VICTOR HARBOR ARTS & CULTURE CENTRE

PUBLIC CONSULTATION INFORMATION PACK
MAY 2021



city of Victor Harbor

ARM ARCHITECTURE

We at the City of Victor Harbor acknowledge the Traditional Custodians of our beautiful lands and surrounding waters.

The proposed Victor Harbor Arts & Culture Centre is located on Country of the Ramindjeri and Ngarrindjeri people.

As a community we recognise their cultural connection to the land and waters, and pay our respects to elders past, present and emerging.

We at ARM Architecture acknowledge the Traditional Custodians of Country upon which we live and work, throughout Australia.

ARM's Adelaide workplace is located on Country of the Kaurna people.

ARM's Melbourne workplace is located on Country of the Wurundjeri Woi-wurrung and the Bunurong Boonwurrung people of the Eastern Kulin nation.

ARM's Sydney workplace is located on Country of the Gadigal people of the Eora nation.

We at ARM acknowledge all Aboriginal and Torres Strait Islanders and we pay our respects to Elders, past, present, and emerging. We recognise and respect their cultural heritage, beliefs, and relationship to the land.

We are committed to our reconciliation journey. We proudly support the Uluru Statement from the Heart and encourage our colleagues and partners to support the Statement.

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HAVE YOUR SAY

To find out how to have your say on the Arts and Culture Centre proposal visit www.yoursay.victor.sa.gov.au or collect a hard copy information pack from the Council Office.

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PROJECT OVERVIEW

The Victor Harbor Arts and Culture Centre will become a beacon of the town's rich and storied history in cultural and artistic activity. Through improved facilities, management and educational opportunities, it will contribute to the sector's continued development and growth, while providing key social, cultural and economic benefits to the town.

The Centre comprises a Proscenium Theatre, Flexible Theatre, Gallery Space, and the associated Back of House and Foyer space to connect it all together, along with a refurbishment of the Victa Cinema.

Combining four of Victor Harbor's most prominent buildings; the Town Hall, Old Mechanics Institute, Librarian's Residence and the Victa Cinema; the Arts and Culture Centre builds upon the rich built and cultural heritage of Victor Harbor and adds another important layer to a shared story of place.

GETTING HERE

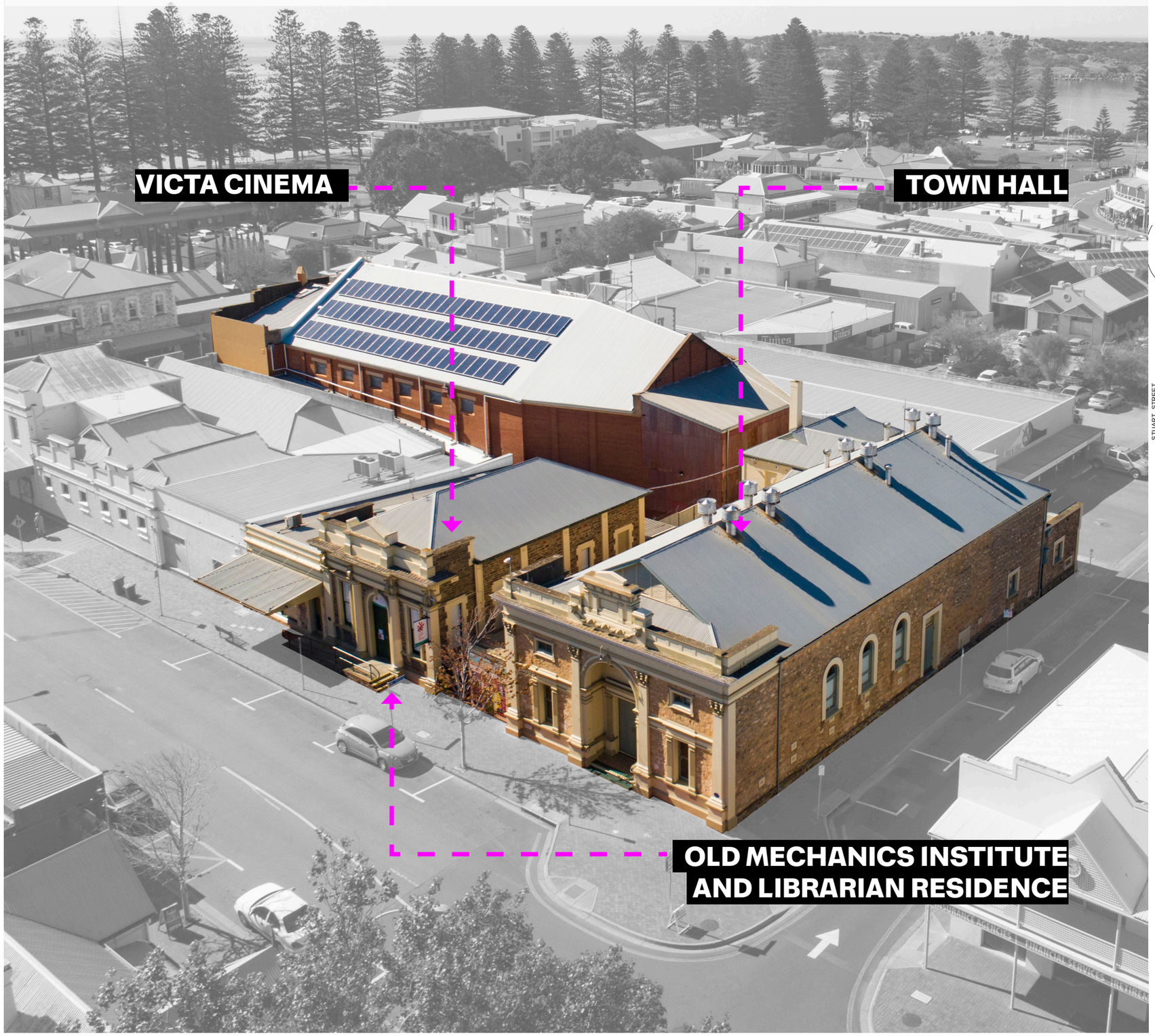
This concept design package is the next stage in a process that has seen a previous design for a refurbished Town Hall and Gallery Space. Since the previous consultation sessions, the City of Victor Harbor has acquired the Victa Cinema, incorporating this into the current design and operation of the Centre.

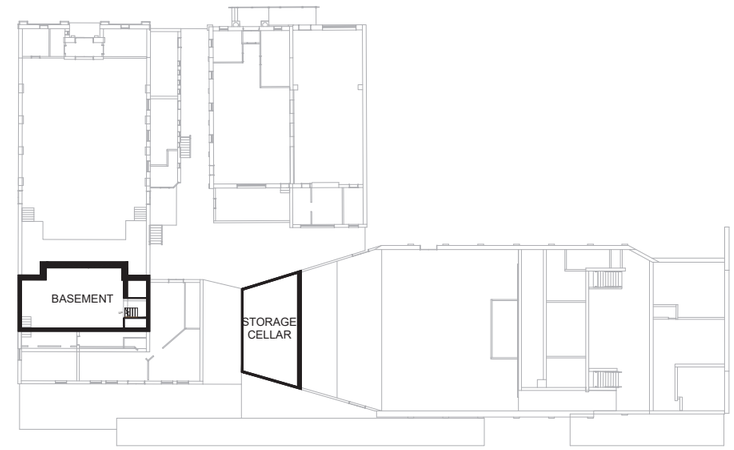
This design and associated Information Package acknowledges the breadth of information received from the previous sessions, and seeks to build upon this. You can view the concept plans online at www.yoursay.victor.sa.gov.au and share your thoughts on the proposal.

PROJECT LOCATION



EXISTING CONDITIONS

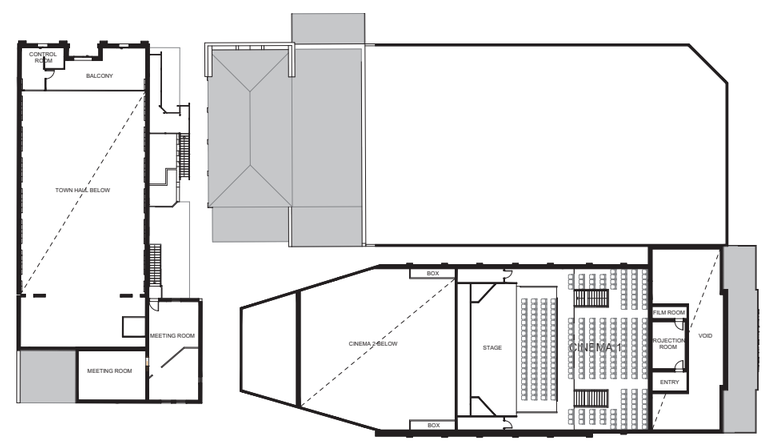




BASEMENT



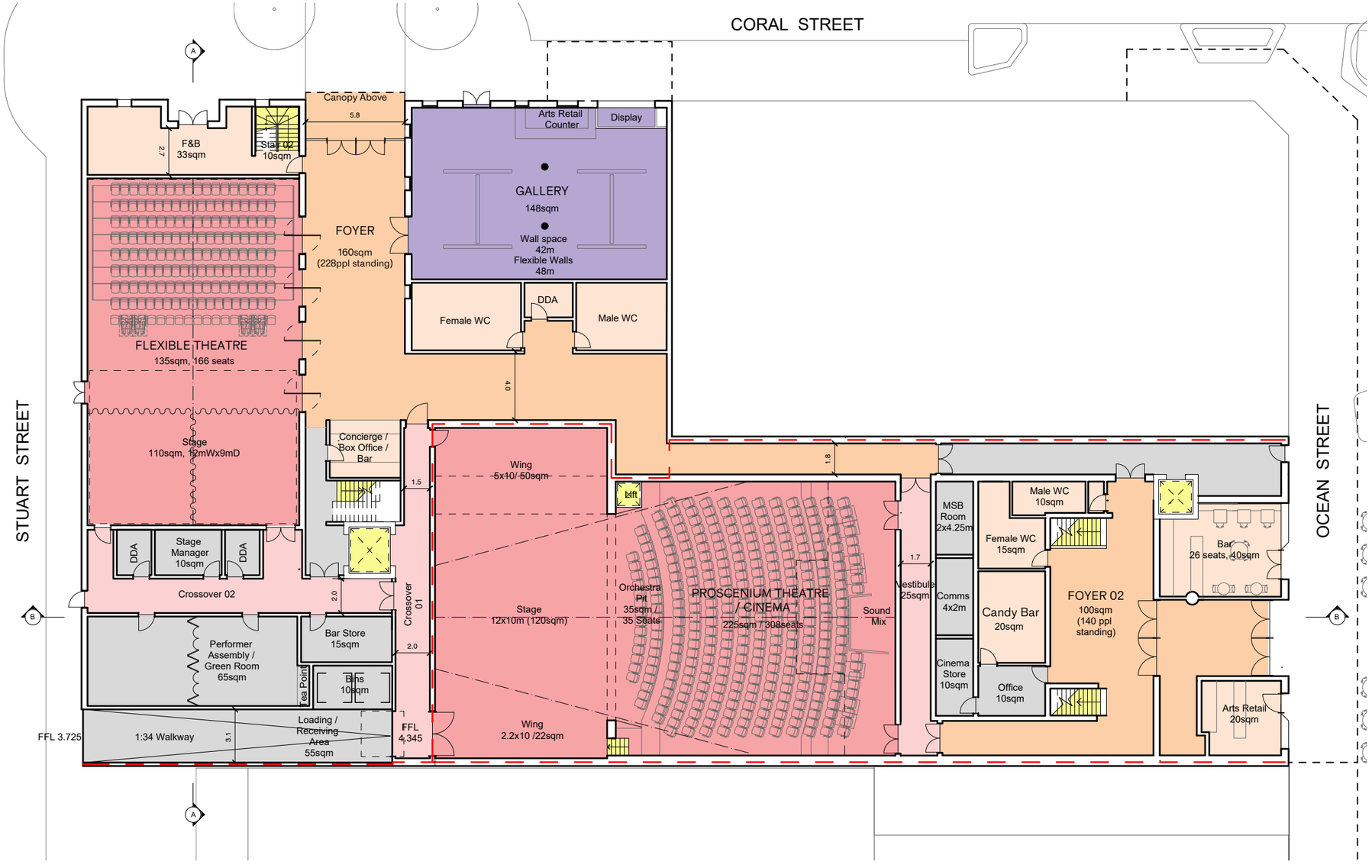
GROUND FLOOR



FIRST FLOOR

PROPOSED PLANS

GROUND FLOOR



NEW FOOD & BEVERAGE (F&B)

In addition to the slightly reconfigured existing tenancies on the ground floor of the Cinema, a new F&B outlet has been proposed for the entrance area of Town Hall. It is intended that these spaces are leased to private operators.

CONTEMPORARY CINEMA UPGRADE

The current cinema function is to be maintained with minor upgrades to the ground floor and a restoration of the building's Art Deco features. Entry to the cinema will remain off of Ocean Street. While the existing cinema on Ground Floor has been converted into a proscenium theatre, it is intended that this can still operate as an additional cinema during peak holiday seasons.

FOYER

The three buildings are being connected by a large, double height foyer space between Town Hall and the Gallery space. This space is fully enclosed and celebrates the stone heritage walls that flank the gathering space and create a dramatic entrance experience to the centre.

343 SEAT PROSCENIUM THEATRE

A traditional proscenium theatre will be located in the existing ground floor cinema. This theatre will feature 343 seats in a parabolic rake. Of these 343 seats, 35 will be located on a lift, this allows these seats to be removed with the lift lowering to provide an orchestra pit, or raising to provide an extended stage. In these configurations, the theatre will seat 303 patrons. See section on Proscenium Theatre operations on Page 12.

The proscenium is 12m wide and 6m high, with wings at 5m and 2.2m.

Additional to the above configurations, it is intended that in the peak holiday seasons, the theatre will convert into an additional cinema, to be accessed from the Ocean Street cinema entrance.

166 SEAT FLEXIBLE THEATRE

A contemporary flexible theatre will be located within Town Hall. The stage will be a flat floor stage, giving the entire room a single floor level. This theatre will feature 166 seats in a retractable configuration, allowing the floor to be cleared giving the opportunity for the theatre to be used in varying 'Modes' including Cabaret, Standing, Banquet or Convention, to name a few. The flat flexible layout at foyer level provides the ability for events to spill into the adjoining Foyer. See section on Flexible Theatre operations on Page 12.

CONTEMPORARY GALLERY SPACE

The current gallery in the old Institute Building and Librarian Residence will be optimised and upgraded to feature a series of moveable display walls, providing an open and reconfigurable gallery space and increasing the overall hanging space to 90 linear metres including fixed and moveable walls. It is designed to accommodate local and travelling exhibitions. The Gallery will include window displays in the existing windows out onto Coral Street and into the Centre Foyer.

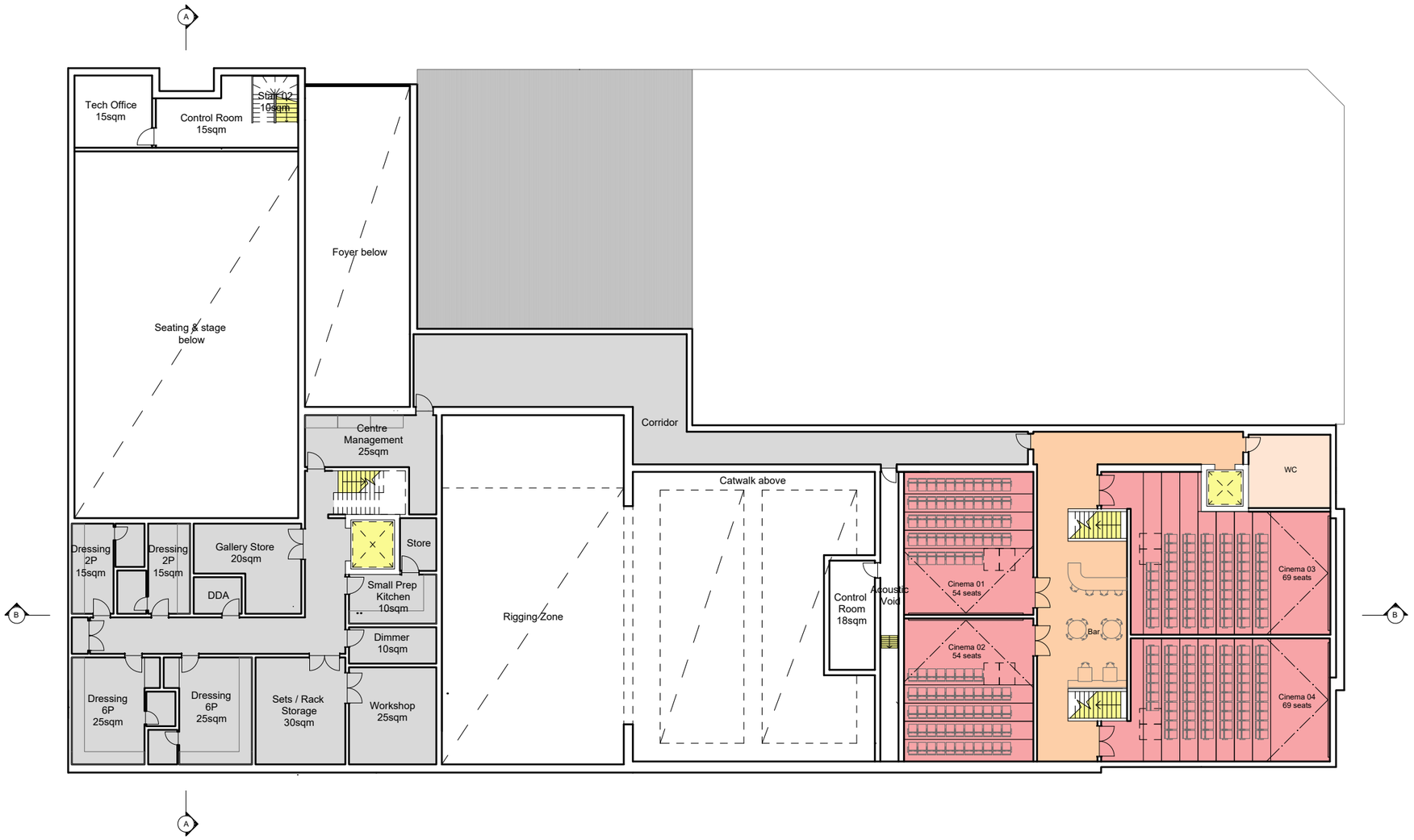
ASSOCIATED BACK OF HOUSE

The two theatres and gallery will be serviced by a single consolidated back of house space. Loading off of Stuart Street will be via a graded walkway that will allow the entire back of house to sit at one consistent level with the Flexible Theatre and Proscenium Theatre stage. This removes the need for stairs and ramps throughout the back of house.

The back of house is split over two levels, connected by a stair and large goods lift. A second access point into the stair and lift area will allow the entire ground floor performance areas of back of house area to be appropriately separated from the public; particularly important for younger participants.

PROPOSED PLANS

FIRST FLOOR



CONTEMPORARY CINEMA UPGRADE

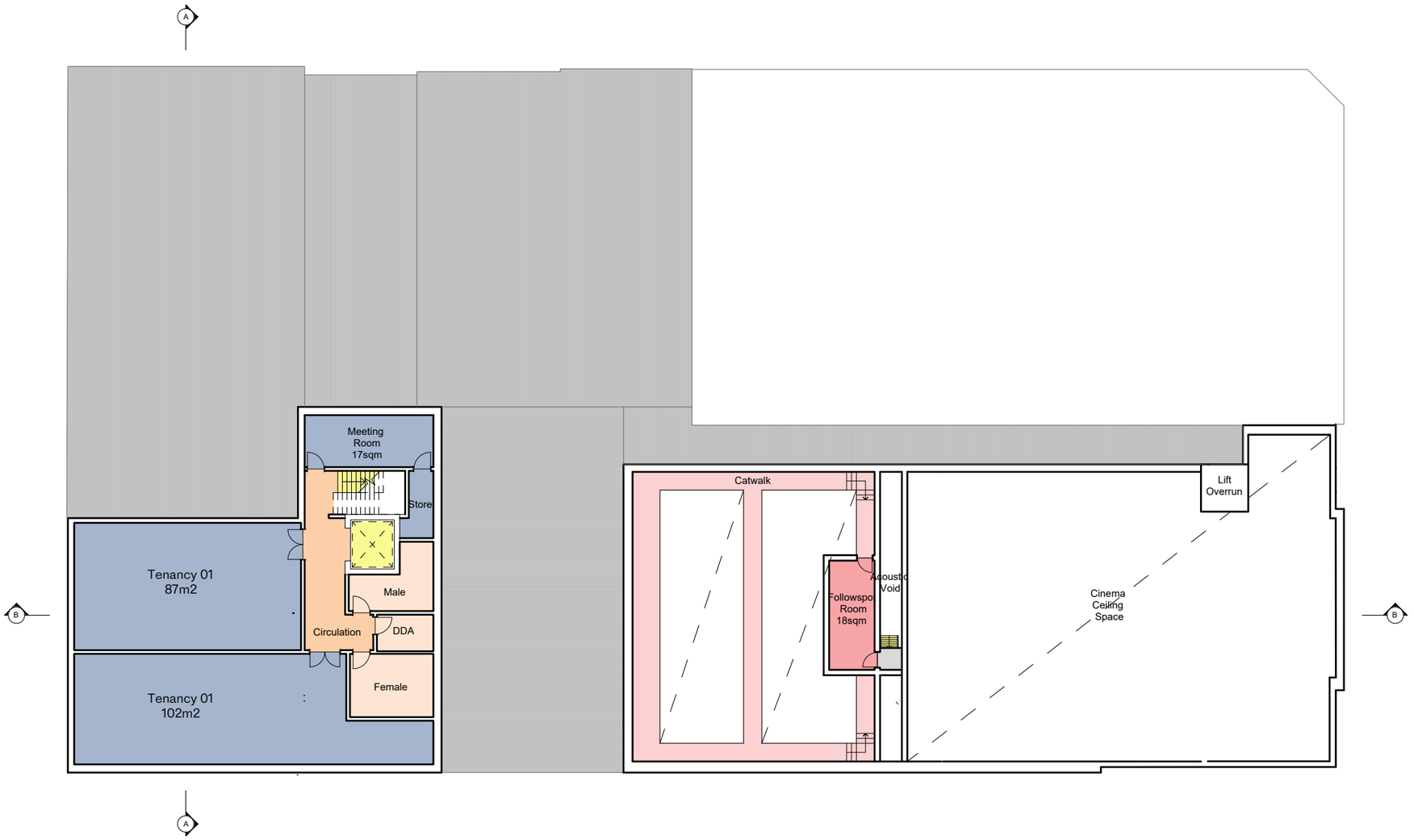
The existing 244 seat theatre will be converted into 4 separate cinemas, totaling 246 seats. This will improve operability and variety for the cinema and is in alignment with contemporary trends for cinema business viability. The cinemas upstairs will be accessed by the existing symmetrical art deco stairs and feature a central bar / preshow area.

THEATRE BACK OF HOUSE

The supporting back of house area behind the performance theatres will continue on the First Floor and house a consolidated suite of dressing rooms, and storage requirements of the theatre and gallery. Access into these storage areas for large items is managed through proximity and ease of access from the large

PROPOSED PLANS

SECOND FLOOR

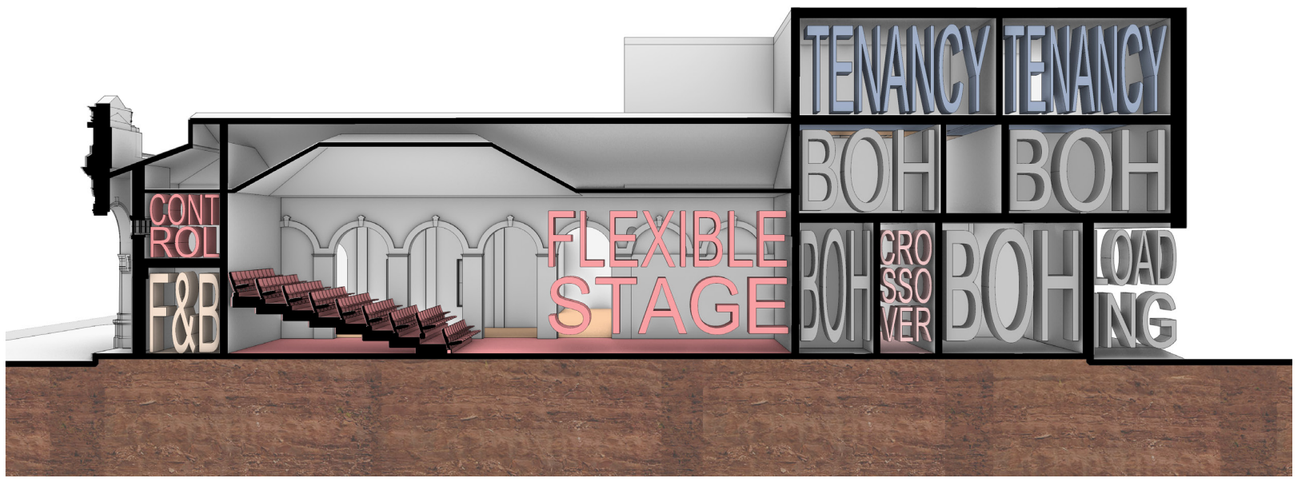


TENANCIES & PUBLIC MEETING ROOM

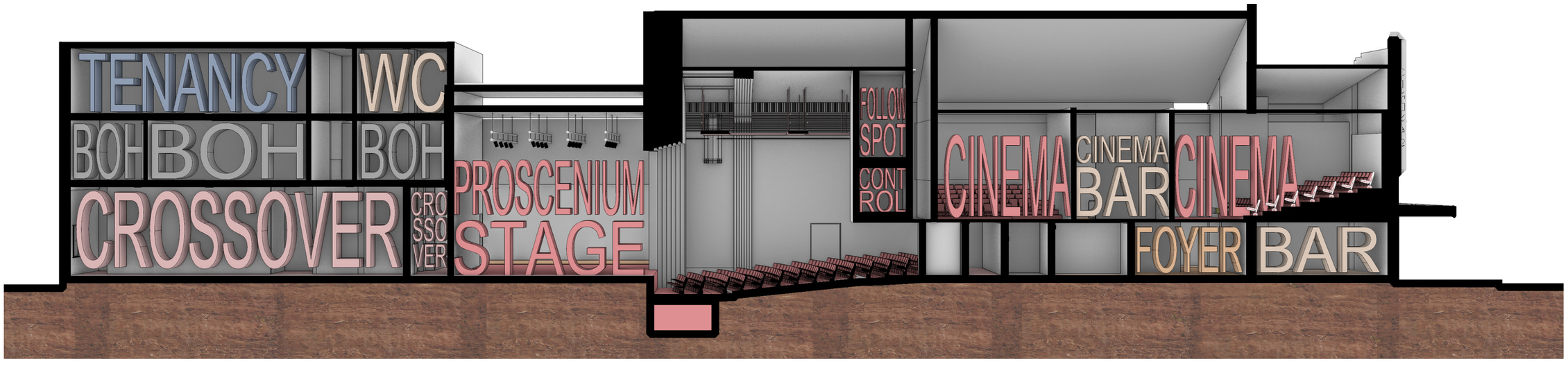
A second floor is being considered to include large flexible tenancy spaces to be rented out along with meeting rooms, accessible for public use.

PROPOSED PLANS

SECTIONS



SECTION A



SECTION B

AN ACCESSIBLE CENTRE

A single consistent floor height has been adopted across the ground floor, which meets the height of the Flexible Theatre. This provides a continuous accessible path through the Centre, and a dramatically simplified Back of House function for the theatre operators. The proscenium theatre, accessed by patrons via the rear of the auditorium, rakes down from this level in a parabolic arrangement for optimal sightlines and allows the stage to sit at the same level as the Back of House.

FLAT FLOOR FLEXIBLE

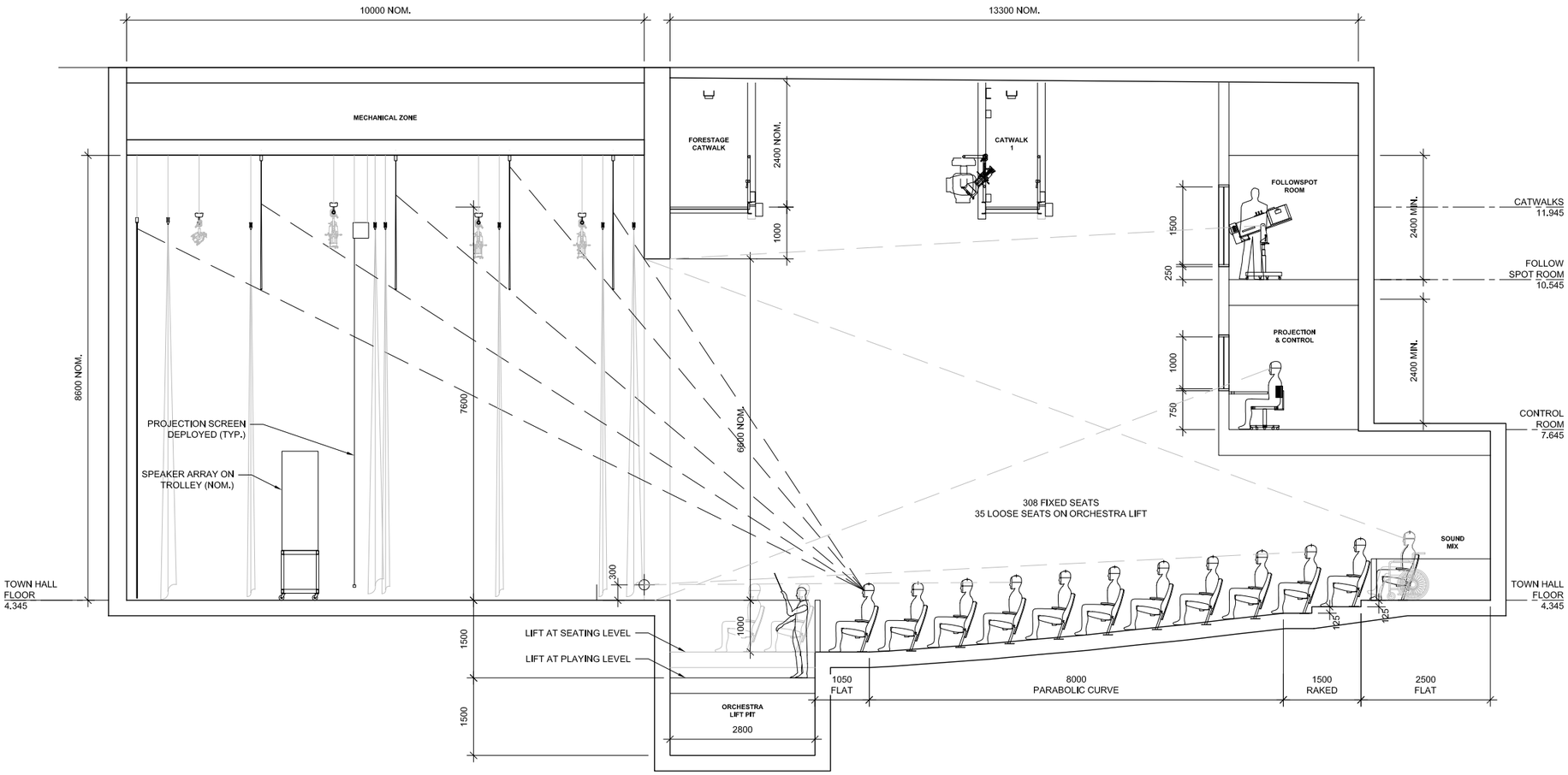
This single floor height allows the opportunity for the Flexible Theatre to be a flat floor performance space, and ultimately adaptable. This is balanced with optimised sightlines for a variety of performance types as well as the opportunity to use the space in other non-performance formats when the seats are retracted.

A SINGLE BACK OF HOUSE *(BOH)*

The stages of both the Flexible Theatre and the Proscenium Theatre connect to a single consolidated backstage area. This provides ease of access and a reduction in the overall rooms and spaces required for the centre.

PROPOSED PLANS

DETAILED THEATRE SECTIONS



PROSCENIUM THEATRE SECTION

OPTIMAL SIGHTLINES

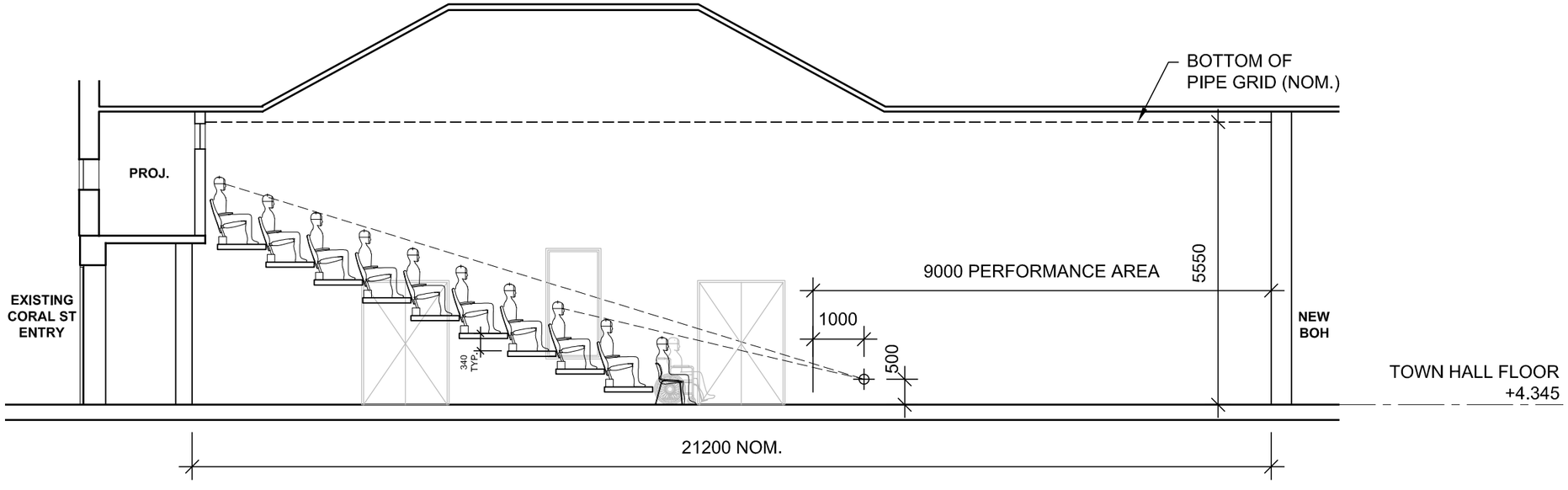
The seating rake of the existing cinema will be adjusted slightly and arrayed on a parabolic curve. This allows consistently good sightlines throughtout the theatre, while the curve subtly orients each seat toward the centre of the stage.

A HYBRID FLY

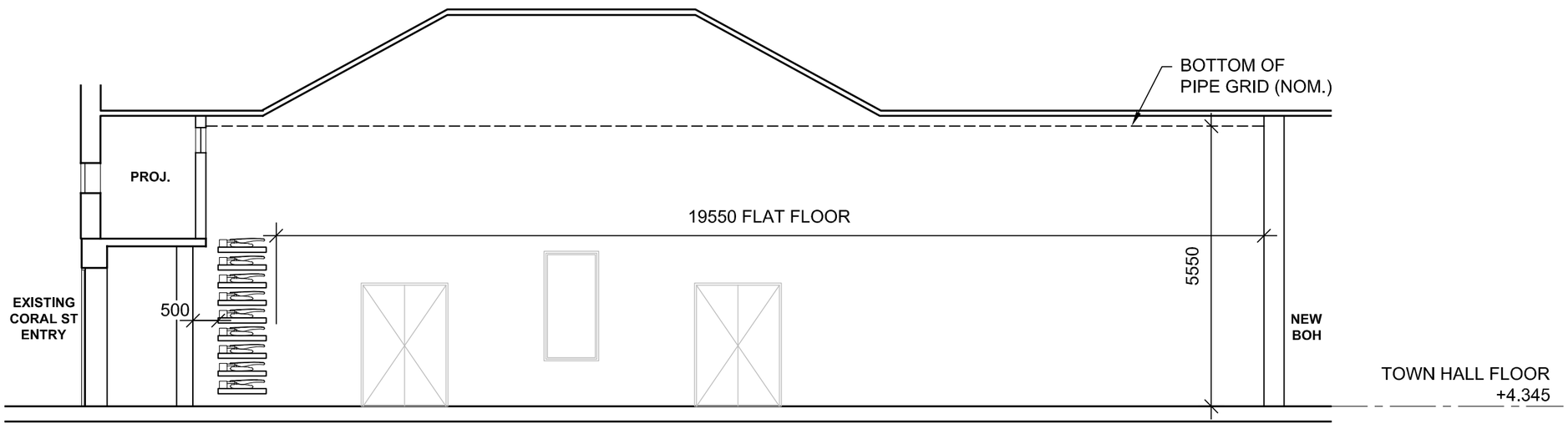
A hybrid fly system is being proposed for the Proscenium Theatre. This system is a combination of counterweighted and electronic winched mechanisms for scenery battens, lighting bars and masking borders. This is used in conjunction with curtain tracks.

PROPOSED PLANS

DETAILED THEATRE SECTIONS



SECTION - FLEXIBLE THEATRE - SEATS DEPLOYED



SECTION - FLEXIBLE THEATRE - SEATS RETRACTED

RETRACTABLE SEATING

The retractable seating is arranged on a rake to provide optimal sightlines down to the flat floor stage. These are retracted to a single condensed unit in the back of the theatre to provide an open and fully flexible room.

PIPE GRID RIGGING

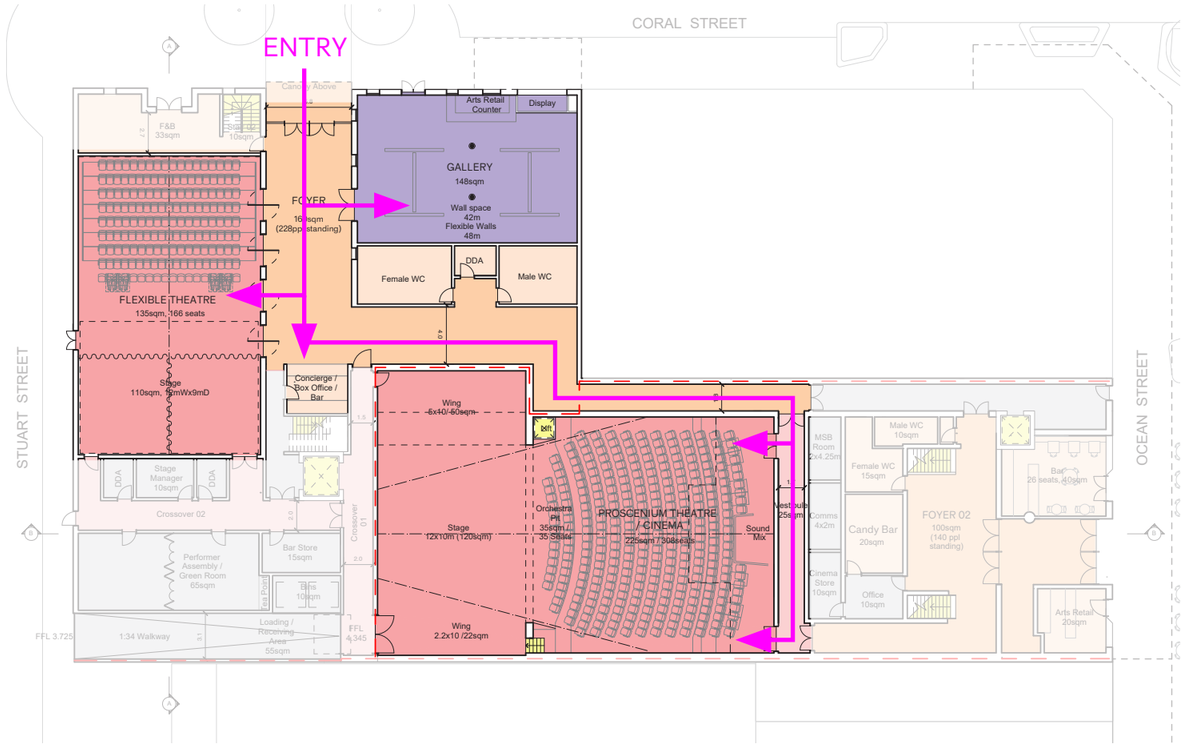
A 2.5m pipe grid will be installed capable of handling 100kg point loads. This will be used for rigging during performances, masking curtains, and a cyclorama for the rear of the stage.

CENTRE OPERATIONS

ONE CENTRE, TWO EXPERIENCES

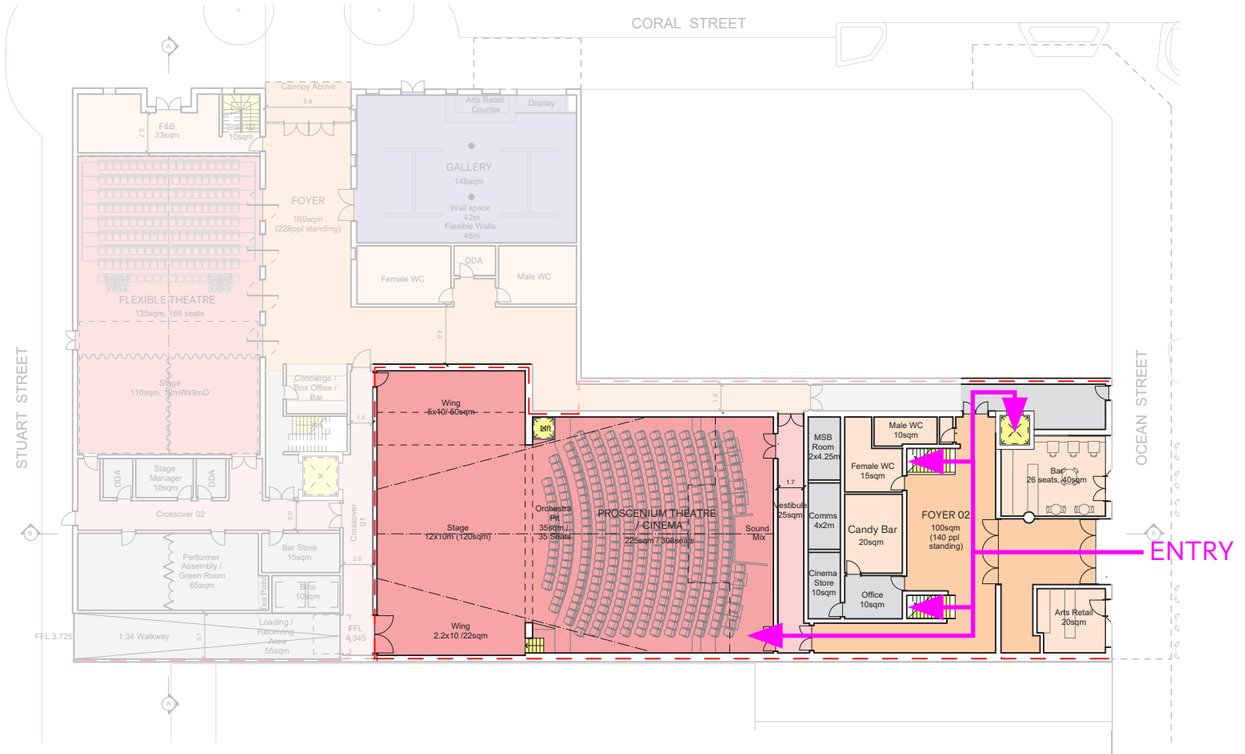
The Arts and Culture Centre, while combined as a single centre under one roof, will intentionally have two distinctly different arrival experiences.

CULTURAL ARTS / THEATRE EXPERIENCE

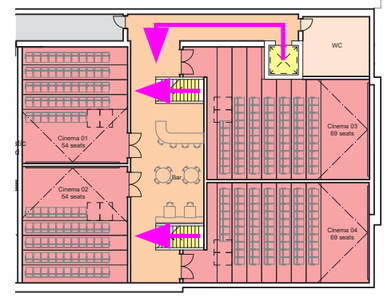


The new cultural experience will see visitors enter the centre via a new central entrance foyer off Coral Street. Theatre-goers and gallery visitors will be met with a concierge desk at the end of the grand double height foyer, before proceeding to shows in the Flexible Theatre, the Proscenium Theatre, or visiting the gallery.

CINEMA EXPERIENCE



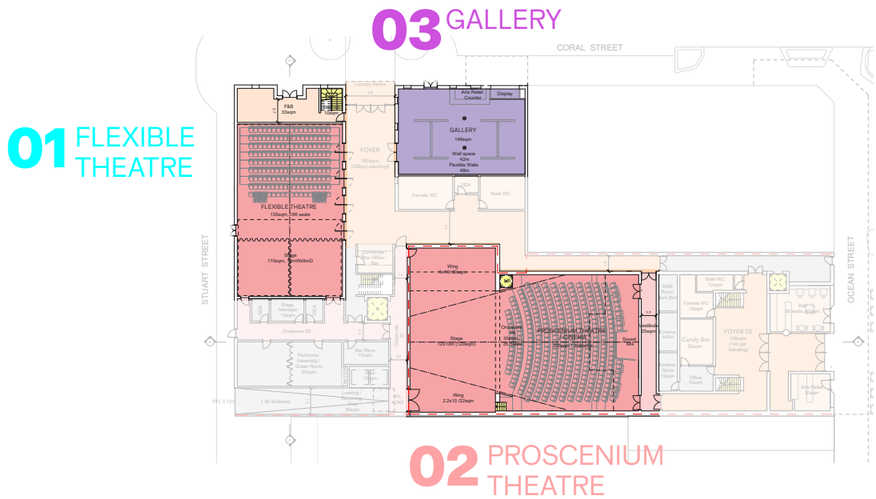
The second experience will be dedicated to the exceptional art deco arrival experience of the cinema on Ocean Street. The Victa Cinemas will continue to function as a cinema. Accessed from Ocean Street, the visitor will enter through the revitalised art deco foyer that has become synonymous with Victor Harbor's cinema, first arriving at the Candy Bar, before proceeding upstairs to the cinema boxes. In holiday periods (when cinema is most in demand and theatre is quiet), the Proscenium Theatre will be converted into a cinema, and will be accessed via the art deco foyer.



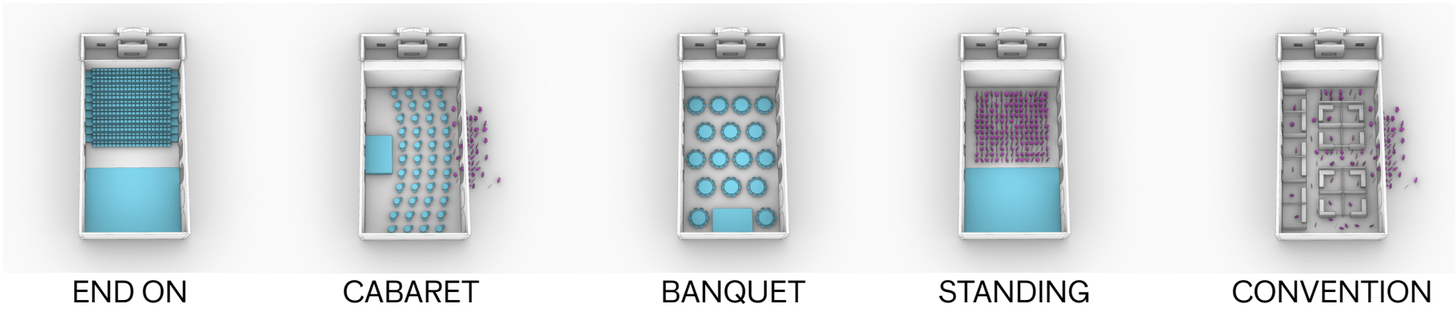
CENTRE OPERATIONS

A TRULY FLEXIBLE VENUE

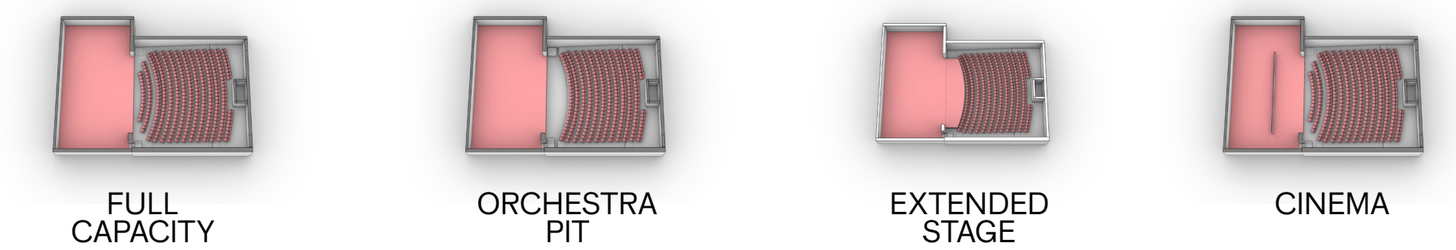
The Arts and Culture Centre aims to provide a number of flexible functions within its three main spaces. The Flexible Theatre offers the greatest opportunity for different operations, while the Proscenium Theatre can be altered to increase the operational options for the centre to include additional seats, orchestra, thrust stage, or to provide an additional screen for the Victa Cinemas. Finally the Gallery can be rearranged using a series of moveable walls to accommodate different exhibition types, be that hung works or physical objects in the space.



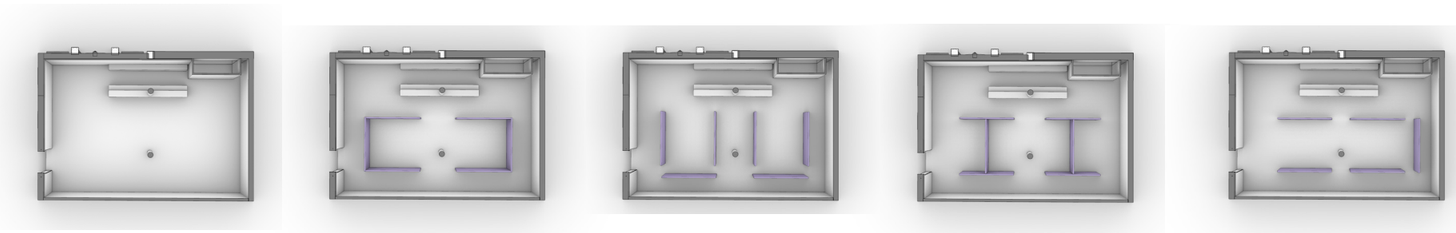
01 FLEXIBLE THEATRE



02 PROSCENIUM THEATRE

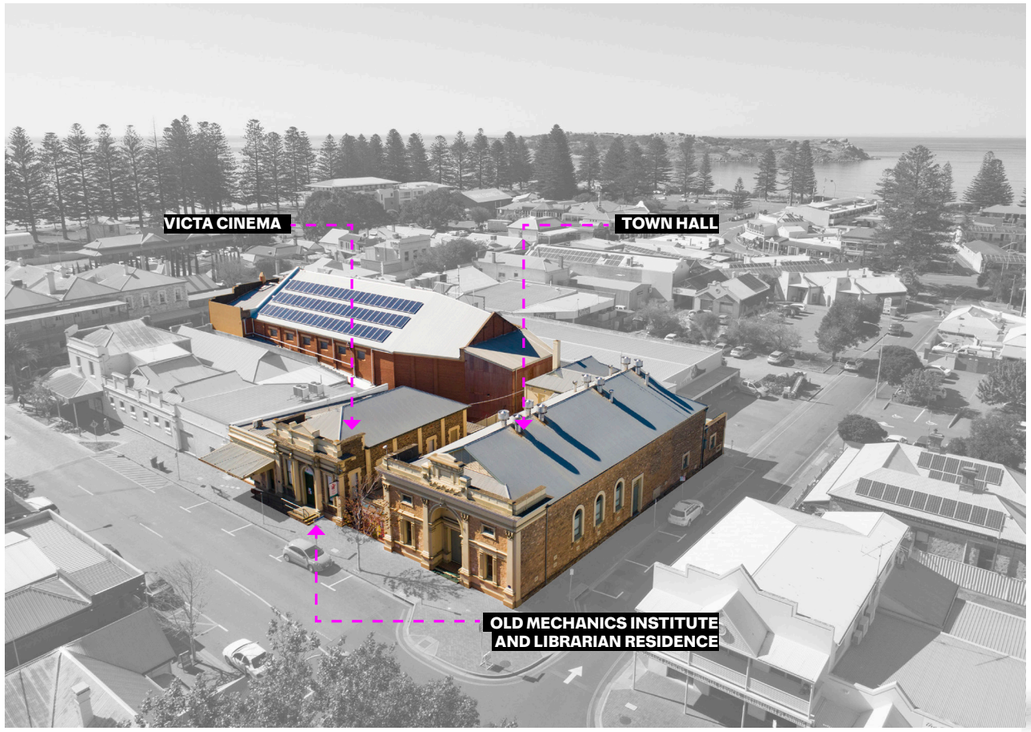


03 GALLERY



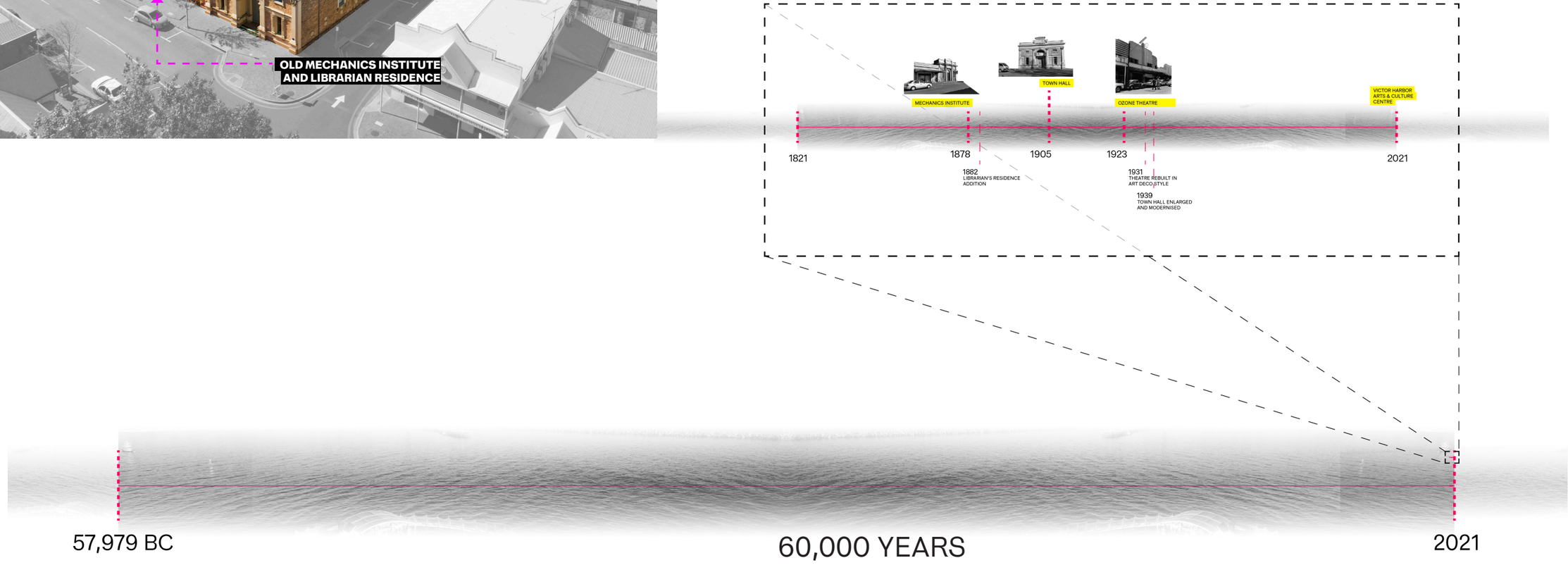
DESIGN CONCEPT

A MICROCOSM OF HERITAGE



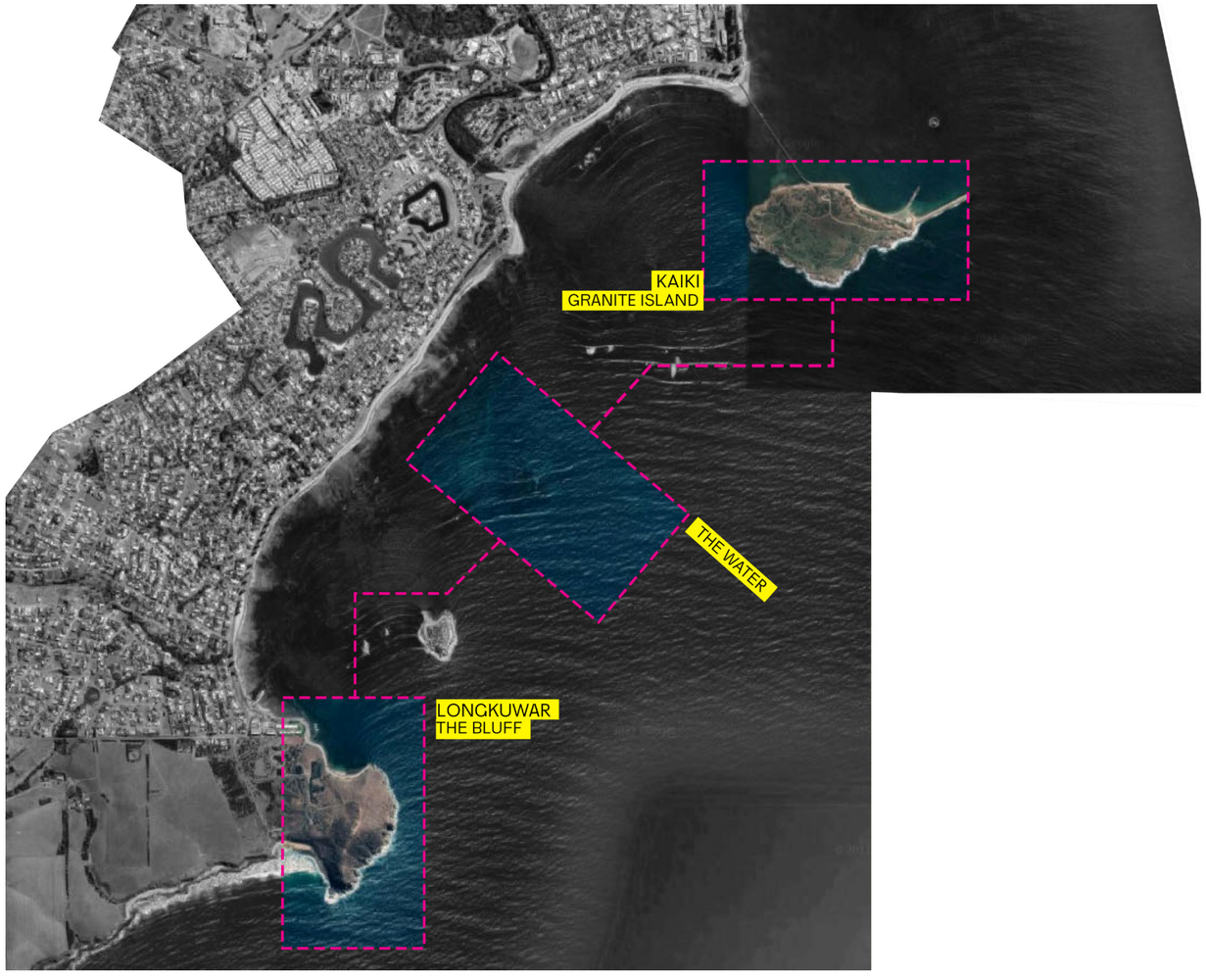
The Victor Harbor Arts and Culture Centre site consists of a layering of Victor Harbor's built history. Beginning with the Old Mechanics Institute and adjoining Librarian's Residence in 1878 – 82, followed by the Town Hall in 1905, with renovations in 1939. Finally, the Victa Cinema in 1923 and its rebirth as the art deco theatre that we know today in 1931. Combined, it presents a microcosm of Victor Harbor's heritage.

The Arts and Culture Centre presents an opportunity to dig deeper into Victor Harbor's history, to tell a shared story that speaks of Victor Harbor's formation. And in doing so, contribute to the next layer of Victor Harbor's rich heritage.



DESIGN CONCEPT

A SHARED HISTORY

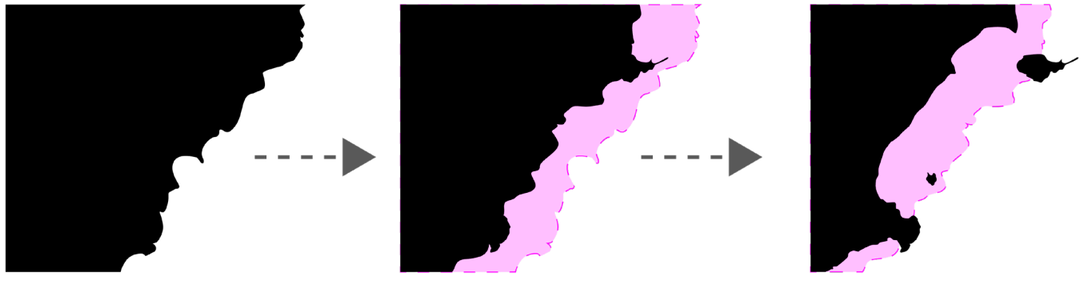


To explore this shared history, we've looked back beyond the construction of these buildings alone, back 60,000 years. When you zoom out this far, you view a wider perspective of time and start to appreciate some of the morphological processes that have shaped Victor Harbor's most celebrated and instantly recognisable elements: Granite Island and the Bluff. The processes of the water, the wind and the elements and local stories that have shaped and connected these elements.

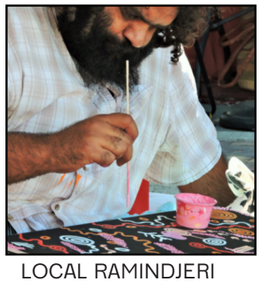
To bring these ideas into the design of the Arts and Culture Centre, we have understood these distinct parts of the site as elements to be connected and shaped by the new addition. We've drawn fluid geometry through the foyer spaces to tie the site together, while announcing the entrance to the centre with a solid form that could have been shaped by the waves themselves.

This is an outcome that takes advantage of the site's rich history, reaching back to create something that acknowledges and celebrates the full history, not only of the site, but Victor Harbor itself.

COASTAL GEOMORPHOLOGY



SHARED CULTURAL HISTORY



LOCAL RAMINDJERI ARTIST CEDRIC VARCOE



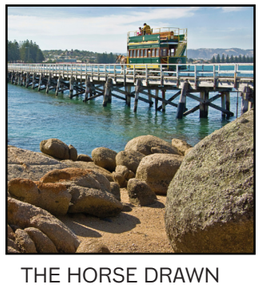
KAIKI (GRANITE ISLAND)



CULTURAL SHARING OF KONDOLI STORY



LONGKUWAR (THE BLUFF)



THE HORSE DRAWN CART AND CAUSEWAY VIEWED FROM KAIKI (GRANITE ISLAND)



WHALE SIGHTINGS OFF OF THE HARBOR



TUMBI-JIL-URMI YITI WORKSHOP WITH CEDRIC VARCOE

DESIGN CONCEPT

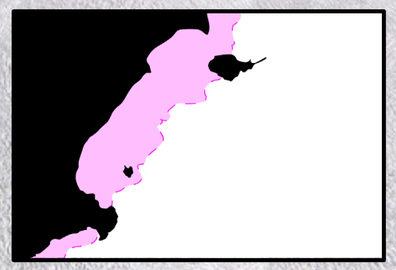
STITCHING IT TOGETHER

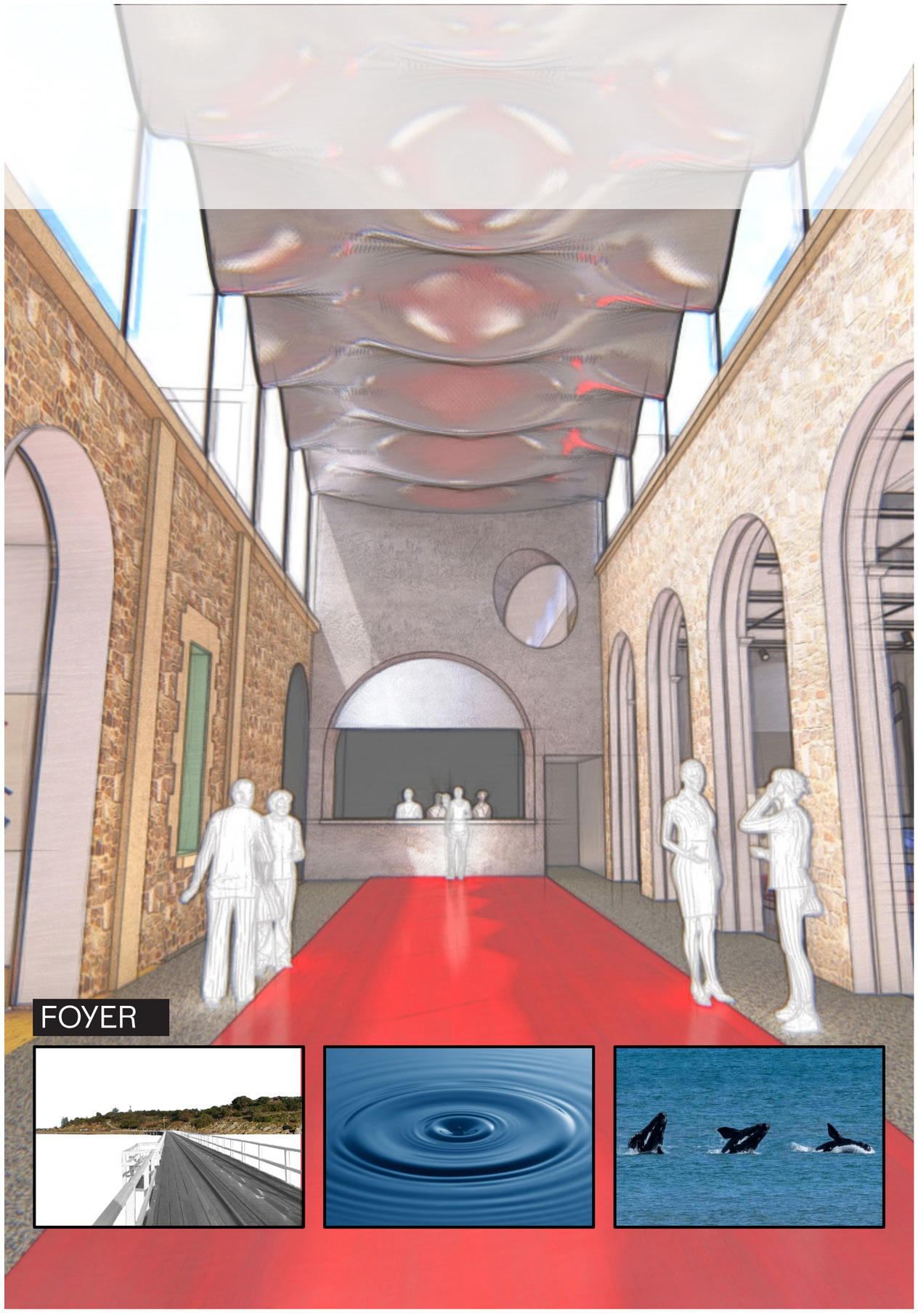


CORAL STREET









FOYER

APPROACH TO HERITAGE

Heritage is the key driver of the proposal for the Arts and Culture Centre. The project seeks to build upon the heritage of the site by proposing an intervention that is contemporary, yet sensitive to its surroundings.

In attempting to add a new layer to the site's history, we have approached the area beyond the built heritage alone, seeking to address the greater story of the site and Victor Harbor more broadly.

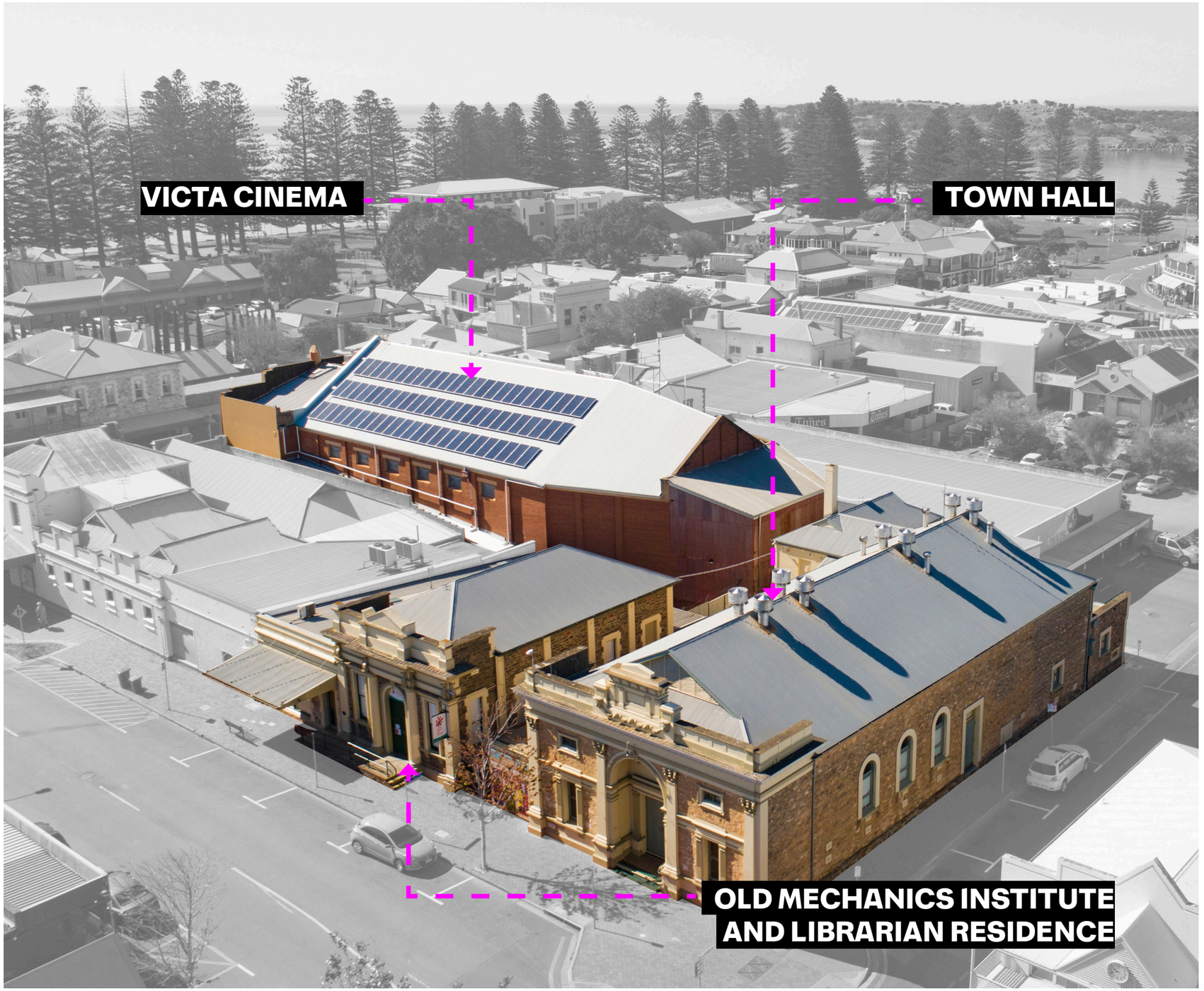
KEY CORAL STREET FEATURES

Functional Cultural Significance
Coral Street Facade & Detailing
Stuart Street Facade
Cornice Return Between Buildings
Stone Detailing
Window Detailing

KEY CINEMA FEATURES

Ocean Street Facade
- Art Deco Detailing
- Glass Doors & Shopfront
- Vertical Sign
- Verandah & Pressed Metal Soffit
- Remaining Vitro Glass Detailing

Interiors
- Art Deco Cornice & Moulding
- Ground Floor Ticket Box
- Terrazzo Flooring
- Lighting
- Symmetrical Stairs to Cinema



APPROACH TO HERITAGE

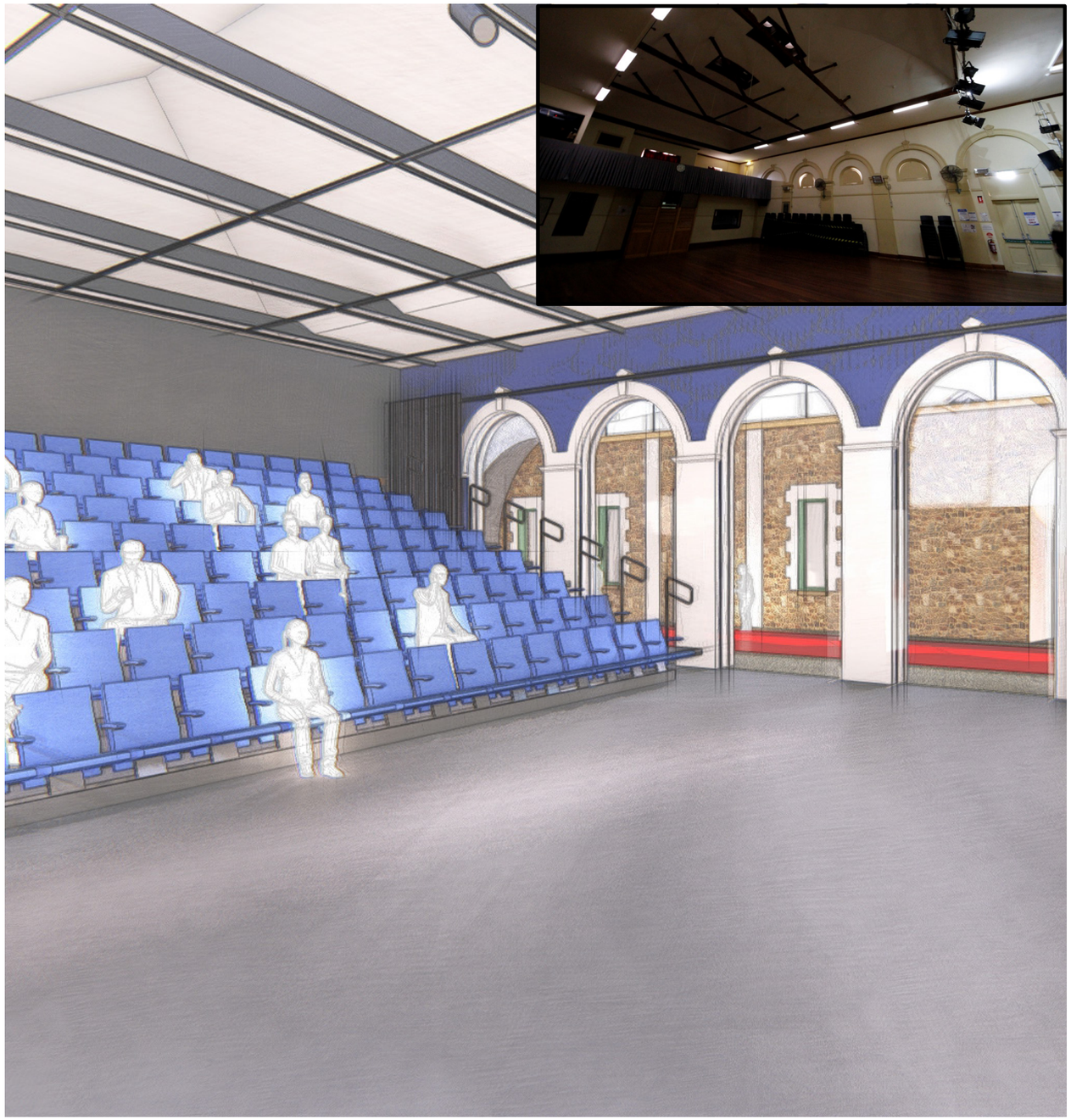
The façade sits between the two iconic buildings, cut away to reveal and celebrate the key architectural features. Internally, the foyer will feature a large double height space that reveals the walls of the two adjacent buildings as a key feature of the space.



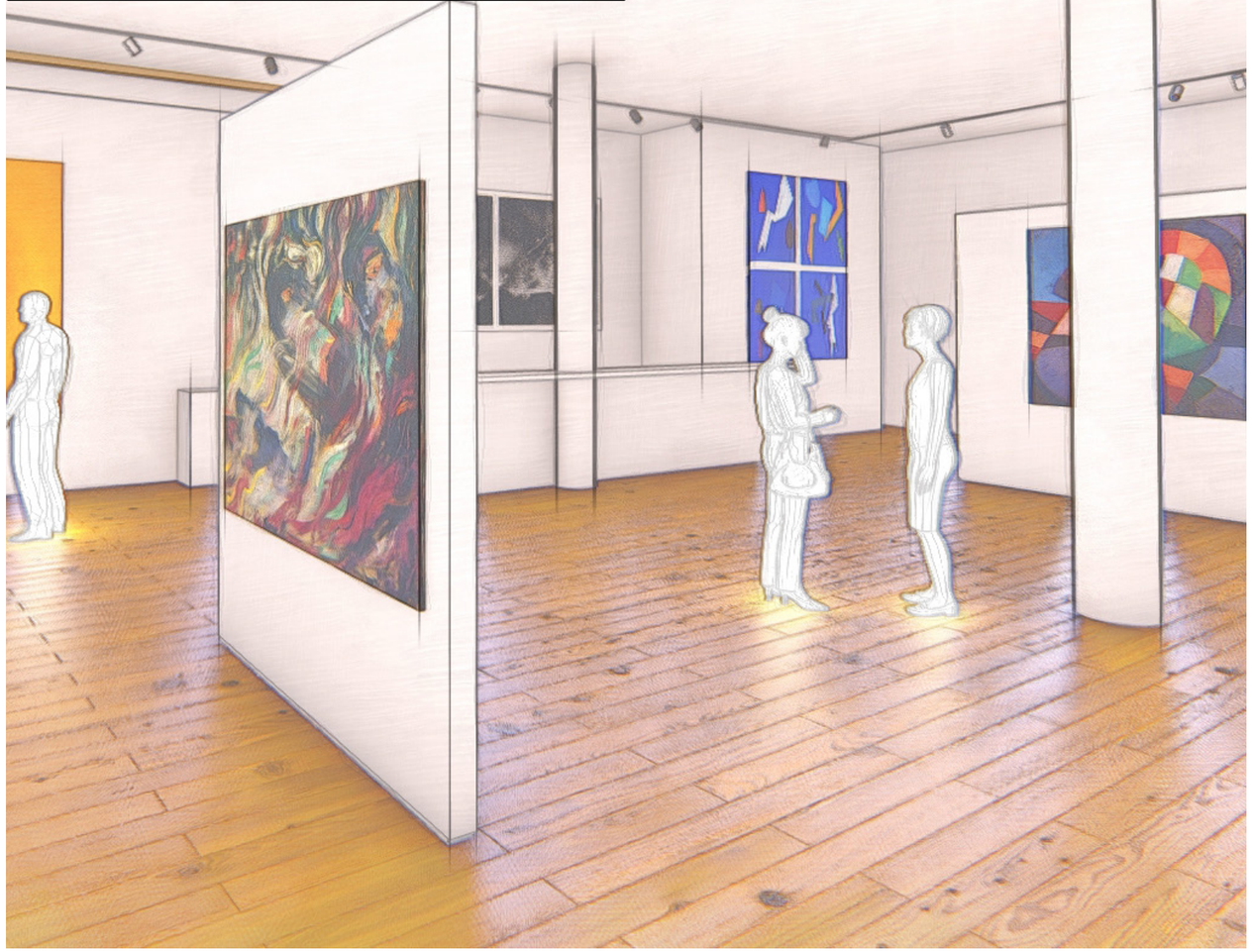


APPROACH TO HERITAGE

Internally we seek to maintain key features while allowing for the appropriate performance upgrades to make this a functionally successful theatre and gallery space.

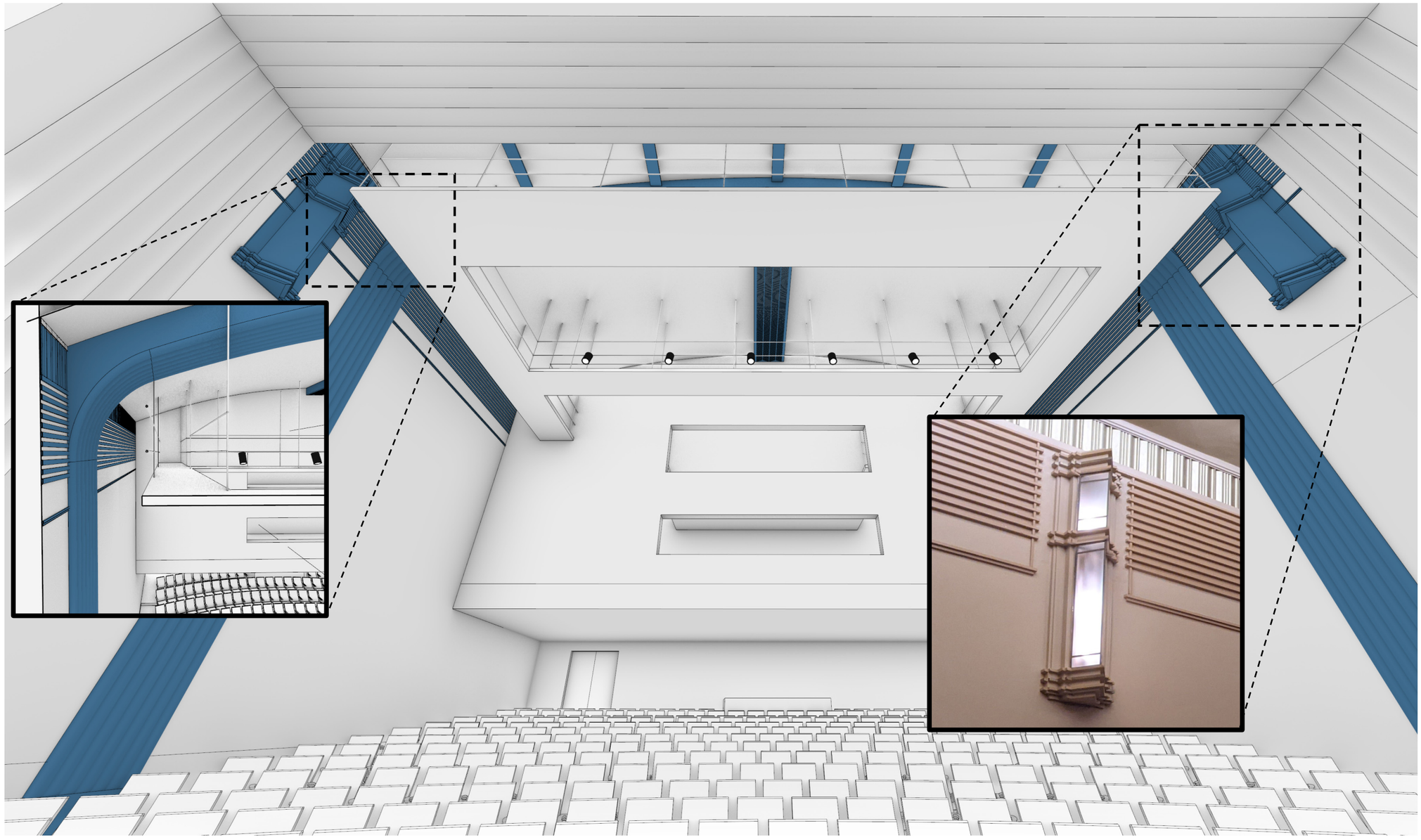






APPROACH TO HERITAGE

The cinema entry and foyer will be refurbished and restored, celebrating the iconic Art Deco detailing. While the interior of the Proscenium Theatre, located in the old ground floor cinema, will seek to retain and reuse the Art Deco features, including new interventions that compliment these details, without mimicking them.











STREET PRESENCE



FOYER

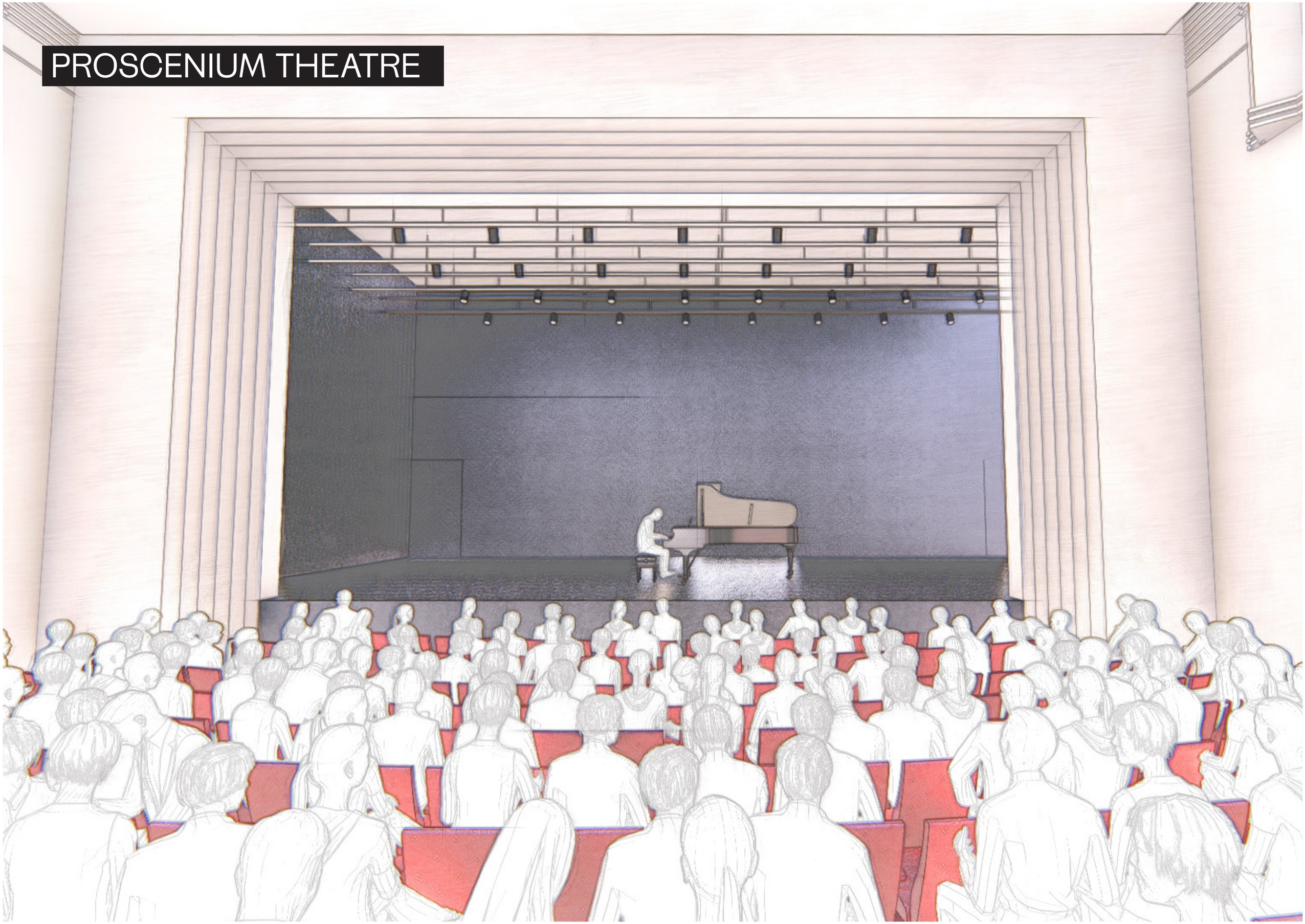
FLEXIBLE THEATRE



GALLERY



PROSCENIUM THEATRE



INTERACTIVE SITE VIEWS

Scan the QR codes below to view panorama images of the proposal. Explore Coral Street to find these QR and view the proposal on the ground.

CORAL STREET

FOYER

FLEXIBLE THEATRE

CULTURE CENTRE ENTRANCE

GALLERY

PROSCENIUM THEATRE