

RIVER SIDE

MASTER PLAN
STAGE 2 REPORT

JULY 2015



Contents

EXECUTIVE SUMMARY	04	<ul style="list-style-type: none">• SUMMARY / KEY FEATURES	
INTRODUCTION	05	<ul style="list-style-type: none">• SOLAR STUDY	
EXISTING FACILITY	07	<ul style="list-style-type: none">• PUBLIC DOMAIN STUDY	
EXISTING FACILITY ANALYSIS		<ul style="list-style-type: none">• DRAWINGS WITH AREA SCHEDULE• BENCHMARK DEVELOPMENT	
MASTERPLAN DESIGN APPROACH	16		
<ul style="list-style-type: none">• DESIGN APPROACH• RIVERFRONT ACCESS• VEHICULAR MOVEMENT AND FACADE ACTIVATION• RETAIL / DINING• COMMUNITY FACILITIES• RESIDENTIAL AND HOTEL DEVELOPMENT			
MASTERPLAN OPTION 01	18		
<ul style="list-style-type: none">• SUMMARY / KEY FEATURES• SOLAR STUDY• PUBLIC DOMAIN STUDY• DRAWINGS WITH AREA SCHEDULE• BENCHMARK DEVELOPMENTS			
MASTERPLAN OPTION 02	38		
		MASTERPLAN OPTION 03	58
		<ul style="list-style-type: none">• SUMMARY / KEY FEATURES• SOLAR STUDY• PUBLIC DOMAIN STUDY• DRAWINGS WITH AREA SCHEDULE• EXISTING NIDA FACILITIES• BENCHMARK DEVELOPMENT	
		CONCLUSION	76

Executive Summary

Cox Richardson in association with Schuler Shook has developed a master plan for the future development of the Riverside Theatres precinct located at Church St, Parramatta on behalf of Parramatta City Council. The proposals respond to, and are a continuation of previous work undertaken by Cox Richardson & Schuler Shook.

Parramatta City Council has identified the need for significant building redevelopment to revitalise the theatres image. Also identified is the opportunity to enhance the public domain and connectivity to the riverfront and Parramatta CBD. The redevelopment of Riverside Theatres is imperative to meet the demands of Greater Western Sydney's growing population.

The purpose of this report is to:

- Formulate design options in response to the key objectives identified in the Master Plan Exploration Stage 1 Report
- Assist Riverside Theatres in clarifying a strategic vision for the development of theatres including the identification of complementary theatre functions that generate an ongoing income stream
- Provide an alternative best and highest use development option for the Riverside Theatre site should theatre facilities be located elsewhere within the City of Parramatta.

Introduction

Parramatta City Council engaged Cox Richardson in association with Schuler Shook to develop a masterplan for the redevelopment the Riverside Theatre Site.

This work has been divided into two stage reports. The Exploration Stage Report analyses the existing site & adjacent development proposals, appraises the existing facility, benchmarks industry standards and identifies key project objectives and opportunities. This report, the Stage 2 Formulation and Consolidation Report responds to the conclusions of Stage 1 to develop three design approaches, which range on use from Theatre Facilities to Best and Highest alternative uses.

These approaches are:

OPTION 1

Mixed Use Redevelopment

OPTION 2

New 1600 seat Theatre Facility in addition to new Council Theatre Facilities

OPTION 3

Council Theatre Facilities, Teaching and Commercial Redevelopment

There is no preferred approach, rather the options form a suite of ideas that will inform future strategic planning. Refinement of any masterplan is dependant on further analysis of future theatre demand in Parramatta and subsequent clarification of the brief.

To assist future development of the masterplan proposals, this report examines each on its merits, considering theatrical functions and the buildings interface with the public domain.

Beyond the immediate theatre site, Cox recognises the importance of Riverside Theatre as the core of Parramatta's entertainment precinct. Parramatta is already a well-know regional arts centre with over 700 performances and events each year. However there is a need to modernise and expand this offer to make the Arts in Parramatta a more appealing venue for premier events, allowing audiences to stay closer to home instead of travelling to Sydney's CBD.

All proposals focus on connectivity, integration and activation of the public domain. Any redeveloped of the Riverside Theatre site should be an iconic and a proud centrepiece of the redeveloped Riverside Precinct.

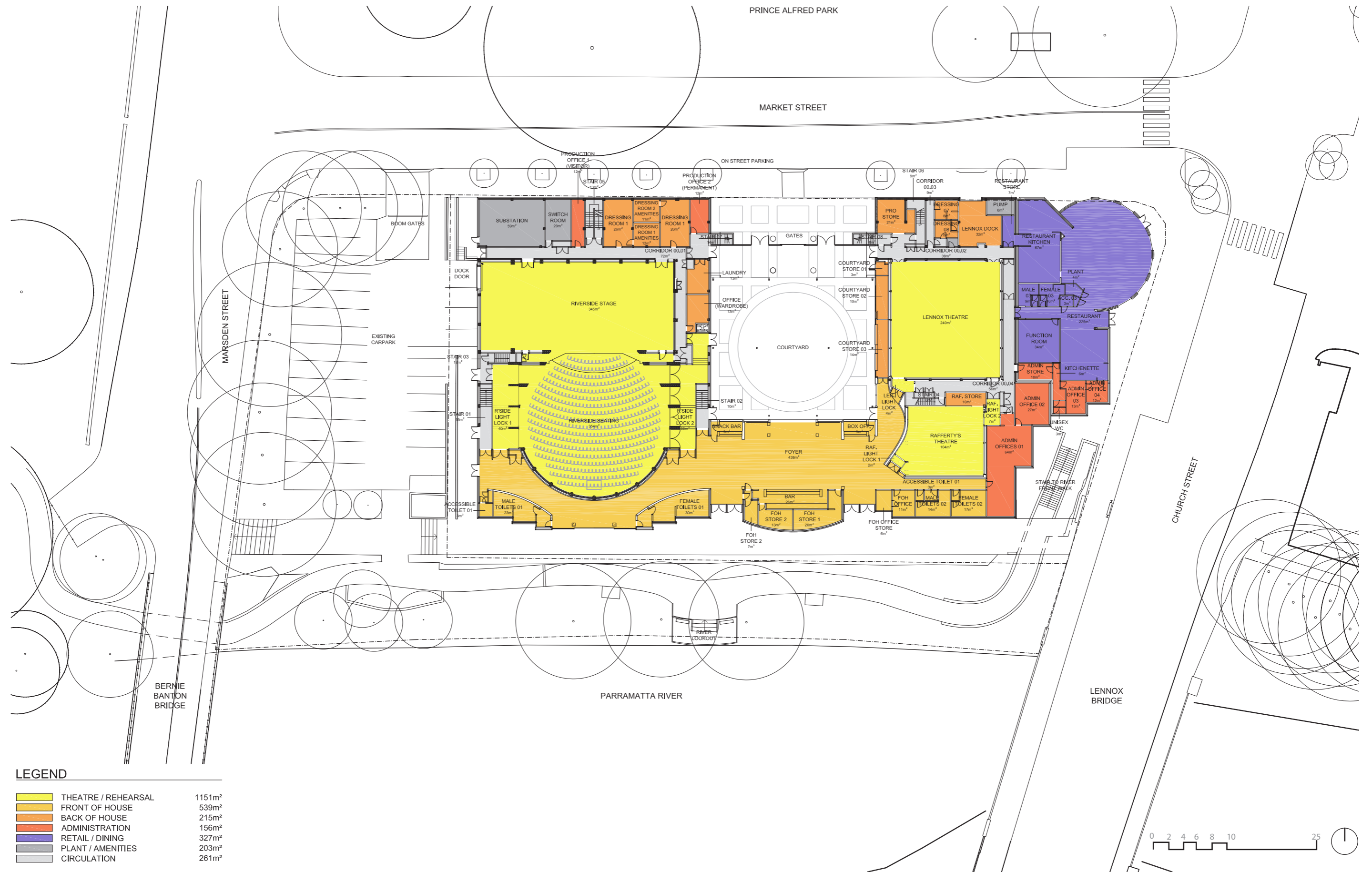


"PARRAMATTA CULTURAL CENTRE"
GOVERNMENT ARCHITECTS PERSPECTIVE JANUARY 1988

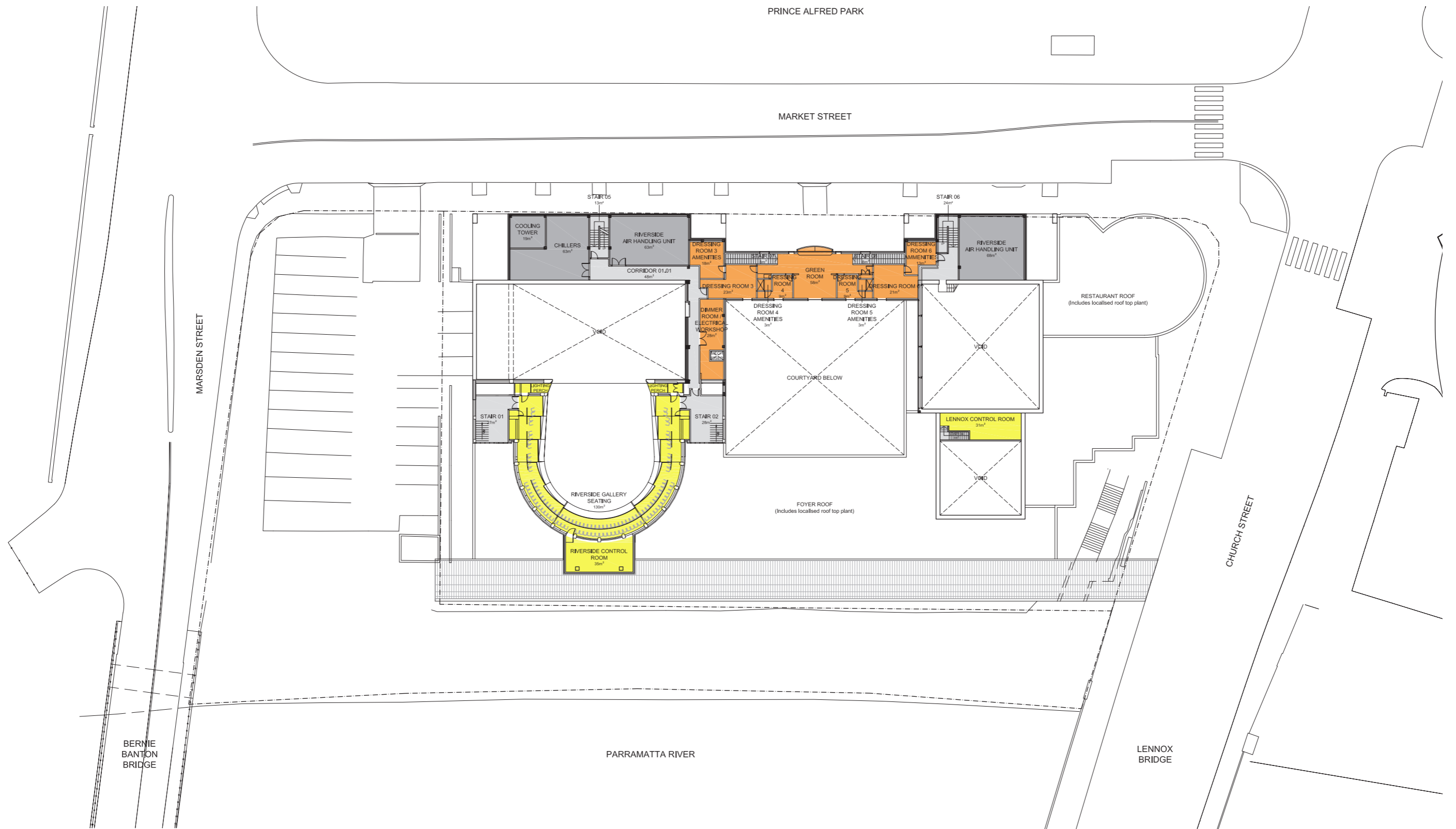
EXISTING FACILITY



Existing Ground Floor Plan



Existing Level 1 Floor Plan

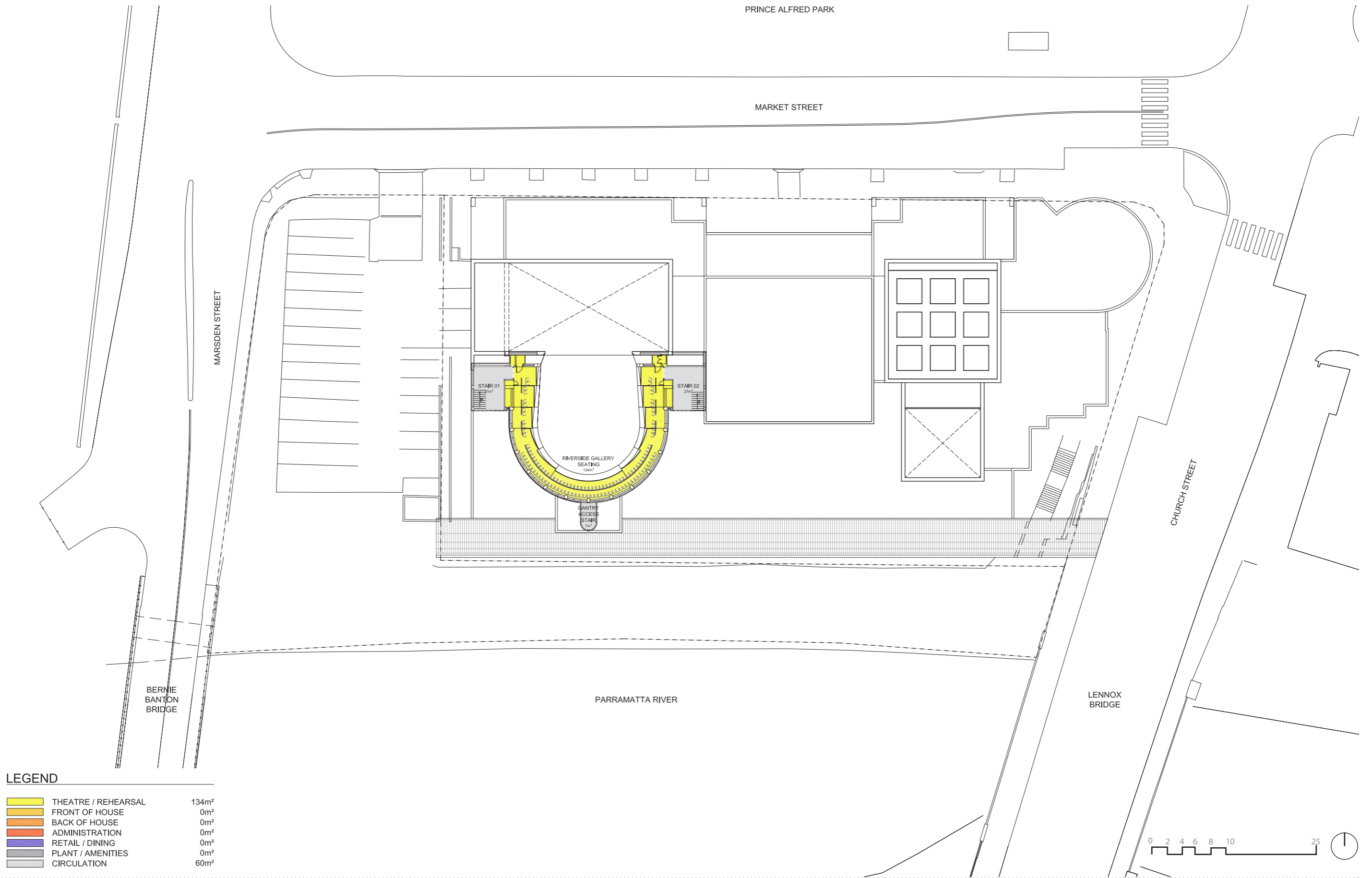


LEGEND

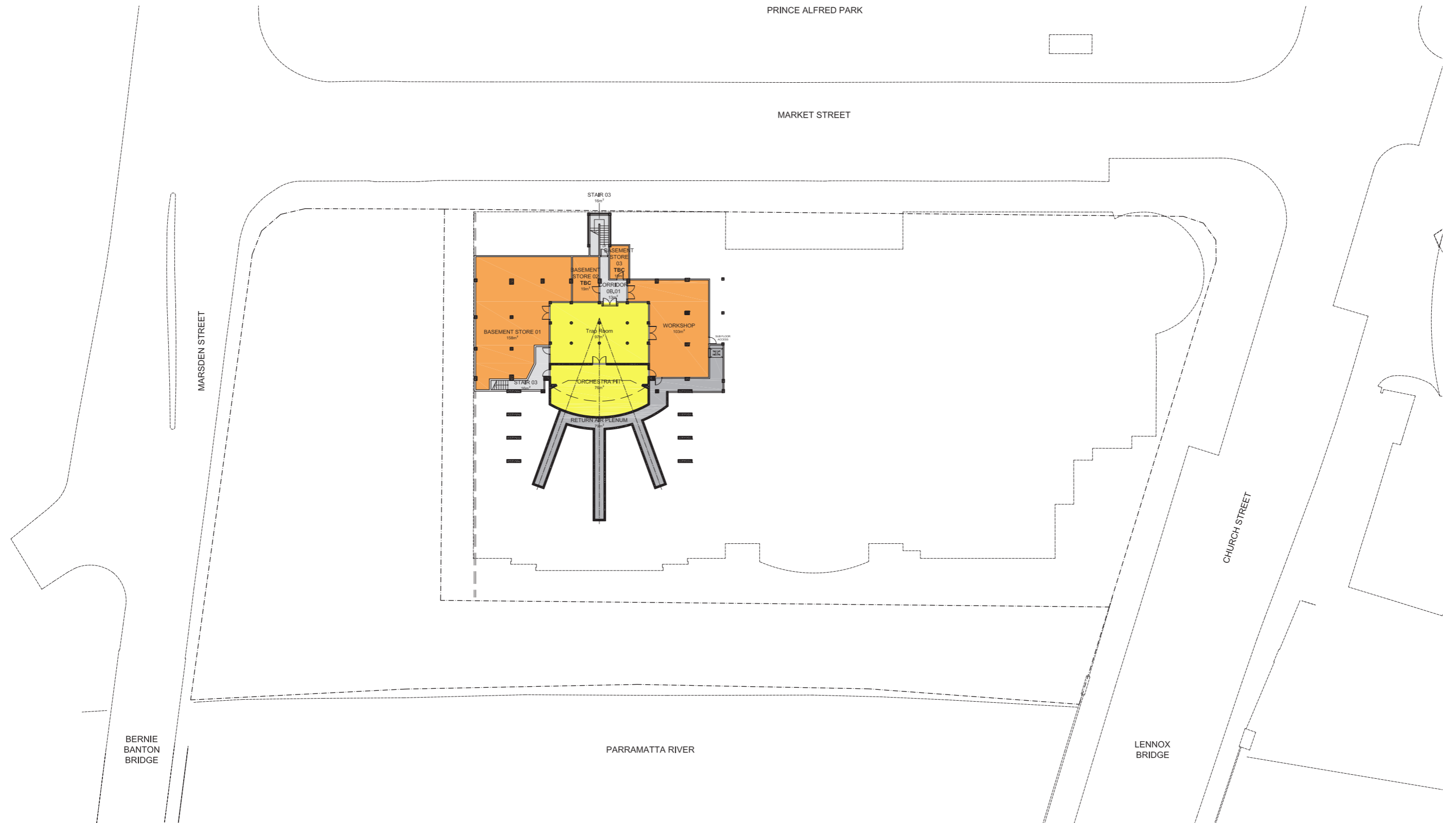
	THEATRE / REHEARSAL	204m ²
	FRONT OF HOUSE	0m ²
	BACK OF HOUSE	181m ²
	ADMINISTRATION	0m ²
	RETAIL / DINING	0m ²
	PLANT / AMENITIES	212m ²
	CIRCULATION	160m ²



Existing Level 2 Floor Plan

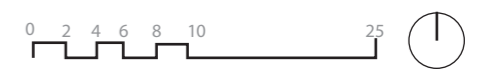


Existing Basement Floor Plan



LEGEND

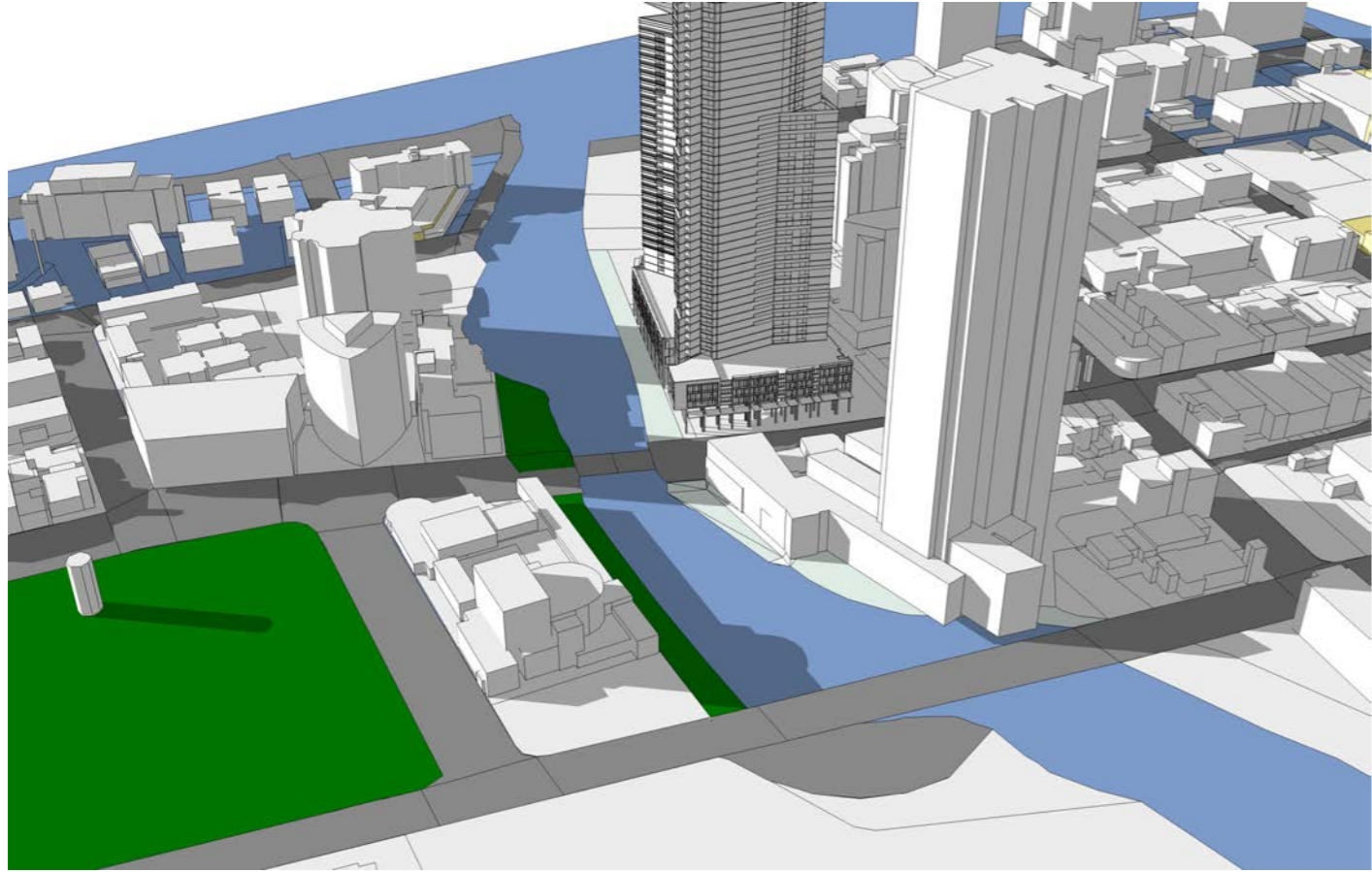
	THEATRE / REHEARSAL	173m ²
	FRONT OF HOUSE	0m ²
	BACK OF HOUSE	292m ²
	ADMINISTRATION	0m ²
	RETAIL / DINING	0m ²
	PLANT / AMENITIES	79m ²
	CIRCULATION	42m ²



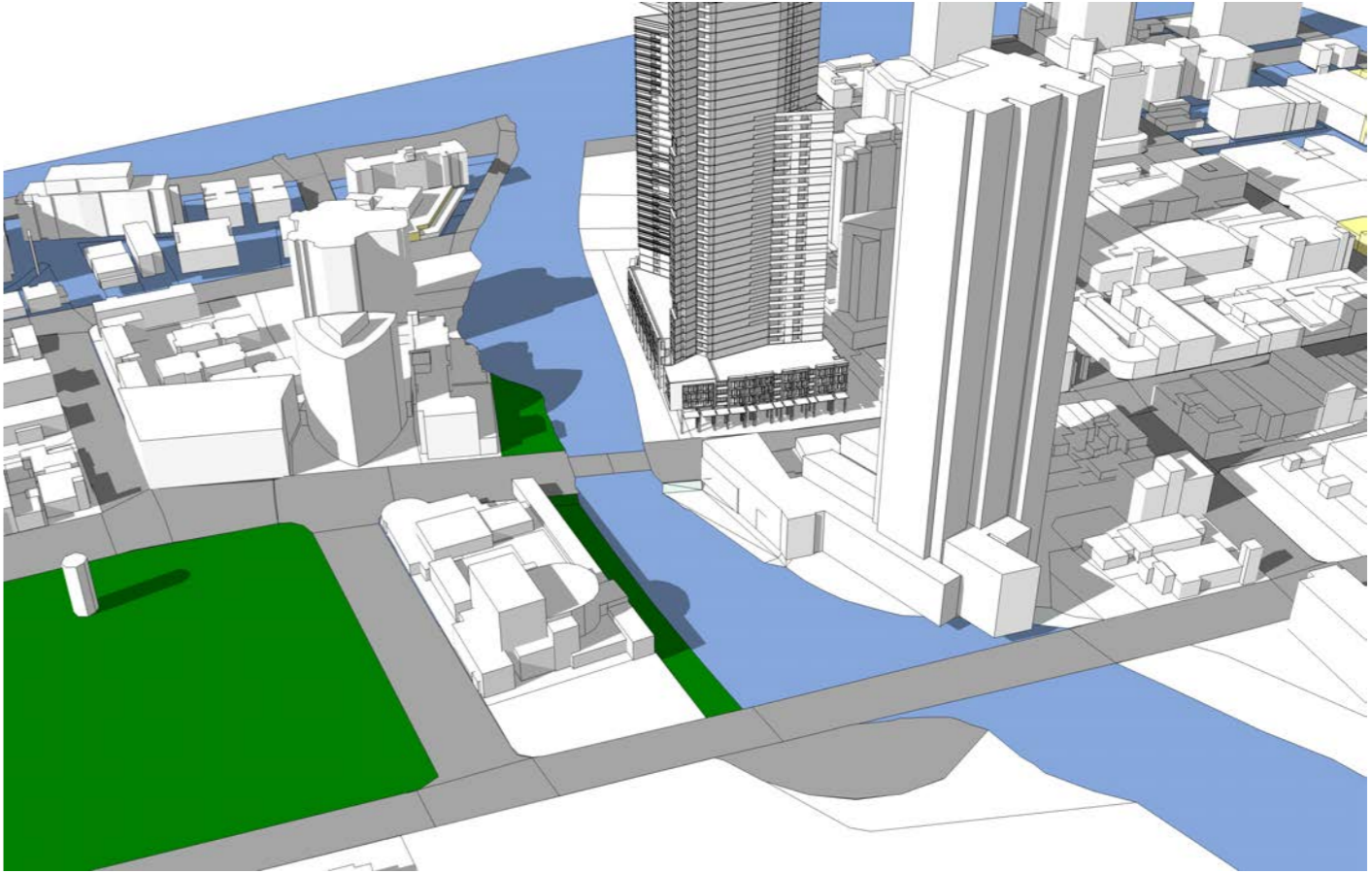
FUNCTIONAL BRIEF

Solar Study

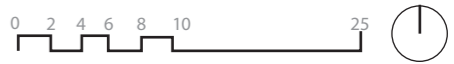
FUNCTIONAL BRIEF



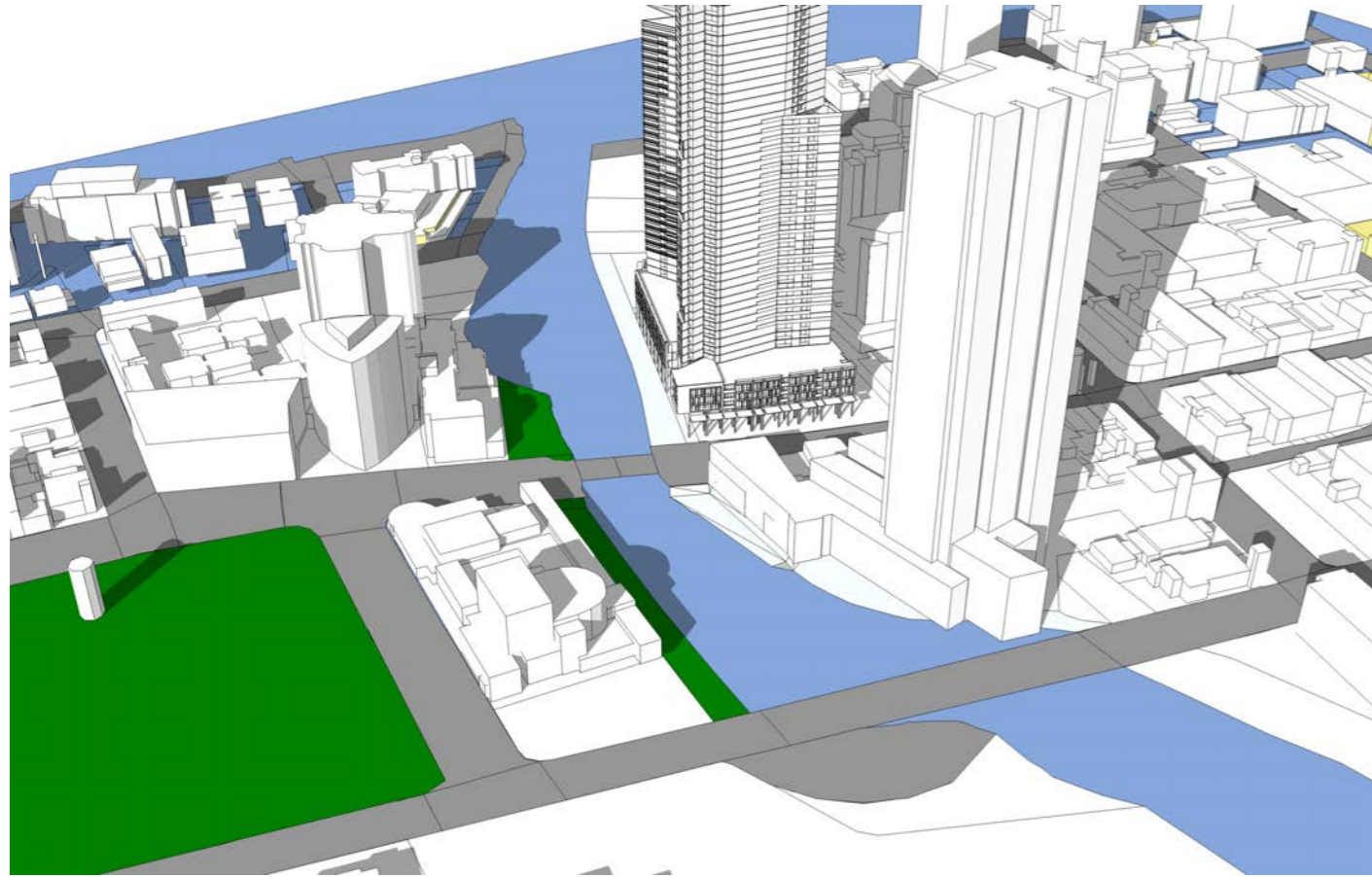
- June 21st - 9am



- June 21st - 12pm



Existing Basement Floor Plan



– June 21st - 2pm



MASTERPLAN OPTIONS



Masterplan Approach

Master Plan Approach

The design approach for all options maintains the same premise of a complete redevelopment of the site. Should all theatre functions be required to be located on the existing site, no staged development opportunity would exist, however with a reduced brief requirement as demonstrated in one of the options a staged development may occur allowing for the proposed commercial (hotel) portion of the site to be developed independently.

Riverfront Access

Improved pedestrian access to the riverfront is essential to encourage the revitalisation which has already begun. There are a number of ways this way is achieved through the various options:

- Improved public domain connection to the riverfront
- Through site links from Park to River
- New stair and lift access to the riverfront

Vehicular Movement & Façade Activation

The current development presents a sterile façade to Prince Alfred Park and the northern aspect, to avoid this in any redevelopment, servicing needs must be carefully balanced with active frontage. This may be achieved through a variety of options:

- Locating service entries as far west as possible so as to maximise retail frontage
- Introducing a share way road system to Market street
- Limiting vehicular access to one point only and closing market Street.

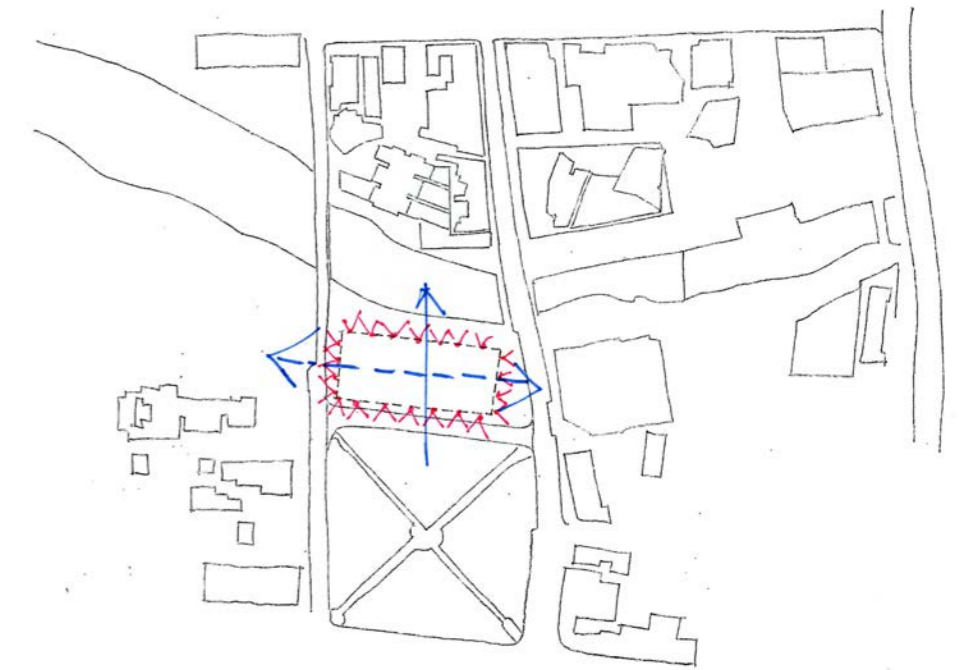
Market Street

With the exception of the mixed used option, all other alternative development options will need to encroach onto Market Street and into Prince Philip Park. This approach will allow for two vital functions:

- A fully activated frontage onto the Riverside
- Sleaving back of house facilities with an active frontage to Prince Alfred Park, extending eat-street into the park.

Retail/Dining

The extent of retail/dining opportunities varies between options and will depend on Market demand, however it should be assumed all ground level retail space is maximised with active uses. Upper level retail/restaurant spaces overlooking Prince Alfred Park may also be viable, should demand exist, alternatively commercial/office use would still provide an active frontage.



Community facilities

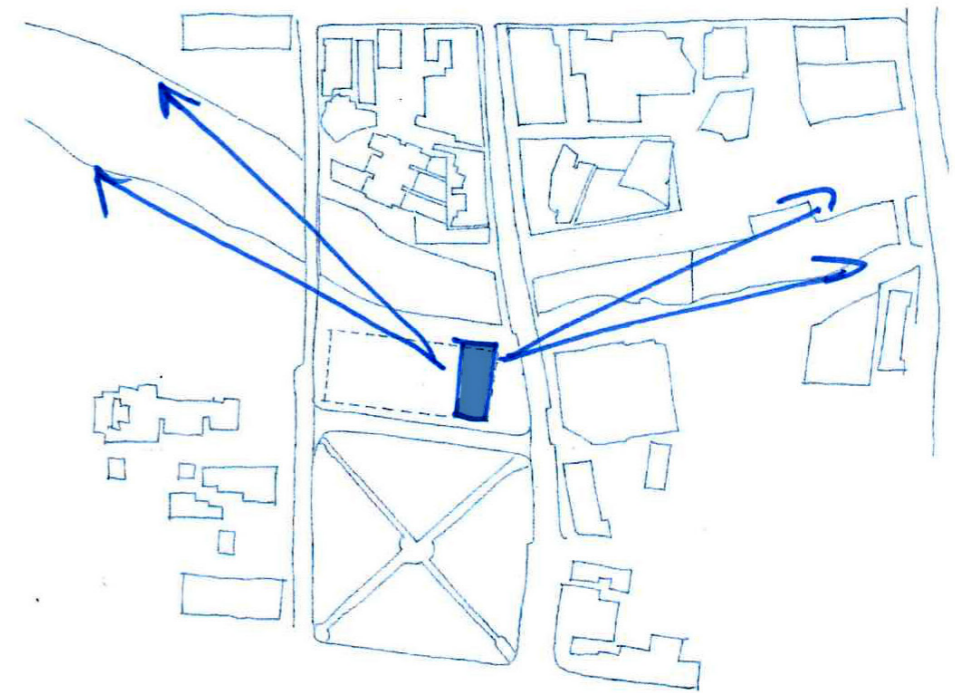
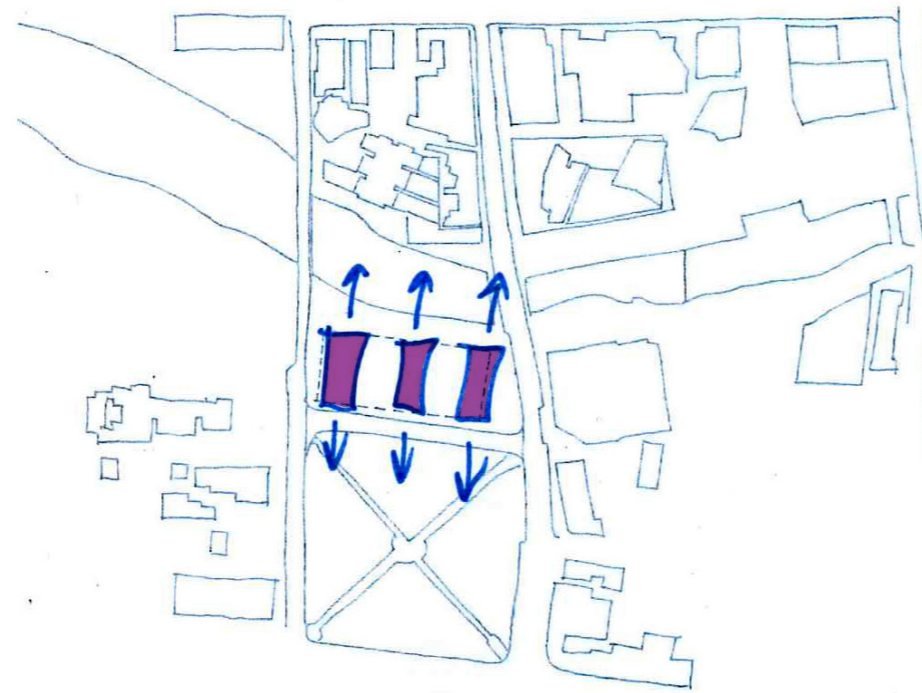
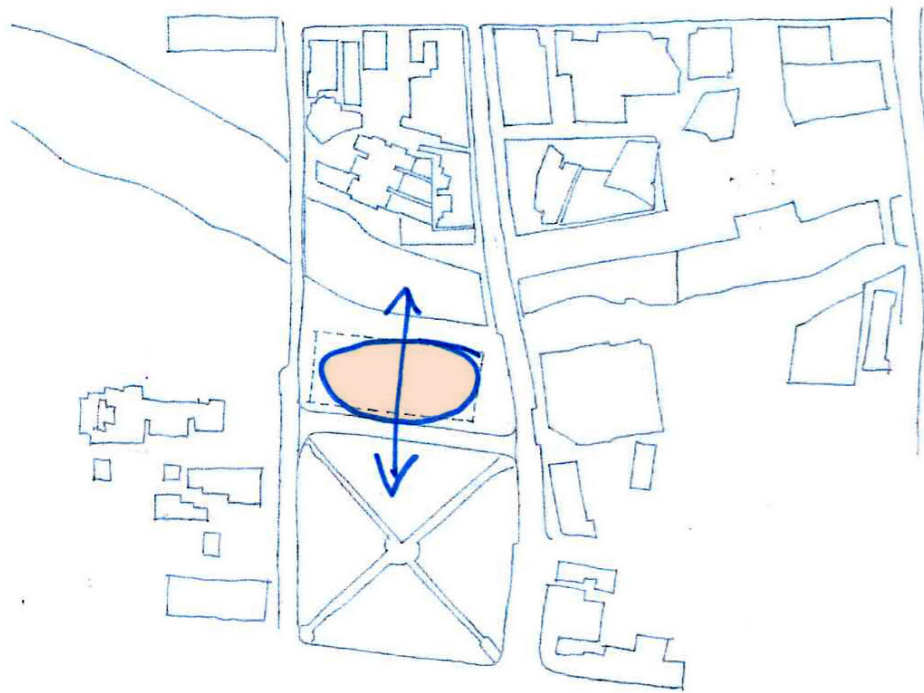
To provide sufficient space to accommodate community facilities one would limit the theatre functions and as such community facilities have only been provided in a mixed use development with no theatre function. Substantial community facilities would however provide ample opportunity to actively connect Prince Albert Park to the riverside walk.

Residential Development

Residential development and theatre use do not function well together and as such residential is only proposed in the mixed use redevelopment where no theatre functions are proposed. Residential lobbies would be entered via Market Street to provide activation and surveillance to Prince Alfred Park.

Hotel Development

Hotel development and theatre use can work in conjunction with one and other and as such forms part of one of the redevelopment options. Siting it to the west will provide good aspect and an activated counter balance to the theatre use on the Lennox bridge side of the site.



MASTERPLAN

OPTION 01

Mixed Use Redevelopment

Option 1 Summary

Option 1 examines the highest and best alternative use for the existing Riverside Theatre site. This option assumes the ground and first floor of any revised development would house publicly accessible and activated uses, whether that be community or retail opportunities. This would allow for signification street level activation across the site and provide a much need link/connection between Prince Alfred Park and the Parramatta River. Above this community centred podium would sit a residential component, whose height and massing would be dictated by compliance with Parramatta City Centre development guidelines and the NSW Apartment Design Code.

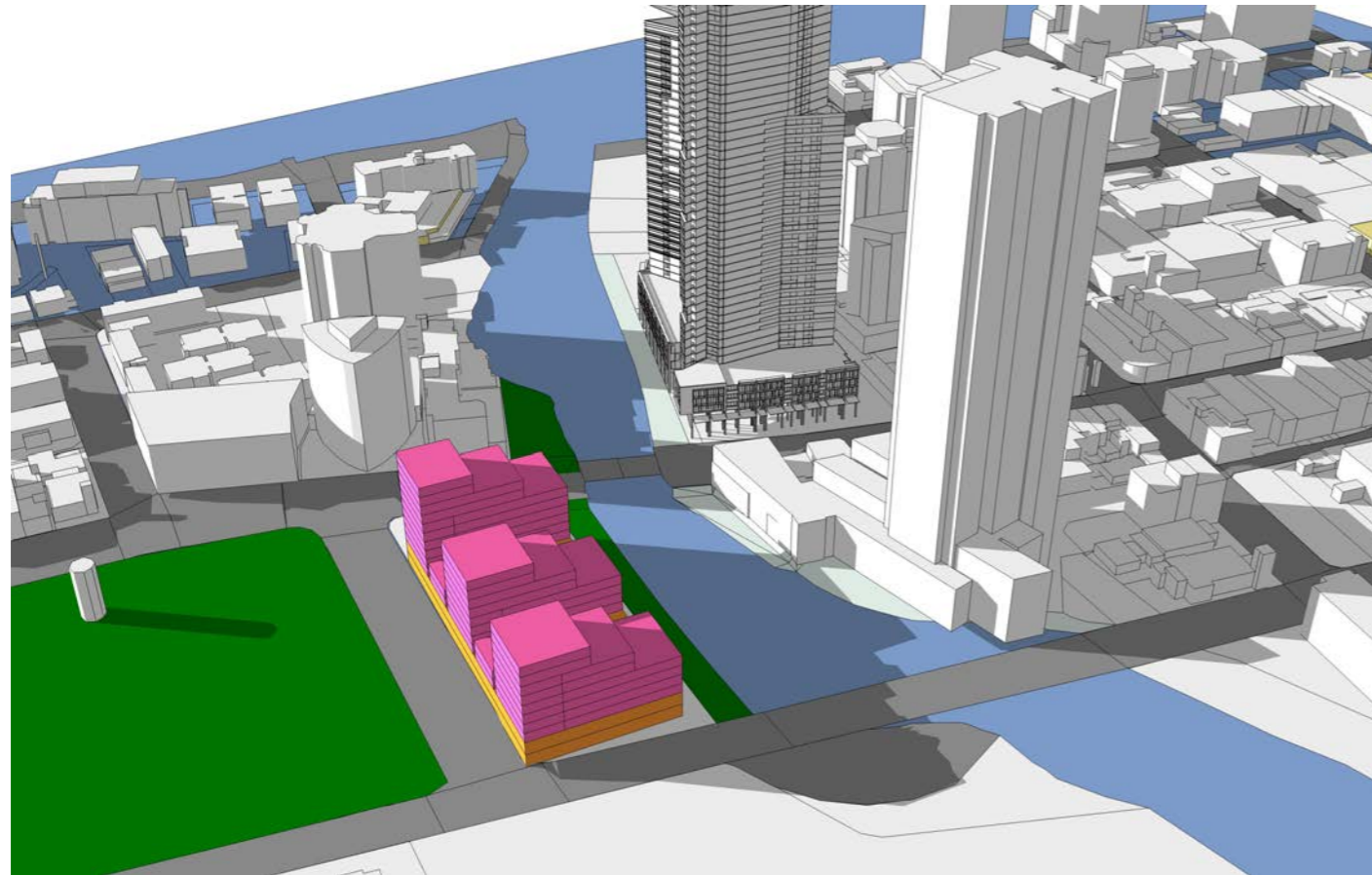
Option 1 Features

- New High Quality Public Domain
- Increased Public Plaza zone off Church Street
- Improved visual connection from Lennox Bridge to Prince Albert Park
- Fully activated Ground Level for retail or community use
- Potential to extend "Eat" Street from Church Street onto Market Street
- Activated Level one with visual connectivity to both the park and river
- New public connection from Prince Alfred Park to Riverside walk
- Potential through site connection from Church Street to Marsden Street
- Residential entries off Market Street providing both activation and surveillance
- Residential component overlooking Prince Alfred Park

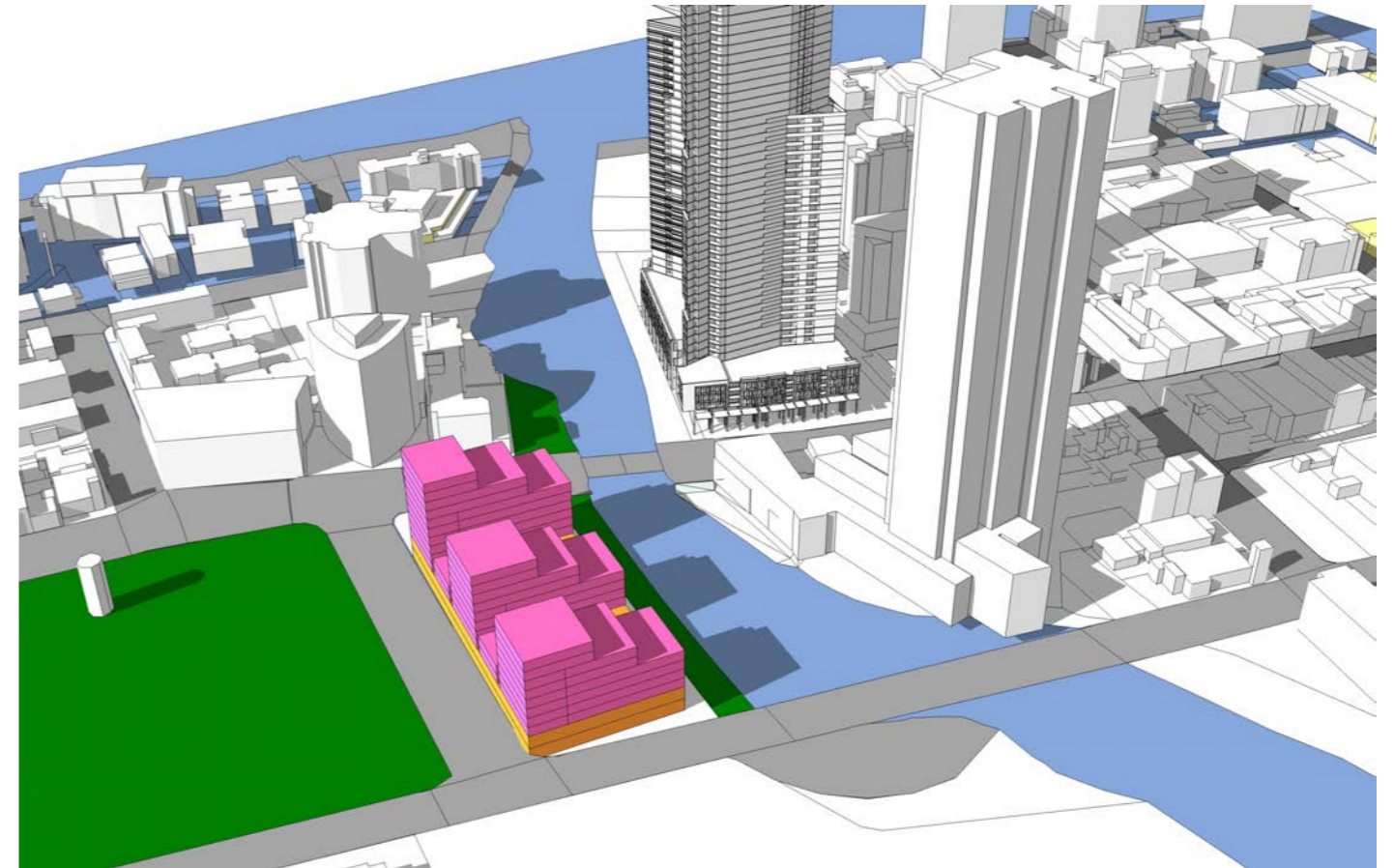


MASTERPLAN OPTION 1

Solar Study



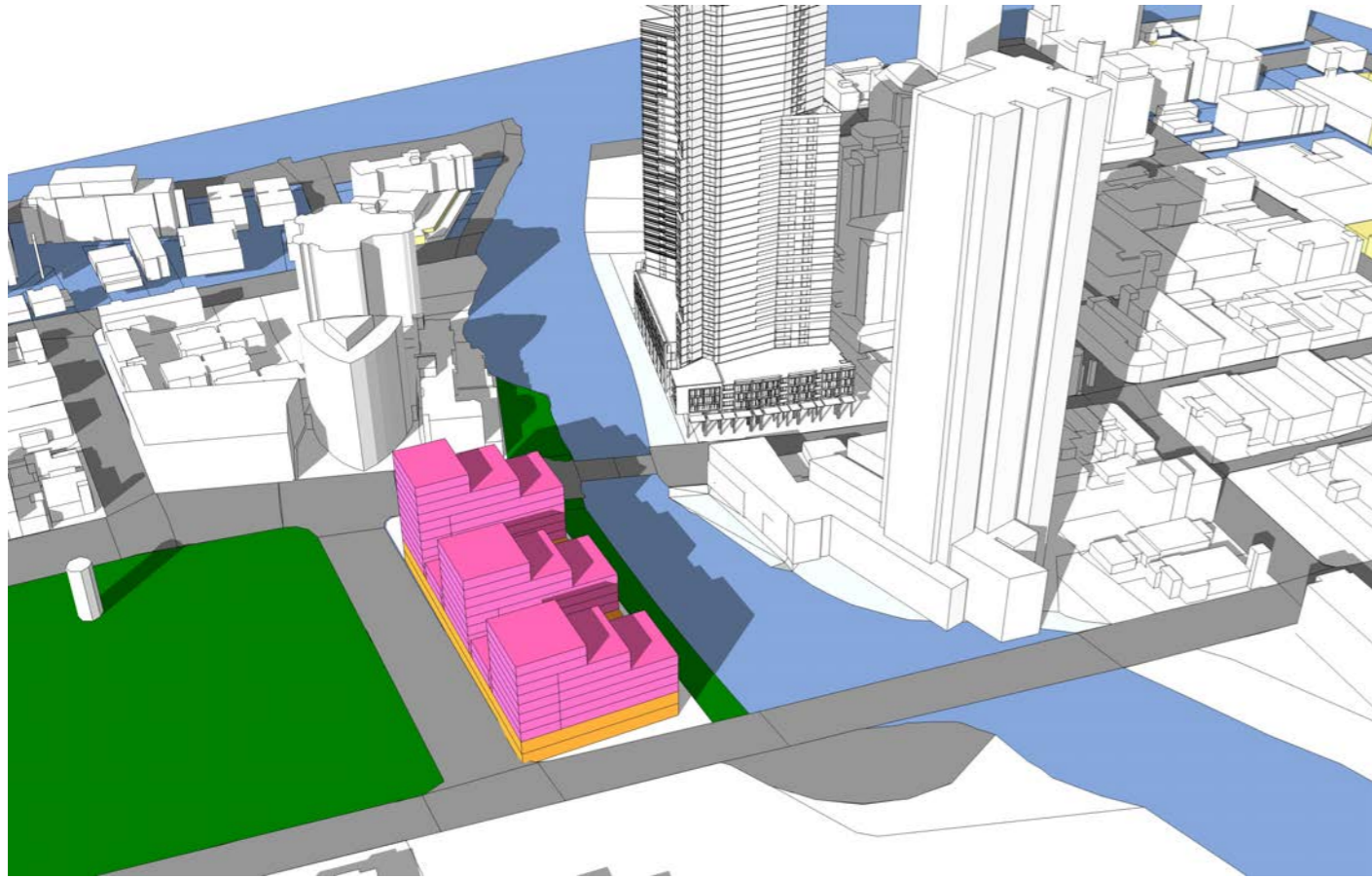
– June 21st - 9am



– June 21st - 12pm

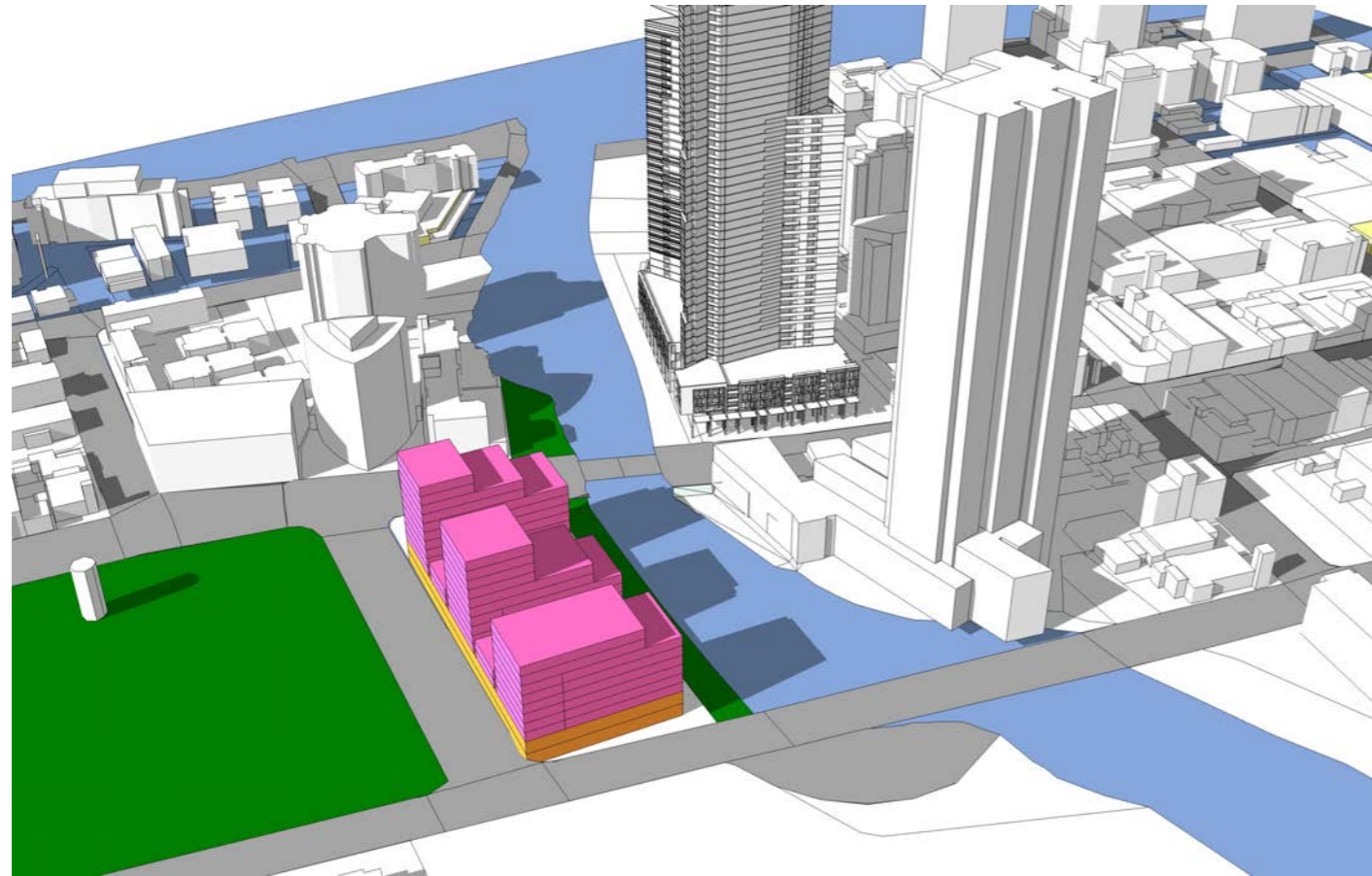
Development constraints:

The height of any proposed residential development will be limited only by the overshadowing restraints of maintaining solar access on the southern riverside between the hours of 12pm and 2pm on the 21st June. The massing demonstrated above shows the optimum massing which will fit within the development envelope.

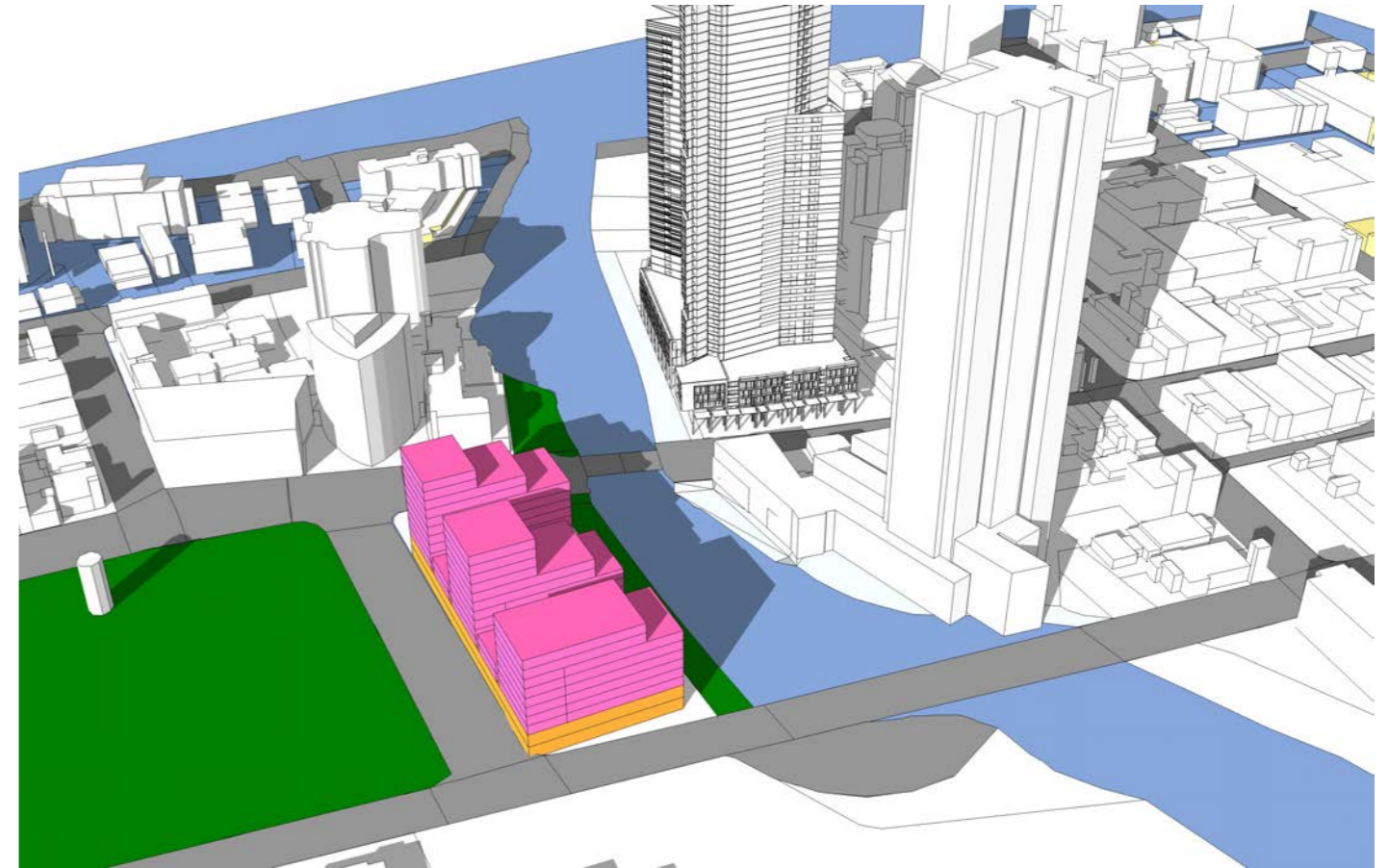


- June 21st - 2pm

Solar Study



- June 21st - 12pm

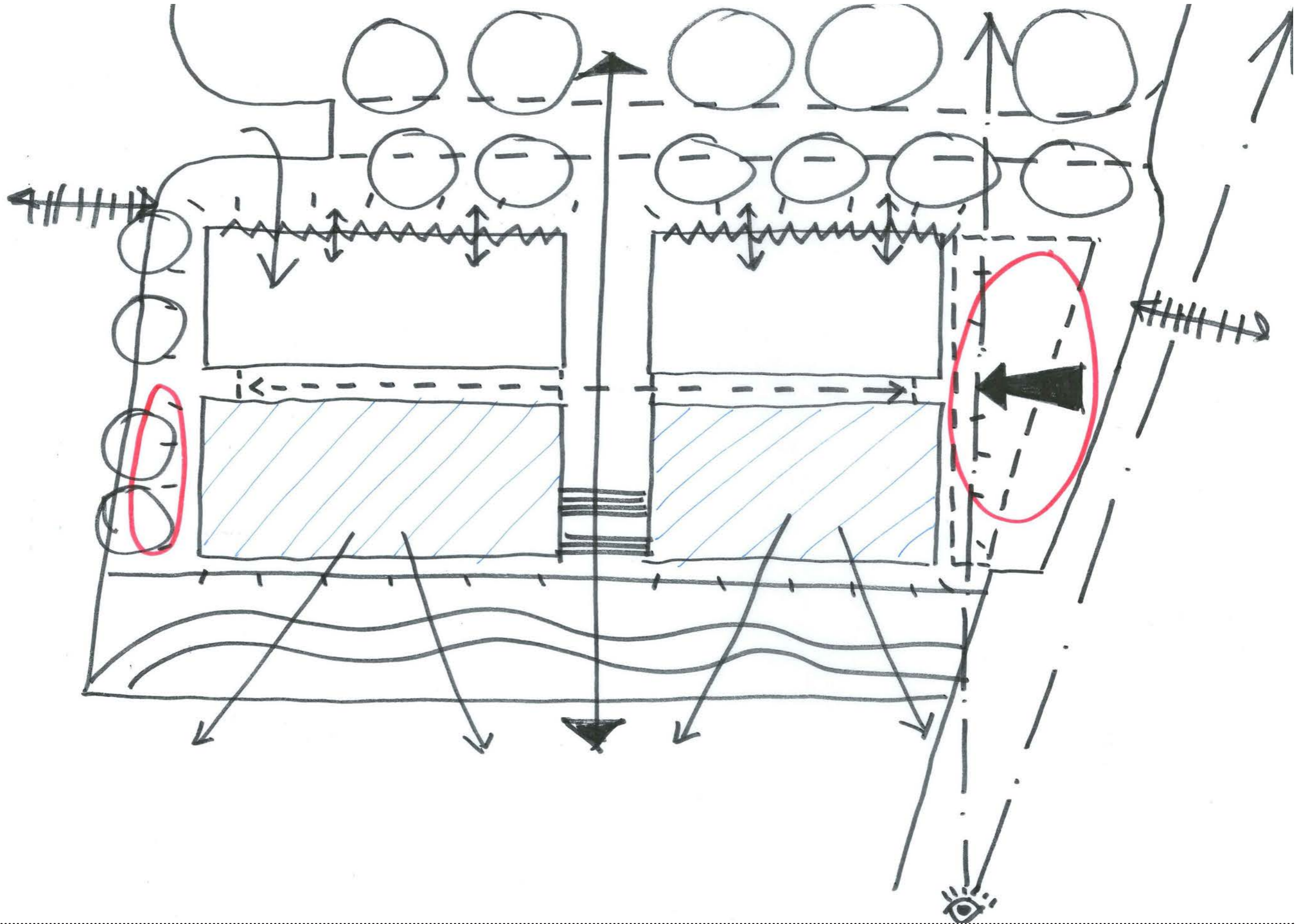


- June 21st - 2pm

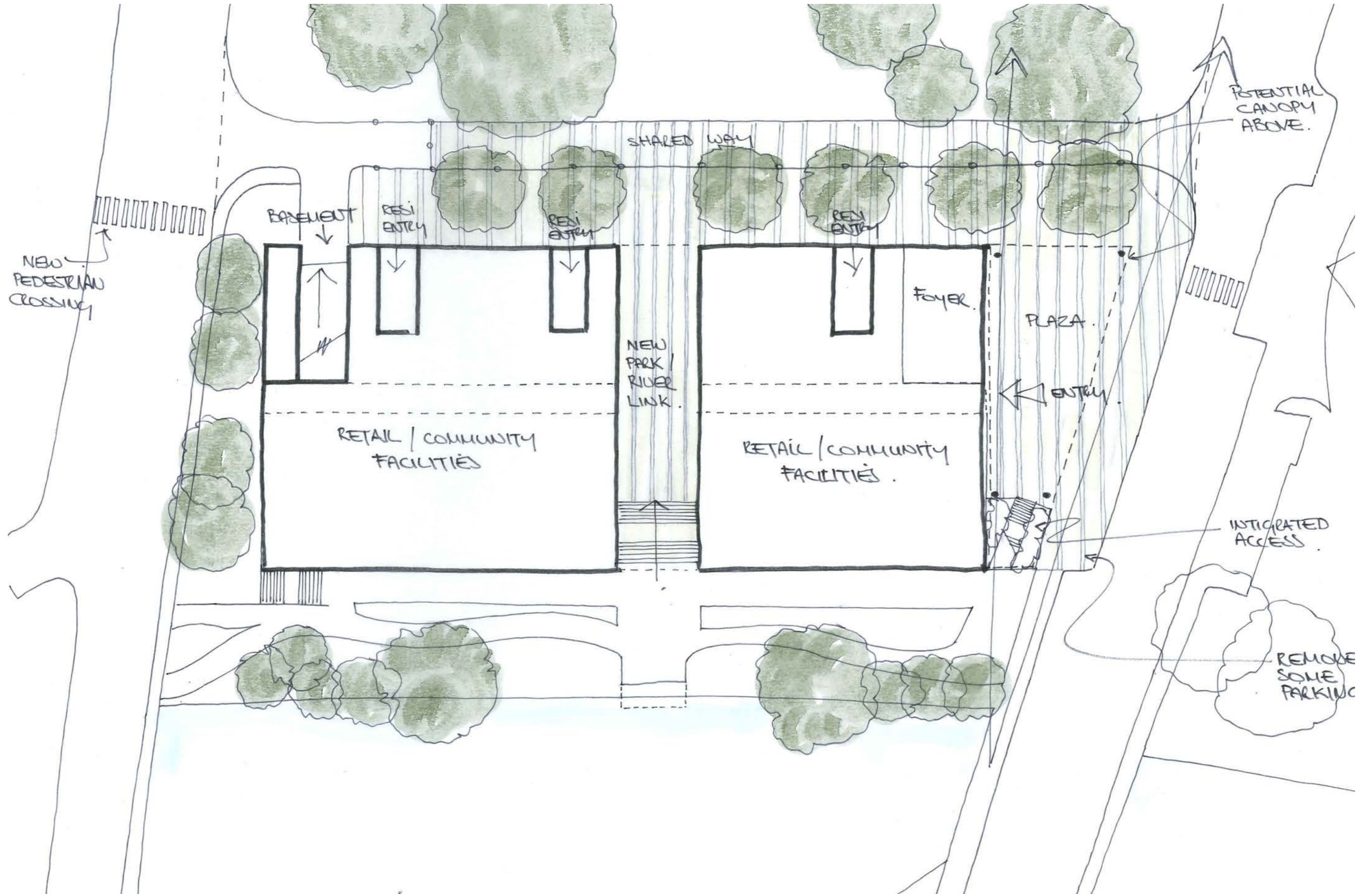
Development constraints:

The height of any proposed residential development will be limited only by the overshadowing restraints of maintaining solar access on the southern riverside between the hours of 12pm and 2pm on the 21st June. The massing demonstrated above shows the maximum massing which although outside the massing envelope still does not cast shadow on the southern riverside walk. Some of the reduced floor plates may not be optimal for residential design. Detailed analysis is required in any design development.

Public Domain Plan

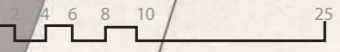
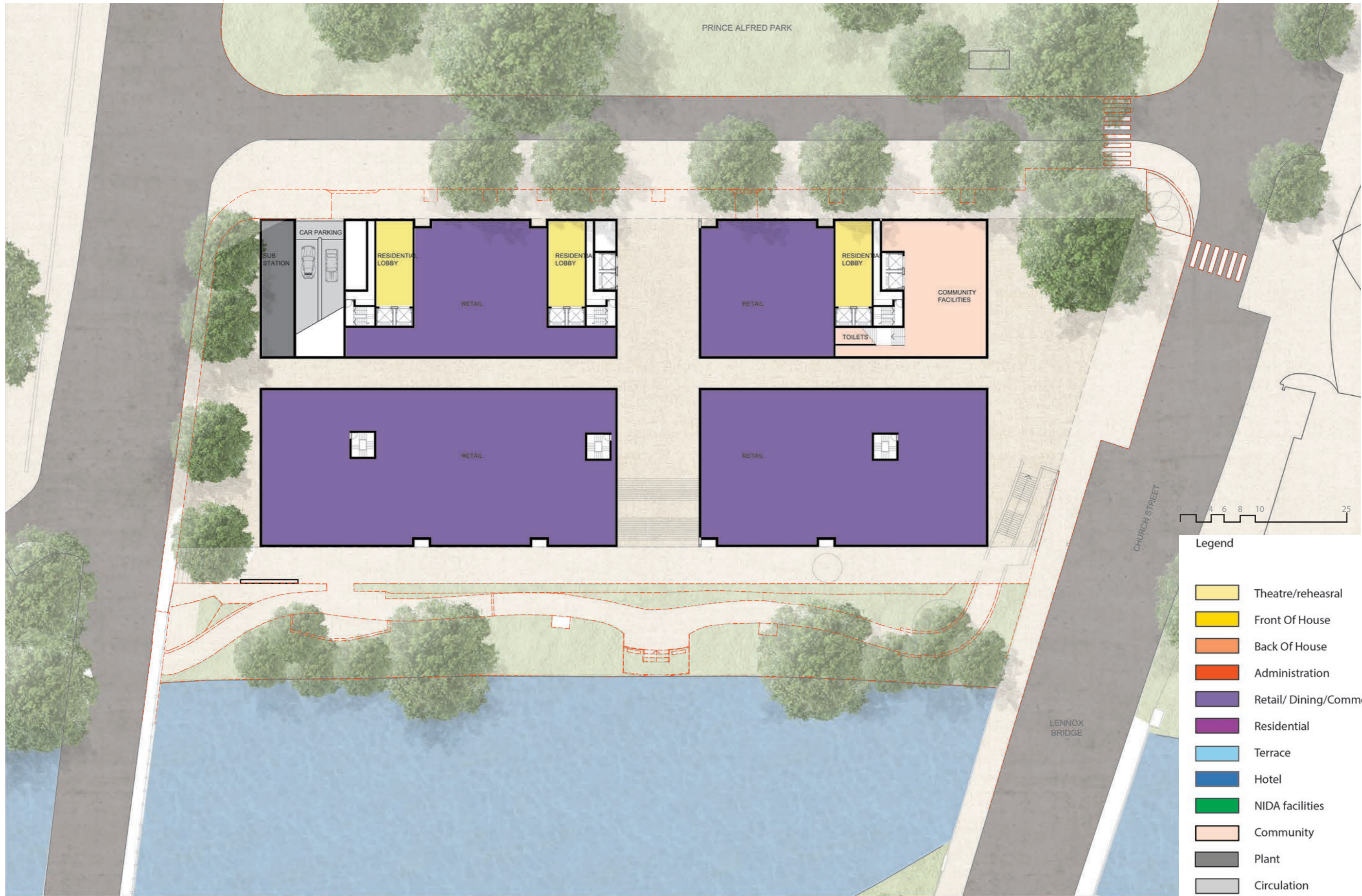


Public Domain Plan



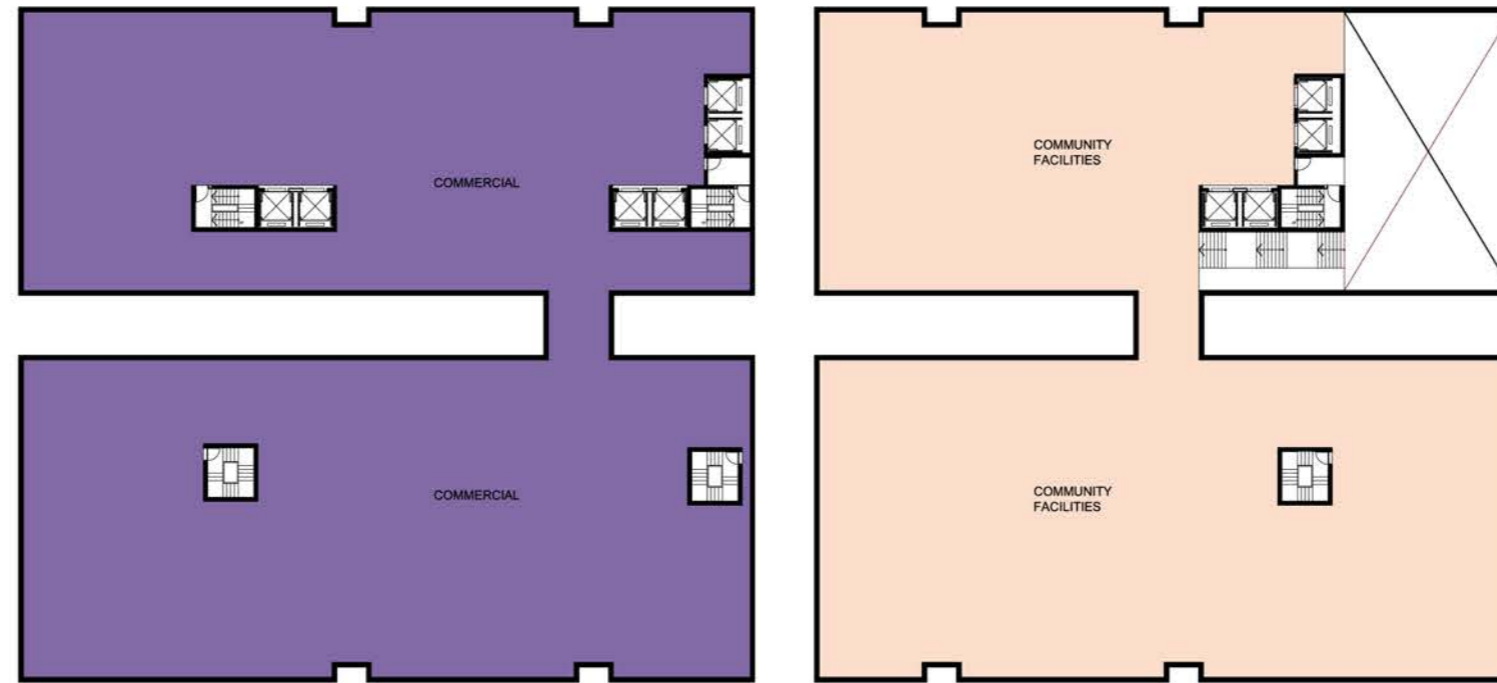
Ground Floor Plan

MASTERPLAN OPTION 1



- Legend**
- Theatre/rehearsal
 - Front Of House
 - Back Of House
 - Administration
 - Retail/ Dining/ Commerical
 - Residential
 - Terrace
 - Hotel
 - NIDA facilities
 - Community
 - Plant
 - Circulation

Level 1 Floor Plan



Legend

- Theatre/rehearsal
- Front Of House
- Back Of House
- Administration
- Retail/ Dining/Commercal
- Residential
- Terrace
- Hotel
- NIDA facilities
- Community
- Plant
- Circulation

Level 2-3 Floor Plan



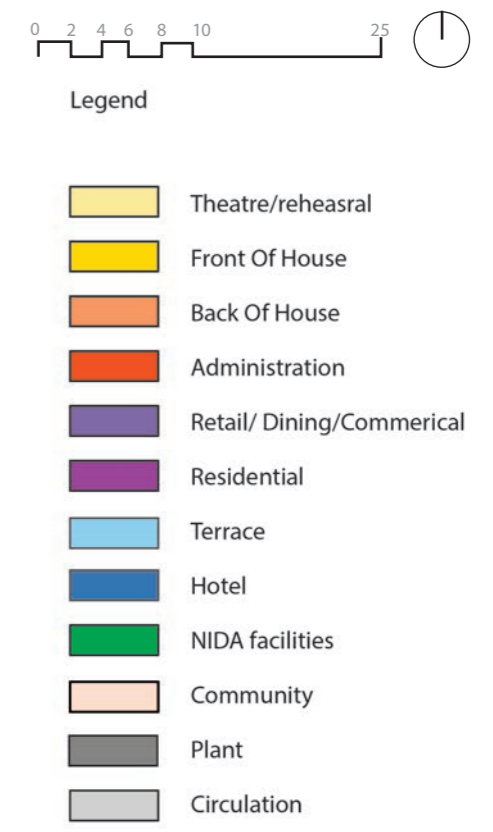
AREA: 2596 SQM



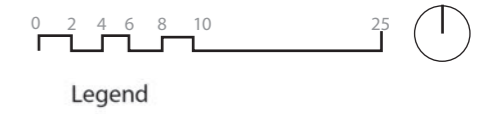
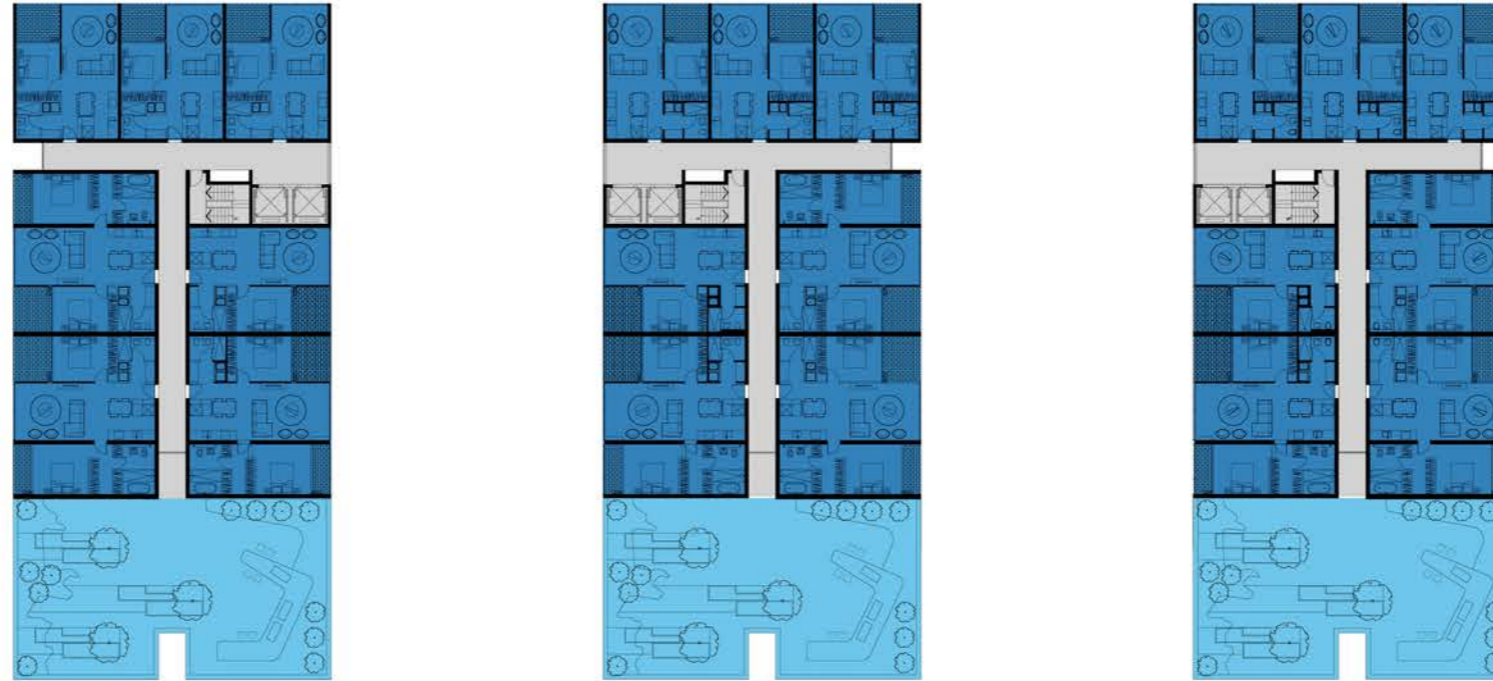
Legend

- Theatre/rehearsal
- Front Of House
- Back Of House
- Administration
- Retail/ Dining/Commercal
- Residential
- Terrace
- Hotel
- NIDA facilities
- Community
- Plant
- Circulation

Typical Apartment Plan

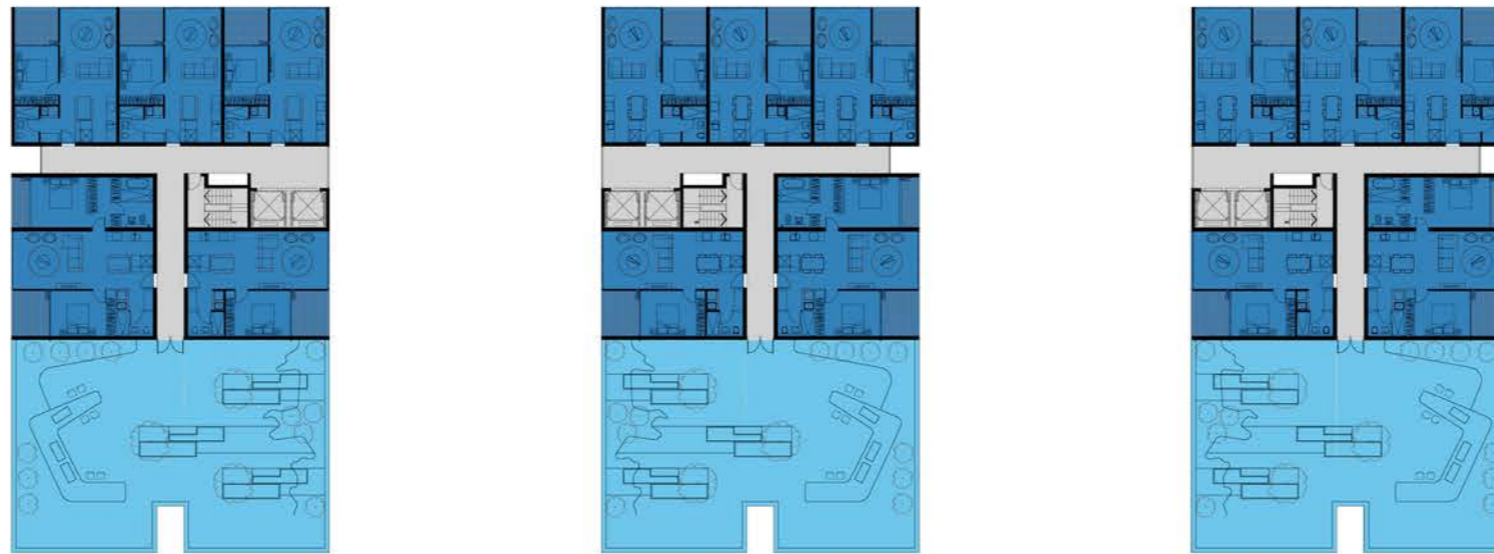


Typical Top Middle Floor Plan



- Legend
- Theatre/rehearsal
 - Front Of House
 - Back Of House
 - Administration
 - Retail/ Dining/ Commerical
 - Residential
 - Terrace
 - Hotel
 - NIDA facilities
 - Community
 - Plant
 - Circulation

Apartment Top Floor Plan

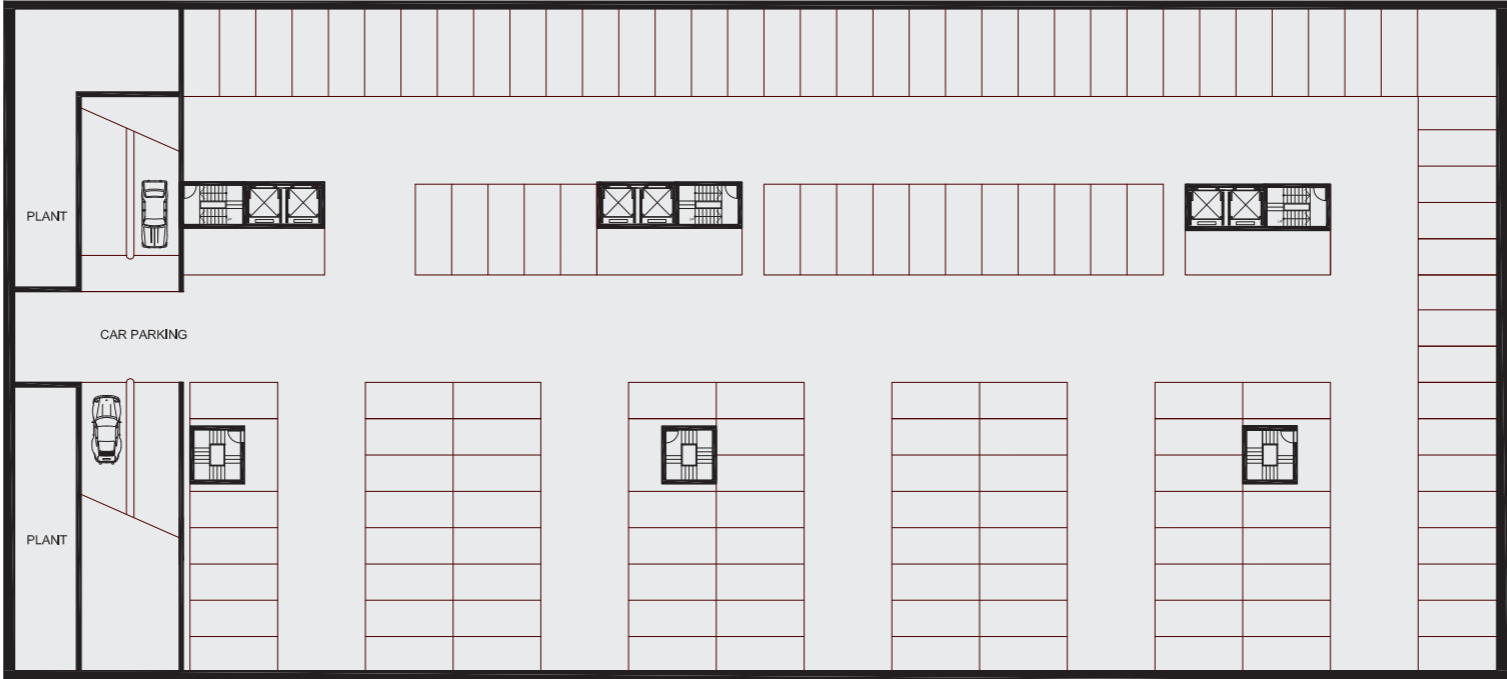


Legend

- Theatre/rehearsal
- Front Of House
- Back Of House
- Administration
- Retail/ Dining/Commerical
- Residential
- Terrace
- Hotel
- NIDA facilities
- Community
- Plant
- Circulation

Typical Car Park Layout

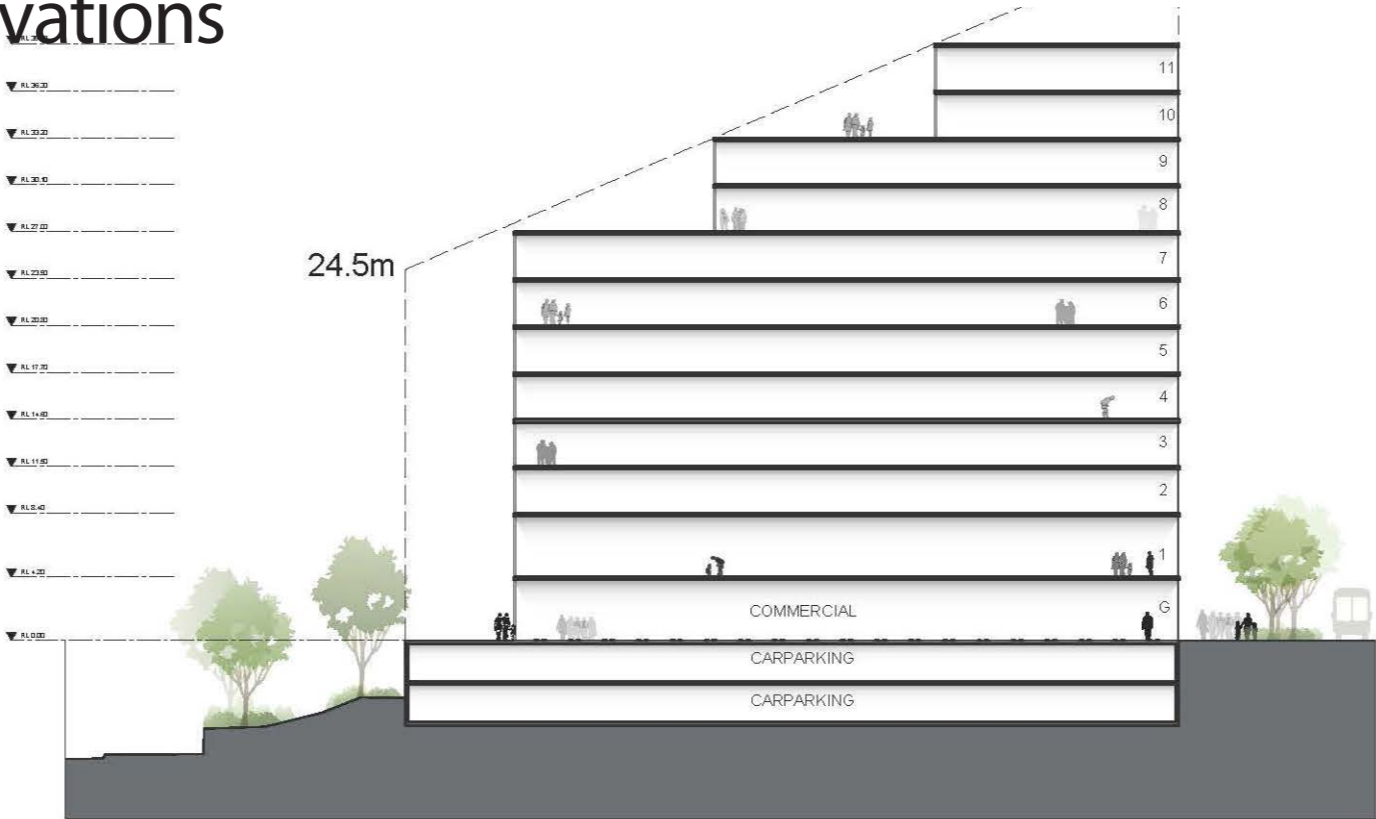
MASTERPLAN OPTION 1



OVERALL AREA SCHEDULE		
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)
GROUND FLOOR RETAIL	-	3265
GROUND FLOOR COMMUNITY FACILITIES	-	230
FIRST FLOOR RETAIL	-	1850
FIRST FLOOR COMMUNITY FACILITIES	-	1520
RESIDENTIAL LOBBY FLOOR AREA	-	60
RESIDENTIAL FLOOR AREA		15025 TO 17295

Typical Sections and Elevations

MASTERPLAN OPTION 1

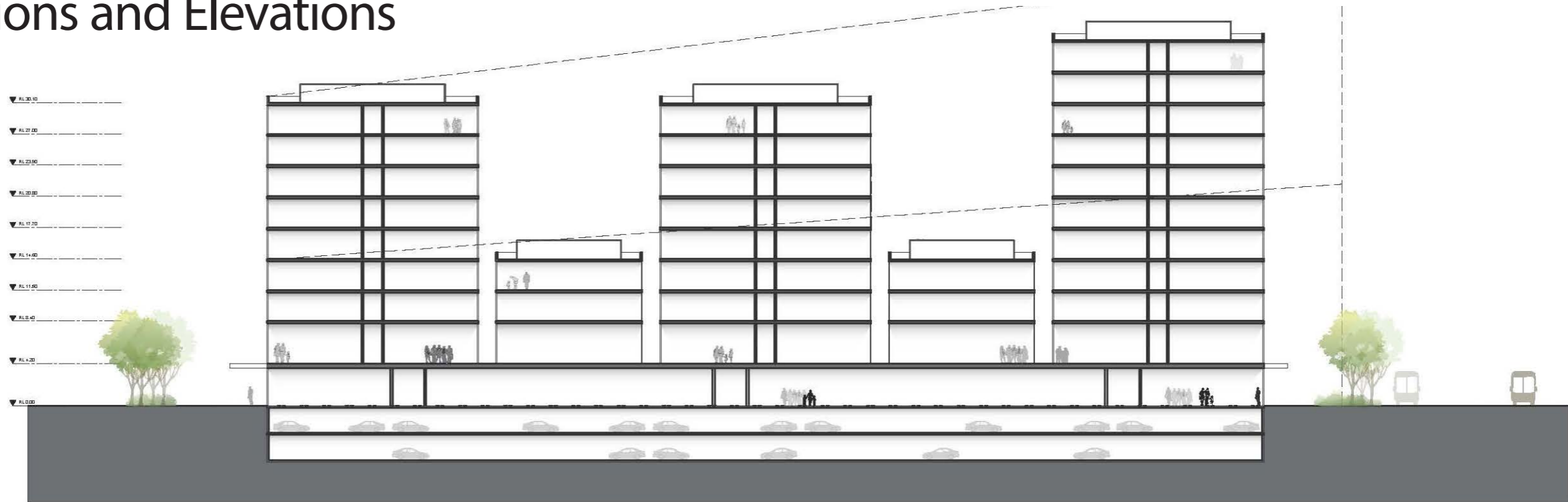


EAST SECTION



CHURCH STREET ELEVATION

Typical Sections and Elevations



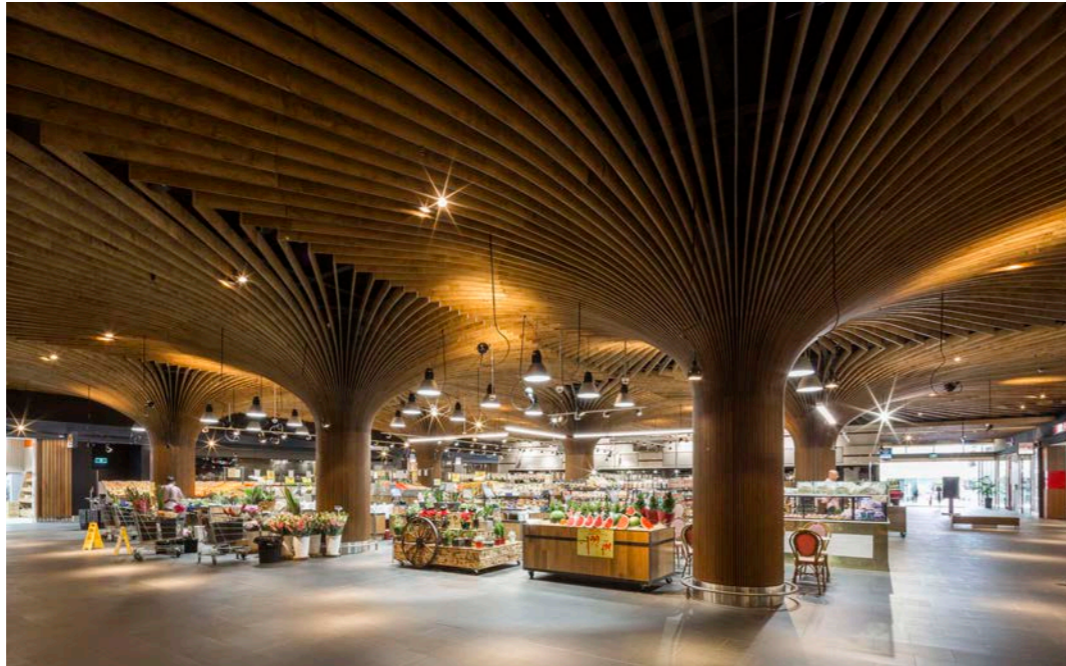
LONGITUDE SECTION



MARKET STREET ELEVATION

Benchmark Development

MASTERPLAN OPTION 1



MARKET DEVELOPMENTS



COMMUNITY FACILITIES



MASTERPLAN OPTION 1

MASTERPLAN

OPTION 02

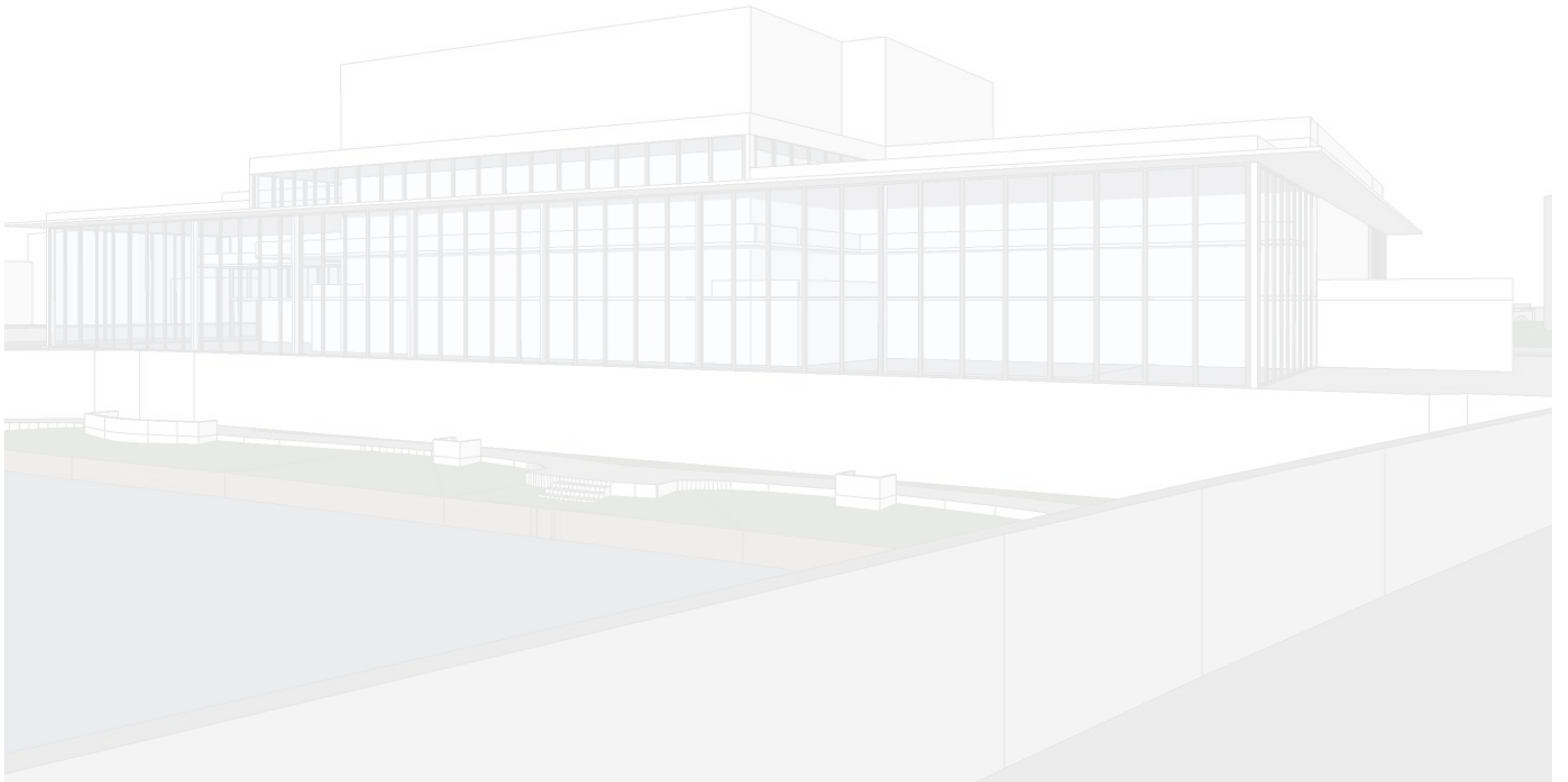
New 1600 seat Theatre Facility

Option 2 Summary

Option 2 examines the complete redevelopment of the current Riverside Theatre to expand its facilities to accommodate a 1600 seat theatre, a 500 seat theatre, a 120 seat theatre and a 120 seat cinema. These functions have been arranged in a horizontal nature across the site in order to open up and activate the riverside façade with foyer activities. Furthermore the building envelope has been extended north across market street in order to accommodate a retail sleeve around the back of house facilities. This will ensure a highly activated public domain. Smaller theatre functions have been stacked vertically to allow for a generous foyer experience.

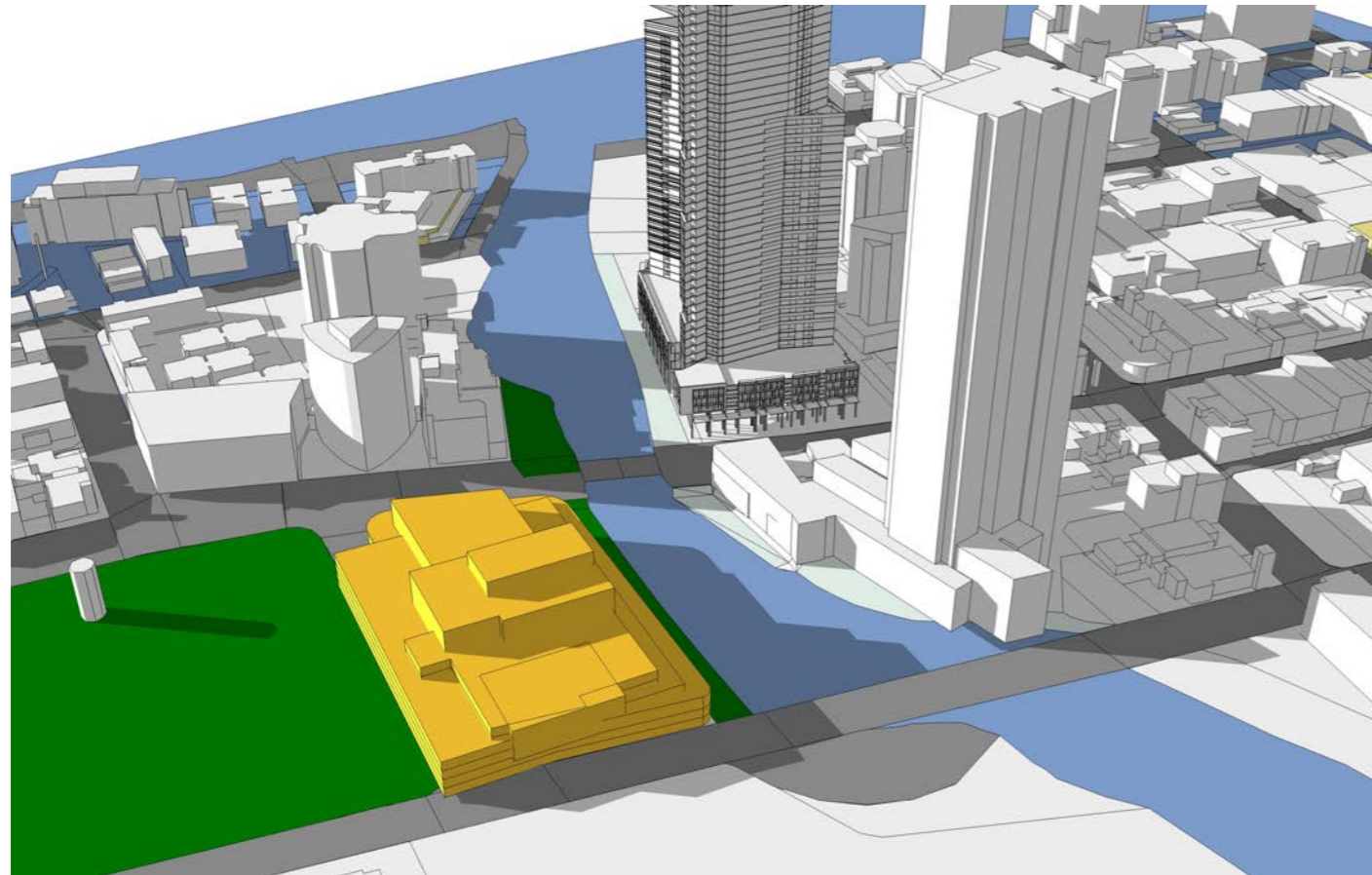
Option 2 Features:

- New High Quality Public Domain
- Increased Public Plaza zone off Church Street with the potential for a feature canopy
- Improved visual connection from Lennox Bridge to Prince Albert Park
- Activated Ground Level though maximum extent of foyer and retail uses.
- Potential to extend "Eat" Street from Church Street onto Prince Alfred Park
- Potential to reduce Market Street to a one way shared zone configuration
- Potential roof terraces with dramatic views up and down Parramatta River

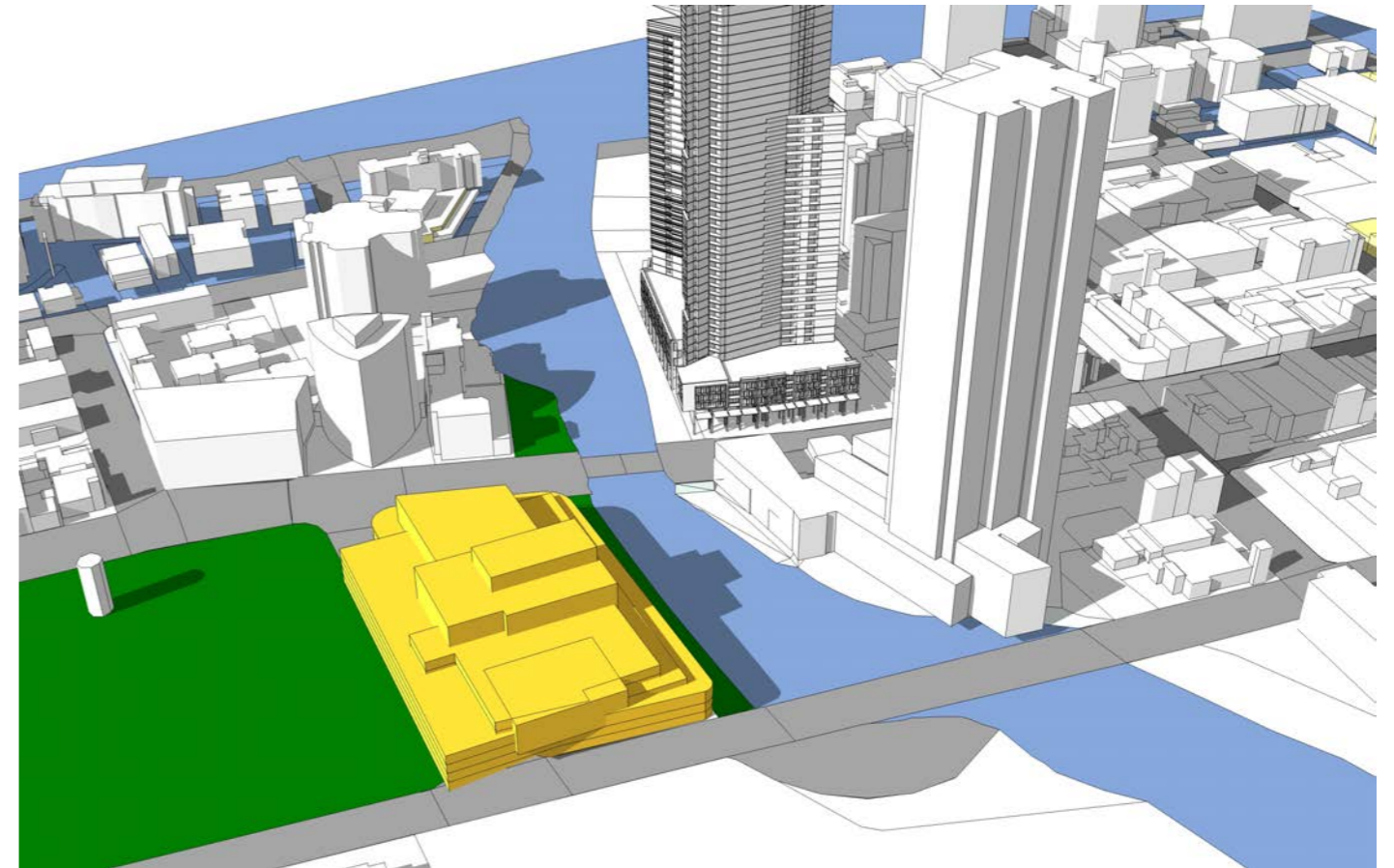


MASTERPLAN OPTION 2

Solar Study



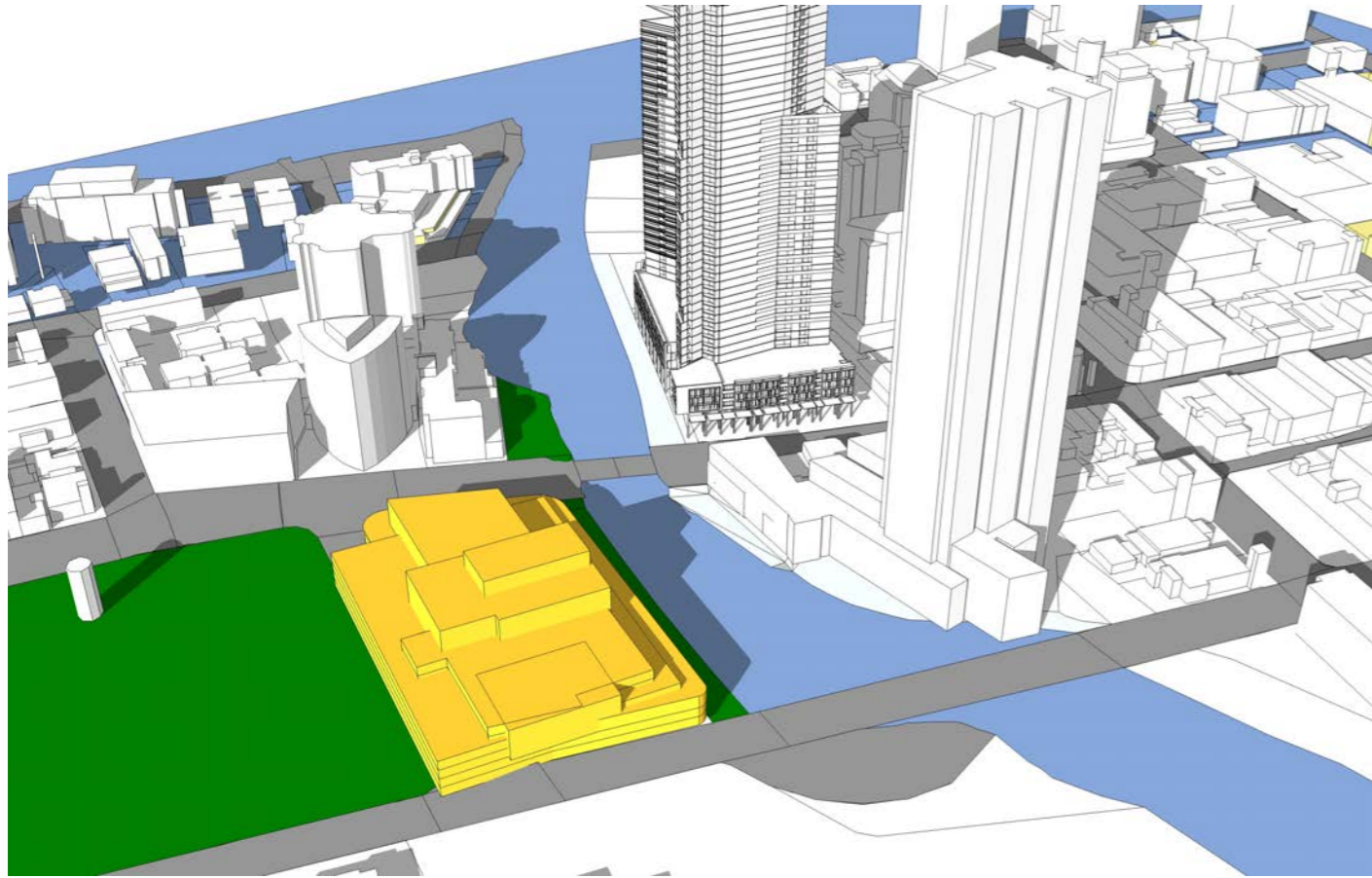
– June 21st - 9am



– June 21st - 12pm

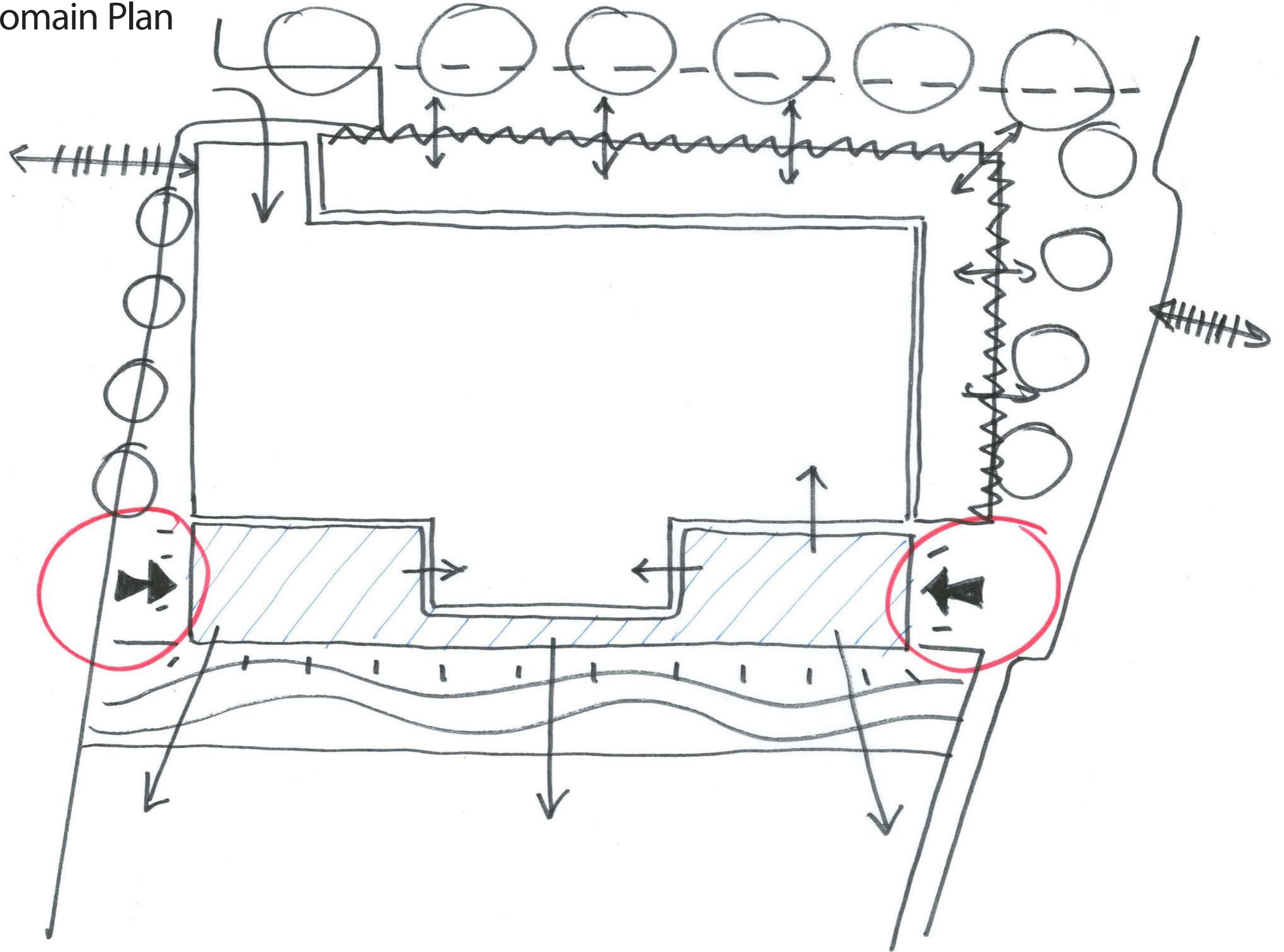
Development constraints:

The height of any proposed development will be limited only by the overshadowing restraints of maintaining solar access on the southern riverside between the hours of 12pm and 2pm on the 21st June. The current location of Market Street curtails the potential development options on the current site. Extending any new theatre development across Market Street will significantly improved the architectural and functional outcome.

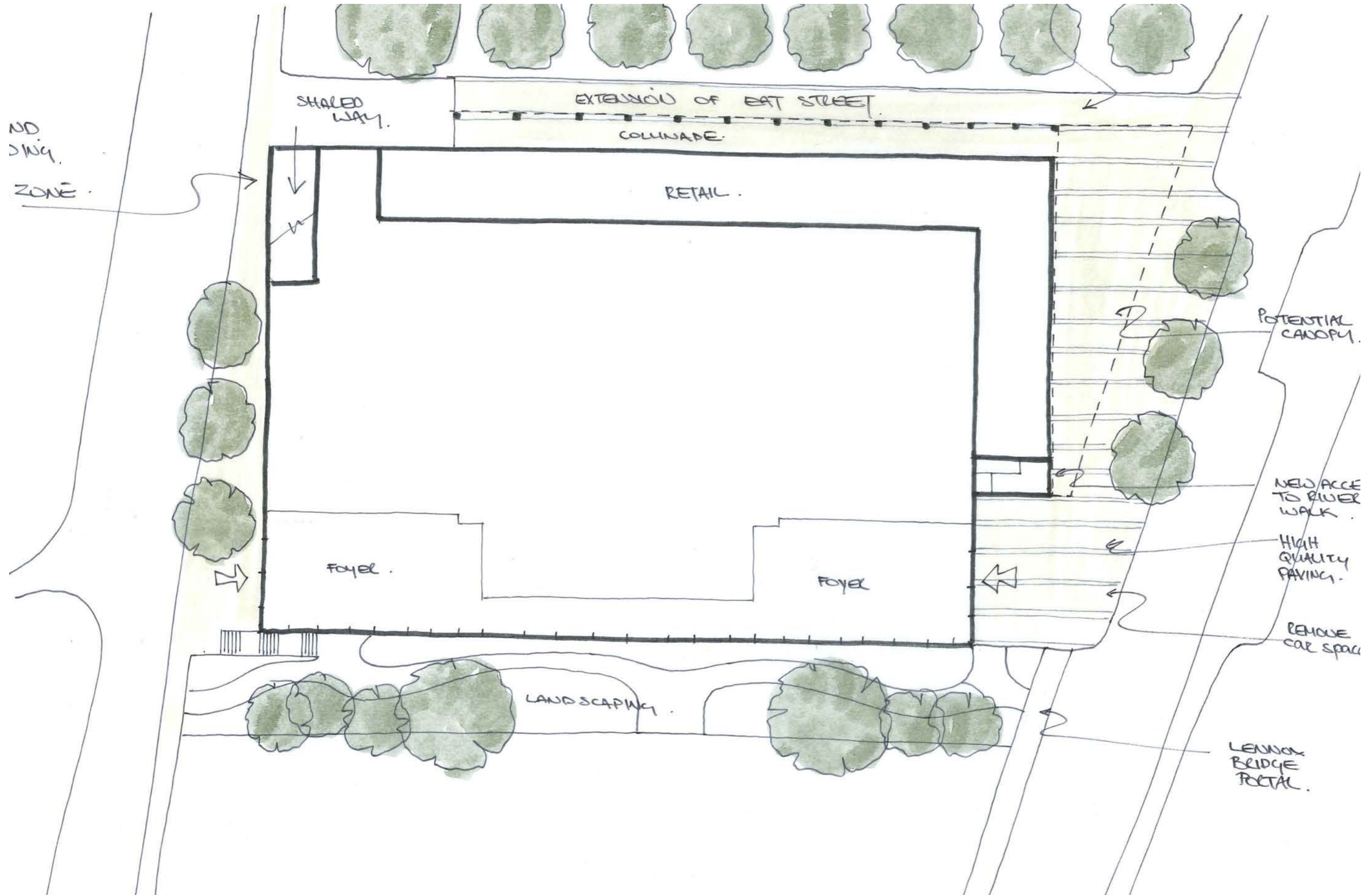


- June 21st - 2pm

Public Domain Plan

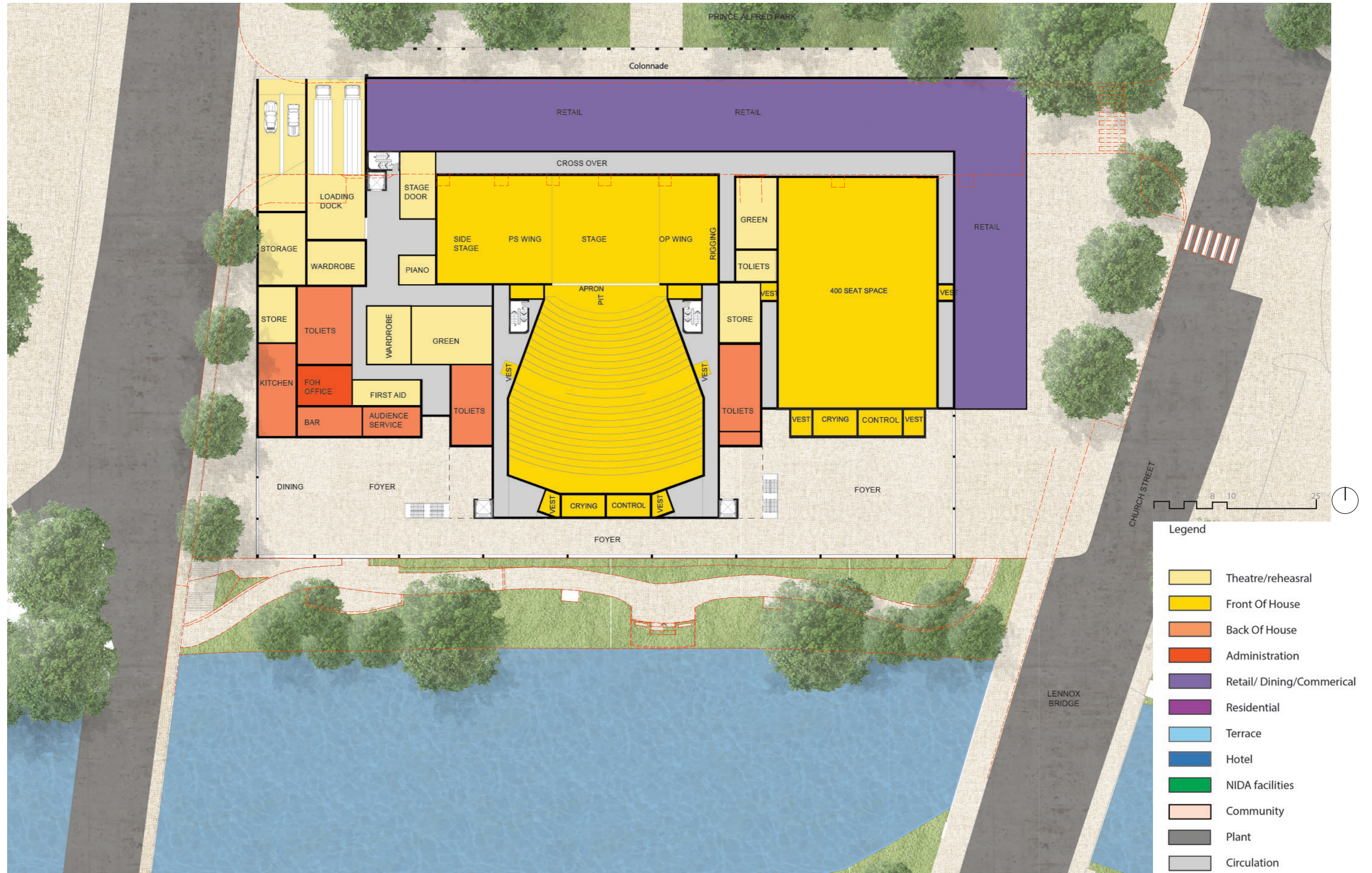


Public Domain Plan

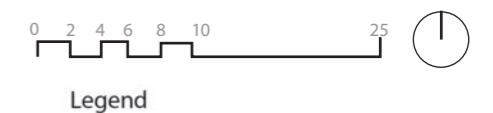


Ground Floor Plan

MASTERPLAN OPTION 2

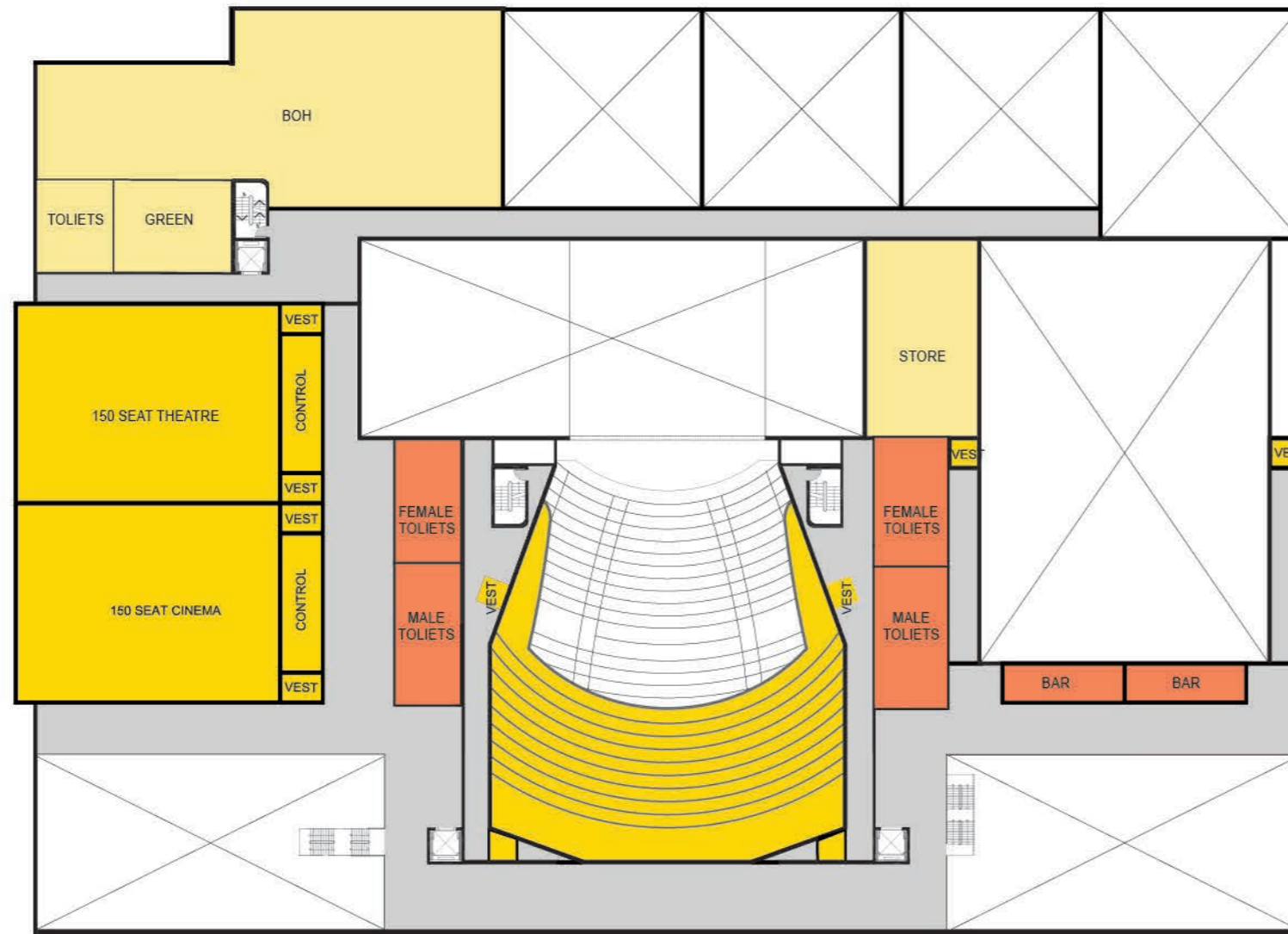


Level 1 Floor Plan



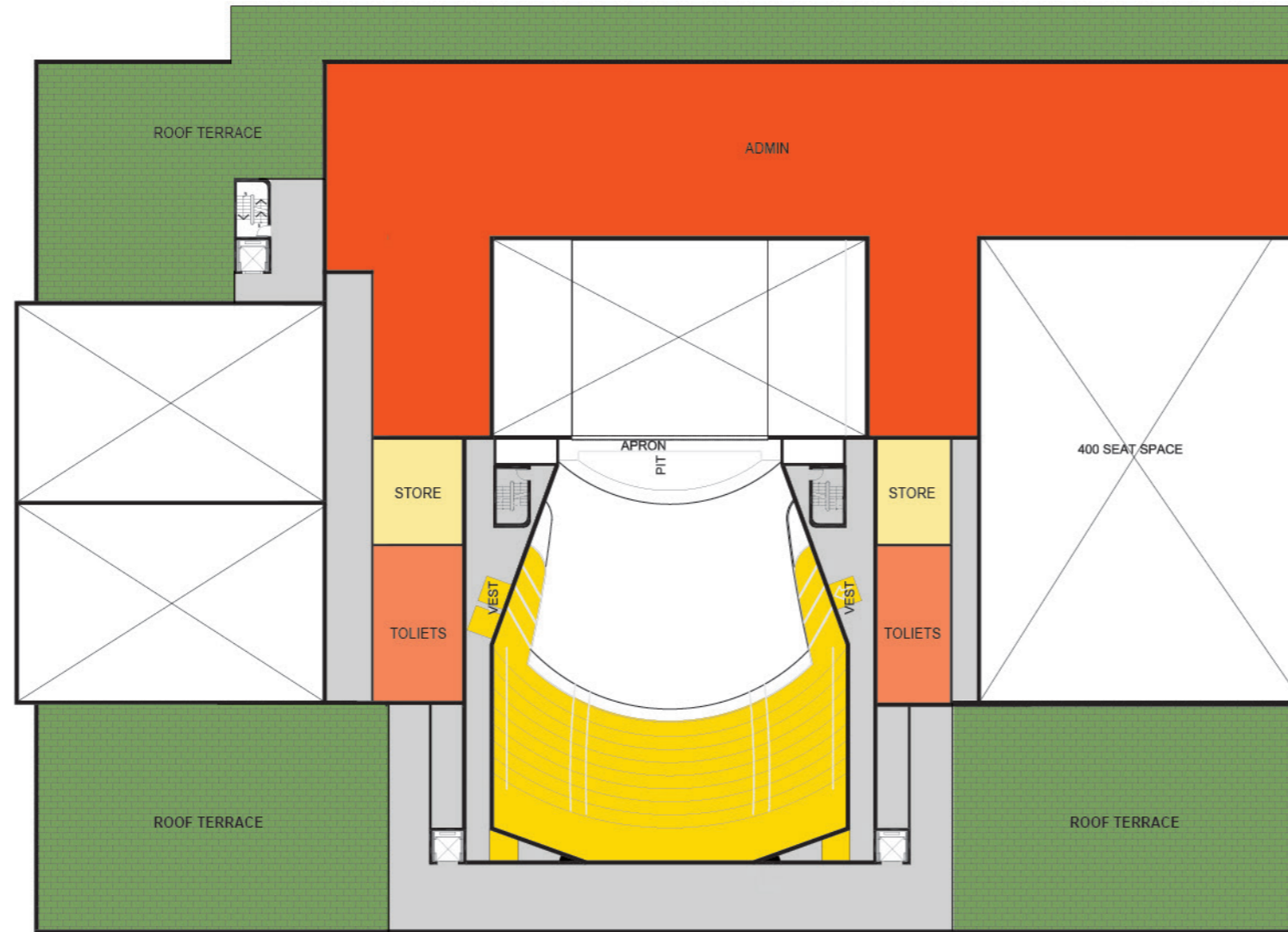
- Legend
- Theatre/rehearsal
 - Front Of House
 - Back Of House
 - Administration
 - Retail/ Dining/Commerical
 - Residential
 - Terrace
 - Hotel
 - NIDA facilities
 - Community
 - Plant
 - Circulation

Level 2 Floor Plan



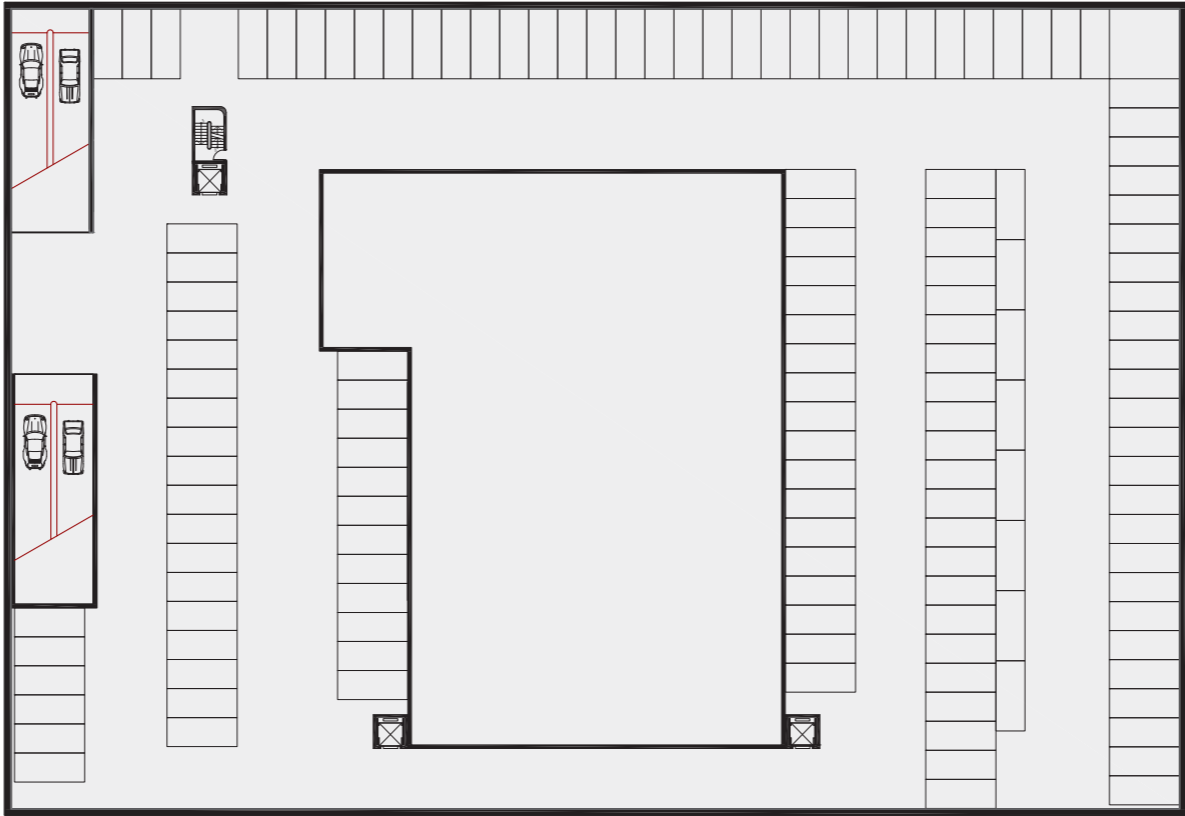
- Legend**
- Theatre/rehearsal
 - Front Of House
 - Back Of House
 - Administration
 - Retail/ Dining/ Commerical
 - Residential
 - Terrace
 - Hotel
 - NIDA facilities
 - Community
 - Plant
 - Circulation

Level 3 Floor Plan

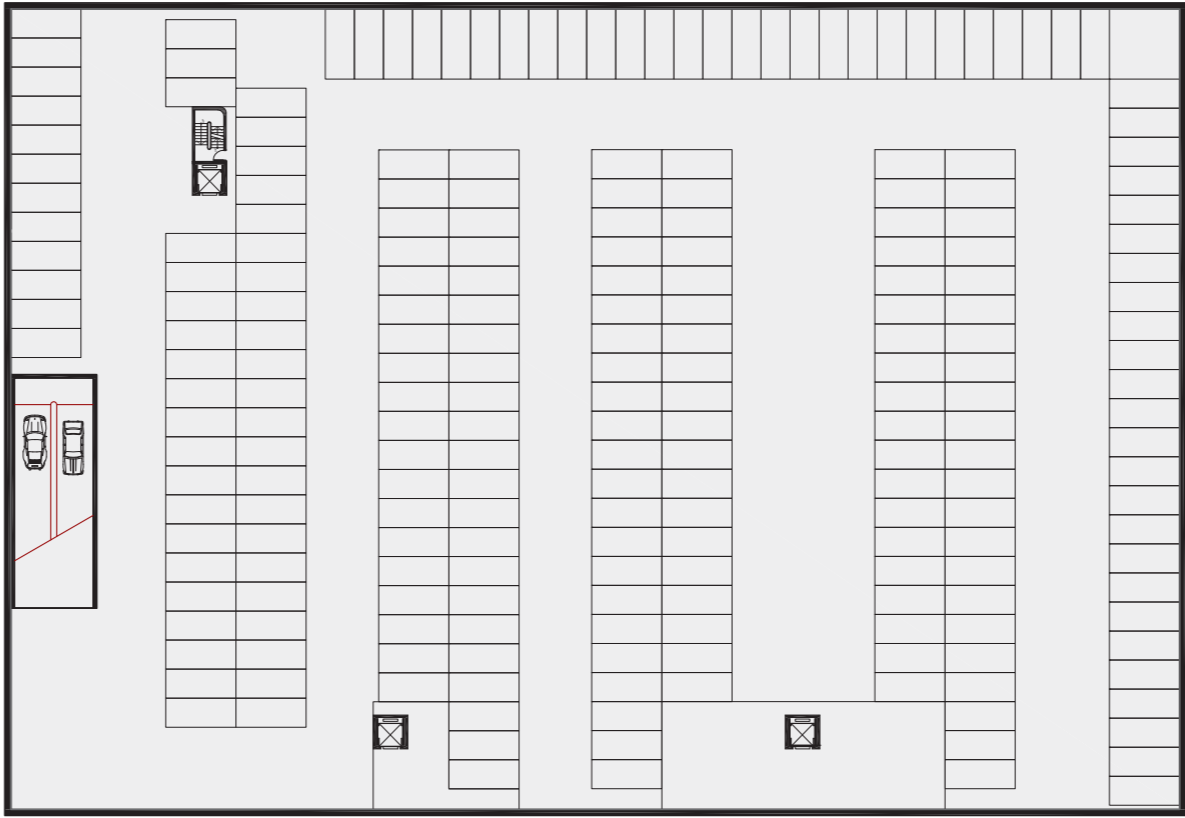


- Legend
- Theatre/rehearsal
 - Front Of House
 - Back Of House
 - Administration
 - Retail/ Dining/Commerical
 - Residential
 - Terrace
 - Hotel
 - NIDA facilities
 - Community
 - Plant
 - Circulation

Typical Car Park Layout



BASEMENT LEVEL 1



BASEMENT LEVEL 2

Area Schedule

SHARED FRONT OF HOUSE FACILITIES			
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)	TOTAL NET AREA (M2)
FOYERS STALLS	1	950	950
FOYER DRESS CIRCLE	1	500	500
FOYER BALCONY	1	220	220
STALLS TOILETS	2	70	140
CIRCLE TOILETS	2	70	140
BALCONY TOILETS	2	40	80
STALLS BARS	1	50	50
CIRCLE BARS	1	50	50
BALCONY BARS	1	25	25
FOH OFFICES	1	30	30
FOYER KITCHEN	1	50	50
FOYER DINING	1	175	175
USHER LOCKER	1	30	30
ROOF TERRACE	2	450	900

1600 SEAT THEATRE			
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)	TOTAL NET AREA (M2)
AUDITORIUM STALLS	1	750	750
AUDITORIUM CIRCLE	1	450	450
AUDITORIUM BALCONY	1	400	400
VESTIBULES STALLS	4	4	16
VESTIBULES CIRCLE	4	4	16
VESTIBULES BALCONY	2	4	8
CRYING ROOM	1	20	20
FOLLOWSPOT ROOM	1	20	20
CONTROL ROOM	1	20	20
SOUND MIX (INC. IN STALLS)	1	10	10
LIGHTING BRIDGES	1	50	50
APRON 18M W X 1.2M D	1	22	22
ORCHESTRA LIFT	1	30	30
STAGE 15M W X 15M D	1	225	225
WINGS 6M W	2	78	156
SIDE STAGE 10M W	1	150	150
RIGGING AREA 1.5M X 15M	1		
STAGE VESTIBULES	4	4	16
STAGE GRID	1		
ORCHESTRA PIT (FIXED FLOOR ADJACENT TO LIFT)	1	30	30
TRAP ROOM	1	225	225
LIFT CHAIR STORE	1	50	50
MUSICIANS' ROOM	1	40	40
PIANO STORE	1	12	12

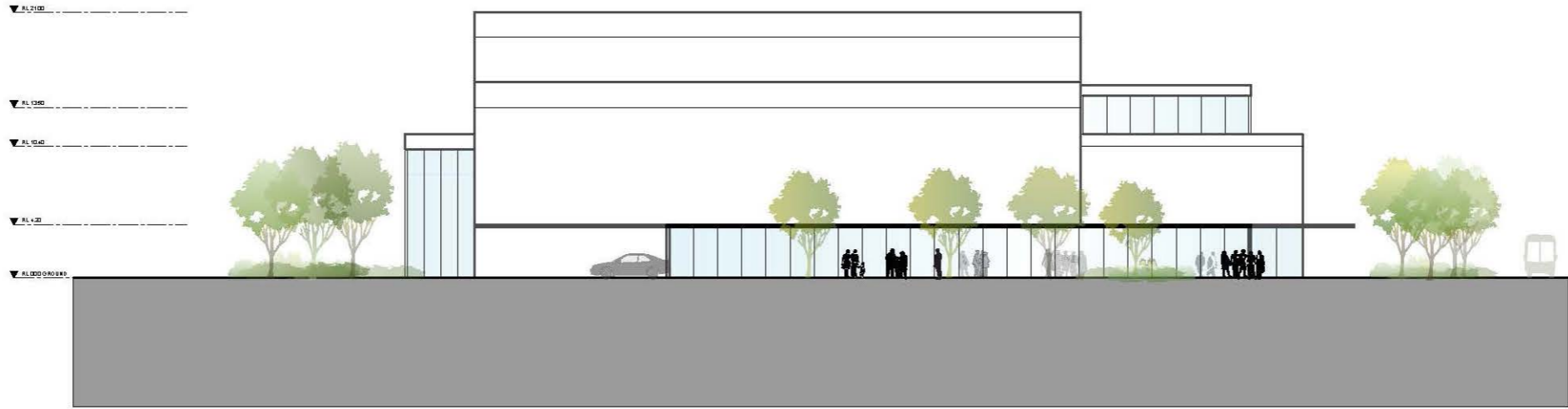
SHARED BACK OF HOUSE FACILITIES			
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)	TOTAL NET AREA (M2)
RECEIVING AREA	1	50	50
DOCK AND RAMPS	1		100
STAGE DOOR	1	30	30
CROSS OVER	1		200
LAUNDRY AND WARDROBE	1	50	50
2 PERSON DRESSING (STAR)	12	20	240
6 PERSON DRESSING	12	25	300
15 PERSON DRESSING	5	45	225
GREEN ROOM	3	50-80	180
BOH TOILETS	6	10	60
TECHNICAL OFFICE	1	30	30
TECHNICAL WORKSHOP	1	100	100
TOURING OFFICE	1	20	20
CREW LOCKER ROOM	1	20	20
DIMMER ROOM	1	20	20
RACK ROOM	1	20	20
STORES	1	200	200
REHEARSAL ROOMS	4	225	900
ADMIN OFFICES	1		1200

COUNCIL THEATRES			
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)	TOTAL NET AREA (M2)
400 SEAT THEATRE	1	700	700
150 SEAT THEATRE	1	300	300
150 SEAT CINEMA	1	270	270
VESTIBULES	12	4	48
CONTROL ROOMS	2	10	20
PROJECTION ROOMS	1	20	20

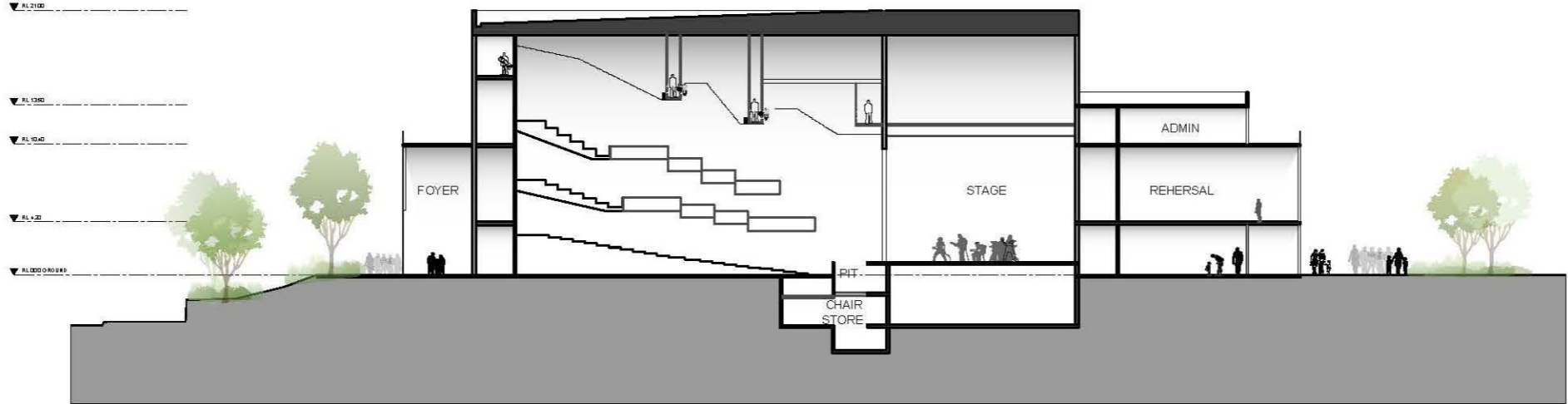
COMMERICAL		
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)
RETAILS	MULTIPLE	1200

Typical Sections and Elevations

MASTERPLAN OPTION 2

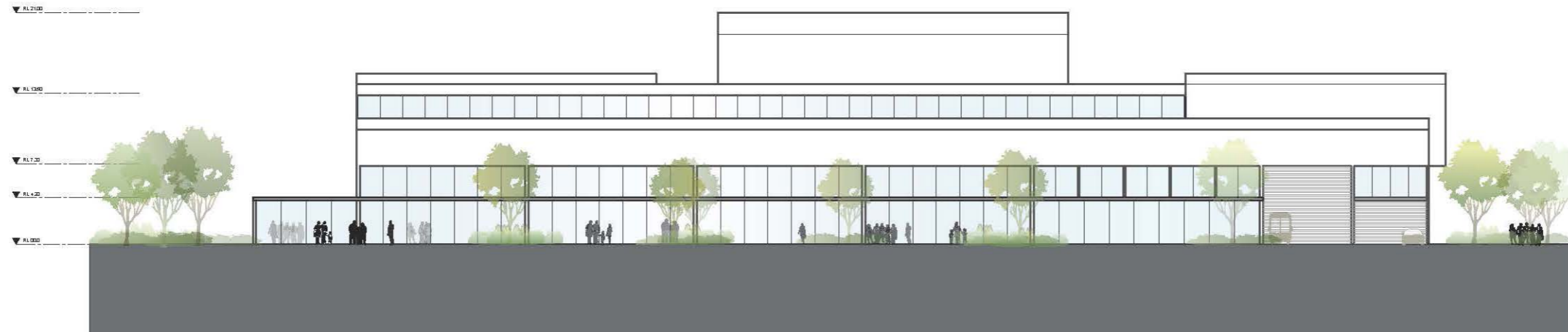


CHURCH STREET ELEVATION

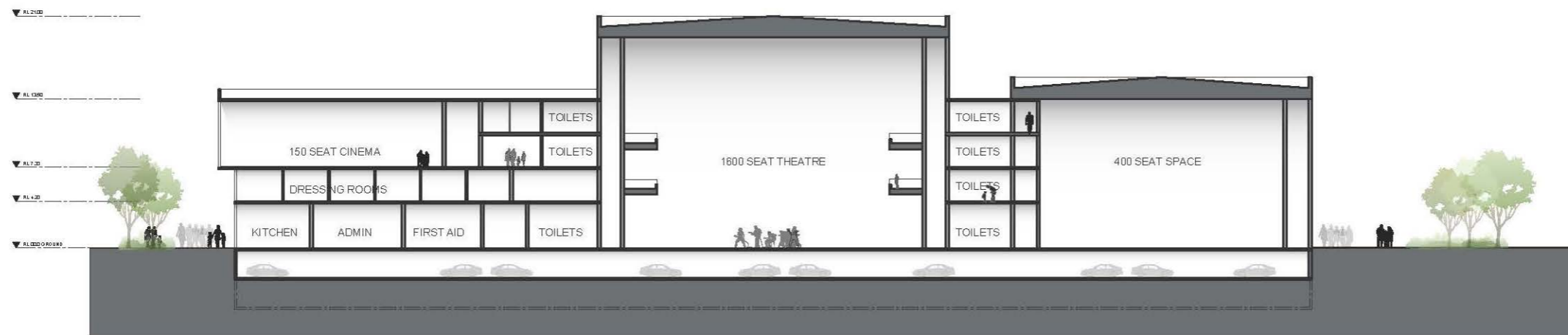


CROSS SECTION

Typical Sections and Elevations

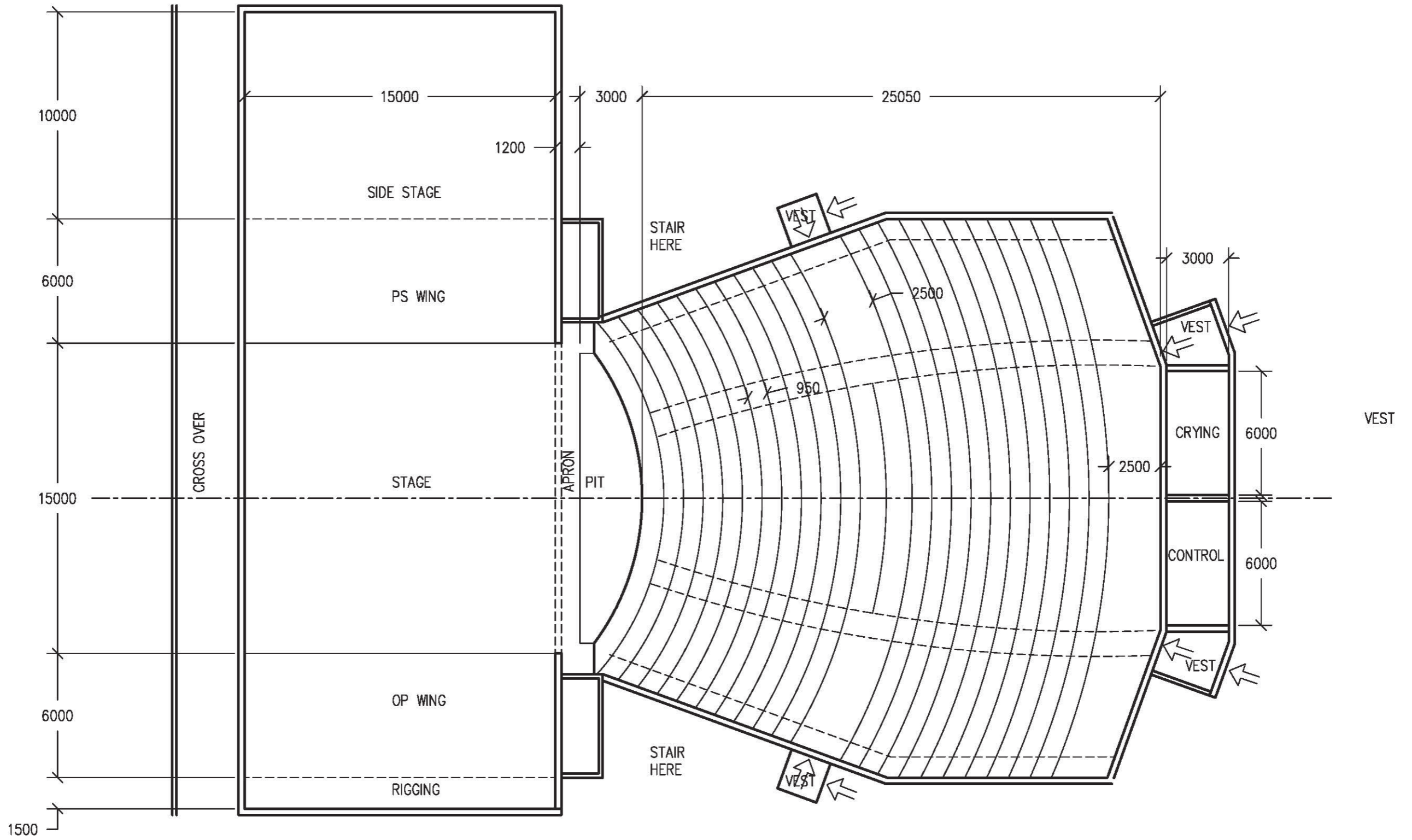


MARKET STREET ELEVATION

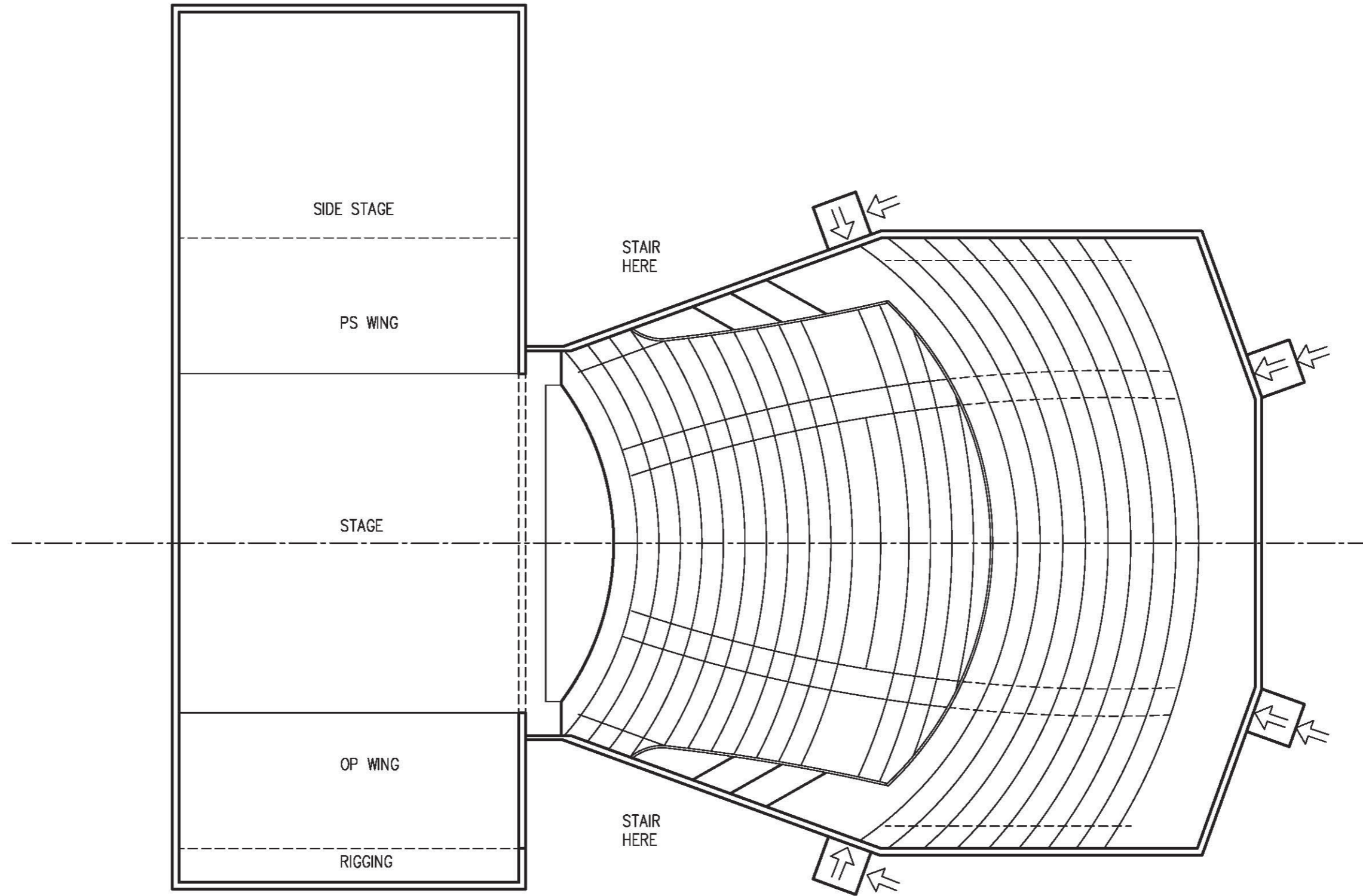


LONGITUDE SECTION

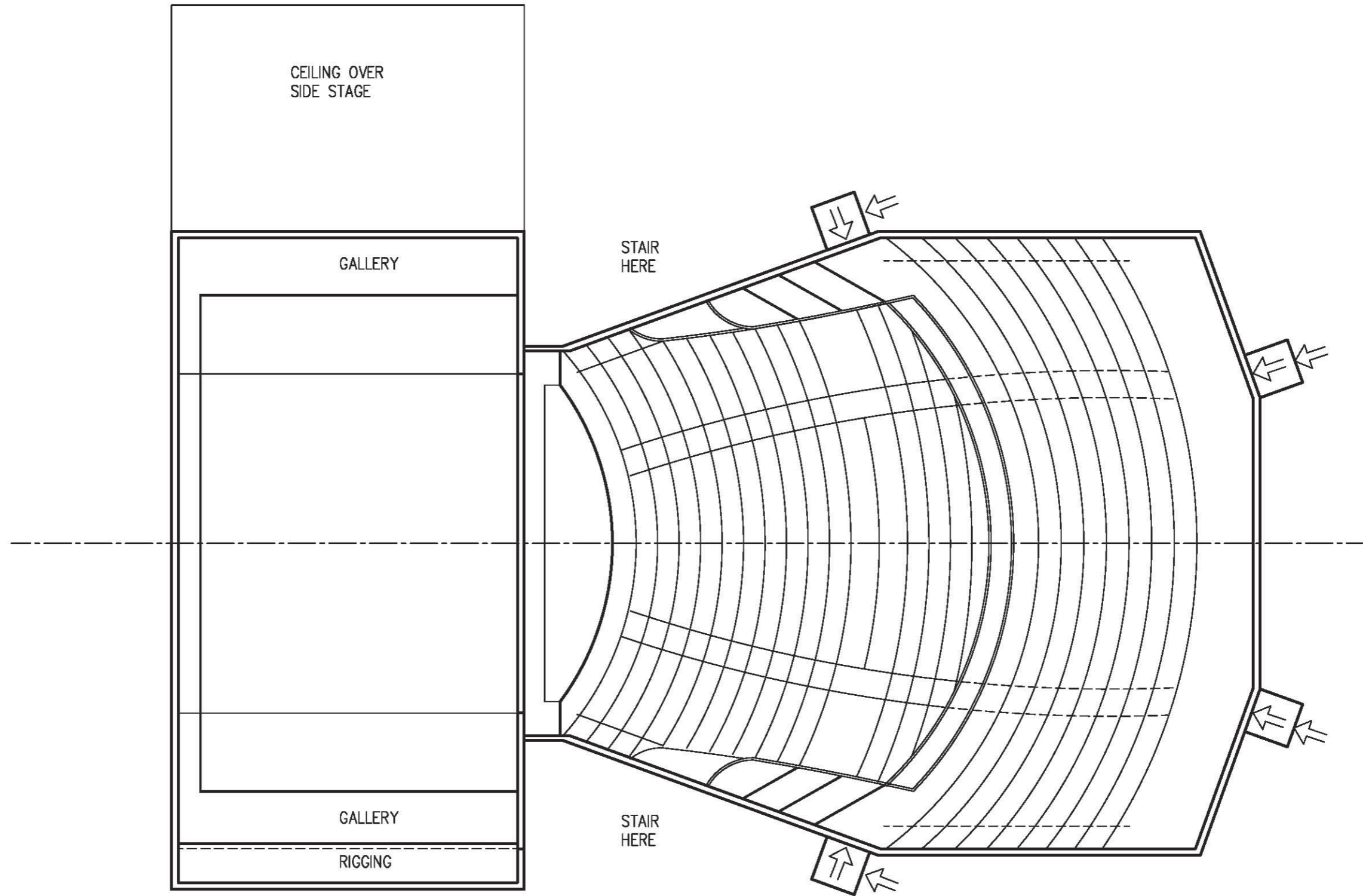
Seating Plan- Stalls



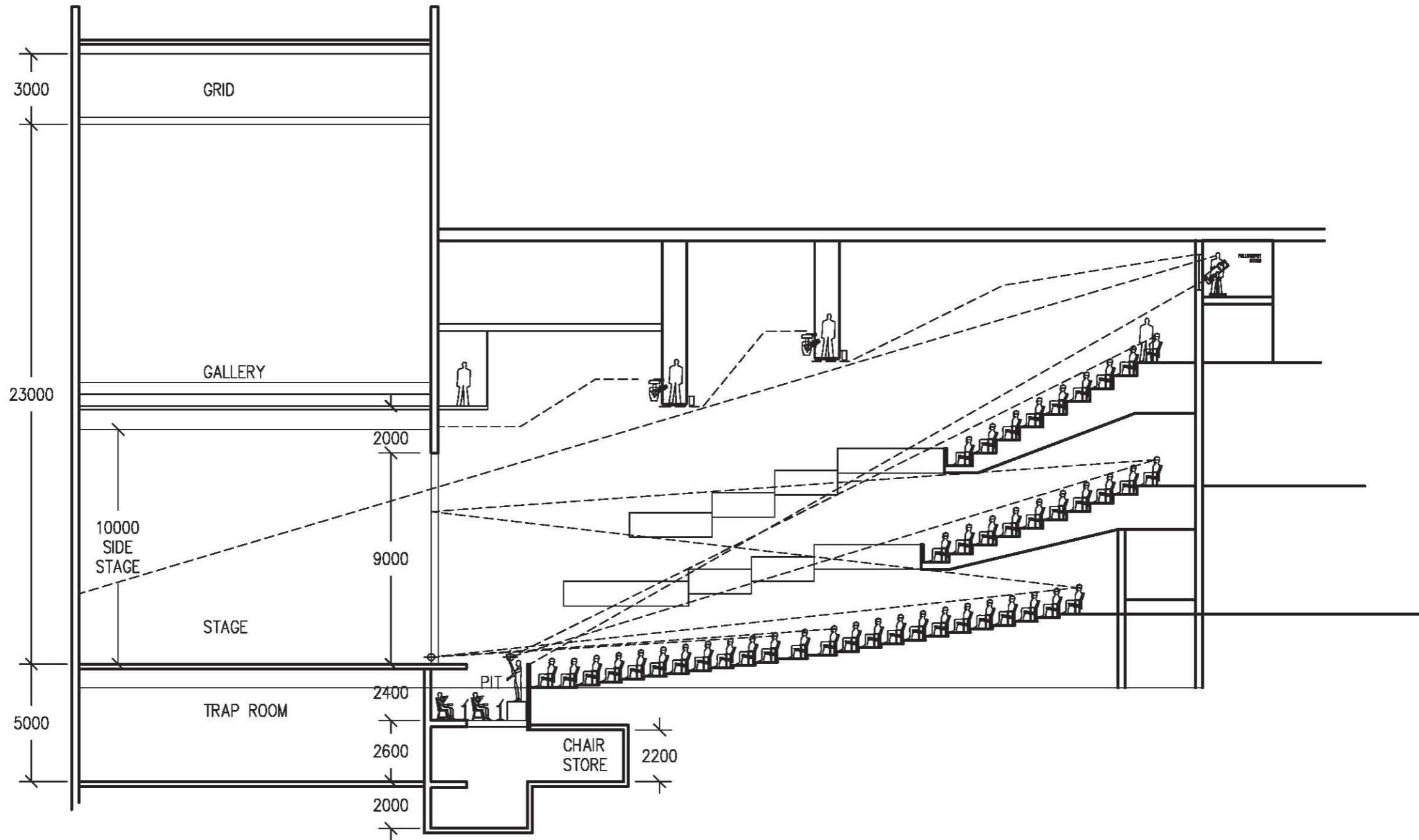
Seating Plan - Circle



Seating Plan - Balcony

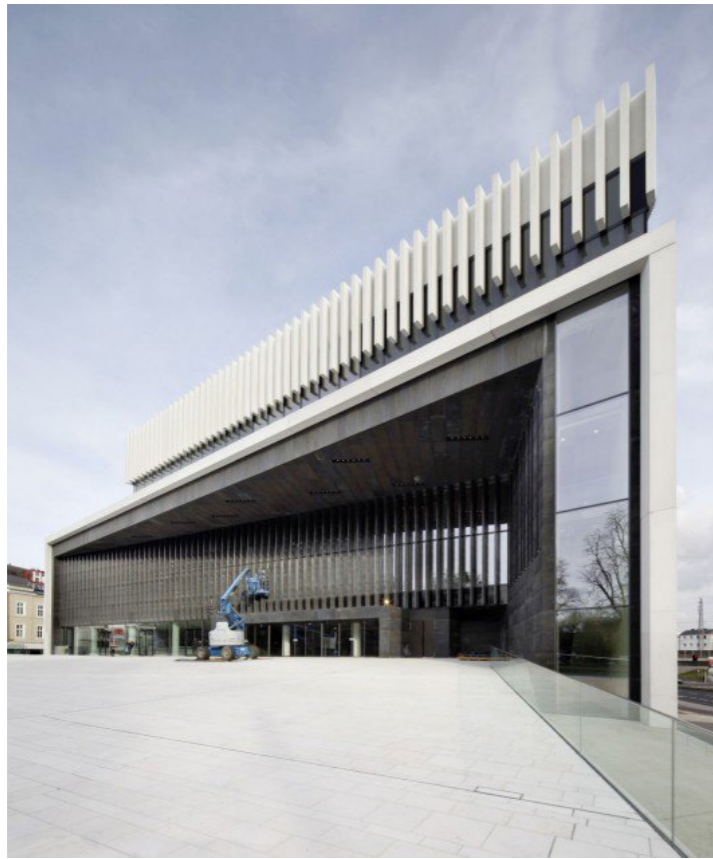


Seating Section



Benchmark Development

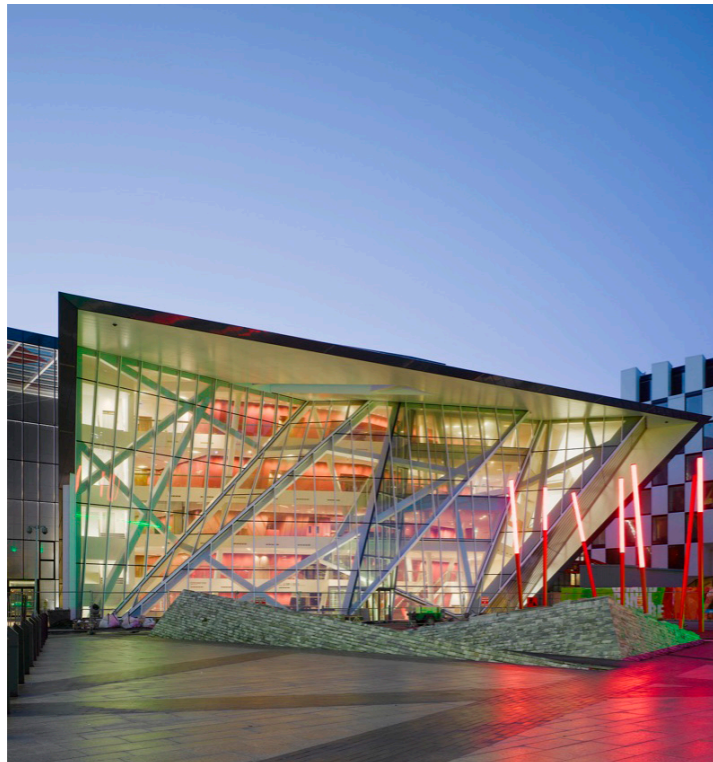
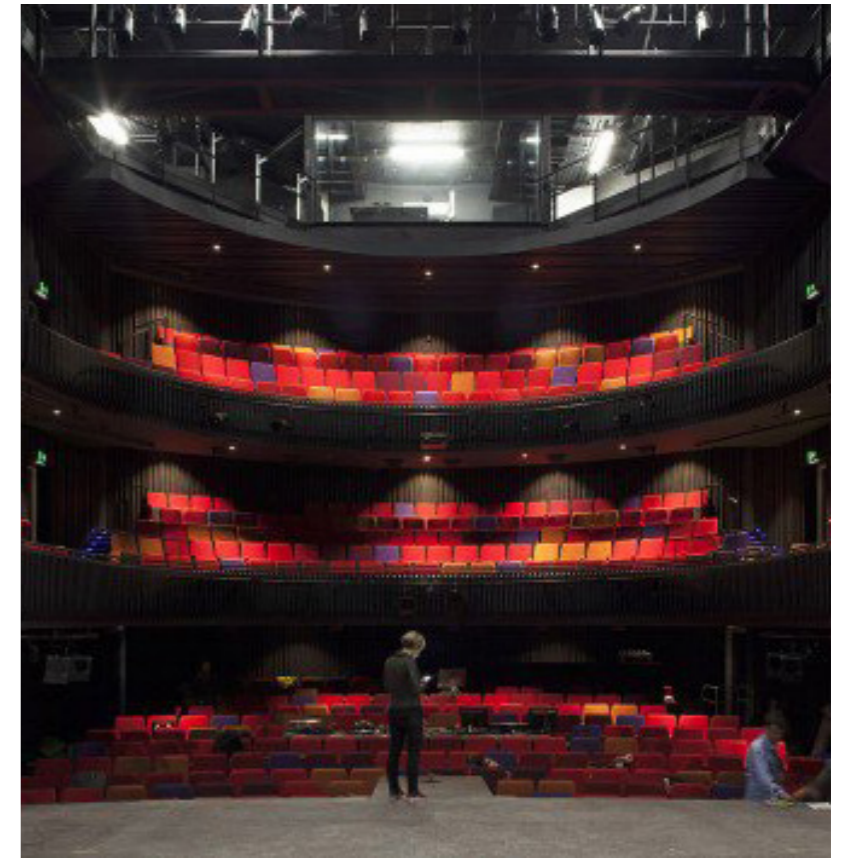
MASTERPLAN OPTION 2



LINZ OPERA HOUSE



MACE ARTS CENTRE



GRAND CANAL THEATRE



ALBI GRAND THEATRE



XATIVA THEATRE



MASTERPLAN

OPTION 03

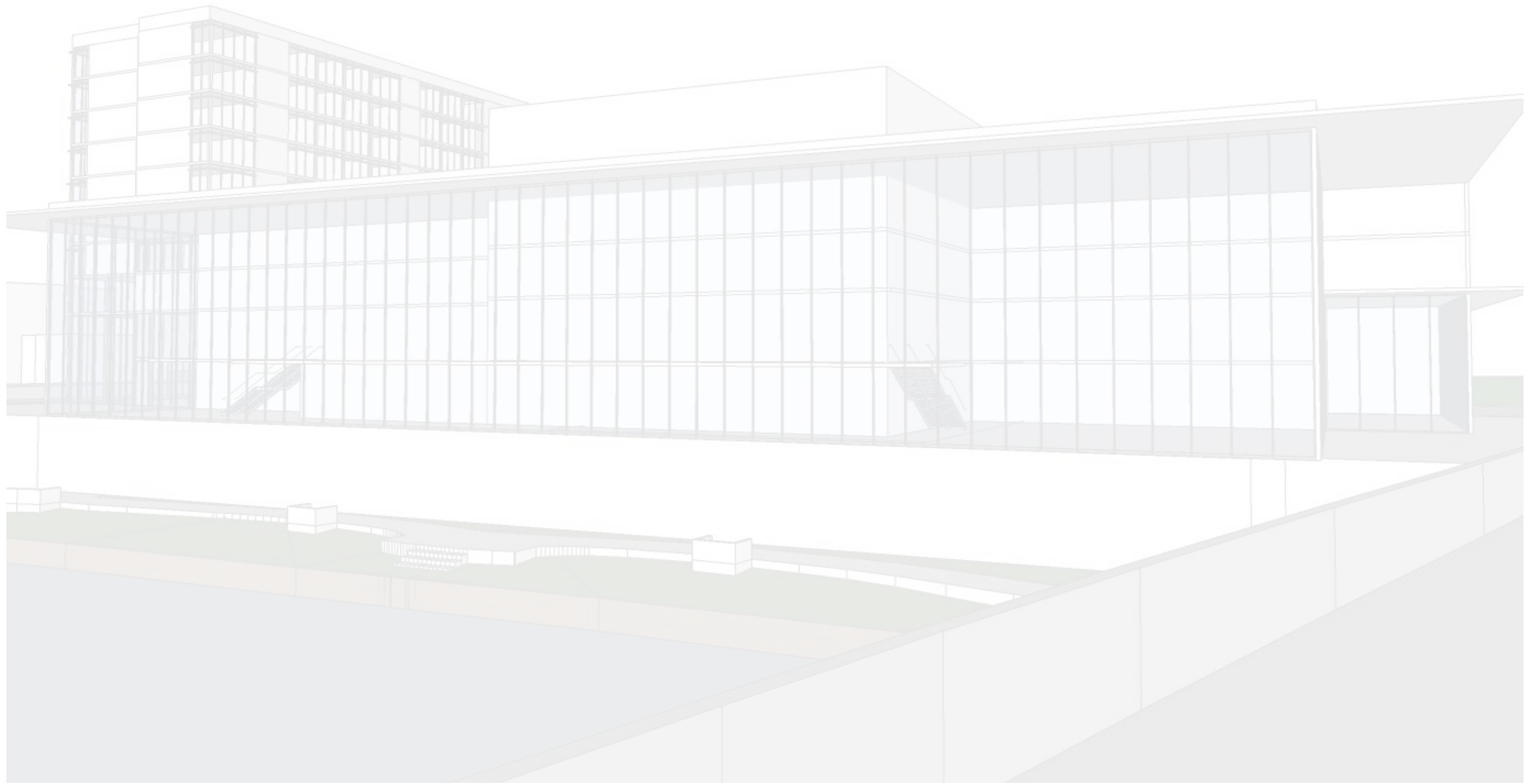
Theatre, Teaching and Commercial Redevelopment

Option 3 Summary

Option 3 assumes a 1600 seat commercial theatre would be sited elsewhere within the city of Parramatta thus allowing greater flexibility of uses on the exiting Riverside Theatre. Option 3 looks at the possibility of co-locating a council theatre and a theatre teaching school such as NIDA on the site, while still allowing a commercial component. The proposal would accommodate a 500 seat theatre, a 250 seat theatre, a 120 seat theatre, a 120 seat cinema and associated teaching spaces and studios. A retail sleeve would wrap the back of house facilities activating the public domain and reducing Market Street to a pedestrian street, which a commercial Hotel could provide a counterbalance to the Marsden street side of the site.

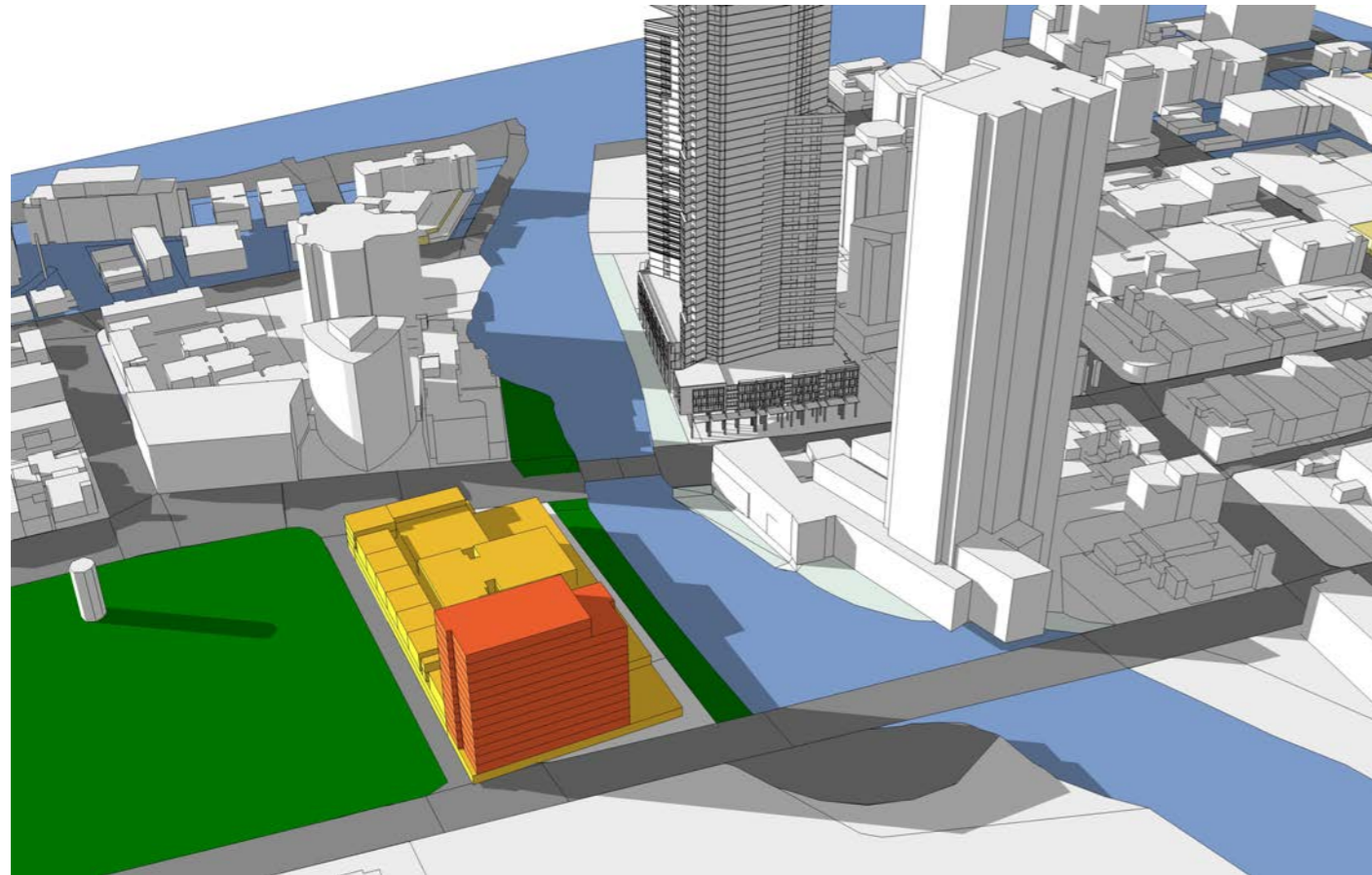
Option 3 Features

- New High Quality Public Domain
- Increased Public Plaza zone off Church Street
- New Hotel/NIDA Plaza off Marsden Street
- Highly activated Public Domain
- Potential to extend "Eat" Street from Church Street onto Prince Alfred Park
- Passive surveillance and activation of Prince Alfred park through retail and NIDA facilities
- Destination Hotel with views up and down Parramatta River

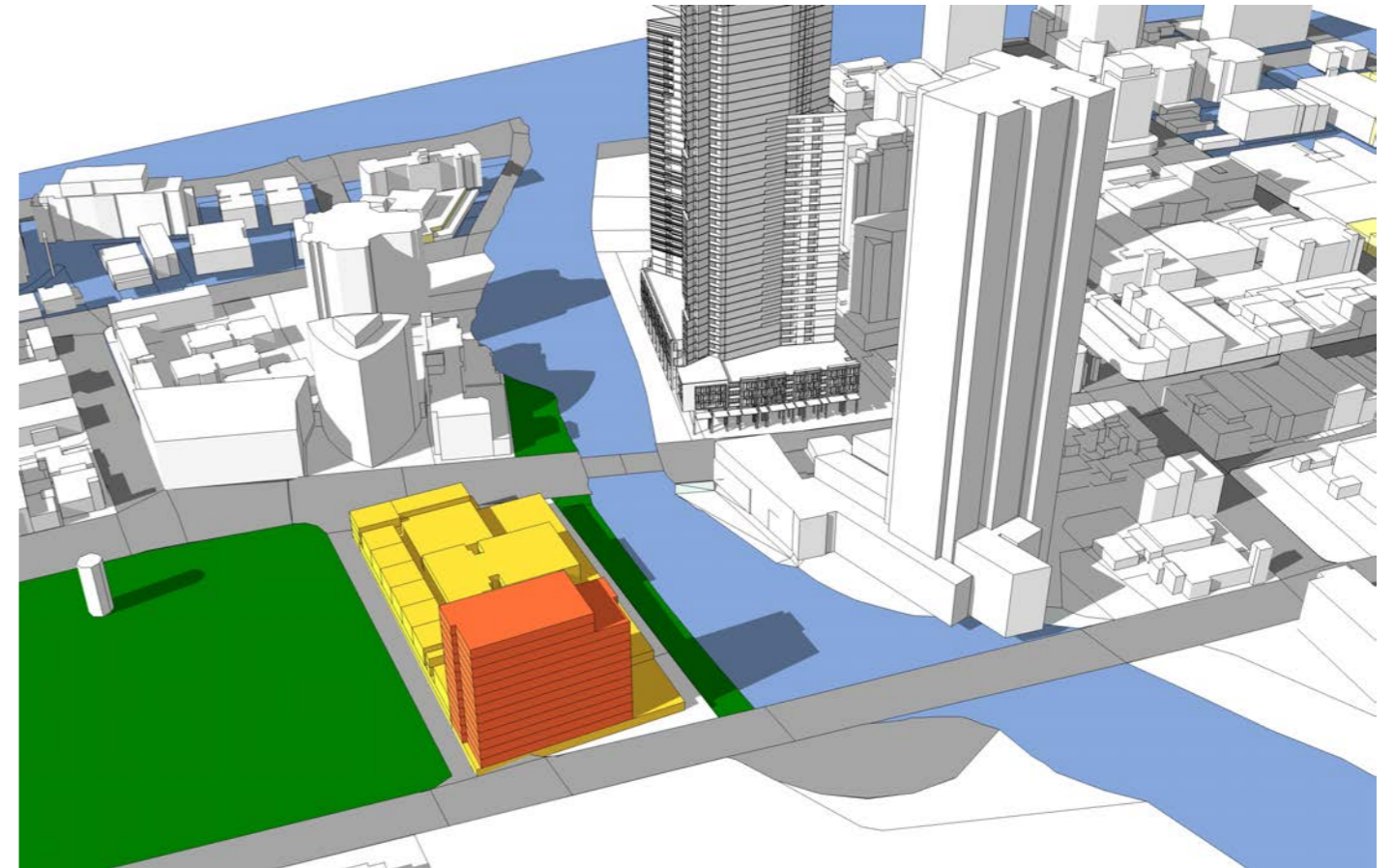


MASTERPLAN OPTION 3

Solar Study



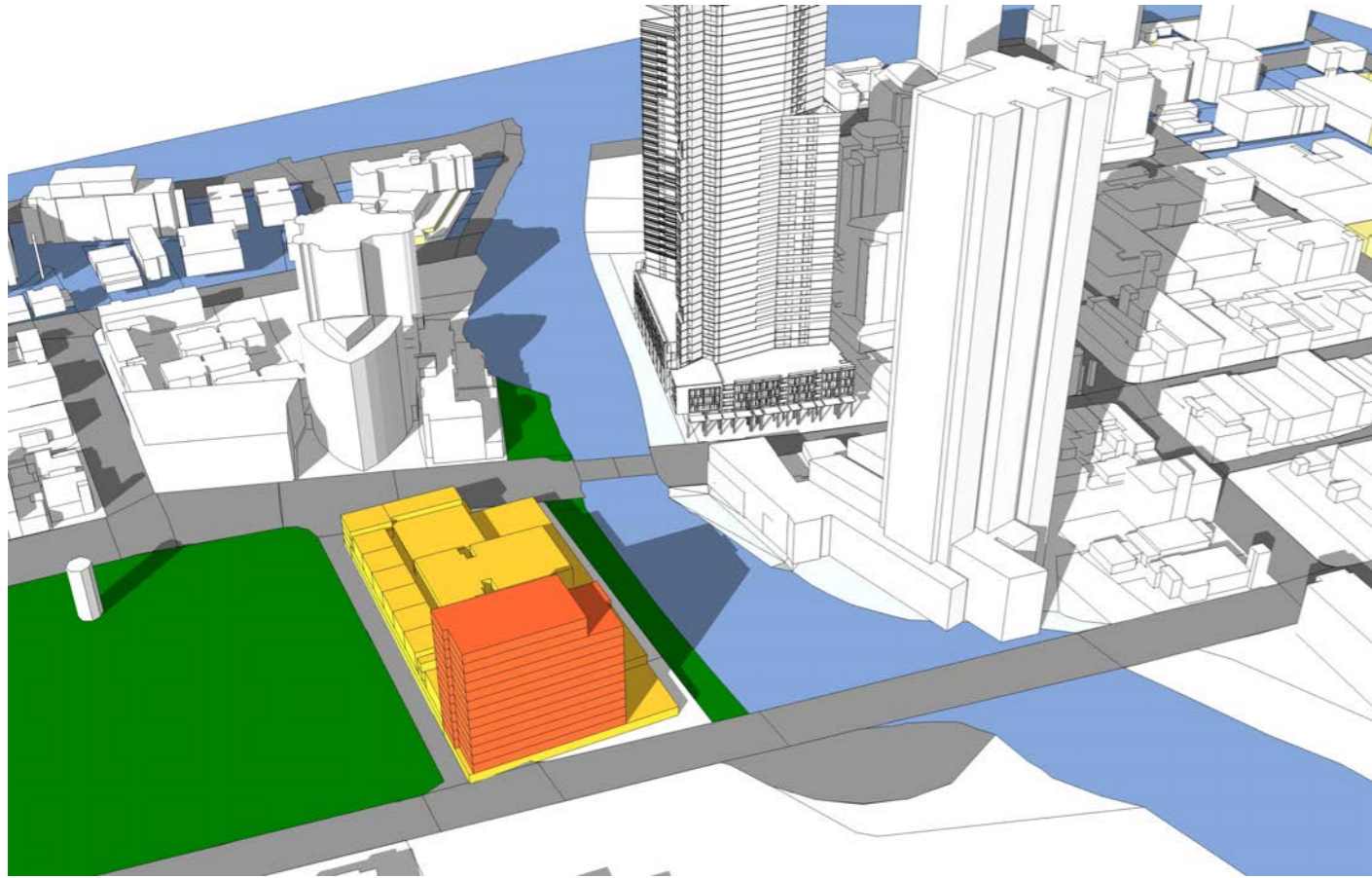
– June 21st - 9am



– June 21st - 12pm

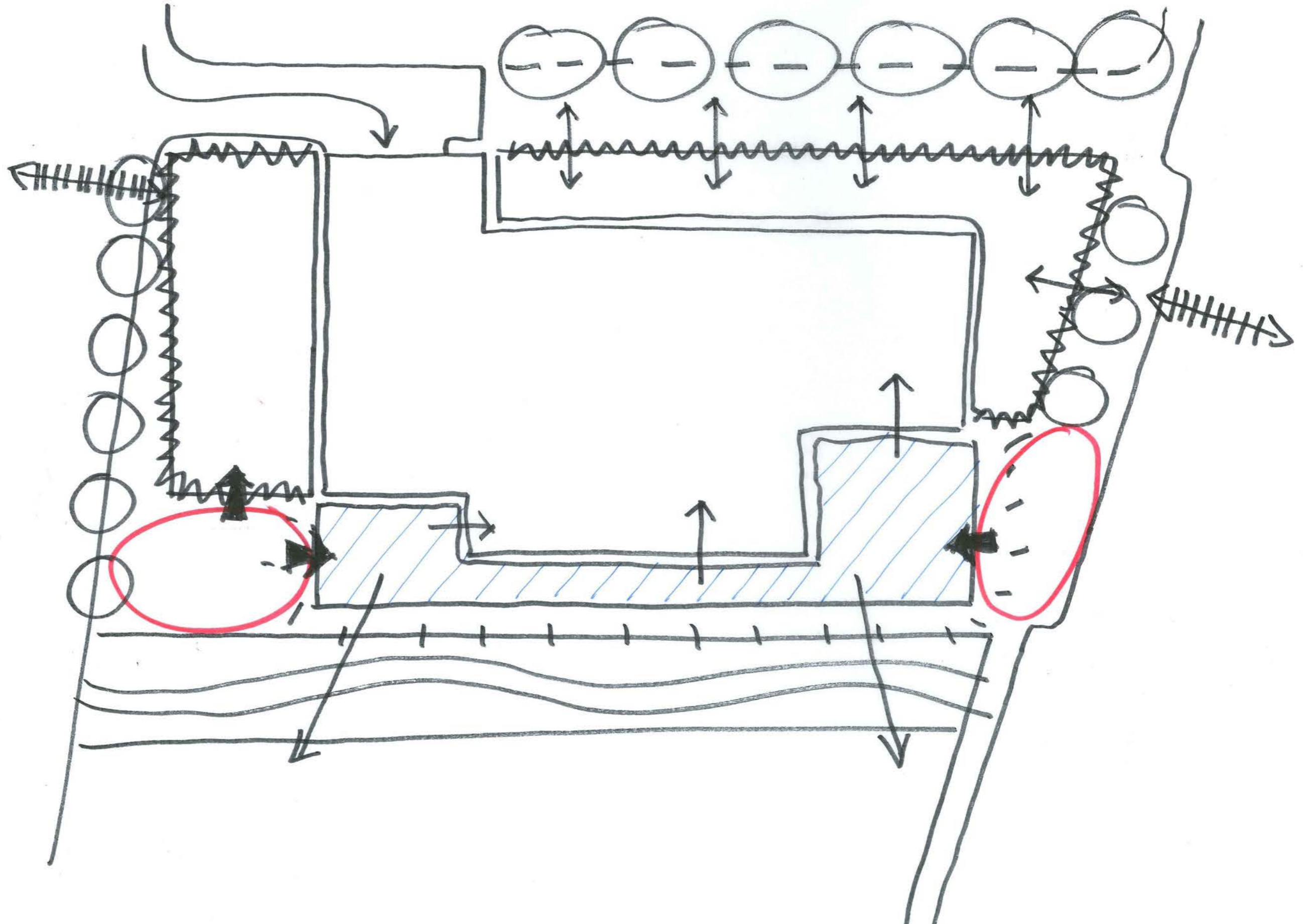
Development constraints:

The height of any proposed development will be limited only by the overshadowing restraints of maintaining solar access on the southern riverside between the hours of 12pm and 2pm on the 21st June. The current location of Market Street curtails the potential development options on the current site. Extending any new theatre development across Market Street will significantly improved the architectural and functional outcome.

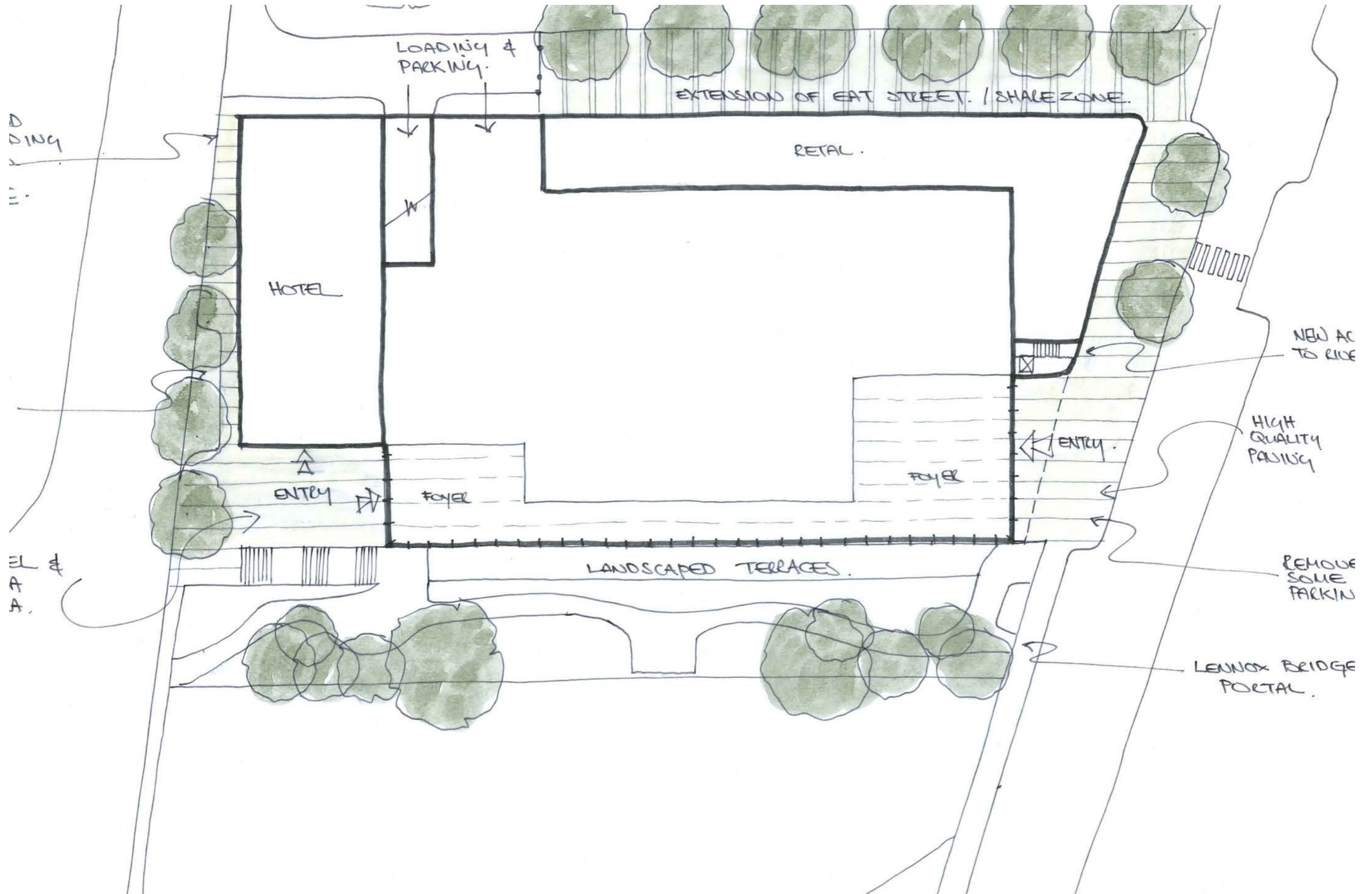


– June 21st - 2pm

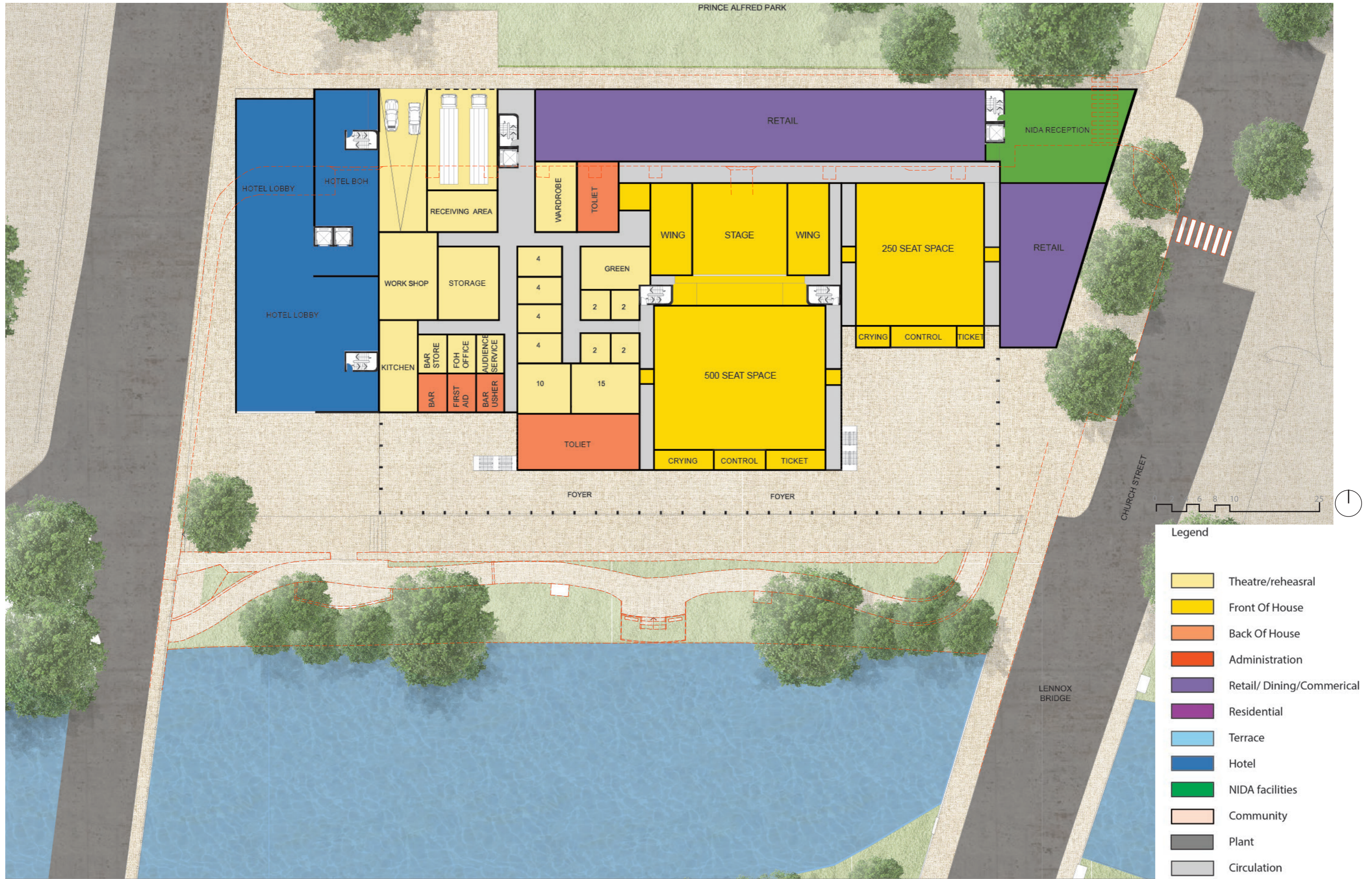
Public Domain Plan



Public Domain Plan



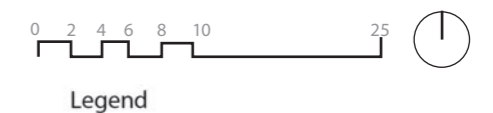
Ground Floor Plan



Legend

	Theatre/rehearsal
	Front Of House
	Back Of House
	Administration
	Retail/ Dining/Commercal
	Residential
	Terrace
	Hotel
	NIDA facilities
	Community
	Plant
	Circulation

Level 1 Floor Plan



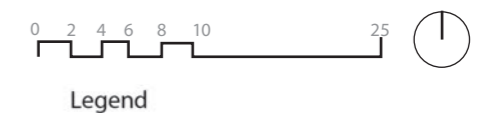
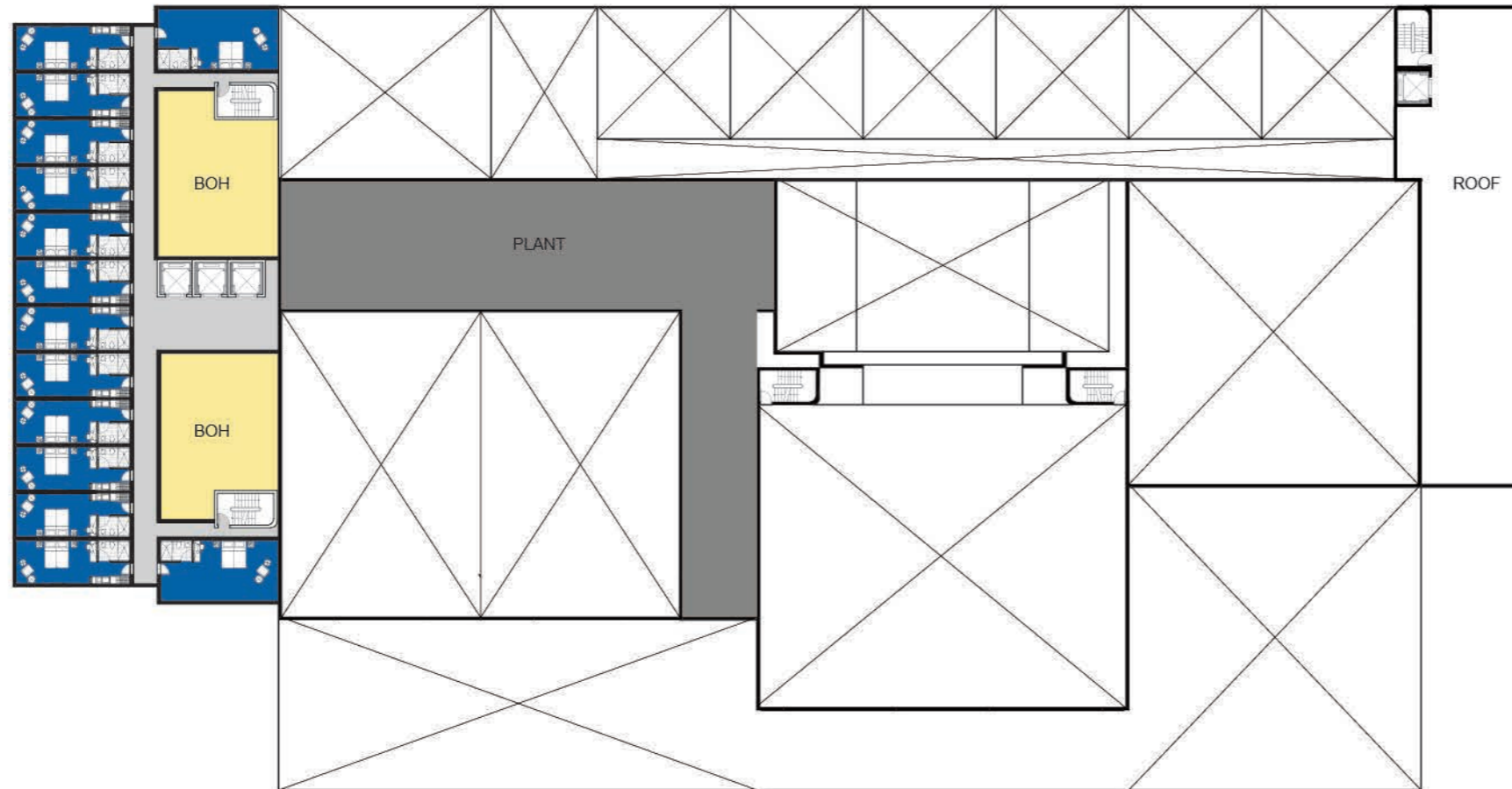
- Legend
- Theatre/rehearsal
 - Front Of House
 - Back Of House
 - Administration
 - Retail/ Dining/Commerical
 - Residential
 - Terrace
 - Hotel
 - NIDA facilities
 - Community
 - Plant
 - Circulation

Level 2 Floor Plan



- Legend
- Theatre/rehearsal
 - Front Of House
 - Back Of House
 - Administration
 - Retail/ Dining/Commerical
 - Residential
 - Terrace
 - Hotel
 - NIDA facilities
 - Community
 - Plant
 - Circulation

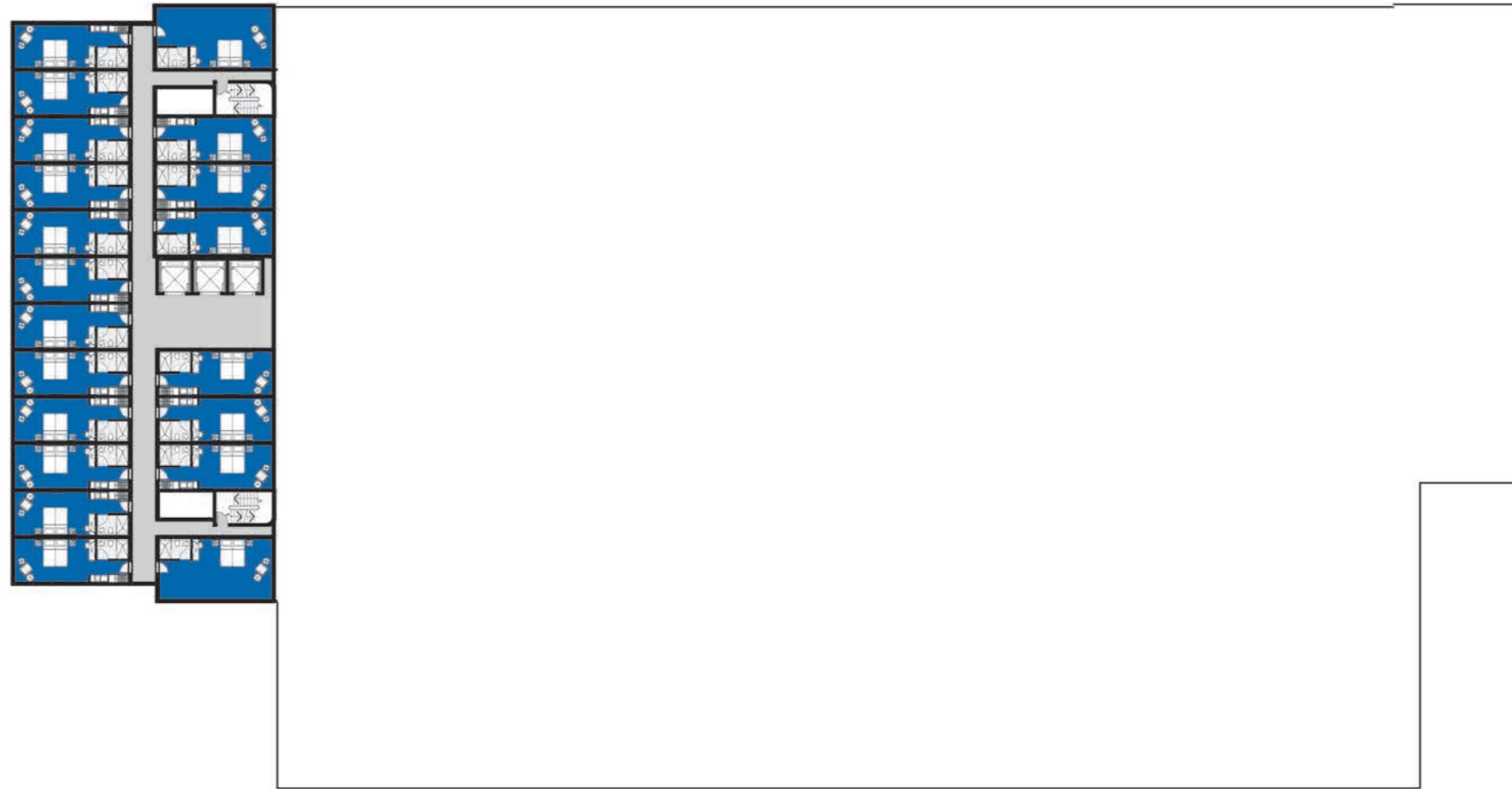
Level 3 Floor Plan



- Legend
- Theatre/rehearsal
 - Front Of House
 - Back Of House
 - Administration
 - Retail/ Dining/Commerical
 - Residential
 - Terrace
 - Hotel
 - NIDA facilities
 - Community
 - Plant
 - Circulation

Level 4 Floor Plan

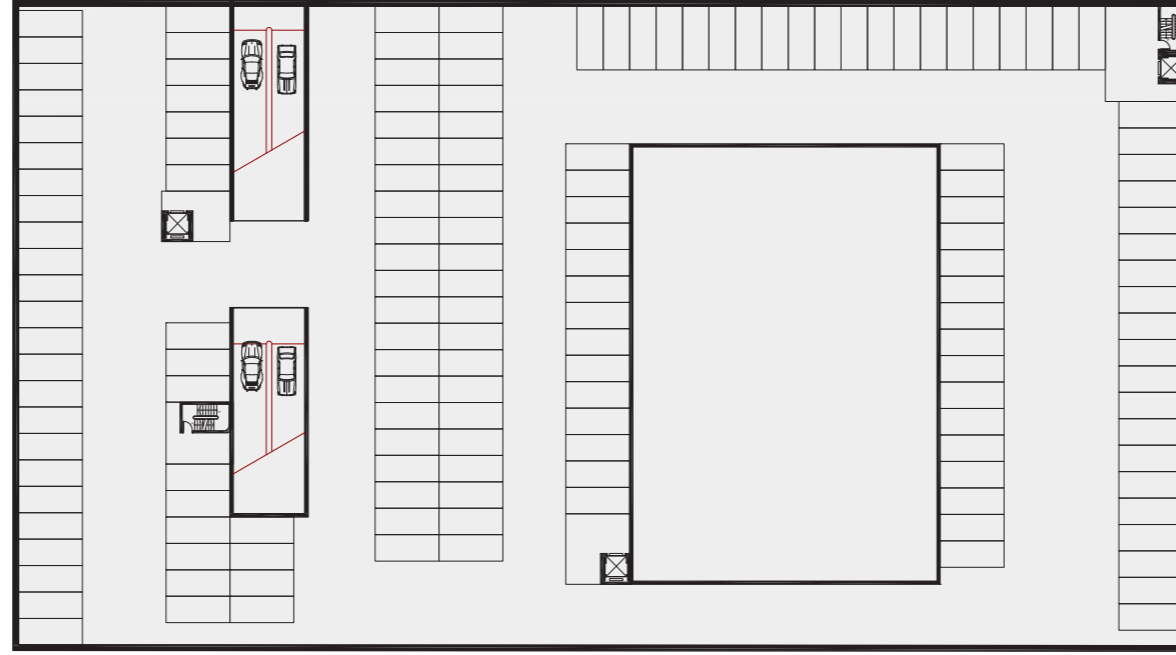
MASTERPLAN OPTION 3



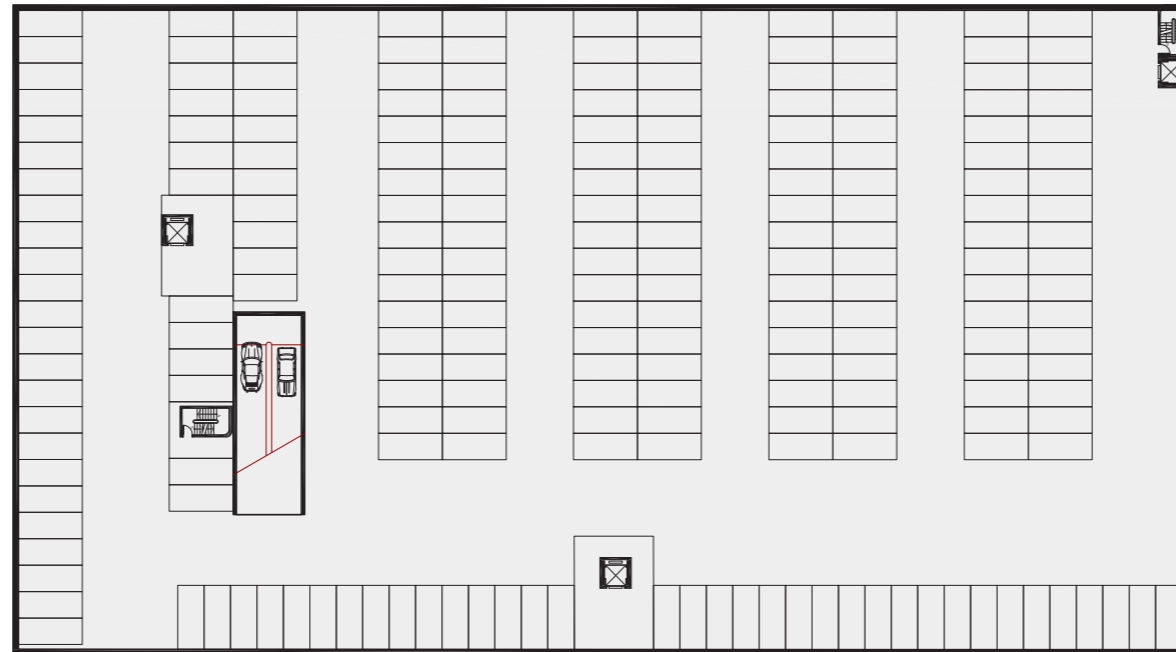
Legend

-  Theatre/rehearsal
-  Front Of House
-  Back Of House
-  Administration
-  Retail/ Dining/ Commerical
-  Residential
-  Terrace
-  Hotel
-  NIDA facilities
-  Community
-  Plant
-  Circulation

Typical Car Park Layout



BASEMENT LEVEL 1



BASEMENT LEVEL 2

Area Schedules

FRONT OF HOUSE FACILITIES		
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)
FOYERS	1	750
FOYER TOILETS	1	220
FOYER BARS	1	16
FOYER STORES	1	20
AUDIENCE SERVICES	1	20
FOH OFFICES	1	25
FOYER KITCHEN	1	75
FOYER DINING	1	250
FIRST AID ROOM	1	12
USHER LOCKER	1	25

HOTEL FACILITIES		
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)
RECEPTION	1	200
LOBBY	1	200
RESTAURANT	1	160
BOH		250
COMMUNIAL FACILITIES		1500
ROOMS	180-195	32

THEATRE FACILITIES		
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)
500 SEAT THEATRE	1	700
150 SEAT THEATRE	1	270
250 SEAT THEATRE (STAGE AND SEATING)	1	350
150 SEAT CINEMA	1	270
VESTIBULES	12	4
CONTROL ROOMS	2	20
	1	20
500 SEAT THEATRE CATWALKS	1	100
150 SEAT THEATRE CATWALKS	1	60
TRAP AREA/ STORE	1	50
APRON 18M W X 1.2M D	1	22
ORCHESTRA LIFT	1	30
STAGE	1	225
WINGS	2	78
RIGGING AREA 1.5M X 15M	1	22
STAGE VESTIBULES	4	4
STAGE GRID	1	
ORCHESTRA PIT (FIXED FLOOR ADJACENT TO LIFT)	1	30
TRAP ROOM	1	225
LIFT CHAIR STORE	1	50
MUSICIANS' ROOM	1	40

SHARED FACILITIES		
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)
RECEIVING AREA	1	50
DOCK EDGE (EXTERIOR)	1	20
STAGE DOOR	1	30
CROSS OVER	1	150
PIANO STORE	1	12
LAUNDRY AND WARDROBE	1	30
2 PERSON DRESSINGS	4	15
4 PERSON DRESSING	4	24
10 PERSON DRESSING	2	55
GREEN ROOM	2	55
BOH TOILETS	6	10
TECHNICAL OFFICE	1	30
TECHNICAL WORKSHOP	1	50
TOURING OFFICE	1	20
DIMMER ROOM	1	25
RACK ROOM	1	25
STORES	1	250

NIDA FACILITIES		
ROOM NAME	NO. OF IDENTICAL ROOMS	ROOM NET AREA (M2)
NIDA RECEPTION	2	200
RECEPTION ROOM	1	170
TUTORIAL ROOMS	12	45
STUDIO ROOMS	5	45-125
REHEARSAL ROOMS	7	100-150
ADMIN	1	170
STUDENT AREA	1	170
TOILETS	2	200

NIDA FACILITIES



PARADE 700 PEOPLE



PARADE 700 PEOPLE



PLAY HOUSE 155 PEOPLE



STUDIO 120 PEOPLE



SPACE 110 PEOPLE



RECEPTION AREAS



REHEARSAL X 10



TUTORIAL X 4



STUDIO X 4



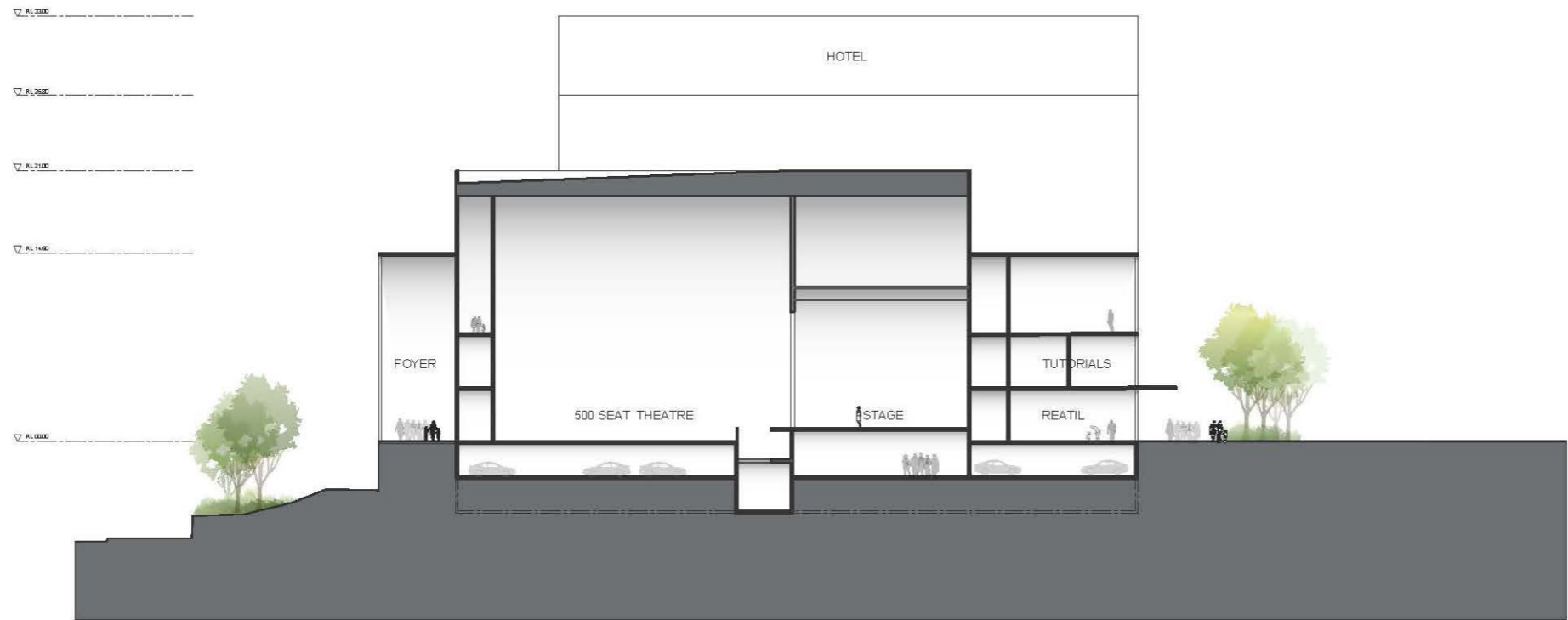
RECEPTION X 1

Typical Sections and Elevations

MASTERPLAN OPTION 3

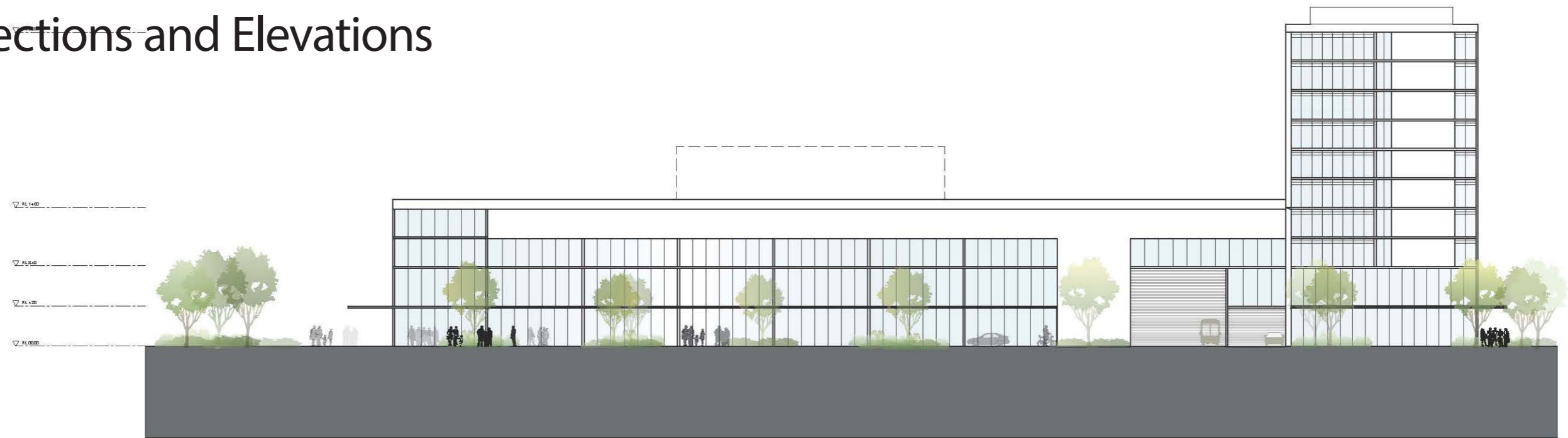


CHURCH STREET ELEVATION

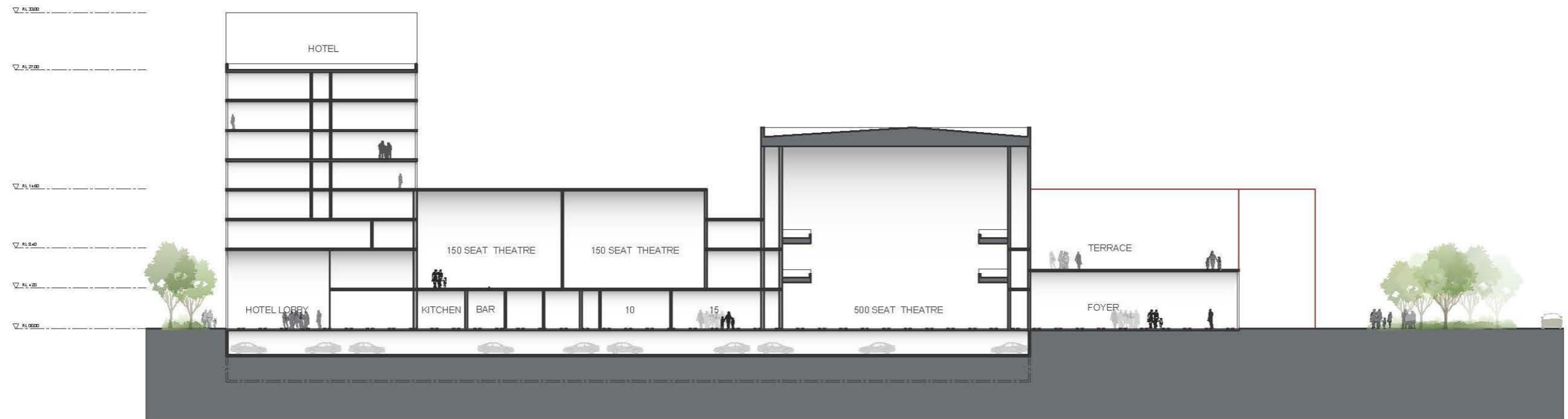


CROSS SECTION

Typical Sections and Elevations



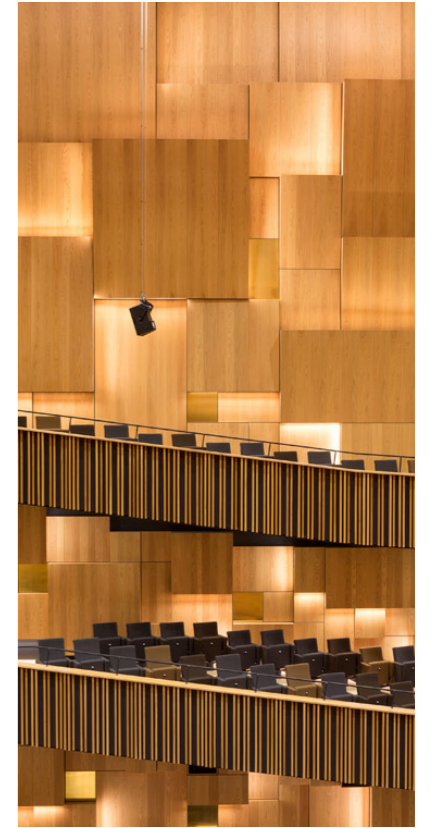
MARKET STREET ELEVATION



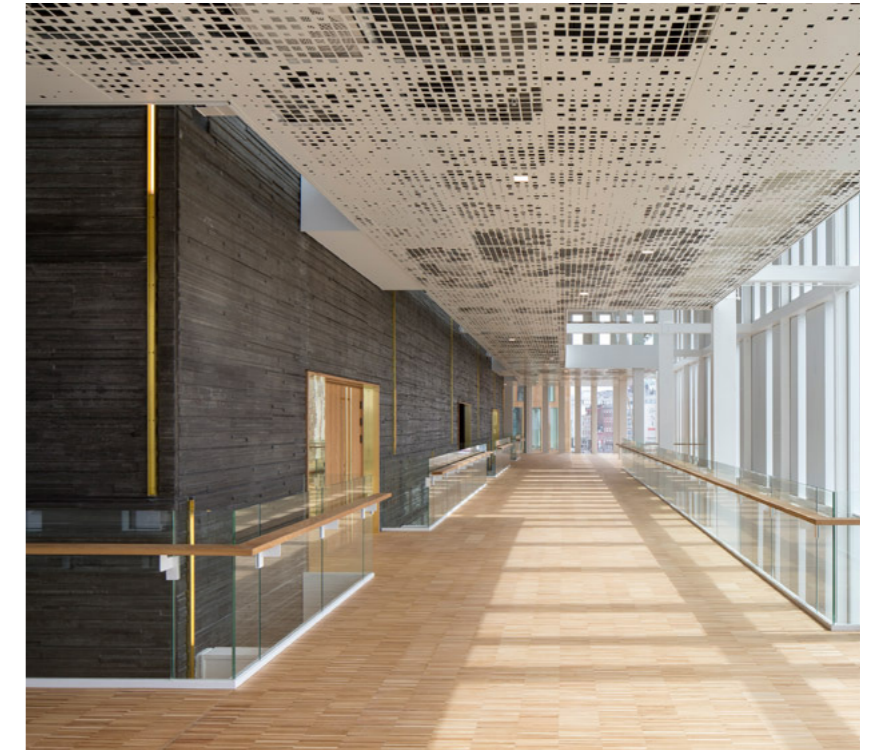
LONGITUDE SECTION

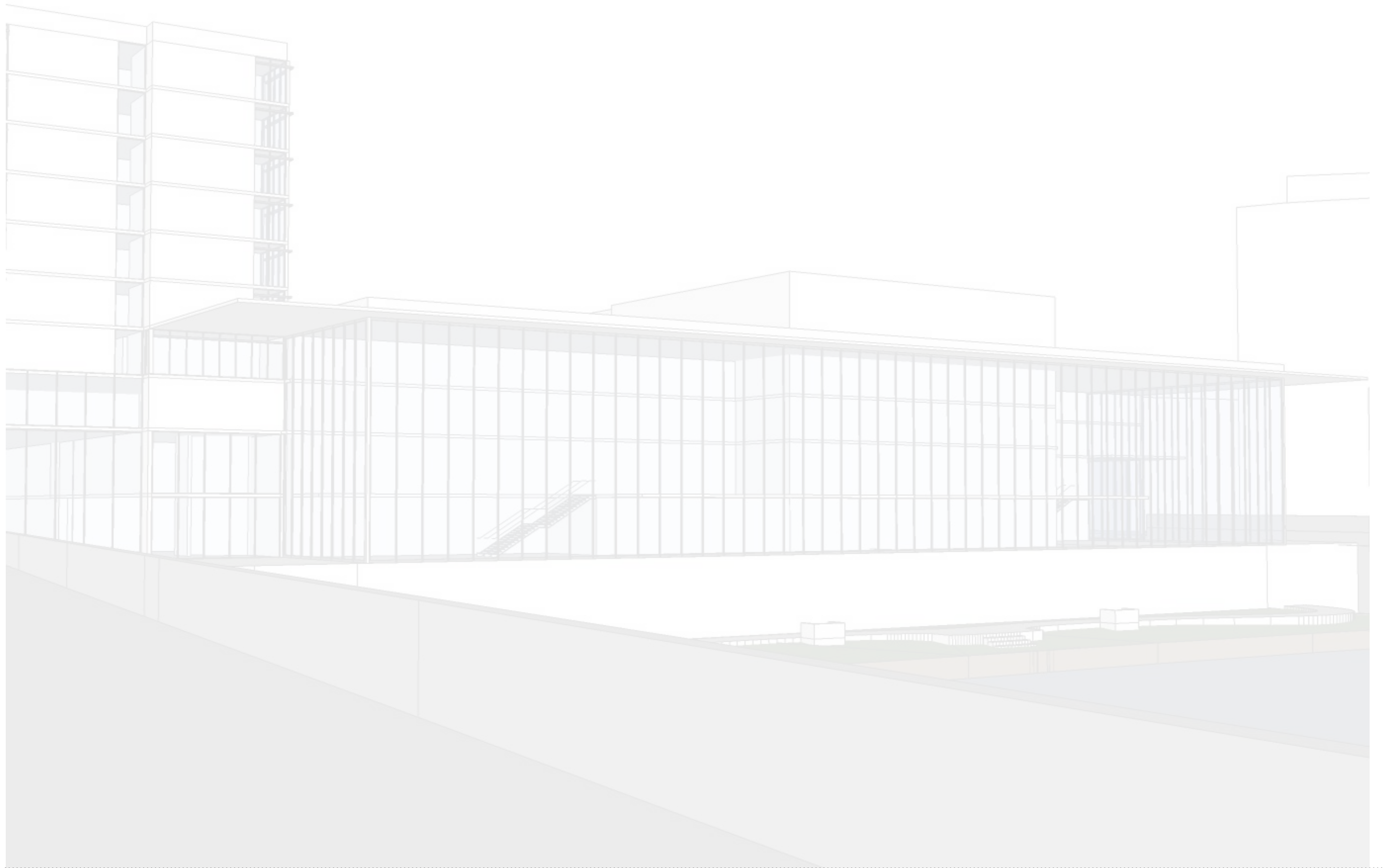
Benchmark Development

MASTERPLAN OPTION 3



MALMO LIVE: THEATRE AND HOTEL FACILITIES





MASTERPLAN OPTION 3

Conclusion

The three master plan options developed provide a range of approaches to the public domain, theatres and associated development that will be used to inform a clear strategic vision for Riverside Theatres. The range of approaches from the construction of new increased theatre facilities to the highest and best alternative development uses for the site have been demonstrated to allow for PCC and Riverside theatres to make an informed decision on the best use and way forward for the site.

Alternative approaches which were examined but not developed were the sole location of either a 1600 seat theatre or council theatres on the site. It can be assumed that either of these options are also a viable approach. These would not be the most efficient use of the site, but may allow for a more iconic development approach due to the reduced brief requirements.

Recommendations from further project development include:

1. The area allocation for the functional and shared spaces is based on previous and comparable facilities in the absence of a briefed area schedule (particularly in relation to NIDA facility requirements) and will require alignment with the budget when it is established.
2. All assumptions in this report regarding Traffic, Disabled Access and Services Provision will require further investigation by specialist consultants.
3. Further design development of the preferred scheme against a defined budget is essential to ensure the option is both functional and adequate in terms of operation and servicing. Riverside Theatres strategic vision regarding theatre seat numbers will need to be crystallised to allow further design development

The Riverside Theatres development is timely and necessary project for Parramatta and Greater Western Sydney. Riverside continues to be a growing centre for the arts and entertainment, thus it is imperative the facilities are expanded to meet the demands of industry and community alike. An iconic theatre precinct will be the centre of a creative hub that will continue the revitalisation of the Parramatta Riverfront.

This Report concludes our commission for the Riverside Theatres Master plan, consistent with the objectives outlined in the Stage One Exploration Report.

