, Audio-Visual and lighting systems, including music equipment (not, please)	Compliant	
Concerts tenders and acoustic treatments	Compliant	
DOA-compliant theatre systems (process eq, concert, hearing loss, reinforcing systems etc.)	Compliant	
Main hall air treatment	Compliant	
PRV and digital widening	Compliant	
Storage systems and subsea-cable technology	Compliant	
Loading dock management system (Aurillac)	In Progress	

Example of the tabulated Design Brief

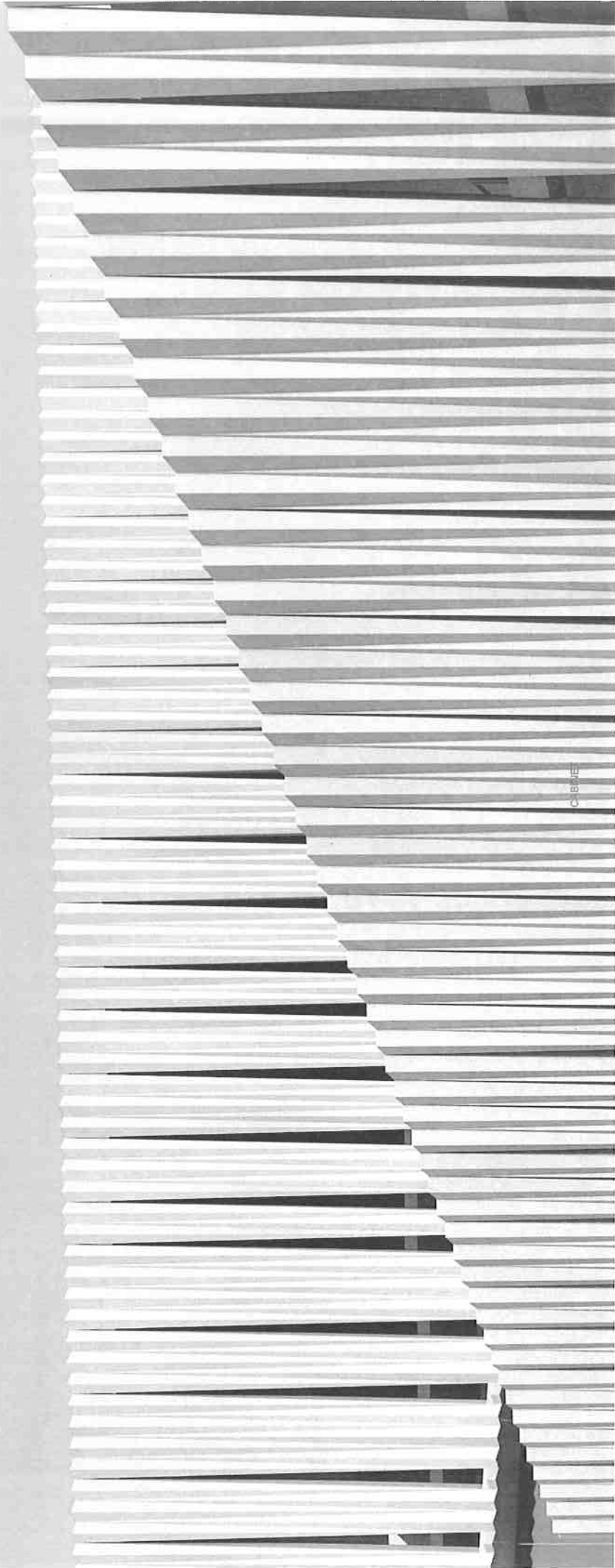
DOCUMENTATION 2



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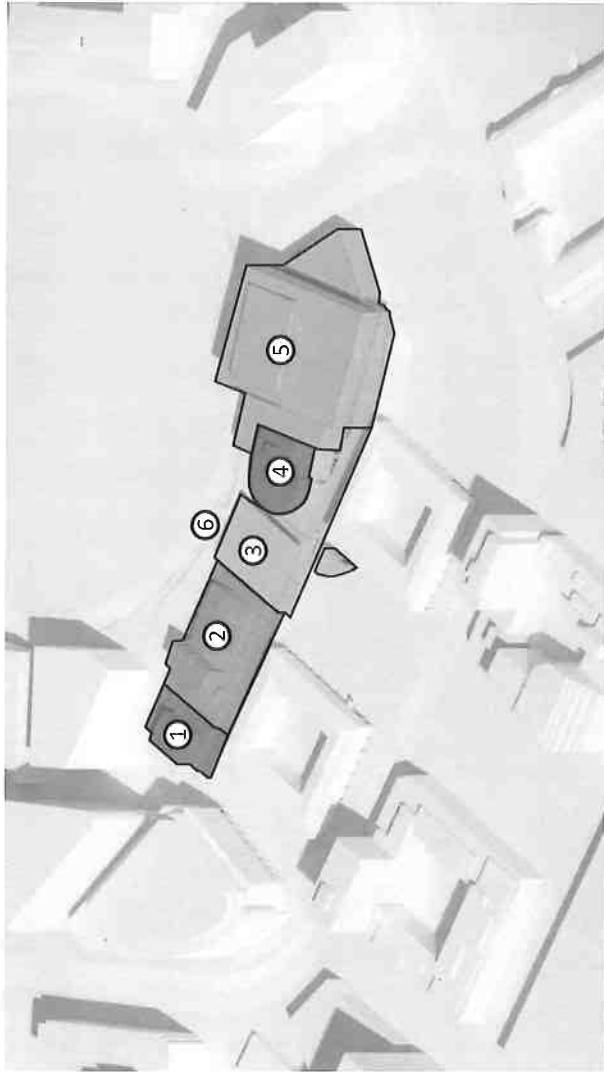
21 ARCHITECTURAL



2.1.1 Architectural Documentation

Please refer to Appendix 2 for the following:

DRAWING SERIES	SCHEDULES
GENERAL INFORMATION	AMENITIES SCHEDULE
VISUALISATION	FFE SCHEDULE
SITE	FURNITURE SCHEDULE
EXISTING CONDITIONS + DEMOLITION	
OVERALL FLOOR PLANS	
REFLECTED CEILING PLANS	
FLOOR FINISHES PLANS	
WALL FINISHES PLANS	
ELEVATIONS	
SECTIONS	
DETAIL SECTIONS	
COMPLIANCE + PERFORMANCE	
ENCLOSURE	
FAÇADE DETAILS	
EXTERNAL FINISHES PALETTE	
AREA PLANS	

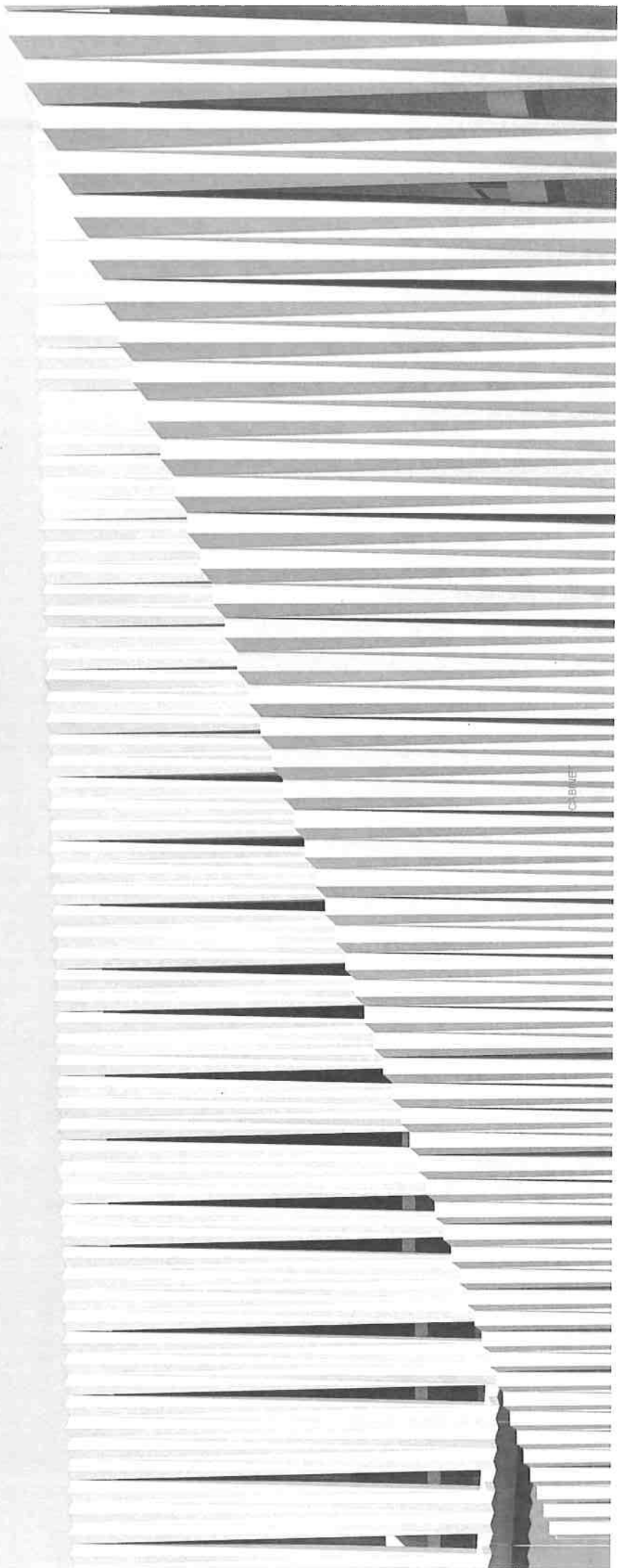


1. NEW STUDIO THEATRE	2. CANBERRA THEATRE	3. LINK BUILDING AND FRONT OF HOUSE
New Studio Theatre for emerging artists and intimate shows. High flexibility as a home for theatre, music and performance.	Refurbishments to the heritage listed 1200 seat venue, introducing flat floor possibilities to enhance flexibility, and technical upgrades and accessibility	Upgraded DDA access and interior renovations to strengthen connection between Civic Square and City Hill, and the journey from Civic Square to Lyric Theatre
4. PLAYHOUSE THEATRE	5. NEW LYRIC THEATRE	6. LANDBRIDGE AND BACK OF HOUSE
Refurbishedmi Playhouse, with upgraded DDA access and interior renovations to improve technical performance, audience experience, and interior linings.	New 2000 seat Lyric Theatre. A venue of national and international significance.	Covered 'landbridge', improving urban connection between Civic Square and City Hill and providing covered and consolidated loading for all venues

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2.2 ARTIST • IMPRESSIONS

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2.2 Artist Impressions

2.2.1 Lyric Theatre

Please refer to the appendix for the full
Lyric Theatre impressions

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2.2 Artist Impressions

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2.2.2 Link Building

Please refer to the appendix for the full Link Building Render impressions



Canopy with rectangular skylight – Civic Square view



Canopy with rectangular skylight – City Hill view



Canopy with rectangular skylight – Civic Square view

2.2 Artist Impressions

CABINET

2.2.3 Studio and Terrace

Please refer to the appendix for the full Studio and Terrace impressions



2.2 Artist Impressions

2.2.4 Shadow Diagrams

Please refer to the appendix for the full
Studio and Terrace impressions

CABINET



1. SUMMER SOLSTICE - 21 DEC 9:00 AM



2. SUMMER SOLSTICE - 21 DEC 12:00 PM



3. SUMMER SOLSTICE - 21 DEC 3:00 PM



4. WINTER SOLSTICE - 21 JUN 9:00 AM



5. WINTER SOLSTICE - 21 JUN 12:00 PM



6. WINTER SOLSTICE - 21 JUN 3:00 PM



7. EQUINOX - 22 MAR 9:00 AM



7. EQUINOX - 22 MAR 12:00 PM

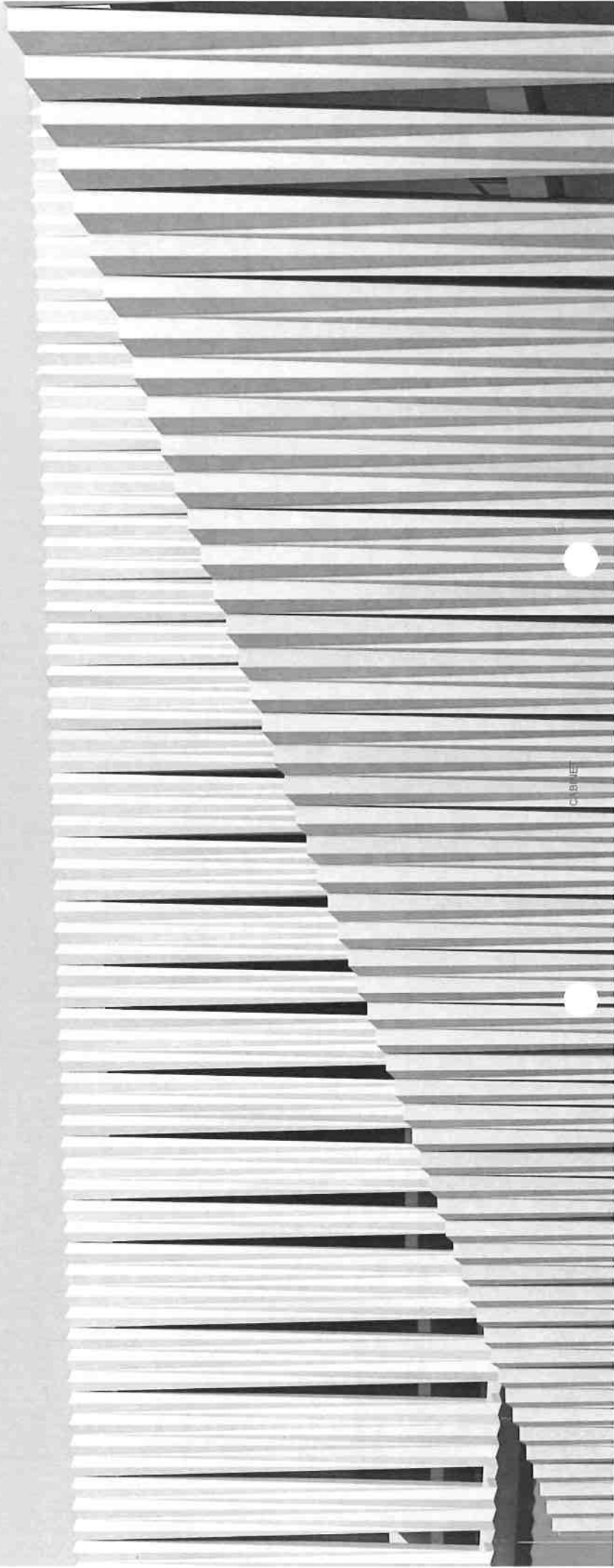


7. EQUINOX - 22 MAR 3:00 PM

CABINET

2.3 DESIGN STUDIES

CABINET



2.3 Design Studies

2.3.1 Scope & Design Direction

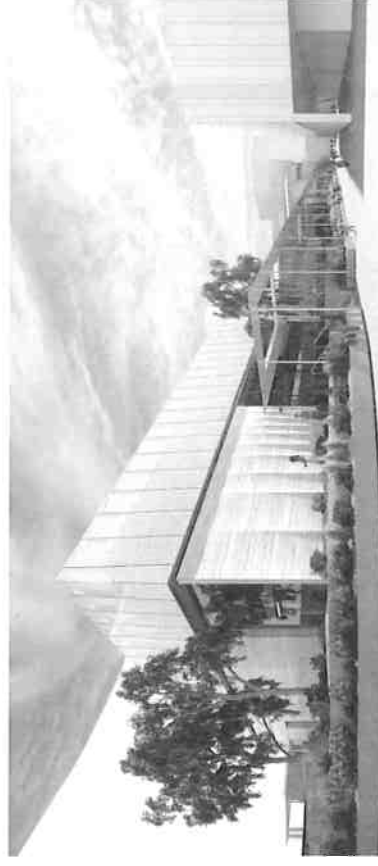
- Lyric Theatre including the pathway of initiatives identified in the Value Management table of the Option 1 Cost Plan.
- Playhouse Option 2 with scope to be confirmed.
- Link Option 2 with the Library 'Fin' tip to be retained.
- Canberra Theatre Option 2 with scope to be confirmed.
- Studio Option 2 scope.
- Budget breakdown will be confirmed in the business case.



Link Building Planar Canopy view from Civil Square



Knowles Place Canopy



Canberra Theatre Studio

CABINET

LINKBUILDING STUDIES

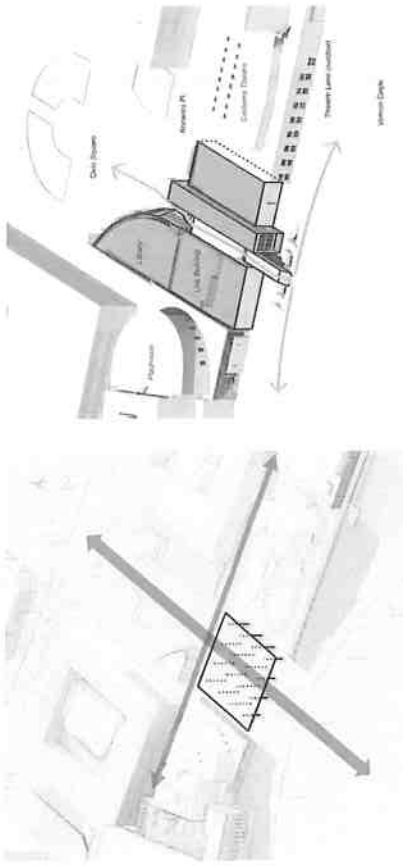
2.3 Design Studies

CABINET

2.3.2 Link Building

1. Reconnecting the Site

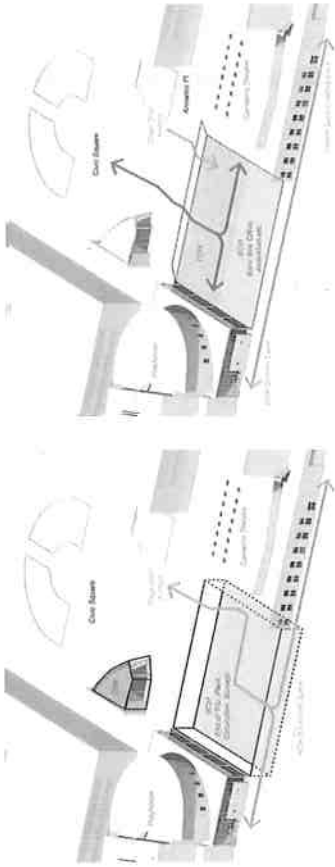
The reimagined Link Building will reinforce the City Hill to Mount Ainslie Axis through the provision of flexible, civic scaled public space. Positioned within a precinct of high heritage value, this intervention will sensitively integrate principles of the Conservation Management plan, to propose a scale and form which is highly contextual and positively contributes the precinct.



2. Existing conditions

The existing Link and Library mark the front door of the Canberra Theatre Center. Years of development have led to a lack of clarity in the heart of the City. Vernon Circle is disconnected from Civic Square, separated by the loading dock, stairs etc. A narrow footpath encircles City Hill and Vernon Circle, reducing access opportunities from the west.

2. Existing Conditions



3. Upgraded Functionality

The future Link Building introduces a new basement, with improved internal layout and functionality. The Library fin is retained, reprogrammed as a café on Civic Square.

4. Ground Floor (Civic Square)

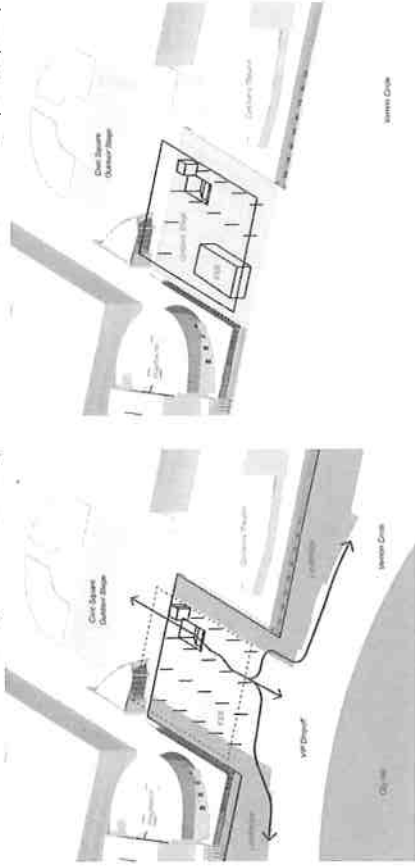
At ground floor, the Link will have an active interface with Civic Square, clearly identifying itself as the front door to the theatre precinct. A pedestrian corridor is established along Knowles Pl., improving safety and urban flow across the district. The new foyer extends between the Playhouse and Canberra Theatre, offering increased amenities, box office and bar offerings. Stage Door is accessed via Civic Square, a generous and clear entrance for artists and staff.



5. Level 1 (Vernon Circle)

A landscaped platform at Level 1 will provide high quality publicly accessible space connecting the Landbridge with Civic Square. Skylights and high windows draw light into the ground floor. A 24hr lift ensures access from the drop off to foyer around the clock.

5. Level 1 (Vernon Circle)



6. Roof Canopy

A delicate and expansive roof canopy above the Link prolongs the seasons and extends the functionality of the terrace. It marks a clear arrival at the Link Building and gateway to the future Canberra Civic and Cultural District. Outdoor performance and viewing opportunities are created across multiple planes.

6. Existing Conditions

Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government

CABINET

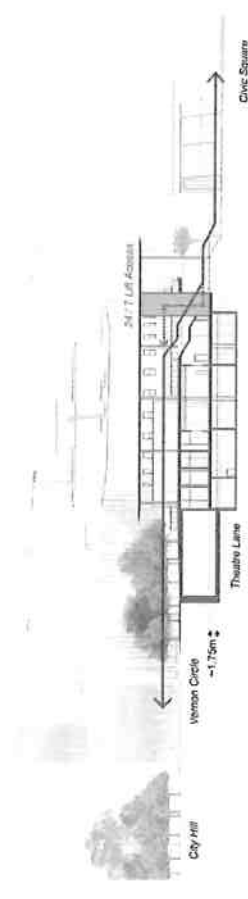
2.3.2 Link Building

Transparency & Legibility

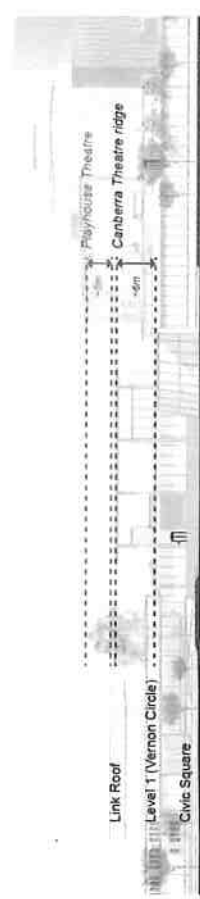
Changes to improve the transparency of the Link Building should be encouraged as should changes that rationalise the massing of built form between the Canberra Theatre and The Playhouse. A single, horizontal form that is sympathetic with the original colonnade would be more appropriate than the existing format. This would preferably reference the height of the original colonnade.

Conservation Management Plan

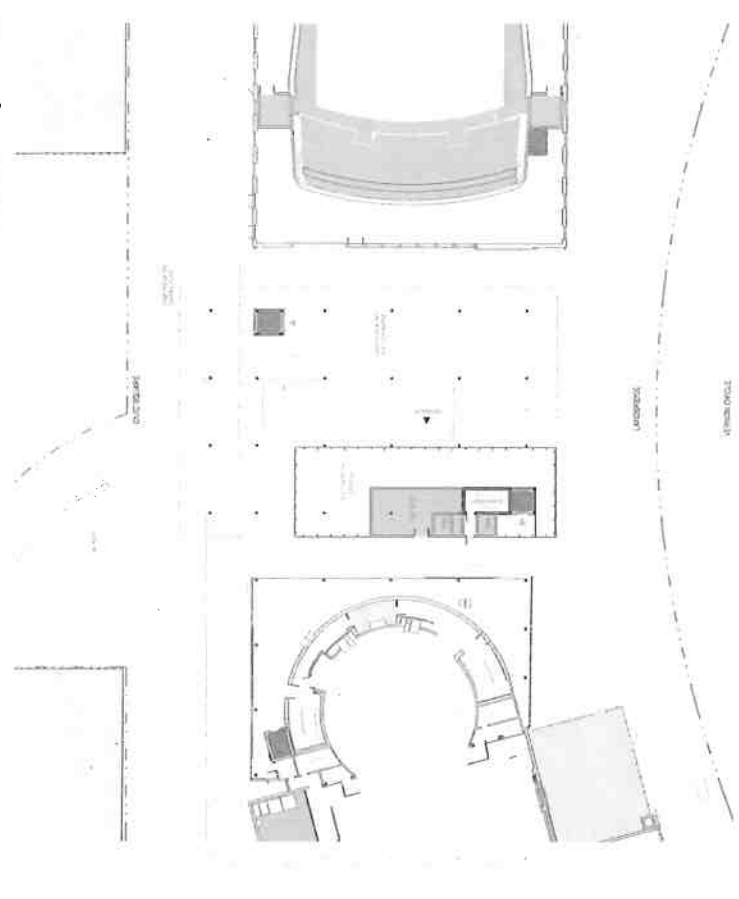
The architecture of the Link closely relates with horizontality and scale of the neighbouring Playhouse and Canberra Theatre. A datum line is established for the roof canopy across the CTR.



Future Link Building Section



Future Link Building Elevation



Future Link Building Level 1 Floor Plan

2.3 Design Studies

2.3.2 Link Building canopy studies

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Continuous canopy – Civic Square view



Canopy with rectangular skylight – Civic Square view



Canopy with oculus– Civic Square view



Continuous canopy – City Hill view



Canopy with rectangular skylight – City Hill view



Canopy with oculus– Civic Square view



Continuous canopy – Civic Square view



Canopy with rectangular skylight – Civic Square view



Canopy with oculus– Civic Square view

KNOWLESPLACE DESIGN STUDIES

CABINET

2.3 Design Studies

CABINET

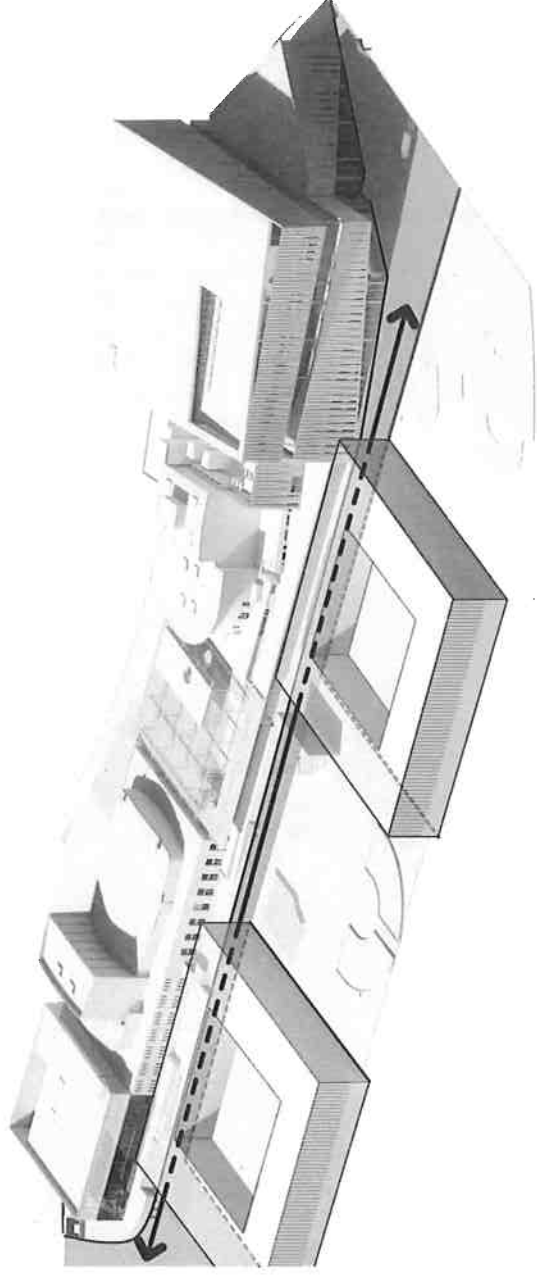
2.3.3 Knowles Place Interface

The library building is to be partially removed allowing for continuous pedestrian and view corridors to be reintroduced along Knowles Place.

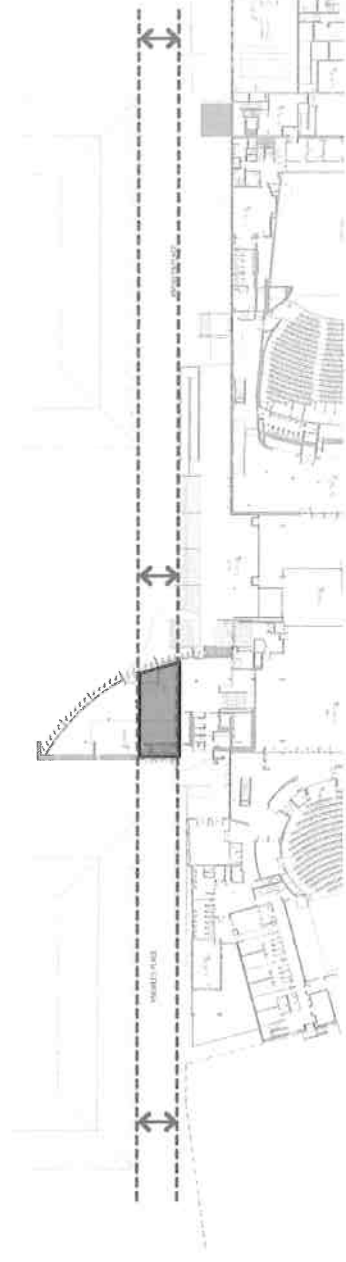
This is set to improve pedestrian connection and view corridors throughout the precinct, working towards reinstating the original extent of Civic Square.

As such, the reinstated Knowles Place presents a key element of the Civic Square Precinct pedestrian network.

Knowles Place is considered holistically, as an active, safe, and pedestrian-focused place, an essential part of the urban network connection along the precinct and beyond.



Canberra Theatre Terrace – Knowles Place Interface



Reinstated Knowles Place to improve pedestrian access

2.3 Design Studies

CABINET

2.3.3 Knowles Place Design Principles

Equal Access:

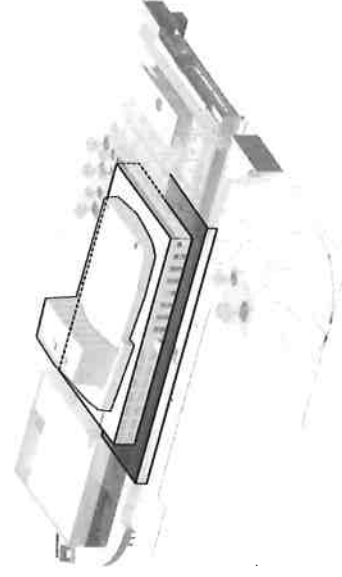
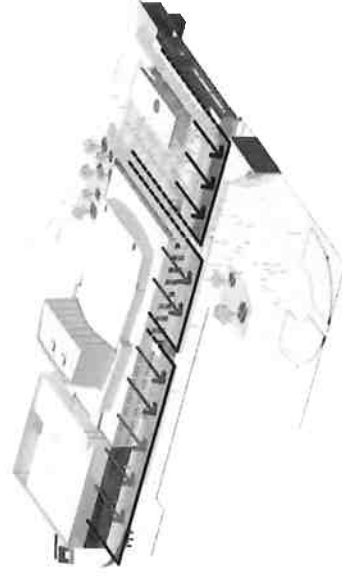
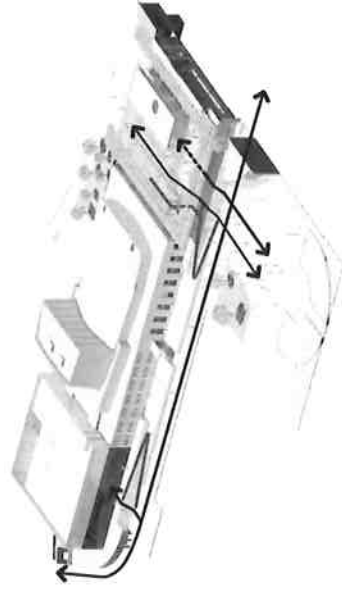
Providing equity of access for all users is essential for a successful outcome

Activation:

Public space activation is essential in creating safe and comfortable environment.

Respectful of heritage:

Design with a heritage form in mind, aligning with cuboid forms of the precinct.



2.3 Design Studies

CABINET

2.3.3 Knowles Place Canopy

Option 1 – Retaining existing secondary entrance

Convoluted access and patrons' circulation:

Patrons walking between Main and Studio entry are required to change levels on their journey.

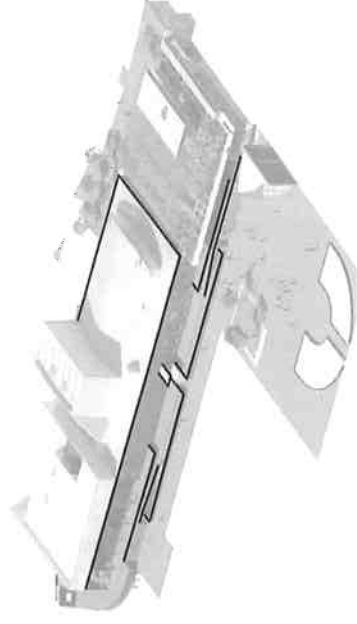
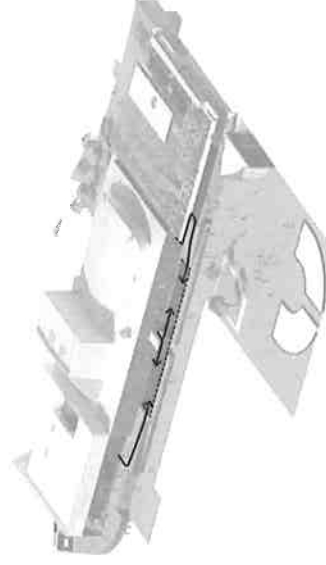
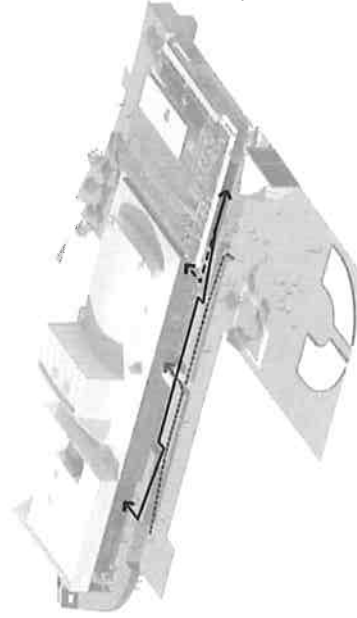
Visitors using secondary entry are required to use Studio or Main entry ramps for access (not preferred solution from equality of access view)

Reduced Terrace:

The lowered terrace would mainly be activated from secondary entry (Lowered Ground Level). Access from Main and Studio entry is less convenient.

Complex Forms:

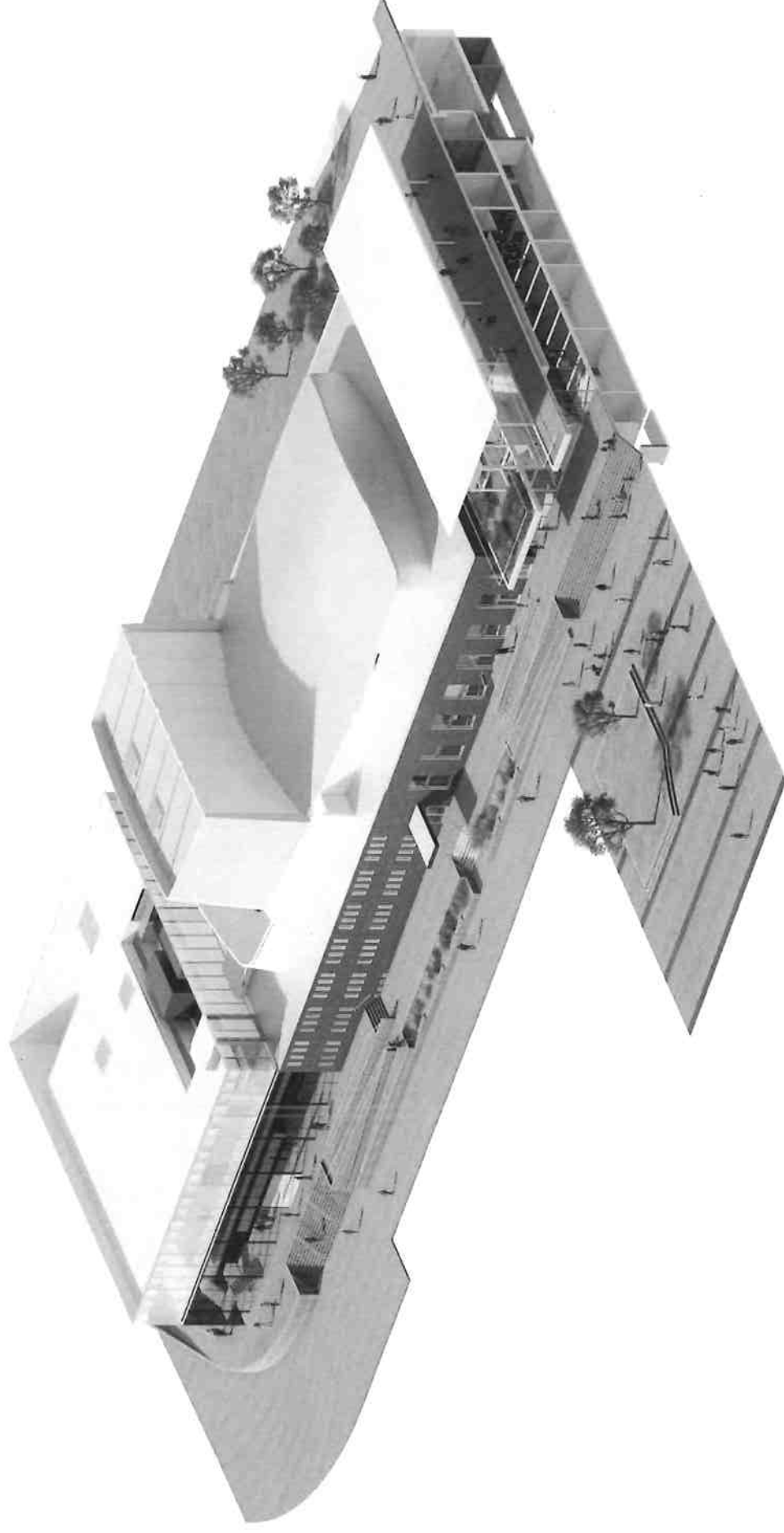
Multiple terraces are not consistent with the original simple cuboid form of the Canberra Theatre Podium.



2.3 Design Studies

CABINET

2.3.3 Knowles Place Canopy Option 1 – Retaining existing secondary entrance



2.3 Design Studies

CABINET

2.3.3 Knowles Place Canopy

Option 2 – Removing existing entrance and canopy

Clear patrons movement:

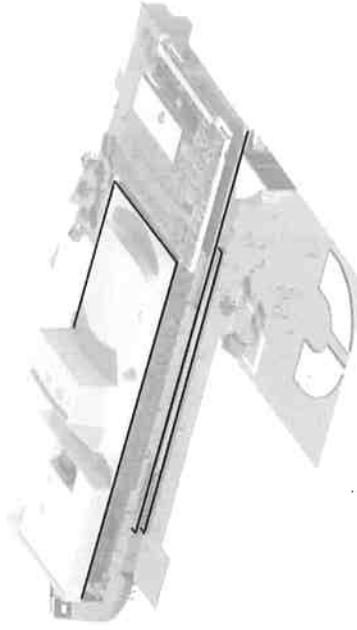
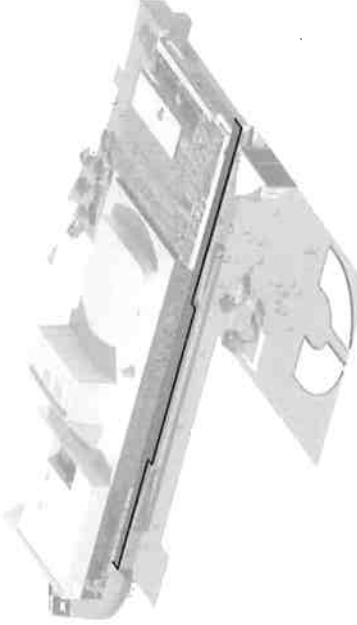
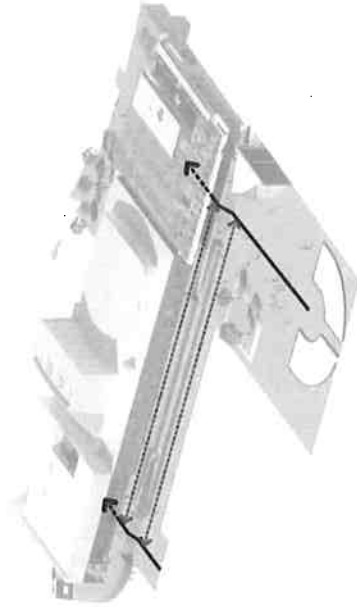
Single-level terrace caters to an intuitive at-grade connection between two entries. Stairs are located at the Main and Studio entry. Preferred solution from Equity of access design principles.

Full Terrace:

The at-grade terrace is maximizing activation potential by directly connecting to all major theatre spaces, the Main Entry, Canberra Theatre Foyer, Studio Entry

Simple Forms :

A single terrace is in line with the simple cuboid form of Canberra Theatre and the existing podium.

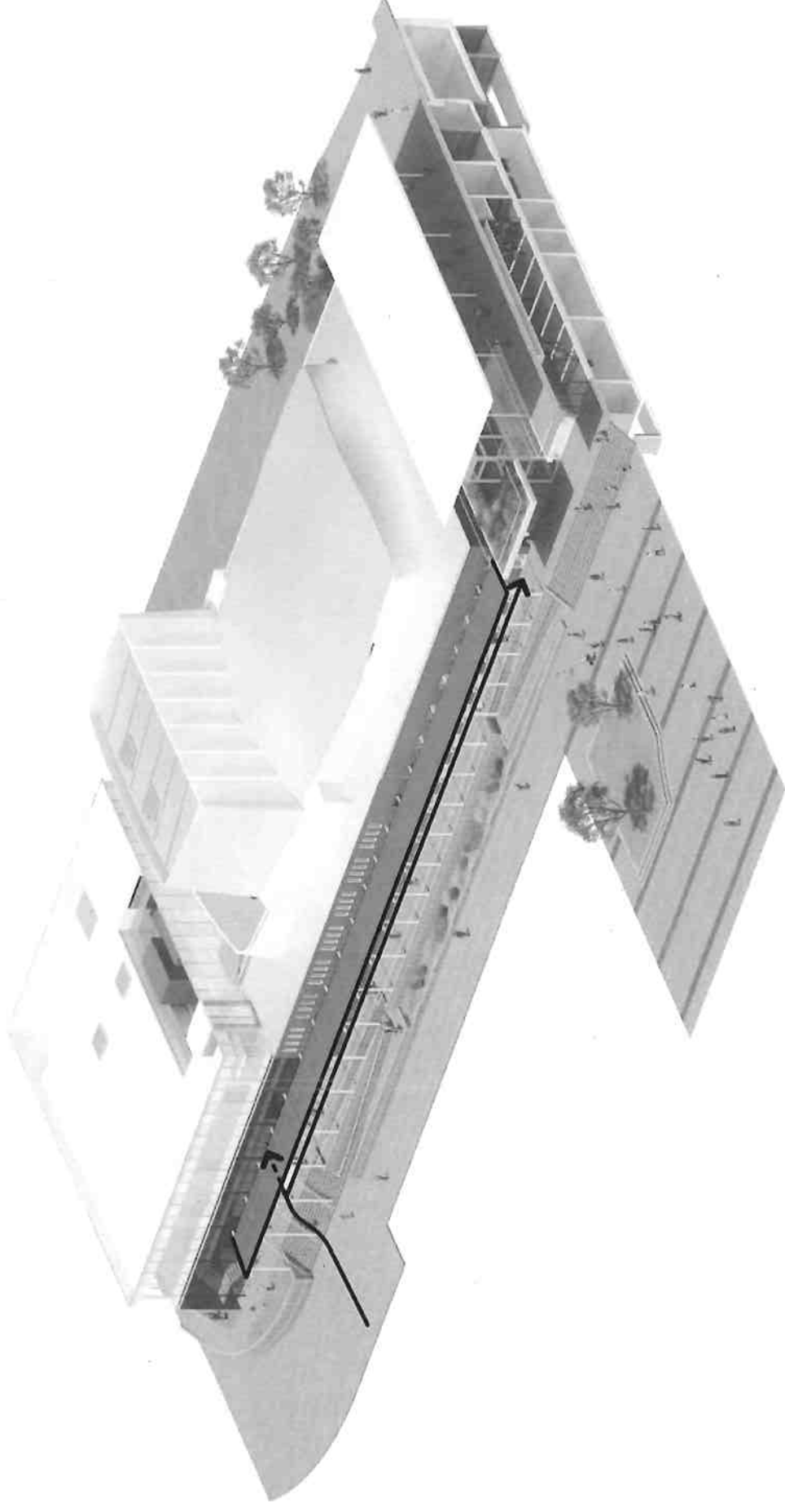


2.3 Design Studies

CABINET

2.3.3 Knowles Place Canopy

Option 2 – Removing existing entrance and canopy

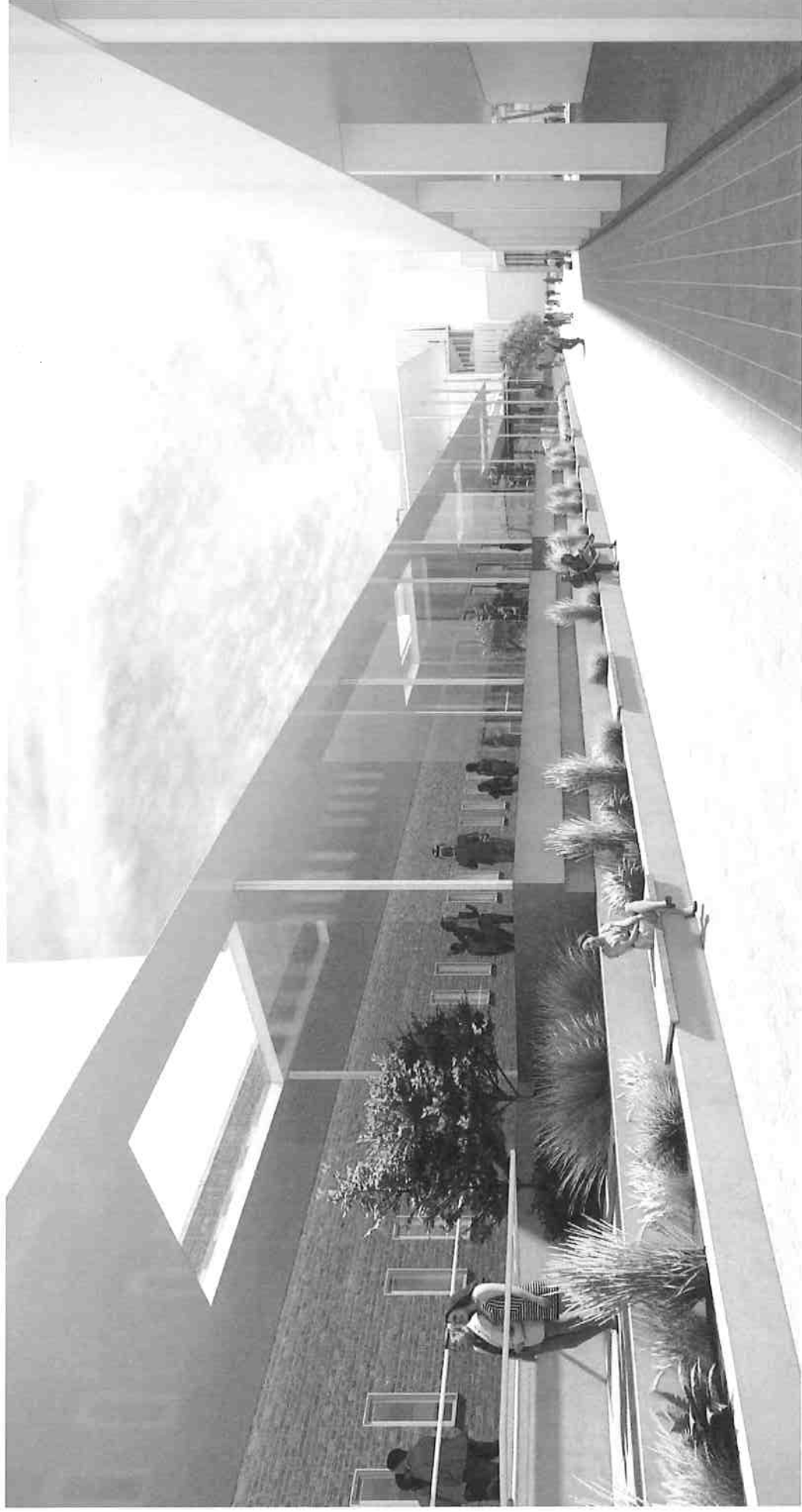


2.3 Design Studies

CABINET

2.3.3 Knowles Place Canopy

Option 2 – Removing existing entrance and canopy



STUDIO STUDIES

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Canberra Theatre Redevelopment

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2.3 Design Studies

CABINET

2.3.4 Studio Façade



2.3 Design Studies

CABINET

2.3.4 Studio Façade



Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government

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2.3 Design Studies

CABINET

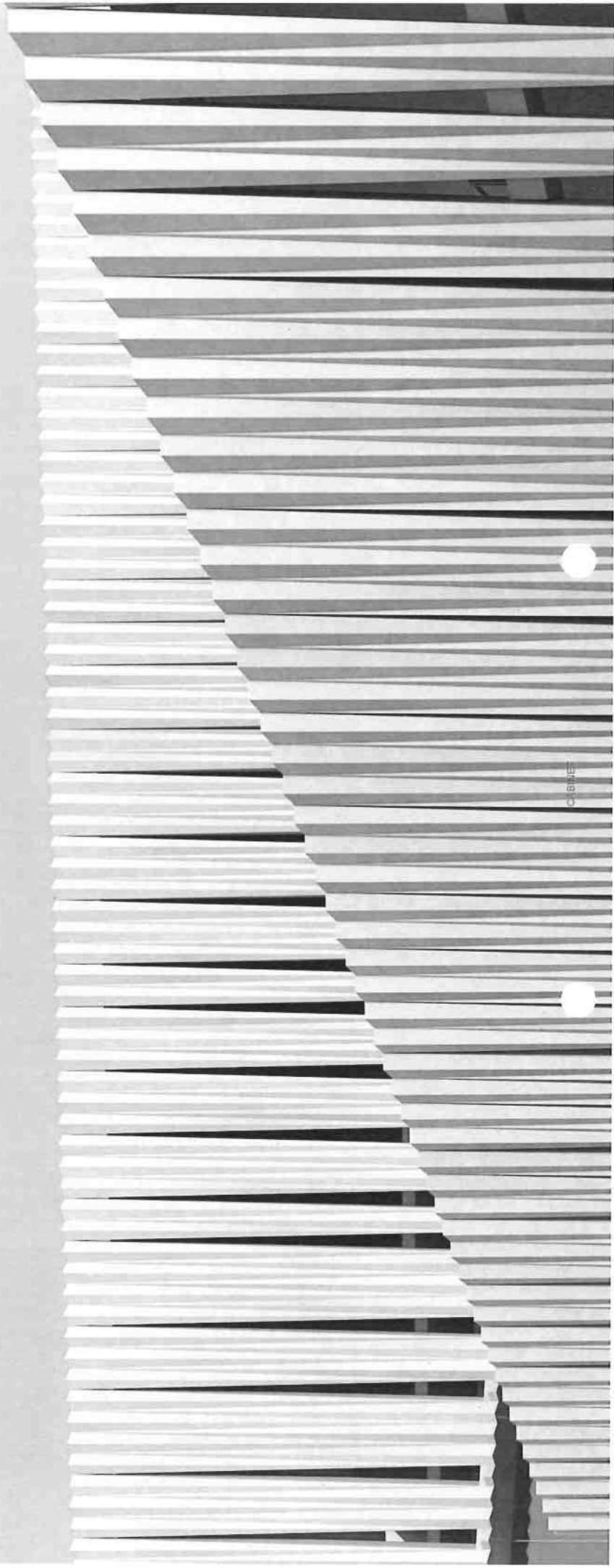
2.3.4 Studio Façade



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2.4 ADJACENT SITES

CABINET



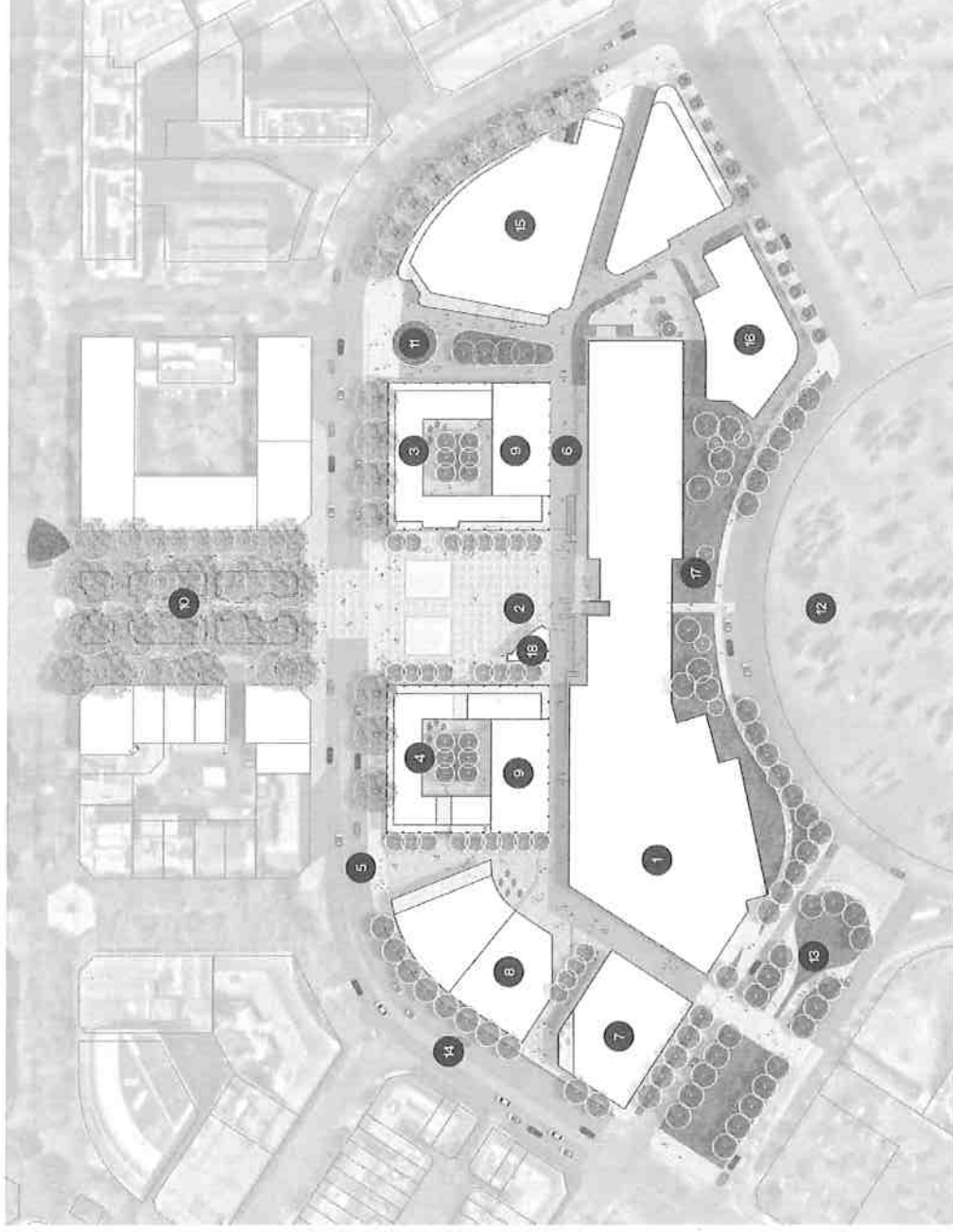
2.4 Adjacent Sites

CABINET

2.4.1. Canberra Civic & Cultural District

Development Masterplan

1. Canberra Theatre Centre
2. Civic Square
3. ACT Legislative Assembly
4. Canberra Museum & Gallery
5. Theatre Lane
6. Knowles Place
7. Proposed Building 1 (Block 23)
8. Proposed Building 2 (Block 23)
9. Proposed Building 3
10. Ainslie Place
11. Legislative Plaza
12. City Hill
13. Northbourne Carpark Entry / Exit
14. London Circuit
15. Constitution Place
16. Proposed Building 4 (Block 40)
17. Theatre Lane Land Bridge
18. 'The Fin' Kiosk



Reference: CCCD Development Masterplan Aspiration Plan Image

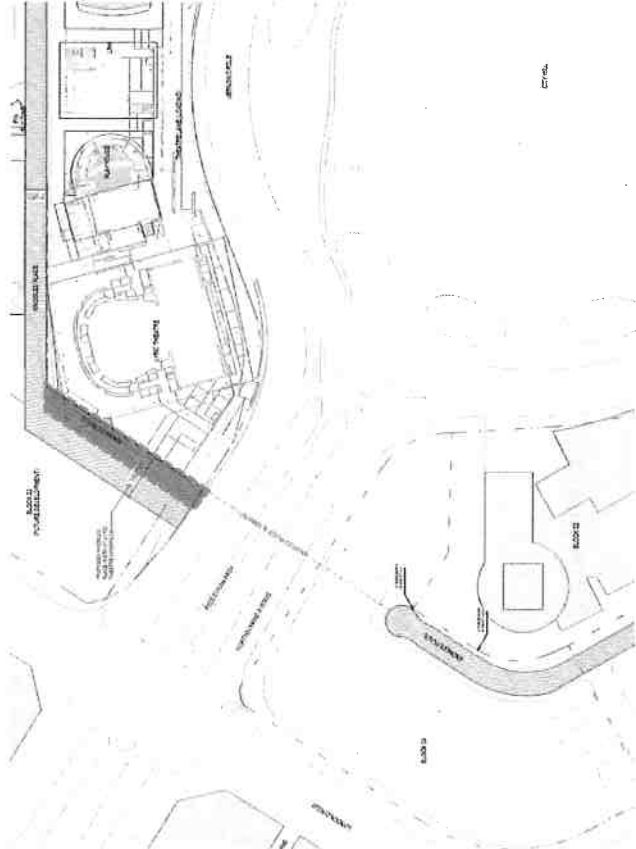
2.4 Adjacent Sites

CABINET

2.4.2 Knowles Place Alignment

Knowles Place Alignment

- Block 23 lies at the intersection of London Circuit and Indicative width of Knowles Place is in discussion with the Canberra Renewal Authority
- The proposed Knowles Place is respectful of the urban intent of the Griffin Plan
- Achieves the principles of the National Capital Plan and delivers high-quality public realm which is pedestrian prioritised and accessible

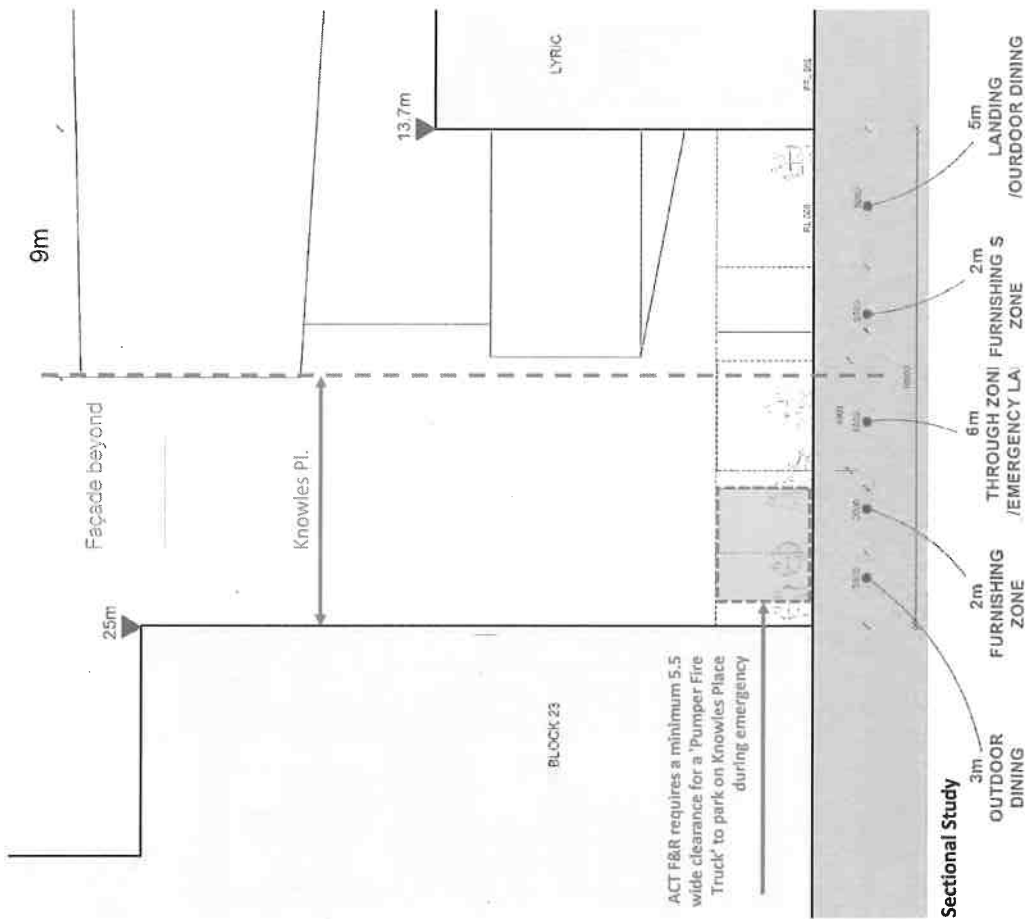


Knowles Alignment Study Plan

Canberra Theatre Redevelopment

Major Projects Canberra / ACT Government

CABINET



CABINET

Entry Levels

The following study aims to investigate the issues associated with maintaining the existing CMAG vehicle loading and access relative to the proposed theatre development. In this study we have identified a potential interim solution whilst Block 23 is developed and a long term solution for the ultimate outcome.

Retain Existing CMAG Loading Level.

Option 2 – Ultimate Outcome

Summary and Recommendation

In order to achieve this outcome on Day 1 of the Lyric opening in late 2028 an agreement to amend the loading bay and vehicle size used by CMAAG may be necessary. We recommend this option is pursued as a long term solution.

Option 2 – Ultimate Outcome



Option 1 – Interim Solution

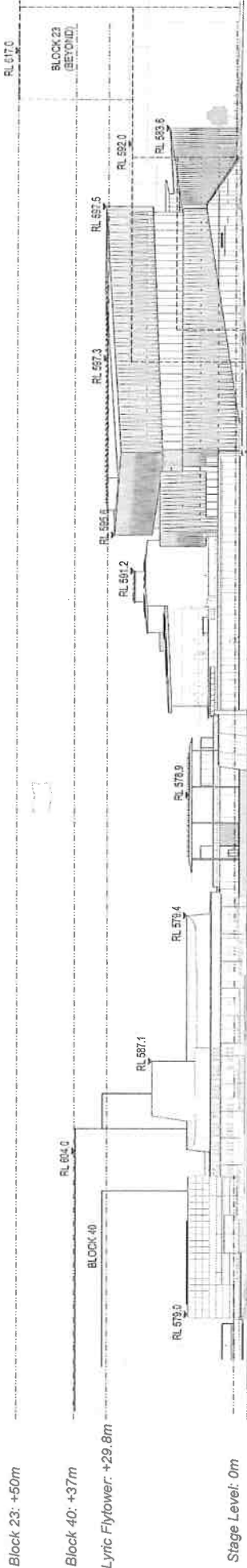


Option 2 – Ultimate Outcome

2.4 Adjacent Sites

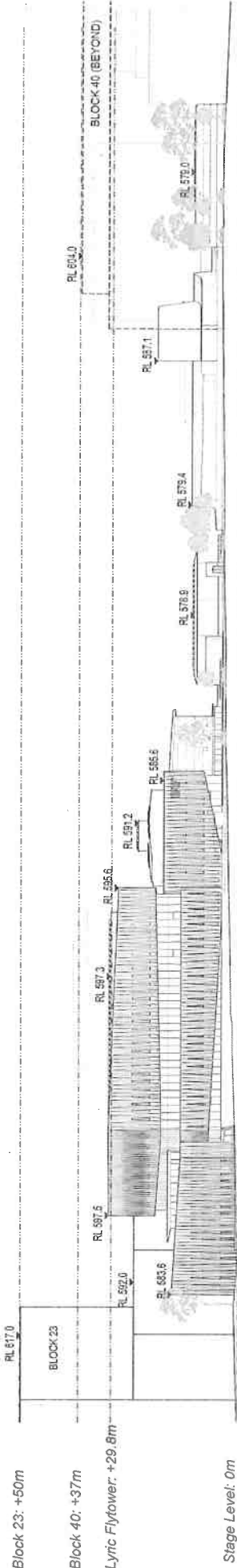
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2.4.4 Site Elevations



East Elevation

STUDIO CANBERRA THEATRE LINK BUILDING PLAYHOUSE LYRIC THEATRE



West Elevation

LYRIC THEATRE PLAYHOUSE LINK BUILDING CANBERRA THEATRE STUDIO

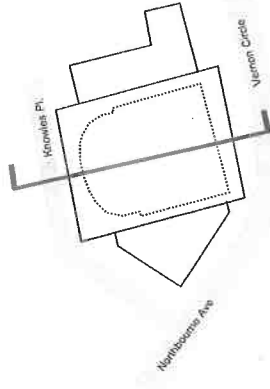
2.4 Adjacent Sites

CABINET

2.4.5 Building Height

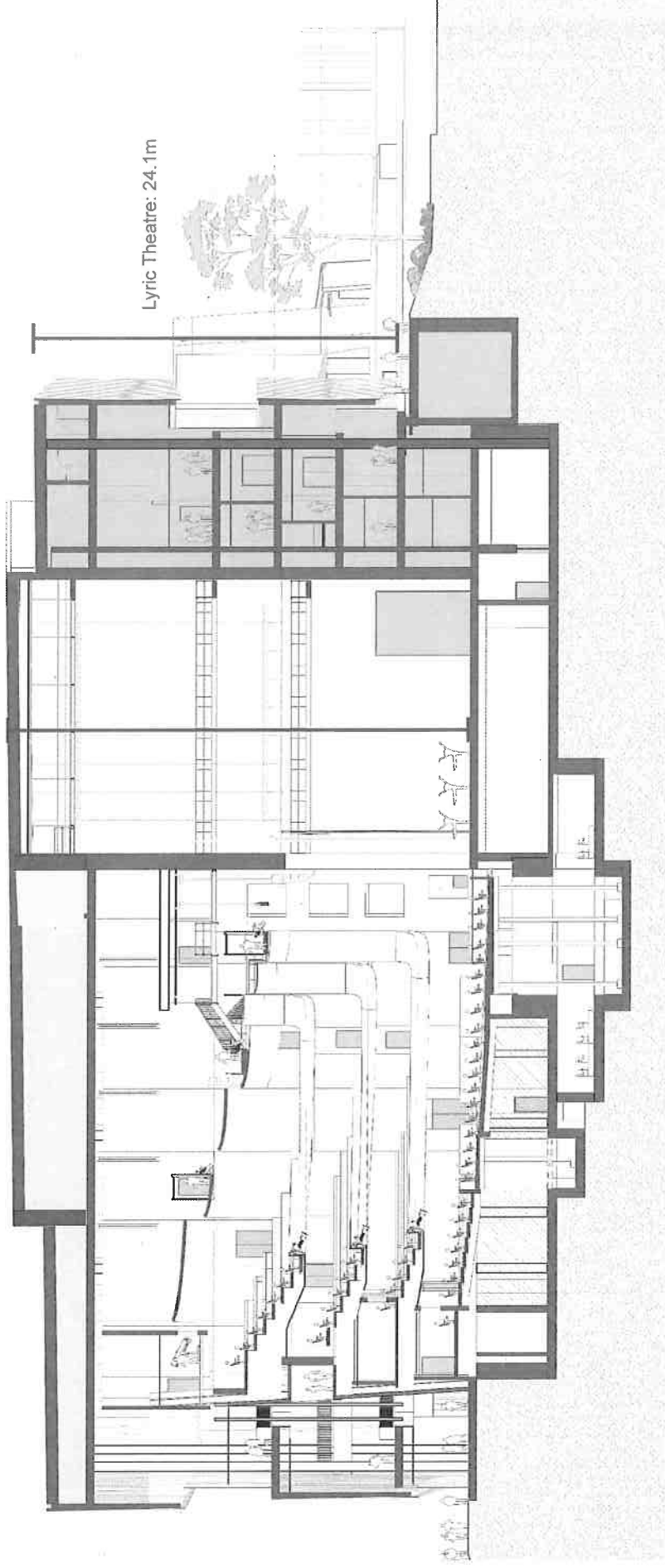
Lyric Theatre Section / Current Envelope

Fly tower height from Stage Level: 29.8m
Lyric Theatre height: 24.1m (from Vernon Circle)



Fly Tower: 29.8m

Lyric Theatre: 24.1m

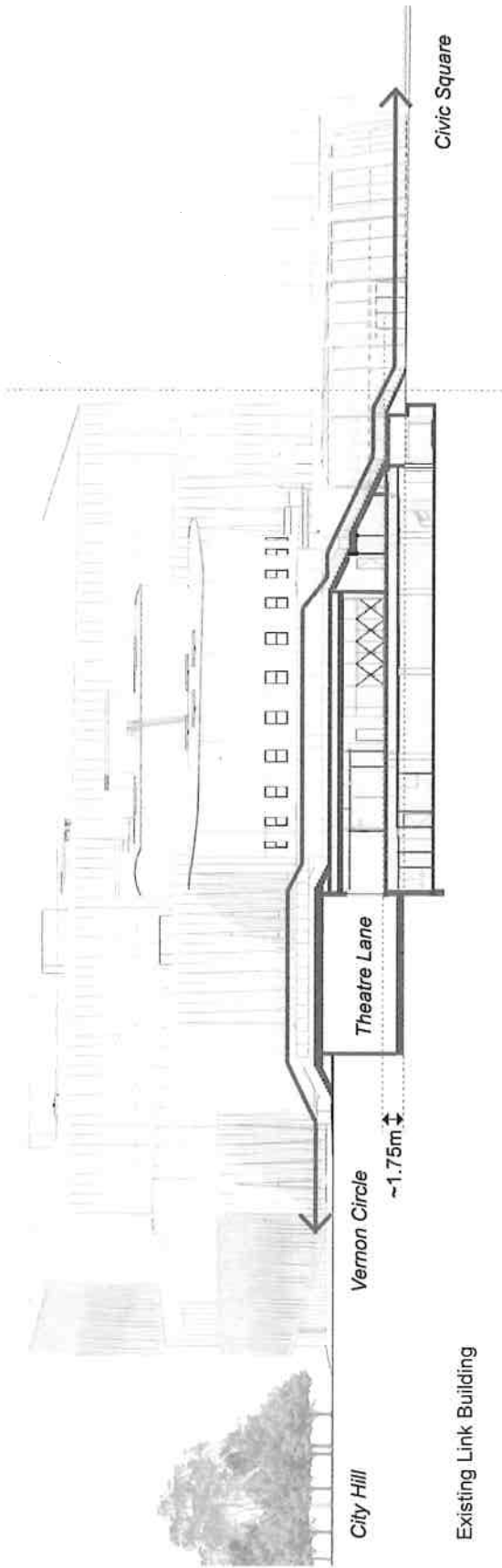


NB: Lyric Theatre arrival stair design to be developed

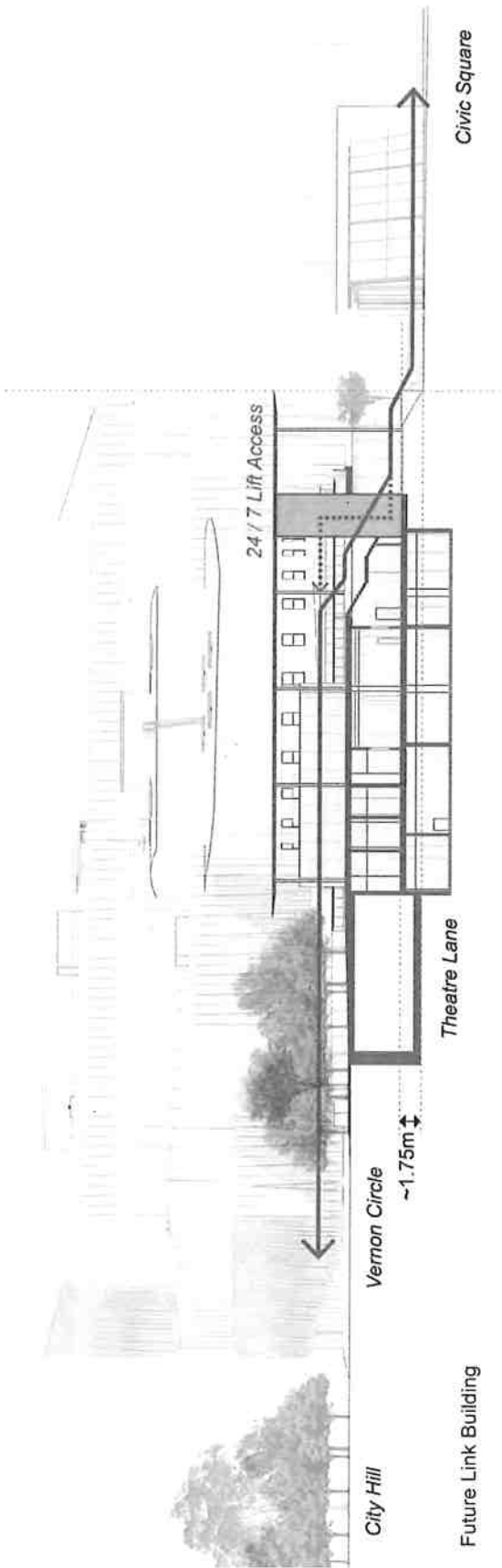
2.4 Adjacent Sites

CABINET

2.4.6 Link Building Activation



Existing Link Building

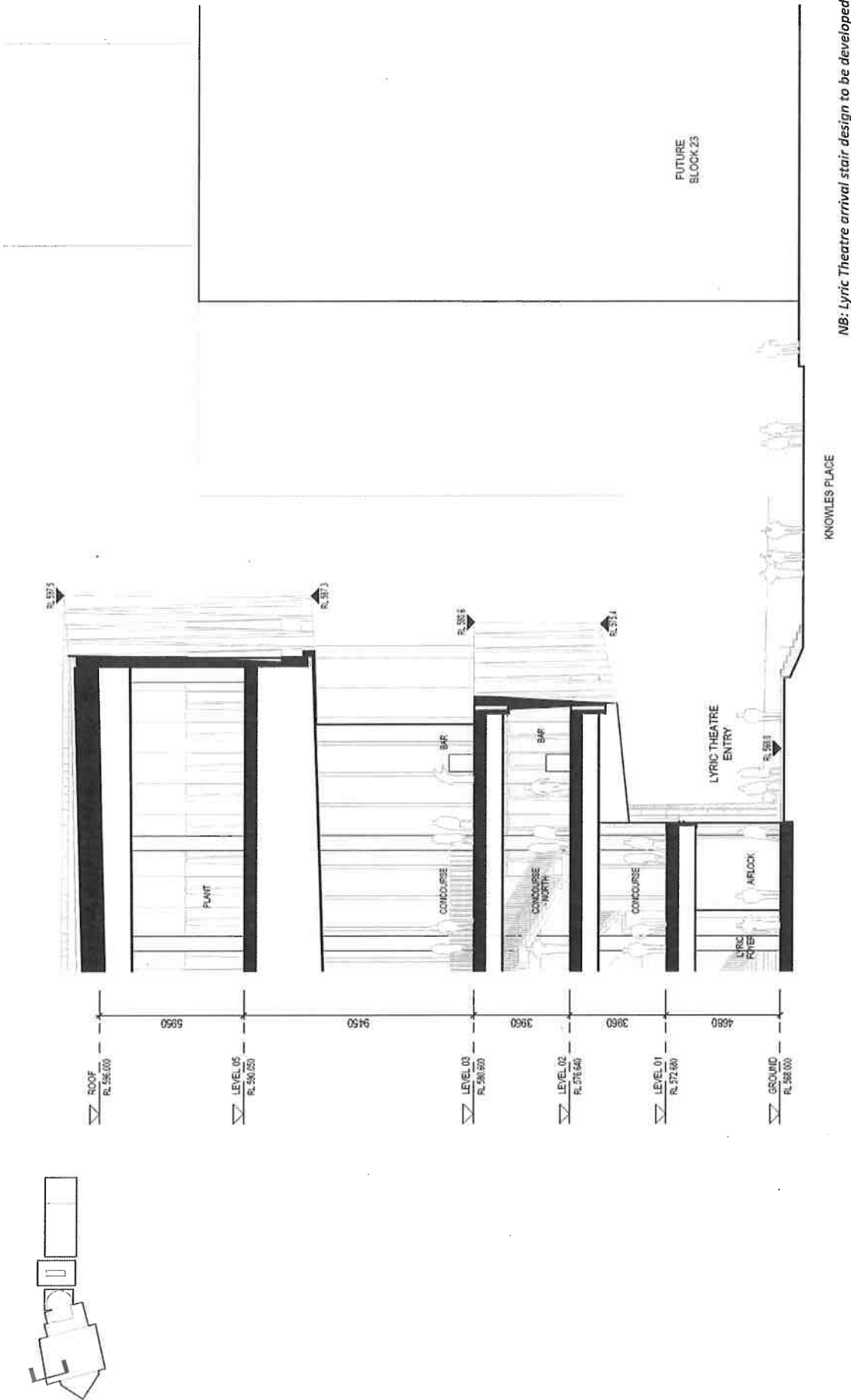


Future Link Building

2.4 Adjacent Sites

CABINET

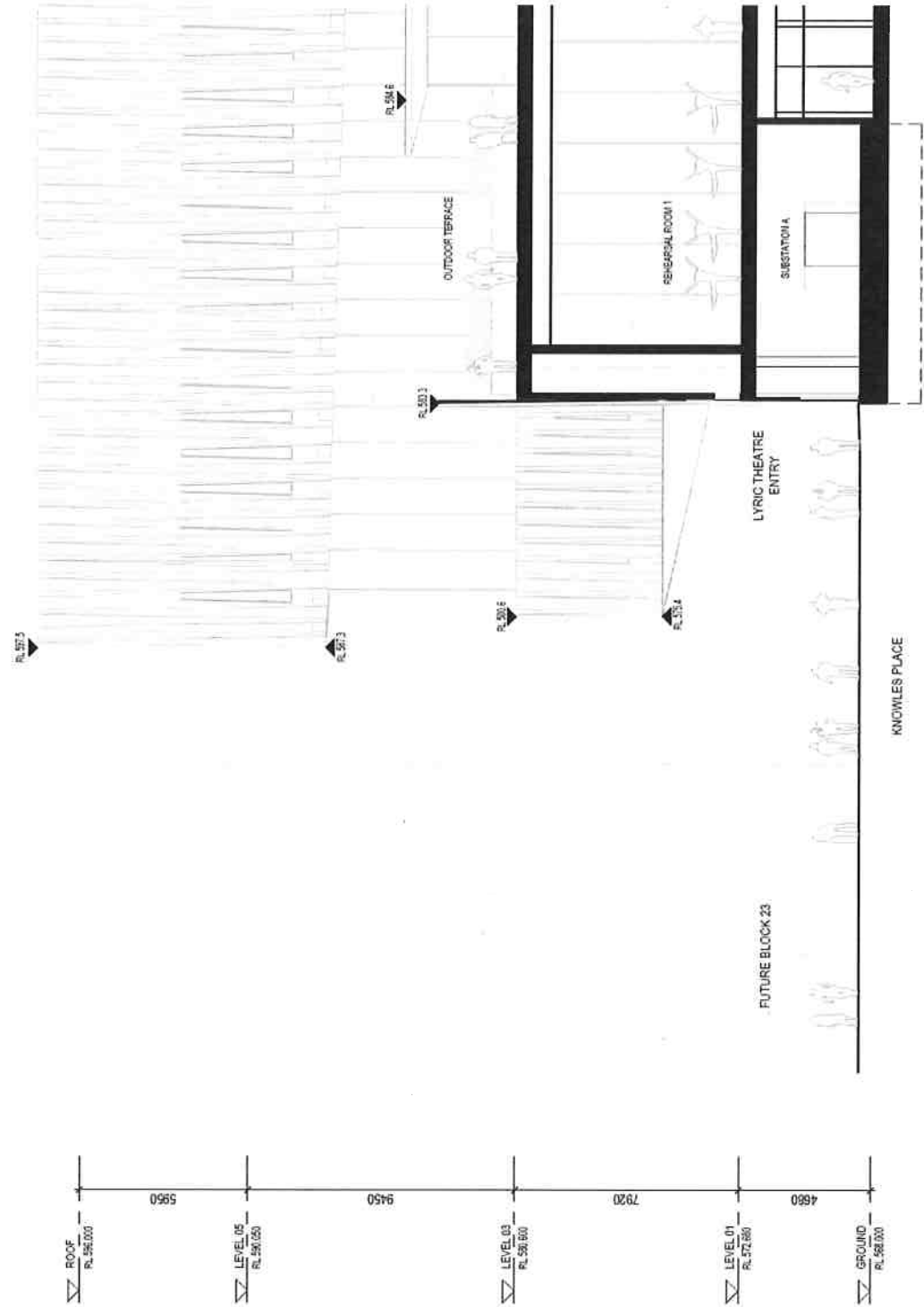
2.4.5 Knowles Place Interface



2.4 Adjacent Sites

CABINET

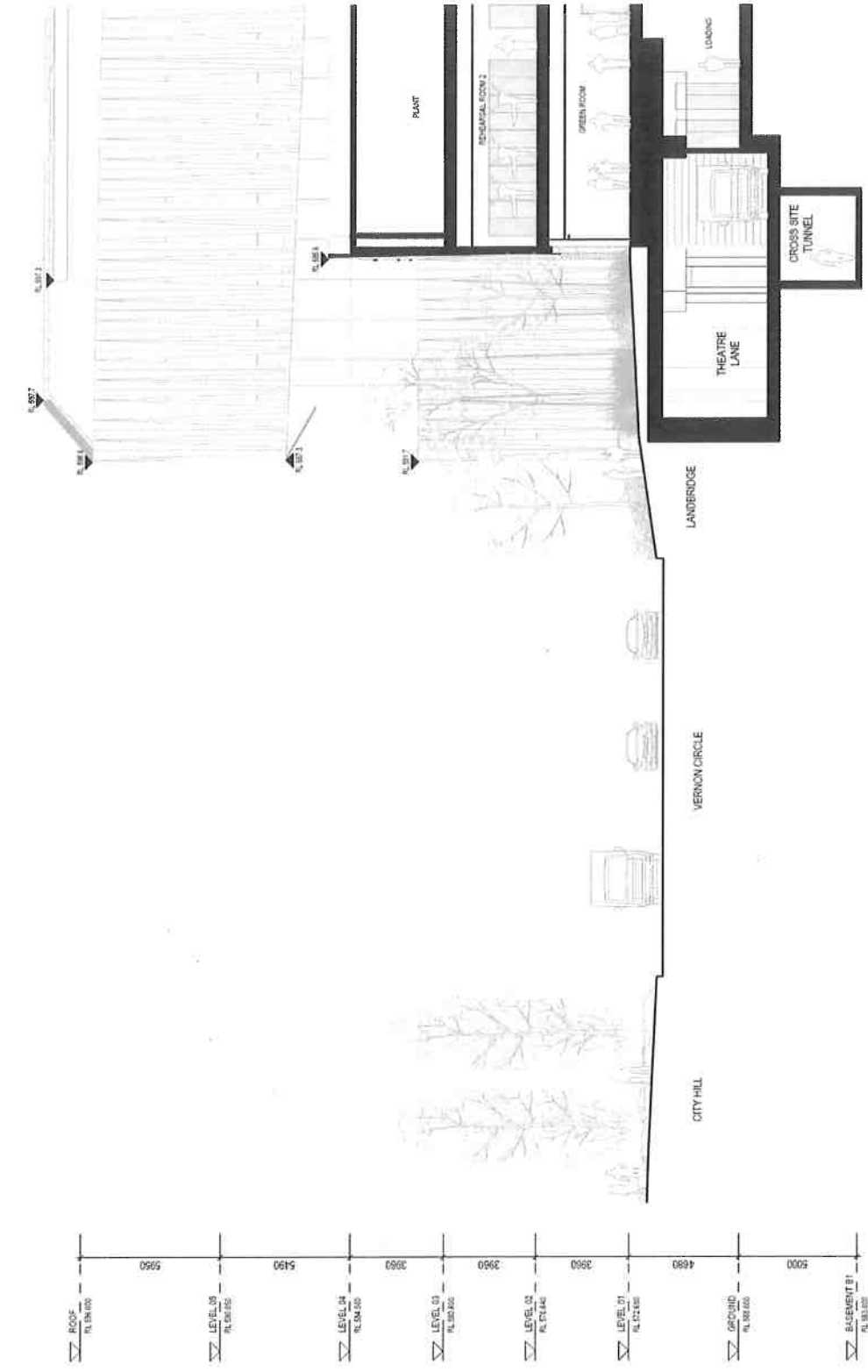
2.4.5 Knowles Place Interface



2.4 Adjacent Sites

CABINET

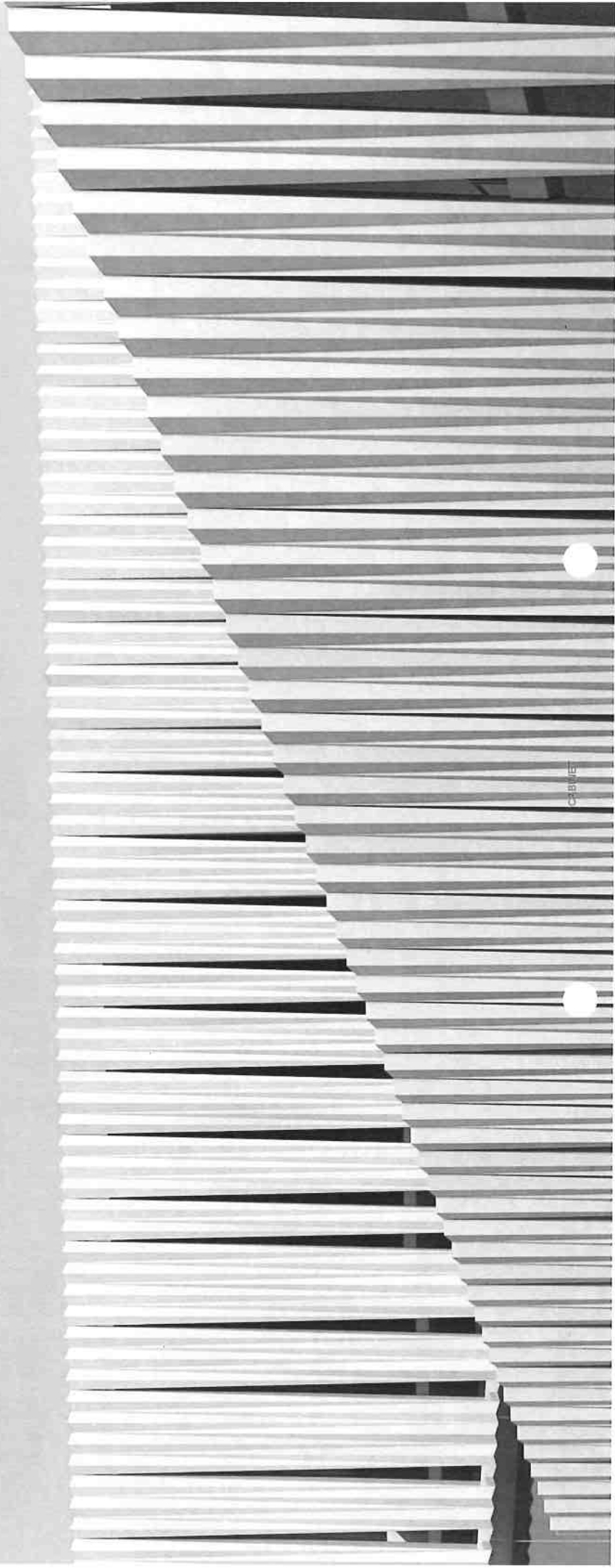
2.4.5 Vernon Circle/ Theatre Lane Interface



CABINET

2.5 CONSTRUCTION STAGING

CABINET



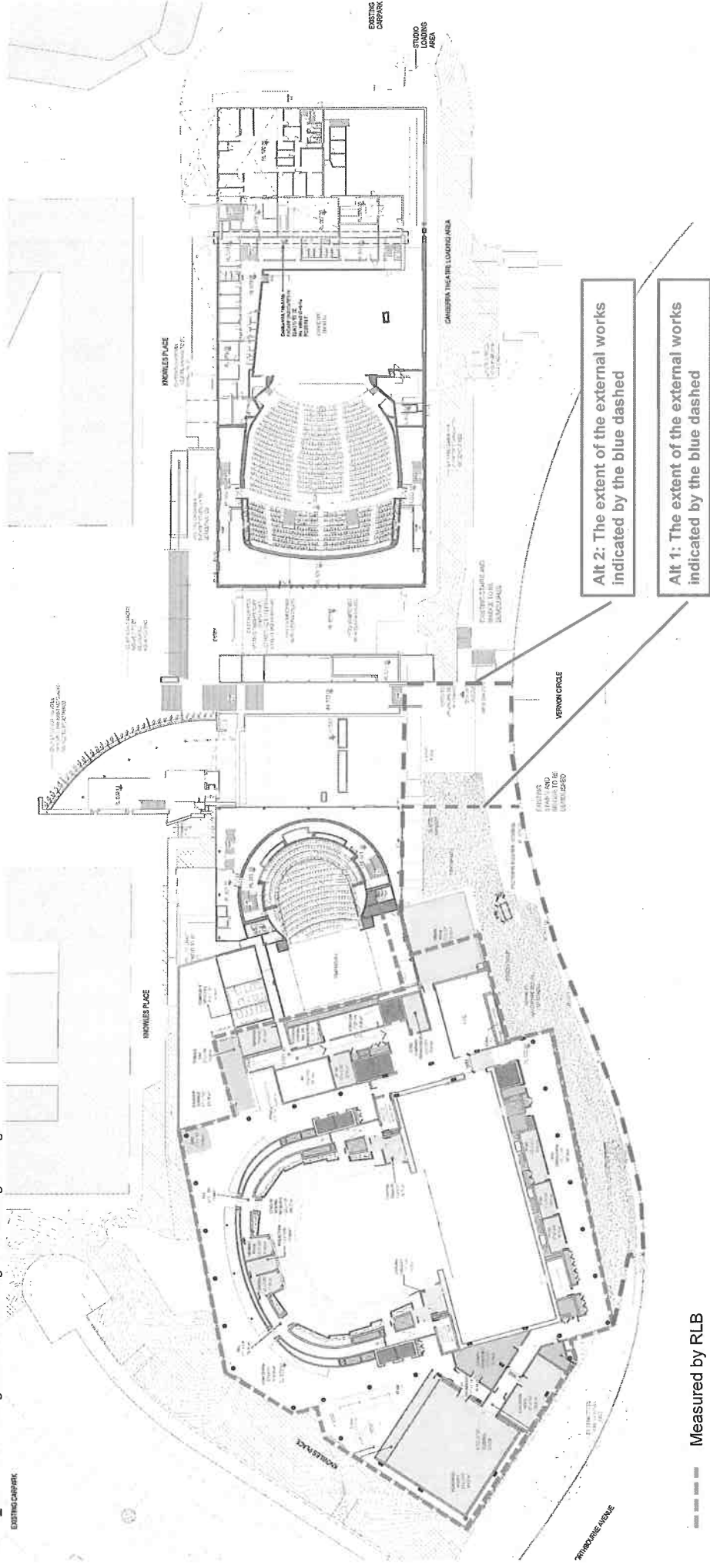
2.5 Construction Staging

2.5.1. Construction Staging Advice

The construction staging study has been undertaken, and advice from several disciplines can be found in the appendix. Below is an extract of the Final Consultation Report. The full report can be found in the appendix.

Stage 1 Indicative Overlays - Level 1

240301_Architectural Background Issue Drawings with Existing Drawings



2.6 REGISTERS & SCHEDULES

