COMMUNITY CONSULTATION OUTCOMES
FUNCTION CAPACITY

EXISTING PLAN

- Existing Hall (154sqm) and stage (24sqm)
- Multiple uses at different times.
- 150 person functions capacity.
- In the CCCC we can have our cake and eat it too.
- New 200 seat theatre/cinema/concert hall/lecture theatre.
- Flexible community rooms; studio, meeting, classroom.
- Operable walls open rooms up for a flat floor 294sqm multi-purpose hall.
- 230 person function capacity.
- External access to Thompson Ave for setting up events.
- 400 person cocktail functions can be catered for in the Great Hall.
**FUNCTION CAPACITY**

**COMMUNITY HALL - COMMUNITY SPACES + THEATRE - OPTION 1**

- Option raised by the community for a 400 seat function space.
- New theatre to open up and combine with new multi-purpose space.
- Major concerns:
  - Cost to rotate theatre $830,000. Cost to open up spaces along central corridor $150,000
  - Irregular shape
  - Combining specific use spaces leads to compromise services in function mode.
  - Reduced acoustics in theatre especially.
  - Loss of storage and services to community rooms
  - Added costs/time for retractable seating maneuvering
FUNCTION CAPACITY
COMMUNITY HALL - COMMUNITY SPACES - OPTION 2

- Alternative to the previous option for a 400 seat function space.
- Alleviates cost to rotate Theatre but still presents major concerns;
  - Cost to open up spaces along central corridor $150,000
FUNCTION CAPACITY
COMMUNITY HALL - COMMUNITY SPACES - OPTION 3

- As an alternative option raised by the community for a 300 - 400 seat function space.
- New multi-purpose space with access to Thompson Ave to provide short term marquee area.
- The cost of hiring a marquee for a one day event with temporary flooring $6,000
- Option to increased function space to 250 seats
- Alternate option of reducing the storage wing has been tested, in this option an additional 20 seats are accommodated
- Provides 250 seats (320sqm)
- Reduced storage wing only feasible with the storage gained from fixed seating in the theatre
- No increase added to western wall
- High-level budget implication +$35,000
- Option to increased function space to 300 seats
- Additional 110sqm added to the western facade of the community hall. Total area of 404sqm
- Rooms become too elongated for everyday use as community meeting and as classrooms
- Irregular shape
- High-level budget implication of +$320,000
- Option to increased function space to 300 seats
- Additional sqm added to the south of the community hall. Total area of 360sqm
- Rooms are better proportioned than other options. Wider rooms are more preferable than elongated ones.
- Risk of increase and higher costs due to not reusing existing structure for council and PITBA offices
- High-level budget implication of +$320,000
- Option to increased function space to 400 seats
- Additional sqm added to the western facade and the south of the community hall. Total area of 517sqm
- Southern room is better proportioned than other. Wider rooms are more preferable than elongated ones.
- Risk of increase and higher costs due to not reusing existing structure for council and PITBA offices
- Some rooms become too elongated for everyday use as community meeting and as classrooms
- Irregular shape to some rooms
- High-level budget implication of +$570,000
FIXED vs. RETRACTABLE SEATING
SEATING ANALYSIS

RETRACTABLE SEATING
POSITIVE;
- Enables use of theatre space for flat floor multi-purpose activity.
- Access to lighting over seats can be via OH&S compliant platform lift when seats are stacked away. Lights can be set insitu.
- No seat set up time and resources needed.
- Therefore cheaper for the community to hire
- Able to create a high-quality value for money space.
- Controlled acoustics.
- Use of space under for large item storage
- Users will know what they will get

NEGATIVE;
- Higher cost ($900-1,000 per seat including retractable system).
- Operational time and resources required to set up seating. (2-3 people if manually operated will take 5 minutes. 1 person if automated and will take 2-3 minutes). Additional time and resource required to pack up and store tables and chairs in storage facility.
- This will result in an increased fee for hiring the facility to the community
- Variable acoustics depending on seats in or out.
- Loss of floor space required to store retractable seats
- Cost for hoist to access the lights still required for lighting adjustments. Estimated cost - +$15,000
- Inferior comfort levels
- Potential echo and reverberation from retractable floor sections

COMMUNITY COMMENT:
"Theatre/cinema needs retractable seating not fixed as too restrictive on what can be held in it (plays in the round, plays that have table and chairs)"

IMPORTANT: There is the implication of increased hire costs to the community

FIXED SEATING
POSITIVE;
- Lower cost ($300-400 per seat plus cost of fixed risers)
- No seat set up time and resources needed.
- Therefore cheaper for the community to hire
- Able to create a high-quality value for money space.
- Controlled acoustics.
- Use of space under for large item storage
- Users will know what they will get

NEGATIVE;
- Prohibits flat floor multi-purpose activity in the theatre.
- Requires lighting bars to be lowered for access/adjustment over seating. Difficulty in setting lights insitu. Estimated cost of $20,000 for two lighting bars and addition for hoisting function. Adjustment to lighting required for major events or new theatre performances

COMMUNITY COMMENT:
“Great that we will have a seated hall area for shows, presentations, all sorts of events/activities.”
COMMUNITY COMMENT:
"Is there access between backstage and bio box?"

- New access doorway between back of stage and Bio-box added
- Stage right wing extended to provided larger area.
SECOND FLOOR VIABILITY

- Second floor viability tested as part of concept design phases
- Second floor not required due to the available site area providing the needed additional area for the expansion of the CCCC

Major concerns:
- Installation of lifts required
- Additional egress stairs required
- Additional amenities required throughout
- Higher level of fire protection required throughout
- Existing structure would require major upgrade to allow for additional loads

Benefits of keeping everything on a single level:
- Higher visual connection and way finding
- Reduced costs in not needing to provide additional amenities, structures and accessibility systems such as lifts and fire egress stairs.

EXISTING BUILDING AREA
TOTAL.................................2,280sqm

EXISTING SITE AREA
TOTAL.................................8,100sqm

PROPOSED ADDITIONAL FLOOR AREA IN CURRENT PLAN
TOTAL.................................1,640sqm
FUNCTION CAPACITY
COMMUNITY HALL - REDUCED STORAGE WING

- Option to increased function space to 250 seats
- Alternate option of reducing the storage wing has been tested, in this option an additional 20 seats are accommodated
- Provides 250 seats (320sqm)
- Reduced storage wing only feasible with the storage gained from fixed seating in the theatre
- No increase added to western wall
- High-level budget implication +$35,000
- Option to increased function space to 300 seats
- Additional sqm added to the south of the community hall. Total area of 360sqm
- Rooms are better proportioned than other options. Wider rooms are more preferable than elongated ones.
- Risk of increase and higher costs due to not reusing existing structure for council and PITBA offices
- High-level budget implication of +$320,000
The proposed new roof for the CCCC is an iconic feature of the building and also provides numerous practical benefits:

**SOLAR HARVESTING**
- Orientation of the roof falls provides a surface that solar panels can be directly affixed
- Optimisation of this system is closely being worked through with the ESD consultant on the project

**WATER HARVESTING**
- Numerous peaks and troughs across the new roof, provide surface for syphonic drainage
- Syphonic drainage is an optimal system to transport water (possible new rainwater and grey water harvesting tanks.)

**MAINTENANCE**
- Width of the roof valleys provide a safe and comfortable working area for roof maintenance and access.
- Majority of the new roof area will be accessible from existing roof while other areas will be accessible via incorporated ladders.