

RIVER SIDE

MASTER PLAN
FORMULATION AND CONSOLIDATION REPORT

JANUARY 2013

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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 work undertaken in the Master Plan Exploration Stage Report prepared by Cox Richardson in December 2012.

The exploration report identified the need for significant building upgrades to revitalise the theatres image, increase patron amenity, expand back of house functions and meet the provisions of the Disability Discrimination Act. 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 Report and further facility analysis
- 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
- Identify methods for staged delivery that provide for continued theatre operation during construction and allows incremental project delivery as funding is made available
- Provide high quality graphic material and costed schematic drawings to accompany applications for project funding

NB - All schematic options have been costed by Altus Page Kirkland and are included in this report



"PARRAMATTA CULTURAL CENTRE"
GOVERNMENT ARCHITECTS PERSPECTIVE JANUARY 1988

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Introduction

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

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, additional user group meetings and further existing facility analysis to develop three design approaches.

These approaches are:

OPTION 1

The majority of the existing building fabric is maintained and expanded to meet the Riverside’s future needs, understanding another major redevelopment would not occur for another 20 Years. Riverside Theatre would remain at a capacity of 750 Seats

OPTION 2

Only the main structural shell of Riverside and Lennox would be retained. This option includes extensive reconstruction of the theatres interiors, including re-raking of the Riverside theatres Stall / Circle and Gallery. Riverside Theatre would expand at a capacity of 950 Seats

OPTION 3

Option 3 provides for staged reconstruction of the building to allow for continued theatre operation. Riverside Theatre would expand to a capacity of 1100 Seats

There is no preferred approach, rather the options form suite of ideas that will inform future strategic planning. Individual design opportunities can be transferred from one option to another, e.g. The Option 3 will work with the same planning arrangement but with 750 or 950 seat Riverside Theatre. Refinement of any masterplan is dependant 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 from foyer to dock and the buildings interface with the public domain.

Due to funding availability and proposed residential development on the existing carpark site, the project has been considered for staged development. The proposed staging of development presents opportunities and risks to the ongoing operation of the theatre that will require careful consideration in the development of the stage 1 to ensure compatibility with the subsequent theatre development.

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. The redeveloped Riverside Theatres will be an iconic and a proud centrepiece of the Arts for the growing population of Greater Western Sydney



User Group Consultation

The notes below summarise the outcomes of user consultation meetings and have been used to generate the preliminary functional brief for the redevelopment of the site.

Where reference is made to a particular concept option please refer to the Exploration Stage Report

Detailed Space Requirements

The notes below represent the aspirational goals for the major functional spaces and may need to be reviewed to meet the level of funding that is ultimately made available

COURTYARD

- Generally the courtyard is considered an extension of the foyer space more than a dedicated performance space
- The space currently does not work well in winter
- The courtyard can be replaced by “good quality” outdoor space that is connected to the foyer in another location including at a raised level
- The outdoor space should allow for informal performance



RIVERSIDE

- An 1100 seat auditorium has been discussed. If pursued this should replace and not sit alongside the current Riverside Theatre. ie no ned for a 750seat and 1100 seat venue to run side by side
- Comedy and music performances would need to be encouraged to utilise 1100 seats
- It was noted that the imminent closure of the Hills centre will create a hole for this size auditorium in the market that currently host community and school musicals etc
- There is not an immediate need for 1100 seats. The design proposal should consider how 1100 seats could be accommodated in the future
- Riverside is used for orchestral performances. The theatre interiors should consider adjustable linings to allow modification of the room acoustics
- The current hand fly system preferred. The existing fly system is in good working order
- If motorised fly system is proposed, this should account for a maximum of the half the fly lines

LENNOX

- Optimum size is 350-400 seats (any bigger will be too similar to Riverside)
- The ability to operate as a function spaces would be a secondary use only
- Ideally will have some technical feature that distinguishes it in the market
- A mesh grid should be considered to replace the existing catwalks

RAFFERTYS

- Expand to 150 seats
- Must be able to convert to cinema mode for regular art house film screenings
- Theatre can be located at an upper level connected to the dock via a goods lift
- Seat should still be retractable to make a flat floor space
- Seat selection must consider use as cinema

LOADING DOCK

- To remain directly adjacent Riverside Stage Door. A new door to the riverside stage would be required if a central dock as in Concept Plan B is adopted
- A central dock was considered the best location (assuming a relocated door to Riverside)
- If the existing Riverside door location is maintained the dock must be adjacent to cater for full container length items that need to directly load onto the stage
- A split dock arrangement for Lennox and Riverside is workable but not ideal
- Back of house circulation routes need a clear height equal to the dock door
- Currently access to the Lennox dock is via 2m high doors and does not function

FOYER

- This should be a multi-level “dynamic” space
- The space should allow for informal performance and exhibitions
- Breakout to controlled open space is required

REHEARSAL ROOMS

- 2 required
- Size should match the viewable stage sizes of Riverside and Lennox with at least an additional 3m at the “stage front” for director viewing
- Double height ceilings required to accommodate a range of functions
- Functions include Dance Studio, Function Room, Cocktail Parties, Small Cabaret/Music events Gallery Space, Orchestral / Choir Room, Sponsor Functions, Second Greenroom for large community performances
- Good natural light with river or park views and blinds
- Locate at an upper level with access from both Front and Back of House
- Storage and breakout space must be located immediately adjacent

DRESSING ROOMS

- Current amenity is inadequate
- New large dressing room to be sized for big community groups
- Small dressing rooms configured for 4 people provide the flexibility to be used as star or multi person dressing rooms

STORAGE

- Storage is severely inadequate
- Ensure there is sufficient ceiling space to storage including the circulation path to the theatres

WORKSHOP

- No on site scenery workshop is required. Production would continue to do this off-site and would create ongoing in operational issues having it on-site. Any requirement for a scenery workshop would be a specific requirement of a resident theatre company.
- The existing small workshop in the basement should be relocated to a more appropriate ground floor location. Size to match existing with 4m clear height
- Locate adjacent back of house circulation spine and ideally near the dock

Technical Issues

- Both Riverside and Lennox have noise transfer issues from the foyer to audience
- The Lennox gantry and attached lights shake when the mechanical system is running
- The mechanical system generally is inadequate and needs replacement
- Fire services need upgrading

Operational Issues

- Catering for foyer and rehearsal room functions etc will continue to be prepared offsite. A small multipurpose prep area is sufficient for external catering preparation
- Planning should carefully consider the number of staff required to manage event. Consideration to be given centralised ticket collection points and how they would work in various operation modes
- Flexible bar configuration that can be set up in a range ways dependant on operation was seen as positive, however care should be taken in ensure tickets can be collected before any centralised ticket collection point
- Displays of “Whats on” must be more easily viewed from the public domain.



FUNCTIONAL BRIEF



FUNCTIONAL BRIEF

Facility Analysis

Existing Facility Analysis

The existing building is a 2-3 level reinforced concrete structure with brick cladding, steel roof and aluminium windows constructed in 1988 as a bicentennial project. The general structure is in good condition however it is very dated in its appearance and engagement with the public domain. Significant noise transfer issues exist between the foyer and theatres due to poor detailing in the theatre walls. The building services are inefficient and out of date. Any development will need to address these issues.

The buildings floor space allocation has been audited and compared to industry standard to properly identify deficiencies in the existing theatres. This audit is recorded in the following plans and area schedule. Also identified are the current functional groupings as well as the potential new uses on the site.

Existing Functional Groupings

THEATRE / REHEARSAL SPACES

- Riverside Theatre
- Lennox Theatre
- Rafferty’s Theatre
- Rehearsal Rooms

FRONT OF HOUSE SPACES

- Foyer
- Amenities
- Covered Courtyard

BACK OF HOUSE

- Dressing Rooms
- Storage
- Loading
- Wardrobe
- Technical (i.e dimmer rooms, workshops etc)
- Other

ADMINISTRATION

RESTAURANT

ON GRADE CARPARKING

New Functional Groupings

In addition to the expansion of above functional groupings the below uses will be developed

REHEARSAL ROOMS

RETAIL

RESIDENTIAL

An approximate 4000m2 of residential building and an extension of the retail and dining facilities form part of the new masterplan brief but will operated or owned independently of Riverside Theatres. The residential tower must able to be delivered in stage one of any proposal.

The facility analysis includes an introduction to each area of a typical theatre venue with benchmarks and recommendations, to then be considered against the existing venue area by area. Each scheme is also assessed in regard this functional brief and its interface with the public domain.

The main activities at Riverside include:

- Dramatic plays
- Musicals
- Touring productions
- Dance
- Light Opera
- Community activities
- Educational activities
- Festival presentations
- Arthouse Cinema



Facility Analysis

Front of House

GENERAL FOYER PLANNING

The foyer is an important space that is shared by all of the venues and not only allows for access to each venue, but also is a space for socializing and pre- and post-performance events. It is the most public interior space and if well designed and activated should be occupied most of the day.

Foyers should be welcoming, legible, and easy to move through. It should entice the patron, and whet their appetite for the performances they are about to enjoy. There must be sufficient space in the room to allow for groups of people to stand and sit together without creating traffic jams with other patrons moving to and from their events. This all adds to a relaxed and enjoyable environment that will keep patrons coming back again and again.

Existing Analysis

In most areas of the foyer the space is too small, especially near the main theatre where the foyer narrows greatly. This area of the foyer should be larger than the space near the studios and should be distributed over 2 -3 levels to better accommodate the upper levels of seating.



CUSTOMER SERVICE AREAS

We strongly recommend that customer service areas be continuous and multi-purpose in nature instead of being broken into smaller discrete service areas. This allows for a larger box office or coat check before an event which can be easily modified to be a larger bar and food service area during intermission. Breaking customer service into bar, box office, and coat check is less efficient and requires more staff to operate.

A well-designed customer service area will enhance the revenue-making capability of the venue in two very important ways. First, it keeps the lines shorter allowing more people to access services in the same amount of time. Second, staffing can be scheduled based on the number of expected patrons. If it is a slow night, then one person can operate all the customer service areas; if it's going to be a blockbuster evening more staff can be scheduled and the long counters means patrons can easily access the staff.

Existing Facility Analysis

The existing customer service area are good but can be improved to make them more flexible and easier to manage.



TOILETS

Toilets are of paramount importance to a properly designed foyer. If the building is designed with too few toilets it requires patrons to stand in line for long periods of time negatively affecting their evening out. It is also notable that patrons standing in line for the toilet are not standing in line for the bar effecting the revenue generating capability of the venue. In general there should be at least one toilet for every 22 patrons. 2/3 of these toilets should be allocated to women and the other 1/3 to men.

Existing Facility Analysis

There are not enough toilets to meet modern benchmarks. Toilet distribution should change to favour women's facilities.

SUPPORT SPACES

The following support spaces should also be considered when developing a foyer:

- Rubbish handling areas and paths to and from the rubbish bins
- Food and Beverage stores including paths to any back of house facilities like large cold stores
- Support offices including the box office manager and money handling facilities
- Cleaners closets
- Access to first aid facilities

Facility Analysis

Theatres

GENERAL AUDITORIUM PLANNING

The auditorium must be designed for strong audience connectivity to the stage while allowing for smooth circulation. There must also be easy access for disabled patrons. Combining these criteria into a successful space is key to achieving well designed auditorium.

The design of the room should maximize intimacy and focus the attention of the audience onto the stage. If the sightlines are poor, or seats are too far from the stage it becomes a hindrance to this relationship. The audience should feel like they can connect with the performer and easily see and hear their performance.

Existing Analysis

The Riverside horseshoe auditorium has a nice relationship to the stage and is well designed in many aspects. The round shape works well for focusing the audience to the stage and the space is small enough that every seat is reasonably close to the performer.



VESTIBULES

Vestibules are required for light and sound separation of the foyer from the auditorium. These must be two sets of doors, to allow an outer door to close prior to an inner door being opened. The doors should include acoustic seals and minimal door hardware to avoid clicks and clacks.

Existing Analysis

The vestibules on the main level are good but there are no vestibules on the upper levels which is a significant issue, especially given the windows just outside the entrances.



SIGHTLINES

Sightlines should be designed for excellent visibility of the stage. The seats must be staggered horizontally and every patron should be able to see over the head of the patron two rows in front of them. The seating should be oriented to point the patron's body at the stage. This is why most auditorium seating is on a radius.

The width and depth of the auditorium will have a major effect on the sightlines to the stage. People sitting at the ends of the rows should be able to see most of the stage as deep as the playing area. If the auditorium is too wide this becomes rather difficult. Even the best sightline though can be poor if the auditorium is too deep to allow good visibility. Generally the distance from the proscenium to the last row should be no more than 22m nominally.

Existing Analysis

Sightlines are adequate. Sightlines in the stalls area should be remedied to fix the flat spots in the seating rake and to create better sightlines overall. A complete redesign to accommodate sightlines and DDA access is the preferred outcome (see below.)

CIRCULATION

The circulation within the auditorium must be legible even in partial darkness. Complicated or obscured paths to and from seats can be a safety concern as they sometimes cause trips and falls. Whilst it is preferred to have an usher show a person to their row, the path to every seat should be obvious.

Existing Analysis

The circulation is adequate but with numerous levels and variances in the step pattern. In some areas near the front of the stage the aisles and rows are very tight.

SEATING

Auditorium seating requires careful consideration to ensure that the seat is comfortable, acoustically correct, functional, and aesthetically pleasing. The seating should be visually holistic and enhance the patrons' experience.

Existing Analysis

The seating is comfortable and appears to be well designed to Riverside Theatre. Seating comfort to Lennox and Rafferty's theatres could be improved.



DISABILITY ACCESS

Disabled access is prescribed by the BCA and can be quite challenging, especially in a renovation. Wheelchair positions are prescribed in terms of numbers and distribution and this should be considered early in the project. In general all ticketing areas should have access to wheelchair spaces. Wheelchair access should also be considered for control rooms as it is a likely area for a disabled technician to work, especially if they are wheelchair bound.

Disabled access also extends to those patrons with hearing and vision impairments. We have also been requested to include "crying rooms" for those patrons whose disability causes them to make unintentional noises. These rooms have traditionally been included for parents with fussy children.

Existing Analysis

DDA access is extremely poor and will need to be considered carefully for all three levels of the seating. This particular issue is a large risk for the project and it is likely that if full compliance is required that the remedy will be very costly and could require a complete redesign of the seating areas. distribution should change to favour women's facilities.



HEATRE STAGE

The theatre stage should be suitable for a large range of events and technical ability. It should operate equally well for professional events and local community groups. The stage consists of the proscenium, the area visible to the audience, the wings to either side of the stage where scenery is flown, and the stage grid overhead.

Proscenium: The proscenium size is directly related to the use of the venue. If the space is primarily a venue for dramatic performance and musicals the proscenium dimensions can be a bit smaller. Benchmark for this type of work is nominally 12-13m wide by 6-7m tall. If the theatre is also being used for orchestral performance then a larger proscenium opening will be required, approximately 16m wide by 8-9m tall. If the space is a multi-use space the proscenium can be designed to be variable.

Wings: In general each wing should be one-half the width of the proscenium opening. It should be possible to move everything that is on the stage into the wings.

Stage Grid: In general the clear dimension to the grid steel above the stage should be at least 2.5 times the height of the proscenium to allow for scenery to be fully flown out of the audiences' view.

Stage Depth: The stage depth for most dramatic theatres should be 12m nominally.

Existing Analysis

The theatre stage is a reasonable proportion with a good proscenium opening, stage depth, and grid height which are well within recommendations. The Opposite Prompt wing is also well sized but the Prompt side wing is very small especially considering that the rigging operation is from this side of the stage.

ORCHESTRA LIFT AND FORESTAGE

The forestage includes a fixed area of the stage in front of the main curtain, and the movable area of the orchestra lift. The fixed part of the apron should be a minimum of 1.2m deep from the inner edge of the proscenium to ensure that a performer walking through the main drape will not fall in a lowered pit.

The Orchestra lift usually extends the apron area another 3m. If the Orchestra area includes a lift it opens up the usability of the area as it can be used for pit orchestras, stage extensions, and extended audience seating.

Existing Analysis

Further review required following detailed stage design

Facility Analysis

Back of House

CIRCULATION

Good back of house circulation is the key to making all of the various back of house spaces work well together. This includes horizontal and vertical circulation like stairs and lifts. Corridors should be oversized to allow for the movement of actors in large costumes, large ensembles of actors, prop and scenery movements, and wardrobe cases. Also it is common for the corridors to double as short-term storage for wardrobe racks and other smaller items. At busy times all of this function overlaps simultaneously.

It is recommended all back of house corridors are 2.5-3m wide, and that if the circulation spans several levels that at least one large 3m x 4m lift be included.

Lastly, well-designed circulation and back of house layouts will keep most of the performer paths separate from the technical paths to help prevent accidental collision of performers and technicians.

Existing Analysis

The back of house circulation is very poor and far too narrow. Clear height at doorways are too low for movement of scenery and props etc



REHEARSAL ROOMS

Rehearsal Rooms come in various shapes and sizes but at a minimum the Rehearsal Room should be sized to the playing area of the stage plus 3m. So if the playing area is 12m x 10m, the rehearsal room should be 15m x 13m. This extra spaces allows for the accommodation of rehearsal “wings” and room to locate a rehearsal room tables and other equipment while leaving the playing area clear. Good rehearsal rooms will have access to daylight, as well as some modest equipment like a pipe-grid and some stage lighting.

Existing Analysis

There are no Rehearsal Rooms Currently at Riverside. This makes Riverside less desirable as a venue than theatres with rehearsal rooms



ACTOR AREAS

Actor support spaces include Dressing Rooms, Green Rooms, and Rehearsal Spaces. These areas should be of a quality finish in order to provide a reasonable working environment for the performers, especially the green and rehearsal rooms.

The Dressing Rooms should be varied in size from ‘star’ dressing areas for up to 2 people, ensemble dressing rooms for up to 5 people, and large assemble areas for choruses and other large groups of performers. At least some of the dressing areas should be wheelchair accessible. Each dressing room will require appropriately-sized bathroom facilities including toilets, basins, and showers.

The Green Room space should be sized to allow all performers to gather in the space at the same time. Other features often include, access to natural daylight, smokers balconies for actors smoking in costume, and a kitchenette. Because of its size and amenity, Green Rooms are often used for back of house function spaces. If possible they should be located on the border of front and back of house so that the general public can also have access to the room when appropriate.

Existing Analysis

Existing amenity is very poor. Dressing room areas should be expanded and designed so that they are distributed well amongst the three theatre spaces while retaining the ability to be used as needed.

MANAGEMENT AREAS

This includes the stage door, technical offices, visiting company offices, and administrative areas as required.

The stage door should be designed to be the primary entrance to the back of house area. It should include short-term parking, security services, and first-aid services. The windows from the stage door should allow for visibility of the dock to help manage deliveries. The access to all back of house areas should be controlled by security at the stage door.

Technical offices are required for the technical director, production manager, and other key building operators. They should be located reasonably close to the stage and allow for quick access to the stage, loading dock, and other technical areas.

Visiting company offices are usually provided for a touring company’s manager use while the company is in residence.

Existing Analysis

The stage door is non-existent and should be given consideration in the redesign. Existing technical offices should be expanded.

TECHNICAL AREAS

Technical support spaces include loading/unloading areas, receiving areas, wardrobe and laundry, storage, and technical workshops. In general these spaces should be hard-wearing, well lit, and be located near dock areas.

The Dock area design is absolutely key to making the venue operate properly. The Docks should be raised approximately 1.2m from the parking level, be level with the stage and include a levelling mechanism to accommodate several truck heights. The path from the dock to the stage should be direct and short but should also include good acoustical isolation from the stage areas to allow loading to occur during rehearsal and performance.

The dock area must have at least two discreet areas including an area for scenery and another for food and rubbish. The successful operation of the food service activities and production activities depend on each being able to use their dock as needed. Rubbish areas must be carefully considered to accommodate compactors and other large services, and to keep the smell and mess away from the production areas.

The wardrobe, laundry, and wigs areas are important for costume maintenance as performers need their costumes laundered regularly. They should be sized based on the number of dressing rooms but at a minimum include 2 washers and 2 dryers, a dye area, a wig maintenance area, and sewing and maintenance areas. They should be located with good access to both the performer and technical areas.

Storage is also important for the function of the theatre. At a minimum there should be storage for pianos, props, stage lighting, drapes, risers, and for a multipurpose space, an orchestra shell. In general the total size of the storage area is equal to approximately the stage playing area. Storage is ideally located on stage level; however, it is often located below the stage. In this case a goods lift is required.

Technical workshops include areas for lighting, sound, carpentry, and props. A modest area for these functions

should be included where possible, but if the theatre is likely to host a resident company these workshops become a higher priority as these companies will require these spaces to function correctly.

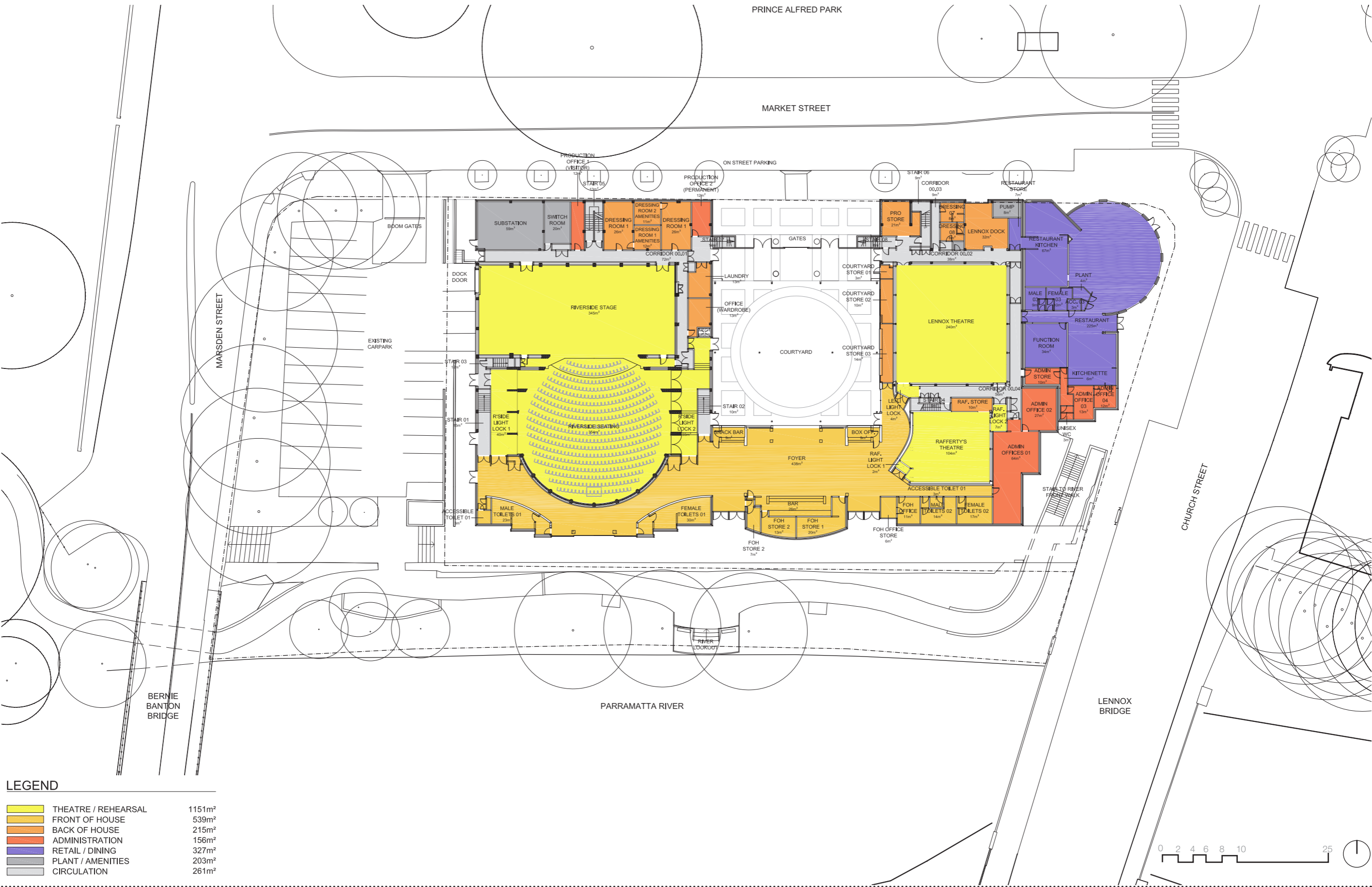
Last but not least, back of house toilets must be included for use by both performers and technicians. These facilities can be unisex and should be located throughout the facility.

Existing Analysis

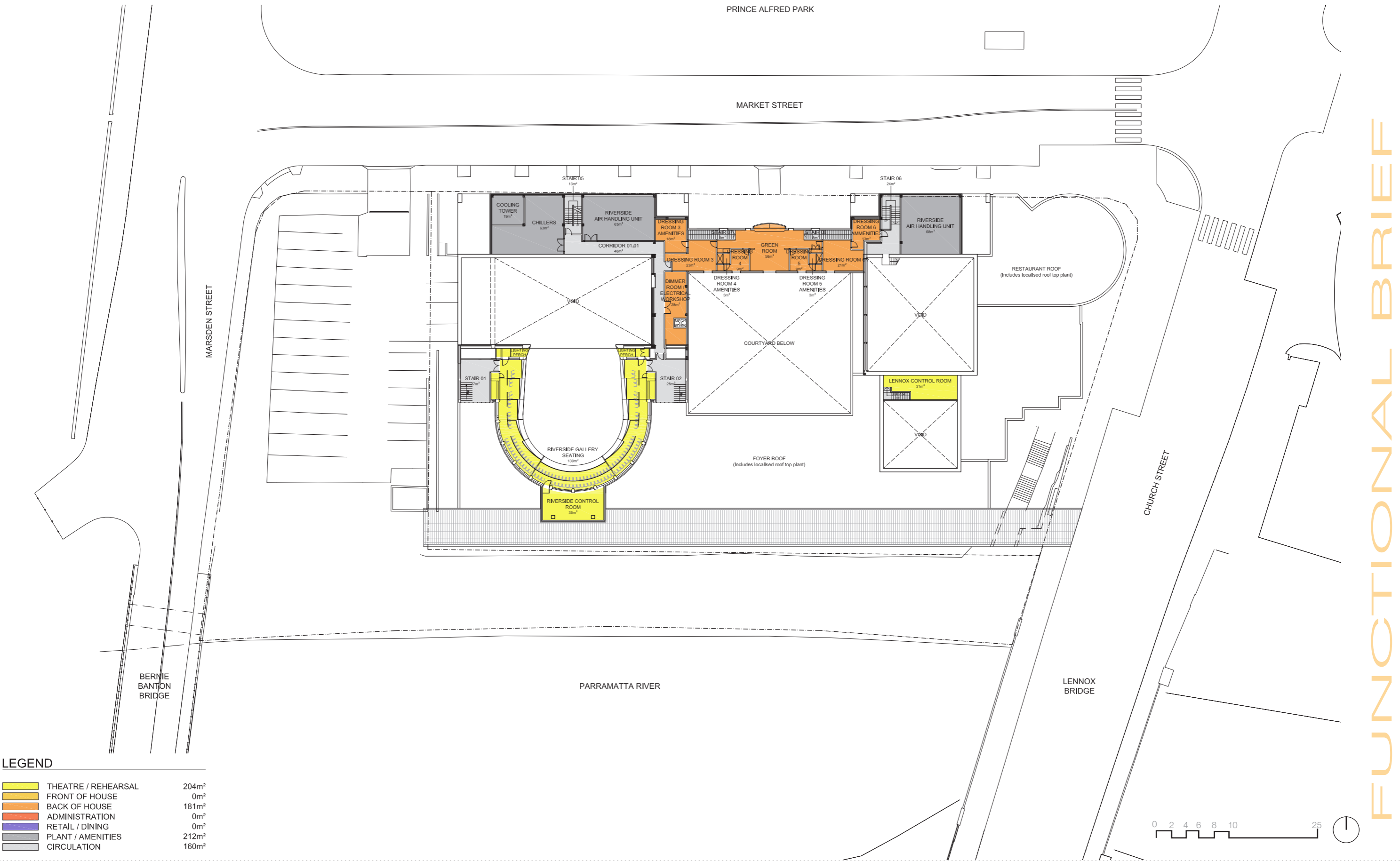
Technical areas are very poor and should be expanded significantly. Some of the storage is in unfinished rooms with dirt walls and this is completely unacceptable by any standard. The workshop space is poor with a very low ceiling.

The truck access is acceptable but it would be better if truck paths could be improved and the dock be separated from the stage with a receiving area.

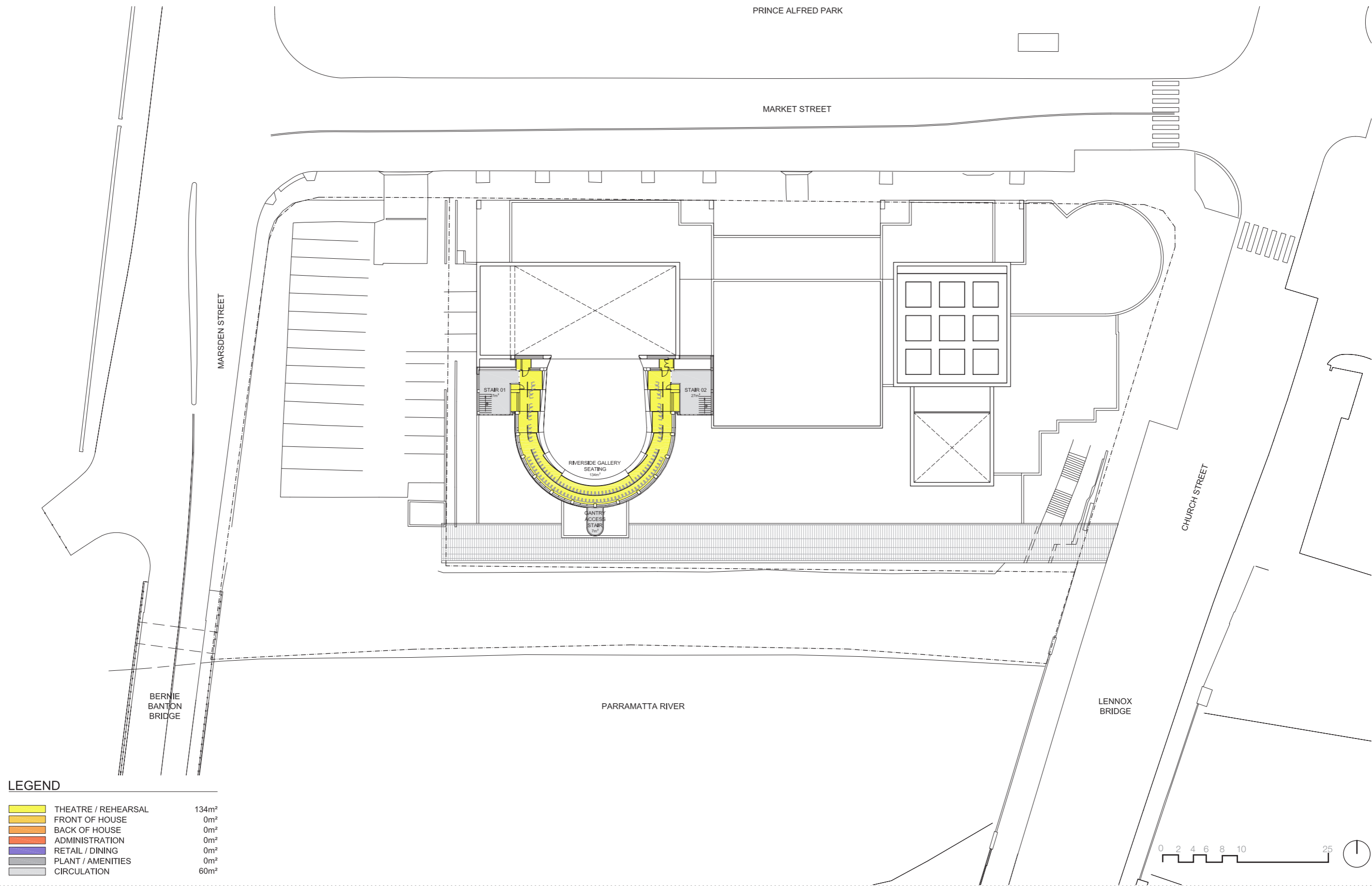
Existing Ground Floor Plan



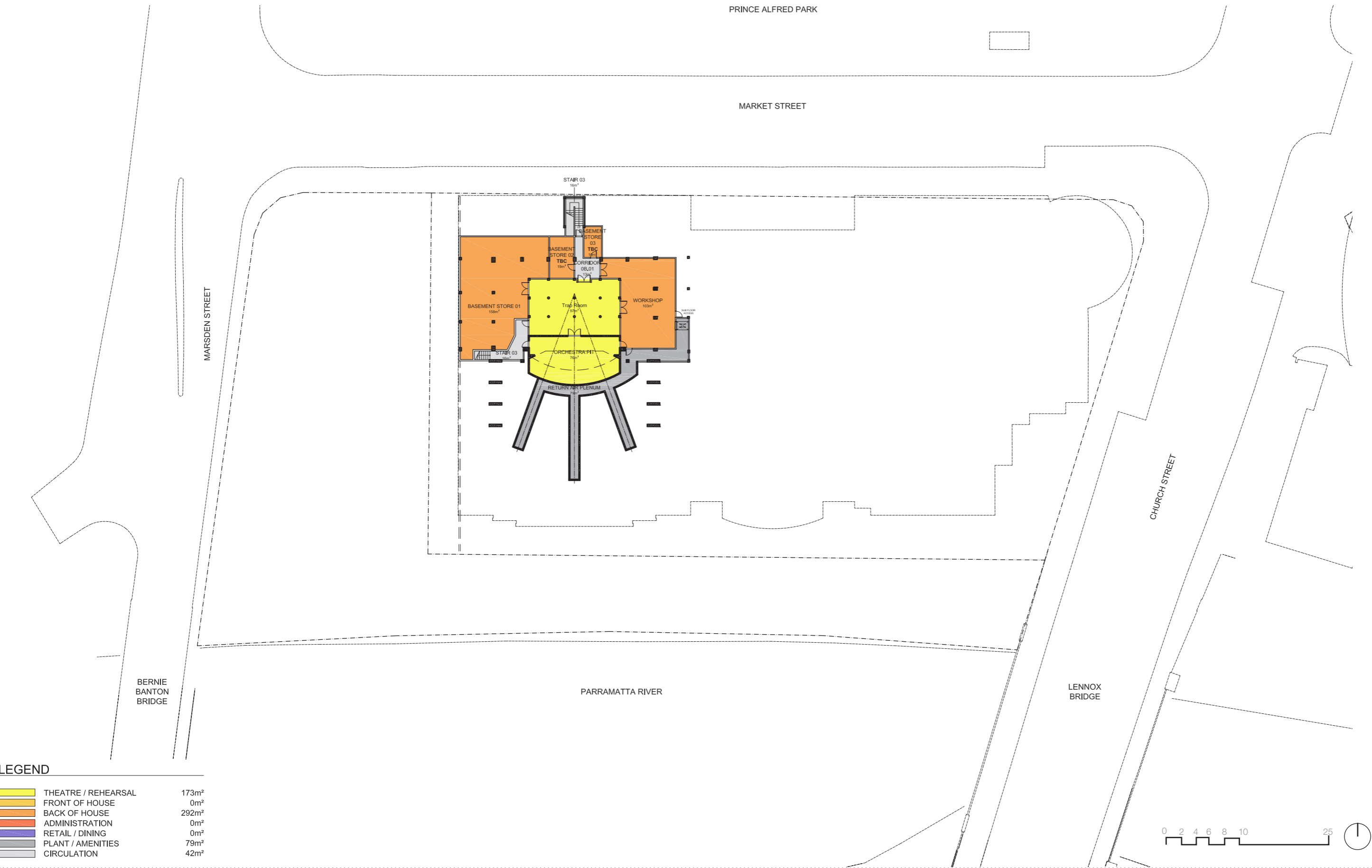
Existing Level 1 Floor Plan



Existing Level 2 Floor Plan



Existing Basement Floor Plan



Facility Analysis

FUNCTIONAL BRIEF

Area Schedule

The following area schedule was developed in conjunction with Schuler Shook and the Riverside User Group and contains 2 key sets of information:

1. An audit of the existing Riverside Theatres building
2. A proposed redevelopment area schedule

The proposed areas form the aspirational brief for the project assuming a total rebuild scenario. Some of the listed spaces would not be practical or appropriate to build in a retrofit option. These are noted in the comments

The key Issues identified in the schedule are:

- New light locks required to all theatres
- New Rehearsal Rooms and Stores required **600m²**
- Foyer to expand by **500m²** (depending on number of seats)
- New First Aid room and family WC’s adjacent Foyer
- Back of house to expand by **800m²**
- New Dressing rooms, Data rooms, Stage Door and Technical office to BOH
- Expanded Storage including Piano store to BOH
- Administration to expand by **200m²**
- Plant and Circulation to increase as needed

NB – Only Riverside Theatres functional spaces are noted in this schedule. Additional retail, dining and residential uses operated by others are excluded.

Loading Dock Brief

The Stage 1 residential building will necessitate the construction of a loading dock at the ground level to serve the current riverside theatre stage and adjacent corridor. There is a risk that this dock location will not adequately serve the redeveloped theatres due to the current level of theatre design development. This risk can be approached 2 ways:

1. Stage 1 project program is delayed to allow for integrated development after theatre funding is received
2. The dock is constructed to meet Riversides

Theatres current needs assuming no further theatre redevelopment. The new dock may need to be altered at the time the theatres are redeveloped.

Assuming the later the brief for the loading dock in stage 1 should include:

- Forward in / Forward out circulation
- Parking for 2x Pantec with 40ft containers side by side at level dock
- Additional Parking for 2x Van or Ute
- Garbage / recycling Storage room to be independent of dock
- Raised dock to be 1.2m high with stair access to the side
- 5m clear height to any obstruction
- Rear loading door and Theatre loading door must be parallel when truck is pulled up to the dock

Independent consults to the residential tower design team should be consulted to review the loading dock and ground floor design to ensure the needs of Riverside theatre are met in the Stage 1 of development.

Riverside Theatre - Existing and Proposed Schedule of Accommodation							
Date 19/12/2012 Issue No. Rev C						COX	
Room No.	Name	Function	Existing Level	Existing Floor Area	Proposed Floor Area (New Build)	Proposed Occupancy	Comments
	THEATRE / REHEARSAL						
	RIVERSIDE						
	Riverside Theatre - Stage	Theatre	Ground	345	400		Ideal new stage to include: - 14m wide proscenium opening - 8m wing and a 9m wing. - 13m deep stage
	Riverside Theatre - Orchestra Pit	Theatre	Basement	76	100		Increase in area only required if Riverside is replaced
	Riverside Trap Room (under stage)	Theatre	Basement	97	100		Existing is adequate
	Riverside Orchestra Assembly	Theatre	NEW Basement	0	40		Adjacent Orchestra Pit For orchestra to gather and dress *ONLY for theatre rebuild options
	Riverside Gallery 1 (over stage)	Theatre	Fly Tower	Excluded	Excluded		Existing is adequate (Approx 60m2)
	Riverside Loading Gallery (over stage)	Theatre	Fly Tower	Excluded	Excluded		Existing is adequate (Approx 20m2)
	Riverside Theatre - Seating Stalls	Theatre	Ground	354	450	600	Assumes 0.75sm per patron as a benchmark *ONLY for theatre rebuild options NB - Current Occpancy 534
	Riverside Theatre - Circle Seating	Theatre	Level 1	134	200	250	Assumes 0.80sm per patron as a benchmark *ONLY for theatre rebuild options NB - Current Occpancy 114
	Riverside Theatre - Control Room	Theatre	Level 1	35	30		Existing is adequate
	Riverside Crying room	Theatre	NEW Level 1	0	10		Adjacent the Control Room For parents with babies or patron with disabilities Assumes 0.80sm per patron as a benchmark *ONLY for theatre rebuild options
	Riverside Theatre - Seating Gallery	Theatre	Level 2	130	200	250	NB - Current Occpancy 113
	Riverside - Light Lock 1	Theatre	Ground	40	40		Requires amendment to meet DDA compliance
	Riverside - Light Lock 2	Theatre	Ground	55	40		Requires amendment to meet DDA compliance
	Riverside Light Locks - Circle	Theatre	NEW Level 1	0	18		Current light locks and access is inadequate
	Riverside Light Locks - Gallery	Theatre	NEW Level 2	0	18		Current light locks and access is inadequate
	Riverside Light Locks - BOH	Theatre	NEW Ground	0	10		No Light locks currently *ONLY for theatre rebuild options
	Riverside Lighting Catwalks	Theatre	N/A	Excluded	Excluded		Existing is adequate (Approx T8C)
	Riverside Theatre - Dome Room Stair	Theatre	Level 2	7	7		Existing is adequate
	Riverside Dome Room	Theatre	Level 3	Excluded	Excluded		Existing is adequate (Approx 20m2)
	LENNOX						
	Lennox Theatre	Theatre	Ground	240	432	350-400	Ideal new Lennox Theatre to include: - Flat Floor 18m x 24m - Minimum 12m deep stage *ONLY for theatre rebuild options. Expand to allow for deeper stage in renovation options NB - Current Occpancy 224
	Lennox Theatre - Control Room	Theatre	Level 1	31	30		Raise FFL and window to allow for more seating rows
	Lennox - Light Lock 1	Theatre	Ground	4	6		
	Lennox - Light Lock 2	Theatre	NEW Ground	0	6		
	Lennox Light Lock - BOH	Theatre	NEW Ground	0	6		No Light locks currently
	Lennox Gantry	Theatre	N/A	Excluded	Excluded		Retrofit with mesh Catwalk
	RAFFERTY'S						
	Rafferty's Theatre	Theatre	Ground	104	216	150	Ideal new Rafferty's Theatre to include: - Flat Floor 12m x 18m - Fitout to allow use as Arthouse Cinema with soundwall & surround sound etc NB - Current Occpancy 120
	Rafferty's Theatre - Light Lock 1	Theatre	Ground	2	5		
	Rafferty's Theatre - Light Lock 2	Theatre	Ground	7	5		
	Rafferty's Light Lock - BOH	Theatre	NEW Ground	0	5		No Light locks currently
	Rafferty's Contol	Theatre	NEW Level 1	0	30		Allow for film projection
	REHEARSAL ROOMS						
	Rehearsal Room 1	Rehaersal	NEW level 1	0	250		New Rehearsal room to include: - 7m clear height - Dimensions to match Riverside stage size plus 5m depth - 14m x18m - Blackout blinds Adjacent BOH and FOH To be used for small functions, Caberaet performances, sponsor event etc
	Rehearsal Room 1 - Store	Rehaersal	NEW level 1	0	40		
	Rehearsal Room 1 - Breakout	Rehaersal	NEW level 1	0	40		
	Rehearsal Room 2	Rehaersal	NEW level 1	0	150		New Rehearsal room to include: - 7m clear height - Dimensions to match Lennox stage size plus 5m depth - 10m x15m - Blackout blinds Adjacent BOH and FOH To be used for small functions, caberaet performances, sponsor event etc
	Rehearsal Room 2 - Store	Rehaersal	NEW level 1	0	25		
	Rehearsal Room 2 - Breakout	Rehaersal	NEW level 1	0	25		
	Rehearsal Room Ammenities	Rehaersal	NEW level 1	0	60	400	Ammenities assume occupancy in function mode
	SUB TOTAL			1661	2994		Catwalks Excluded
	FRONT OF HOUSE						
	FOYER						

							Assumes: 0.80sm per patron in stalls as a benchmark. All three theatres used concurrently Lennox and Raffertys located on ground level *Allow as per thetatre population for renovated theatre options.
	Foyer - Ground	FOH	Ground	438	920	1150	
	Foyer - Level 1	FOH	NEW Level 1	0	400	500	Assumes 0.80sm per patron in circle and gallery as a benchmark *Allow as per thetatre population for renovated theatre options
	Box Office	FOH	Ground	9	50		Box Office, Snack Bar and Bar & Coat Check to be a common area with flexibility to allow for reconfiguration as needed. E.g The bars can be bigger at interval when box office isn't needed
	Snack Bar	FOH	Ground	9	0		See comments for "Box Office"
	Bar	FOH	Ground	26	0		See comments for "Box Office"
	First Aid Room	FOH	NEW Ground		15		Adjacent BOH and FOH
	FOH Store 01	FOH	Ground	20	30		Consolidated FOH Store Adjacent flexible Bar / Box Office / Coat Check Existing is adequate
	FOH Store 02	FOH	Ground	13	0		See comments for <i>FOH Store 01</i> "
	FOH Store 03	FOH	Ground	7	0		See comments for <i>FOH Store 01</i> "
	FOH Office	FOH	Ground	11	15		Existing is adequate
	FOH Office Store	FOH	Ground	6	6		Existing is adequate
	AMENITIES						
							FOH Fixtue numbers based on 1200 patrons and assumes: - Provision for 1 toilet per 24 patrons. - Arranged on Ground and Level 1 foyers, split to equate to the number of patrons on each level. - Assume 4sqm per fixture - Split 1/3Male, 2/3 Female *Allow as per thetatre population for renovated theatre options.
	Male Toilet 01	Amenities (FOH)	Ground	23	64	16	
	Female Toilet 01	Amenities (FOH)	Ground	30	128	32	See comments for "Male Toilet 01"
	Accessible Toilet 01	Amenities (FOH)	Ground	3	8	2	See comments for "Male Toilet 01"
	Family Toilet 01	Amenities (FOH)	NEW Foyer	0	8	2	See comments for "Male Toilet 01"
	Male Toilet 02	Amenities (FOH)	Ground	17	0		See comments for "Male Toilet 01"
	Female Toilet 02	Amenities (FOH)	Ground	14	0		See comments for "Male Toilet 01"
	Accessible Toilet 02	Amenities (FOH)	Ground	3	0		See comments for "Male Toilet 01"
	Family Toilet 02	Amenities (FOH)	NEW Foyer	0	0		See comments for "Male Toilet 01"
	SUB TOTAL			629	1644		
	BACK OF HOUSE						NB - Back of house ammenities based on stage size and all options will require the proped areas below
	DRESSING ROOMS						
	Dressing Room 1 (incl amenities)	BOH	Ground	38	30	6	Riverside - 6 person Dressing - Level 1
	Dressing Room 2 (incl amenities)	BOH	Ground	37	30	6	Riverside - 6 person Dressing - Level 1
	Dressing Room 3 (incl amenities)	BOH	Level 1	41	30	6	Riverside - 6 person Dressing - Ground - DDA Accessible
	Dressing Room 4 (incl amenities)	BOH	Level 1	41	20	2	Riverside Star - 2 person - Ground
	Dressing Room 5 (incl amenities)	BOH	Level 1	12	20	2	Riverside Star - 2 person - Ground - DDA Accesible
	Dressing Room 6 (incl amenities)	BOH	Level 1	12	30	6	Lennox - 6 person Dressing - Ground - DDA Accessible
	Dressing Room 7 (incl amenities)	BOH	Ground	8	40	10	Lennox - 10 Person - Level 1
	Dressing Room 8 (incl amenities)	BOH	Ground	8	40	10	Lennox - 10 Person - level 1
	Dressing Room 9 (incl amenities)	BOH	NEW	0	30	6	Raffertys - 6 person - Ground - DDA Accesible
	Dressing Room 10 (incl amenities)	BOH	NEW	0	30	6	Raffertys - 6 person - Level 1
	Dressing Room 11 (incl amenities)	BOH	NEW	0	70	20	Riverside - 20 person Dressing
	Dressing Room 12 (incl amenities)	BOH	NEW	0	70	20	Riverside - 20 person Dressing
	STORAGE						
							Storage is currenty chaotic, poorly located and insufficient. All options should provide dedicated storage areas to Riverside and Lennox / Raffertys. 1/2 of the storege to be double height and located at Ground. The remaining can be split over Ground and Level 1
	Consolidated Riverside Storage	BOH	NEW	0	300		See Comments "Consolidated Riverside Stroage"
	Consolidated Lennox / Rafferty's Storage	BOH	NEW	0	150		See Comments "Consolidated Riverside Stroage"
	Basment Storage 01	BOH	Basement	158	0		See Comments "Consolidated Riverside Stroage"
	Basment Storage 02	BOH	Basement	19	0		See Comments "Consolidated Riverside Stroage"
	Basment Storage 03	BOH	Basement	16	0		See Comments "Consolidated Riverside Stroage"
	Lennox Dock (Store)	BOH	Ground	32	0		See Comments "Consolidated Riverside Stroage"
	Rafferty's Store	BOH	Ground	10	0		See Comments "Loading Dock (Recieveing Area)"
	Pro Stage Store	BOH	Ground	21	0		See Comments "Consolidated Riverside Stroage"
	Courtyard Store 01	BOH	Ground	3	0		See Comments "Consolidated Riverside Stroage"
	Courtyard Store 02	BOH	Ground	10	0		See Comments "Consolidated Riverside Stroage"
	Courtyard Store 02	BOH	Ground	14	0		See Comments "Consolidated Riverside Stroage"
	Piano Store	BOH	NEW Ground	0	18		Adjacencnt to Riverside Stage
	OTHER						
							Arrangement of docks will depend on schmatic options. Dock can be split or centralised <i>Refer to Drawings</i> 50sm minimum per dock with some assembly space on top. In single dock arrangement allow for simultaneous bump in/out of Lennox and Riverside Do not share scenery docks with F&B and Garbage. Existing is adequate Adjacent Riverside Theatre Stage *ONLY for theatre rebuild options Adjacent Riverside Theatre Stage Existing is adequate
	Loading Dock (Receiving area)		NEW	0	150		
	Laundry	BOH	Ground	13	10		Locate for good access for all theatres. Provide performers from different theatres a place to meet and mix.
	Wardrobe	BOH	Ground	13	25		Existing is adequate
	Cleaners Cupboard	BOH	Ground	2	2		
	Green Room	BOH	Level 1	58	120		
	Riverside Dimmer Room	BOH	Level 1	28	25		
	Riverside Data Room	BOH	NEW Level 1	0	25		
	Lennox / Raffertys Dimmer Room	BOH	NEW Level 1	0	15		
	Lennox / Raffertys Data Room	BOH	NEW Level 1	0	15		
	Workshop	BOH	Basement	103	100		Existing is adequate Relocate to Ground Level if possible

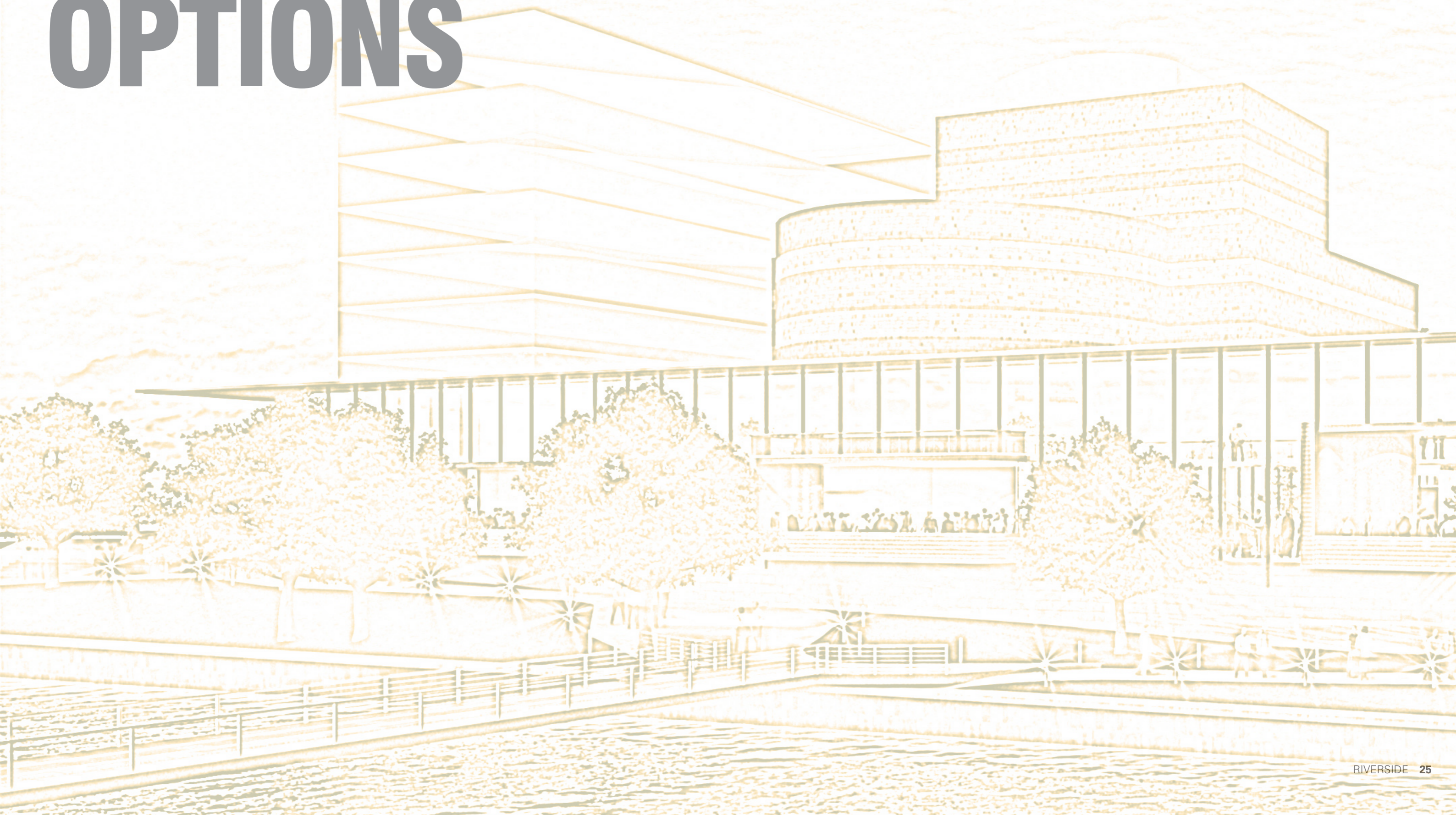
	Electrical Workshop	BOH	NEW Level 1	0	20		
	Scenery Workshop	BOH	NEW Ground	0	50		
	Riverside BOH Toilets	BOH	NEW Ground	0	10		
	Lennox / Raffertys BOH toilets	BOH	NEW Ground	0	10		
	Stage Door and Security	BOH	NEW Ground	0	20		
	Riverside Tech Offices & Change Room	BOH	NEW Level 1	0	60		
	Lennox / Raffertys Tech Offices	BOH	NEW Level 1	0	20		
	Production Office 1	BOH	Ground	12	0		
	Production Office 2	BOH	Ground	12	0		
	SUB TOTAL			721	1585		
	ADMINISTRATION						
	THEATRE ADMIN						
							Consolidate all administration into open plan office and Relocate to Level 1
	Admin Office 01	Admin	Ground	64	200	20	
	Admin Office 02	Admin	Ground	27	0		See Comments "Admin Office 01"
	Admin Office 03	Admin	Ground	13	0		See Comments "Admin Office 01"
	Admin Office 04	Admin	Ground	12	0		See Comments "Admin Office 01"
	Admin Store	Admin	Ground	10	20		
	Admin Kitchenette	Admin	Ground	6	15		
	Unisex WC	Amenities (Admin)	Ground	3	15		
	LETTABLE OFFICE						
	Onsite Theatre Company Office (Optional)	Admin	NEW Level 1	0	100		
	SUB TOTAL			135	350		
	PLANT						
	Return Air Plenum	Plant	Basement	79	0	N/A	
	Substation	Plant	Ground	59	0	N/A	
	Switch Room	Plant	Ground	20	0	N/A	
	Pump Room	Plant	Ground	8	0	N/A	
	Cooling Tower	Plant	Level 1	19	0	N/A	
	Chillers	Plant	Level 1	63	0	N/A	
	Air Handling Plant 1	Plant	Level 1	63	0	N/A	
	Air Handling Plant 2	Plant	Level 1	68	0	N/A	
	Various Roof Top Plant	Plant	Roof			N/A	
	SUB TOTAL			379	606.4		<i>Assumed 60% increase</i>
	CIRCULATION						
	Stair 01 (Ground)	Circulation	Ground	15	0	N/A	
	Stair 01 (Level 1)	Circulation	Level 1	27	0	N/A	
	Stair 01 (Level 2)	Circulation	Level 2	27	0	N/A	
	Stair 02 (Ground)	Circulation	Ground	10	0	N/A	
	Stair 02 (Level 1)	Circulation	Level 1	28	0	N/A	
	Stair 02 (Level 2)	Circulation	Level 2	27	0	N/A	
	Stair 03 (Basement)	Circulation	Basement	16	0	N/A	
	Stair 03 (Ground)	Circulation	Ground	12	0	N/A	
	Stair 04 (Ground)	Circulation	Ground	8	0	N/A	
	Stair 04 (Level 1)	Circulation	Level 1	4	0	N/A	
	Stair 05 (Basement)	Circulation	Basement	16	0	N/A	
	Stair 05 (Ground)	Circulation	Ground	13	0	N/A	
	Stair 05 (Level 1)	Circulation	Level 1	13	0	N/A	
	Stair 06 (Ground)	Circulation	Ground	9	0	N/A	
	Stair 06 (Level 1)	Circulation	Level 1	24	0	N/A	
	Stair 07 (Ground)	Circulation	Ground	14	0	N/A	
	Stair 07 (Level 1)	Circulation	Level 1	8	0	N/A	
	Stair 08 (Ground)	Circulation	Ground	8	0	N/A	
	Stair 08 (Level 1)	Circulation	Level 1	8	0	N/A	
	Gantry Access Stair	Circulation	Level 2	7	0	N/A	
	Corridor 0B.01	Circulation	Basement	13	0	N/A	
	Corridor 00.01	Circulation	Ground	72	0	N/A	
	Corridor 00.02	Circulation	Ground	38	0	N/A	
	Corridor 00.03	Circulation	Ground	9	0	N/A	
	Corridor 00.04	Circulation	Ground	58	0	N/A	
	Corridor 00.01	Circulation	Level 1	48	0	N/A	
	SUB TOTAL			532	851		<i>Assumed 60% increase</i>
	TOTAL			4057	8031		EXCLUDES Retail Dining and Residential Functions

NB Retail , Dining and Residential functions have been excluded from Riverside Theatre area calculations for clarity.
New Residential work will by private development
New Retail and Dining Tenancies will be operated by Parramatta City Council

Refer to Schematic options for extent of new Resedential, Retail & Dining

	RETAIL / DINING						New restaurant to be equal to existing as a minimum. Additional Retail / Dining opportunities to be as per the schmatic options. <i>Refer to Drawings</i>
	Restaurant Kitchen	Retail / Dining	Ground	67	360		See Comments "Restaurant Kitchen"
	Restaurant Seating	Retail / Dining	Ground	225	0		See Comments "Restaurant Kitchen"
	Restarant Function Room	Retail / Dining	Ground	34	0		See Comments "Restaurant Kitchen"
	Restaurant Store	Retail / Dining	Ground	7	0		See Comments "Restaurant Kitchen"
	Restaurant Male Toilet	Amenities (Dining)	Ground	9	0		See Comments "Restaurant Kitchen"
	Restaurant Female Toilet	Amenities (Dining)	Ground	10	0		See Comments "Restaurant Kitchen"
	Restaurant Accessible Toilet	Amenities (Dining)	Ground	3	0		See Comments "Restaurant Kitchen"
	Restaurant Plant	Plant (Dining)	Ground	4	0		See Comments "Restaurant Kitchen"
	SUB TOTAL			359	360		

MASTERPLAN OPTIONS



Masterplan Approach

The design approach to each option maintains the same functional brief outlined in the previous section of the report with the exception of the Riverside and Lennox theatre seat numbers and associated front of house space. The three schematic options deliberately look at alternative approaches to design issues such as waterfront access, loading dock configuration, Rafferty's Theatre and Courtyard location etc. It is intended that these form a suite of ideas that in some cases are transferable from one option to another and provide the most useful resource for PCC and Riverside theatres moving forward

Riverside and Lennox theatres seating capacity has been varied to demonstrate the extent of work and cost involved in increasing overall patron numbers. The theatre capacities will need to be reviewed by Riverside theatre in reference to the business case for each and confirmed prior to further design development

Staged project delivery is required due to proposed residential development on the carpark site and to allow for the theatre development to commence if only partial funding is obtained.

Staged Project Delivery

The proposed residential development due to commence in 2014 will be the first stage of any proposal. Stage 2 and 3 and be split to provide different strategies for continued theatre operation:

- Continue operation of Lennox and Rafferty's while Riverside is refurbished
- Continue operation of Riverside while Lennox and Rafferty's is rebuilt
- Continue operation of Riverside while new Riverside theatre is constructed

NB – The integration of theatre function into the ground level of the stage one residential building is a risk. The proposed functions in the residential building vary from option to option and have different clear height requirements. If a new Rafferty's theatre is to be located here with will required a clear height of 10m to the ceiling and high acoustic separation to avoid conflicts with residential and theatre areas.

RIVERFRONT ACCESS /FOYER ADDRESS

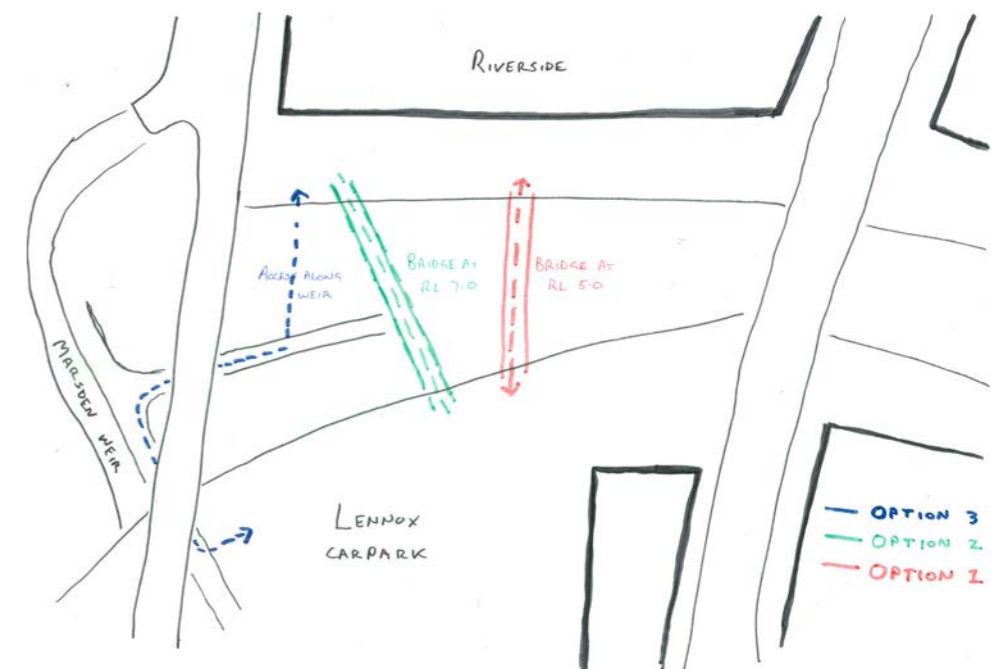
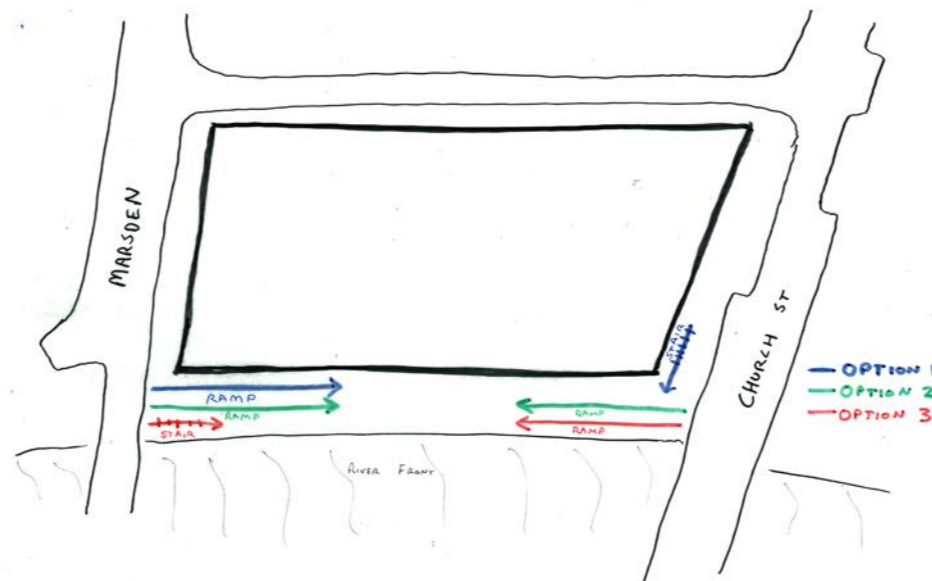
Improved pedestrian and wheelchair access to the riverfront is essential in supporting the riverfront revitalisation already undertaken by Parramatta City Council. The schematic options take three approaches:

- Accessible Ramps from Marsden St Only
- Accessible Ramps from Marsden and Market
- Accessible Ramps from Church St Only

CONNECTIVITY TO LENNOX CARPARK DEVELOPMENT

Pedestrian connection across the river is crucial link to enhance the synergy between riverside and the future convention facilities. The 3 options outlined below are preliminary and do not respond to the Lennox Carpark development. Any progression of these ideas would need to be coordinated between the 2 design teams.

- Centrally located bridge at RL5.2
- Bridge adjacent Marsden St at RL7.0
- Pedestrian access across the weir (not accessible when flooded)



LOADING / VEHICULAR MOVEMENT

The loading dock location in a theatre is crucial in creating a workable theatre. The current dock arrangement is very poor and 3 approaches have been examined to respond to the narrow interconnecting corridors and remoteness from Lennox Theatre. The location of the dock must be balance with the street activation

- Split Dock
- Central to Riverside & Lennox
- Adjacent Riverside

MARKET ST

All options encroach onto the currently underutilised Market Street. Varying extents are converted to 1 or 2 lane wide share ways dependant on Loading Dock and Carpark access to allow for improved connectivity to Prince Alfred Park. The valuable additional floor area sleeves the existing dead theatre façade with new active frontages. The 2 option considered are:

- 1 way shared way from Church St (2 way to dock and carpark entry)
- No though road with 2 way shareway access from Marsden St only

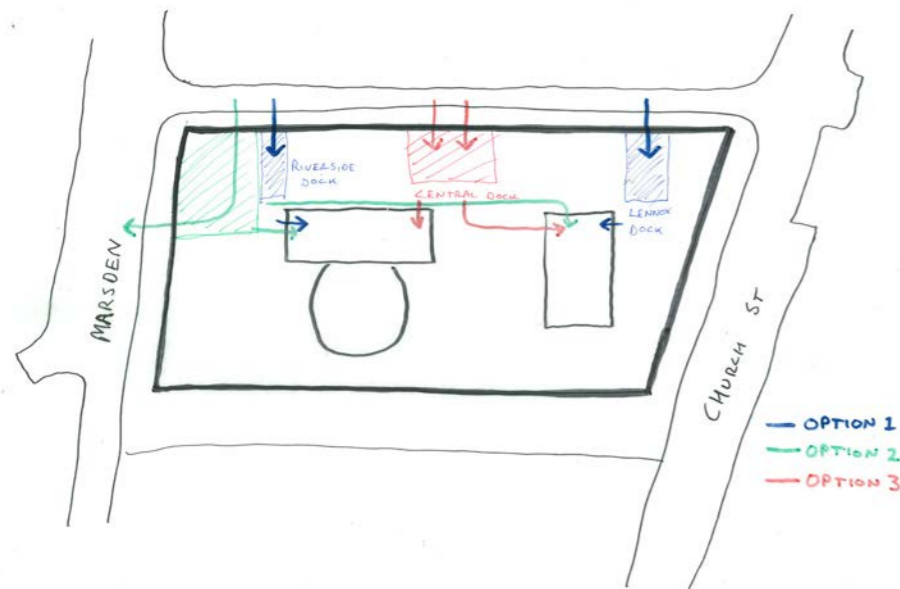
RETAIL / DINING

The area of retail & dining varies from option to option in order to maximise the active frontage to the site and continue eat street onto Market St. All option assume the replacement of a restaurant equal to the size of the existing restaurant.

RESIDENTIAL

All option has assumed the same envelope for the residential building to be design developed by others. The program of theatre function at the ground floor of this building vary from option to option

- Workshop And Loading Dock
- Loading Dock, Rafferty's Theatre and Dressing rooms
- Carpark entry only



MASTERPLAN

OPTION 01

Riverside Maintained 750 seats

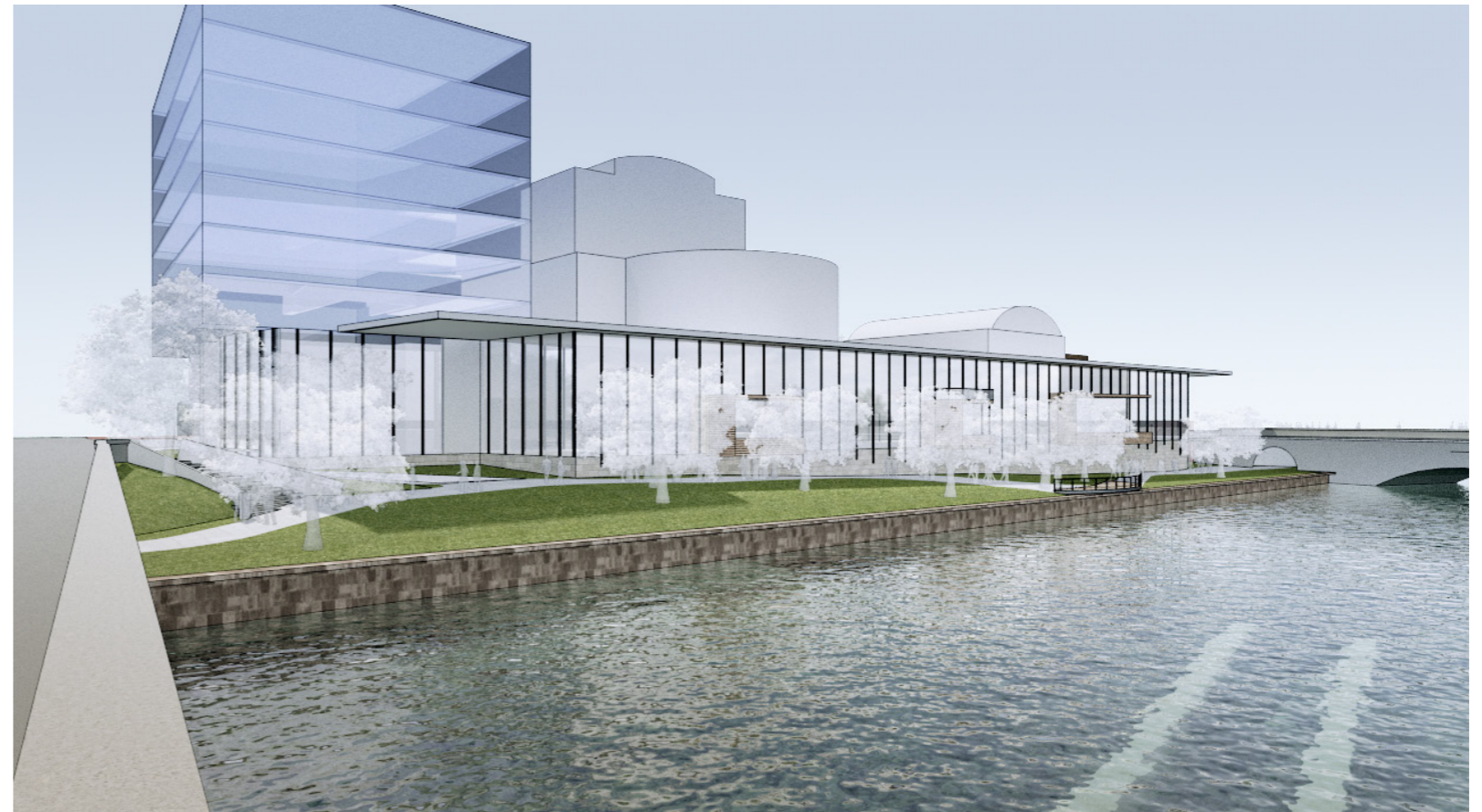
Option 1 Summary

Option 1 investigates maintaining the majority of the existing building fabric while expanding to meet Riverside’s current and future needs. Riverside Theatre would remain at a capacity of 750 Seats with minimal reworking of the seating to improve sightlines.

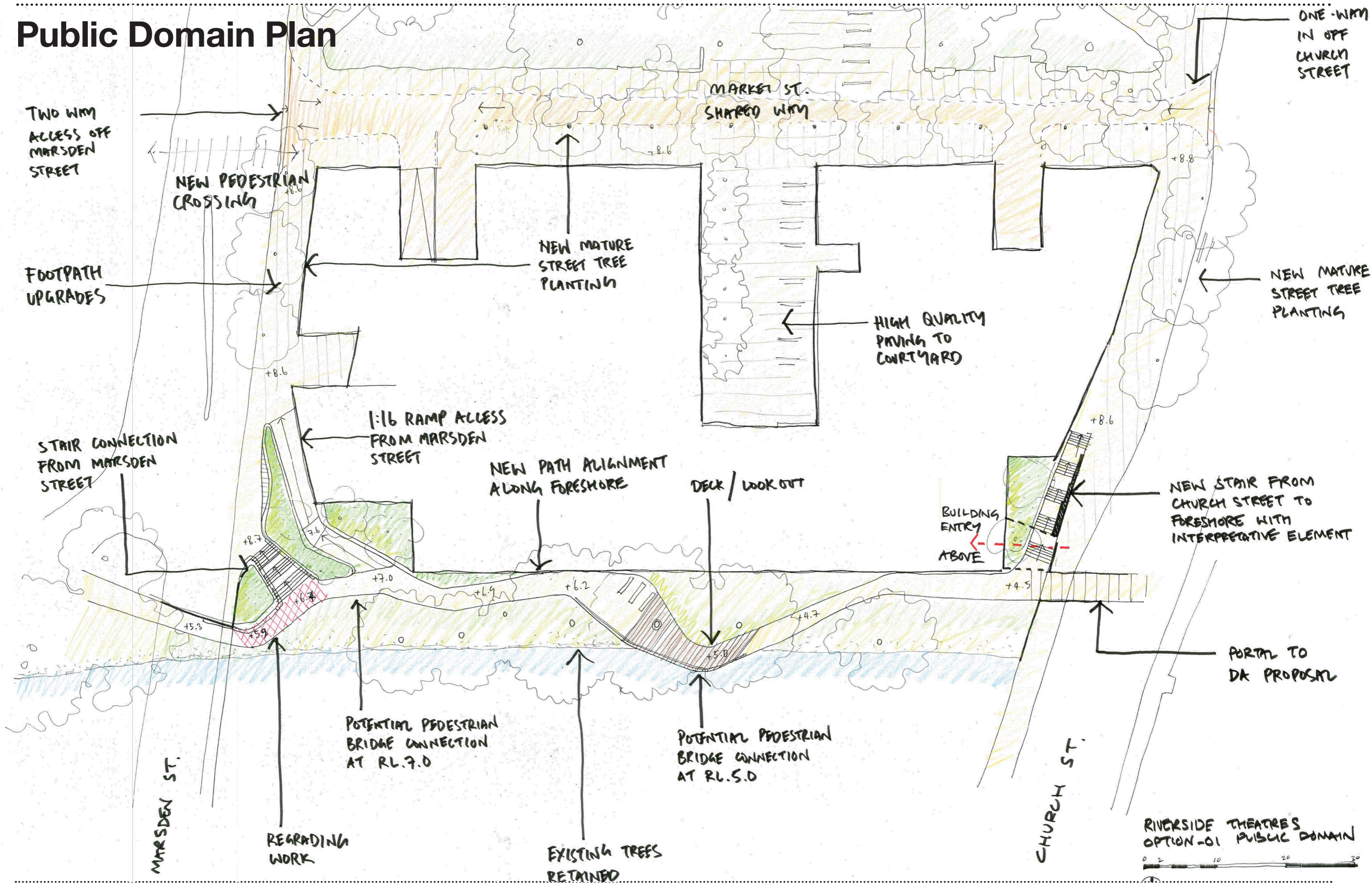
The loading will need to be split to deal with a non-contiguous back of house. The resulting benefit is that direct connection from the Foyer to Prince Alfred Park via the courtyard

Option 1 Features

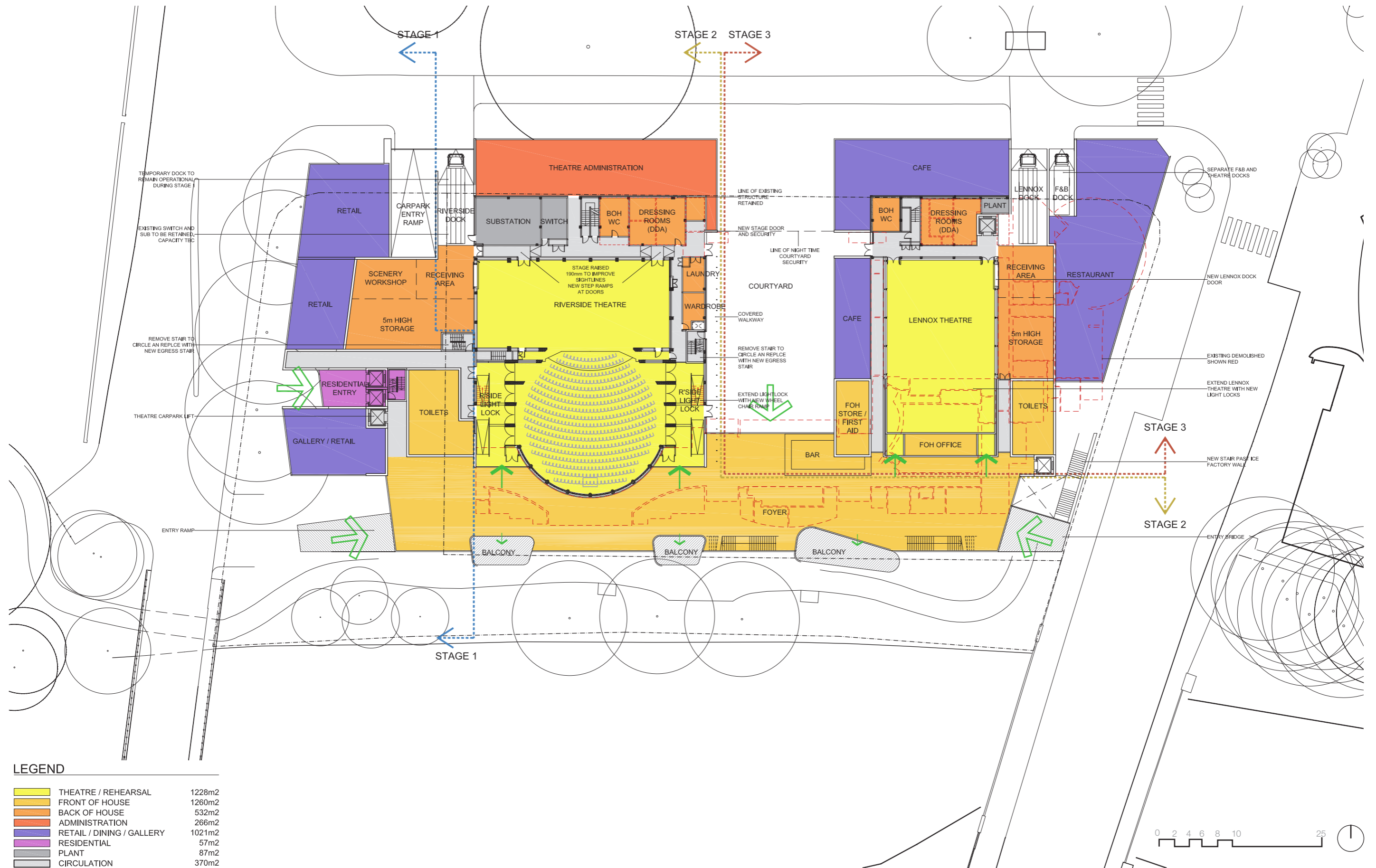
- “Eat” Street extended
- New high quality public domain
- Improved Riverfront, Convention Centre and Discovery Centre connectivity
- Foyer reconfigured to address the riverfront
- Market street converted to share way, connecting Prince Alfred park to the new Riverside Entertainment Precinct
- Riverside theatre capacity maintained at 750 seats with technical, acoustic and access upgrades. Minimal re-raking of seating to improve sightlines
- Lennox Theatre expanded to 350 seats with technical, acoustic and access upgrades with better connections to foyer and dock
- Rafferty’s Theatre reconstructed with 150 seats
- 2 new Rehearsal / Function Rooms 600m2
- Foyer and front of house facilities expanded by 600m2
- Existing Courtyard retained (reduced 25%)
- Back of House facilities expanded by 800m2 including Dressing Rooms, Storage etc
- Lennox Theatre Dock reinstated
- New 4000m2 Residential Tower
- 700m2 Additional Retail / Dining
- Continued operation of Lennox and Rafferty’s theatres whilst Riverside is refurbished



Public Domain Plan

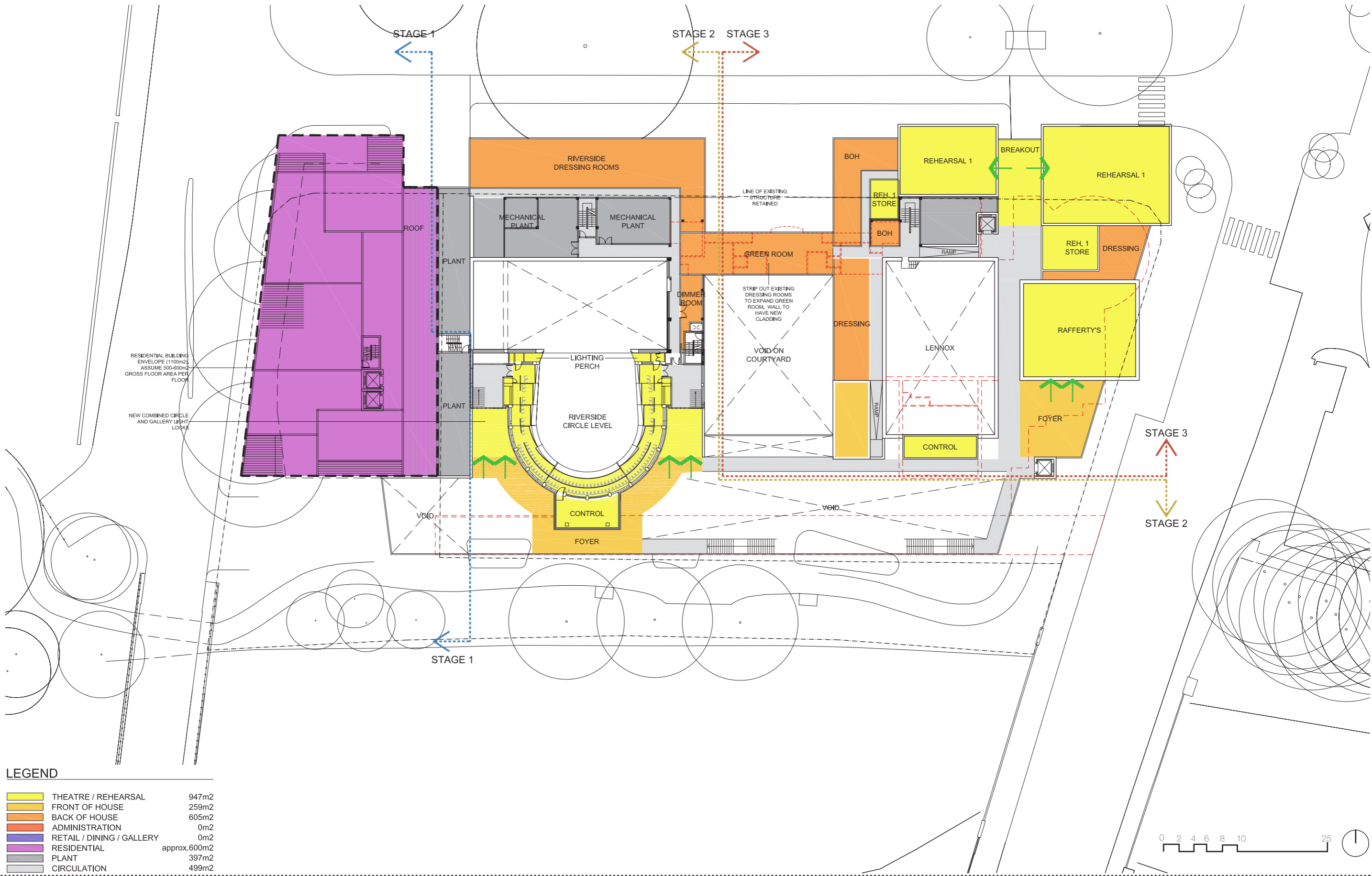


Ground Floor Plan

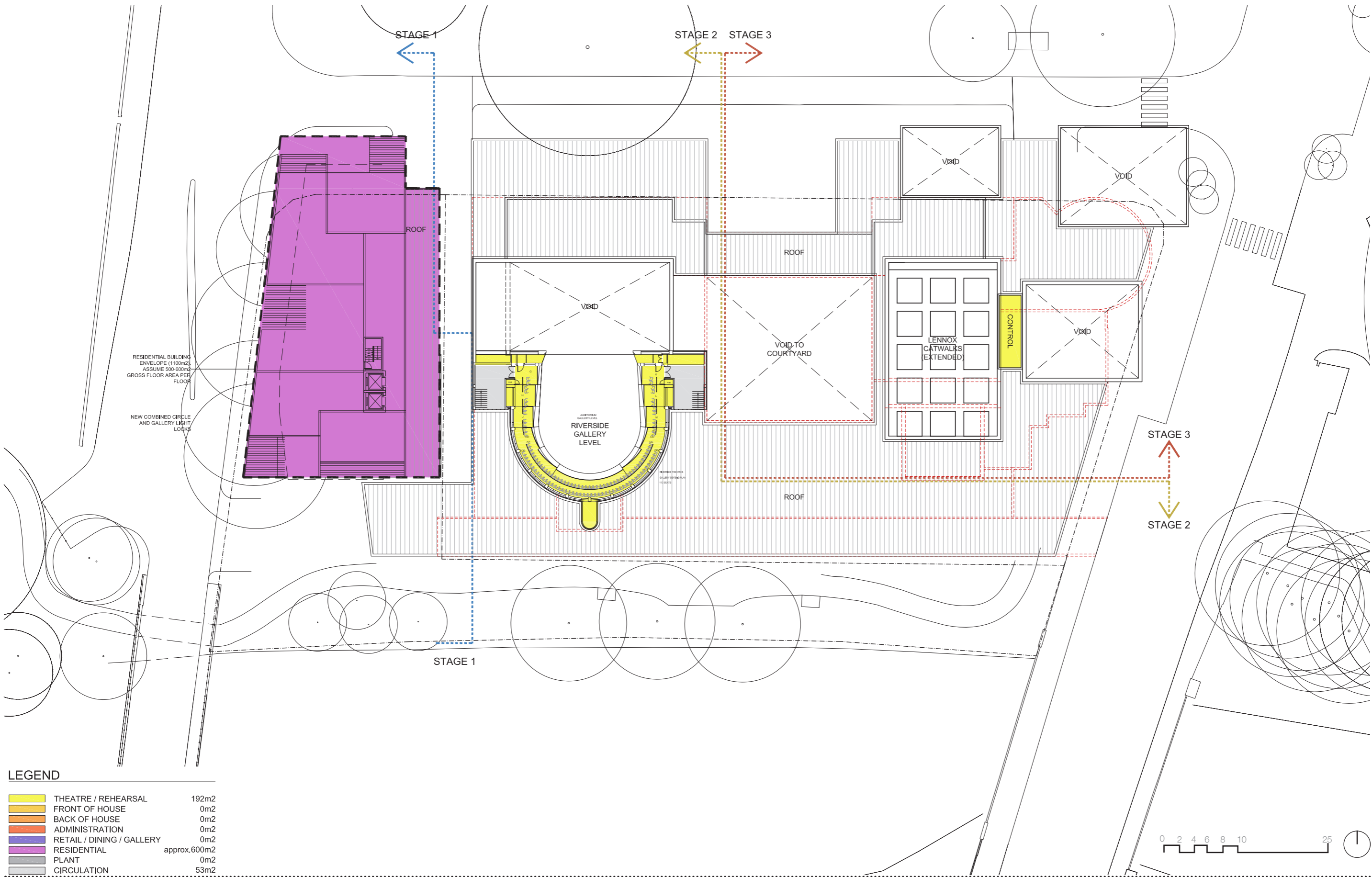


Level 1 Floor Plan

MASTERPLAN OPTION 1

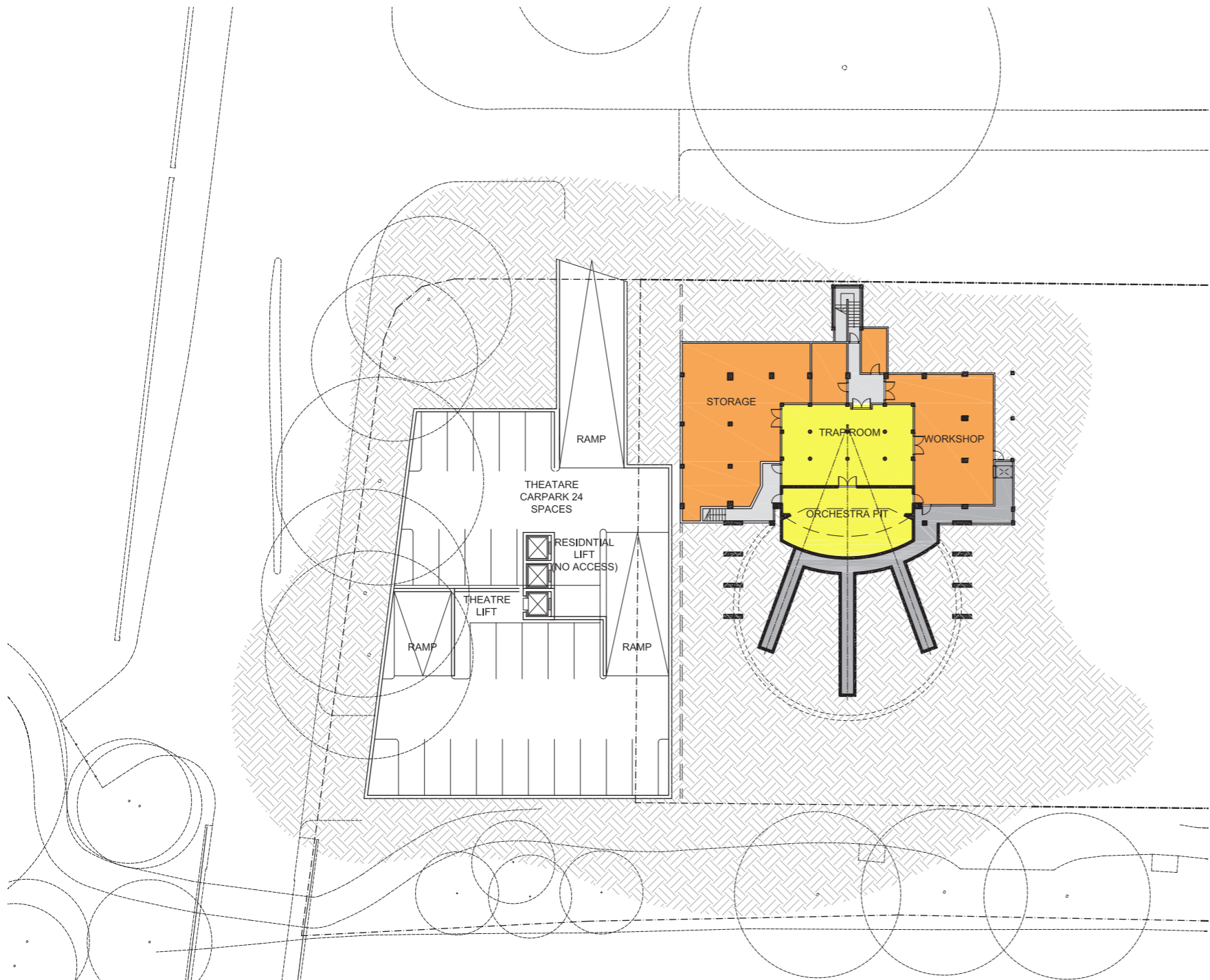


Level 2 Floor Plan

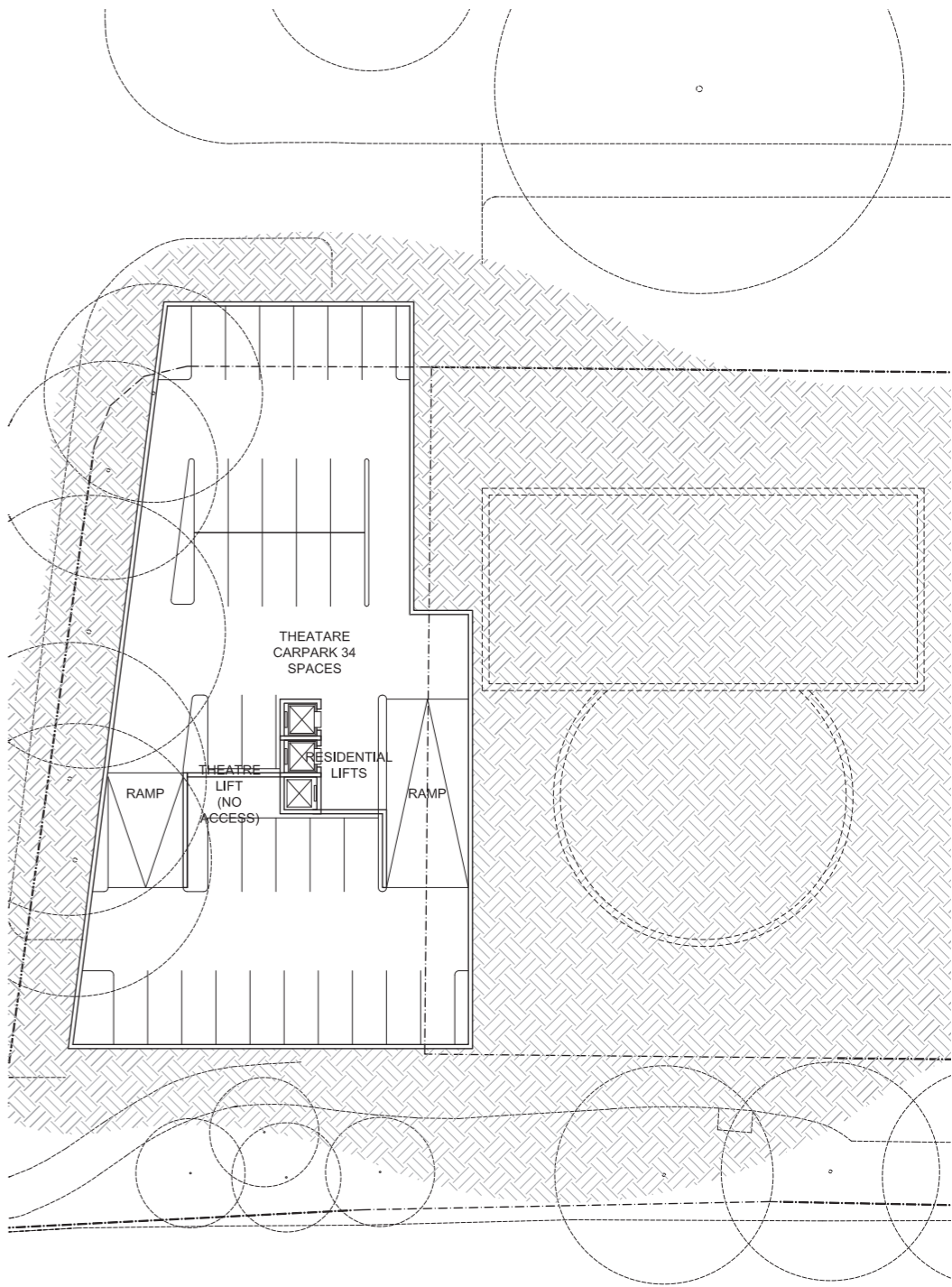


Basement Plan

MASTERPLAN OPTION 1



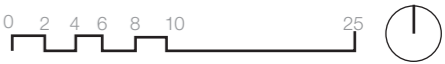
BASEMENT 1 PLAN



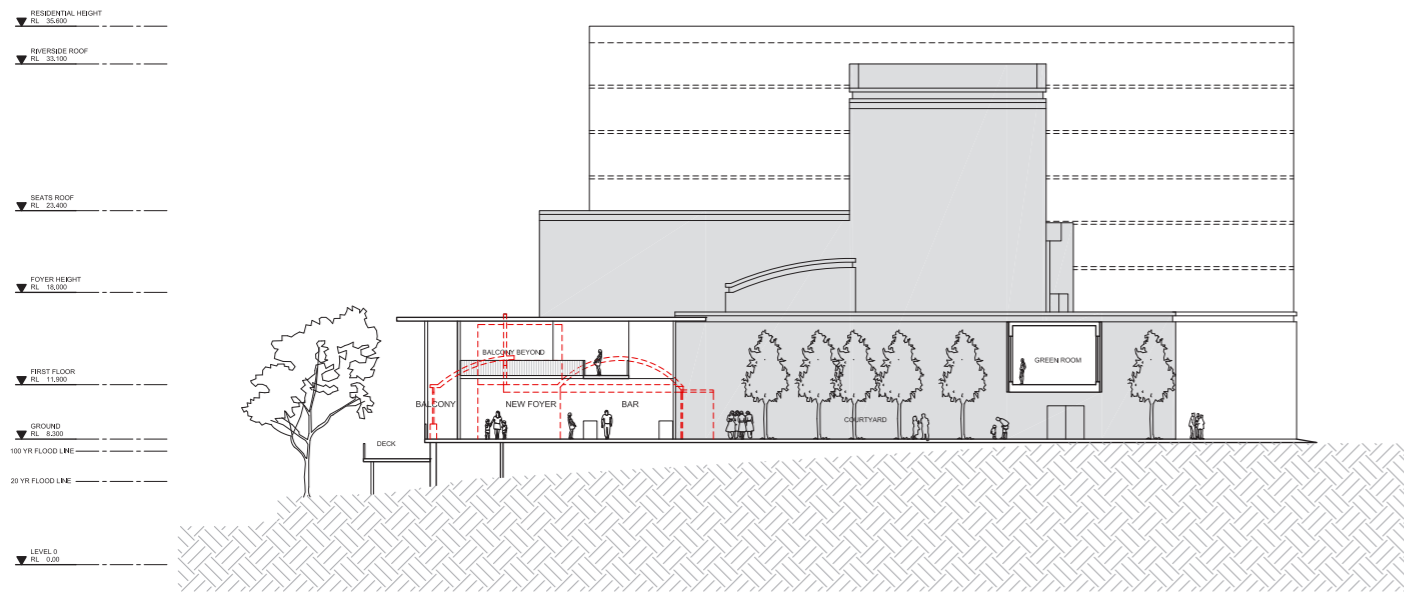
BASEMENT 2 PLAN

LEGEND

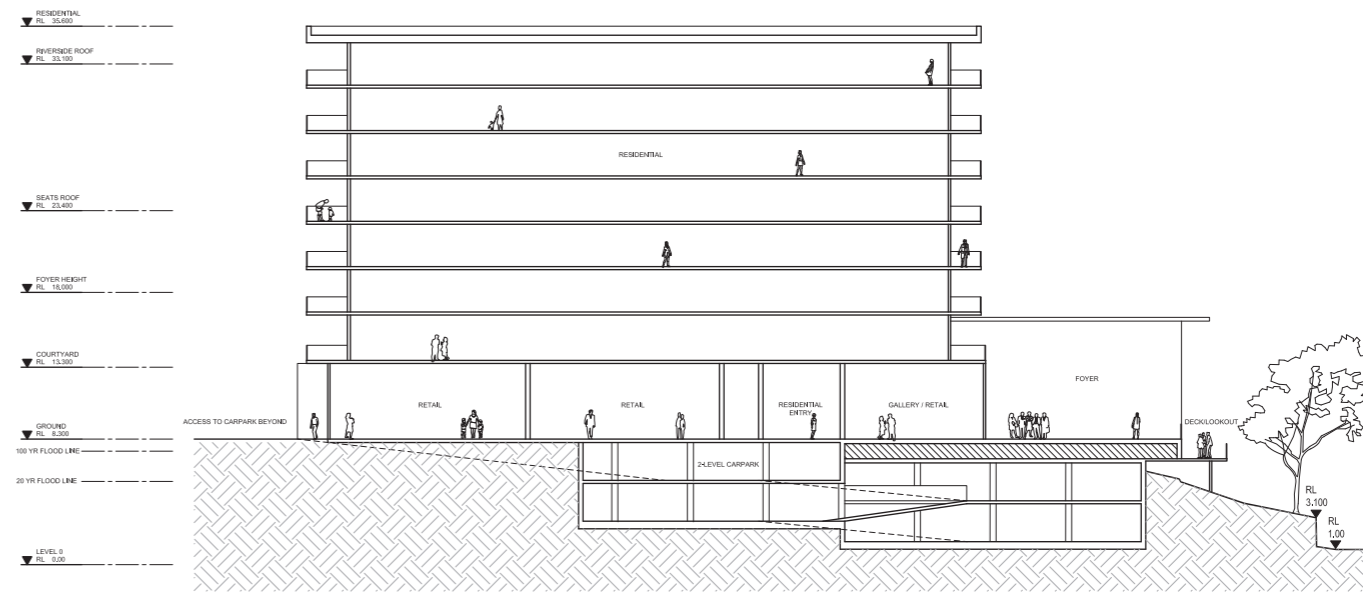
	THEATRE / REHEARSAL	174m2
	FRONT OF HOUSE	0m2
	BACK OF HOUSE	290m2
	ADMINISTRATION	0m2
	RETAIL / DINING / GALLERY	0m2
	RESIDENTIAL	0m2
	PLANT	79m2
	CIRCULATION	42m2



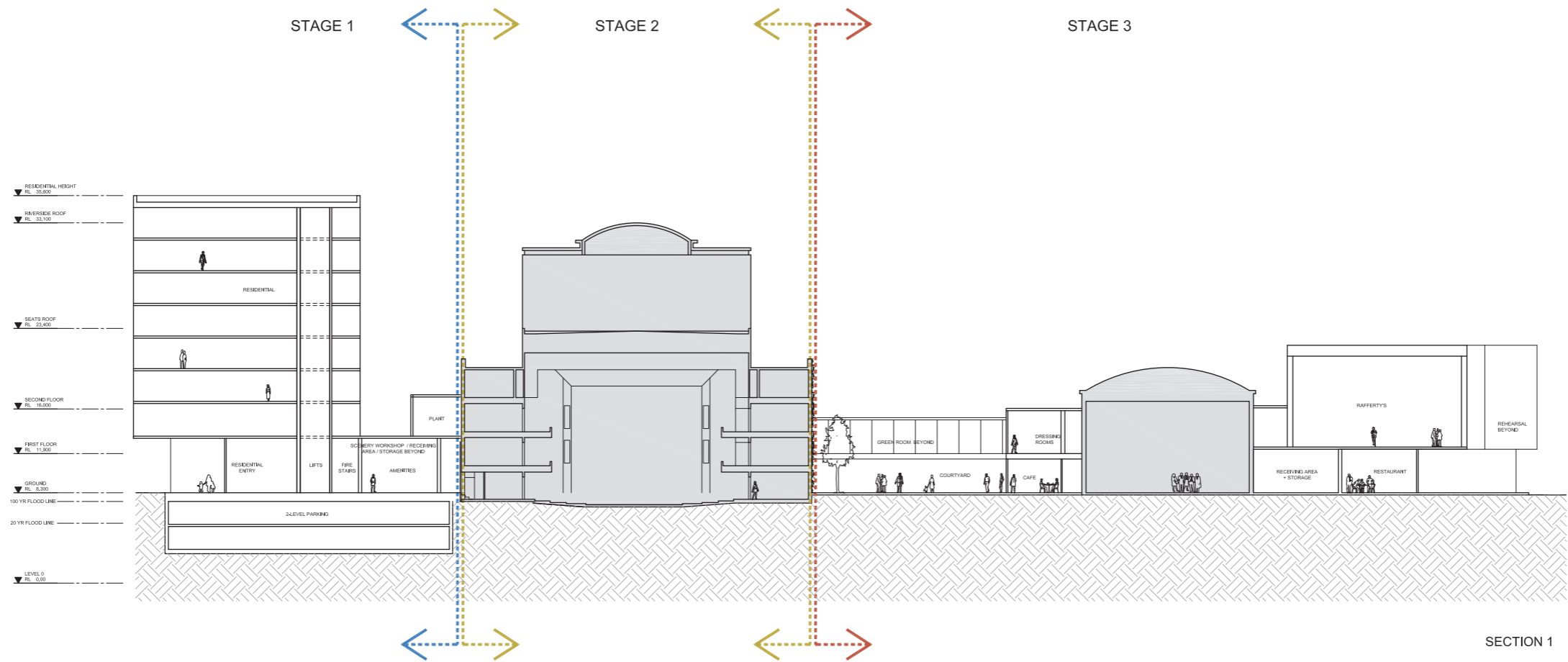
Sections



SECTION 4



SECTION 5

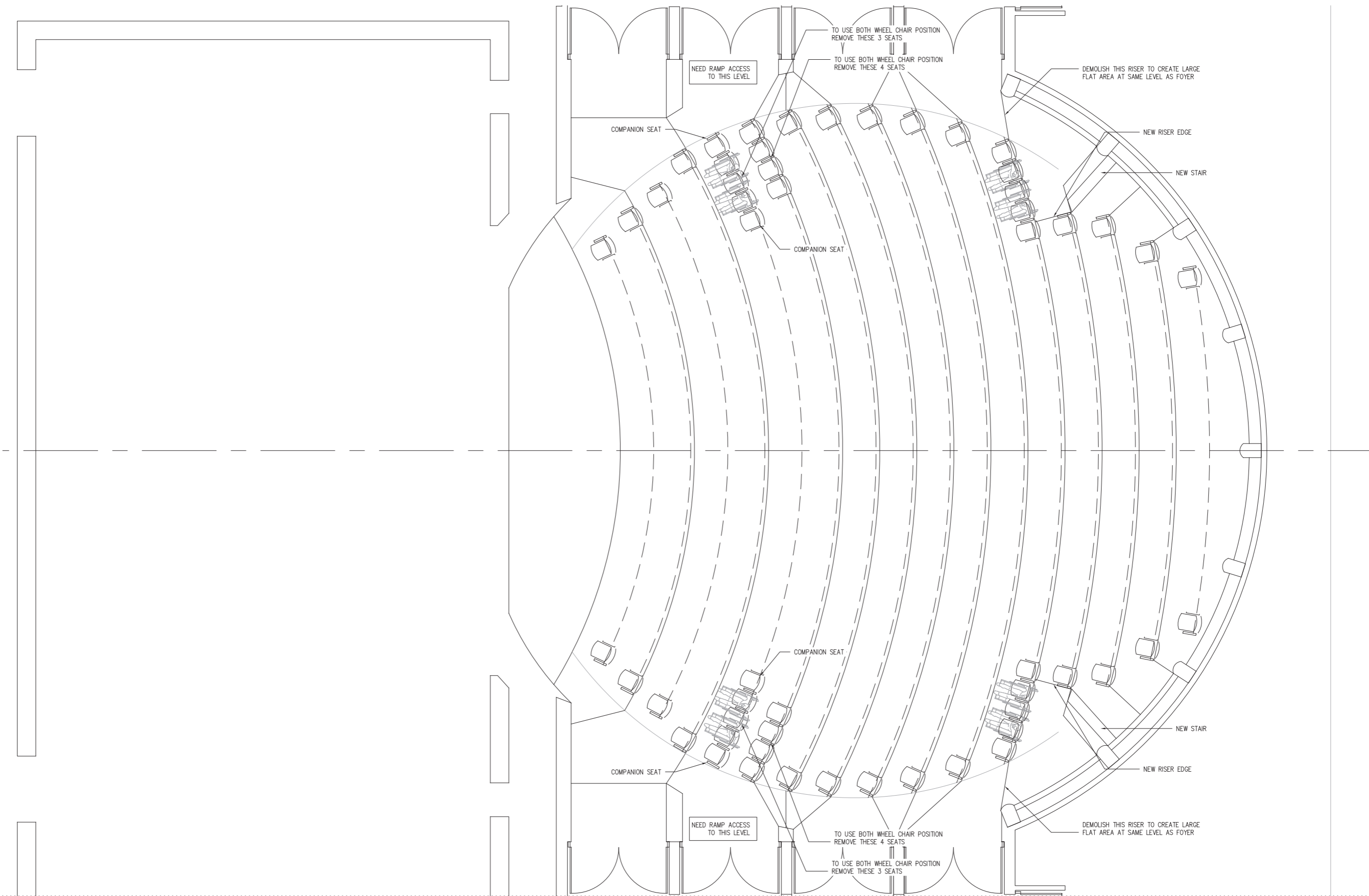


SECTION 1

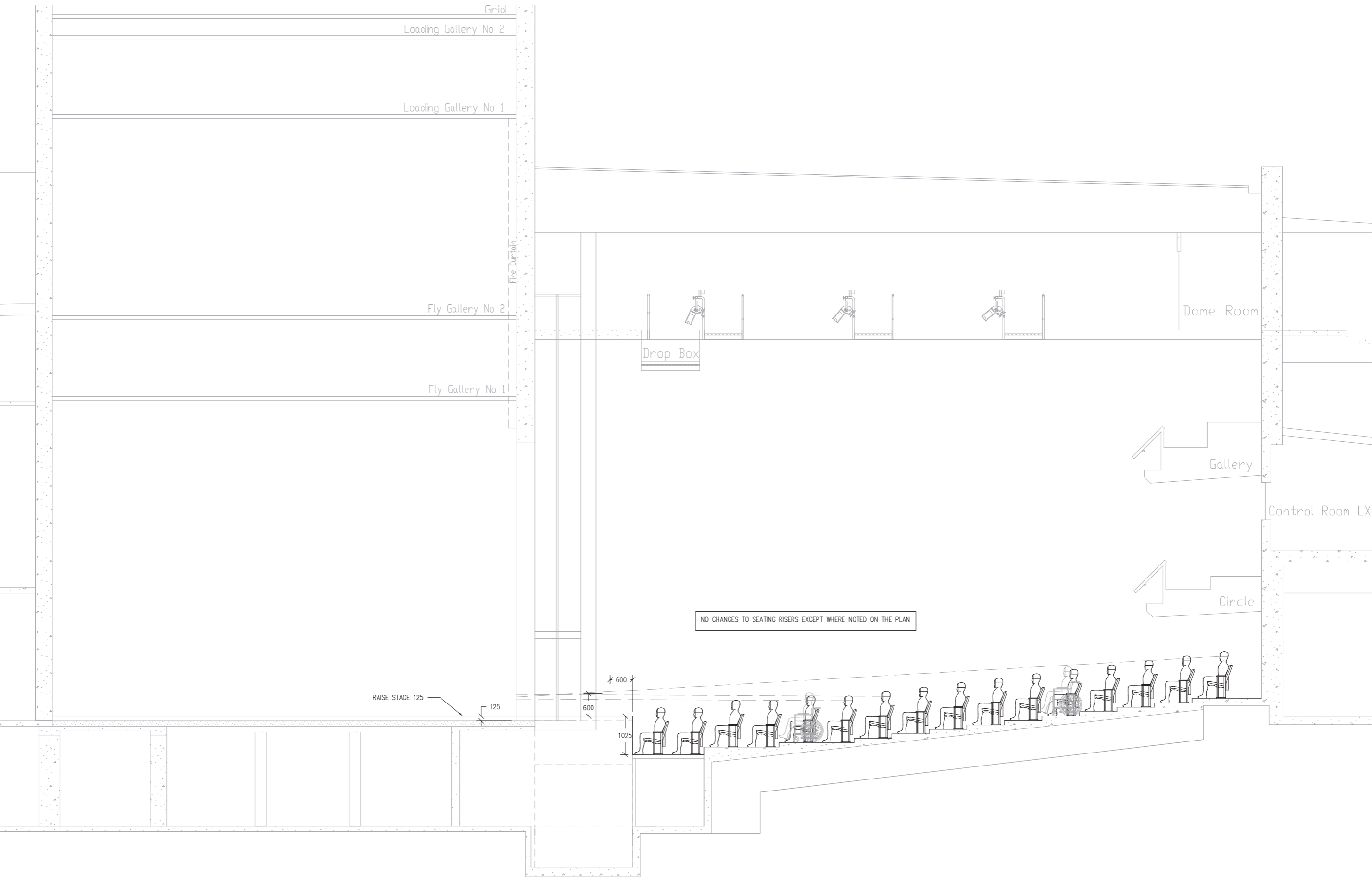


Seating Plan

MASTERPLAN OPTION 1

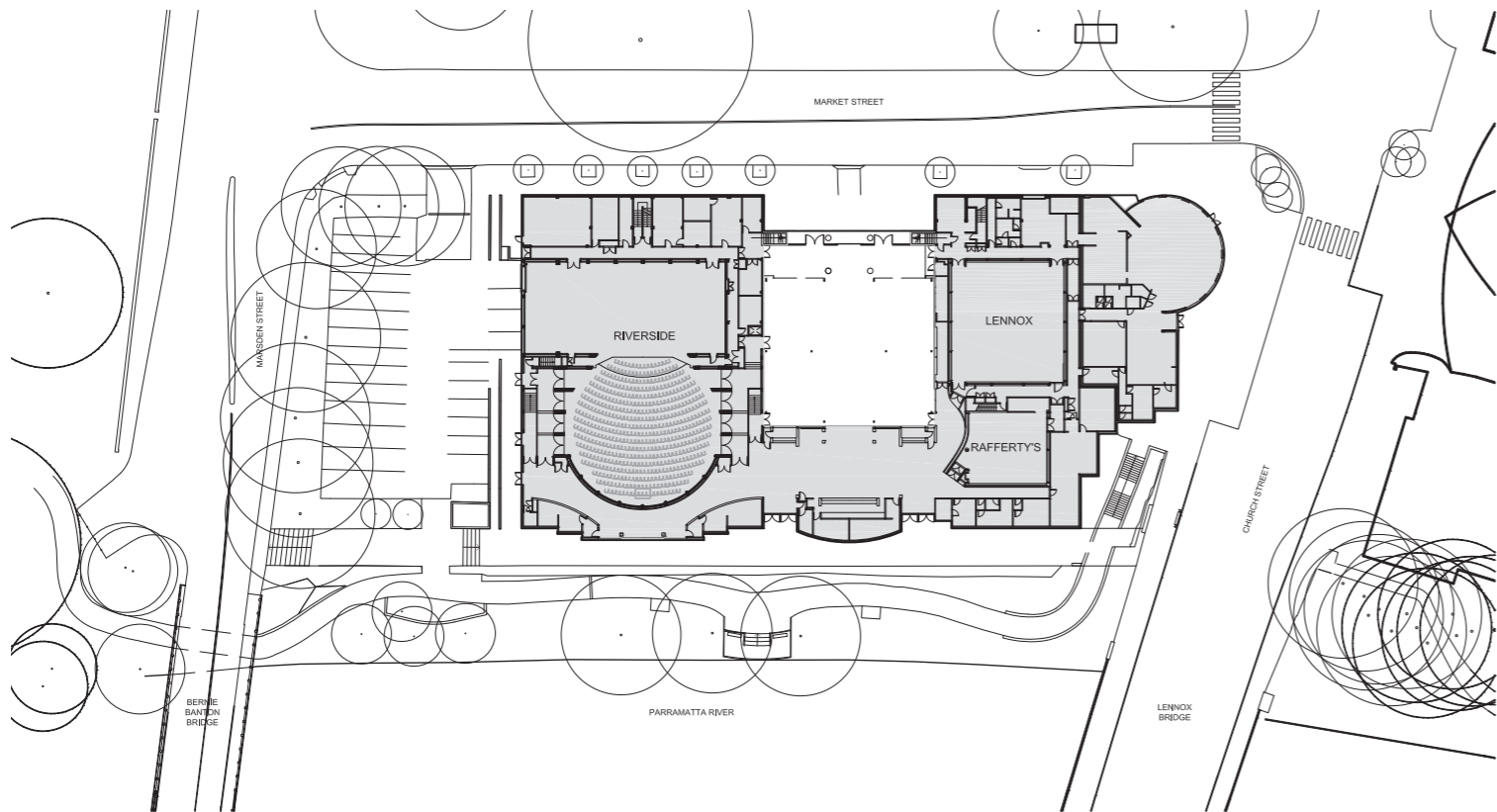


Seating Section

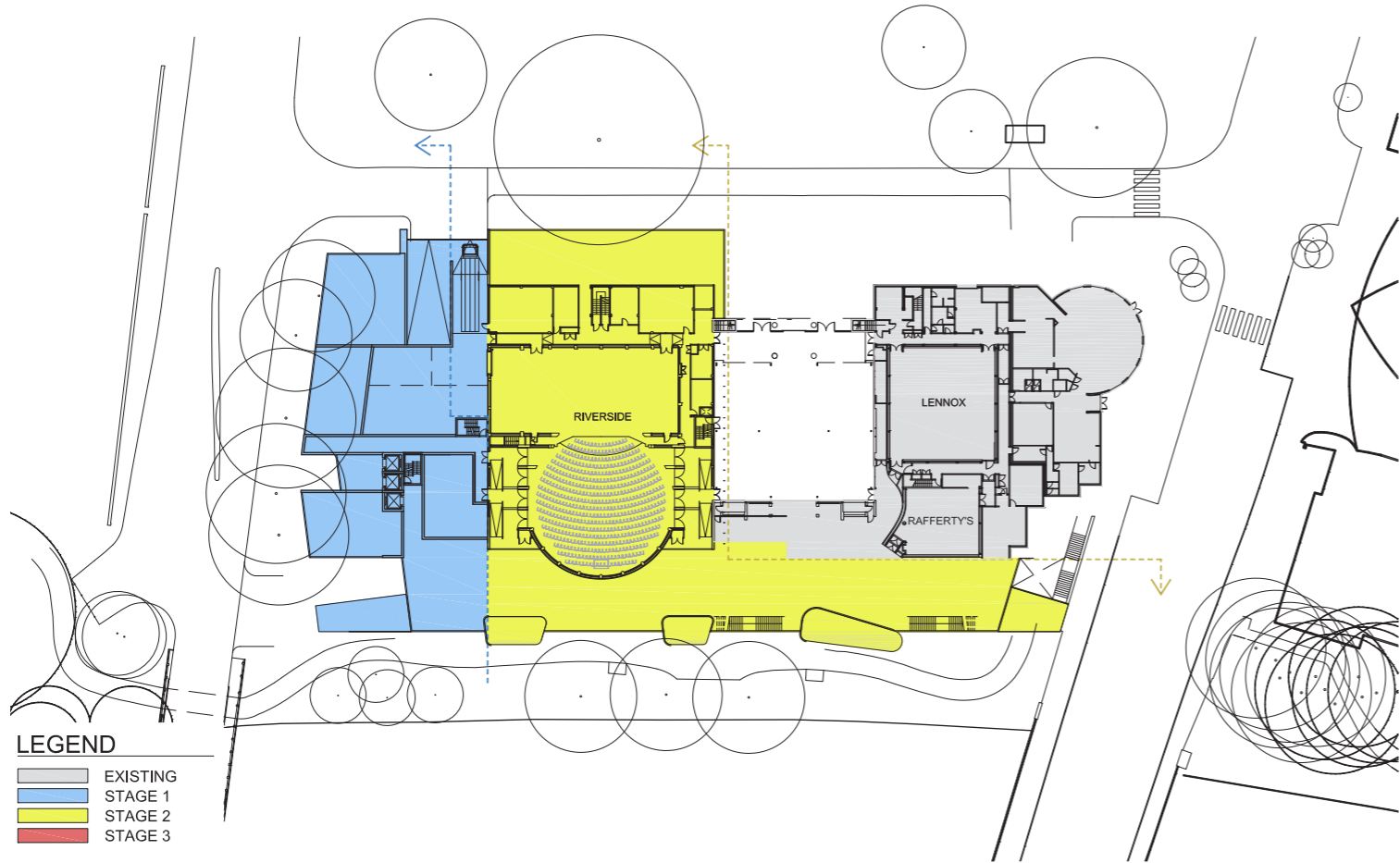
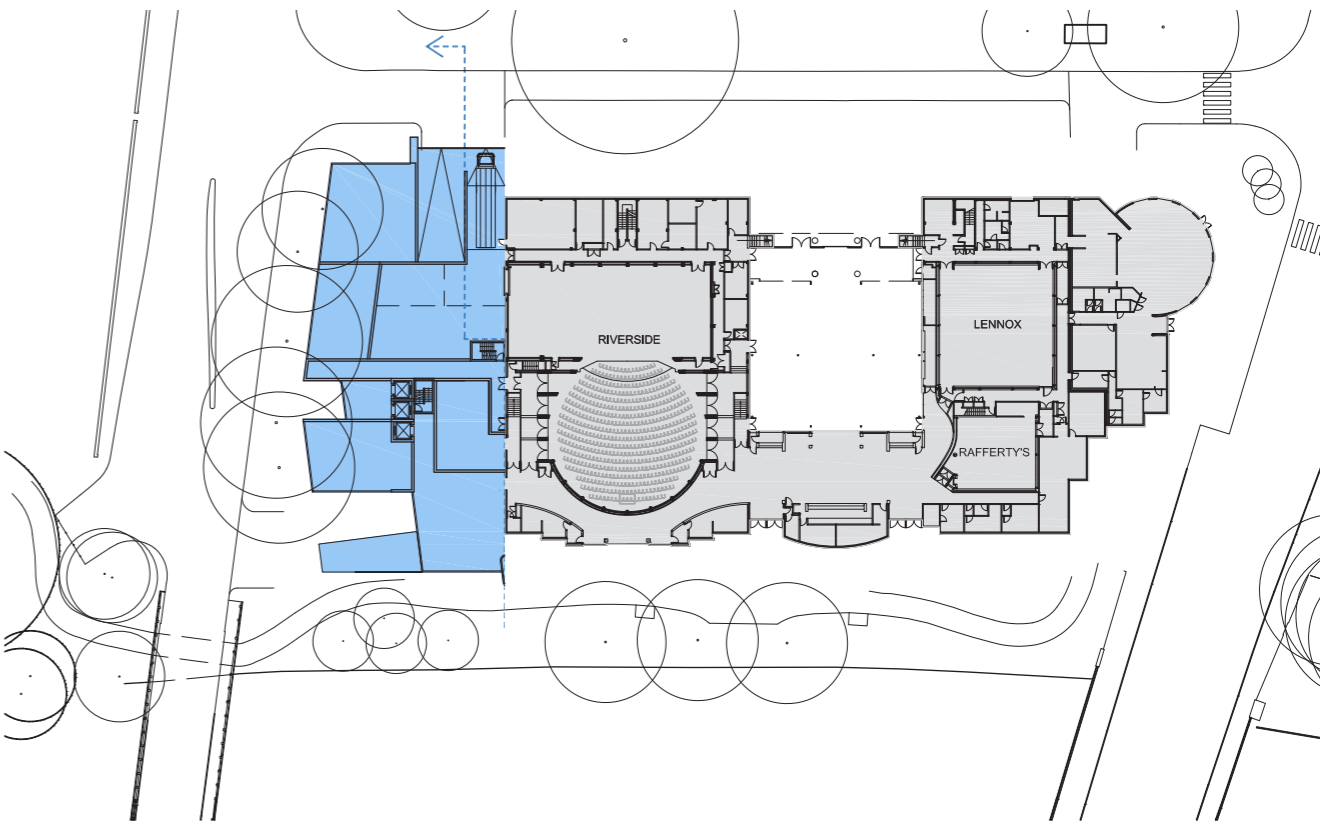


Staging Plans

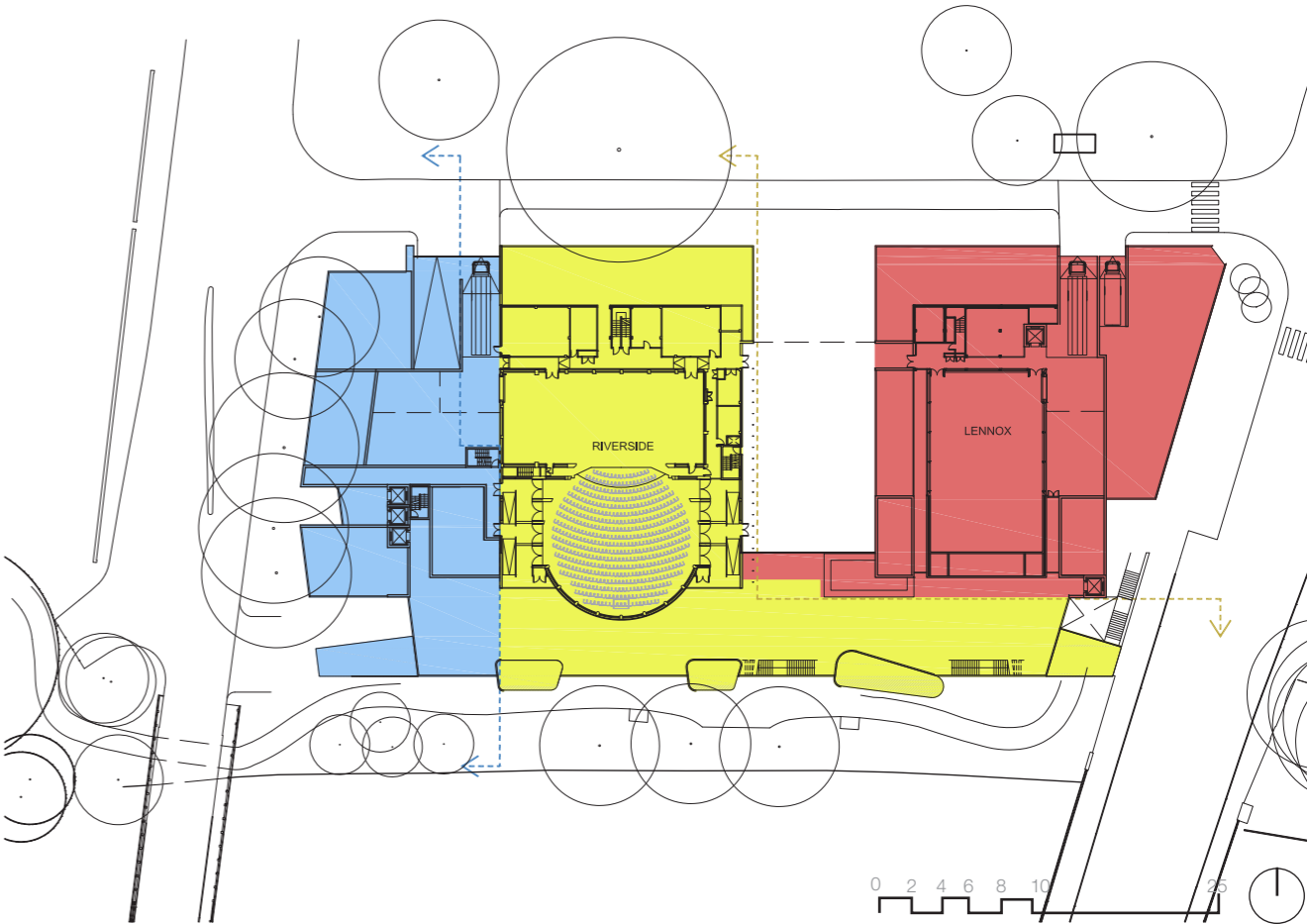
MASTERPLAN OPTION 1



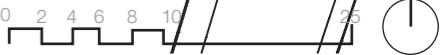
EXISTING GROUND FLOOR PLAN

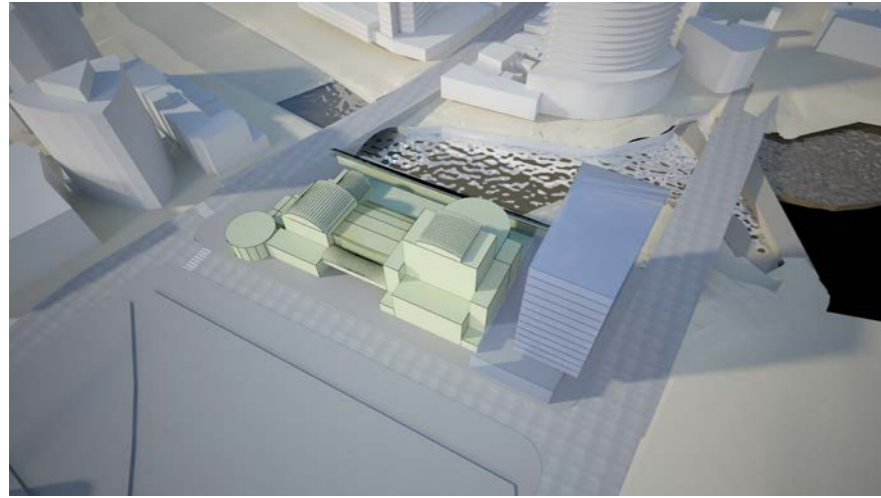


STAGE 2



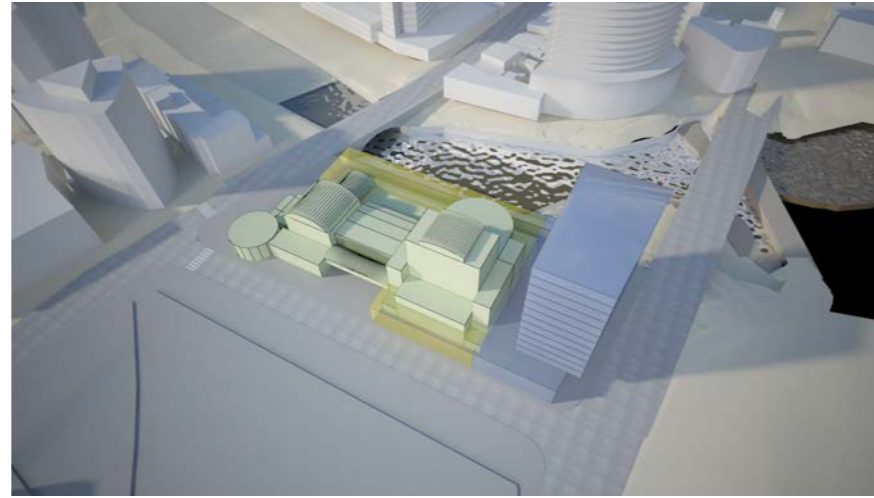
- LEGEND
- EXISTING
 - STAGE 1
 - STAGE 2
 - STAGE 3





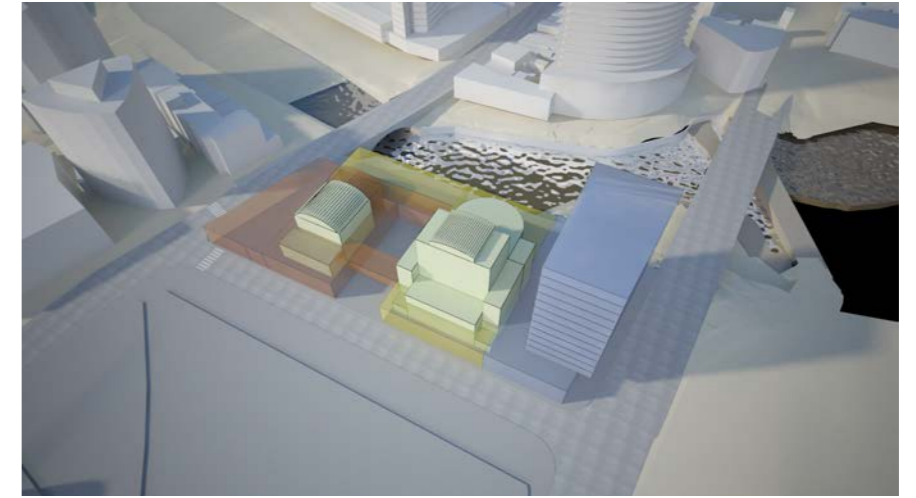
STAGE 1

- Residential Tower
- New Retail
- New Theatre Back of House New Loading Dock
- New Theatre Amenities



STAGE 2

- New Foyer
- Retrofit Riverside Theatre
- Expand Back Of House
- New Theatre Administration



STAGE 3

- Extend Lennox Theatre
- New Retail / Dining
- New Rehearsal Rooms
- Expand back of house
- New Lennox Loading Dock

Cost Summary

Ref	Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Assumptions
A STAGE 1 WORKS						
A.1	Building Works (New)					reduced str & fin compared with Opt 3
A.1.1	New Basement Carpark	m2	2,726	1,200	excluded	2 stories
A.1.2	Retail	m2	370	3,018	\$ 1,116,475	assumed cold shell; fitout by tenant
A.1.3	Foyer	m2	192	3,570	\$ 685,440	
A.1.4	Amenities	m2	86	3,613	\$ 310,675	
A.1.5	Loading Dock & Receiving Area	m2	244	3,315	\$ 808,860	double ht
A.1.6	Corridors	m2	148	3,145	\$ 465,460	
A.1.7	Plant Rooms	m2	58	2,763	\$ 160,225	
					\$ 3,547,135	
A.2 Ancillary Works						
A.2.1	Demolish existing open carpark	m2	1,815		excl	assumed by Resi Contractor
A.2.2	Underpinning of foundation adjacent to Stg 3	Item			\$ 350,000	
A.2.3	Temporary blockup of ground flr	m2	275	250	\$ 68,750	adj to on-grade carpark
A.2.4	Construction of temporary exit and access	Item			\$ 250,000	for Stg 3 operation
A.2.5	Make good to connections and surroundings	Item			\$ 50,000	
A.2.6	Connection of sevice to existing building	Item			\$ 50,000	incl any additional
					\$ 768,750	
A Sub-Total						
		m2	1,098	3,931	\$ 4,315,885	excl Carpark
B STAGE 2 WORKS						
B.1	Building Works (New)					reduced str & fin compared with Opt 3
B.1.1	Foyer and Balcony	m2	921	3,570	\$ 3,287,970	Grd + Level 1
B.1.2	Theatre Admin	m2	266	3,570	\$ 949,620	Grd
B.1.3	Covered Walkway	m2	90	1,800	\$ 162,000	
B.1.4	Dressing Rooms	m2	273	3,485	\$ 951,405	Level 1
B.1.5	Corridors	m2	54	3,145	\$ 169,830	Level 1
B.1.6	Light Locks	m2	52	3,570	\$ 185,640	Level 1
					\$ 5,706,465	
B.2 Building Works (Upgrade)						
B.2.1	Dressing Rooms	m2	58	2,800	\$ 162,400	
B.2.2	Amenities	m2	24	3,000	\$ 72,000	
B.2.3	Raising of stage by 190mm	m2	335	1,250	\$ 418,750	
B.2.4	New ramps to light lock	No	2	15,000	\$ 30,000	incl doors
B.2.5	New ramps to stage	No	2	15,000	\$ 30,000	incl doors
B.2.6	New egress staircase	mr	8	5,000	\$ 40,000	
B.2.7	New finishes to Riverside Theatre	m2	1,010	325	\$ 328,250	carpet and paint only - no major upgrade (remain as 750 seats)
B.2.8	Plant and Equipment Upgrade to Riverside Theatre	Item			\$ 302,316	upgrade required on yr 1-5 only
					\$ 1,383,716	
B.3 Ancillary Works						
B.3.1	Demolish existing foyer	m2	1,006	250	\$ 251,500	incl disconnection of services
B.3.2	Preparation works for new Theatre Admin	m2	329	100	\$ 32,900	minor demo, services diversion, etc
B.3.3	Underpinning of foundation adjacent to Stg 3	Item			incl	included in Stg 1
B.3.4	Temporary blockup of ground flr	m2	500	200	\$ 100,000	adj to Stg 2
B.3.5	Make good to connections and surroundings	Item			\$ 350,000	
					\$ 734,400	
B.4 Riverside Theatre AV Equipment (Upgrade)						
B.4.1	Replace all installed Rigging	Item			\$ 632,500	scope as advised by Theatre Planners
B.4.2	Repalce some Stage Drapes	Item			\$ 73,500	
B.4.3	Replace most fixed Staged Lighting Equipment	Item			\$ 396,000	
B.4.4	Replace some portable stage lighting fixtures	Item			\$ 309,000	
B.4.5	Replace AV Systems	Item			\$ 297,000	
B.4.6	Replace most of Sound System	Item			\$ 463,500	
B.4.7	Upgrade to forestage lift	Item			incl	included in B.2.3
					\$ 2,171,500	
B Sub-Total						
		m2	2,073	4,822	\$ 9,996,081	m2 excl Riverside Theatre

TOTAL BUILDING COST (T.B.C.)	m2	6,405	4,640	\$	29,720,309
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NETT CONSTRUCTION COST (N.C.C.) @ Dec '12	m2	6,405	4,816	\$	30,843,309
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GROSS CONSTRUCTION COST (G.C.C.) @ Dec '12	m2	6,405	5,297	\$	33,927,309
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TOTAL DEVELOPMENT COST (T.D.C) @ Dec '12	m2	6,405	5,933	\$	37,998,309
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Recommendations for Design Development

Theatres / Rehearsal Rooms

- DDA access should be considered in more detail to allow the theatre to meet current practice as prescribed by the BCA while maintaining current sightlines
- Raising the front row to 1050mm below stage level is not best practice. This improves general sightlines but compromises the front rows. Further detailed consideration of this approach is required
- Ensure the orchestra pit has 2 means of egress that are not via storage or workshop areas
- Exploit view from Rafferty’s theatre and foyer
- Views to the park from the rehearsal rooms to be maximised
- Ensure rehearsal rooms match final design stage sizes for Lennox and Riverside with space around as noted in the areas schedule
- Rehearsal to be located near to WC’s

Administration

- Disconnected from front of house space

Retail / Dining

- Extension of east street around and into courtyard will activate this space connecting the theatre to Prince Alfred Park

Front of House

- Customer service area to be lengthened and kept in current location
- Amenities to be included to the gallery foyer
- DDA access to gallery foyer requires consultant review

Back of House

- Lift access to be located to connect Basement to Level 1
- Cut back stage level dressing rooms and widen corridor
- Provide vestibules back of house to the courtyard.
- Expanded storage to have high ceilings
- Both Dock Areas:
- Pull end of dock 3m away from current edge to create room for a dock leveller to avoid intersecting with the corridor
- Provide space within the dock for stair access from the road level to the dock level
- Provide a vestibule from the dock area to the dressing areas
- Ensure that the production and food and beverage areas are separated
- This option has multiple paths to the back of house area complicating access control. operational management will require further consideration
- Provide back of house technical offices.



MASTERPLAN

OPTION 02

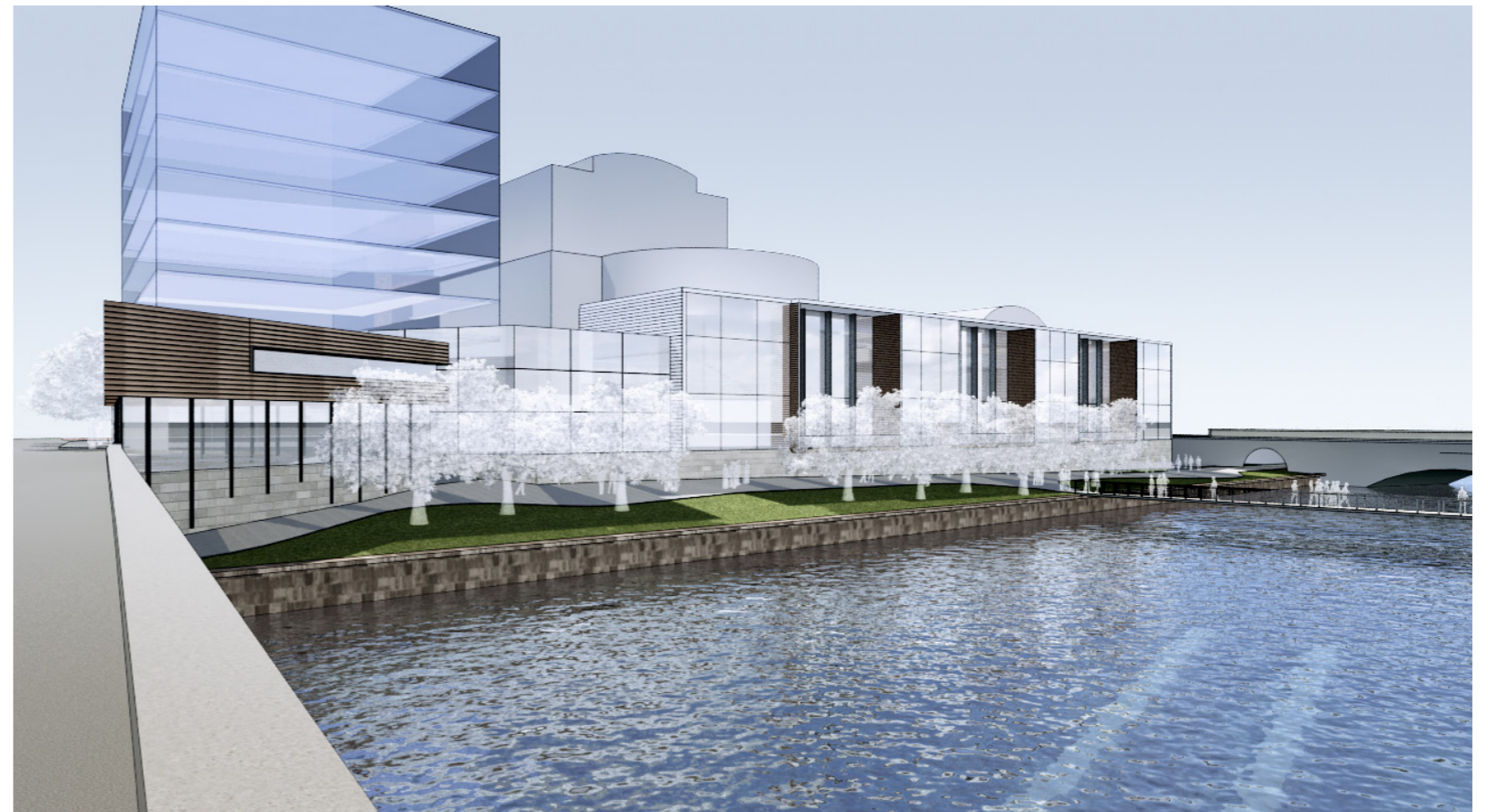
Riverside Expanded 950 seats

Option 2 Summary

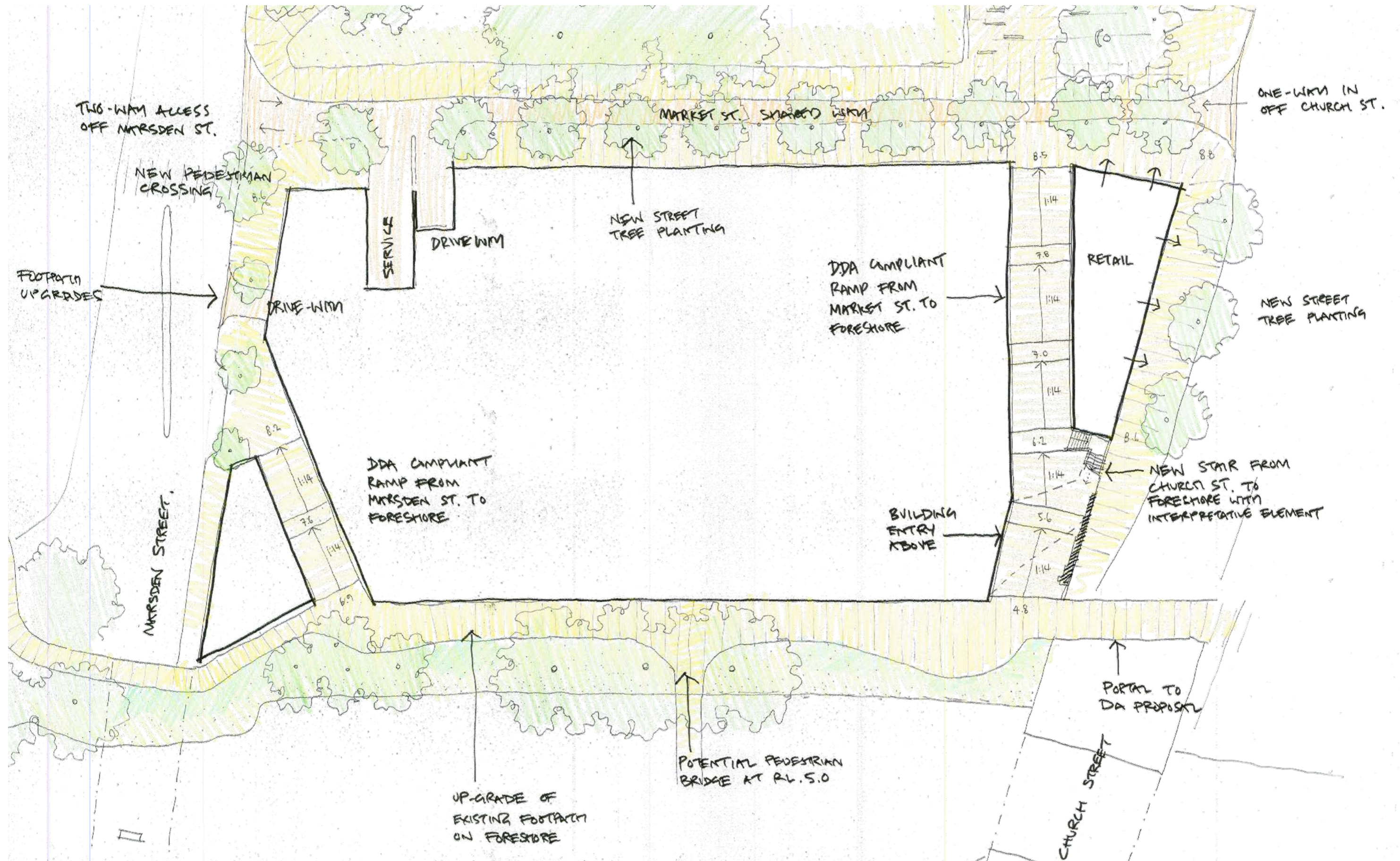
Only the main structural shell of Riverside and Lennox is retained. This option includes extensive reconstruction of the theatres interiors, including re-raking of the Riverside theatres Stall / Circle and Gallery. Riverside Theatre would expand to a capacity of 950 Seats. A central dock to the west

Option 2 Features

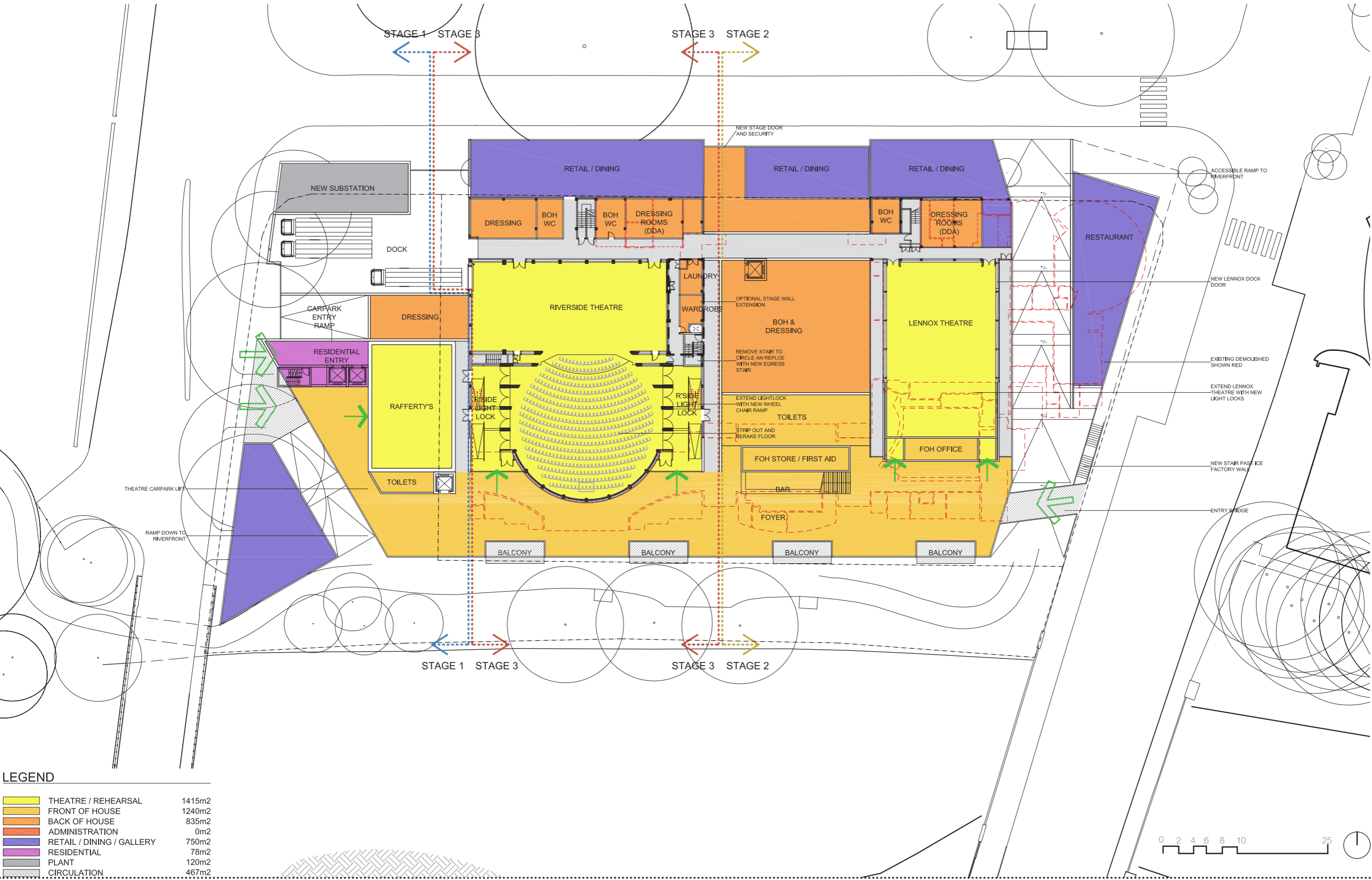
- Retail / Dining activation to all street frontages
- Foyer reconfigured to address the riverfront
- Direct accessible connection from Prince Alfred Park to the riverfront and future Portals and pedestrian bridge
- Riverside theatre capacity expanded to 950 seats with technical, acoustic and access upgrades. Floor replaced to facilitate best practice sightlines
- Lennox Theatre expanded to 350 seats with technical, acoustic and access upgrades
- Rafferty's Theatre reconstructed with 150 seats
- 2 new Rehearsal / Function Rooms 600m²
- Foyer and front of house facilities expanded by 750m²
- New outdoor space adjacent the foyer at ground and Level 1
- Back of House facilities expanded by 800m² including Dressing Rooms, Storage etc
- New forward in forward out Dock with 3m wide circulation path to Lennox Theatre
- New 4000m² Residential Tower
- 1000m² Additional Retail / Dining
- Greatly improved sightlines
- DDA access to seating at all levels
- Well located dressing / Green rooms to allow for Lennox and Riverside cast interaction
- Good adjacency of Rehearsal rooms to foyer



Public Domain Plan



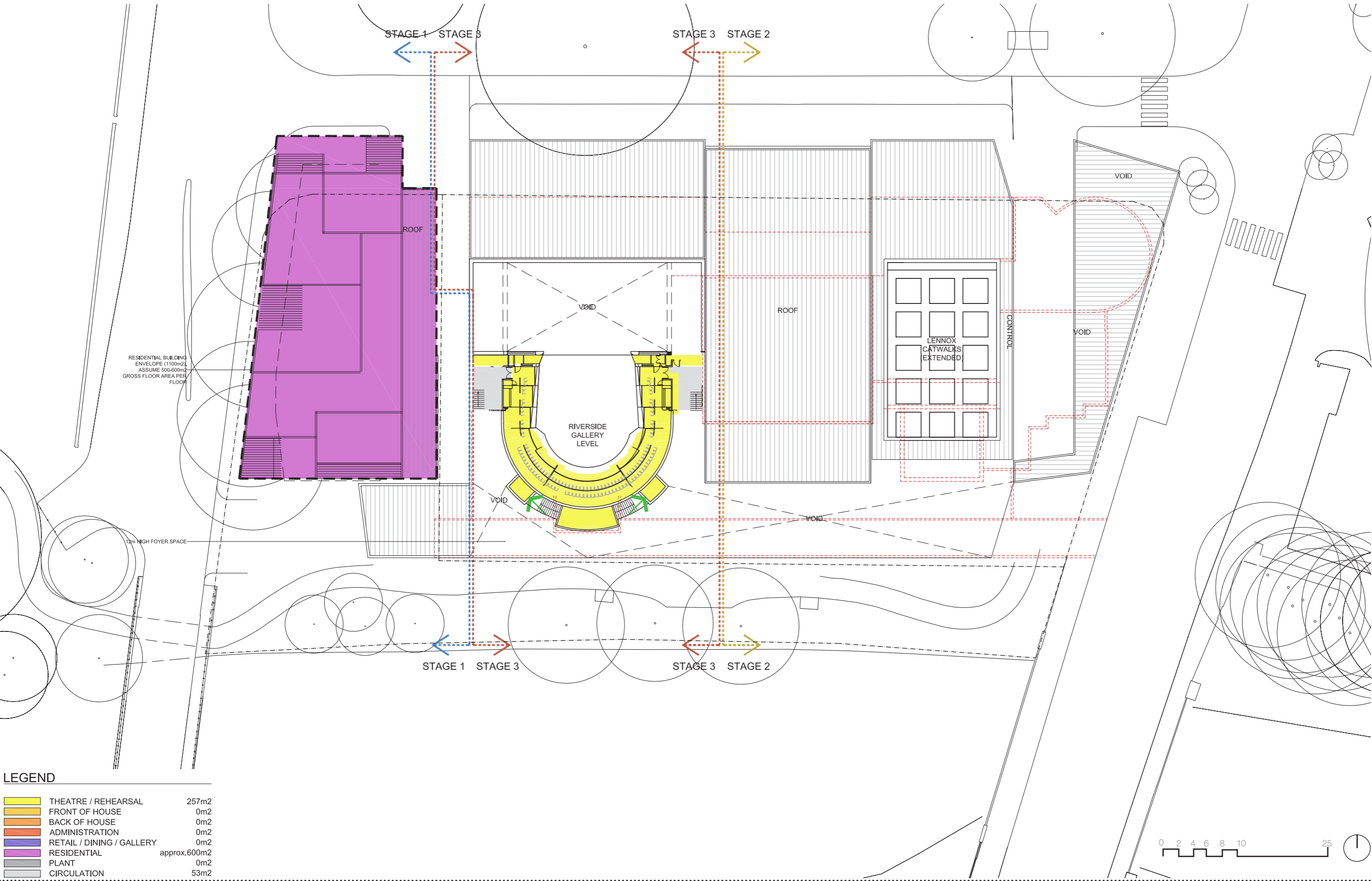
Ground Floor Plan



MASTERPLAN OPTION 2

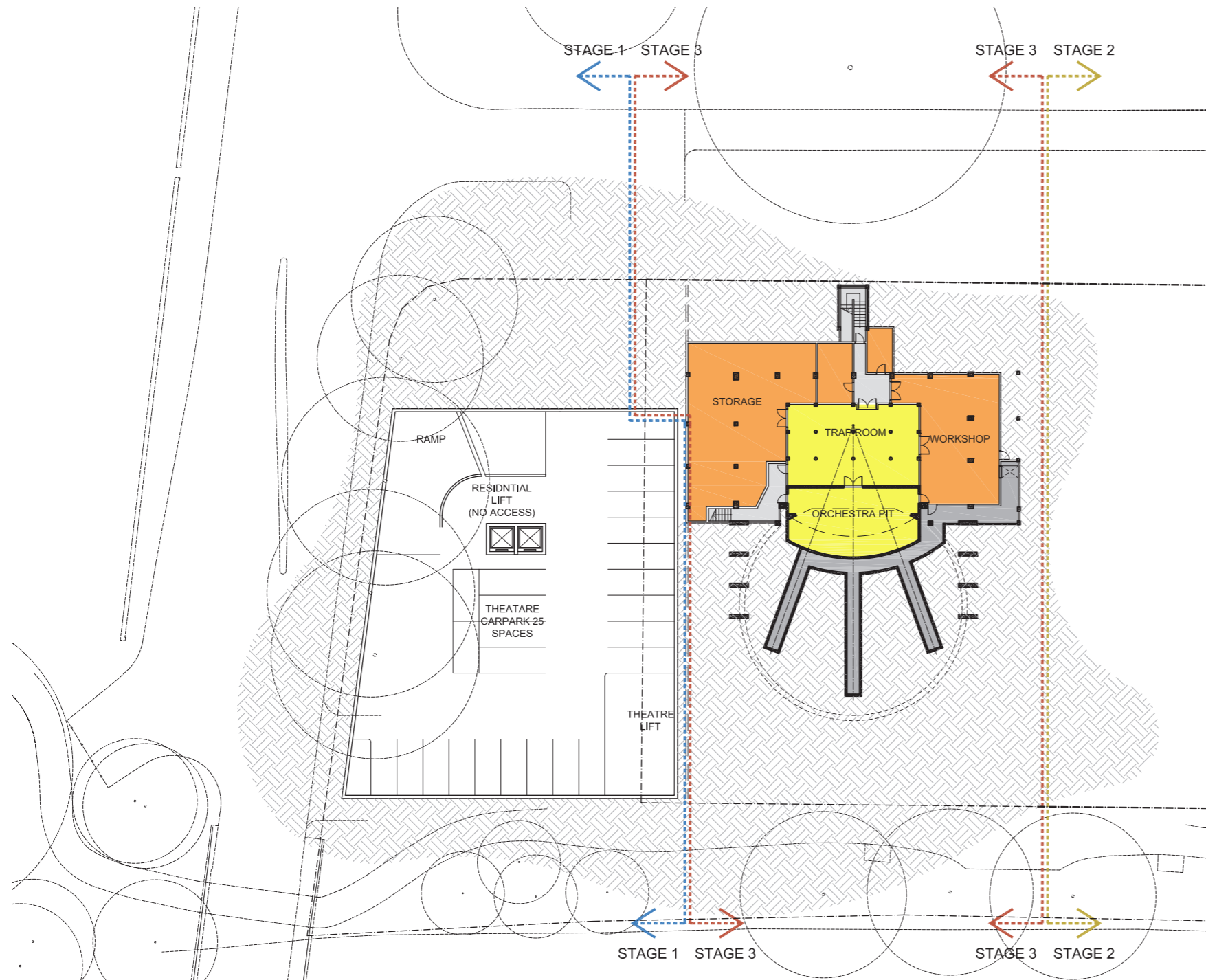


Level 2 Floor Plan

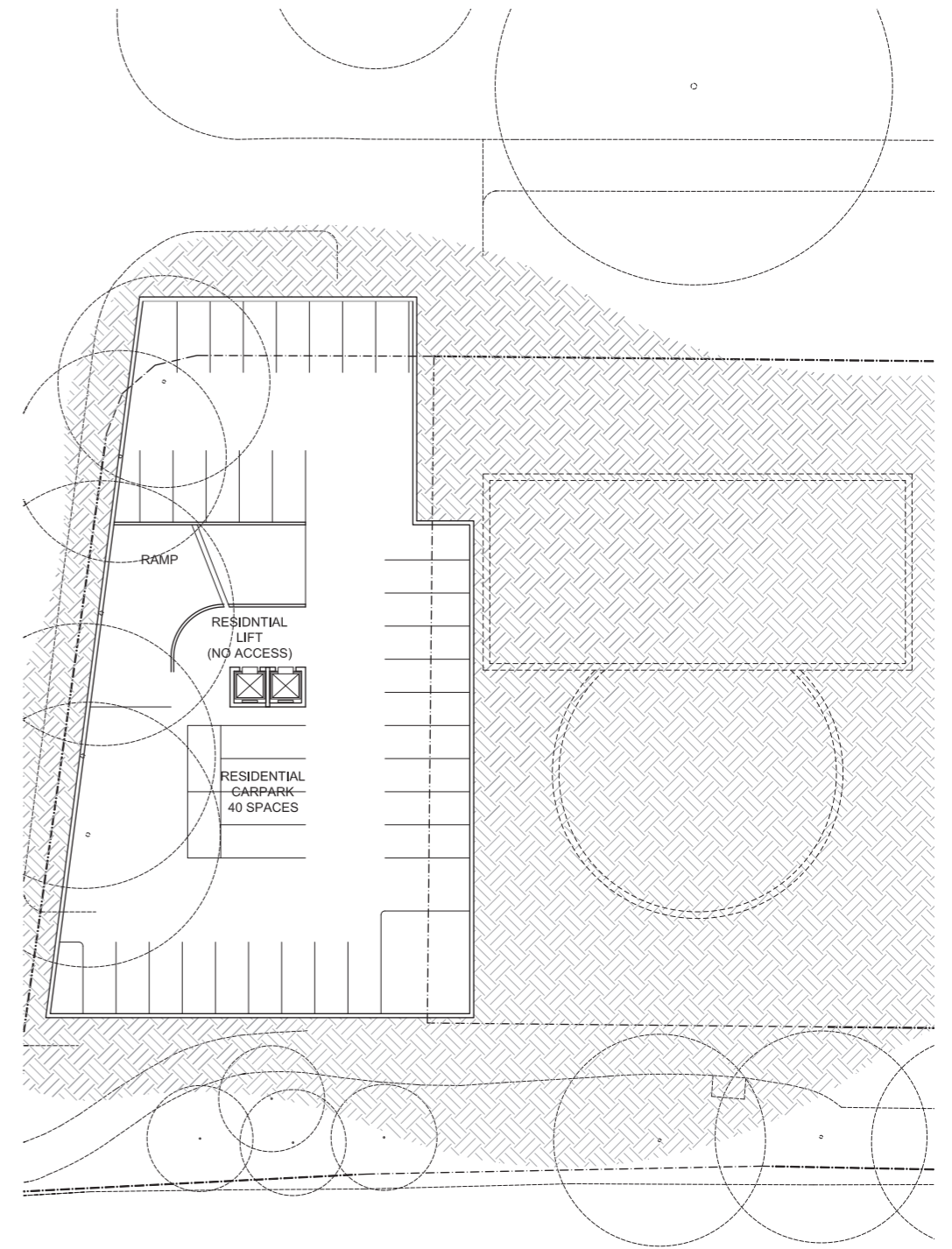


Basement Plan

MASTERPLAN OPTION 2



BASEMENT 1 PLAN



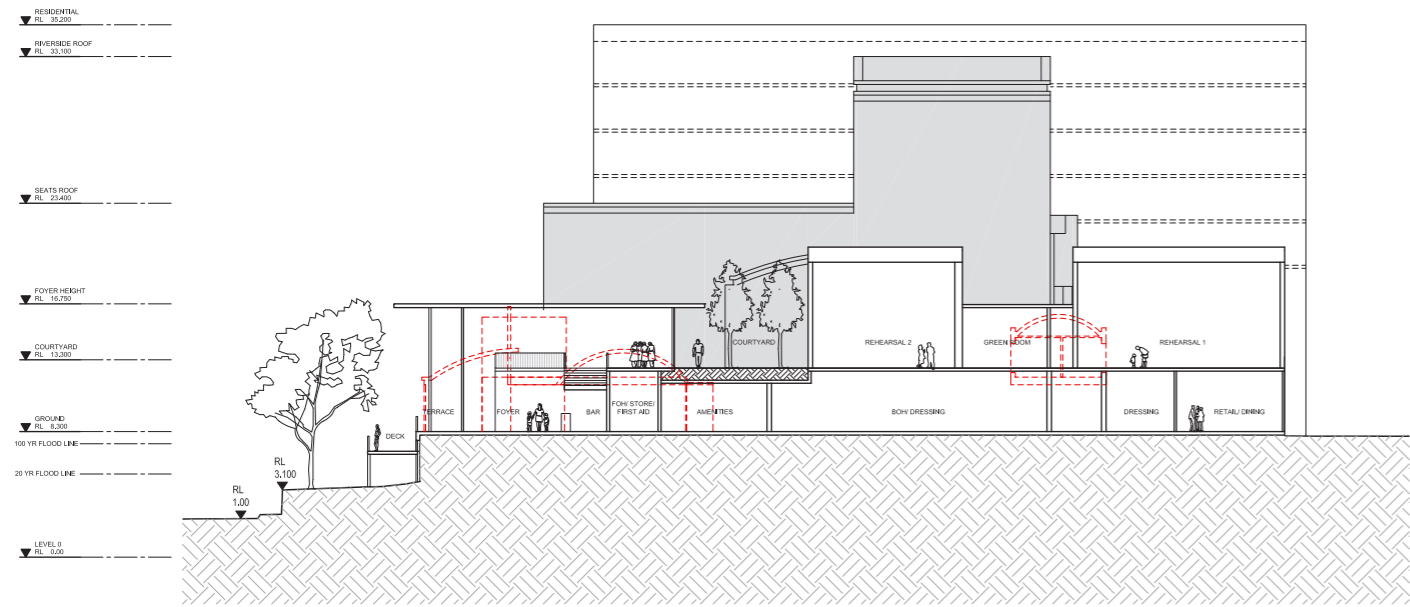
BASEMENT 2

LEGEND

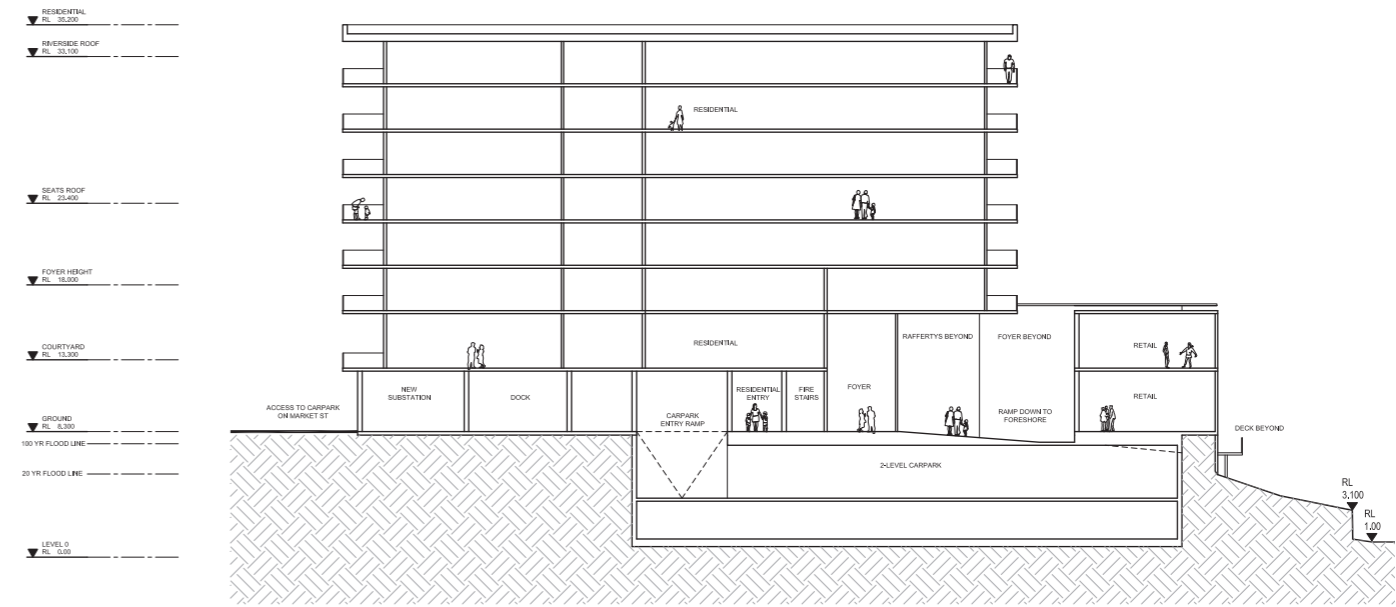
	THEATRE / REHEARSAL	174m2
	FRONT OF HOUSE	0m2
	BACK OF HOUSE	290m2
	ADMINISTRATION	0m2
	RETAIL / DINING / GALLERY	0m2
	RESIDENTIAL	0m2
	PLANT	79m2
	CIRCULATION	42m2



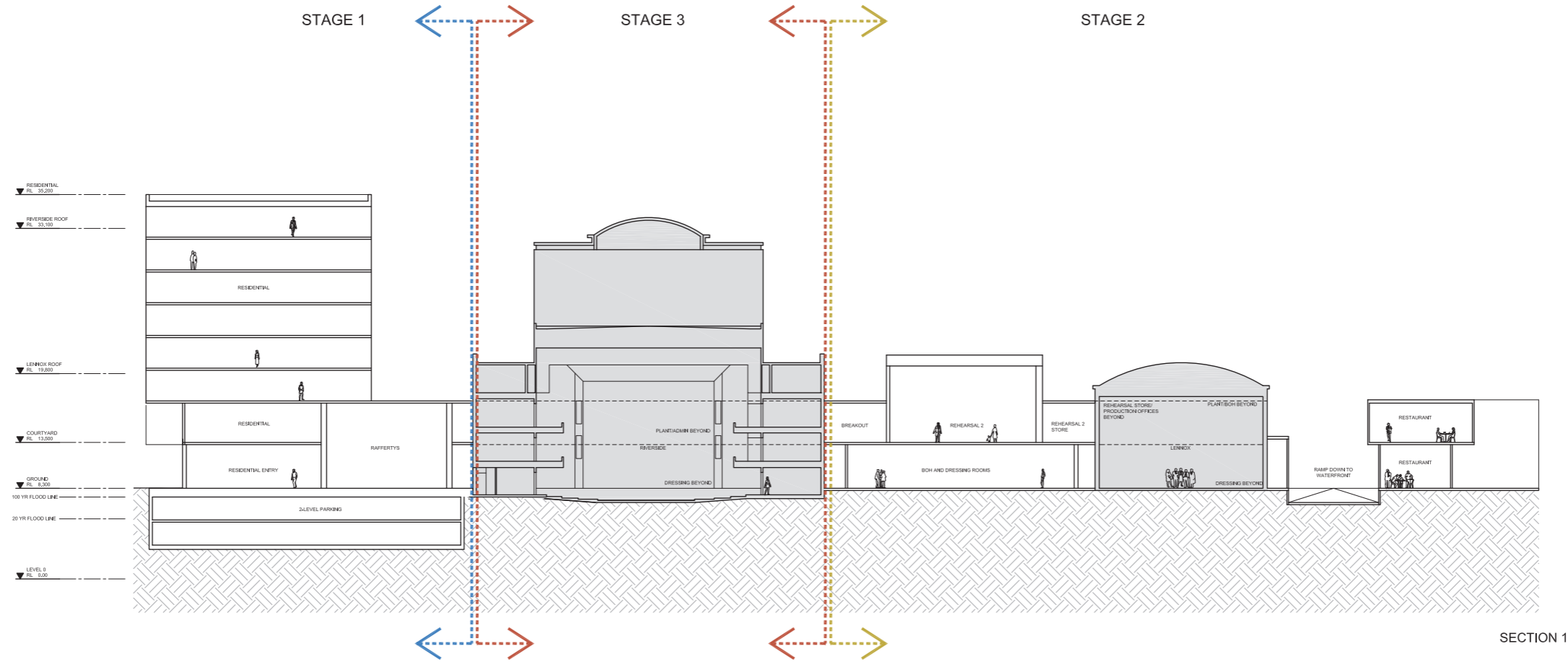
Sections



SECTION 4



SECTION 5

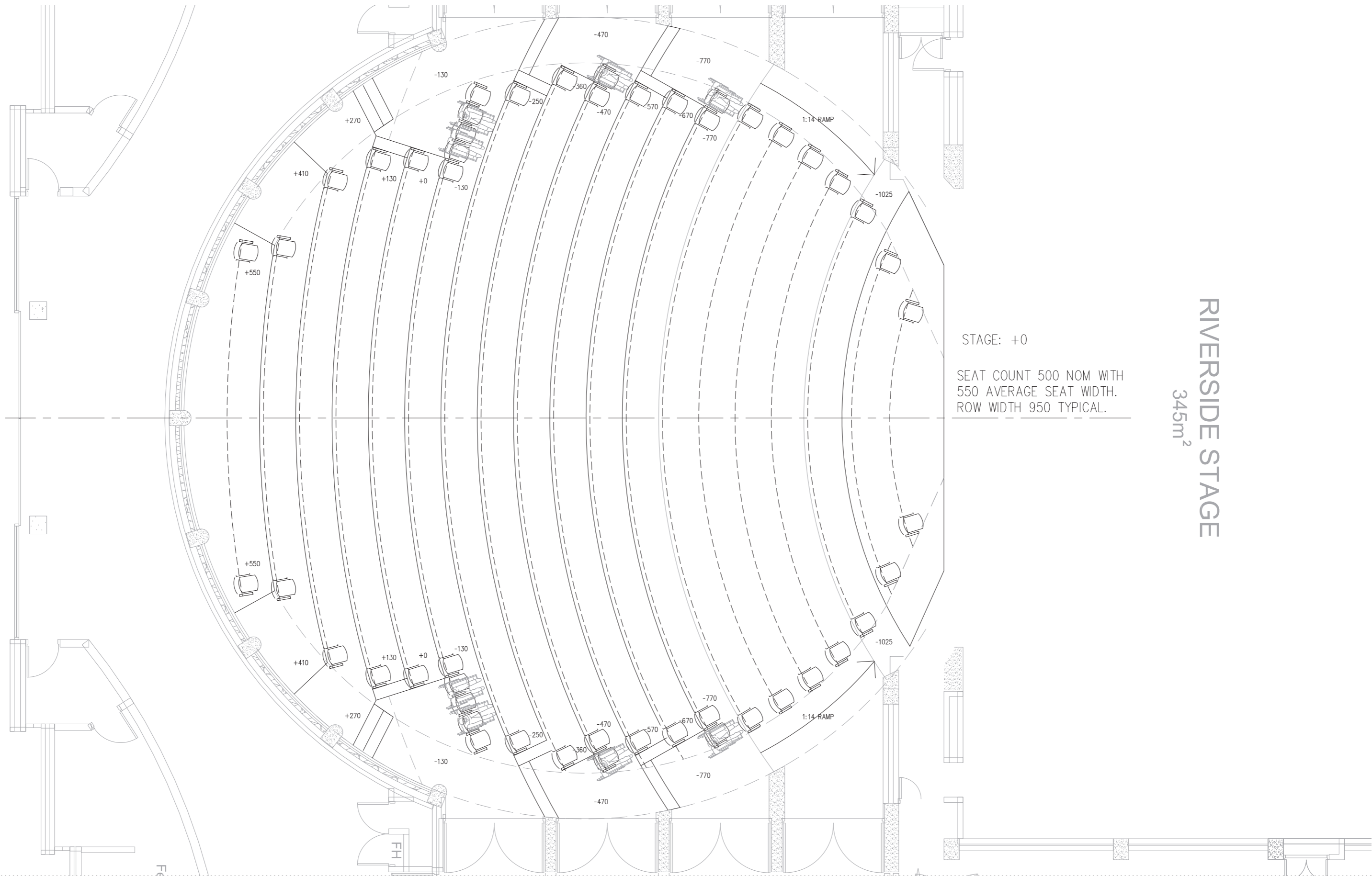


SECTION 1

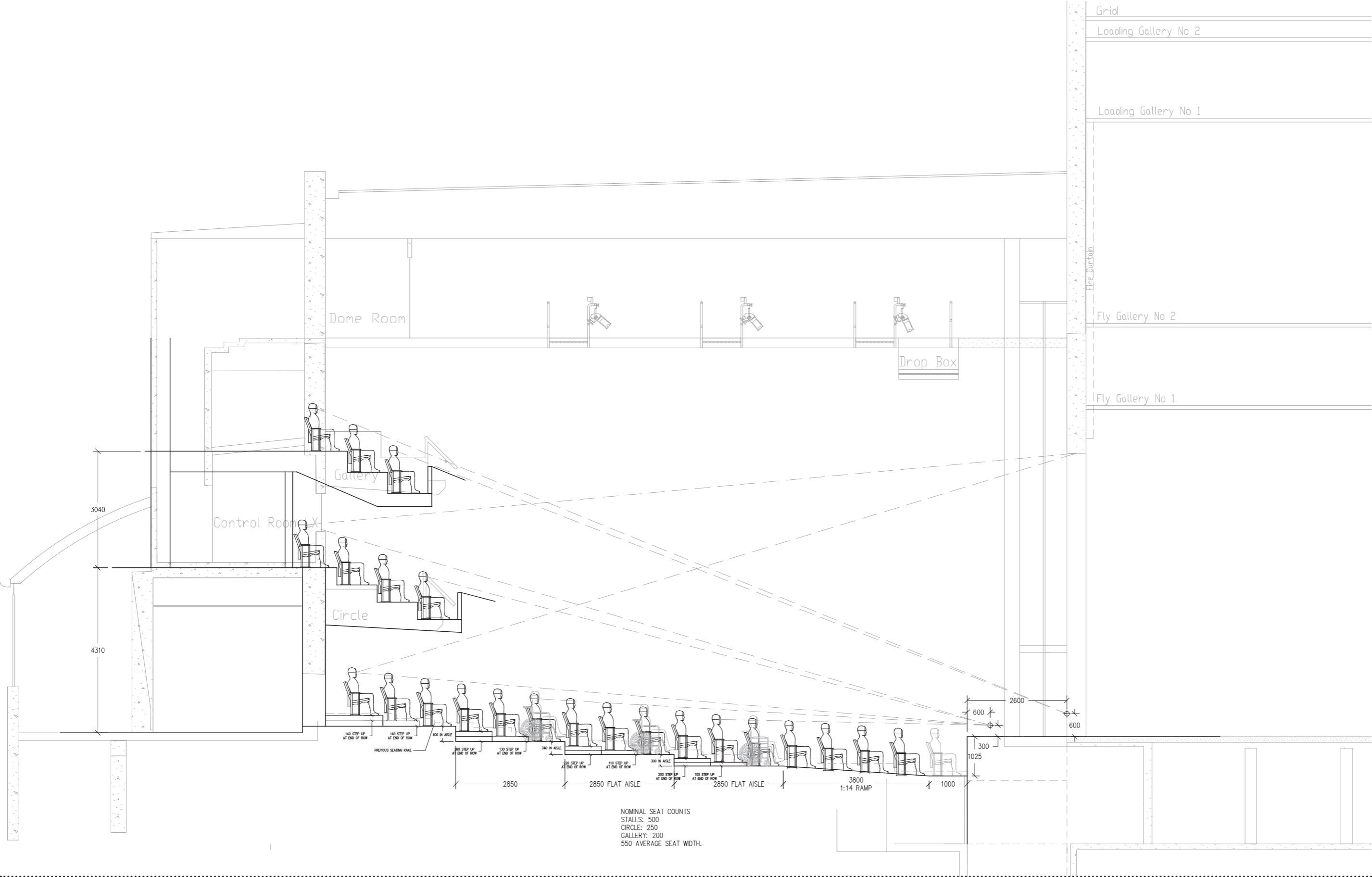


Seating Plan

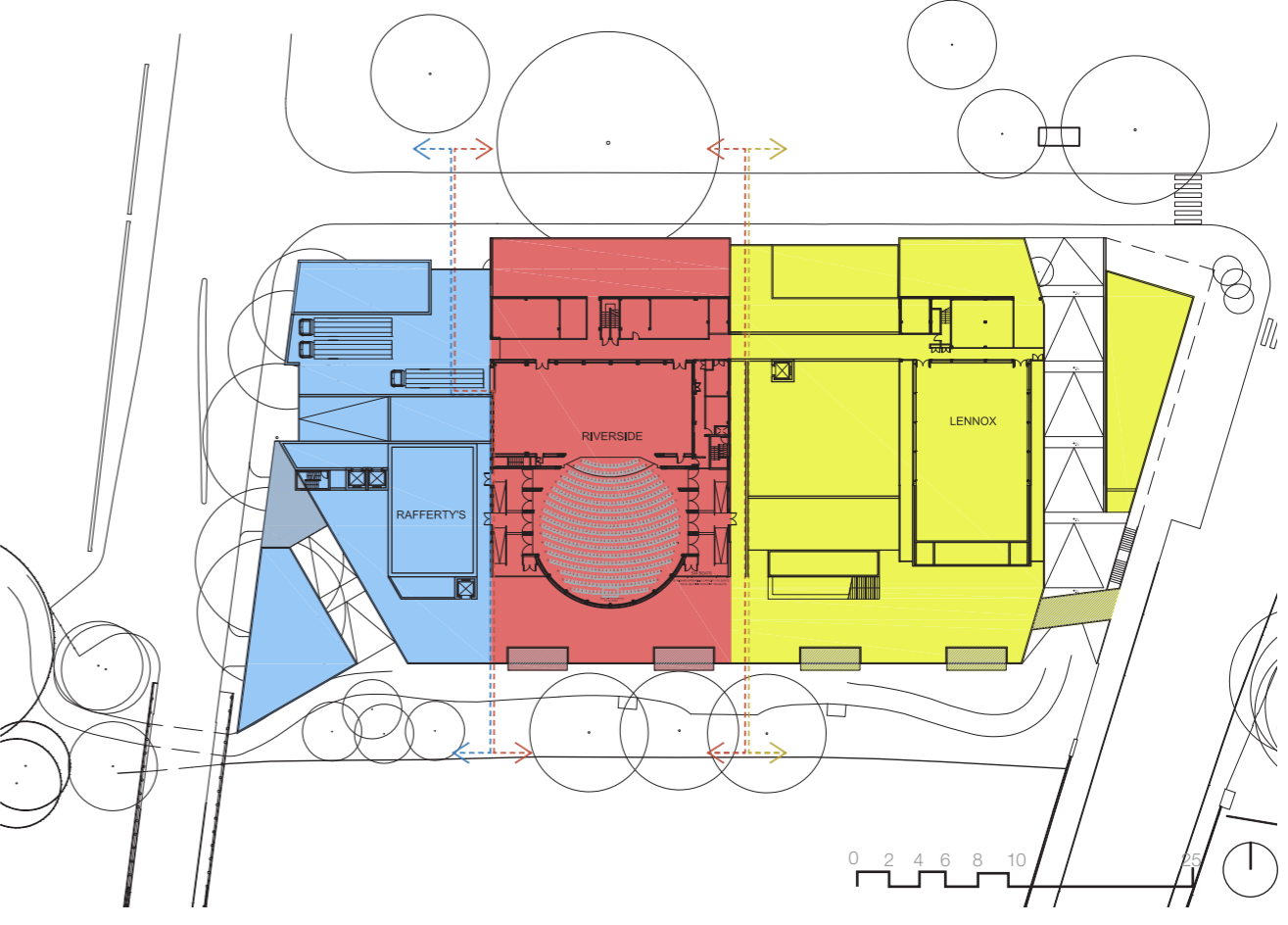
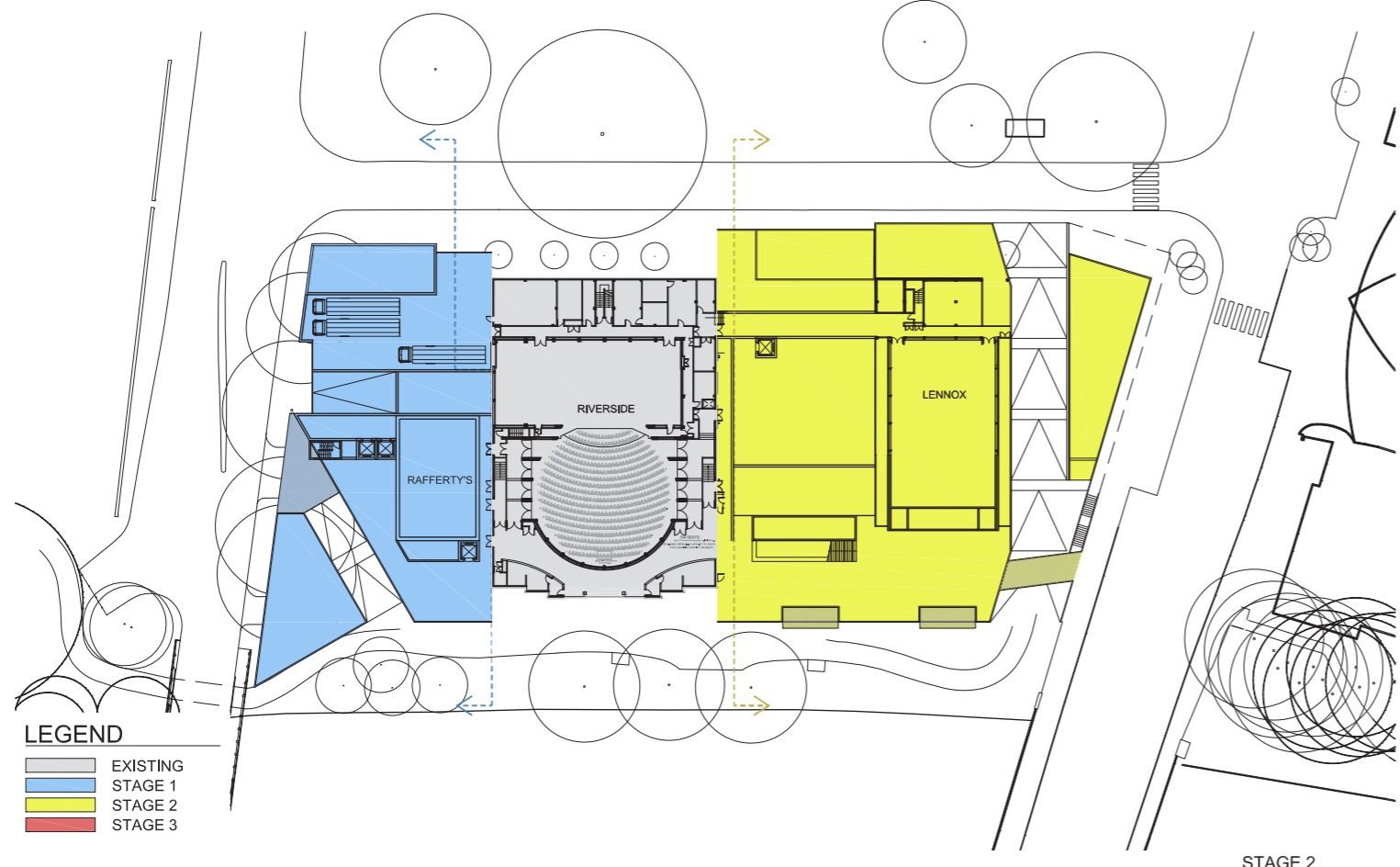
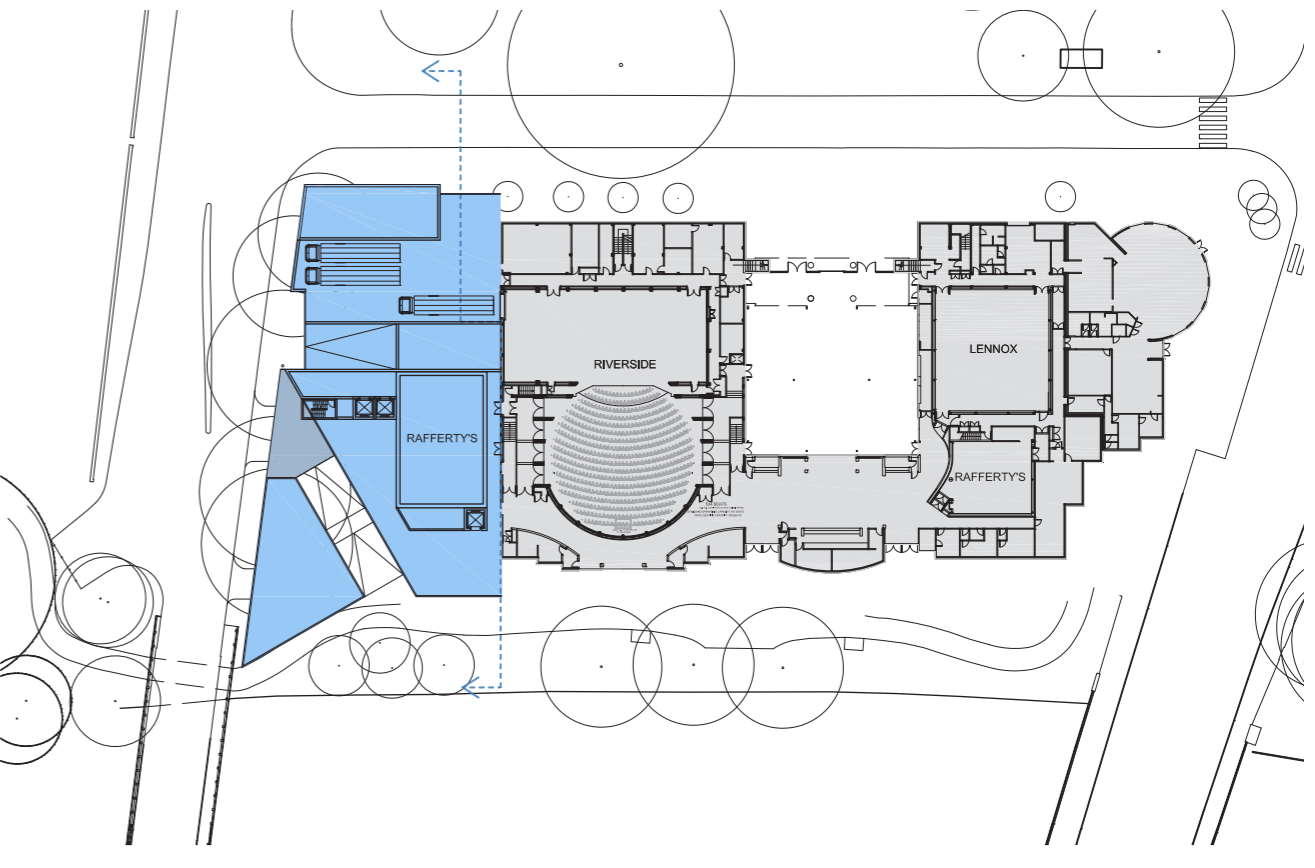
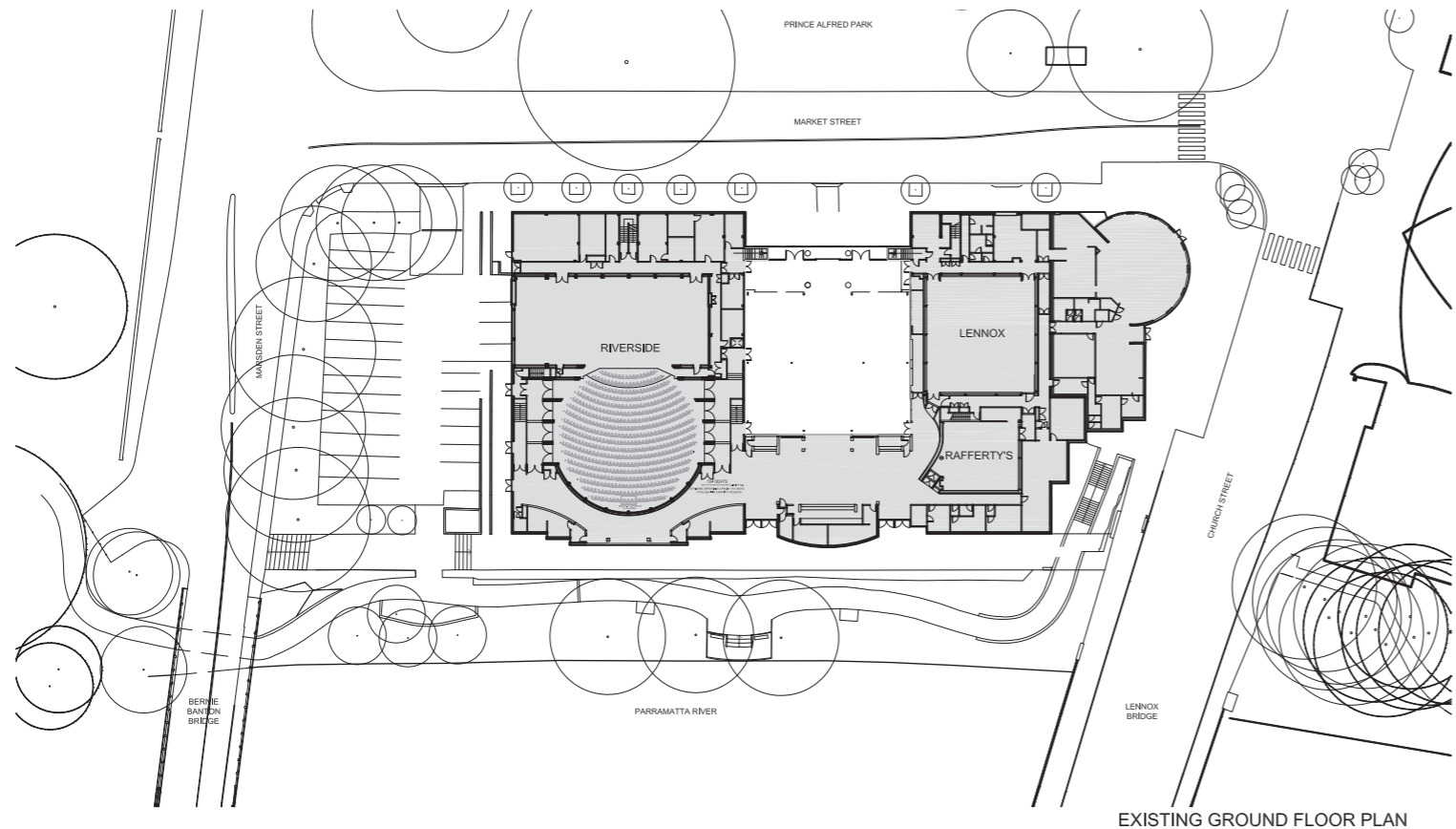
MASTERPLAN OPTION 2



Seating Section

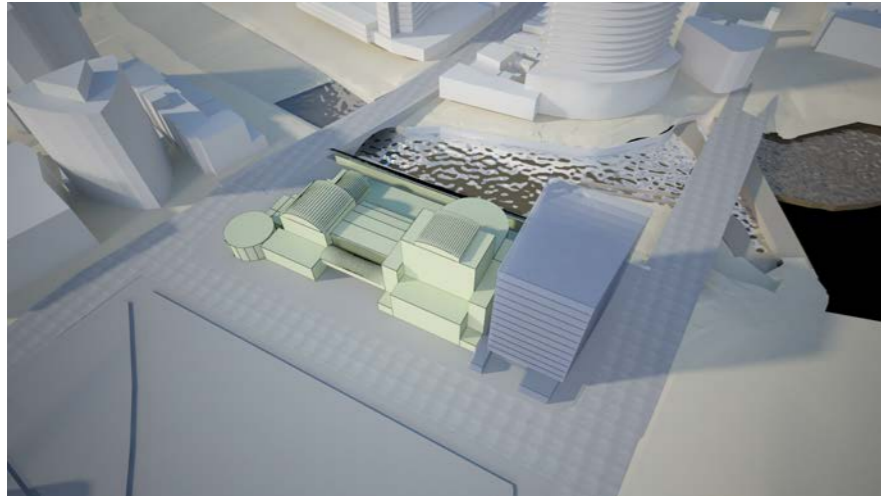


Staging Plans



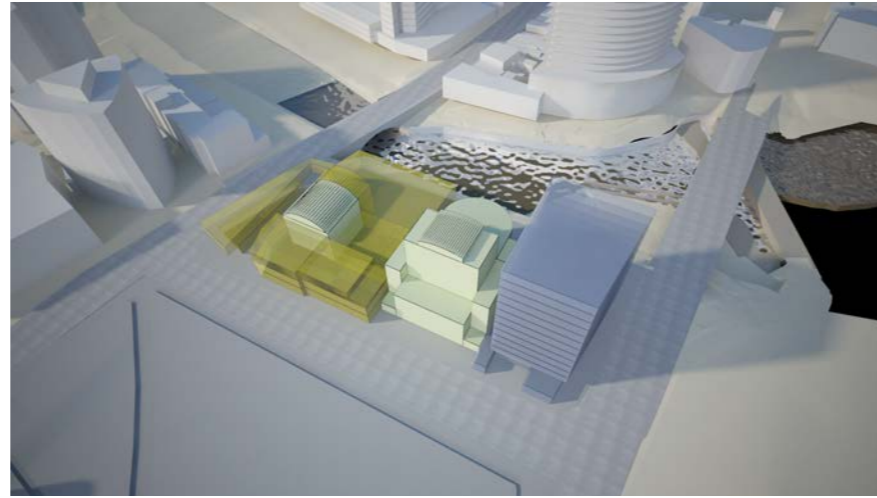
- LEGEND
- EXISTING
 - STAGE 1
 - STAGE 2
 - STAGE 3





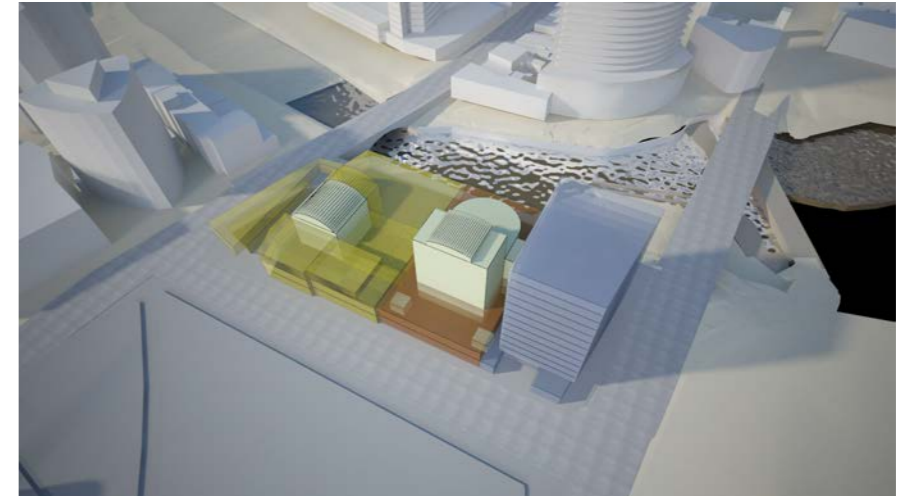
STAGE 1

- Residential Tower
- New Retail
- New Rafferty's Theatre & Foyer
- New Theatre Dock and back of house
- New Carpark
- New Substation



STAGE 2

- Extend Lennox Theatre
- New Retail / Dining
- New Rehearsal Rooms
- New Foyer



STAGE 3

- Extend Riverside Theatre
- New Retail / Dining
- New Theatre Administration
- Extend New Foyer

Cost Summary

Ref	Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Assumptions
A STAGE 1 WORKS						
A.1	<u>Building Works (New)</u>					reduced str & fin compared with Opt 3
A.1.1	New Basement Carpark	m2	3,203	1,200	\$ 3,843,600	2 stories
A.1.2	Retail	m2	298	3,018	\$ 899,215	assumed cold shell; fitout by tenant
A.1.3	Foyer	m2	279	3,570	\$ 996,030	Grd + Level 1
A.1.4	Amenities	m2	20	3,613	\$ 72,250	
A.1.5	Rafferty's Theatre	m2	208	4,378	\$ 910,520	new built
A.1.6	Dressing Rooms	m2	138	3,485	\$ 480,930	
A.1.7	Loading Dock	m2	417	3,315	\$ 1,382,355	double ht
A.1.8	Corridors	m2	144	3,145	\$ 452,880	Grd + Level 1
A.1.9	Substation + Plant	m2	37	2,763	\$ 102,213	Grd + Level 1
					\$ 9,139,993	
A.2 Ancillary Works						
A.2.1	Demolish existing open carpark	m2	1,815		excl	assumed by Resi Contractor
A.2.2	Underpinning of foundation adjacent to Stg 3	Item			\$ 350,000	
A.2.3	Temporary blockup of ground flr	m2	275	250	\$ 68,750	adj to on-grade carpark
A.2.4	Construction of temporary exit and access	Item			\$ 250,000	for Stg 3 operation
A.2.5	Make good to connections and surroundings	Item			\$ 50,000	
A.2.6	Connection of sevicees to existing building	Item			\$ 50,000	incl any additional
A.2.7	Plant and Equipment Upgrade to Rafferty's Theatre	Item			incl	included in A.1.5
					\$ 768,750	
A.3 Raffertys AV Equipment (New)						
						scope as advised by Theatre Planners
A.3.1	New Seating	Item			incl	included in A.1.5
A.3.2	Rigging	Item			incl	included in A.1.5
A.3.3	Stage Drapes	Item			incl	included in A.1.5
A.3.4	Stage Lighting Equipment	Item			incl	included in A.1.5
A.3.5	Portable stage lighting fixtures	Item			\$ 112,200	
A.3.6	AV Systems	Item			incl	included in A.1.5
A.3.7	Sound System	Item			incl	included in A.1.5
					\$ 112,200	
A Sub-Total						
		m2	4,744	2,112	\$ 10,020,943	
B STAGE 2 WORKS						
B.1	<u>Building Works (New)</u>					reduced str & fin compared with Opt 3
B.1.1	Resturants and Retail / Dining	m2	716	3,018	\$ 2,160,530	
B.1.2	Dressing Rooms (DDA)	m2	91	3,485	\$ 317,135	
B.1.3	Amenities	m2	236	3,613	\$ 852,550	
B.1.4	Front of House	m2	168	3,570	\$ 599,760	
B.1.5	Lennox Theatre	m2	469	5,238	\$ 2,456,388	retain existing structure - increase to 300 seats
B.1.6	Rehearsal Rooms	m2	529	3,825	\$ 2,023,425	new built
B.1.7	Dressing Rooms	m2	665	3,485	\$ 2,317,525	
B.1.8	Corridors	m2	487	3,145	\$ 1,531,615	Grd & Level 1
B.1.9	Plant / Store	m2	180	2,763	\$ 497,250	Grd & Level 1
B.1.10	Foyer and Balcony	m2	557	3,570	\$ 1,988,490	
B.1.11	Internal Courtyard	m2	206	3,018	\$ 621,605	
B.1.12	Plant and Equipment Upgrade to Lennox Theatre	Item			incl	included in B.1.5
					\$ 15,366,273	
B.2 Ancillary Works						
B.2.1	Disconnect, demolish existing facilities	m2	1,609	500	\$ 804,500	incl Lennox Theatre (to keep structure only)
B.2.2	Construct new structure for expansion	m2	2,695	1,200	\$ 3,234,000	
B.2.3	Make good and connection to existing	Item			\$ 350,000	

Ref	Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Assumptions
					\$ 4,388,500	
B.3	<u>Lennox Theatre AV Equipment (Upgrade)</u>					scope as advised by Theatre Planners
B.3.1	New Seating	Item				incl included in B.1.5
B.3.2	Upgrade Rigging	Item				incl included in B.1.5
B.3.3	Replace all stage drapes	Item				incl included in B.1.5
B.3.4	Replace all fixed installed Stage Light Equipment	Item				incl included in B.1.5
B.3.5	Replace some portable stage lighting fixtures	Item			\$ 165,000	
B.3.6	Replace AV Systems	Item				incl included in B.1.5
B.3.7	Replace most of Sound System	Item				incl included in B.1.5
					\$ 165,000	
B	Sub-Total	m2	4,304	4,628	\$ 19,919,773	
C	STAGE 3 WORKS					
C.1	<u>Building Works (New)</u>					reduced str & fin compared with Opt 3
C.1.1	Foyer and Balcony	m2	485	3,570	\$ 1,731,450	Grd + Level 1
C.1.2	Retail / Dining	m2	352	3,018	\$ 1,062,160	Grd
C.1.3	Theatre Admin	m2	358	3,570	\$ 1,278,060	Level 1
C.1.4	Corridors	m2	60	3,145	\$ 188,700	Level 1
C.1.5	Light Locks	m2	63	3,570	\$ 224,910	Level 1
					\$ 4,485,280	
C.2	<u>Building Works (Upgrade)</u>					incl demo and services reconfiguration
C.2.1	Dressing Rooms	m2	117	2,800	\$ 327,600	
C.2.2	Amenities	m2	55	3,000	\$ 165,000	
C.2.3	New ramps to light lock	No	2	15,000	\$ 30,000	incl doors
C.2.4	New egress staircase	mr	8	5,000	\$ 40,000	
C.2.5	Riverside Theatre Re-raking of floor incl new finishes, AV and seats	m2	1,232	5,853	\$ 7,210,280	incl modification of Circle Level for increase seating capacity
C.2.6	Plant and Equipment Upgrade to Riverside Theatre	Item			\$ 302,316	upgrade required on yr 1-5 only
					\$ 8,075,196	
C.3	<u>Ancillary Works</u>					
C.3.1	Demolish existing foyer	m2	385	250	\$ 96,250	incl disconnection of services
C.3.2	Preparation works for new Retail	m2	307	100	\$ 30,700	minor demo, services diversion, etc
C.3.3	Underpinning of foundation adjacent to Stg 3	Item				incl included in Stg 1
C.3.4	Temporary blockup of ground flr	m2	500	200	\$ 100,000	adj to Stg 2
C.3.5	Make good to connections and surroundings	Item			\$ 350,000	
					\$ 576,950	
C.4	<u>Riverside Theatre AV Equipment (New)</u>					scope as advised by Theatre Planners
C.4.1	New Seating	Item				incl included in A1.1
C.4.2	Rigging	Item				incl included in A1.1
C.4.3	Stage Drapes	Item				incl included in A1.1
C.4.4	Stage Lighting Equipment	Item				incl included in A1.1
C.4.5	Portable stage lighting fixtures	Item			\$ 652,300	
C.4.6	AV Systems	Item				incl included in A1.1
C.4.7	Sound System	Item				incl included in A1.1
C.4.8	Upgrade to forestage lift	Item				incl included in A1.1
					\$ 652,300	
C	Sub-Total	m2	2,732	5,047	\$ 13,789,726	
TOTAL BUILDING COST (T.B.C.)		m2	11,780	3,712	\$ 43,730,441	

Ref	Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Assumptions
D	EXTERNAL WORKS					
D.1	Planting of Mature Trees to surrounding	No	15	1,200	\$ 18,000	allowance
D.2	Upgrading of Market Street	m2	625	250	\$ 156,250	
D.3	Footpath/hardpaving along Market & Church St	m2	1,400	300	\$ 420,000	
D.4	Ramps and Footpath along River side	m2	1,460	150	\$ 219,000	excl Masden St
D.5	Allowance for general sodtscape	Item			\$ 150,000	
Sub-Total		m2			\$ 963,250	
E	EXTERNAL SERVICES					
E.1	Main power services connection	Item	1			N/A
E.2	External lighting (Provisional Allowance)	Item	1		\$ 180,000	
E.3	Sewer connection	Item	1			N/A
E.4	Stormwater including detention basin (Provisional Allowance)	Item	1			N/A
E.5	Potable water connection	Item	1			N/A
E.6	Substation	Item	1		\$ 250,000	assumed new
Sub-Total					\$ 430,000	
NETT CONSTRUCTION COST (N.C.C.) @ Dec '12		m2	11,780	3,831	\$ 45,123,691	
F	CONTINGENCIES					
F.1	Design Contingency		5%		\$ 2,256,000	
F.2	Construction Contingency		5%		\$ 2,256,000	
GROSS CONSTRUCTION COST (G.C.C.) @ Dec '12		m2	11,780	4,214	\$ 49,635,691	
G	PROJECTS COST					
G.1	Land Costs					Excluded
G.2	Removalist/Relocations		2%			Excluded
G.3	Professional Fees / Council Fees		12%		\$ 5,956,000	
TOTAL DEVELOPMENT COST (T.D.C) @ Dec '12		m2	11,780	4,719	\$ 55,591,691	

Note: Please refer to Section B & C for inclusions and exclusions.

Recommendations for Design Development

Theatres

- Sightlines must be improved and eliminate the flat areas in the rake
- Ensure the orchestra pit has 2 means of egress that are not via storage or workshop areas
- DDA access to the upper seating levels to be developed
- The orchestra pit at the basement level will require two means of egress through a corridor, not a workshop.
- Review access to Workshop and Orchestra Pit to ensure no transfer of dust and debris from one to the other

Administration

Location is reasonable with good park views. Consider located with visibility into the foyer

Retail / Dining

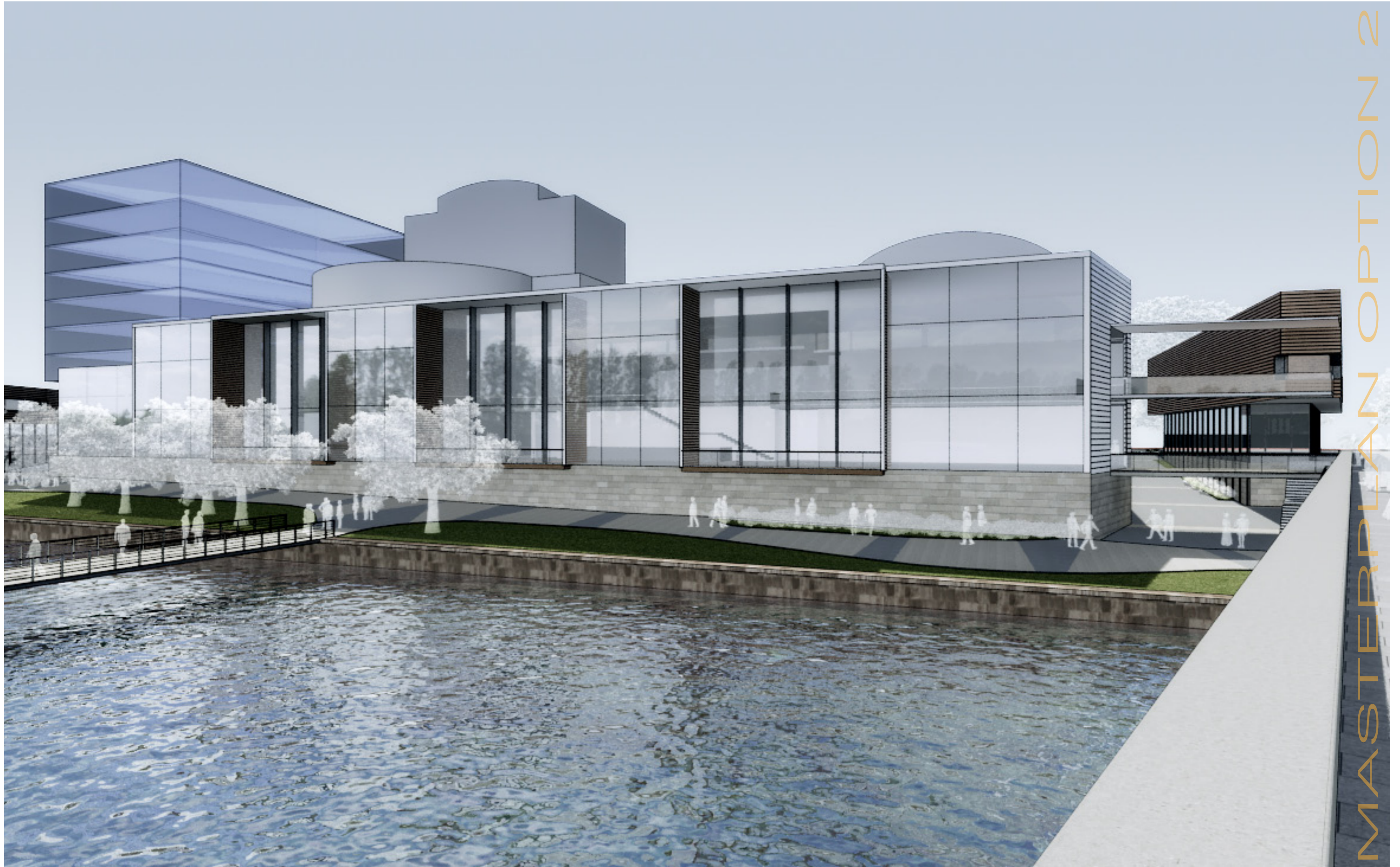
Good extension of Eats St into market street

Front of House

- Require DDA access to gallery foyer.
- Ensure that the bars and toilet access do not interfere with one another.
- Customer service area to be lengthened and kept in current location
- Amenities to be included to the gallery foyer
- DDA access to gallery foyer requires consultant review

Back of House

- Dock to corridor interface to be refined
- Ensure that at least on the rehearsal room is the correct size for use as a Riverside Theatre rehearsal space based on final stage design.
- Provide toilet facilities near the rehearsal rooms
- Consider extending lift to basement level
- Dock area development should consider:
 - An external receiving platform so that materials can be unloaded and moved into the back of house corridor for access to Lennox and Rafferty’s.
 - Provide separate space for garbage
 - It would be best to have an exterior (but covered) loading/unloading area with a dock leveller
- Provide a stage door and back of house offices.



MASTERPLAN

OPTION 03

Riverside Expanded 1100 seats

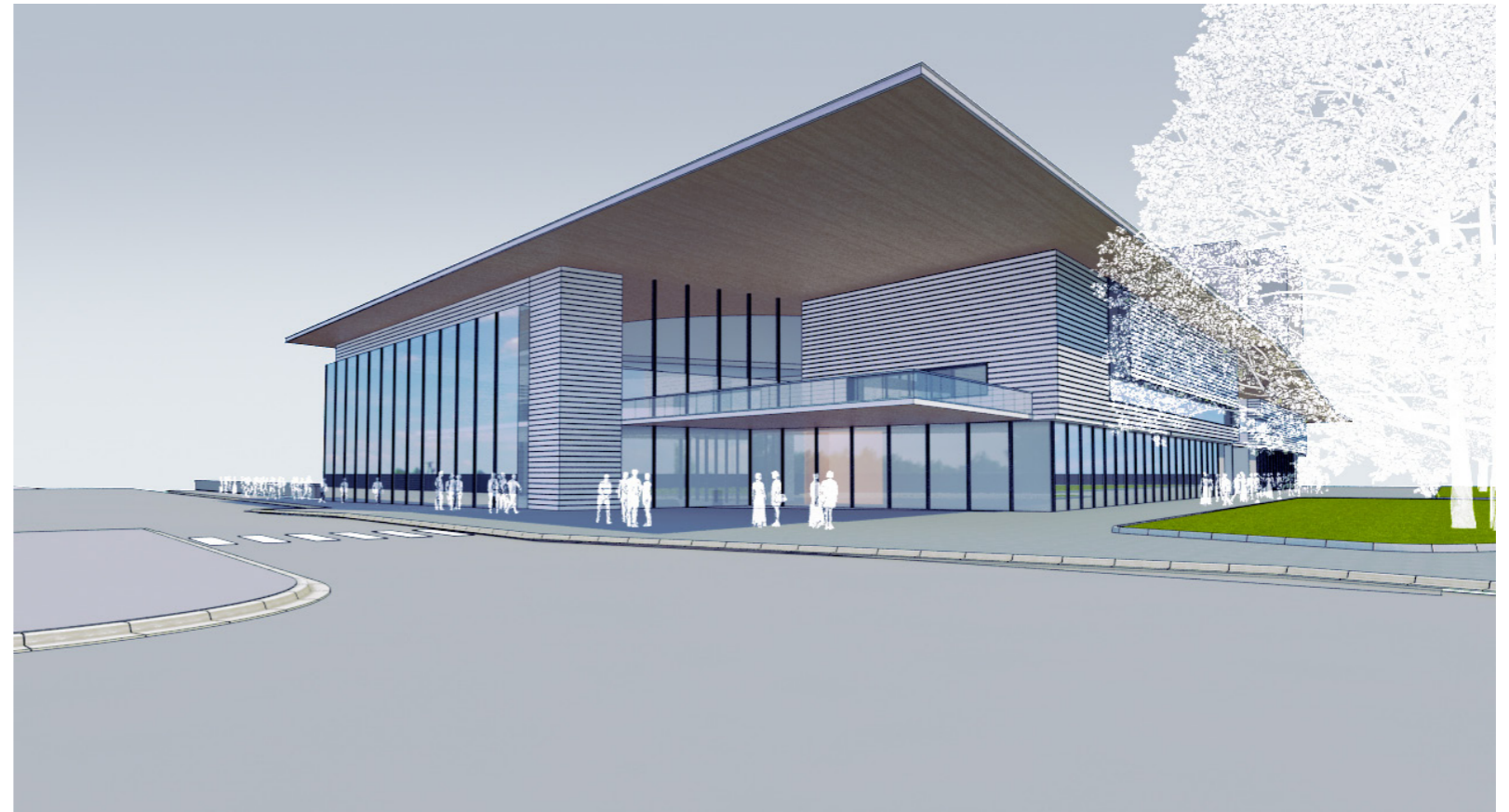
Option 3 Summary

Option 3 provides for staged reconstruction of the building to allow for continued theatre operation.

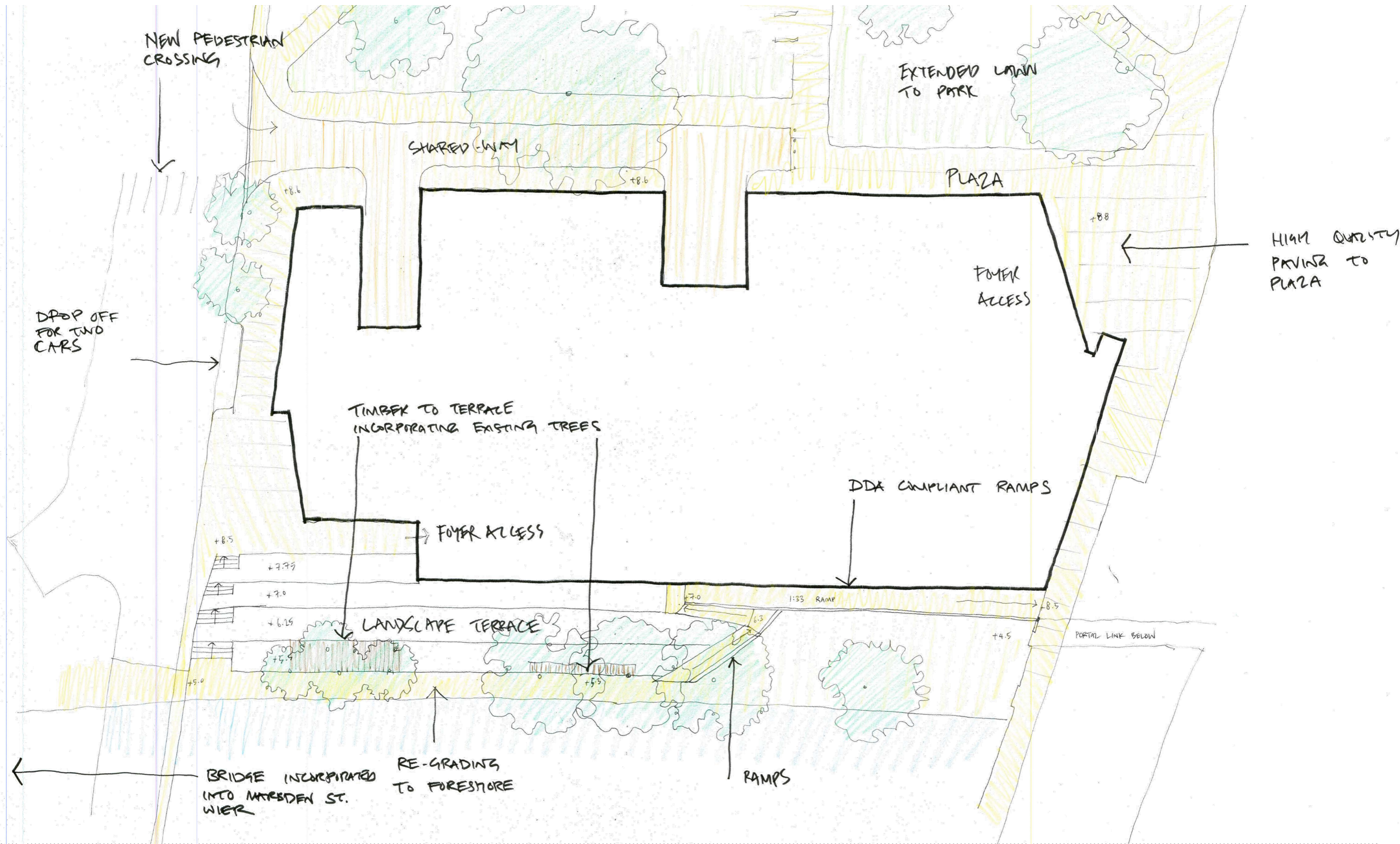
Riverside Theatre would expand to a capacity of 1100 Seats.

Option 3 Features

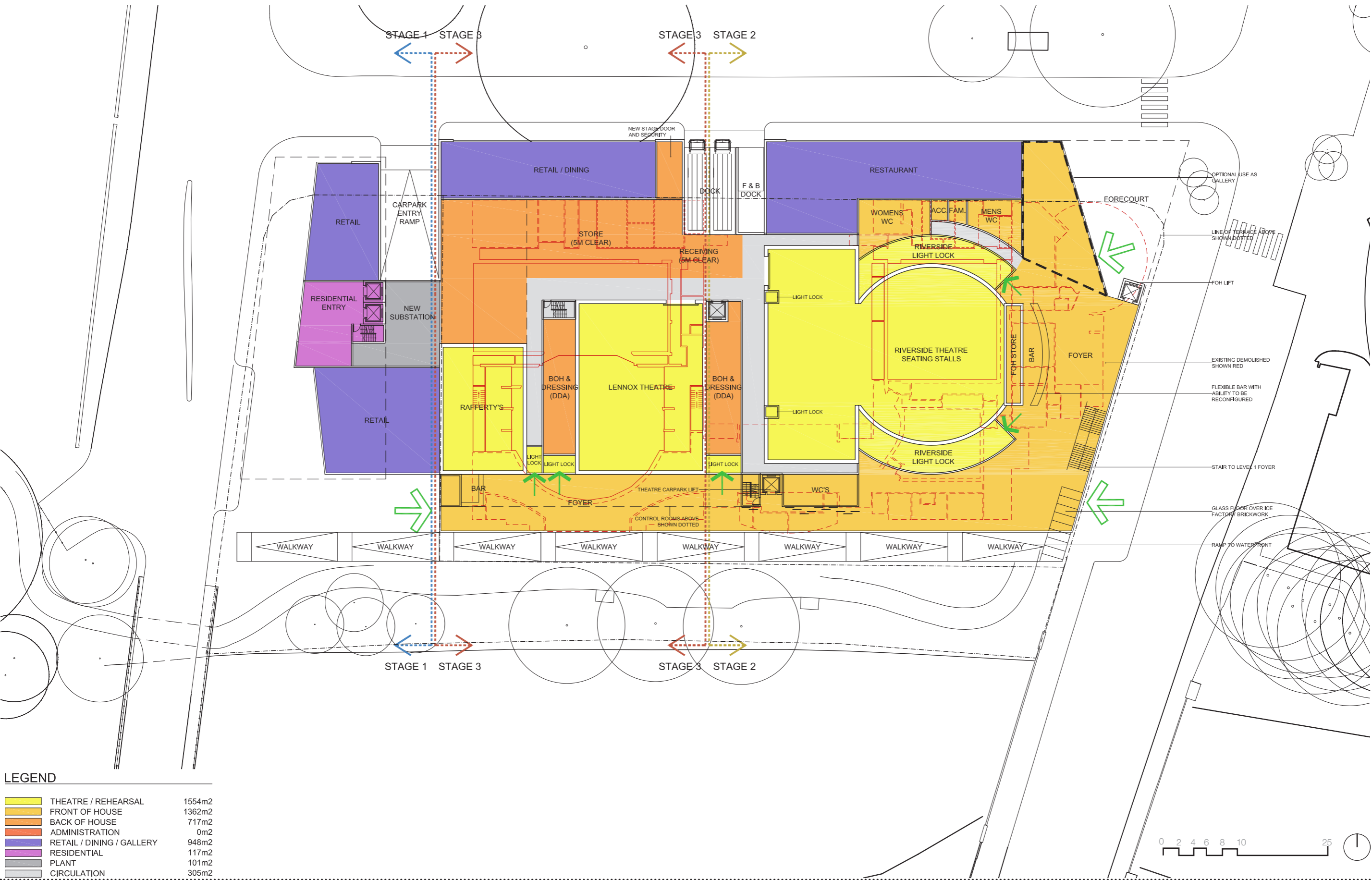
- Retail / Dining / Foyer activation to all street frontages
- Foyer reconfigured to address the riverfront, Church St and Prince Alfred Park
- Accessible connection to the riverfront and future Portals, Convention and Discovery Centres
- New Riverside theatre with 1100 seats to attract new ;ager productions to Riverside
- New Lennox Theatre expanded to 400 seats
- Rafferty's Theatre reconstructed with 150 seats
- 2 new Rehearsal / Function Rooms 600m2
- Foyer and front of house facilities expanded by 750m2
- New outdoor space adjacent the foyer at ground and Level 1
- Back of House facilities expanded by 800m2 including Dressing Rooms, Storage etc
- New forward in forward out Dock with 3m wide circulation path to Lennox Theatre
- New 4000m2 Residential Tower
- 1000m2 Additional Retail / Dining
- Well sized and located customer service area to Riverside
- Familiar round shape to Riverside maintained
- Prompt side stage expanded compared to existing



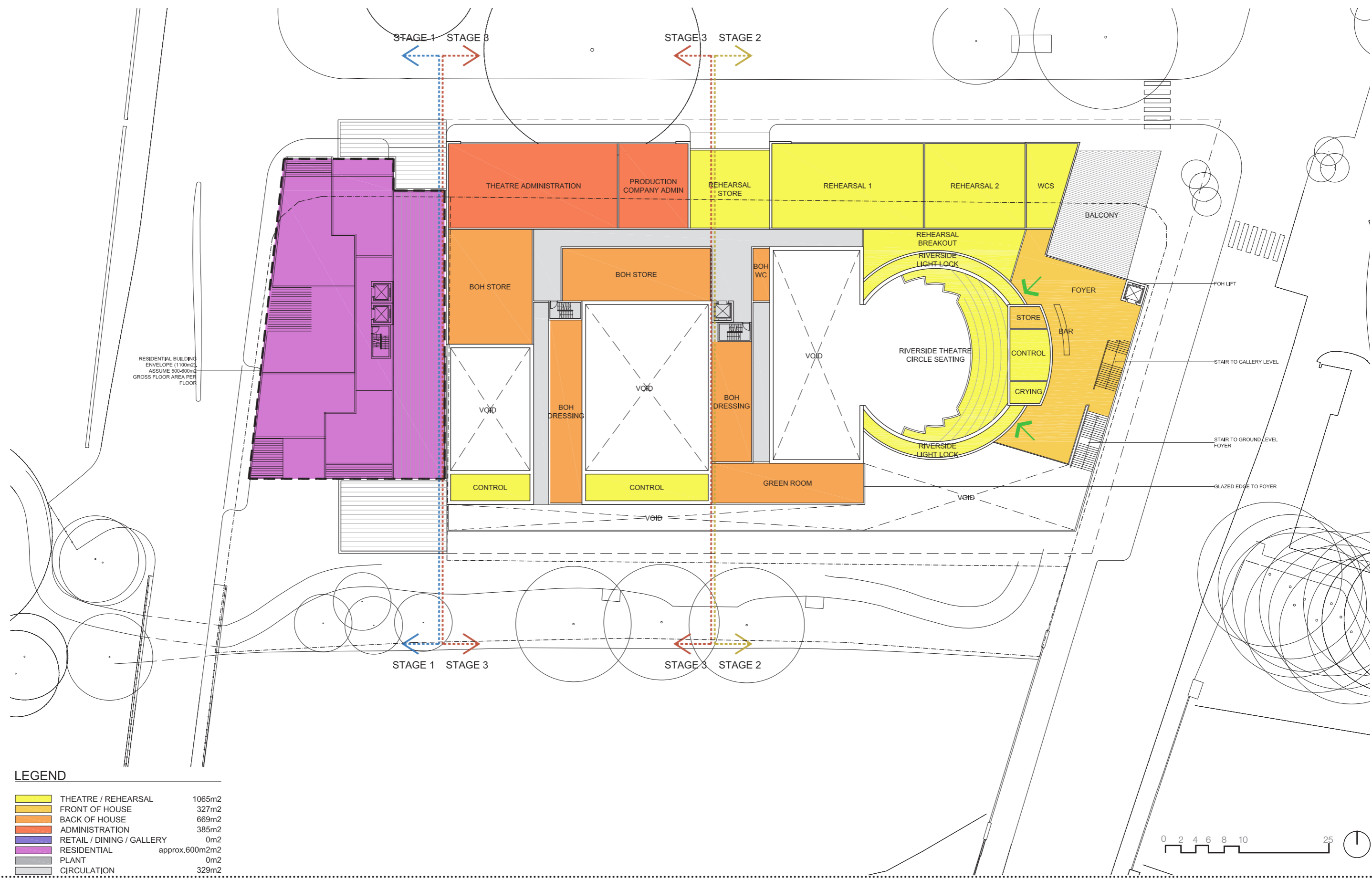
Public Domain Plan



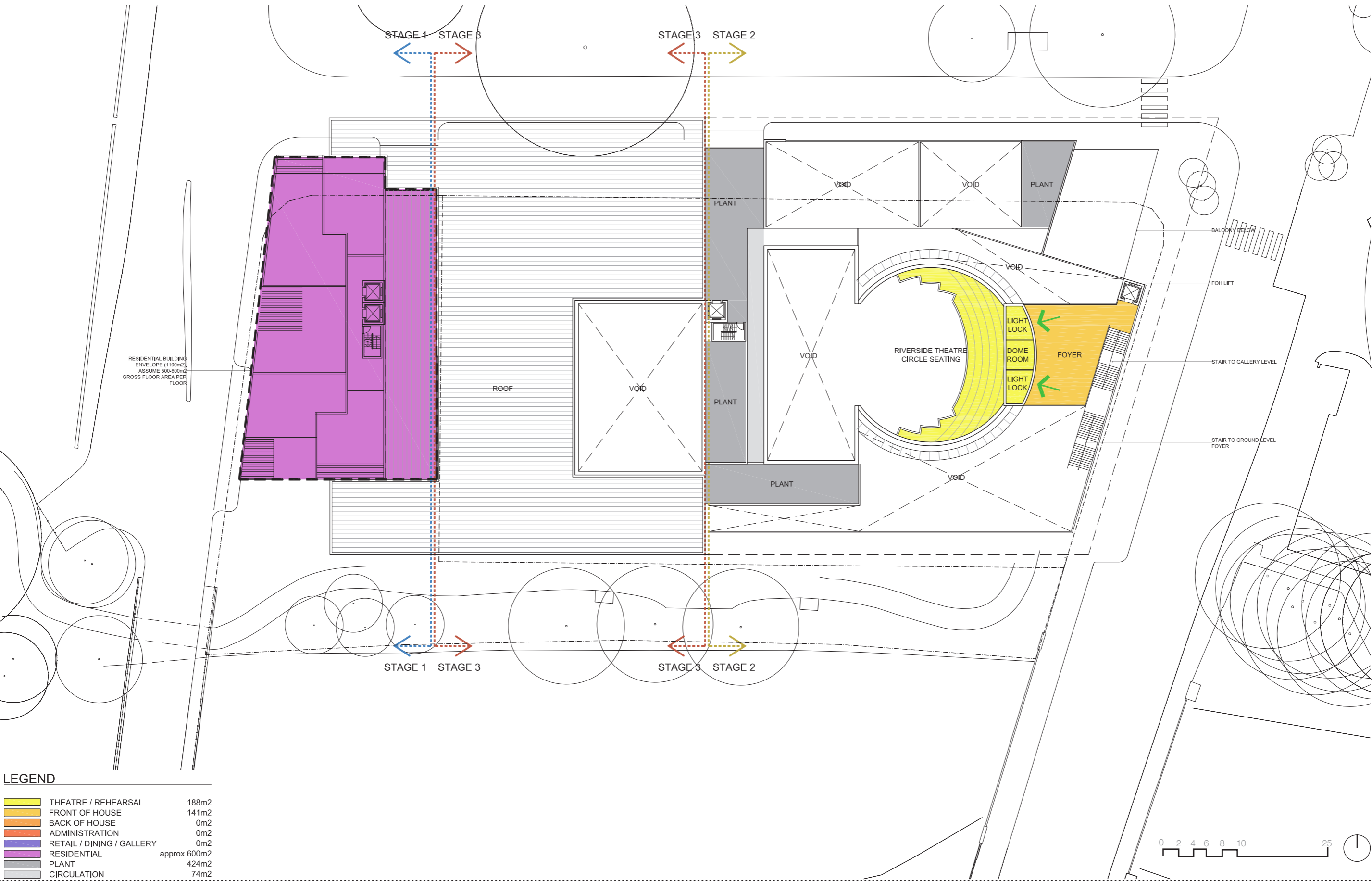
Ground Floor Plan



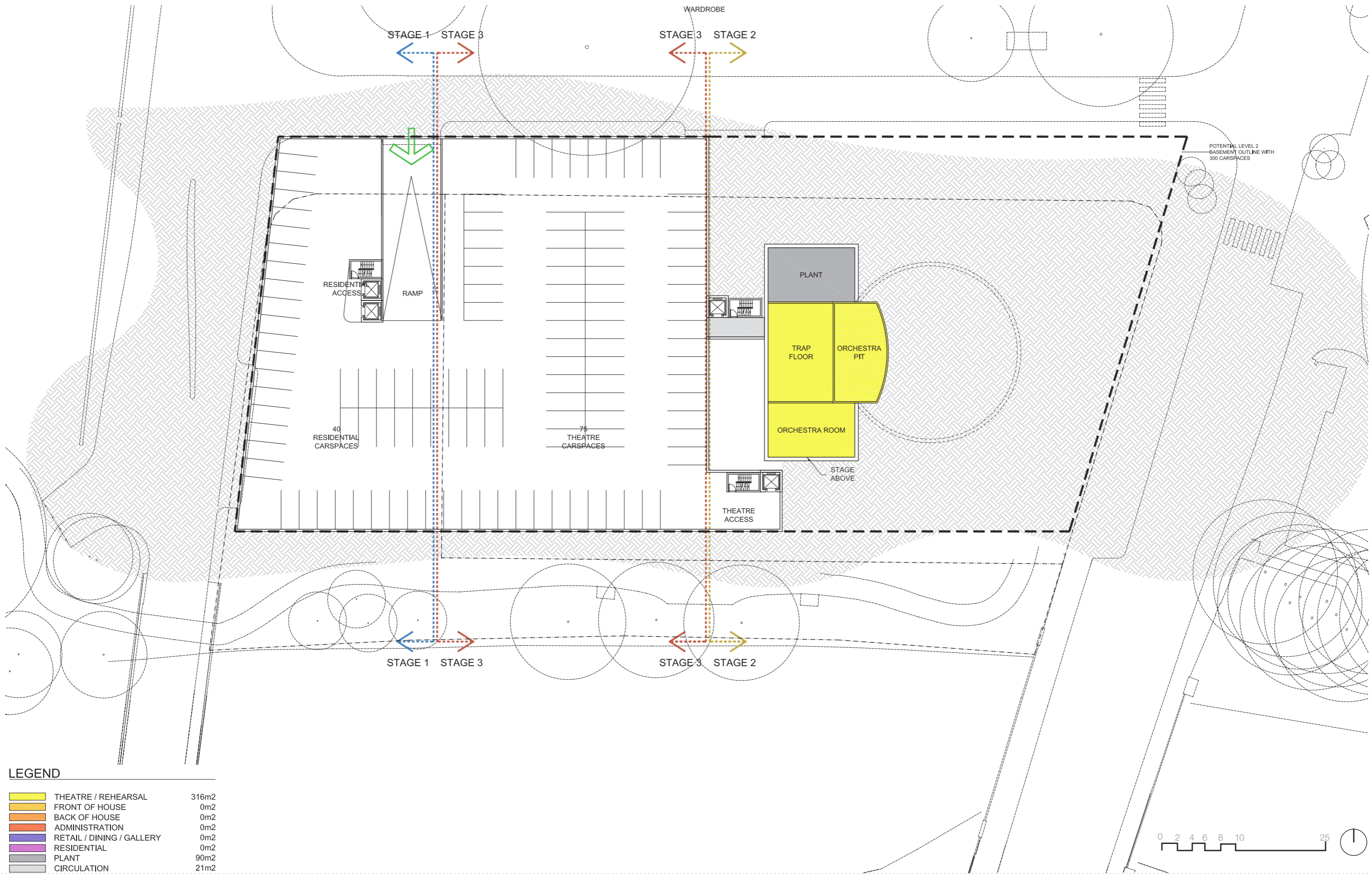
Level 1 Floor Plan

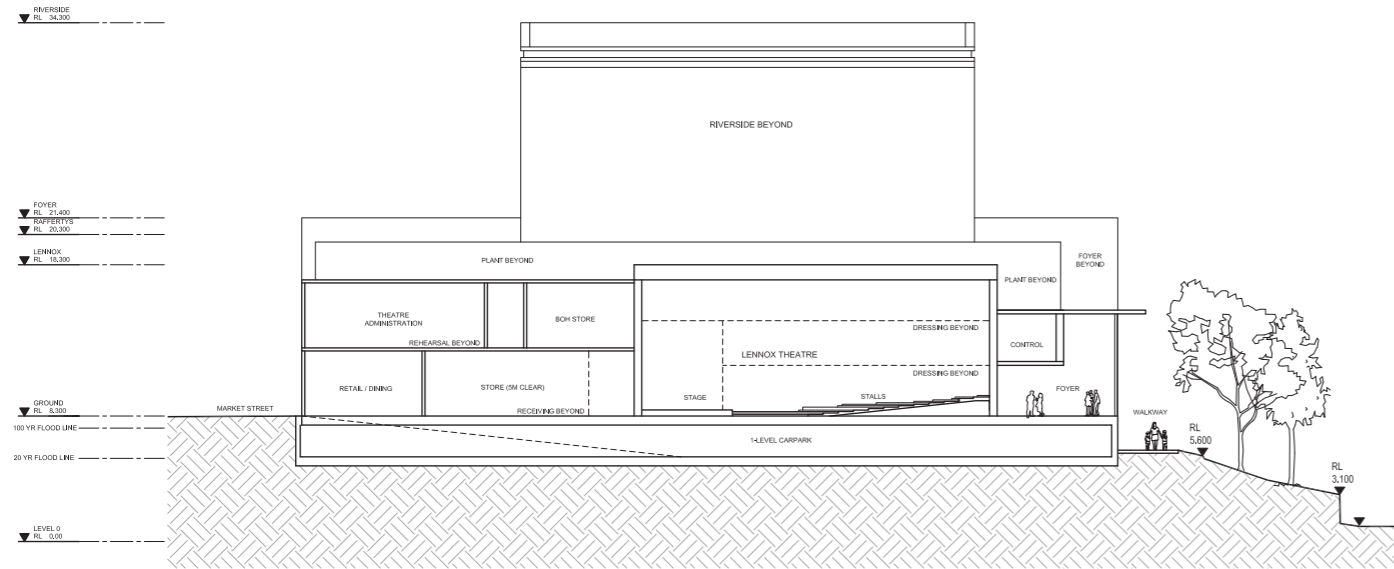


Level 2 Floor Plan

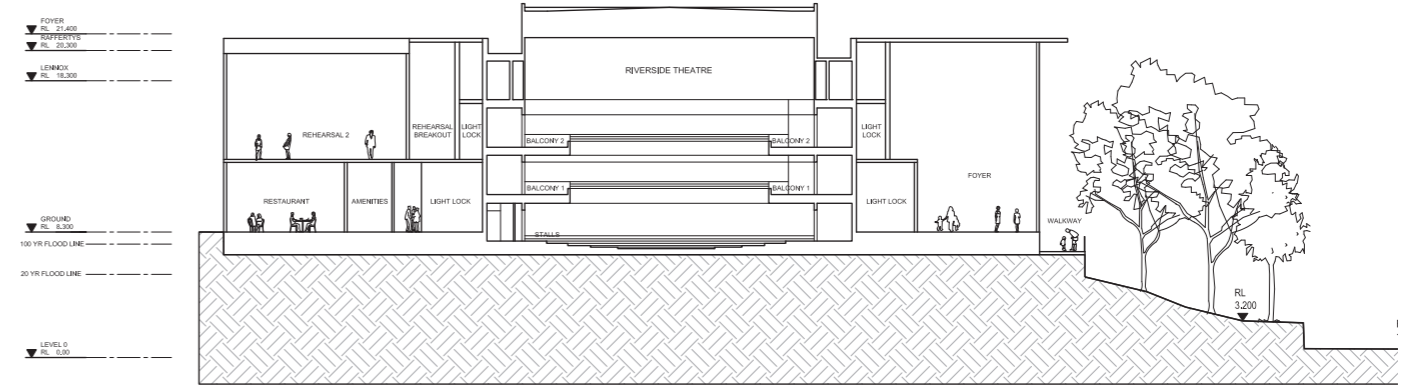


Basement Plan

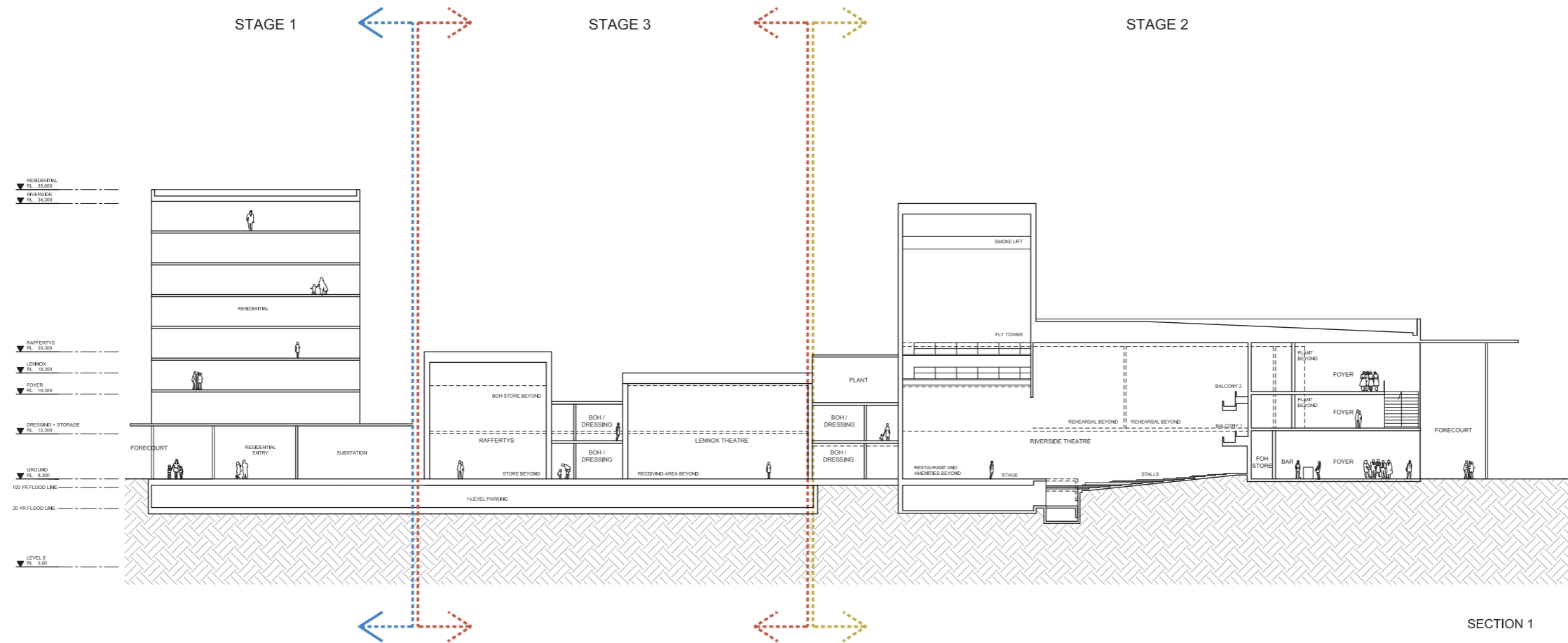




SECTION 2

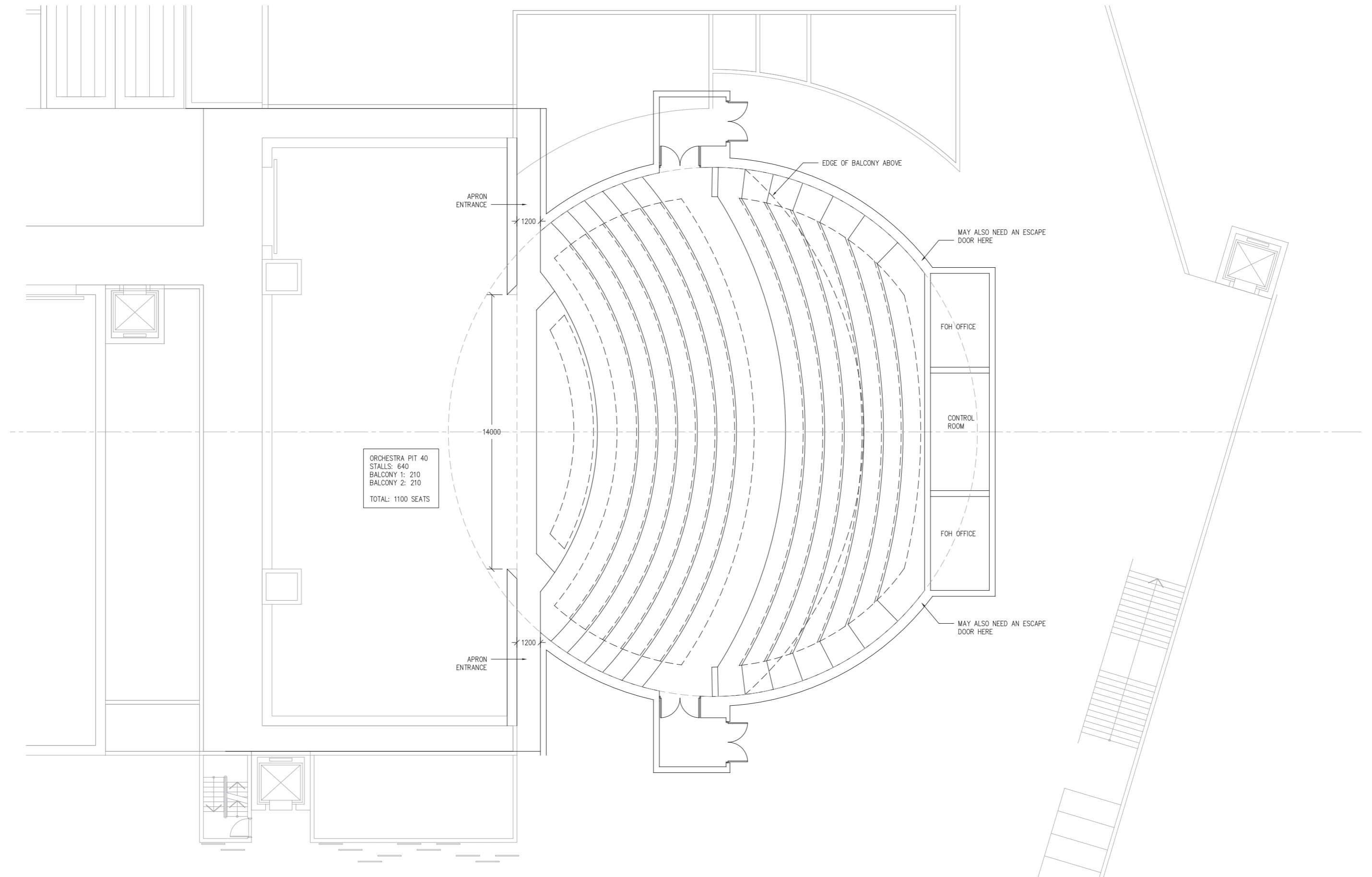


SECTION 3

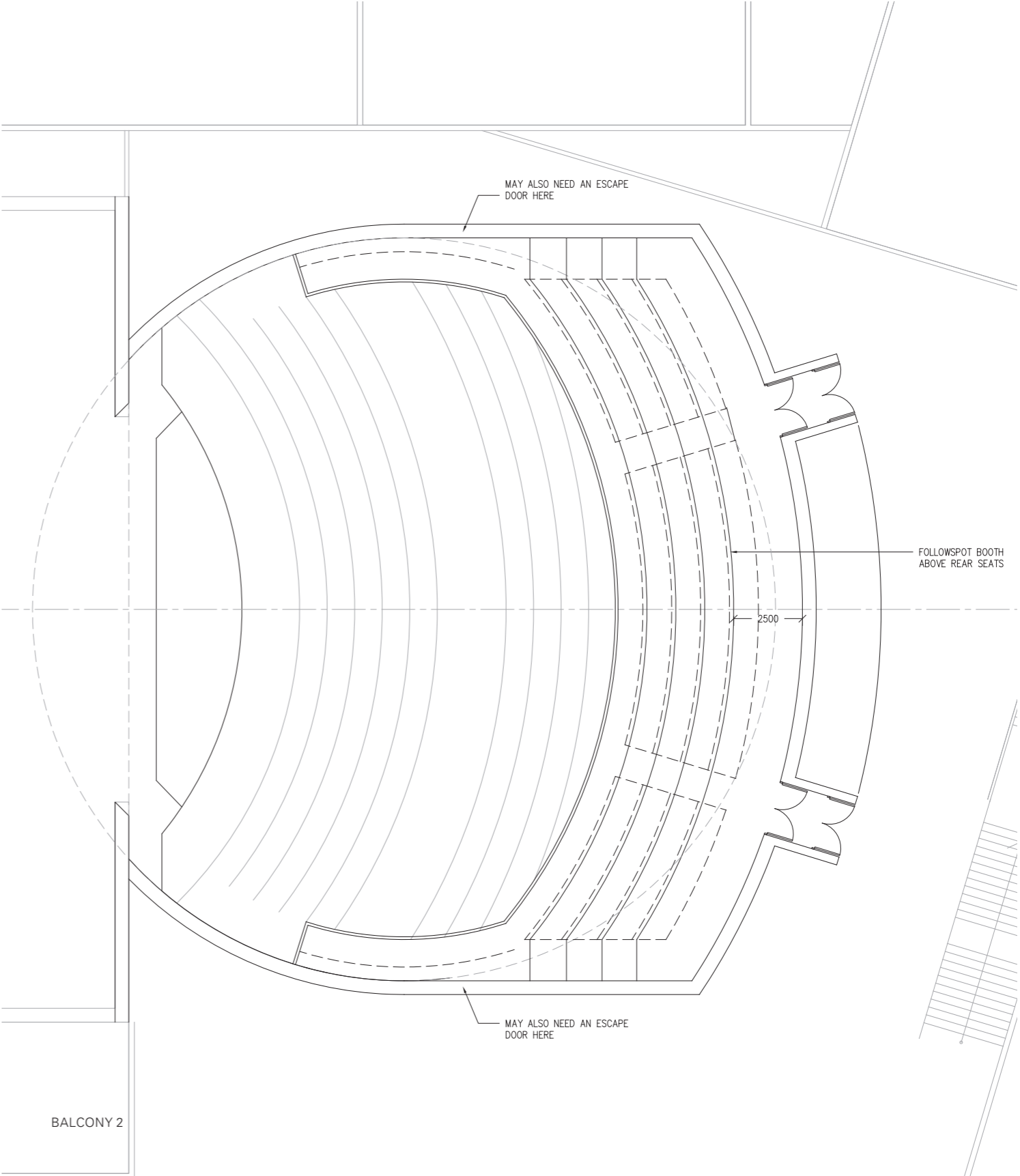
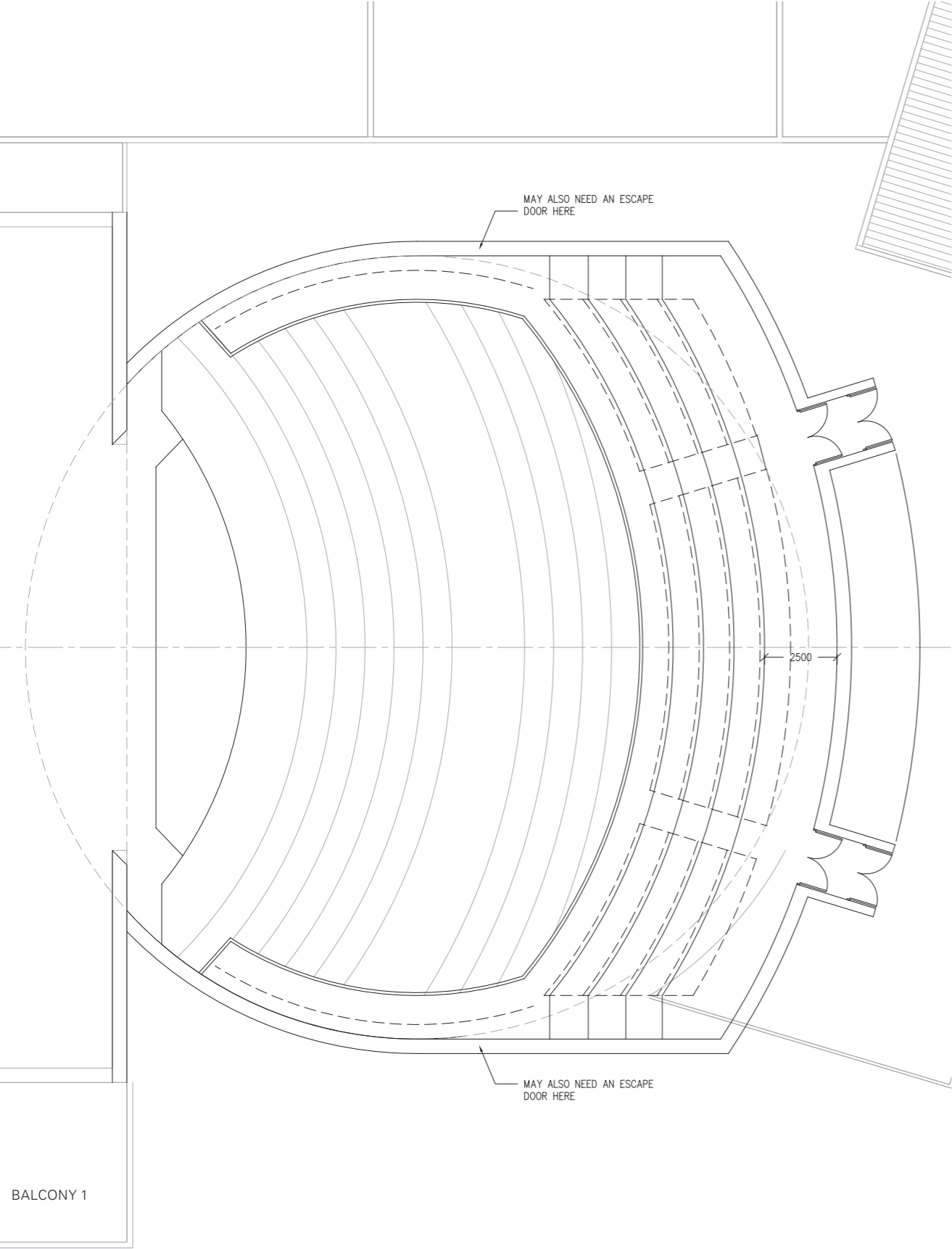


Plan - Stalls

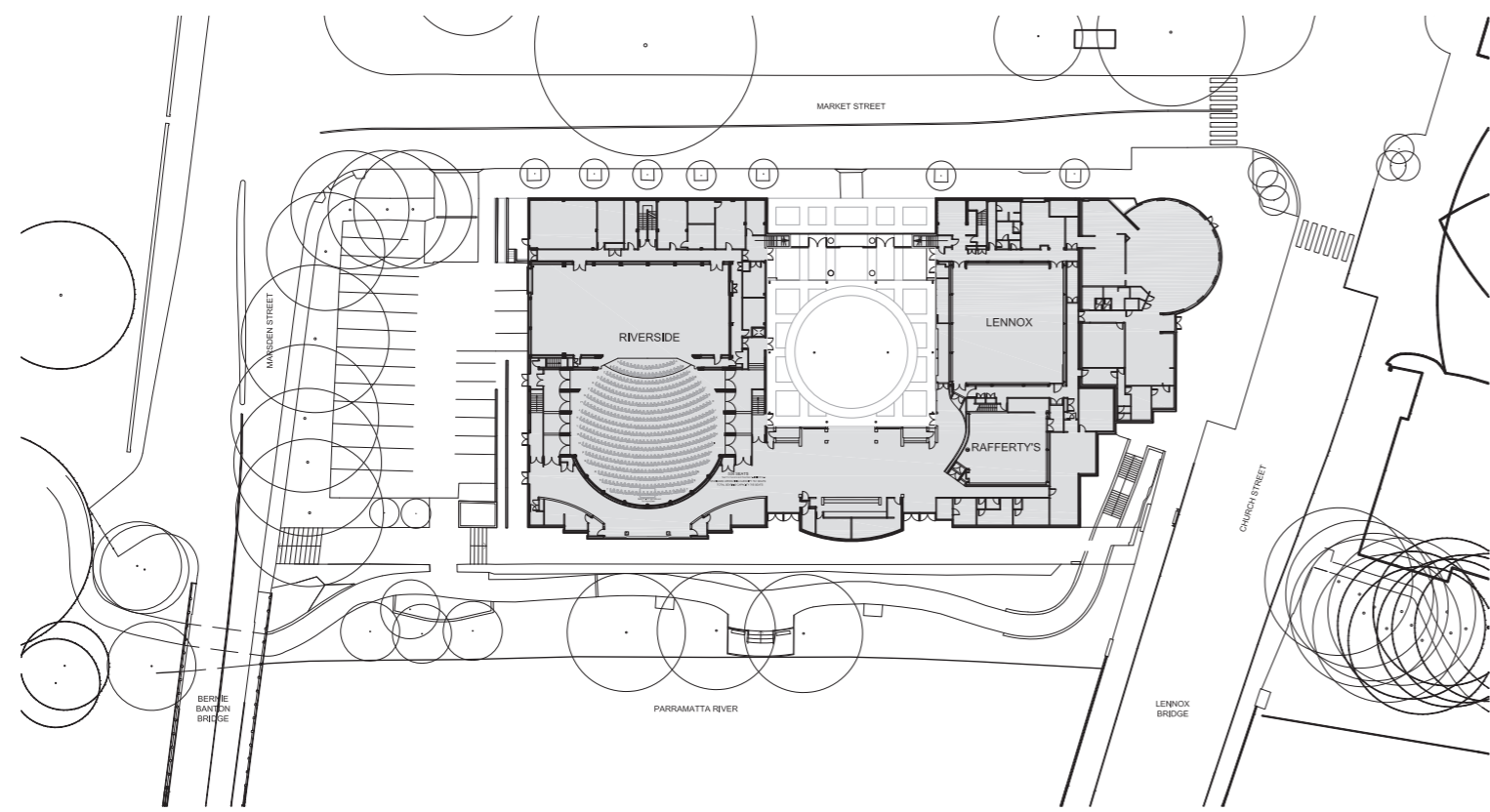
MASTERPLAN OPTION 3



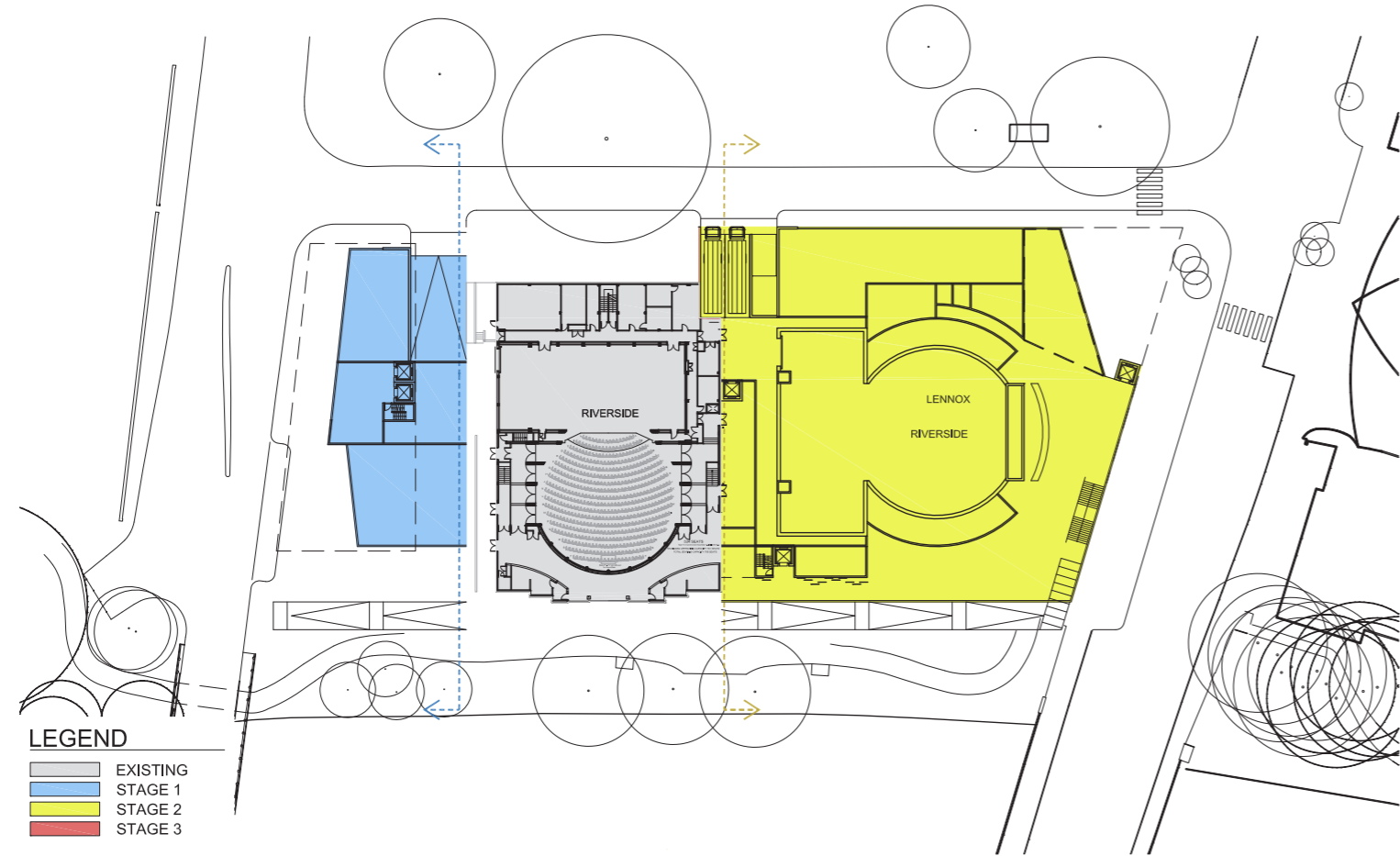
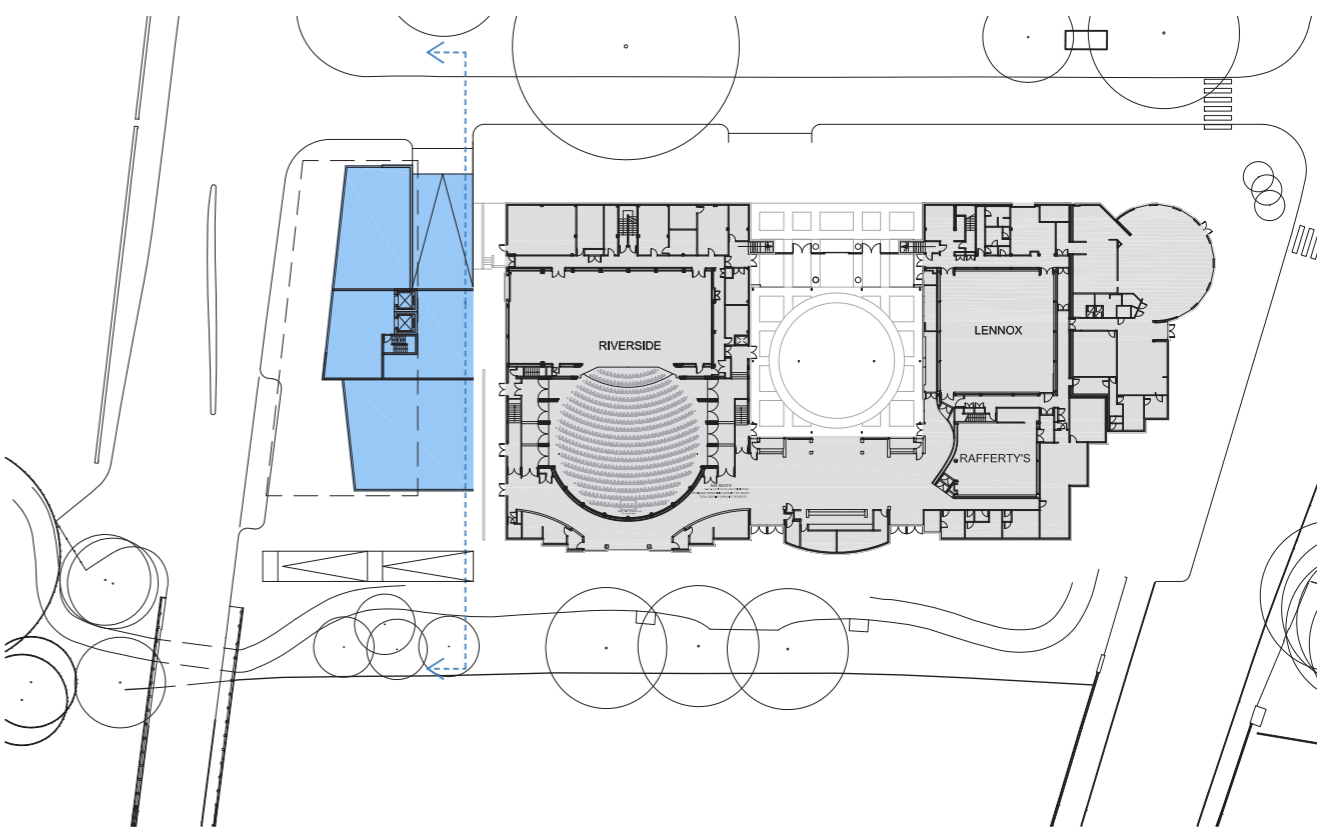
Plan - Balcony



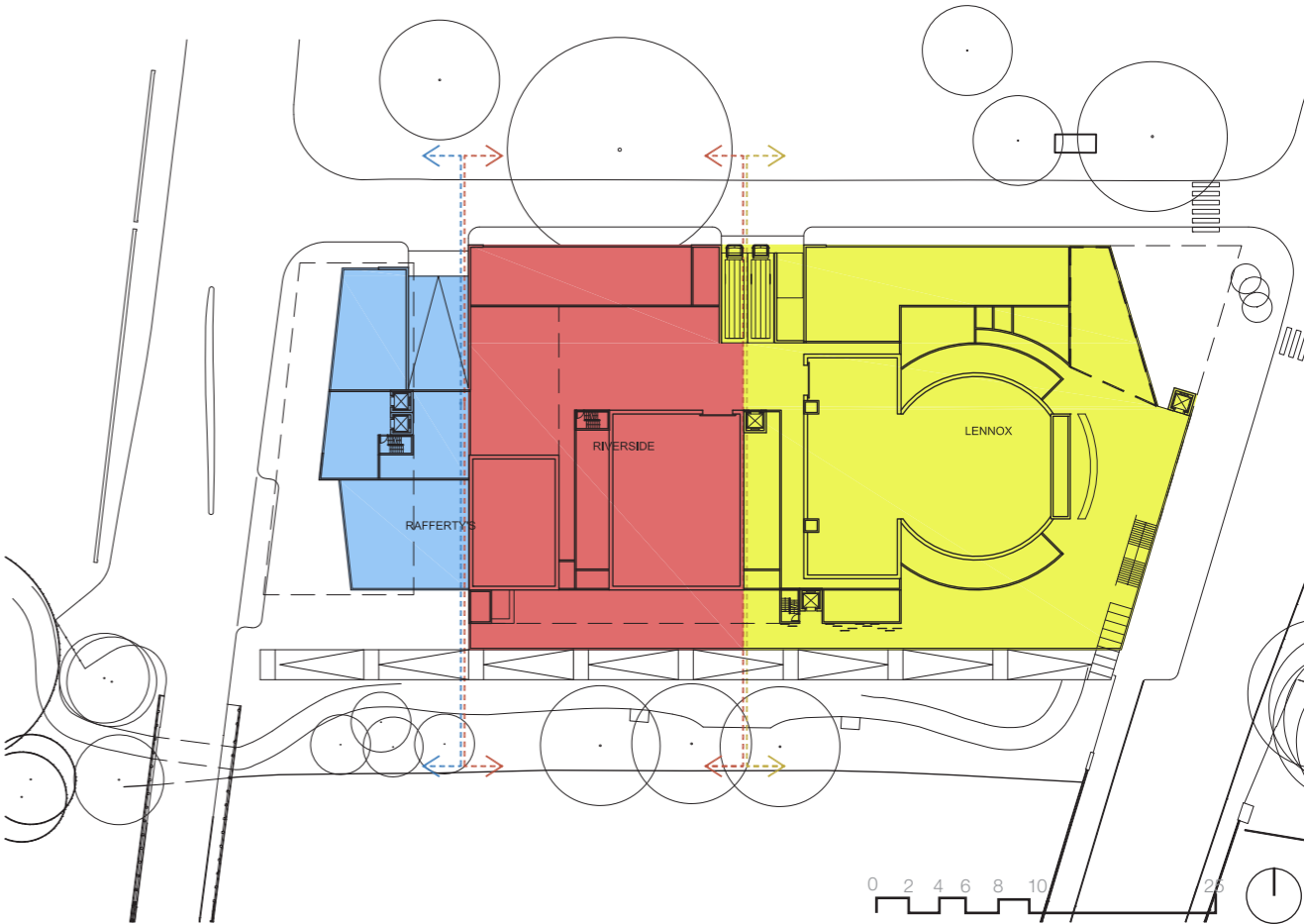
Staging Plans

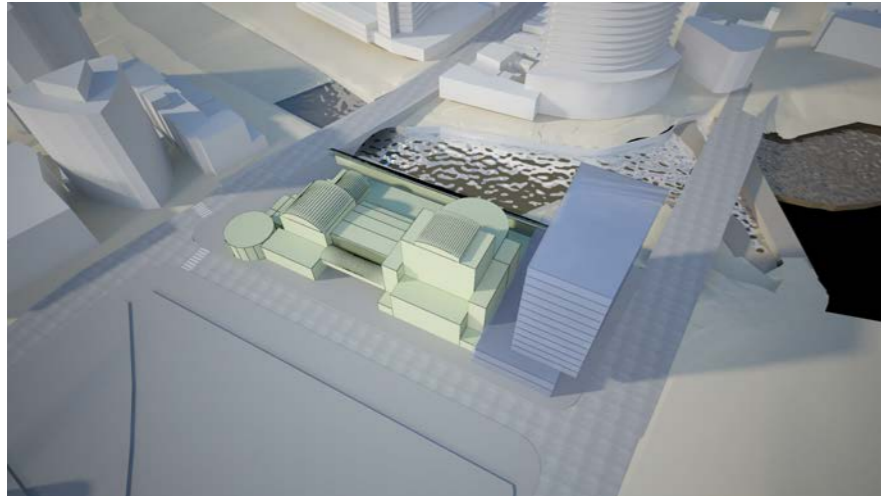


EXISTING GROUND FLOOR PLAN



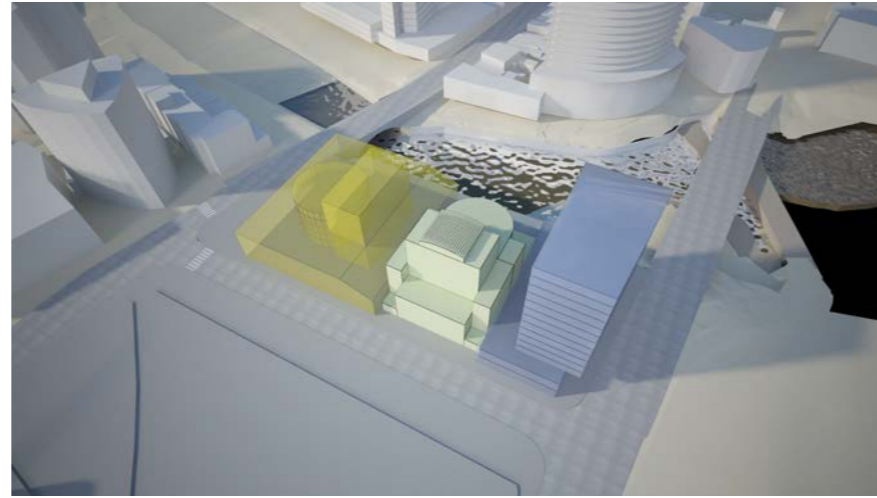
STAGE 2





STAGE 1

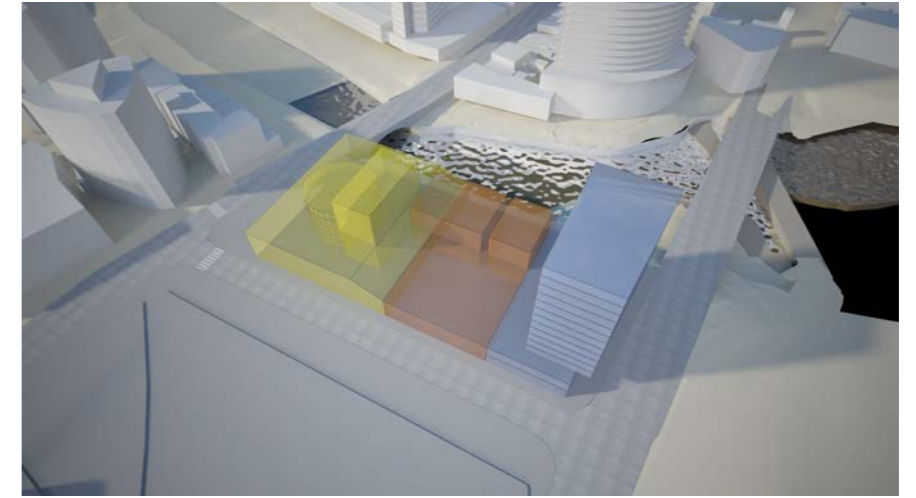
- Residential Tower
- New Retail
- New Substation
- New Carpark



STAGE 2

- New Riverside theatre
- New FOH and BOH to support Riverside Theatre
- New Rehearsal Rooms

NB - The existing Riverside theatre can remain functional while the new theatre is constructed



STAGE 3

- Extend new Foyer
- New Lennox Theatre
- New Rafferty's Theatre
- New back of house
- Extend new Carpark

Cost Summary

Ref	Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Assumptions
A.1 THEATRE / REHEARSAL						
A.1.1	Riverside Theatre	m2	1,820	8,650	\$ 15,743,000	1100 seats
A.1.2	Lennox Theatre	m2	580	6,750	\$ 3,915,000	400 seats
A.1.3	Rafferty's Theatre	m2	211	5,150	\$ 1,086,650	150 seats
A.1.4	Rehearsal Rooms	m2	513	4,500	\$ 2,308,500	
A	Sub-Total	GFA	3,124	7,379	\$ 23,053,150	Gantries excl
A.2 AV EQUIPMENT						
A.2.1 Riverside Theatre						
					scope as advised by Theatre Planners	
A.2.3.1	New Seating	Item			incl	included in A1.1
A.2.3.2	Rigging	Item			incl	included in A1.1
A.2.3.3	Stage Drapes	Item			incl	included in A1.1
A.2.3.4	Stage Lighting Equipment	Item			incl	included in A1.1
A.2.3.5	Portable stage lighting fixtures	Item			\$ 652,300	
A.2.3.6	AV Systems	Item			incl	included in A1.1
A.2.3.7	Sound System	Item			incl	included in A1.1
A.2.3.8	Upgrade to forestage lift	Item			incl	included in A1.1
					\$ 652,300	
A.2.2 Lennox Theatre						
					scope as advised by Theatre Planners	
A.2.3.1	New Seating	Item			incl	included in A1.2
A.2.3.2	Rigging	Item			incl	included in A1.2
A.2.3.3	Stage Drapes	Item			incl	included in A1.2
A.2.3.4	Stage Lighting Equipment	Item			incl	included in A1.2
A.2.3.5	Portable stage lighting fixtures	Item			\$ 248,600	
A.2.3.6	AV Systems	Item			incl	included in A1.2
A.2.3.7	Sound System	Item			incl	included in A1.2
					\$ 248,600	
A.2.3 Raffertys Theatre						
					scope as advised by Theatre Planners	
A.2.3.1	New Seating	Item			incl	included in A1.3
A.2.3.2	Rigging	Item			incl	included in A1.3
A.2.3.3	Stage Drapes	Item			incl	included in A1.3
A.2.3.4	Stage Lighting Equipment	Item			incl	included in A1.3
A.2.3.5	Portable stage lighting fixtures	Item			\$ 112,200	
A.2.3.6	AV Systems	Item			incl	included in A1.3
A.2.3.7	Sound System	Item			incl	included in A1.3
					\$ 112,200	
A.2	Sub-Total	GFA			\$ 1,013,100	
B FRONT OF HOUSE						
B.1	Foyer	m2	1,612	4,200	\$ 6,770,400	Foyer incl FOH office& store
B.2	Amenities	m2	218	4,250	\$ 926,500	Toilets
B	Sub-Total	GFA	1,830	4,206	\$ 7,696,900	
C BACK OF HOUSE						
C.1	Dressing Rooms	m2	143	4,100	\$ 586,300	
C.2	Amenities	m2	95	4,250	\$ 403,750	Green Room & Laundry
C.3	Loading Dock & Receiving Area	m2	125	3,900	\$ 487,500	double ht
C.4	Stores	m2	412	3,250	\$ 1,339,000	
C.5	Workshops	m2	167	3,550	\$ 592,850	
C.6	Storage (Double Height)	m2	444	3,900	\$ 1,731,600	
C	Sub-Total	GFA	1,386	3,709	\$ 5,141,000	
D ADMINISTRATION						
D.1	Offices	m2	367	4,200	\$ 1,541,400	
D.2	Amenities	m2	18	4,250	\$ 76,500	Kitchenette and WC
D	Sub-Total	GFA	385	4,202	\$ 1,617,900	

Ref	Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Assumptions
E	RESTAURANT					
E.1	Restaurant/ Retail	m2	1,170	3,550	\$ 4,153,500	assumed cold shell; fitout by tenant
E.2	Dining	m2			incl above	
E.3	Amenities	m2			incl above	
E.4	Stores and Plant Room	m2			incl above	
E	Sub-Total	GFA	1,170	3,550	\$ 4,153,500	
F	PLANT					
F.1	Plant Rooms	m2	615	3,250	\$ 1,998,750	
F	Sub-Total	GFA	615	3,250	\$ 1,998,750	
G	CIRCULATION					
G.1	Stairs	m2	729	3,700	\$ 2,697,300	incl Gantry Access Stair
G.2	Corridors	m2			incl above	
G	Sub-Total	GFA	729	3,700	\$ 2,697,300	
H	CARPARKING					
H.1	New Basement Carpark	m2	1,870	1,200	\$ 2,244,000	Stage 1
H.2	New Basement Carpark	m2	2,832	1,200	\$ 3,398,400	Stage 3
H	Sub-Total	GFA	4,702	1,200	\$ 5,642,400	
	TOTAL BUILDING COST (T.B.C.)	GFA	13,941	3,803	\$ 53,014,000	
I	EXTERNAL WORKS					
I.1	Planting of Mature Trees to surrounding	No	15	1,200	\$ 18,000	allowance
I.2	Upgrading of Market Street	m2	375	250	\$ 93,750	
I.3	Footpath/hardpaving along Market & Church St	m2	1,526	300	\$ 457,800	incl Forecourt/Balcony
I.4	Ramps and Footpath along River side	m2	1,301	150	\$ 195,150	walkway + landscape terrace
I.5	Allowance for general sodscape	Item			\$ 150,000	
I.6	Additional swales and retaining walls for 1:100 year flood prevention	Item			\$ 300,000	
	Sub-Total	m2			\$ 1,214,700	
J	EXTERNAL SERVICES					
J.1	Main power services connection	Item	1		\$ 50,000	
J.2	External lighting (Provisional Allowance)	Item	1		\$ 180,000	
J.3	Sewer connection	Item	1		\$ 80,000	
J.4	Stormwater including detention basin (Provisional Allowance)	Item	1		\$ 500,000	
J.5	Potable water connection	Item	1		\$ 80,000	
J.6	Substation	Item	1		\$ 250,000	assumed new
	Sub-Total				\$ 1,140,000	
K	PROJECT SPECIFICS					
K.1	Demolish existing Theatres	m2	948	500	\$ 474,000	excl open carpark
K.2	Allow for retain and protection to existing trees Provisional Allowance	Item	1		\$ 20,000	
	Sub-Total				\$ 494,000	

Ref	Functional Areas / Project Specifics	Unit	Qty	Rate	Cost	Assumptions
L	STAGING WORKS					
L.1	Stage 1					
L.1.1	Underpinning of foundation adjacent to Stg 3	Item			\$ 350,000	
L.1.2	Temporary blockup to basement carpark	m2	165	350	\$ 57,750	battering + minor propping
L.1.3	Temporary blockup of ground flr	m2	275	250	\$ 68,750	adj to on-grade carpark
L.1.4	Construction of temporary exit/access and loading dock	Item			\$ 250,000	for Stg 3 operation
L.2	Stage 2					
L.2.1	Connection of Stg 1 with Stg 3	Item			\$ 150,000	grd floor only
L.2.2	Underpinning of foundation adjacent to Stg 3	Item			\$ 350,000	
L.2.3	Temporary blockup of ground & upper flr	m2	550	350	\$ 192,500	
L.2.4	Additional temporary plant and equipment	Item			\$ 300,000	for Stg 3 operation whilst Stg 2 is rebuilt
L.2.5	Reconfiguration / diversion of electrical & hydraulic services	Item			\$ 375,000	incl temp. DBs and reconfiguration of lightings & fire exist signage
L.2.6	Minor reconfiguration of mechanical ductworks	Item			\$ 200,000	
L.2.7	Make good to ceiling finishes	Item			\$ 50,000	
L.3	Stage 3					
L.3.1	Temporary blockup of ground flr	m2	275	250	\$ 68,750	adj to Stg 1
L.3.2	Connection to Stage 1 and Stage 2	Item			\$ 500,000	incl services and basement carpark structure
L.3.3	Make good to connections and surroundings	Item			\$ 200,000	incl touch-up to Stg 1
	Sub-Total				\$ 3,112,750	

TOTAL ANCILLARY WORKS	\$ 5,961,450
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NETT CONSTRUCTION COST (N.C.C.) @ Dec '12	m2	13,941	4,230	\$ 58,975,450
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M	CONTINGENCIES				
M.1	Design Contingency	5%		\$ 2,949,000	
M.2	Construction Contingency	5%		\$ 2,949,000	

GROSS CONSTRUCTION COST (G.C.C.) @ Dec '12	m2		\$ 64,873,450
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N	PROJECTS COST				
N.1	Land Costs			Excluded	
N.2	Removalist/Relocations	2%		Excluded	
N.3	Professional Fees / Council Fees	12%		\$ 7,785,000	

TOTAL DEVELOPMENT COST (T.D.C) @ Dec '12	m2	13,941	\$ 72,658,450
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lote: Please refer to Section B & C for inclusions and exclusions.

Recommendations for Design Development

Theatres / Rehearsal Rooms

- Seating rake to be designed for optimal sightlines and include wheelchair spaces for full compliance with DDA
- Riverside stage light locks to be moved to the outside of the stage area in detailed planning
- Views to the park from the rehearsal rooms to be maximised
- Ensure Rehearsal rooms match final design stage sizes for Lennox and Riverside with space around as noted in the areas schedule
- Rehearsal to be located near to WC's
- Access to orchestra pit must be from two separate stairs and this circulation must not pass through storage or other ancillary spaces

Administration

- Admin is too far from foyer. Consider re-planning

Retail / Dining

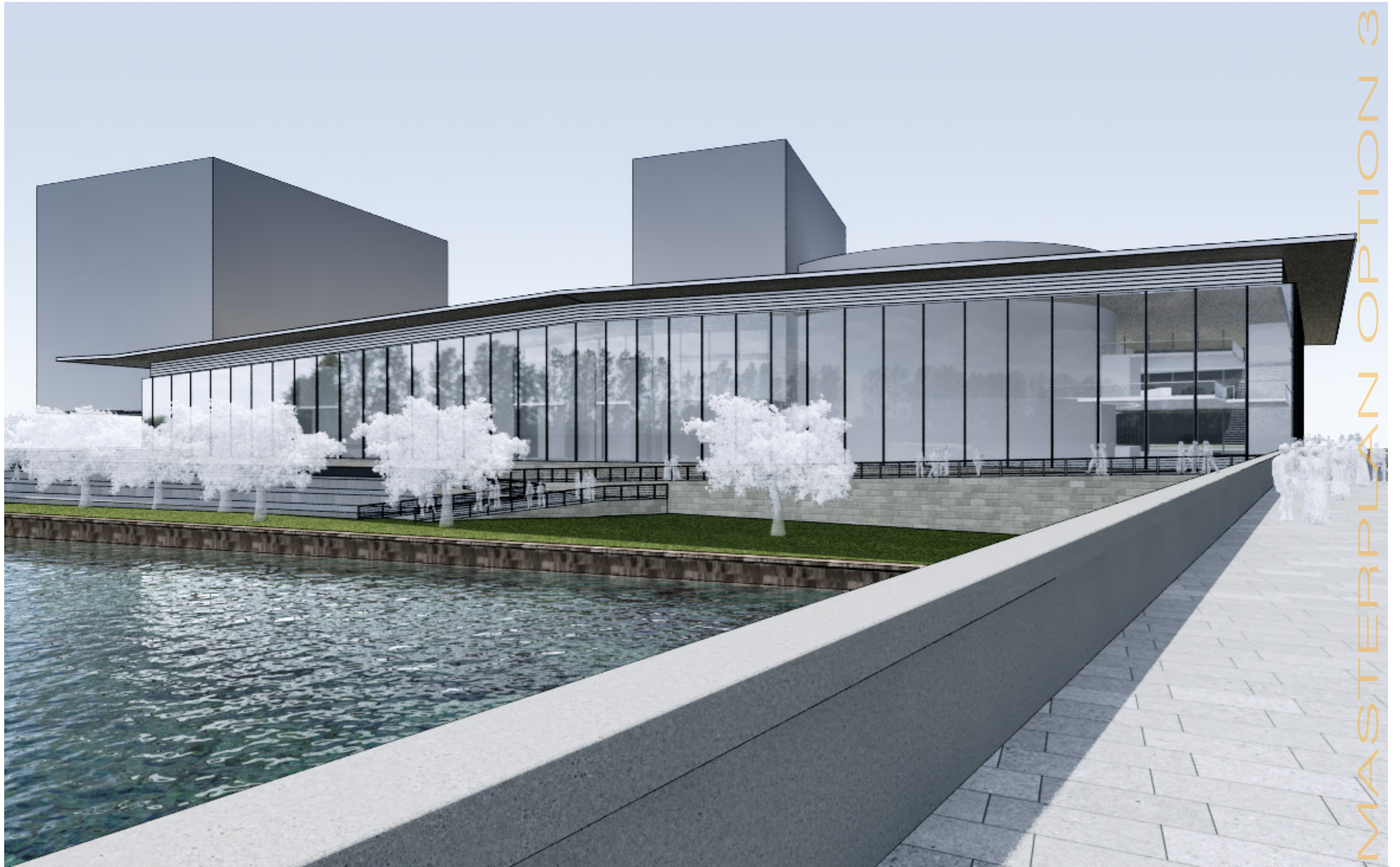
- Foyer activation will need to be considered for all time of day to ensure the success of the market st dining/retail options

Front of House

- Further development of the link to Lennox and Rafferty's is required. The link needs invite the patron from the new main entrance down the path to the two smaller theatres which is currently constrained in width.
- The Lennox and Rafferty's customer service areas require expansion
- Ensure provision of amenities meets bench marks stated in the functional brief

Back of House

- Centralized dock area is well located to access all of the venues.
- Stage door and back of house access to be included adjacent the dock



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Conclusion

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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 maintaining the majority of the existing structure through to complete reconstruction have been demonstrated to allow for PCC and Riverside theatres to make the use of various levels of funding if and when they become available.

Recommendations from further project development include:

1. The area allocation for the functional spaces is based on previous and comparable facilities in the absence of a briefed area schedule and will required 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 theatre loading dock provided in stage 1 is suitable to the long term requirements of Riverside. This presents a serious risk to the ongoing operation of the theatre if not properly considered
4. 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 with 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.

