



REGAL THEATRE PRECINCT

Master Plan

26.08.2022 | ref 20168



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THE REGAL THEATRE
275 Kensington Road, Kensington Park SA 5068



Heritage Significance

As outlined in the previous return brief document, the existing form and volume of the cinema building need to be retained. Although the gardens to the east of the cinema are not part of the heritage listing, they hold some heritage value and have been identified to be of significant value to the retail attractiveness of Hula Hoop cafe. The following master plan has taken this into consideration and has retained as much of the heritage fabric as possible.

Preliminary building extension plans, presented to the City of Burnside in 2021 have been discussed with Heritage SA and are informally accepted. The revised building extension plan presented in this current document has not been discussed with Heritage SA and will be subject to review. However, the revised extension plan holds the same building envelope and is comparable in scope of the previous proposal.

The May Terrace Cottage holds no officially listed significant value and is currently dilapidated. This master plan will propose for its demolition to allow for the development of usable open space and to accommodate many new features. Hula Hoop currently use this cottage for storage and the master plan will propose a new storage building to replace the cottage.

Previous Reports

The following reports have been reviewed in the development of this master plan:

- Conservation Management Plan, McDougall & Vines 2009
- Conservation Management Plan, Grieve Gillett Anderson 2019
- Interim Community Engagement Results – Regal Masterplan, City of Burnside 2020
- Pre-Development Impact Arboricultural Report, Adelaide Arb Consultants 2020

The following reports have been prepared by Swanbury Penglase preceding the development of this master plan and referenced in this document.

- Regal Theatre Precinct Return Brief, April 2021
- Regal Theatre Precinct Master Plan options, Swanbury Penglase, May 2021



Improve accessibility



Increase useability of the Theatre



Facilitate and encourage use for functions and community events



Increase biodiversity and ecological value



Increase useable open space



Complement existing heritage and aesthetic character



Improve lighting and safety

Project Objectives

The master plan is intended to provide strategic direction to the future functions of the site, based on community needs, current and future demographics, and emerging trends.

Project Objectives:

1. Preserve and enhance the heritage value of the theatre building.
2. Accommodate movies, live entertainment, and complementary activities to increase the use and patronage of the Theatre and surrounding outdoor precinct.
3. Provide sufficient car parking, easily accessible connections and disability access.
4. Increase useable open space, tree planting and landscaping and improve environmental sustainability of the area.

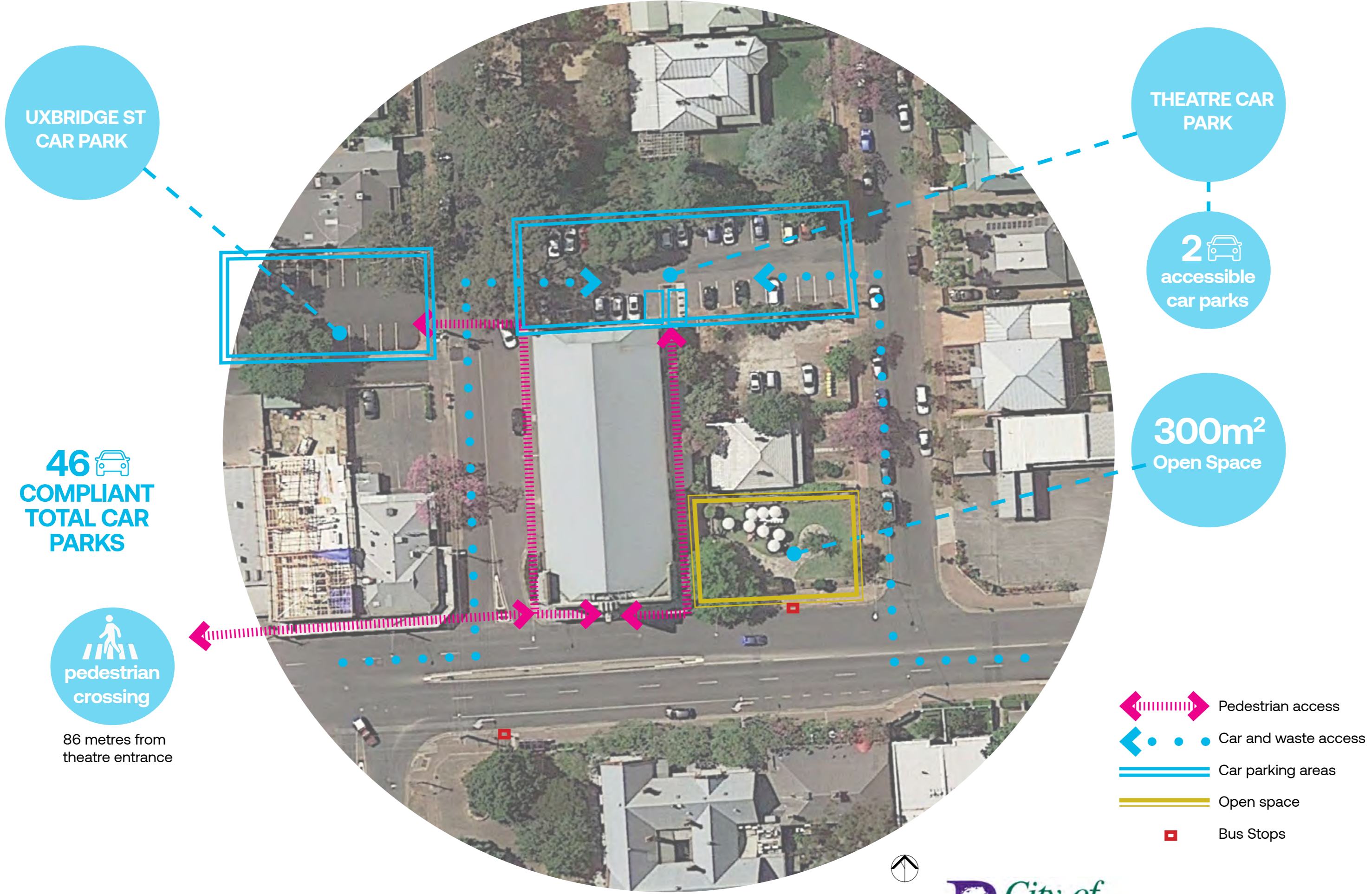
Project considerations:

- New open space areas
- Opportunities for activation and increased use
- Improved lighting
- Improved site access and parking
- Improved site security
- Improved toilet facilities
- General landscaping improvements
- Facilities required to support desired future use of the precinct & theatre; and
- Internal layout and structure of the theatre building to accommodate desired future uses.

Master Plan Brief

More specifically, the brief for the Regal Theatre Project includes:

- New external toilet facilities to cater for outdoor dining and functions such as weddings and birthday parties.
- New kitchenette facility to facilitate food catering for outdoor functions.
- A storage facility for Hula Hoop cafe that is comparable to the storage capacity of May Terrace Cottage which is currently used by the cafe. Current cottage storage usage is approximately 60sqm, including a 10sqm office area.
- Maintain on site car parking and include two disability parks.
- Provide visual screening to the adjacent OTR petrol station.
- New small stage for outdoor performances or a small band.
- A hard paved outdoor surface for 120 standing customers associated with Hula Hoop Cafe.
- Marquee area to cater for 120 person capacity.
- Retain existing garden beds.
- Maintain visual permeability throughout new outdoor area for passive surveillance and night safety.
- Screened and accessible outdoor bin storage area.



UXBRIDGE ST
CAR PARK

THEATRE CAR
PARK






46 
COMPLIANT
TOTAL CAR
PARKS

2 
accessible
car parks

300m²
Open Space


pedestrian
crossing

86 metres from
theatre entrance

-  Pedestrian access
-  Car and waste access
-  Car parking areas
-  Open space
-  Bus Stops

EXISTING SITE REVIEW

RE-LINE EXISTING PARKS AND MAKE COMPLIANT

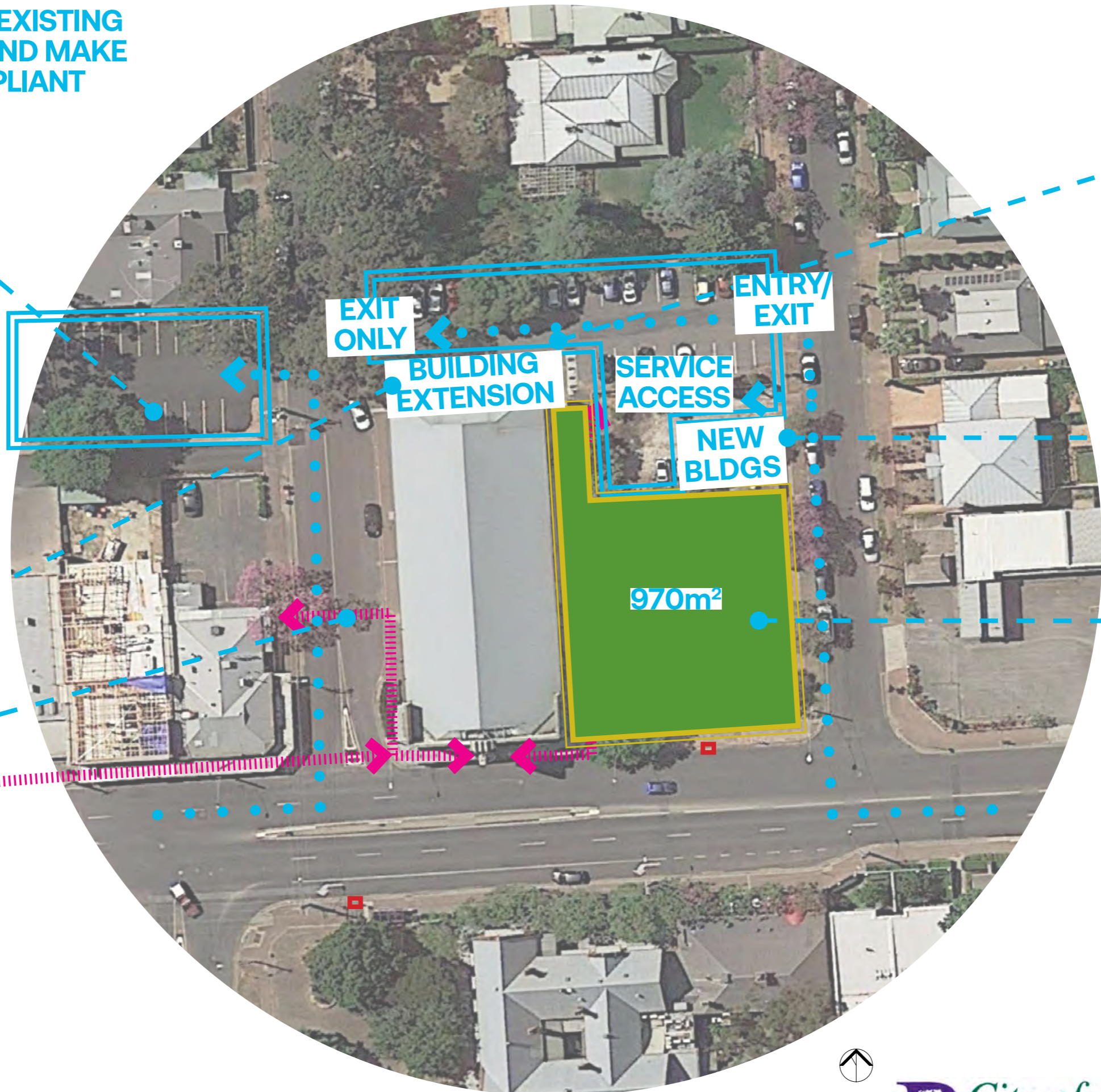
27  **UXBRIDGE ST CAR PARK**

60  **COMPLIANT CAR PARKS**

IMPROVE THEATRE USEABILITY

 **pedestrian crossing**

New pedestrian crossing 30 metres from western car park and 35 metres from theatre entrance



RE-DESIGNED






33  **THEATRE CAR PARK**

2  **accessible car parks**

CENTRALISED AND SCREENED BIN STORAGE + NEW FACILITIES

970m²
Open Space

INCREASE USEABLE OPEN SPACE (removal of cottage)

-  Pedestrian access
-  Car and waste access
-  Car parking areas
-  Open space
-  Bus Stops

SUMMARY OF CHANGES

- Building extension - 145m²
- New kitchenette and toilet block - 75m²
- Accessible open space increased by 630m² due to removal of the cottage
- New undercover dining area - 90m²
- Marquee area increased by - 215m²
- Lawn area increased by 135m²
- Garden area maintained
- Storage shed for cafe - 60m² (including opportunity for 10m² office)
- Increase in number of compliant car parks, and improved DDA compliance
- New designated street crossing from Uxbridge Street car park
- Improved lighting and access

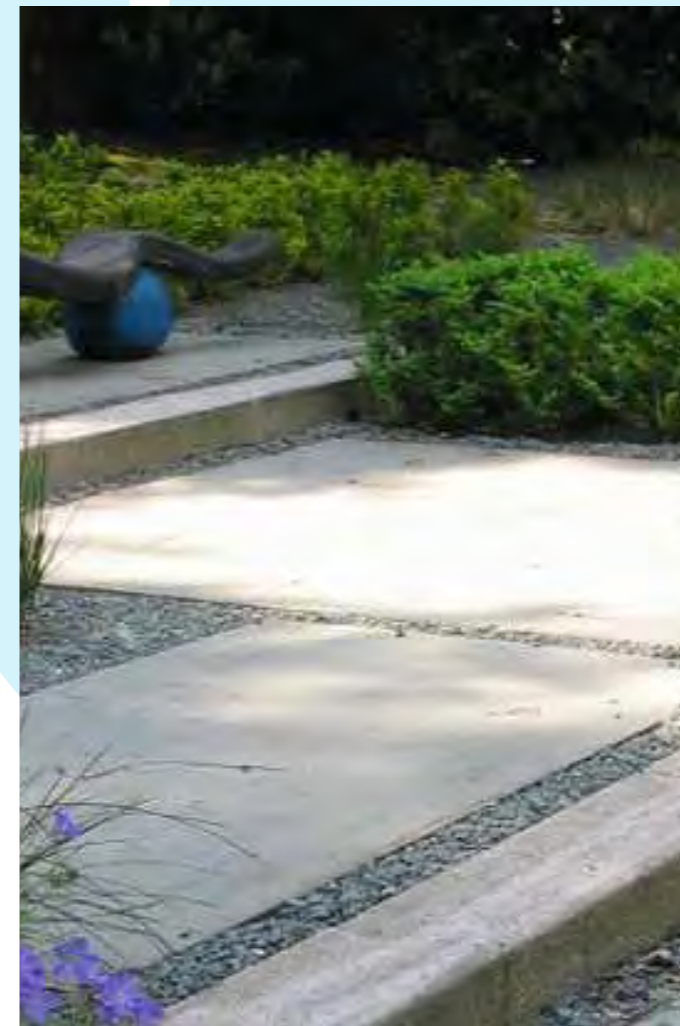
- Provide a paved or painted pedestrian crossing over Uxbridge Street to improve pedestrian safety and accessibility.
- Rationalise levels around the site and provide ramped walkways in lieu of steps to improve accessibility.
- Provide wide steps and handrails that are beautiful and functional.



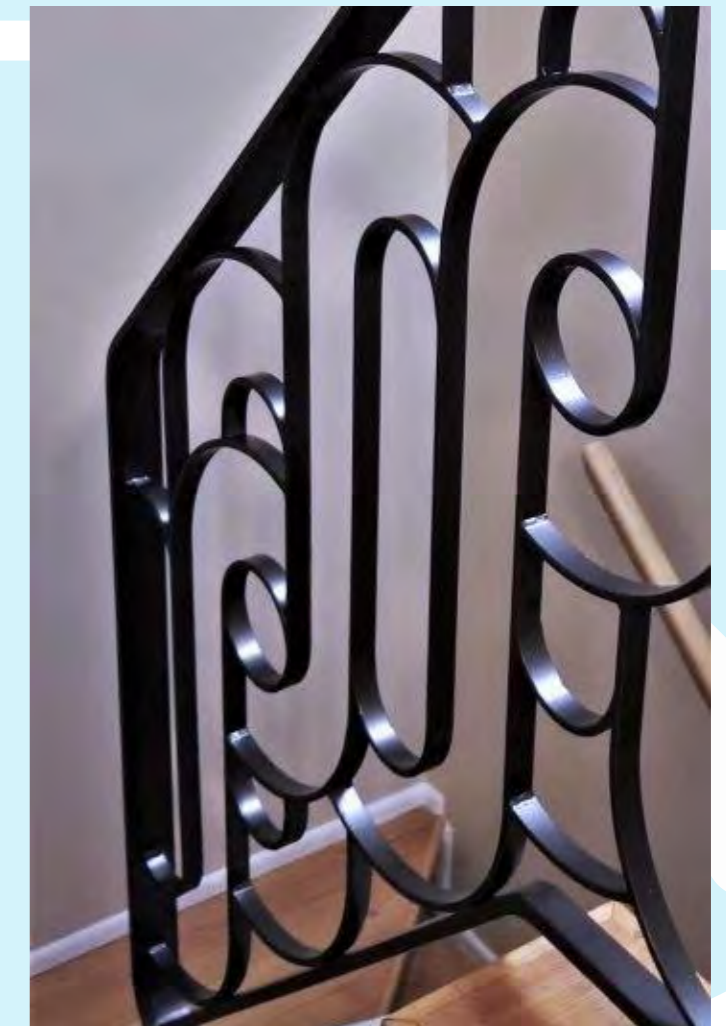
A Road Crossing - paved option



A Road Crossing - coloured artwork



Wide step to lawn area



Art Deco handrail to one side of step

NOTE: Images are indicative and for illustrative purposes only.

IMPROVE ACCESSIBILITY

0 5 10 15 20 25 M



LEGEND

POTENTIAL 6x6M MARQUEE LOCATION MAX. 288SQM

NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES

CC CLEANERS CLOSET

SB SWITCH BOARD

2 DISABILITY ACCESS PARKS



Sloped site divides the site into roughly four levels: Theatre Level, Stage Level, Garden Level and Car Parking Level.

Transitions between levels are assisted by ramped walkways to negate the use of steps.

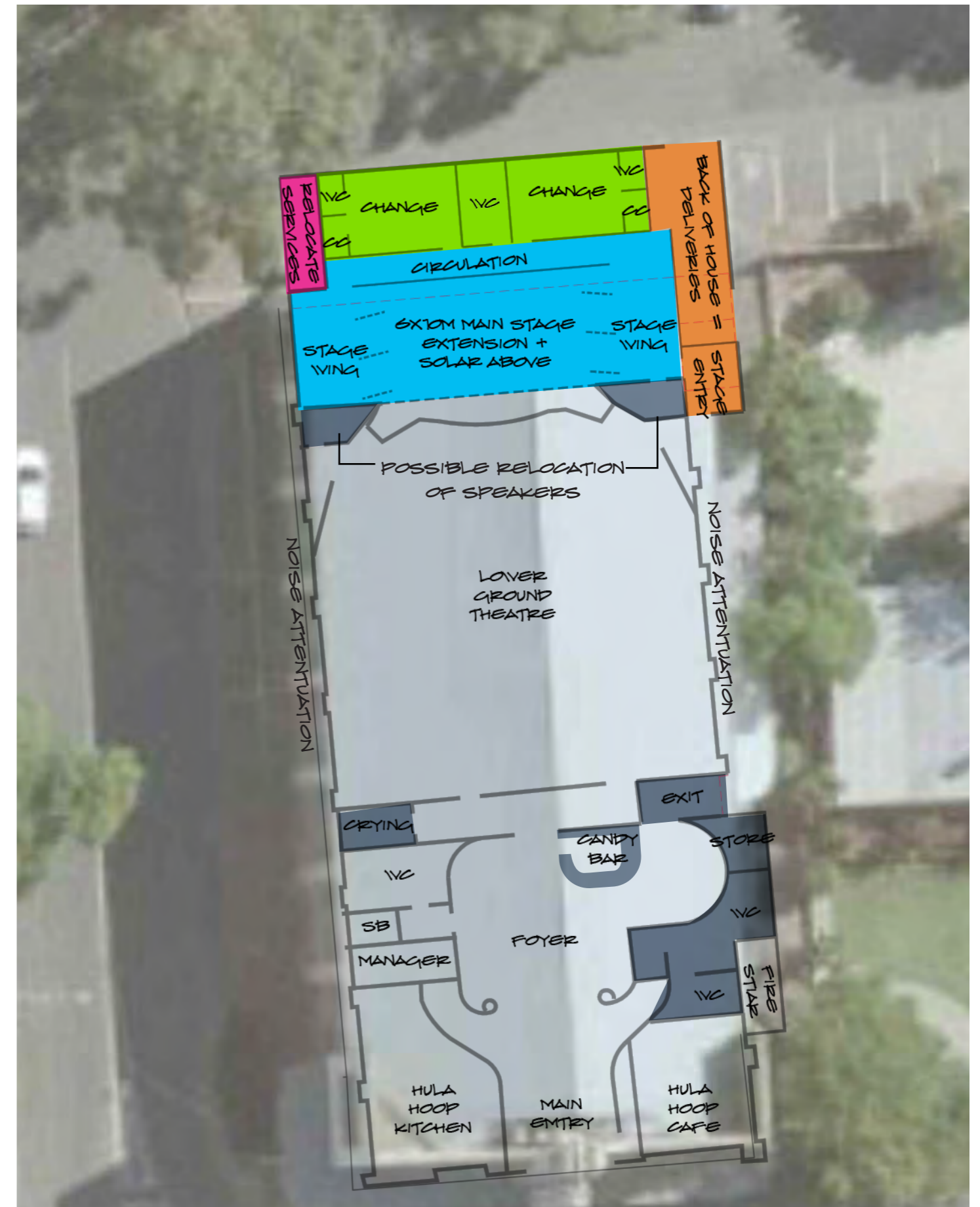
Some steps are provided for ease of access. Stage entry will require a small chair lift due to space limitations.

IMPROVE ACCESSIBILITY



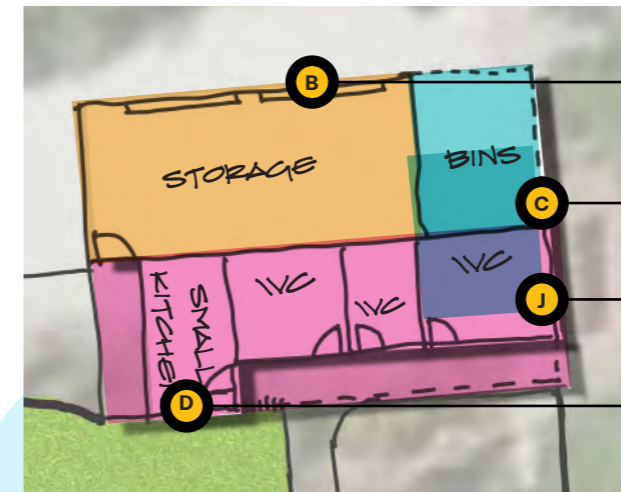
BUILDING EXTENSION

- Provide new exit to eastern gardens through existing east crying room.
- Renovate existing disability toilet and ladies toilet to provide equitable access to both from the foyer.
- Existing Stage Area increased by 10m²
- 2x New 30m² dressing rooms, including a toilet (WC) and cleaners closet (CC) in each (previously 1x 10m² dressing room and 1x 6m² toilet) to provide greater useability of theatre for live performances.
- Added Stage Wings (4m wide each side) to assist functionality for performances.
- New accessible toilet (AWC) to provide equitable access.
- New theatre storage 15m²(previous storage 15m²).
- New back of house storage and deliveries (scene dock) 25m²
- Noise attenuation to theatre building.



NEW FACILITIES

- New toilet facility to cater for outdoor functions of up to 120 people, including male, female and accessible toilets 26m². Entrance to toilets are visible from lawn area.
- New small kitchen to facilitate food catering for outdoor functions 14m². Kitchen opens directly onto lawn area increasing serviceability for functions.
- Undercover link between toilets and kitchen for all weather access.
- New fit for purpose storage shed for cafe tenant 60m², includes 10m² office - separate structure from Toilets and Kitchen.



60SQM STORAGE FOR HULA HOOP CAFE, INCLUDING OFFICE WITH ROLLER DOOR ACCESS FROM CAR PARK AND REAR PEDESTRIAN ACCESS FROM THE LAWN

SCREENED BINS AREA WITH RUBBISH TRUCK ACCESS FROM MAY TERRACE. POTENTIAL TO INCLUDE RAIN TANKS.

GREEN WALL

SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN



J Green Wall to street facing wall



D Kitchenette with small servery



C Screened bin storage



D Kitchenette with small servery

NOTE: Images are indicative and for illustrative purposes only.

FACILITATE AND ENCOURAGE USE FOR FUNCTIONS AND COMMUNITY EVENTS



- Maintain and upgrade existing 280m² garden area.
- Potential to install 100m² of permeable paving to plaza area.
- Potential to repave 960m² car park with permeable paving.
- Potential to add electric car charging stations.
- Potential to include rain garden beds to filter rain water before discharging to storm water system.



1 Rain gardens



F Permeable paving plaza and car parks



F Permeable pavers



E Solar options (roofs or shelters)



G Electric car charging stations

NOTE: Images are indicative and for illustrative purposes only.

INCREASE BIODIVERSITY AND ECOLOGICAL VALUE

0 5 10 15 20 25 M



LEGEND

POTENTIAL 6x6M MARQUEE LOCATION MAX. 2883sqm

- # NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES
- CC CLEANERS CLOSET
- SB SWITCH BOARD

NEW SOLAR PANELS ON ROOF OF THEATRE

2 DISABILITY ACCESS PARKS



POSSIBLE LOCATION FOR ELECTRIC CHARGING STATIONS

600sqm STORAGE FOR HULA HOOP CAFE, INCLUDING OFFICE WITH ROLLER DOOR ACCESS FROM CAR PARK AND REAR PEDESTRIAN ACCESS FROM THE LAWN

SCREENED BINS AREA WITH RUBBISH TRUCK ACCESS FROM MAY TERRACE. POTENTIAL TO INCLUDE RAIN TANKS.

SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN

RAIN GARDEN

PATTERNED PLAZA PAVING

INCREASE BIODIVERSITY AND ECOLOGICAL VALUE



- **Install Iconic Tree** - selection to be made with consideration for underground services and adjacent built structures.
- **Provide 2 new deciduous trees** for seasonal shade
- **Provide rainwater storage** for new building and use for irrigation of new gardens.
- **Use predominantly native planting species** that are drought tolerant and low maintenance.



5 Large “Iconic Tree”: to define the space and create identity

NOTE: Images are indicative and for illustrative purposes only.



6 Additional trees



7 Water storage



8 Biodiversity and drought tolerant planting

INCREASE BIODIVERSITY AND ECOLOGICAL VALUE

0 5 10 15 20 25 M



LEGEND

POTENTIAL 6x6M MARQUEE LOCATION MAX. 2883sqm

NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES

CC CLEANERS CLOSET

SB SWITCH BOARD

INSTALL SOLAR PANELS ABOVE NEW EXTENSION

2 DISABILITY ACCESS PARKS

NEW DECIDUOUS TREES TO PROVIDE SOME SHADE AT LAWN EDGE.



POSSIBLE LOCATION FOR ELECTRIC CHARGING STATIONS

600sqm STORAGE FOR HULA HOOP CAFE, INCLUDING OFFICE WITH ROLLER DOOR ACCESS FROM CAR PARK AND REAR PEDESTRIAN ACCESS FROM THE LAWN

SCREENED BINS AREA WITH RUBBISH TRUCK ACCESS FROM MAY TERRACE. POTENTIAL TO INCLUDE RAIN TANKS.

SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN

NEW FEATURE TREE

RAIN GARDEN

PATTERNED PLAZA PAVING

EXISTING TREE TO REMAIN

GARDEN

INCREASE BIODIVERSITY AND ECOLOGICAL VALUE



- Provide visual interest in plaza paving through patterning.
- 5m x 10m Shade structure over stage can be solid or transparent roofing materials, with option for a trellis that provides seasonal shade. Can be used for outdoor dining or outdoor cinema screen.
- 4m x 6m Stage can be raised concrete plinth or decking.
- Install a permeable screen behind the shelter which extends to the southeast corner of the site boundary to visually separate the precinct from the adjacent OTR petrol station. This could also be used to support backdrop for stage performances or outdoor screen.



2 Patterned paving - coloured concrete



2 Patterned paving - paving inlay



2 Patterned paving - Speckled pavers



3 Shade structure - solid roof



3 11 Permeable trellis roof or screening



11 Stage - raise concrete plinth or deck



3 11 Shade structure - pergola

NOTE: Images are indicative and for illustrative purposes only.

0 5 10 15 20 25 M



LEGEND

POTENTIAL 6X6M MARQUEE LOCATION MAX. 288SQM

NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES

CC CLEANERS CLOSET

SB SWITCH BOARD

INSTALL SOLAR PANELS ABOVE NEW EXTENSION

2 DISABILITY ACCESS PARKS

NEW DECIDUOUS TREES TO PROVIDE SOME SHADE AT LAWN EDGE.



POSSIBLE LOCATION FOR ELECTRIC CHARGING STATIONS

60SQM STORAGE FOR HULA HOOP CAFE, INCLUDING OFFICE WITH ROLLER DOOR ACCESS FROM CAR PARK AND REAR PEDESTRIAN ACCESS FROM THE LAWN

SCREENED BINS AREA WITH RUBBISH TRUCK ACCESS FROM MAY TERRACE. POTENTIAL TO INCLUDE RAIN TANKS.

SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN

NEW FEATURE TREE

RAIN GARDEN

SHADE STRUCTURE WITH SCREEN TO EAST SIDE POTENTIAL TO INCLUDE FESTIVE LIGHTING

4X6M RAISED STAGE

PATTERNED PLAZA PAVING

GARDEN

EXISTING TREE TO REMAIN

EXTEND EDGE OF TREE PLANTER AND RETAIN VEGETATION

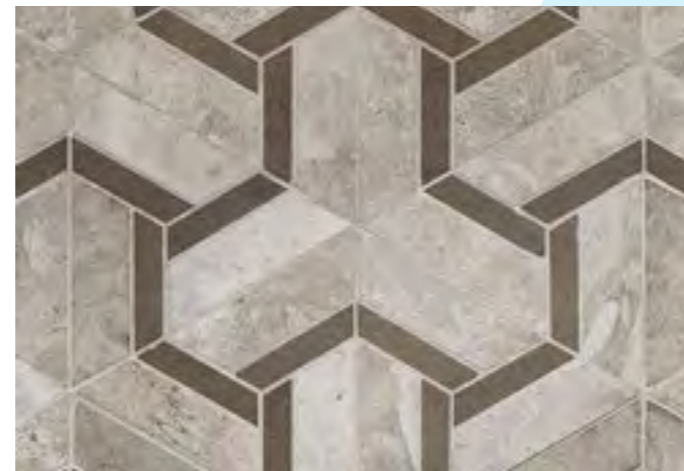
INCREASE USEABLE OPEN SPACE



- Outdoor dining areas can be paved with a paved ‘rug’ which echoes the art deco style of the building.
- The new side entrance to the theatre can create a laneway-like atmosphere for outdoor dining or breakout. The removal of the cottage will allow light penetration into the space, creating a bright outdoor dining experience during the day. Warm textures and lighting can provide a cosy ambience at night.
- Undercover dining area increased by 90m².



9 Art Deco Paving



9 Art Deco Paving



7 Alfresco dining - laneway-like atmosphere



7 Alfresco dining - warm textures and lighting

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INCREASE USABLE OPEN SPACE

0 5 10 15 20 25 M



LEGEND

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NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES

CC CLEANERS CLOSET

SB SWITCH BOARD

INSTALL SOLAR PANELS ABOVE NEW EXTENSION

2 DISABILITY ACCESS PARKS

NEW DECIDUOUS TREES TO PROVIDE SOME SHADE AT LAWN EDGE.

ADDITIONAL OUTDOOR DINING AREA, ART DECO STYLE PAVING, AND FESTIVE LIGHTING TO UNDERSIDE OF EXISTING VERANDAH

FEATURE ART DECO STYLE PAVING, REPAIR AND AMEND EXISTING GATES



POSSIBLE LOCATION FOR ELECTRIC CHARGING STATIONS

60SQM STORAGE FOR HULA HOOP CAFE, INCLUDING OFFICE WITH ROLLER DOOR ACCESS FROM CAR PARK AND REAR PEDESTRIAN ACCESS FROM THE LAWN

SCREENED BINS AREA WITH RUBBISH TRUCK ACCESS FROM MAY TERRACE. POTENTIAL TO INCLUDE RAIN TANKS.

SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN

NEW FEATURE TREE

RAIN GARDEN

SHADE STRUCTURE WITH SCREEN TO EAST SIDE POTENTIAL TO INCLUDE FESTIVE LIGHTING

4X6M RAISED STAGE

PATTERNED PLAZA PAVING

EXISTING TREE TO REMAIN

GARDEN

EXTEND EDGE OF TREE PLANTER AND RETAIN VEGETATION

INCREASE USEABLE OPEN SPACE



- New undercover walkway can provide an all-weather link between the cafe entrance and the new 'laneway' outdoor dining area.
- Updated planters adjacent outdoor dining areas can complement existing tropical species selection with predominantly low planting to allow views to open lawn area and stage.



10 Undercover Walkway



10 Undercover Walkway

NOTE: Images are indicative and for illustrative purposes only.



12 16 New planters with tropical type planting to match existing entry garden beds



12 16 New planters with tropical type planting to match existing entry garden beds

0 5 10 15 20 25 M



LEGEND

POTENTIAL 6X6M MARQUEE LOCATION MAX. 288SQM

- # NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES
- CC CLEANERS CLOSET
- SB SWITCH BOARD

INSTALL SOLAR PANELS ABOVE NEW EXTENSION

2 DISABILITY ACCESS PARKS

NEW DECIDUOUS TREES TO PROVIDE SOME SHADE AT LAWN EDGE.

RETAIN A SECTION OF EXISTING SCALLOPED RETAINING WALL, RENDER AND EXTEND TO CREATE A NEW GARDEN BED. PLANT WITH LOW PLANTING TO MAINTAIN VIEWS TO LAWN AREA

ADDITIONAL OUTDOOR DINING AREA, ART DECO STYLE PAVING, AND FESTIVE LIGHTING TO UNDERSIDE OF EXISTING VERANDA

CREATE UNDERCOVER WALKWAY BETWEEN "THE LANEVAY" AREA AND HULA HOOP CAFE

NEW PLANTERS TO ACT AS RETAINING WALLS

PROVIDE RAMPED WALKWAY WITH NEW PAVING TO ACCESS EXISTING CRAZY PAVE AREA.

FEATURE ART DECO STYLE PAVING, REPAIR AND AMEND EXISTING GRATES



POSSIBLE LOCATION FOR ELECTRIC CHARGING STATIONS

60SQM STORAGE FOR HULA HOOP CAFE, INCLUDING OFFICE WITH ROLLER DOOR ACCESS FROM CAR PARK AND REAR PEDESTRIAN ACCESS FROM THE LAWN

SCREENED BINS AREA WITH RUBBISH TRUCK ACCESS FROM MAY TERRACE. POTENTIAL TO INCLUDE RAIN TANKS.

SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN

NEW FEATURE TREE

RAIN GARDEN

SHADE STRUCTURE WITH SCREEN TO EAST SIDE POTENTIAL TO INCLUDE FESTIVE LIGHTING

4X6M RAISED STAGE

PATTERNED PLAZA PAVING

EXISTING TREE TO REMAIN

GARDEN

INCREASE USEABLE OPEN SPACE



- Lawn area increased by 135m², totaling 320m².
- Marquee area increased by 216m², totaling 288m².
- Small passive play space will encourage patrons with young children to stay on site longer, and attract more business to the precinct.
- Accessible open space increased by 670m², totaling 970m².
- Usable outdoor space increased by 420m², totaling 685m².



13 Open lawn space for marquees or large outdoor functions



8 Garden



8 Sensory planting such as rosemary, sage and lavender



17 Shrub border - pruned formal edge



17 Shrub border - colourful informal planting

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INCREASE USEABLE OPEN SPACE

0 5 10 15 20 25 M



LEGEND

POTENTIAL 6X6M MARQUEE LOCATION MAX. 288SQM

- # NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES
- CC CLEANERS CLOSET
- SB SWITCH BOARD

INSTALL SOLAR PANELS ABOVE NEW EXTENSION

2 DISABILITY ACCESS PARKS

NEW DECIDUOUS TREES TO PROVIDE SOME SHADE AT LAWN EDGE.

RETAIN A SECTION OF EXISTING SCALLOPED RETAINING WALL, RENDER AND EXTEND TO CREATE A NEW GARDEN BED. PLANT WITH LOW PLANTING TO MAINTAIN VIEWS TO LAWN AREA

ADDITIONAL OUTDOOR DINING AREA, ART DECO STYLE PAVING, AND FESTIVE LIGHTING TO UNDERSIDE OF EXISTING VERANDAH

CREATE UNDERCOVER WALKWAY BETWEEN "THE LANEWAY" AREA AND HULA HOOP CAFE

NEW PLANTERS TO ACT AS RETAINING WALLS

PROVIDE RAMPED WALKWAY WITH NEW PAVING TO ACCESS EXISTING CRAZY PAVE AREA.

FEATURE ART DECO STYLE PAVING, REPAIR AND AMEND EXISTING CRATES



POSSIBLE LOCATION FOR ELECTRIC CHARGING STATIONS

60SQM STORAGE FOR HULA HOOP CAFE, INCLUDING OFFICE WITH ROLLER DOOR ACCESS FROM CAR PARK AND REAR PEDESTRIAN ACCESS FROM THE LAWN

SCREENED BINS AREA WITH RUBBISH TRUCK ACCESS FROM MAY TERRACE. POTENTIAL TO INCLUDE RAIN TANKS.

SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN

NEW FEATURE TREE

RAIN GARDEN

SHADE STRUCTURE WITH SCREEN TO EAST SIDE POTENTIAL TO INCLUDE FESTIVE LIGHTING

4X6M RAISED STAGE

PATTERNED PLAZA PAVING

EXISTING TREE TO REMAIN

GARDEN

REPLANT GARDEN WITH MEDIUM AND SMALL SHRUBS TO MAINTAIN SIGHT LINES BUT CREATE A TIDY BORDER.

INCREASE USEABLE OPEN SPACE



- Rejuvenate and activate disused undercover area to create a 'laneway' atmosphere with artwork, furniture and lighting.
- Formalise understair storage with screening to complement the theatre building.
- Discourage use of the fire stair by providing decorative gates to the entrance of the stair. Note that these gates shall not be locked to maintain fire egress.
- Investigate LED displays to promote upcoming shows.



15 Cinema themed wall art



4 Investigate LED displays to promote upcoming shows



15 Laneway - interactive wall art



14 Under stair storage screening



14 Unlocked permeable decorative gates to fire escape stair

NOTE: Images are indicative and for illustrative purposes only.

0 5 10 15 20 25 M



LEGEND

POTENTIAL 6X6M MARQUEE LOCATION MAX. 288SQM

- # NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES
- CC CLEANERS CLOSET
- SB SWITCH BOARD

- INSTALL SOLAR PANELS ABOVE NEW EXTENSION
- 2 DISABILITY ACCESS PARKS
- CLEAN AND PROVIDE ART WORK TO EXISTING EASTERN THEATRE WALL
- NEW DECIDUOUS TREES TO PROVIDE SOME SHADE AT LAWN EDGE.

RETAIN A SECTION OF EXISTING SCALLOPED RETAINING WALL, RENDER AND EXTEND TO CREATE A NEW GARDEN BED. PLANT WITH LOW PLANTING TO MAINTAIN VIEWS TO LAWN AREA

ADDITIONAL OUTDOOR DINING AREA, ART DECO STYLE PAVING, AND FESTIVE LIGHTING TO UNDERSIDE OF EXISTING VERANDA

CREATE UNDERCOVER WALKWAY BETWEEN "THE LANEWAY" AREA AND HULA HOOP CAFE

NEW PLANTERS TO ACT AS RETAINING WALLS

POTENTIAL TO INSTALL SCREENING AND DECORATIVE GATES TO FIRE STAIR

PROVIDE RAMPED WALKWAY WITH NEW PAVING TO ACCESS EXISTING CRAZY PAVE AREA.

FEATURE ART DECO STYLE PAVING, REPAIR AND AMEND EXISTING GATES

COMPLEMENT HERITAGE AND AESTHETIC CHARACTER



POSSIBLE LOCATION FOR ELECTRIC CHARGING STATIONS

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SCREENED BINS AREA WITH RUBBISH TRUCK ACCESS FROM MAY TERRACE. POTENTIAL TO INCLUDE RAIN TANKS.

SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN

NEW FEATURE TREE

RAIN GARDEN

SHADE STRUCTURE WITH SCREEN TO EAST SIDE POTENTIAL TO INCLUDE FESTIVE LIGHTING

4X6M RAISED STAGE

PATTERNED PLAZA PAVING

EXISTING TREE TO REMAIN

GARDEN

REPLANT GARDEN WITH MEDIUM AND SMALL SHRUBS TO MAINTAIN SIGHT LINES BUT CREATE A TIDY BORDER.

EXTEND EDGE OF TREE PLANTER AND RETAIN VEGETATION



- Provide usability and safe access at night with lighting.
- Use lighting to change the atmosphere of the space at night and to facilitate night functions.
- Use lighting to accentuate landscape features.



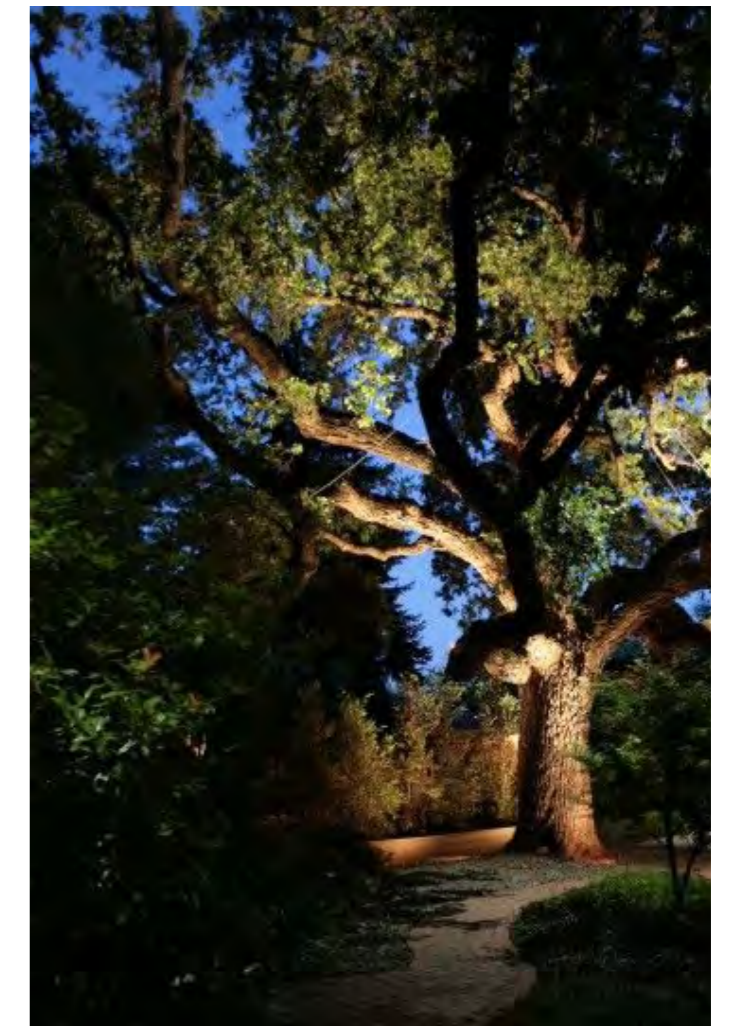
3 7 Festive lighting to light up walkways and major landscape features



3 7 Festive lighting to light up walkways and major landscape features



3 7 Festive lighting to light up walkways and major landscape features



3 7 Tree uplighting

NOTE: Images are indicative and for illustrative purposes only.

IMPROVE LIGHTING AND SAFETY

0 5 10 15 20 25 M



LEGEND

POTENTIAL 6X6M MARQUEE LOCATION MAX. 288SQM

- # NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES
- CC CLEANERS CLOSET
- SB SWITCH BOARD

- INSTALL SOLAR PANELS ABOVE NEW EXTENSION
- 2 DISABILITY ACCESS PARKS

CLEAN AND PROVIDE ART WORK TO EXISTING EASTERN THEATRE WALL
NEW DECIDUOUS TREES TO PROVIDE SOME SHADE AT LAWN EDGE.

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CREATE UNDERCOVER WALKWAY BETWEEN "THE LANEWAY" AREA AND HULA HOOP CAFE

NEW PLANTERS TO ACT AS RETAINING WALLS

POTENTIAL TO INSTALL SCREENING AND DECORATIVE GATES TO FIRE STAIR

PROVIDE RAMPED WALKWAY WITH NEW PAVING TO ACCESS EXISTING CRAZY PAVE AREA.

FEATURE ART DECO STYLE PAVING, REPAIR AND AMEND EXISTING GATES

IMPROVE LIGHTING AND SAFETY



POSSIBLE LOCATION FOR ELECTRIC CHARGING STATIONS

60SQM STORAGE FOR HULA HOOP CAFE, INCLUDING OFFICE WITH ROLLER DOOR ACCESS FROM CAR PARK AND REAR PEDESTRIAN ACCESS FROM THE LAWN

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SMALL KITCHEN TO SERVICE OUTDOOR FUNCTIONS WITH A SERVICE WINDOW OUT TO THE LAWN

NEW FEATURE TREE

RAIN GARDEN

SHADE STRUCTURE WITH SCREEN TO EAST SIDE POTENTIAL TO INCLUDE FESTIVE LIGHTING

4X6M RAISED STAGE

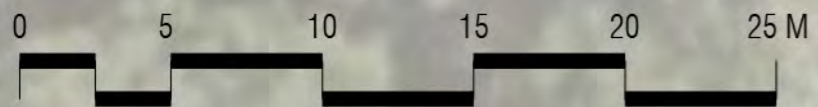
PATTERNED PLAZA PAVING

EXISTING TREE TO REMAIN

GARDEN

REPLANT GARDEN WITH MEDIUM AND SMALL SHRUBS TO MAINTAIN SIGHT LINES BUT CREATE A TIDY BORDER.





LEGEND

POTENTIAL 6X6M MARQUEE LOCATION MAX. 288SQM

- # NUMBER CORRESPONDS TO LEGEND NOTES AND SUPPORT IMAGES
- CC CLEANERS CLOSET
- SB SWITCH BOARD



- LEGEND NOTES**
- A. Pedestrian crossing
 - B. 60sqm storage for hula hoop cafe, including office with roller door access from car park and rear pedestrian access from the lawns
 - C. Screened bins area with rubbish truck access from May Tce. Green wall to street facing wall
 - D. Small kitchen to service outdoor functions with a service window out to the lawn
 - E. Install solar panels above new extension
 - F. Car park (33 spaces)
 - G. Possible location for electric charging stations
 - H. 2x disability access parks
 - I. Water tanks in bin yard
 - J. Green wall to street side
 - 1. Rain garden
 - 2. Patterned paved plaza
 - 3. Shade structure with screen to east side potential to include festive lighting
 - 4. Investigate LED displays to promote up-coming shows
 - 5. New feature tree
 - 6. New deciduous trees to provide some shade at lawn edge.
 - 7. Additional outdoor dining area. Art Deco style paving and festive lighting to underside of existing verandah
 - 8. Secret Garden
 - 9. Feature Art Deco style paving. Repair and amend existing gates.
 - 10. Create undercover walkway between "The Laneway" area and hula hoop cafe
 - 11. 4x6m raised stage
 - 12. Retain a section of existing scalloped retaining wall, render and extend to create a new garden bed. Plant with low planting to maintain views to lawn area
 - 13. Open lawn and outdoor function space
 - 14. Potential to install screening and decorative gates to fire stair
 - 15. Clean and provide art work to existing eastern theatre wall
 - 16. New planters to act as retaining walls
 - 17. Replant garden with medium and small shrubs to maintain sight lines but create a tidy border
 - 18. Existing tree to remain
 - 19. Provide ramped walkway with new paving to access existing crazy pave area
 - 20. Extend edge of tree planter and retain vegetation

MASTER PLAN

