

appendix 7 – Masterplan Options Report

Background

As part of the agreement with Arts Queensland (AQ), Cairns Regional Council (CRC) has commissioned CA Cox Rayner (Cox) to provide two masterplan options and two concept scheme options for the Cairns Entertainment Precinct (CEP).

Since their appointment on 13 April 2011, Cox has been progressing with the development of the two masterplan options in accordance with the spatial and functional requirements detailed in the specialist outline planning briefs which support the preliminary Client Project Brief.

The development of both masterplan schemes takes into account the results of community feedback provided during the first four community workshops, and a number of design workshops held with the concept advisory team engaged by CRC.

While fundamentally, the schemes consistently satisfy CRC's project brief, and therefore the project goals, there are a number of key differences between the two schemes as outlined below:

Item	Option 1	Option 2
Plaza Level	RL 3.35	Dual plaza, with lower plaza at RL 3.35 and upper plaza at RL 7.6. The nature of a dual plaza will allow for more community activities to happen simultaneously.
Back of house space	Compromised BOH space to the rear of the main venue, due to lack of available floor area	Opportunity for BOH space below the main plaza level, providing greater opportunity at upper plaza level for outdoor performance space, some complementary income producing retail space / essential BOH space
Foyers	All foyers are accessed off plaza at RL 3.35	Rehearsal Studio is accessed off lower plaza RL 3.35, PAC Venue 1 has the potential to be accessed off a double level foyer with access from lower and upper plaza, and PAC Venue 2 is accessed off upper plaza RL 7.6.
Additional spaces	Not applicable – not enough floor area.	The introduction off a lower plaza level, allows the inclusion of a community kitchen on this level, as well as a number of other community spaces such as a recording studio and multi-media room. There is greater potential for some of these extra areas to be part of a staging plan.
Views	Plaza and venue foyers' view will be impeded by the Ports activity.	View from the upper plaza including associated cafes/restaurants, as well as PAC venue 1 and 2 foyers is raised above the Ports operations giving unimpeded views of Trinity inlet.

At the community consultation held on 24th May, feedback from the community was provided that the Masterplan option 2 was overwhelmingly preferred over Option 1.

Following this, at the PAF update meeting with CRC, AQ, Treasury, DIP, DPW, Cox and Savills on 25th May, it was agreed that the State agencies would consider the two schemes now, rather than at the end of the Preliminary Evaluation stage, if additional information can be provided. The details below contain the responses to questions raised by the State Agencies, relating to the two Masterplan options.

Feedback from Community Consultation

A copy of records from the community consultation prepared by CA Cox Rayner is included as **Attachment 1** of this report, clearly demonstrating support of the community for Masterplan option 2.

Cost differences

It is noted that option 2 provides a greater overall floor area, enabling the required areas to be achieved, with relative comfort. Option 1 is limited in terms of the overall floor area possible, and is therefore likely to cause complexity in the provision of services in the Back of House areas, offsetting some of the additional cost from the increased floor area of option 2.

The overall opinion on cost will be developed across the next month in parallel with the development of the concept schemes.

It appears that there will be greater opportunity for staging with option 2, thus providing a greater degree of flexibility and control in the overall project costs.

Satisfaction of project Goals

CRC's project brief notes that the planning, design and delivery of the new Entertainment Precinct is guided by the following key goals. These goals will remain relevant throughout the design and construction phases and will underpin all operations and management roles. We have provided advice as to the ability of each scheme to satisfy the 11 project goals in the table below:

GOAL	OPTION 1	OPTION 2
Goal 1 – To meet community need	COMPLIES - Includes for the venues detailed in the CRC project brief.	COMPLIES - Includes for the venues detailed in the CRC project brief.
Goal 2 – To achieve the highest and best use for the land	COMPLIES – Provides for all venues detailed in the CRC project brief	COMPLIES – Provides for all venues detailed in the CRC project brief
Goal 3 – To ensure design excellence and sustainability	COMPLIES – Design capable of architectural excellence, demonstrating leadership in sustainability and accessibility	COMPLIES – Design capable of architectural excellence, demonstrating leadership in sustainability and accessibility We note advice from Cox that this scheme is preferred architecturally (Refer Attachment 2)

Goal 4 – To encourage community critique and comment	COMPLIES – Option 1 was developed with input from the community, noting however that community feedback is a preference for scheme 2, which to maintain community interest, should be considered.	COMPLIES – Option 2 was developed with input from the community, noting also, that masterplan option 2 is the preferred option of the community (Refer attachment 1)
Goal 5 – To reflect the character of the Cairns Region and Far North Queensland	COMPLIES – Both masterplan options provide opportunity for the design to reflect the character of the Cairns region and FNQ	
Goal 6 – To support economic growth	COMPLIES – Both masterplan options will allow the project to be developed to support economic growth	
Goal 7 – To support responsible financial management	COMPLIES – Both masterplan options will allow the project to be developed in a manner which ensures responsible financial management	
Goal 8 – To identify and manage risk	COMPLIES – Both masterplan options will allow the project to be developed in a manner which identifies and mitigates risk	
Goal 9 – To deliver the project efficiently through sound governance and administration	COMPLIES – Both masterplan options will allow the project to be delivered efficiently through sound governance and administration	
Goal 10 – To plan for efficient, cost effective operations	COMPLIES – Both masterplan options will allow the project to be developed in a manner which allows the operation and management of the precinct to be carried out in a cost effective manner, utilising flexible public spaces for multiple purposes.	
Goal 11 – The worlds most liveable city	COMPLIES – Both masterplan options will allow the project to be developed in a manner which satisfies the vision for Cairns to be a sustainable and liveable major regional city	

Design Excellence

Cox has confirmed that masterplan option 2 is the preferred option from an architectural perspective. Cox and CRC have met with the Queensland Chapter President of the Australian Institute of Architects, Peter Skinner to seek an independent professional appraisal of the two schemes. Advice has been received from Peter Skinner (Refer **Attachment 2**) that states “*I strongly support the design Option 2, and recommend that the consultants be advised to further develop this architectural design in continuing consultation with the council, community and users*”. Cox has also presented the schemes to the Government Architect, Mr Philip Follent and the Board for Urban Places.

Ports North

The two masterplan options were presented to Ports North on 31 May 2011. While Ports North declined to provide general comment, it was noted that masterplan option 2 provided a greater degree of 'buffer' (being of a more substantial / elevated nature than option 1). This reflects the requirement for the site to be a 'buffer zone' between Cityport and Seaport zones. Additionally Ports North noted that there would be less likelihood of disruption from trucks using the wharf road, or containers being unloaded on the wharf from option 2. (Refer **Attachment 3.**)

Staging

The potential for staging the project has been considered, and it is likely that the ability to stage the project will be increased with option 2, with greater floor area providing more flexibility in layouts. Staging will be considered in further detail as design progresses.

Programme

While option 2 may take longer in the structure due to the inclusion of an additional floor plate, option 1 is likely to cause difficulties as a result of the more complex configuration of the back of house area and with the waterproofing requirements and complications around the orchestra pit. The structural solution for this area will need to be further developed to provide a complete understanding of the programming issues in this area.

Recommendation

That Arts Queensland endorse the recommendation of Cairns Regional Council project team, the Queensland Chapter president of the AIA, and the CRC consultant team to proceed with masterplan option 2, as the preferred option for the Preliminary Evaluation, noting two design concept options will be provided as required by the Deed for Grant Funding between the State of Queensland and Cairns Regional Council.

Attachments

Attachment # 1 – Community Consultation Workshop #2 report (24 May 2011)

Attachment # 2 – Peter Skinner advice of 9 June 2011

Attachment # 3 – Minutes from meeting with Ports North (31 May 2011)

Attachment #4 – Cox masterplan options 1 & 2

CAIRNS ENTERTAINMENT PRECINCT

Community Consultation
Workshop 2
24 May 2011

CACOX RAYNER



Outline of major points

Planning Approach

- Consultation process valued and uptake of ideas is evident
- Support for consultation with stakeholder focus group leading to implementation over next 4 weeks.

Public Spaces

- Public space providing shelter from climatic conditions deemed imperative, however a range of views emerged on the form which the public space should take.
- Potential for civic scaled plaza with large canopy to provide flexibility within public space.
- Potential for series of gardens and courtyards with individual canopies to provide intimate spaces and better preserve views.
- Key priorities included safety, cyclonic considerations, accessibility and free to use.

White's Shed

- A range of views emerged regarding the future use of White's Shed, including;
 - Potential as arrival point space to precinct
 - Adjunct museum space
 - Bars / Cafes / Retail
 - Music venue / Performance space
 - Flexible event space
- Discussion regarding design approach included;
 - Potential for design to reflect and strengthen site history
 - Potential for design to provide element of transparency to maintain views to inlet

Architecture

- Cairns Entertainment Precinct will be unique as one of, if not the, only tropical theatre and entertainment precinct in the world. As such examples of tropical architecture of a similar scale and brief were not provided. Architectural exemplars provided by CA Cox in consideration of layout, form and space generated vibrant discussion, with comments as follows;
- Oslo Opera House interesting for dramatic external and internal aesthetic, relationship to water and public access to roof plaza.
- Winspear Opera House interesting for public realm which provides canopied green space and use of water.
- Federation Square generated interest for terraced public space and outdoor cinema possibilities.

Options

- CA Cox presented Two Masterplan Options for community discussion;
 - Option 1 proposes a public plaza and foyer spaces at Wharf Street level
 - Option 2 proposes an elevated public plaza
- Option 2 garnered almost unanimous support in each community consultation session for its;
 - Elevated views over Trinity Inlet
 - Potential to capture breezes
 - Potential to achieve flood immunity
 - Possible increased carparking

Minutes

Notes recorded from each table during community consultation 2



Community Consultation Response

Cairns Entertainment Precinct

Project Number: 410091.00

Project Name: Cairns Entertainment Precinct

Meeting: Community Consultation Minutes – Workshop 2, Session 1

Date: Tuesday 24 May 2011, 3:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Linda Cardew

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Yes – agree. Project is advancing well
2. Is there anything that worries you about the direction or planning approach to the project?
 - Councilors need to be supportive – need to understand the project

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - 2 level plaza design preferred
 - Advantage of additional parking on site which would benefit rehearsals etc.
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - Not so good
 - iii. Other?
 - 2 levels of loading are better than one
 - Servicing is critical
 - Public space in CEP could become the new City Place
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 -

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - Could be used for events like beer fest, food festivals, ukulele festival, small festivals, jazz festivals, Cairns Blues Festival
 - Any event that needs a roof could be held in White's shed.
 - 24 hour access to White's shed, live music 7 nights per week

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?

-

Other

An opportunity to consider thoughts or issues not yet discussed.

- Commercial income is important to support the precinct
- If convention centre becomes more visible then that is good.
- Outdoor entertainment will attract people to the site
- Where do the smokers go during interval/
- Should have liquor license

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Minuted: Stuart Withrington

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Yes. Glad to see community ideas being taken on board
2. Is there anything that worries you about the direction or planning approach to the project?
 - Confusion over different sites
 - Concern over cost – especially due to the location (lots of money spent on foundations etc)

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Not preferred
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - preferred
 - iii. Other?
 - Commercial activity should not compete with CBD/Esplanade restaurants
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Link to water is crucial, however view down Grafton street is beneficial also

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - White's Shed as an entry is good – concept of arrival
 -

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?

- Oslo – ramping up could be similar, strong geometry was favoured
- Wexford – too blocky
- Agora – vibrant colour was like but too much for Cairns
- Dublin – neutral response
- Fed Square – neutral response
- Fly-tower should be integrated into the architecture like Luxor

Other

An opportunity to consider thoughts or issues not yet discussed.

- Keep existing Hibiscus trees if possible
- Shape-shifting screens to give different feel at different times are a good idea
- Corrugated iron can be attractive and represents the heritage
- Shade – fogarty park has big open space, but shade is too far from the stage

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Date: Tuesday 24 May 2011, 3:00pm

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Minuted: Damien Ingram

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Seems to make sense
2. Is there anything that worries you about the direction or planning approach to the project?
 - Table showed concerns that CEP may relocate patronage, removal of people from CBD
 - Has anyone done any preliminary Budgets, expected people numbers on weekly /monthly calculation – Need to demonstrate that is not going to be or become a '*White elephant*'
 - Orientation to water imperative (unique) – Any city can face the street
 - Don't want restaurant precinct to detriment of others

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Yes. canopies
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - Presenting the opportunity for micro spaces within the public areas may assist with keeping it populated.
 - Opportunities for function or performance
 - Canopies would be desired regardless of the public space
 - iii. Other?
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Option 2 is preferred for the elevation and the ability to engage with the port

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?

- with removal of museum from scope can shed still remain as entry?
-

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?

- Oslo – good open space and engagement with water
- Palau de les arts reina sofia was another example that was mentioned and should be looked at
- Valencia – theatre – open plaza and engagement with water

Other

An opportunity to consider thoughts or issues not yet discussed.

- Improvement / inclusions
 - Disability access needs to be demonstrated
 - Removal and/or consolidate ramps by use of lifts
 - "Stack" back of house more around the loading dock. Shorter distance between all "Stages" and the loading dock will result in reduction of cost of building + more efficient staffing
- Rehearsal Space/ Theatre 2 to have visual connection to inlet. Unique opportunity
- Tram – Electric (Some kind of people mover around town for linkages)
 - Soft tyre?
 - Light Rail
- Strong linkages to other precincts in town Grafton Arts, The Tanks COCA etc.
- What height does the Museum collection hat to be to ensure its safety from storm surge?
- Is there a possibility to integrate the Museum so as not to have a double up of common special elements e.g. loading dock?

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Minuted: Carlo Amerio

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 -
2. Is there anything that worries you about the direction or planning approach to the project?
 - Concerns about what is included in the budget
 - Maintaining White's shed
 - Fertiliser blowing across the open plaza when loading onto ships

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 -
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - iii. Other?
 - No real preference here so long as protection from sun and rain is achieved
 - Both entry options could work
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Option 2 preferred

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - no objection to use the shed as an entry

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?
 - Exemplars shown seem bare and dominate the landscape
 - Dallas building was the least disliked because of the canopy, greenery and water
 - Must be uniquely north Queensland

Other

An opportunity to consider thoughts or issues not yet discussed.

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Minuted: Casey Vallance

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Yes - agree
2. Is there anything that worries you about the direction or planning approach to the project?
 - Very happy with project progress

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Not favoured
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - Favoured – small, visible, safe
 - These should not look determined (elevation will help with this)
 - iii. Other?
 - Should be a connection to the esplanade
 - Focus to the inlet and focus to city is important – need both
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Should be elevated

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - Should be open 24 hours
 - Should be flexible to use

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?
 - Oslo – foyer is good
 - Could the foyer be naturally ventilated at particular times of the year?

Other

An opportunity to consider thoughts or issues not yet discussed.

- Retail / dining – powerhouse in Brisbane a good example for mix of retail. Needs to be a careful consideration of the amount of retail (price point, good meal). How is retail used when the theatre is not being used?
- Car park edge to be considered
- Post office car park access needs to be covered
- Rehearsal rooms could divide into smaller spaces

Community Consultation Response

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Meeting: Community Consultation Minutes – Workshop 2, Session 1

Date: Tuesday 24 May 2011, 3:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Danielle Borowski

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Not all community members agreed with the planning topic (the proposal) but majority were excited about the project.

2. Is there anything that worries you about the direction or planning approach to the project?
 - Two community members were concerned with the cost and siting of the project; in particular, the cost of the renovations to White's shed. One community member did not agree that White's Shed should be heritage listed and should be removed.

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - One community member did not believe that there should be any canopy as he was concerned it may impede views. Others at the table did not mind either a large canopy or a series of smaller canopies so long as there was protection from weather conditions.

 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - All community members at the table believed there should be a number of rain trees to attract birds to the site. They would prefer large established rain trees over smaller gardens.
 - Community members did not like the rock formations at the Cairns Domestic Airport Terminal.
 - Introducing colour to the scheme was discussed as important, in order to make it a lively space.
 - Community members liked the idea of using the surrounding mountains to inspire building form / capturing views.
 - Community members also discussed the need for the performances spaces to spill out over the plaza areas.
 - The idea of an outdoor amphitheatre was seen as a positive addition to the scheme.

 - iii. Other?
 - Some community members felt that a series of shade trees similar to the trees opposite the Railway Hotel would be appropriate for the site.
 - Federation Square was discussed as an appropriate example for a lively plaza space. Community members like the terraced spaces with large screens for the public to view movies etc.
 - One community member discussed the need for a number of public amenities to be situated around the

site.

2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - All community members at the table preferred option 2, liking the idea of having views of the Trinity Inlet and mountains.

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - Community members liked the idea of White's Shed as a walkway and entry point, open to all of the public in order to tell a story about the sugar history of Cairns. They believe it needs some elements of transparency to have a relationship with the water.

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favorable or unfavorable reactions to them?
 -

Other

An opportunity to consider thoughts or issues not yet discussed.

- The performance space 2 to be dimensions (30x40m) to suit the size required for a ballroom dancing stage.
- More car parking to be provided (not just rely on the multi-storey car park)
- Decorating trees with fairy lights at nighttime.
- The re-location of the CEP near the Civic Theatre.
- The provision of a security fence along the perimeter of the site.
- Adequate cyclone and storm surge protection to be provided.

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Date: Tuesday 24 May 2011, 3:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Tahnee Sullivan

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Very happy with the uptake of community suggestions into the design agenda and discussion. There is the feeling that the community has a voice and is contributing to a process of reciprocal learning.
2. Is there anything that worries you about the direction or planning approach to the project?
 - Suggestion that there are very diverse points of view and interest groups within the community who want involvement in the design process. Is it possible to plan community consultation around themes or areas of expertise, to allow discussion between consultants and interested parties.
 - Concern that adequate seismic studies have not been undertaken.

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - There was support for a simple, unified plaza.
 - The use of operable elements in canopies or facades is a concern, due to cyclone risk.
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - Concern was expressed that smaller, independent courtyards / spaces may not provide the flexibility that the community would like to see catered for.
 - iii. Other?
 - Request for a considered approach to seating within the public plazas is very important. This should include both permanent seating, as well as provide temporary / mobile seating for patrons or allow patrons to bring their own.
 - An amphitheatre should be able to be used in all weather situations.
 - This amphitheatre should be larger than that currently at the Tanks, which is often considered too small and limiting in terms of creative possibilities.
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Unanimous support for an elevated plaza to allow views, breeze and reprieve from overland flow during rainy periods.
 - With an elevated plaza, connectivity between basement, street and plaza is critical.

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - There were contrasting opinions as to the purpose of White's shed however it was generally agreed that;
 - It should be valued as a place of history and which has the potential for a great relationship with the museum, but not necessarily serving the role of entry.
 - It has the potential to re-establish Culture within the project agenda.
 - It should act as a flexible space open to a variety of different uses. Specifically it should not be a place for 'arts and crafts' but for high-cultural pursuits.

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favorable or unfavorable reactions to them?
 - Oslo Opera house was considered very attractive.
 - There was a request for a 'softening' of the fly tower.
 - Suggestion that the CEP roof form should respond to the Cairns Convention Centre roof form.
 - Discussion about the possibility of roof terraces.

Other

An opportunity to consider thoughts or issues not yet discussed.

- Unanimous support for Masterplan Option 2.
- The genuine integration of Art and Architecture should be a priority – e.g. Stained Glass at Arts Centre of Melbourne.
- There was discussion regarding the interchangeability of Performance Space 2 and the Rehearsal Room – while there was no clear preference, it was agreed this should be well considered.
- Cantilevered spaces with views to the water should not be tenanted spaces which require payment to enjoy.
- Consideration of Tropics and response to climate is imperative
- Shaded public space must cater to a variety of uses, which are not always tenanted.
- Strong public push for the building to achieve a category 5 cyclone rating.
- The operability / flexibility of public spaces in response to weather changes was considered to be very important, but also a key concern if not executed well.
- Interest in the possible connectivity between the proposed multi-storey carpark and the Cairns Entertainment Precinct.
- Suggestion that the Museum is an additional and an unnecessary expense.
- There was a suggestion that White's Shed is the Ports responsibility and therefore any refurbishment should be at Ports expense.
- There needs to be consideration of excess salt water on Lake Street – an ongoing problem which has the potential to get worse with changes to site conditions.

Additional notes provided by Trevor;

Key considerations

- Tidal surge
- Seismic surveys
- Casino was constructed over 400ft of mud
- Civil engineering
- Risk management and evacuation procedures

- Emergency services access to facility
- Power backup to ensure ongoing use irrespective of grid power failure – contingencies.
- Flood risk
- Carparking provision
- Rain capacity
- Disability Access
- Theatre use – Adequate BOH, consideration of Stage size and access, props, equipment.
- Sustainability
- Overland flow

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Minuted: Gisela Jung

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Both options are developing well
 - There is an obvious logic in the planning
 - Option 2 preferred
2. Is there anything that worries you about the direction or planning approach to the project?
 - Would like more meetings

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 -
 - iii. Other?
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Option 2 preferred because of the higher levels, address to the water and small spaces along the ramp leading to a larger plaza
 - Addressing the inlet is more favourable

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - Good to have on the site
 - Inserting an elevated walkway would be nice and create a great space

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?

- Tropics important
- Not too much concrete – will create radiant heat in the tropics
- More green, tree canopies to create ambience
- Roofing to be retractable in cyclones
- No solid roofs and concrete
- It needs to feel like a good living area – Feature screens opening up, a lot of glass
- Water Plaza area for kiosk – This is a different experience
-

Other

An opportunity to consider thoughts or issues not yet discussed.

- Is there information available on a website?
- Barry thought this meeting was to discuss site location and he raised his concerns, expansion of port cannot happen anymore
- John, Lisa pointed out that CEP has to be used by community 24 hrs., with interactive features needed
- John, Lisa thought connection CBD should be an Attraction in itself, the public transport as well as sheltered walkways
- Unattractive space along Convention Centre
- Will there be more user groups or meeting to provide an opportunity to consider thoughts or issues not yet discussed
- Retail Space and cafes suitable for environment not more of CBD Souvenirs
- All disabilities have to be considered and CRC needs to be protected from claims.
- Areas, quiet room, many wc facilities need to be offered in all areas
- But also operational issues need to be carefully considered
- Barry believes the plans need to be discussed in another CRC committee to
-

Community Consultation Response

Cairns Entertainment Precinct

Project Number: 410091.00

Project Name: Cairns Entertainment Precinct

Meeting: Community Consultation Minutes – Workshop 2, Session 2

Date: Tuesday 24 May 2011, 6:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Carlo Amerio

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - yes
2. Is there anything that worries you about the direction or planning approach to the project?
 - Amphitheatre should be covered
 - Noise from rain on roofs in public spaces
 - Concern about future construction noise on wharf st impacting on performances
 - Concerned about the use of the museum on multiple levels – who is going to run it?

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Large roof could become overpowering
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - This option preferred
 - iii. Other?
- Public space seems limited and will have to be carefully used
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Option 2 preferred by all – has direct connectivity to convention centre
 - Prefer to see Trinity Inlet

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - Concerned about driven rain between layered roofs
 - Activate White's Shed along the ramp – music, bars, etc
 - Transparent, maintain visibility to Trinity Inlet
 - Venue for school choirs

- White's shed as entry statement was seen as a unique experience
- Entrance is quite long – needs activation

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?

-

Other

An opportunity to consider thoughts or issues not yet discussed.

- Art house, Cinema, Jazz Bar to be located at plaza level to activate the open space
- Covered Drop off Area
- Prefer to compromise public space rather than the Performing Arts/Museum
- Free entertainment to be provided to activate the public space
- The museum will be an important part of the project.
- Music/Food go together, important to Bar/Restaurant on plaza level
- Maybe the rehearsal room should be on the water side as it is used extensively to take advantage of the view
- Box office in front of the foyer
- Adequate Bar facility to handle 1200 people
- Concern about the Restaurant/ Bar may block out view from the foyer

Community Consultation Response

Cairns Entertainment Precinct

Project Number: 410091.00

Project Name: Cairns Entertainment Precinct

Meeting: Community Consultation Minutes – Workshop 2, Session 2

Date: Tuesday 24 May 2011, 6:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Casey Vallance

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Not supportive of project, however, theatre could be bigger
2. Is there anything that worries you about the direction or planning approach to the project?
 - Shouldn't be a restaurant or café
 - Need free parking

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Yes, one larger plaza is better
 - Stairs should be minimized to allow for public access
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 -
 - iii. Other?
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Elevated – opportunity to walk on the roof would be great for views

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - White's shed should be removed. Do not see why we wouldn't keep the original Cairns Yacht Club
 - Should be public space if retained

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?
 - Oslo is good – particularly due to roof access
 - Fed square

Other

An opportunity to consider thoughts or issues not yet discussed.

- Must be a safe solution
- Need better public transport
- Need better car parking
- Building should not be a big box, needs to be something unusual to Cairns
- Need more public space
- Must be used everyday
- Could have markets here
- Would like to discuss project with Council more
- There should be more public announcement regularly about the project
- Can the council really justify this type of facility with its population?

Community Consultation Response

Cairns Entertainment Precinct

Project Number: 410091.00

Project Name: Cairns Entertainment Precinct

Meeting: Community Consultation Minutes – Workshop 2, Session 2

Date: Tuesday 24 May 2011, 6:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Danielle Borowski

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 - Generally all agreed with the general planning topic. One community member believed that the CEP should not continue and funds to be invested in re-furbishing the existing Cairns Civic Theatre.
2. Is there anything that worries you about the direction or planning approach to the project?
 - The lack of car parking was seen as an issue for community members. If CEP users were required to park at the proposed multi storey car park then a covered access path should be provided to connect the two.

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Community members all agreed that covered outdoor space was essential, and did not have preference for either a large canopy or a series of smaller ones.
 - Access to the roof similar to the Oslo opera house was desirable for one community member in order to take advantage of the water and mountain views.
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - All community members agreed that the outdoor spaces should be reflective of the wet tropics.
 - iii. Other?
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - All community members at the table preferred option 2.

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?

- It was discussed the White's shed could become a lockable workshop that the public hire out for duration (eg: 2 months) with the addition of a public overhead walkway so the public could look into the space.
- Community members did not believe that White's Shed should be the main entrance, as most people would come from Lake St or Grafton St.
- White's shed could also be used as a retail space to activate the centre day and night, where access to the Port's rd is desired (for deliveries etc)

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favorable or unfavorable reactions to them?
 - Community members liked the Grand Canal Theatre in Dublin for external spaces, the Winspear Opera House for its outdoor canopy, the Oslo Theatre for the relationship to the water.

Other

An opportunity to consider thoughts or issues not yet discussed.

- ESD issues were seen as being a strong driver to good design for community members.
- The provision of a link to the multistory car park/convention centre/ CEP.
- Security is important, providing a well-lit space at nighttime.
- Community members wanted to re-affirm that the public of Cairns would not change their habits (i.e.: most drive cars and car parking within the site is very important).
- The provision of a fly tower in performance space 2 (A community member explained that approximately 70% of performances at the Civic theatre use a fly tower).
- It was discussed the possibility to upgrade the Civic theatre and building a separate Concert Hall on the CEP site.
- Community members felt that there should be a large car/bus drop off zone provided.

Community Consultation Response

Cairns Entertainment Precinct

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Meeting: Community Consultation Minutes – Workshop 2, Session 2

Date: Tuesday 24 May 2011, 6:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Tahnee Sullivan

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
 -
2. Is there anything that worries you about the direction or planning approach to the project?
 - Theme discussions for members of cultural and stakeholder groups would be good

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Positive response to canopy but looking for something other than timber vertical screening – visual response to natural environment
 - What does this mean for viewing at human scale?
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - Wary of vacuous space – will it be unpopulated other than cigarette smokers?
 - amphitheatre
 - iii. Other?
 - Decking to continue with the style of Ports North treatment
 - Water as cooling factor
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Elevated – what goes underneath?
 - Strong support for additional parking

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - Preference for it to act as an adjacent space to museum
 - Climate controlled?
 - Possible to have temporary exhibitions/travelling
 - Moisture, temperature and security are issues
 - Positive response to concept of entrance

- Can we have both? E.g. Turbine hall in Brisbane – move alongside and view in

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favorable or unfavorable reactions to them?
 - Murray Prior range – visual and physical response
 - Glazing is a concern – bird facilities – avoid extensive glazing
 - Natural air in enclosed spaces

Other

An opportunity to consider thoughts or issues not yet discussed.

- Connect theatre 2 to inlet
- Staging? How to activate the space without the museum and community hub?
- Sustainability is key – should be a beacon of sustainability and should be included from the beginning
- Fly tower – no point in disguising – this is in Port area, its already industrial, fly tower could fit in with this
- Option 2 preferred because of views and protection from floods
- Option 2 – theatre 2 on inlet. There is nothing to look at on Wharf St.
- Don't agree with another restaurant, but at least have waterside café and facilitate temporary bars

Community Consultation Response

Cairns Entertainment Precinct

Project Number: 410091.00

Project Name: Cairns Entertainment Precinct

Meeting: Community Consultation Minutes – Workshop 2, Session 2

Date: Tuesday 24 May 2011, 6:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Stuart Withrington

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
2. Is there anything that worries you about the direction or planning approach to the project?
 - No visual arts facility - Cairns Regional Gallery has lots of limitations and so can't display a lot of travelling exhibitions. CEP is too much about performance
 - Back of house space is not adequate – how well researched is it?
 - Concern all links to Grafton St have been ignored – needs to feel like a single precinct with CBD, master plan should extend along side of Convention Centre, dry access required from post office parking station
 - Concern the bus drop off is too small
 - Need covered access from drop off to foyer entry

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Big space preferred – space is cramped already without more small spaces
 - Allows for a dramatic architectural statement
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - iii. Other?
 - Can the lower plaza on option2 be used for other facilities – visual arts, ticketing for general cairns activities e.g. Ticketlink.
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Elevated plaza gives more options

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - Good to have it off the circulation route so it can be used for functions

- Nice to be able to walk through it
- Orientation of amphitheatre should consider use in conjunction with function in the shed

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?
 - Oslo – simple and good
 - Wexford – too boxy, retractable seating with timber cladding when closed is nice
 - Agora – yellow is not good
 - Dublin – glass is good
 - Luxor – in urban area, CEP needs to relate to the environment
 - Perth – too plain, grand stair is nice though

Other

An opportunity to consider thoughts or issues not yet discussed.

Community Consultation Response

Cairns Entertainment Precinct

Project Number: 410091.00

Project Name: Cairns Entertainment Precinct

Meeting: Community Consultation Minutes – Workshop 2, Session 2

Date: Tuesday 24 May 2011, 6:00pm

Venue: Civic Reception Room, Cairns Regional Council, 119 Spence Street, Cairns

Minuted: Damien Ingram

Topic 1: General Planning Approach

1. Do you agree or disagree with the general planning topic?
2. Is there anything that worries you about the direction or planning approach to the project?
 - Disconnected to Street (Ground Level)
 - Connectivity to Convention Centre limited on presentation
 - wrong site (one one at the table)

Topic 2: Public Spaces

1. Is there a particular preference for the two approaches to public space, or are you happy to see how the design evolves:
 - i. A canopy over a large space that can accommodate different activities and events?
 - Canopies – Fundamental – Intrinsic
 - How would the acoustics be treated for things like poetry readings?
 - Covers + Canopy – e.g. City place – first thing to go budget constraints this is why they should be made intrinsic
 - Sensual Experience of engaging with the tropical weather & performance (Great Southern Land – Ice house)
 - Engaging with and accept the fact one gets wet is part of tropics
 - Needs to be nice balance of solid and transparent canopies
 - Large spaces need to be a human scale - intimate
 - ii. A series of gardens and courtyards linked together, each for a different activity?
 - iii. Other?
 - Promote better option than Foggarty Park
 - Loading to Plaza difficult (catering vans, events equipment). Only access through ramp between White's shed and proposed museum
 - Vehicle access between White Shed and pedestrians may prove difficult
 - Alternative access perhaps required
 - Water feature and gardens
2. Do you prefer the main public space to be down low, at or near street level or are you happy for it to be elevated (say 2.5 metres) to gain elevated views over the road and wharf to Trinity Inlet?
 - Option 2 preferred

- View from plaza may present frustrating – no physical engagement with water

Topic 3: White's Shed

1. Do you like the idea of it forming an arrival experience into the precinct with adjoining workshops and community spaces, or would you prefer it to be used exclusively for certain purposes?
 - White's shed could be 'grunge' in theme
 - Corridor between museum – White Shed – Nice level of engagement
 - Security to and within White Shed post construction -0 how will it be managed
 - Heritage to area important design consideration and key to areas revitalization

Topic 4: Architecture

1. A major 'wet tropics' performance venue is unique in the world. Although the buildings shown for benchmarking are in non-tropical locations, do you have any particular favourable or unfavourable reactions to them?
 - Liked the notion of walking on the roof in the Oslo example
 - Wembley – water feature
 - Dallas – Canopies
 - Not listed but mentioned was Darwin Performing Arts Centre (1000seats) – Refuting the statement that this will be the first example in the tropics

Other

An opportunity to consider thoughts or issues not yet discussed.

- An opportunity to consider thoughts or issues not yet discussed
 - Permeability of experimental theatre good idea
 - Fly tower absent to 450 seat theatre
 - Community theatre users more likely to use smaller theatre
 - Smaller productions may not be able to afford large theatre
 - The need for a fly tower and a smaller theatre may tie up venue resulting in bumping of additional show.
 - Romantic notion to connect theatre 2 with water visually
 - Note is an INLET not a RIVER as documented
 - Car park entry in current location thought to be an obstruction should be move north. This opinion was slightly change once the constraints were explained
 - Environmental techniques – cost more capital but save in the long run
 - Walkway from convention centre could present as a lighting rig. A stage could be erected under and the road closed for performances and provides a larger option to the plaza
 - Table thought that there is a place for the public spaces proposed and still not affect the use of Foggarty Park
 - Essential that the theatre be 1200 seat minimum. The current theatre seats 669 people and is booked 70% of the year. The other 30% is off peak (wet season)
 - Could an aquarium be a substitute to museum

Transport

- Tram
- Public transport will be needed to take the pressure off main roads

Linda Cardew
Manager Cairns Cultural Precinct Project
Executive & Support, Cairns Regional Council

9 June 2011

Dear Linda,

Thank you for inviting me to review the work of Cox Rayner and CA Architects on the Cairns Entertainment Precinct project at their Brisbane office yesterday.

The first thing that I must say is how thoroughly the team has investigated and responded to the large-scale master planning, functional organization and strategic design of the project.

It is apparent from the work presented that the team has thoroughly interrogated the design project and has made initial judgments that seem to have a certain inevitability in hindsight, but were by no means obvious at the beginning of the process. The level of resolution already achieved within the tight project time-scale is impressive.

STRATEGIC PLANNING CONSIDERATIONS

I am particularly convinced that the following key strategic site planning moves are well resolved:

- stripping the walling from White's shed and its preservation as open , naturally ventilated space
- interpenetrating the shed volume with museum and community spaces to buttress the structure
- drawing a principal unfolding circulation route between the museum and shed
(this has good potential to continue as a reinforcement of future museological narratives)
- positioning arrival as a series of podiums, desks, amphitheatres to the north of the main theatre
- celebrating the eastern view across the inlet from external and internal foyer spaces
- positioning the secondary theatre so shared foyers can enjoy eastern views
- illuminating the main western approach with views into foyers and minor rehearsal hall
- drawing all delivery docks and services to the southern boundary of the site.
- utilizing the vista down Grafton Street to highlight the principal entrance and arrival
- keeping the vista to the inlet and distant mountains open down Lake Street

The functional planning as presented at this stage appears very well considered, especially:

- the range of spatial & service conditions to the northern court space for flexible use
- theatre layouts appropriate for flexible functions with good sightlines & intimacy
- openable glazed foyer offering good flexible response to tropical climate
- generous logical arrangement of delivery dock and back of house to simply serve both theatres
- realignment of boundary road to create mutual benefit for project and adjacent site
- efficient siting of access to plant and services on southern & eastern sides

The resolution and synthesis of these functional and site considerations on a quite tightly constrained site is very well considered and compelling as an organizational plan.

I concur with the architects that there is limited scope to explore significant variations on this planning configuration on the present site. The space for functional activities is tight and unless the site area was significantly increased or the requirements of the Ports Authority were significantly relaxed I can see little room to move and little scope for major variation from the preferred plan configuration.

SECTIONAL STRATEGIES

As was clear from the presentation the major design decision to be made at this stage arises from two different sectional strategies that generate either a higher or lower datum for the principal foyer level podium.

Arguments in support of Option 1 (the lower podium level) include:

- closer connection between existing northern ground level of Whites Shed
- shorter and easier vertical rise of main entrance from Wharf Street
- reduced length of vehicular ramping for stage deliveries
- reduced elevation heights and reduced visual bulk of the building
- economic advantages of reduction in overall building volume
- construction time saving from fewer floor levels

Arguments in support of Option 2 (the higher podium height) include:

- improved outlooks across Trinity Inlet from foyers, podium and associated public functions
- reduced visual impact of Port Authority activities at dock and eastern street levels
- greater visual prominence of the building in context of convention centre and large liners
- greater resilience to flood and storm tides
- reduced cost of waterproof tanking and protection for service spaces and plant
- additional back of house space mezzanine level provides greater planning flexibility
- potential for retail income and street activation along western street frontage

In weighing up these two schemes, the arguments for the higher podium (Option 2) were compelling.

This is a very important building for the community, and in my professional opinion, building at a lower level would compromise the project in perpetuity. At the lower level, Port Authority activities, security structures and vehicle movements on the dock and the adjacent roadway would detrimentally impact on the unique and beautiful outlook across the inlet from the major public spaces. Reducing the height would also diminish significant views to the building, particularly the initial view from arriving ships. Building at the lower level could also diminish opportunities to activate the Wharf Street building frontage. Although we don't have detailed costing at this stage, there appear to be some construction

savings and possible revenues that could offset the cost of the larger building volume. The actuarial risks of building to the lower level in this waterfront location are also unknown, but in light of recent cyclonic storm tide impacts in Far North Queensland, I would recommend that the more elevated building option would be prudent.

At this stage in the preliminary design, the full study of functional requirements for the performing arts is incomplete, and site area is so constrained it allows little adjustment of areas, circulation and organisation. Option 1 is already so locked in by site constraints that there appears little room to negotiate design adjustments for operational, constructional or budgetary reasons. In design Option 2, on the other hand, the back-of-house mezzanine level between carpark and podium levels offers greater opportunities for flexibility and refinement in design development. The relatively cheap mezzanine level can accommodate a considerable amount of secondary storage, service and utility functions below stage, giving greater flexibility to the planning of essential backstage functions requiring larger volumes or natural light at podium level. At this stage of the development of the project, Option 2 offers greater opportunity for future design refinement and flexibility. Option 1 risks locking design options down prematurely.

The most important deciding factor for me is achieving the best use of the site. The eastern water views are the greatest single asset of this site, and the beauty of watching the moonrise over the water could add a memorable dimension to an evening at the theatre. At the lower level, this outlook would compete with a foreground view of security fencing, and port vehicles. To build on this site without taking best advantage of the water views would waste a valuable and rare resource.

RECOMMENDATION

I strongly support the design Option 2 and recommend that the consultants be advised to further develop this architectural design in continuing consultation with the council, community and users.

FURTHER DISCUSSION

Some issues that I believe should be illustrated in the next phases of development of the design include the demonstration of linkages beyond the site in the context of the larger city master plan, including the pedestrian and landscape links from Grafton Street, from Lake Street and from Marina Point. Careful consideration should be given to key vistas from these three approaches, as well as the view from the sea and from Sheridan Street

The advantage of better prospect from the elevated podium does come at the expense of a higher vertical climb to the principal arrival level. This needs to be offset by design strategies that celebrate arrival at the podium level, including the creation of a gentle and comfortable pedestrian rise from the northern approach, the creation of an alluring and attractive major entry from Wharf Street incorporating a safe, comfortable and attractive arrival sequence for people with disabilities

The consultants presented a possible key *parti* diagram showing a simple built form at the west, south and eastern edges of the site cracking open opposite Grafton Street to reveal a rich and complex 'architectural rainforest' at its core. This is a very appropriate metaphoric key to consider the building as an environment or ecology that will flexibly accommodate a wide variety of uses at different scales. Although quite preliminary, the architectural plans already showing an interestingly informal stepping terrain of decks, amphitheatres and lookouts within the central zone of the scheme, and very schematic indications of a possible oversailing canopy mediating with the volume of the stripped White's Shed.

A second possible *parti* idea discussed was that of a 'townscape' of roof volumes of differing heights and scales. This more fragmentary form would contrast with the bold singularity of the Convention Centre roof and the equally emphatic form of visiting liners. As presented, it would allow opportunities for natural lighting to key backstage spaces, and would provide an interesting roof-scape to be overlooked from possible future tall neighbours. Whether it is an organizational strategy that would be sufficiently compelling or legible from most close vantages is less certain.

As a touchstone for future development the 'architectural rainforest' idea is rich with possibilities for dealing with sun, wind and water as well as the more obvious interplay of architectonic and landscape materials. For the contrast, intrigue or surprise of the internal condition to have full effect, an equally compelling treatment is required for the predominantly blank surfaces to the back-of-house spaces. Although the scheme is designed with a clear and appropriate front and back, the back does have a significant bulk will be the most visible part of the complex from a southern approach. This will present an interesting challenge for the designers.

I have really enjoyed observing the progress of the project to date and have no criticisms, only praise, for the myriad of decisions that have been taken to arrive at the current proposal. I am certainly keen to follow the project's progress to the next phase when some of the key design potentials latent within the scheme are given architectural expression.

Sincerely,



Assoc Prof Peter Skinner FRAIA
Mob 0421 456 526.

Queensland Chapter President,
Australian Institute of Architects. PO Box 3275, South Brisbane, QLD 4101.
Qld Centre for Architecture, 70 Merivale Street, South Brisbane, QLD 4101.

Director, Master of Architecture Program,
School of Architecture, The University of Queensland, QLD 4072, Australia.
CRICOS Code 060311K. Tel +61 7 3365 3849. Fax +61 7 3365 3999.

agenda

Project Cairns Entertainment Precinct	Job No. 0000	File No. 0000	Doc No. 0000
Meeting Ports North Meeting	Start 12.30pm	DATE 31/05/2011	No. Of Pages Page 1 of 4
Venue Level 1 – Advanced Cairns Reception 51 Esplanade Cairns	Meeting No. 02	Prepared By MK Savills	Distribution All + File

Att	Apol	Name	Company	Email
<input type="checkbox"/>		Chris Boland (PNCB)	Ports North	Chris.Boland@portsnorth.com.au
<input type="checkbox"/>		Michael Colleton (PNMC)	Ports North	Michael.Colleton@portsnorth.com.au
<input type="checkbox"/>		Linda Cardew (CRCLC)	CRC	L.Cardew@Cairns.qld.gov.au
<input type="checkbox"/>		Richard Coulson (CACRC)	CA-Cox Rayner	richard.coulson@cox.com.au
<input type="checkbox"/>		Carlo Amerio (CACCA)	CA-Cox Rayner	Carlo@CAArchitects.com.au
<input type="checkbox"/>		Damien Ingram (CACDI)	CA-Cox Rayner	Damien@CAArchitects.com.au
<input type="checkbox"/>		Brian Heggie (GHDBH)	GHD	Brian.heggie@ghd.com.au
<input type="checkbox"/>		Marie Khoury (SPMMK)	Savills PM	mkhoury@savills.com.au

Item	Description	Action By	Date
1.0	Welcome		
1.1	Meeting opened by SPMMK. Attendees thanked for their presence. Purpose of meeting stated as an update on masterplan options prepared to date, and initial feedback from Ports North.	Note	
2.0	Masterplan Massing Options		
2.1	CACRC presented the status of the two masterplan options prepared for the site to date. Presentation made was same as Community Consultation Evening 2.	Note	
2.2	CACRC advised both options maintained Lake Street as view corridor, and Grafton as a pedestrian link but views were not maintained. This was not noted as a concern by Ports North.	Note	
2.3	PNCB queried the level at which Option 1 plaza is proposed. This was confirmed as RL3.25. PNCB also sought clarification on the indoor/outdoor spaces as proposed in Option 1. The delineation between open plaza and internal foyers was clarified using the plans.	Note	
2.3	CACRC explained the car park was drawn at one level with approximately 200 car spaces. However the final number of car parking spaces to be provided on site was still under investigation.	Note	

2.4	PNCB queried the level at which Option 2 plaza is proposed and its height above the Ports Access Road. The upper plaza was confirmed at RL7.6, with the Ports Access Road to the Wharf being at RL3.2.	Note
2.5	PNCB queried the use of the lower plaza in Option 2. This was clarified as likely to house box office, administration offices and visual arts exhibitions related to the museum. RL of lower plaza was confirmed at RL3.25.	Note
2.6	PNCB noted his gut feel is Option 2 suits the Ports better, as being raised above the Ports operations is a positive. The larger the building mass the better the project serves as a buffer between the wharf operations and the CBD. However, this would still need to be verified by the formal submission and review process.	Note
2.7	PNCB noted the plaza flexibility and its proposed use would need to be better understood, and in particular how this will relate to the Ports operations, and how it will be treated to meet Ports requirements as listed in the provided documentation to date.	Note
2.8	PNCB queried if cover will be provided to majority of public plaza. Answer was yes. It is felt a cover will be required for the public plaza to work in the Cairns weather. PNCB agreed.	Note
2.9	Flexibility Area 3 was discussed. PNCB noted the proposed openings along the eastern face of White's Shed need to be considered without the security requirements of Ports, and bus access requirements being compromised.	Note
2.10	SPMMK asked if there were any further comments on the options presented before moving on to the next item on the agenda. PNCB responded no; as options seemed in line with what was discussed in the previous meeting.	Note
3.0	Quicksilver Meeting Update	
3.1	CACRC presented the traffic diagrams, including the impact on the QuickSilver lease area. CACRC advised a meeting was held with QuickSilver last week were these diagrams were discussed, and QuickSilver advised their lease allows for their relocation so long as an equal offering is made.	Note
3.2	PNCB advised in principle acceptance of the proposed road realignment (best fit option) and associated realignment of site boundary and associated take-up of the expansion space as noted on Plan Lease A. The CEP team will need to develop an acceptable solution for the re-configuration of QuickSilver, Great Adventures and the Ports prior to final approval.	Note
3.3	CACRC explained CEP assumes the use of Ports Access Road for theatre loading operations, and the use of Wharf link road for general loading operations.	Note

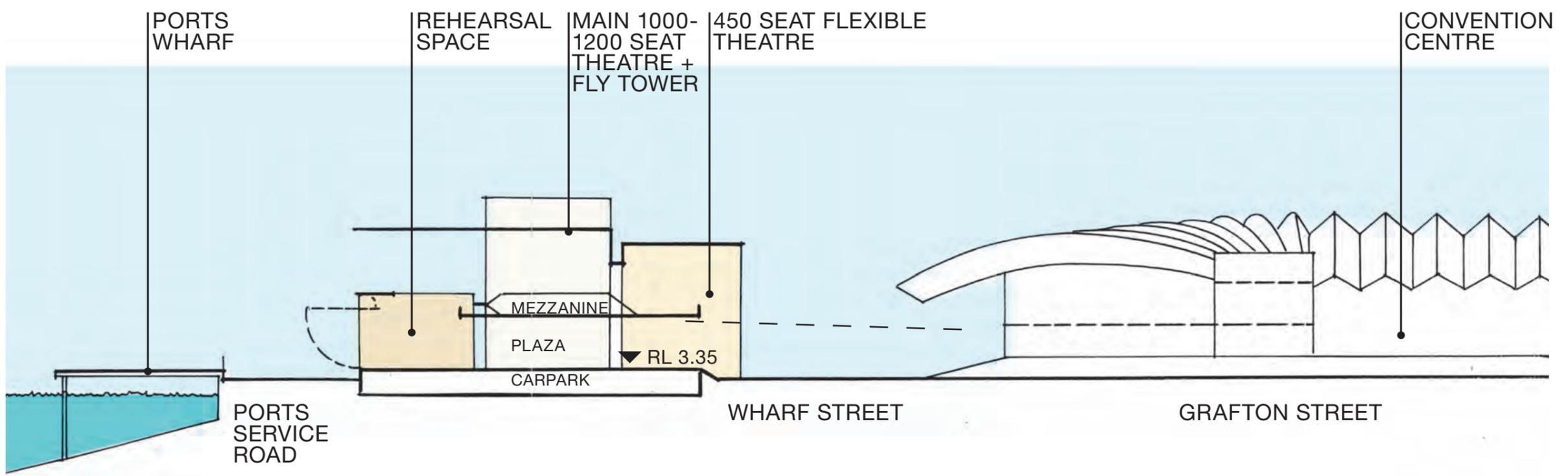
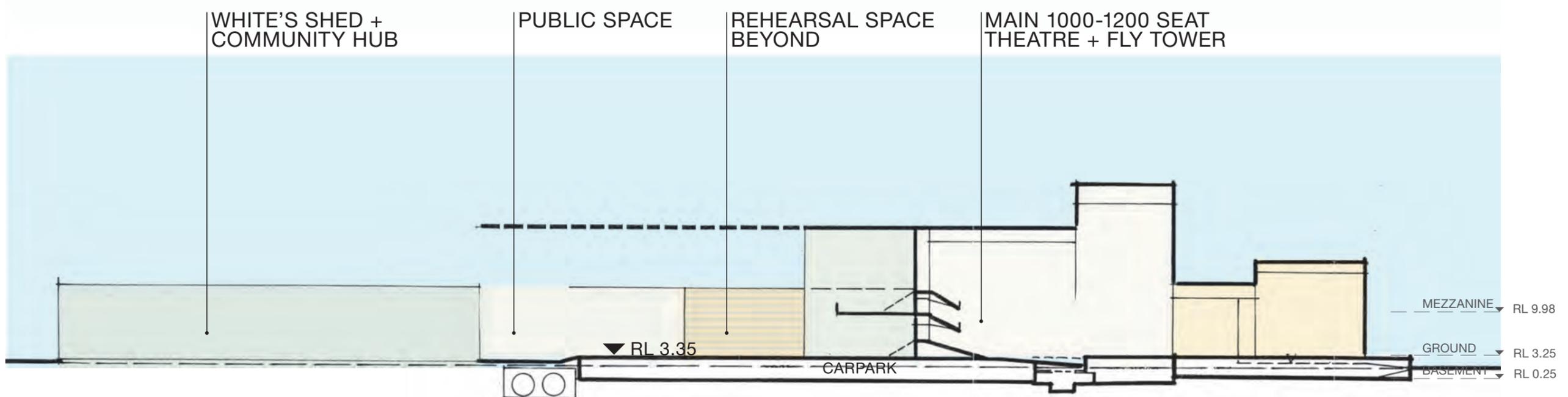
3.4	<p>PNCB advised in principle acceptance of loading strategy, including theatre loading access via Dutton Street and the Ports Access Road.</p> <p>The CEP team will need to provide information on the traffic demand to be generated by the theatre loading operation and impact on current Ports Traffic (if any).</p> <p>This is a good outcome for the scheme, and the CEP team is appreciative of Ports North consideration.</p>	Note
3.4	<p>PNCB noted the Cul de Sac option is not Ports preferred option, Should this be pursued by the CEP team a number of considerations would need to be addressed including the impact on Dutton Street. PNCB noted the current framework agreements calls for the connection between Wharf Street and the Ports Access Road to be maintained.</p>	Note
4.0 Overriding Objectives		
4.1	<p>CACRC ran through each of the twelve overriding objectives in the current framework agreement and presented the CEP team position for comment/agreement by Ports North.</p> <ul style="list-style-type: none"> • Item 1 – it was agreed generally no issue at this stage. • Item 2 – it was agreed generally no issue at this stage. • Item 3 – it was noted the cul de sac option does not comply with this objective. Ports noted the land gain possible with this option is not a large draw card. • Item 4 – it was agreed generally okay, but need to be careful with proposed openings in White’s Shed eastern façade. • Item 5 – it was agreed generally okay, design guidelines when submitted will need to demonstrate how the CEP design addresses the Buffer Report and other Ports requirements. • Item 6 – PNCB noted Option 2 is addressing this quite well. • Item 7 – CACRC advised Urbis in on board to address. • Item 8 – CACRC advised Urbis in on board to address. • Item 9 – Overlap with previous item 5, mainly referring to compliance with Buffer Report. • Item 10 – Will demonstrate in time • Item 11 – Will demonstrate in time • Item 12 – Will demonstrate in time <p>A copy of the Overriding Objectives is included as Attachment A.</p>	Note
5.0 General		
5.1	<p>PNCB advised activity was at likely peak for Wharf 4 & 5 today, and suggested it would be worthwhile for the CEP</p>	Note

	consultant team to visit the site today. Post Meeting Note: The design team did take the opportunity to observe the activities, and note how an elevated plaza per Option 2 would be a useful strategy based on observations.	
5.2	PNCB requested presented plans be issued to Ports, so he can brief his team and seek further comment.	Note

OPTION 1

Sections

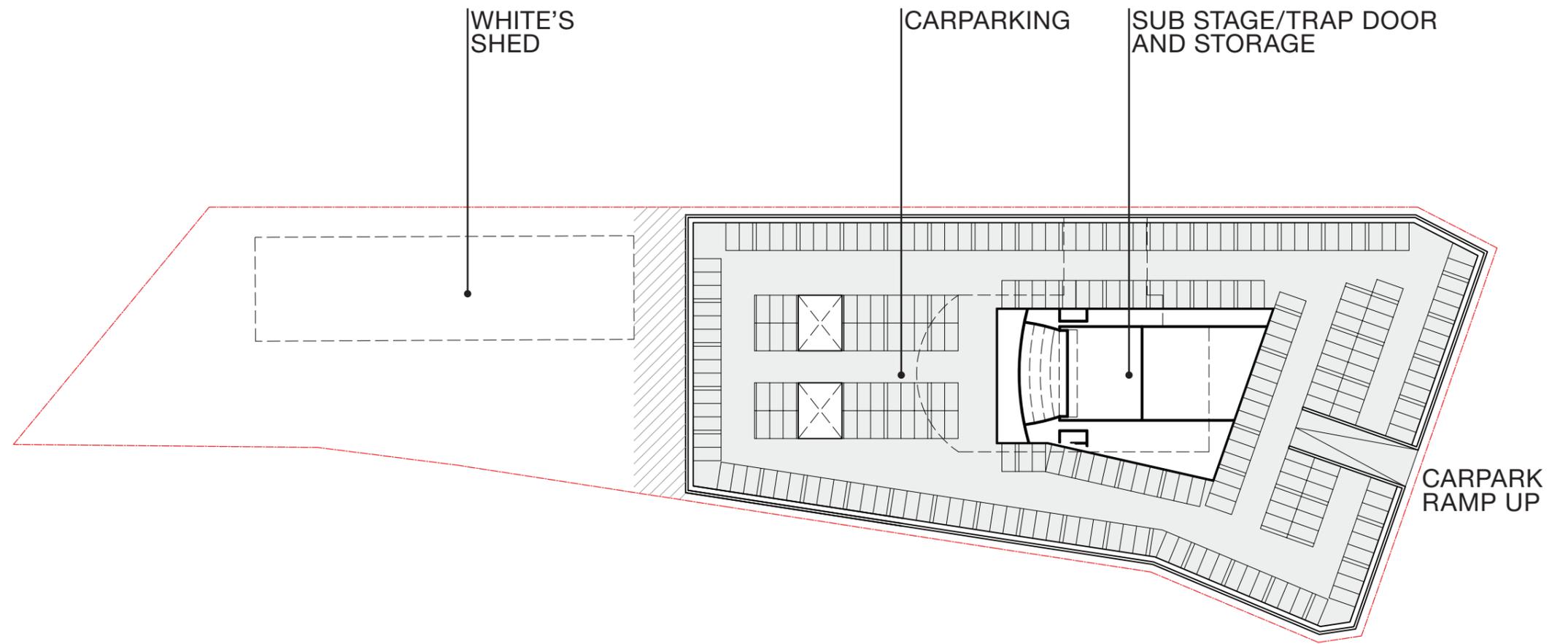
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OPTION 1

Basement carpark plan

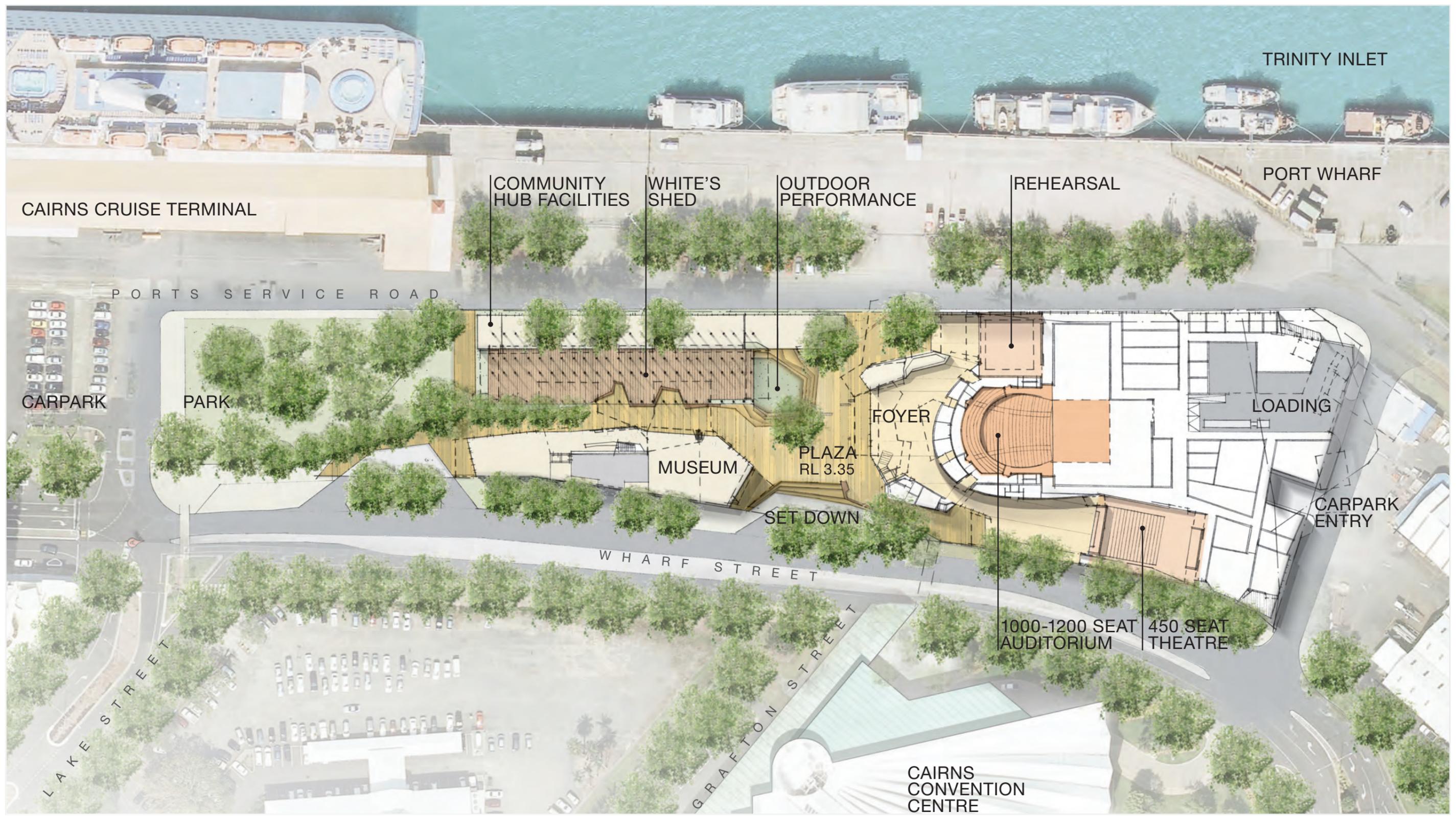
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OPTION 1

Plaza plan

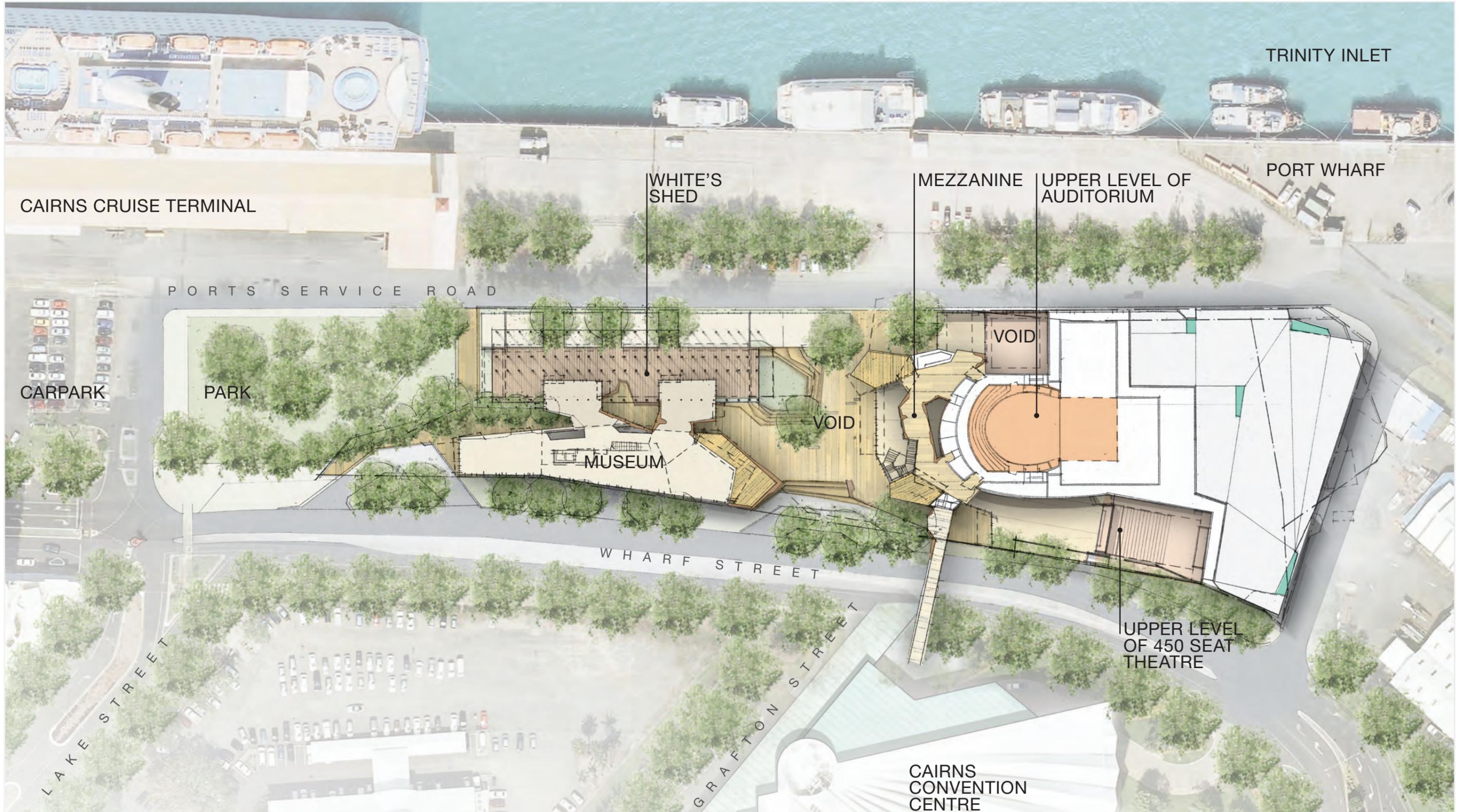
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OPTION 1

Mezzanine plan

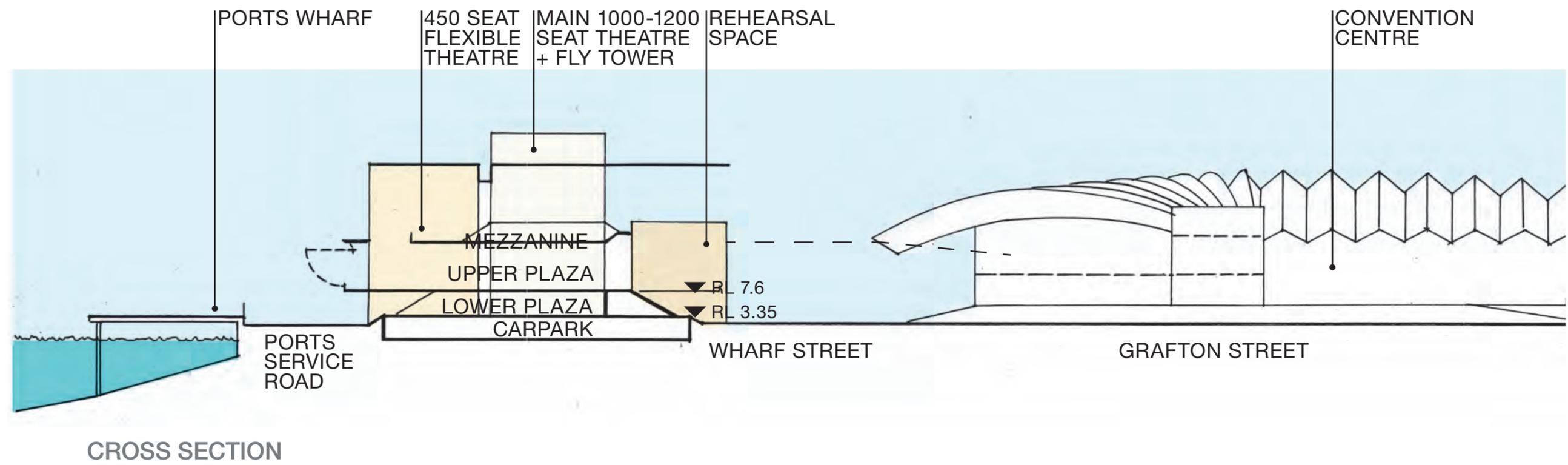
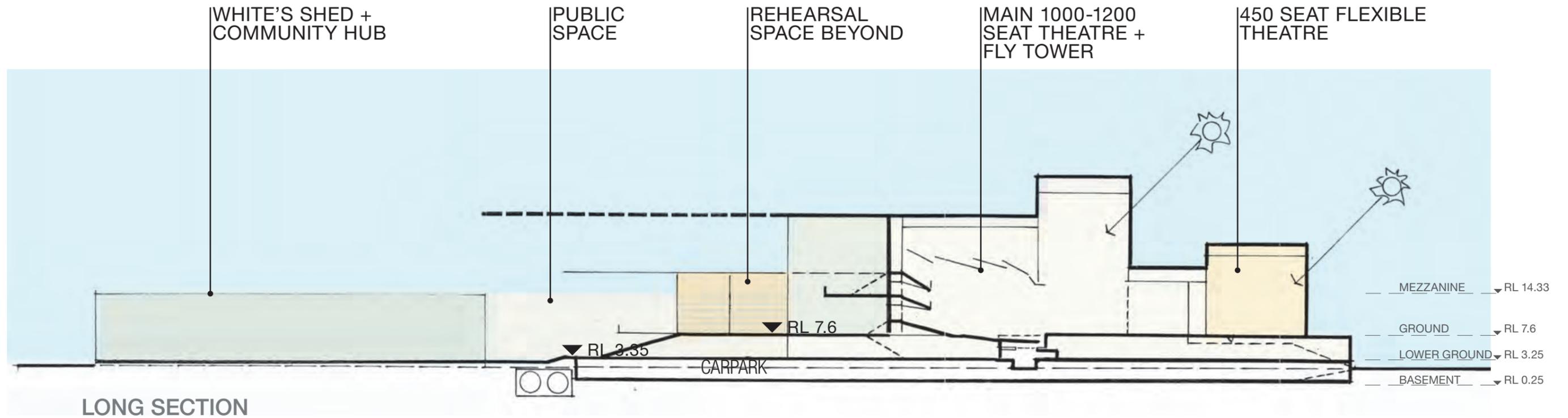
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OPTION 2

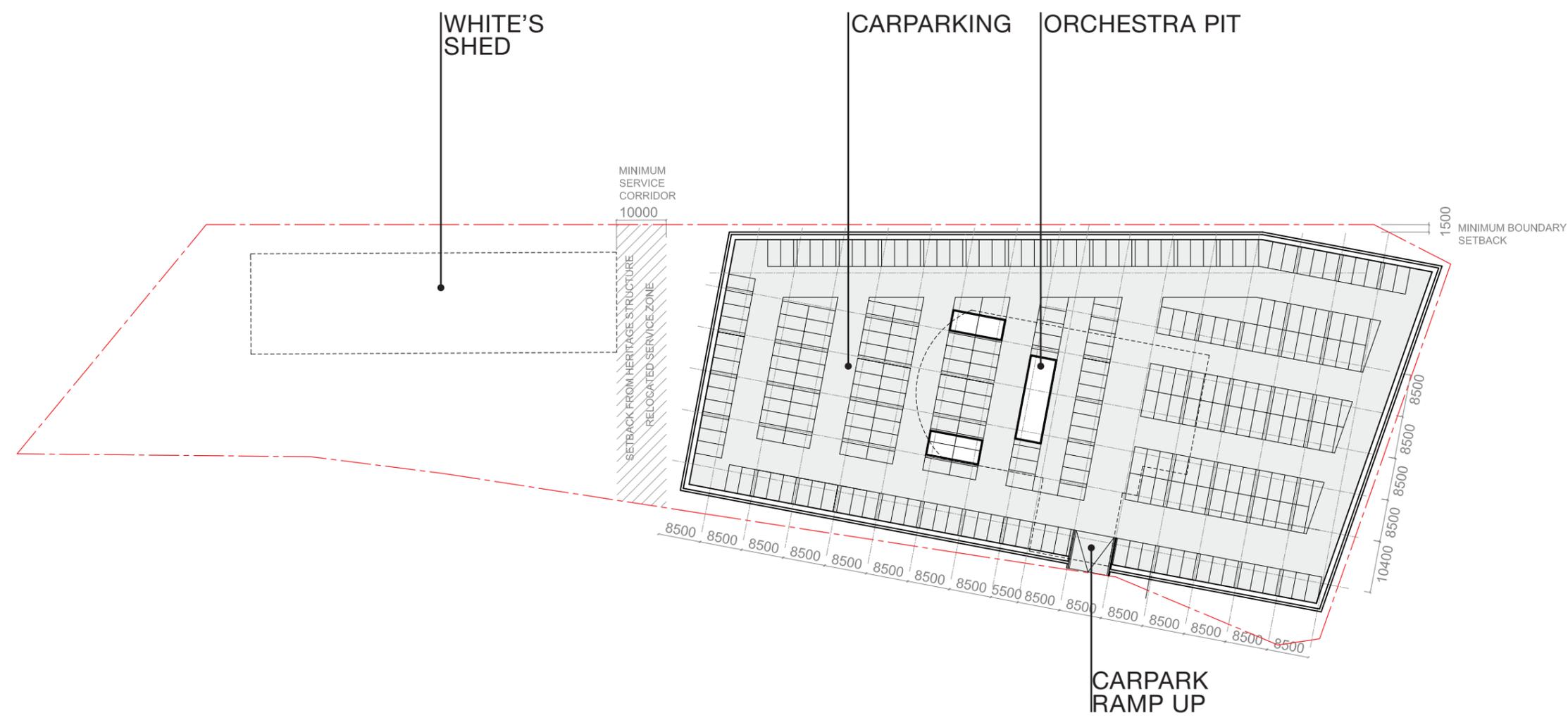
Sections

1:750 5m 15m 25m 50m



OPTION 2

Basement carpark plan



OPTION 2

Lower plaza plan

1:1000 5m 15m 25m 50m 



OPTION 2

Upper plaza plan

1:1000 5m 15m 25m 50m 

