

ROOT PARTNERSHIPS

Advisory+
Project Management



Sutherland Entertainment Centre Upgrade

DPIE 13th September, 2019

Meeting Agenda

1. Selection of the Architect
2. Design
3. Project Timeline

Selection of the Architect

- Open Expression of Interest (EOI) which elicited **thirty submissions**.
- **Ten firms were shortlisted and interviewed.** The Evaluation Panel determined that short-listing organisations that demonstrated relevant experience in similar performing arts spaces and evaluating them together as a panel against the selection criteria was the most suitable method.
- **The Evaluation Panel conducted interviews with the ten (10) organisations.** The Evaluation Panel used the interview process to determine a level of assurance as to each organisations overall appreciation for the project including their own vision, objectives and definitions of a successful outcome in terms of design.
- **Three firms were further shortlisted** to be invited to submit a proposal. Firms were required to submit a proposal in two parts; Design Concept & Value for Money
- Two separate panels were established who undertook the following assessments:
 - Part A – Design Concept evaluated by the independent Design Review Panel (DRP)
 - Part B – Value for Money evaluated by the Tender Evaluation Panel (TEP)
 - Part C – Combined assessment of Parts A and B, including community feedback by the Evaluation Panel
- **The DRP** was responsible for the evaluation of tender submissions relating to Part A. The DRP comprised suitably qualified and experienced members, being:
 - Darlene van der Breggen – Strategic Design Advisor to the Government Architect NSW
 - Colin Sargent – Senior Development Manager, Transport NSW
 - Craig Gamble – Theatre Consultant, Setting Line Theatre Consulting

Selection of the Architect

Community Engagement

- The consultation period between 20 March to 3 April and was widely promoted through Council's website, social media and weekly newspaper advertisements.
- We asked the community to watch three concept videos, and select the features of each concept that appealed to them in the categories of; external appearance, entrance and foyer, theatre experience and connection with the park.
- Videos and drawings could be viewed on Council's website and in a dedicated consultation exhibit at the Sutherland Entertainment Centre. Feedback could be submitted online and on hard copy forms at the Entertainment Centre and Libraries. The digital reach during the consultation period was strong, with over 3,000 clicks to the dedicated consultation page on the website, and over 20,500 people reached on social media.
- **A total of 423 surveys were completed.**
- Feedback received from the consultation was the design needs: More leg room, A Full Fly Tower, Need a lift, Proper disabled access to seats & Parking.
- We also completed the following informing engagement with the community during this time:
 - Media Release – 22 March 2019 – launch of design consultation
 - 2SSR – 20 March 2019 - – launch of design consultation
 - Our Shire – March 2019 - launch of design consultation
 - Media Release – 3 May – confirming Architect

SUTHERLAND ENTERTAINMENT CENTRE

CONSULTATION RESULTS



CONSULTATION PROCESS

Sutherland Shire Council consulted with the community from 20 March 2019 to 3 April 2019, seeking feedback on the Sutherland Entertainment Centre architectural concepts.

We asked the community to watch three concept videos, and select the features of each concept that appealed to them in the categories of; external appearance, entrance and foyer, theatre experience and connection with the park.

Along with a technical and costing assessment, these results will contribute to an overall review of each concept, which will eventually lead to appointing an architect for this project.

PLATFORMS USED

- Online survey
- Concepts on exhibition at Sutherland Entertainment Centre
- Leader newspaper advertising
- Social media
- Website
- Displays and response boxes at Council Libraries
- Displays at Council Service Centres
- Council publication
- Briefings with surrounding local businesses

OVERVIEW OF ENGAGEMENT



423

Total surveys completed



241

Online survey responses with 719 video sessions



173

People engaged with the public exhibition space



3,083

People became aware of project on our website



20,648

People reached on social media about project



212

People engaged on social media about project



10

Calls received about project



3

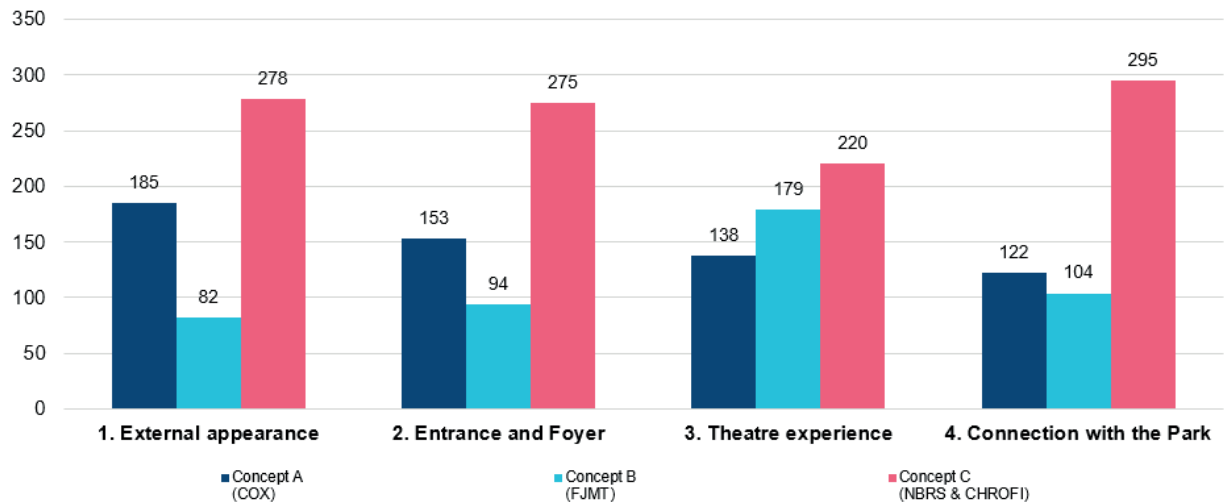
Emails received about project

CONCEPTS

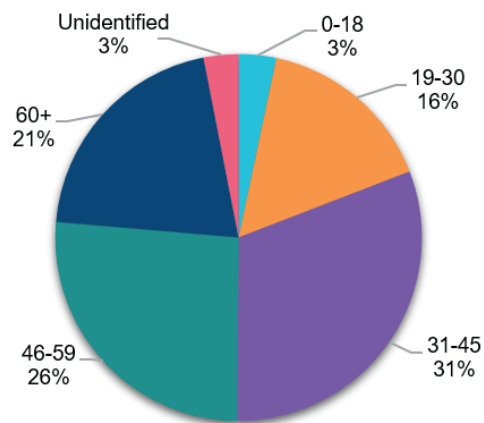


SURVEY RESULTS

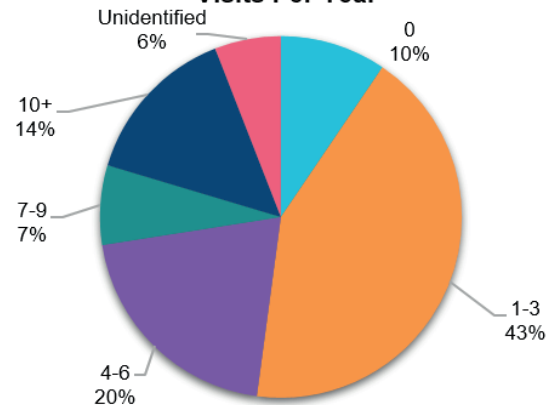
Totals by Feature



Age Brackets



Sutherland Entertainment Centre - Visits Per Year



SURVEY RESULTS - DATA

Feature	COX Concept A	FJMT Concept B	NBRS & CHROFI Concept C
1. External appearance	185	82	278
2. Entrance and Foyer	153	94	275
3. Theatre experience	138	179	220
4. Connection with the Park	122	104	295

Visits Per Year	Total
0	40
1-3	180
4-6	86
7-9	30
10+	61
Unidentified	25

Age Brackets	Total
0-18	14
19-30	67
31-45	131
46-59	111
60+	87
Unidentified	13

What's Next

April 2019

- Review panel to review each concept and recommend architect.
- Report to Councillor Briefing for consideration in final decision to appoint architect.



Sutherland Entertainment Centre

DPE CONCEPT DESIGN REPORT

13.09.2019



Executive Summary

The Sutherland Entertainment Centre holds an important place in the collective memory of the Sutherland community.

Designed and built in the 1970s primarily as a musical venue, the then ‘Sutherland Civic Centre’ relied on an inward focus on its auditorium and a narrow public address to Eton Street. This was a time when buildings like this relied on a separation between inside and outside and where spaces such as the foyer had only one purpose. This was also long before the development of Peace Park to the building’s north.

Fast forward to the present day - what we now find is a 40+ year old building which is in relatively good physical condition.

Yet, as a modern day public venue, it must cater to a diversity of cultural and technical needs. It needs to have a more open outlook and offer more to its community, both in terms of its relationship with its immediate surrounds but also in its spatial flexibility.

Our proposal seeks to offer a new and more engaging address for the Entertainment Centre by virtue of a more friendly and integrated relationship with Peace Park. This speaks to an opportunity to re-affirm Peace Park as the Civic heart of Sutherland. A place with stronger connections not only to already established civic institutions but also with future developments within the Sutherland Town Centre.

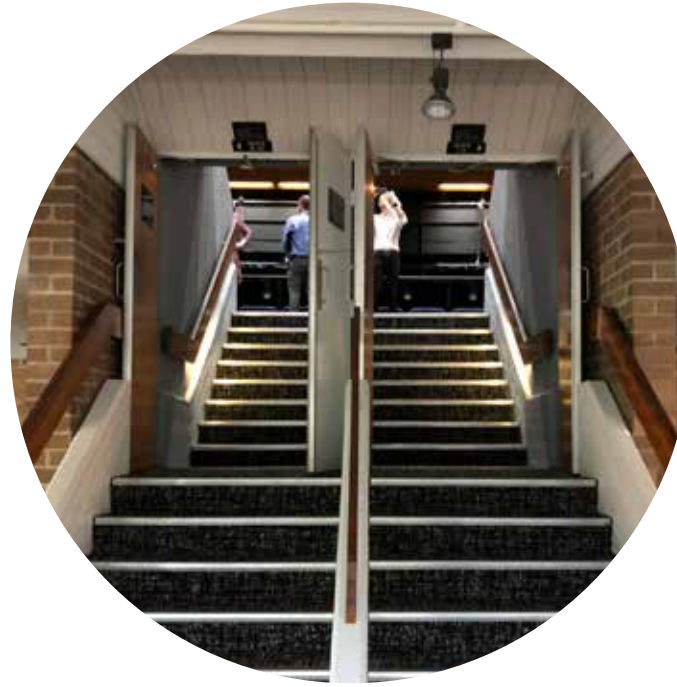
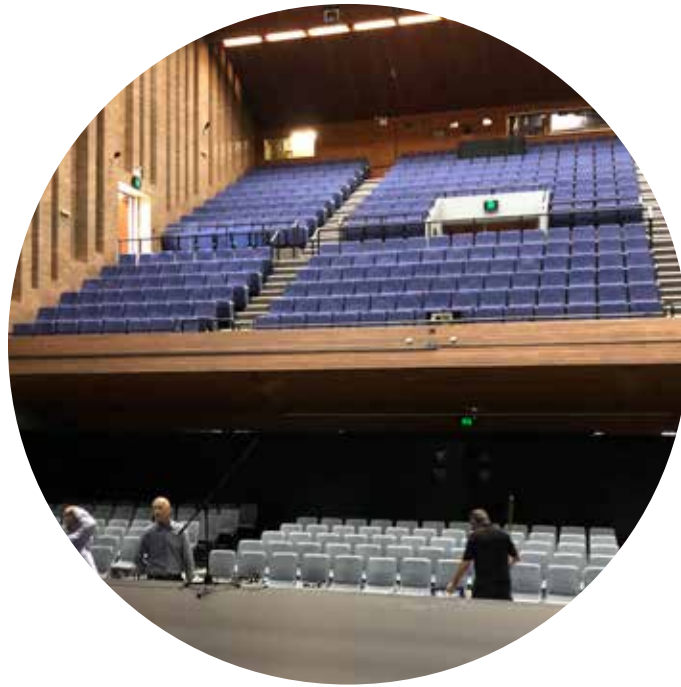
We propose an active interface with Peace Park - a ‘verandah’ - which serves as a connective threshold between park and building and between inside and out, where both the park and building benefit from each other. This interface will help mediate the change in level between park and building and provide an at-grade connection between Merton Street and Eton Street. This, together with a new restaurant/cafe offering, will activate the park’s southern edge and create a more visible and accessible entry for the Entertainment Centre.

The new foyer will be an extension of this ‘verandah’ space. As the hardest working space within the re-imagined Entertainment Centre, it would serve its traditional role as gathering place at performance times but also be a ‘performance’ space in its own right - as venue for a diverse range of community uses from banquets and exhibitions to intimate musical performances.

Just as there is much spatial potential between the building and the park there are also wonderful opportunities to re-use much of the building’s current fabric. We propose that the existing black box space and administration building be retained and re-purposed to be theatre bar/cafe and foyer on the Ground Floor and multi-purpose community room and rehearsal space on Level 1, accessed by the existing main entry stair. Likewise, the structure and facade on the north side of the building would be adapted for new uses such as restaurant, kitchen and store on the Ground Floor; Administration spaces on Level 1 and Green Room on Level 2, each with a view of the park and connected by the existing ivy clad egress stair.

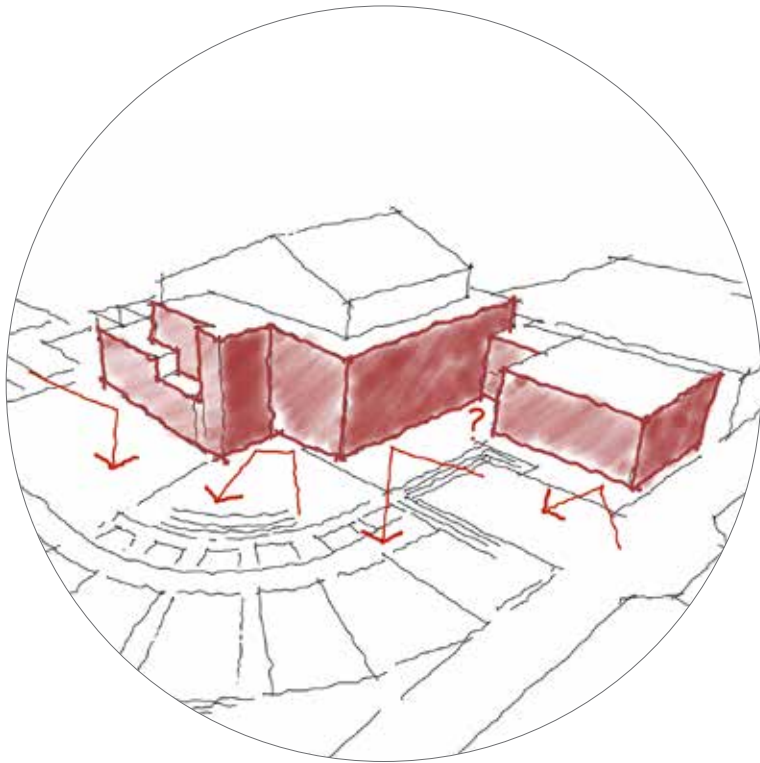
The auditorium also retains much of its surrounding envelope but will become an entirely new and lively space. The existing flat floor will be transformed into a more immersive tiered seating arrangement and all acoustics, accessibility and back of house functions revitalised to provide a venue with broad appeal for audiences and performers alike.

Our proposal for the new theatre is designed to meet or exceed national benchmarks for Performing Arts Centres, achieving a four star rating for theatres on the local, regional and national touring circuit.

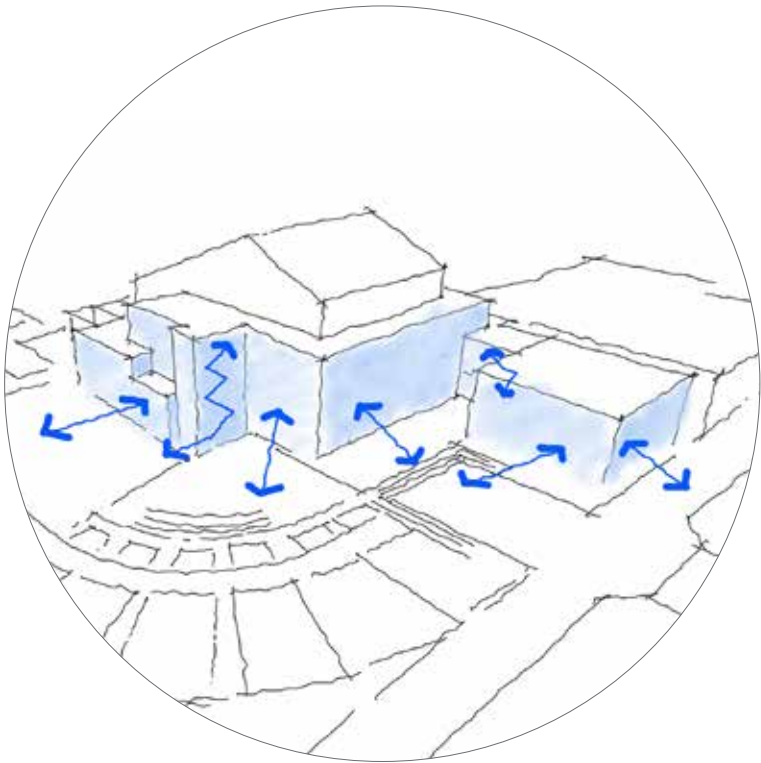


A place for the entire community

For over 40 years many generations of Sutherland locals and others from further afield have gathered at the Sutherland Entertainment Centre to celebrate, to enjoy performances and to perform themselves. However, in looking to the future, this robust but ageing building needs to become something more than a single purpose venue and must evolve to become a flexible place with broader cultural and social appeal. It must become a place for the entire community.



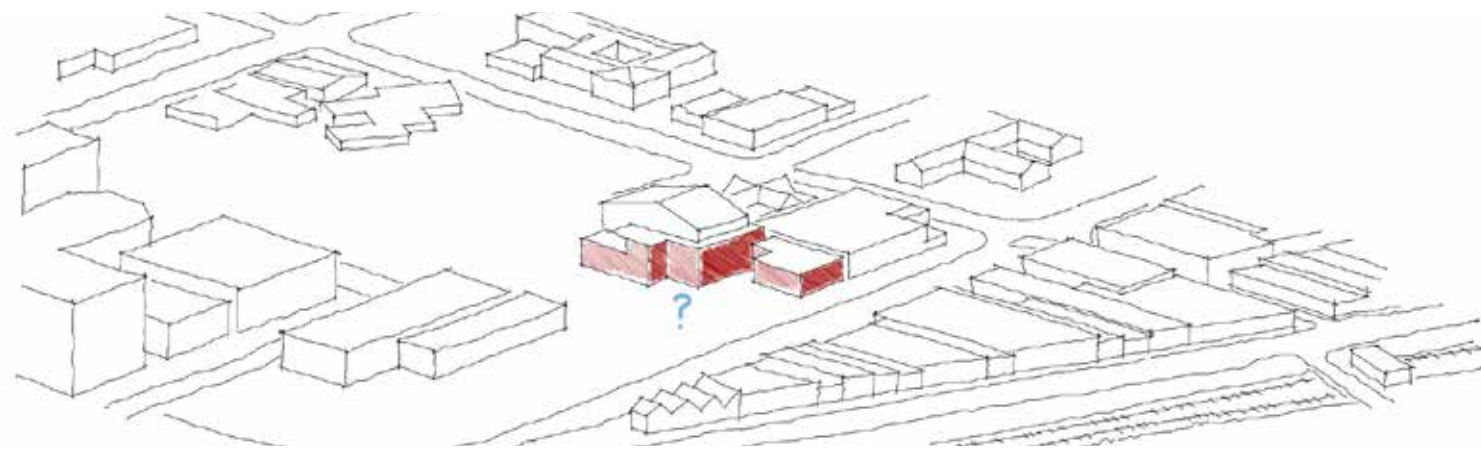
introspective and opaque



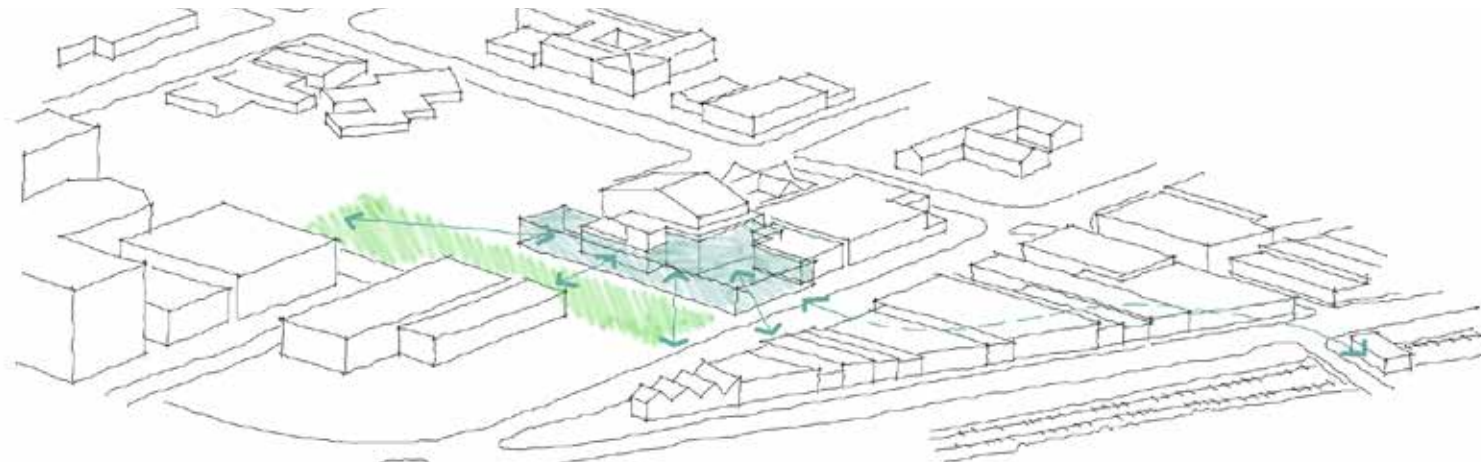
opportunities

Opportunities, not constraints

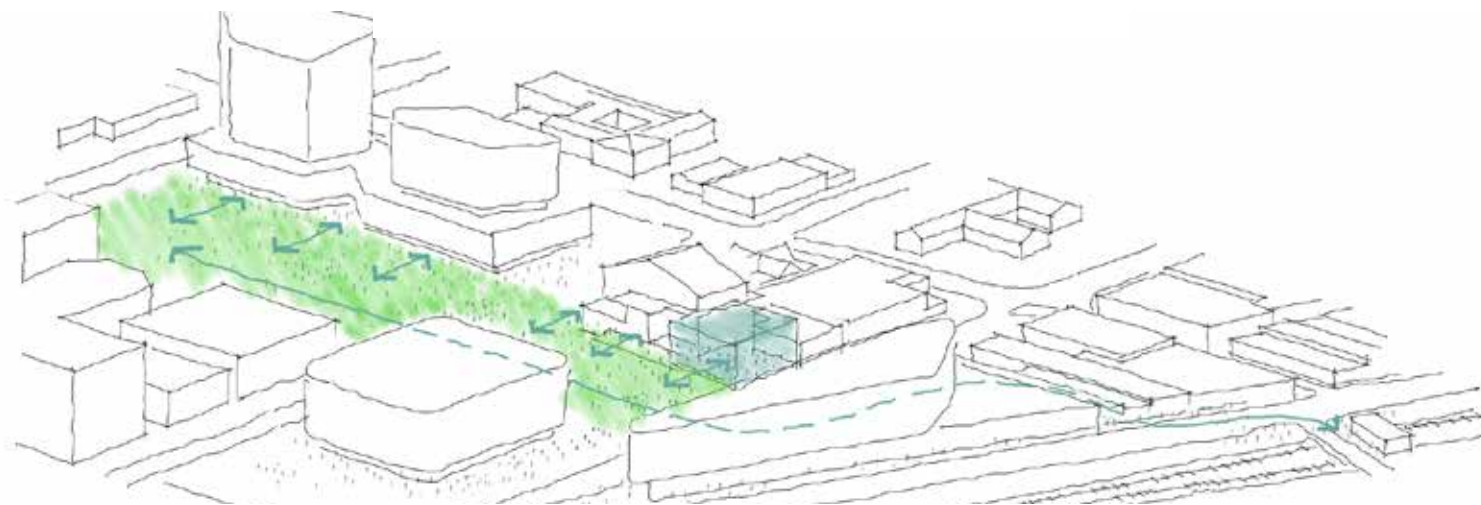
Where many may see an outdated entertainment venue with dark foyer spaces and a hard-to-find front door there also lies tremendous opportunity for the building to reach out and have a more friendly conversation with the Sutherland Town Centre and in particular with Peace Park.



current urban condition



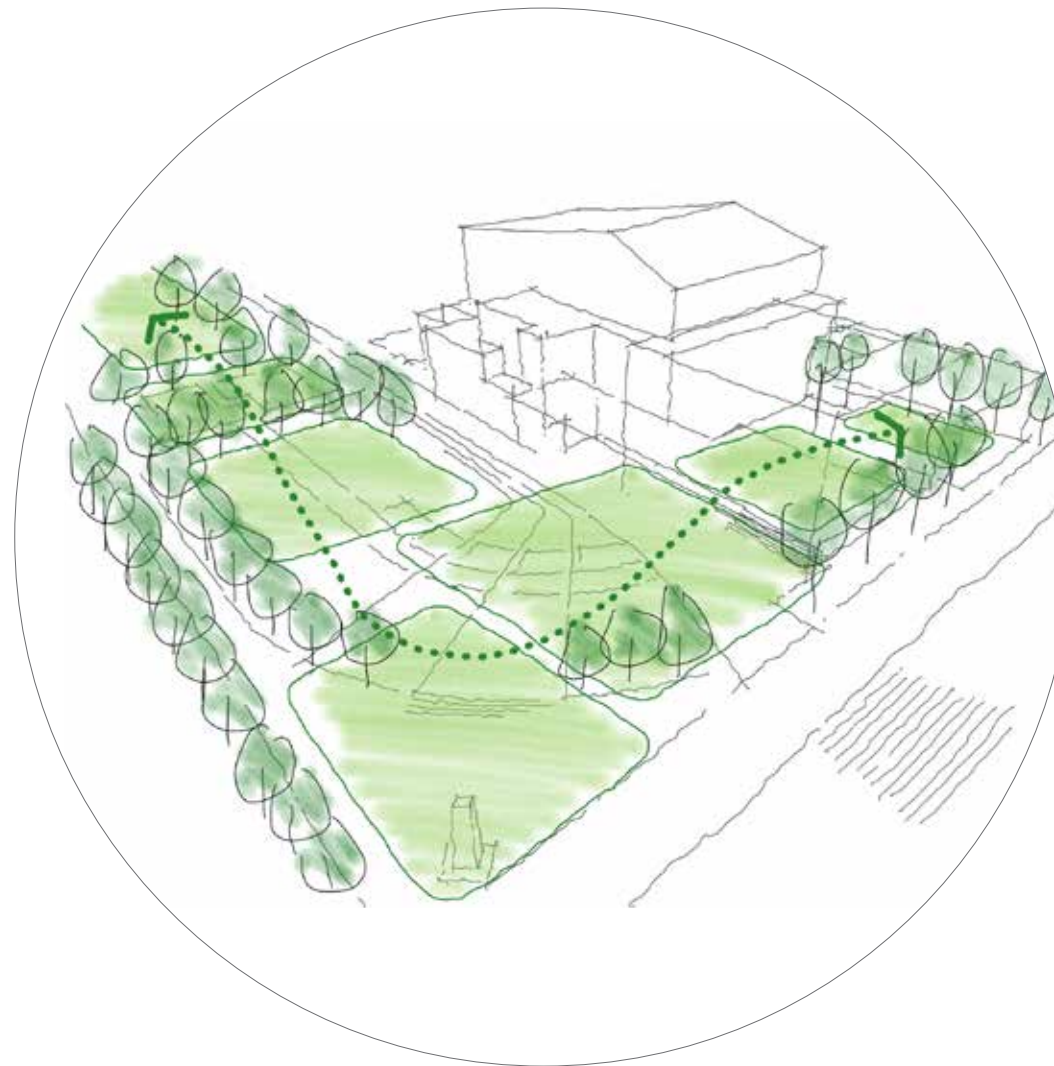
a new outward looking entertainment centre



a future civic heart for Sutherland

Context - present and future

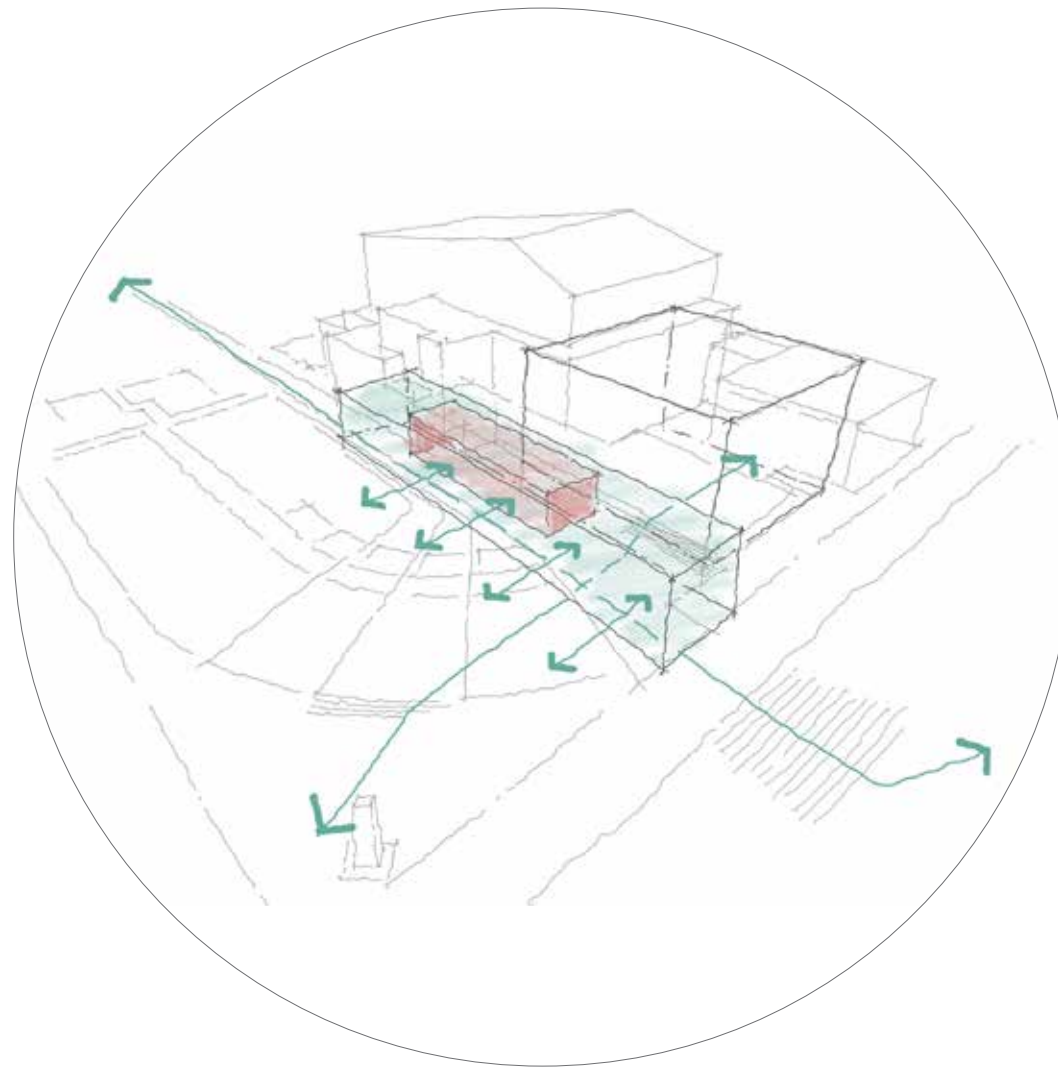
Our proposal seeks to offer a new and more engaging address for the Entertainment Centre by virtue of a more friendly and integrated relationship with Peace Park. This speaks to an opportunity to re-affirm Peace Park as the Civic heart of Sutherland - a heart with stronger connections not only to already established civic institutions such as the Library and Council Administration building but also with future developments within the Sutherland Town Centre.



The park as focal point

The discrete spaces within Peace Park such as the War Memorial and the Chuo City Garden can be understood as a series of connected landscape rooms with their own identity and public purpose.

Accordingly, the Entertainment Centre should feel like it is much more a part of the park and, conversely, the park should also feel as though it is an extension of the building.....meaning that where the building and park come together there should be a much more open and friendly interface than what is provided by the building's current park address.



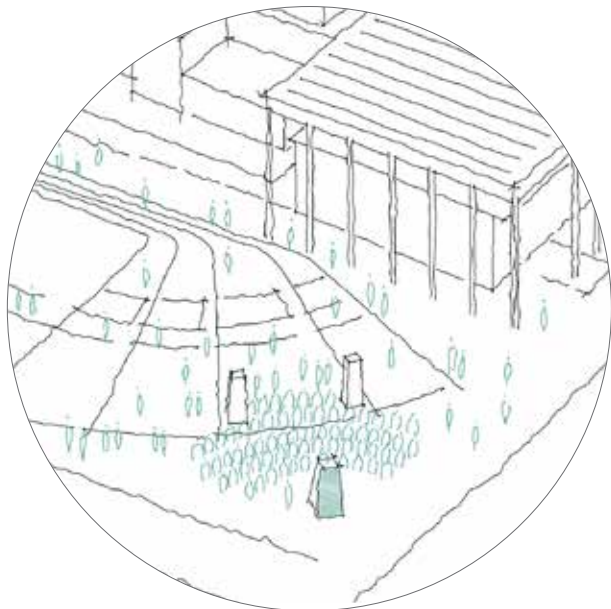
A verandah

This interface provides an opportunity for the southern edge of the park to be more permeable and active, and feel both inside and outside at the same time. This space would serve as a protected, lively and welcoming threshold which activates both the building and park - a space very much like the verandah on a house.

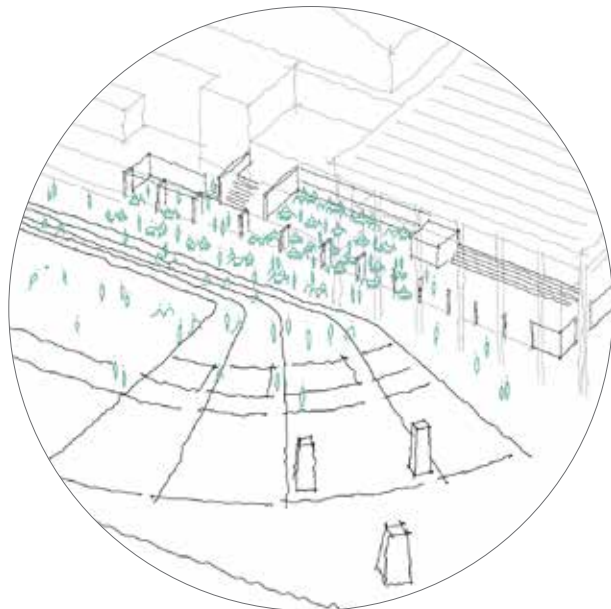


Identifiable and accessible

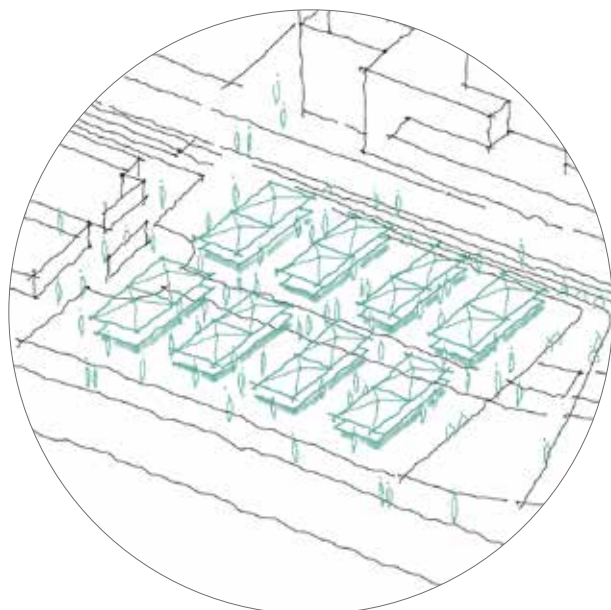
..... and a more connected, identifiable and accessible address for the Entertainment Centre from the park, from Eton Street and for visitors approaching from the Flora Street carpark.



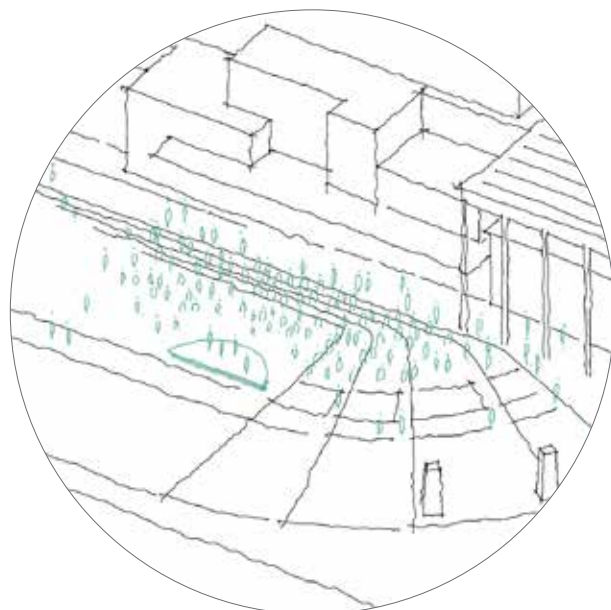
ceremony



dining



markets



outdoor performance

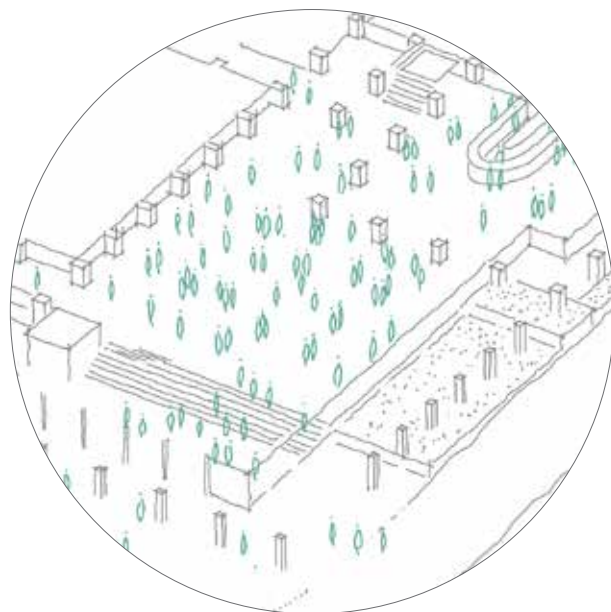
Myriad possibilities

The park and verandah also provide the setting for a myriad of social possibilities where aspects of public life - celebration, ceremony, recreation and entertainment - can all have their place.

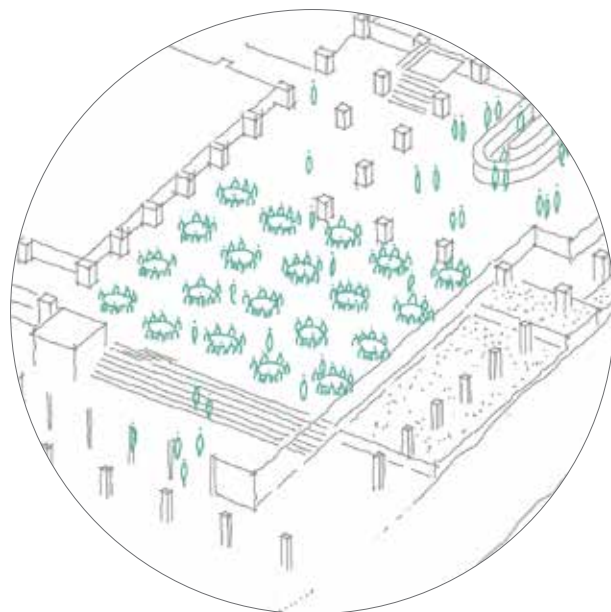


Another performance space

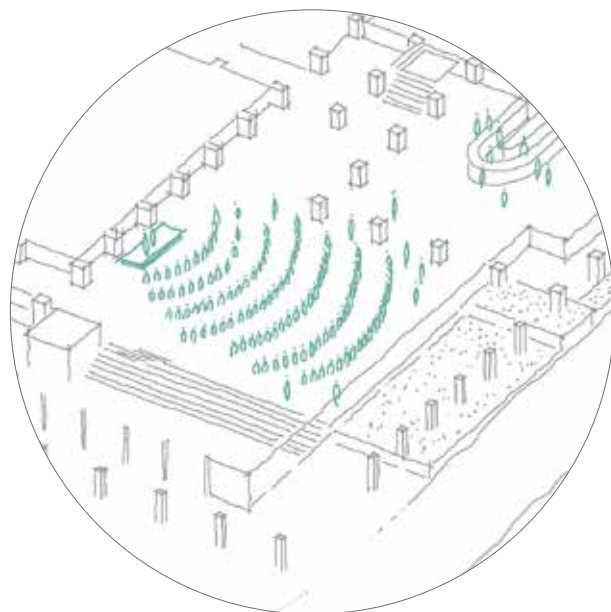
The Entertainment Centre can now make its own civic offering to the Park by way of an active and versatile foyer space with the capacity to be a venue for a variety of public occasions - a performance space in its own right.



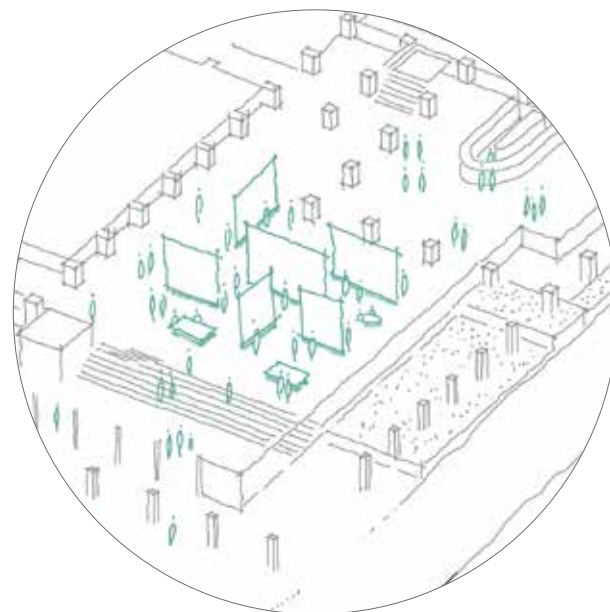
in-performance (before & after)



banquet - 200 people



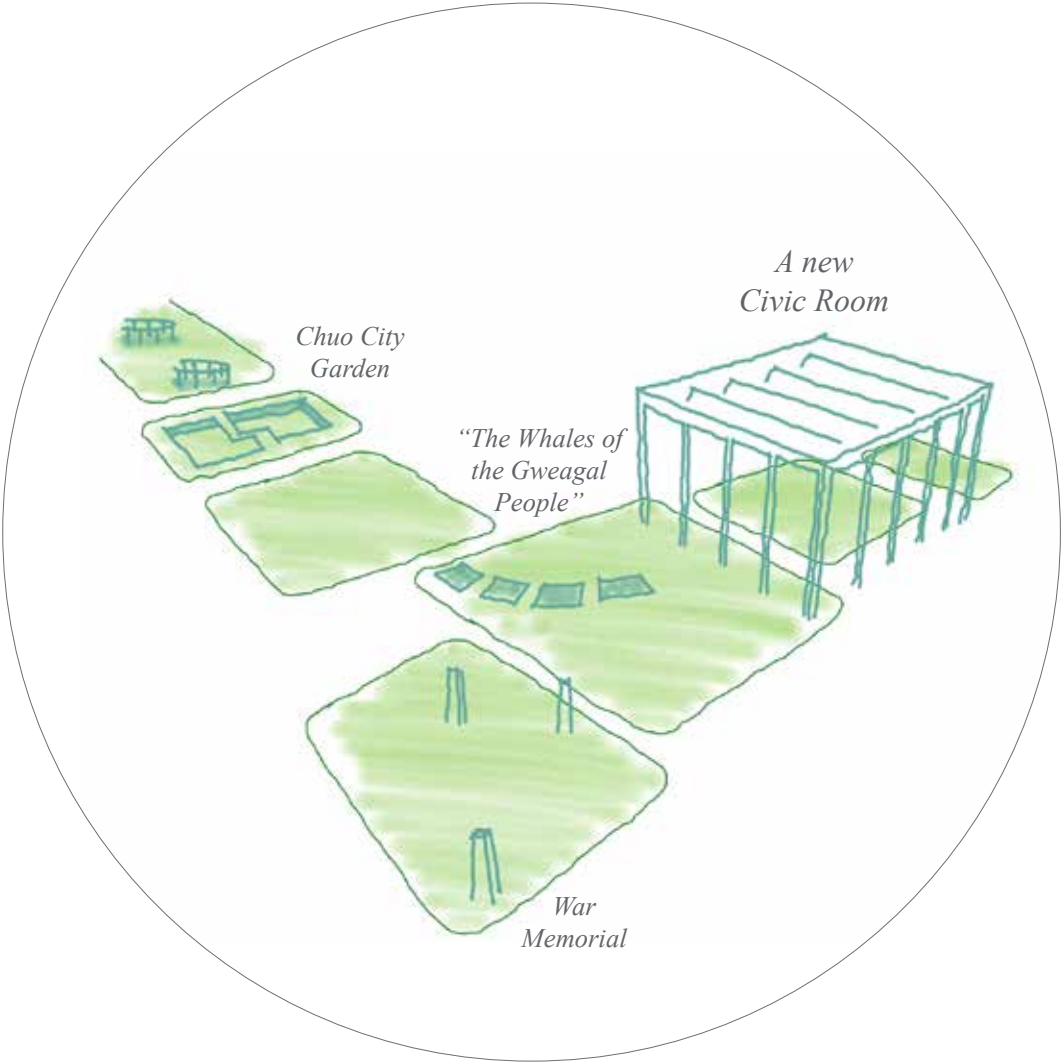
public speaking



exhibition

Versatile and active

At times, it will be the place for audiences to gather before, during and after performances. At other times it would also be the venue for smaller, informal shows or large banquets, exhibitions or speaking tours



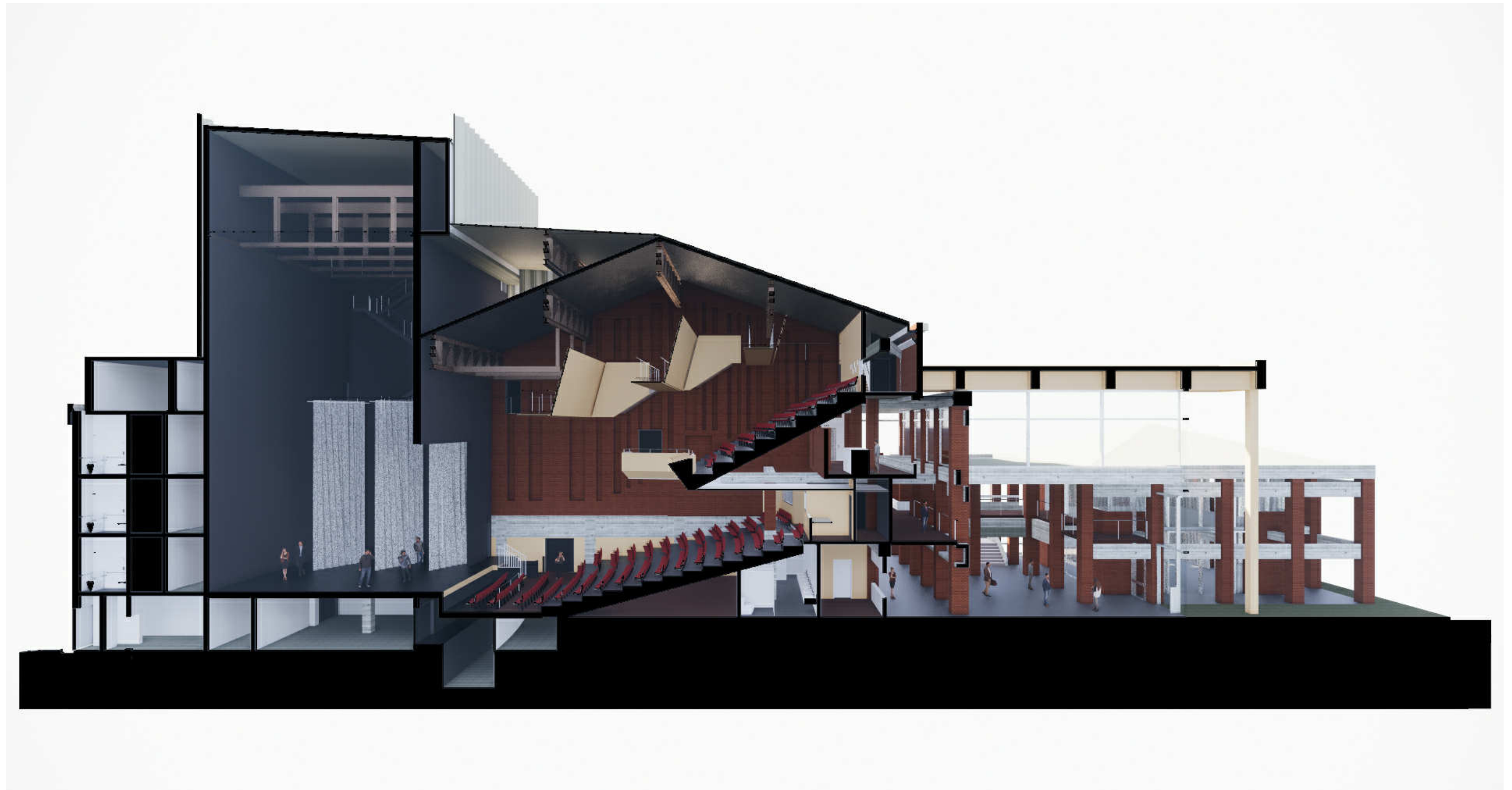
A new park structure

The new foyer roof and the suspended levels within the foyer space could be interpreted as the latest addition to the array of structures within the park.....



A new civic room

*.....a new **civic room or pergola**, providing a better address for the Entertainment Centre to the park and, in turn, an appropriate public address for the Park to Eton Street.*



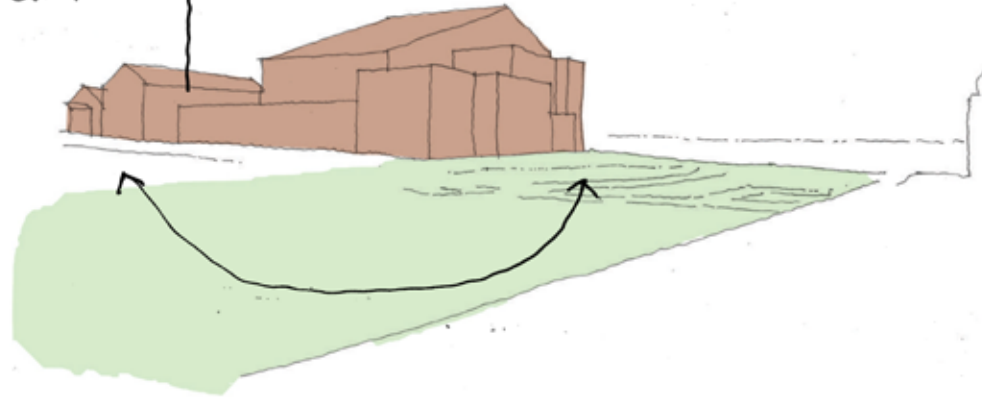
The experience

The auditorium will receive a much-needed makeover with the existing flat floor space remodelled into a cutting edge tiered theatre. The new theatre will provide an immersive and intimate viewing experience for up to 650 people. Audience experience is paramount and the new stalls and re-modelled upper gallery will provide excellent sight lines and acoustics.

The new SEC Theatre is designed to meet or exceed Benchmarks as set down within Oh You Beautiful Stage - Benchmarks for Performing Arts Centres - 2018 to achieve a four star Benchmark rating for a theatre on the local, regional and national touring circuit.

LANGUAGE OF BRICK AGGREGATED
FORMS TO PARK

HERITAGE
CHURCH

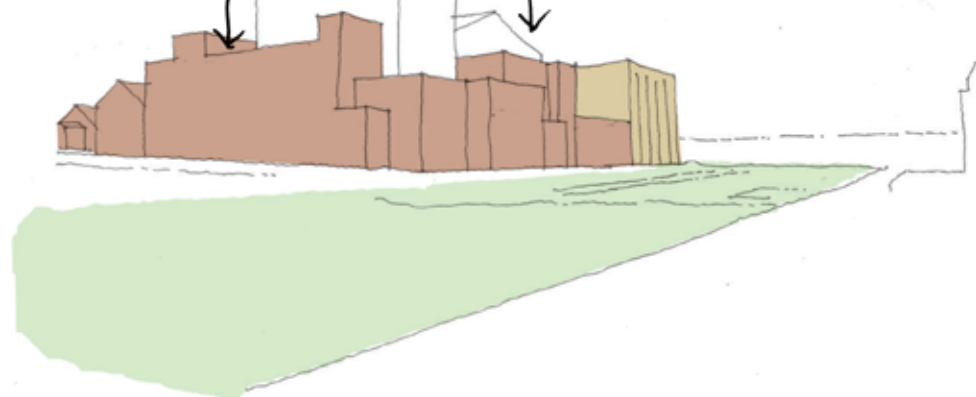


EXISTING

PROPOSED BRICK
ADDITION

FULL FLYTOWER

EXISTING PITCHED
ROOFLINE



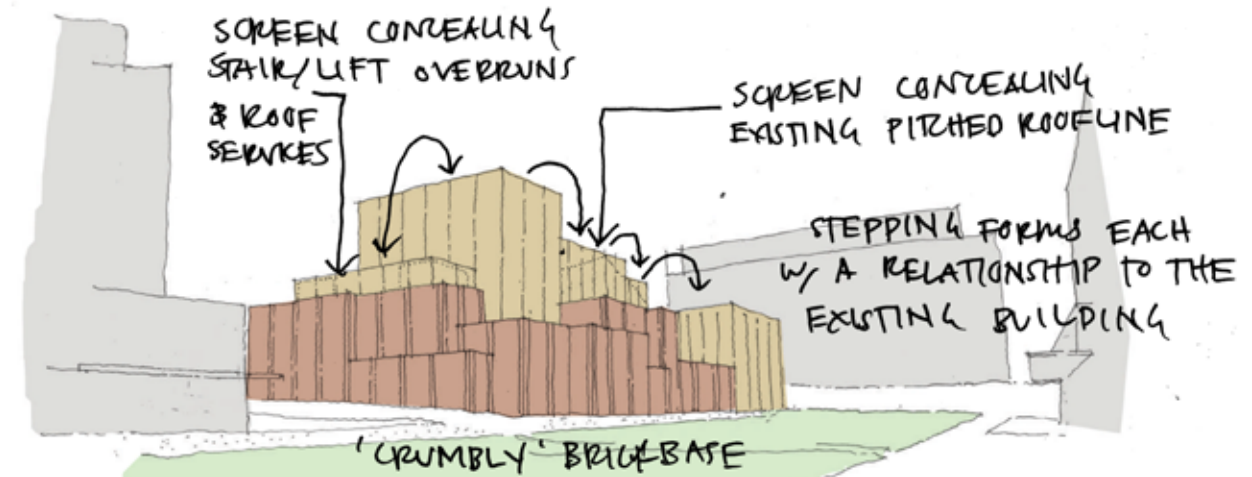
FULL FLYTOWER 'BASE CASE'

PROPOSED BRICK
ADDITION
(BOH)

$\frac{1}{2}$ FLYTOWER



COMPETITION

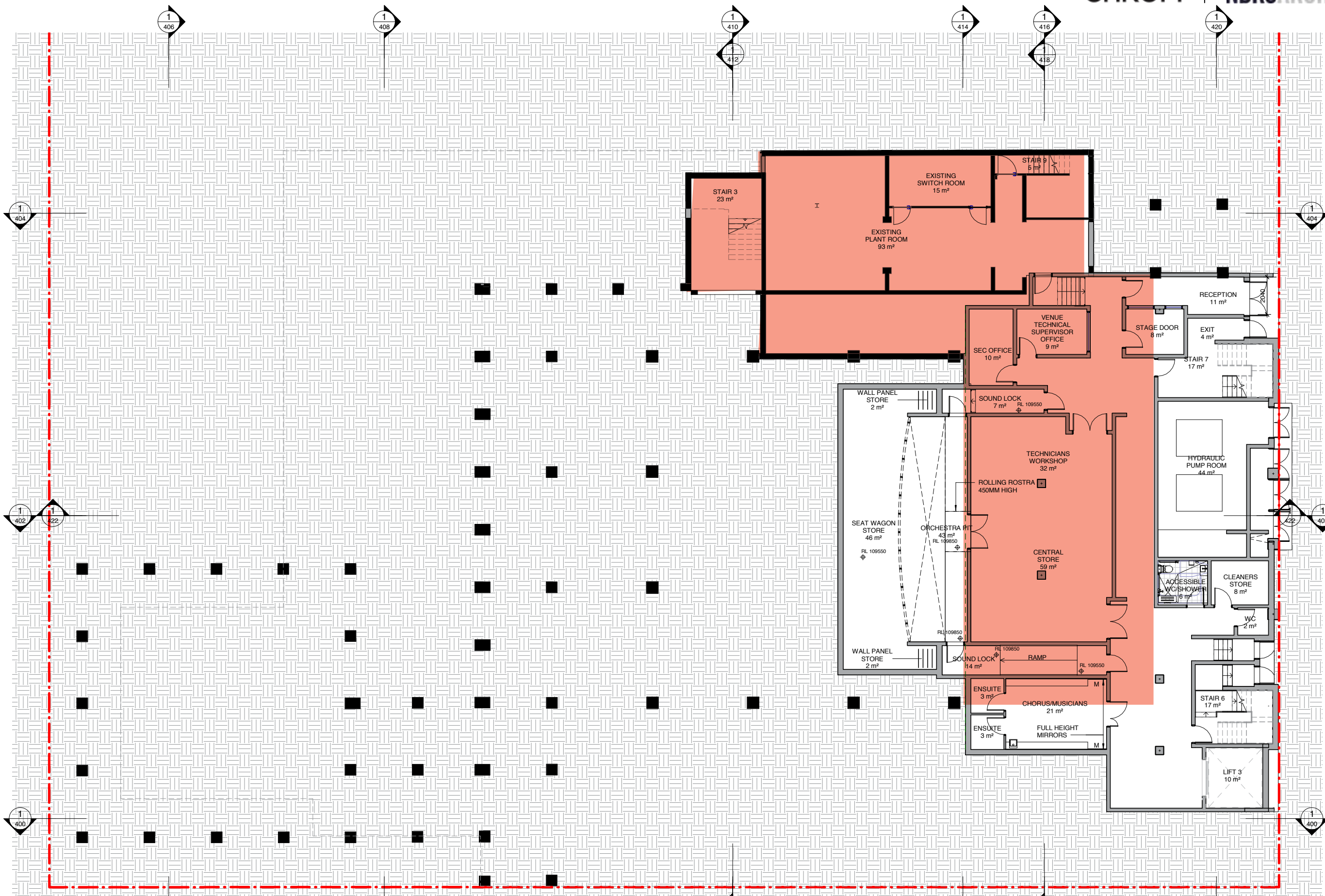


FULL FLYTOWER PROPOSED TREATMENT
IN FUTURE CONTEXT

Design Development: Adding a Full Flytower



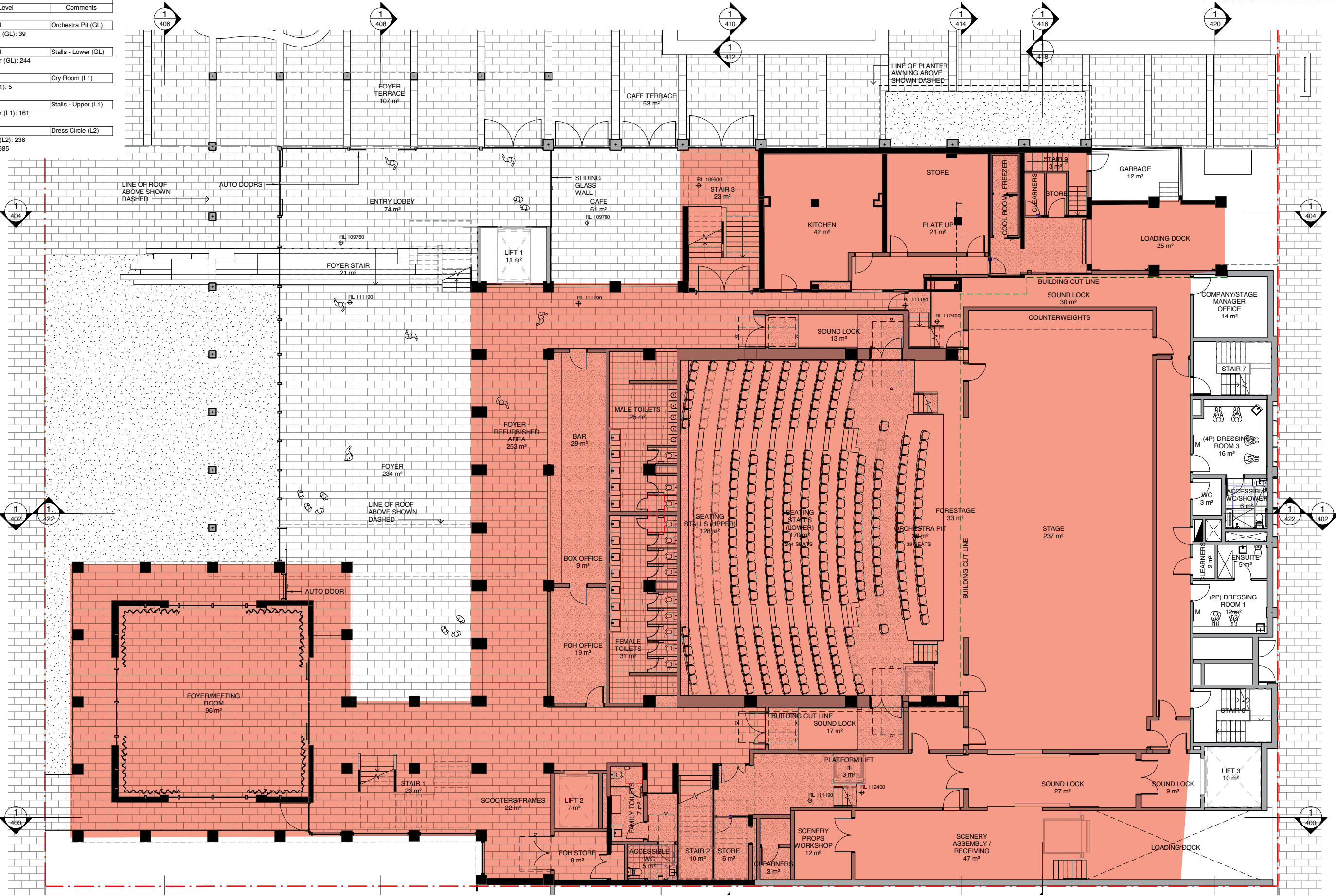
Site Plan



Basement Plan

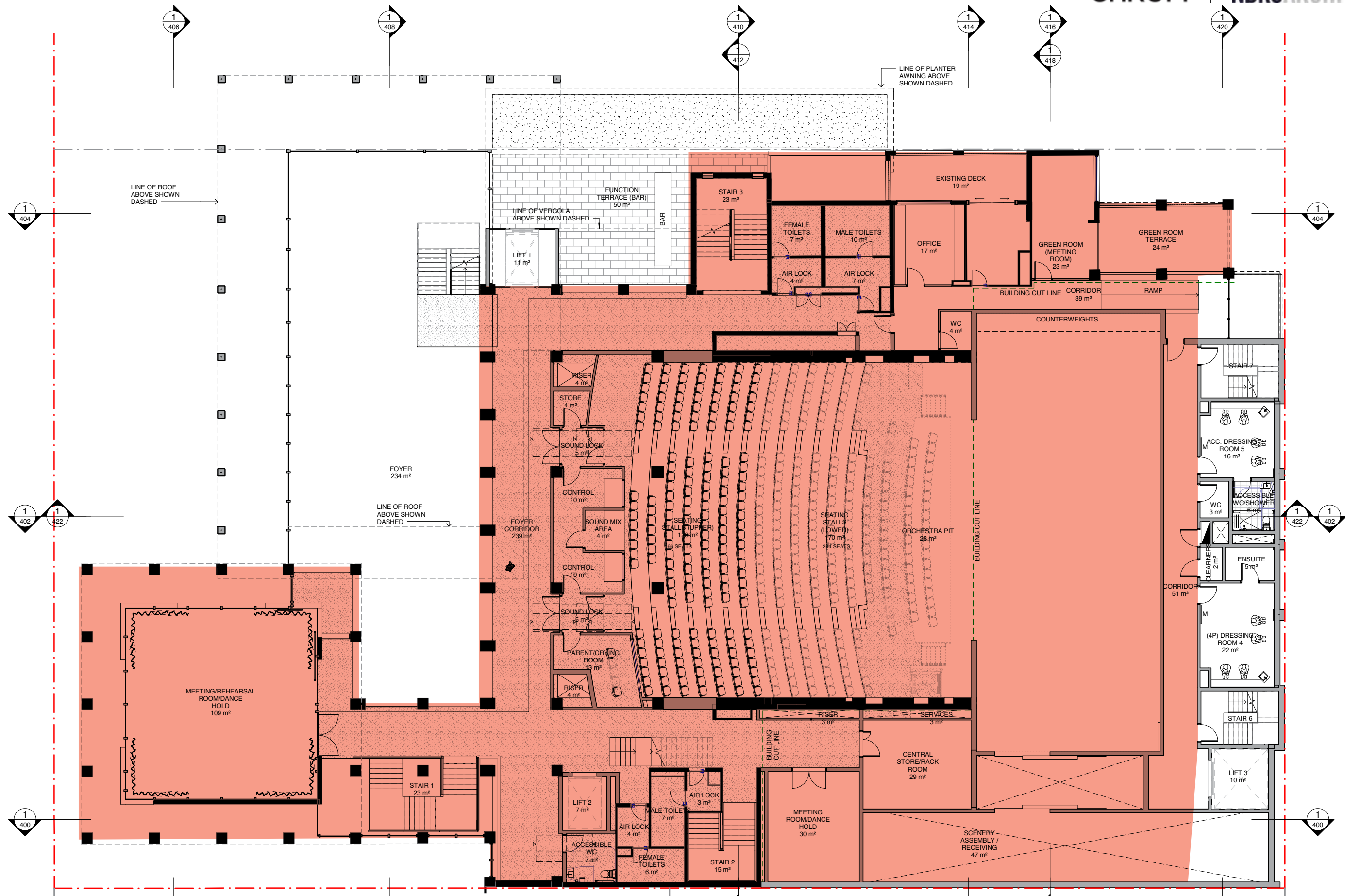
Existing Building Footprint

Furniture Schedule	
Level	Comments
Ground Level	Orchestra Pit (GL): 39
Ground Level	Stalls - Lower (GL): 244
Level 1	Cry Room (L1)
Level 1	Cry Room (L1): 5
Level 1	Stalls - Upper (L1)
Level 1	Stalls - Upper (L1): 161
Level 2	Dress Circle (L2)
Level 2	Dress Circle (L2): 236
Grand total: 685	



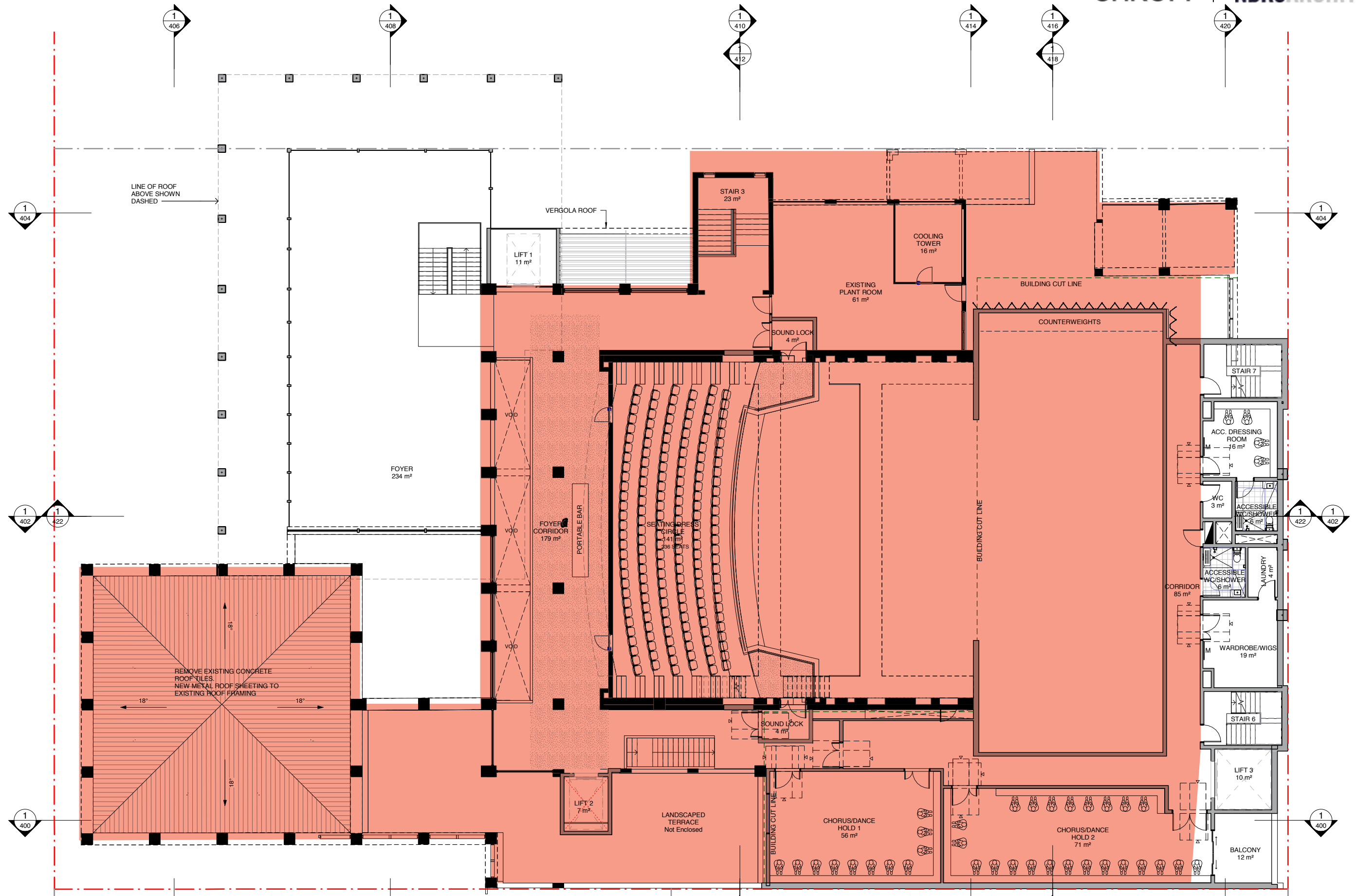
Ground & Stage Floor Plan

Existing Building Footprint



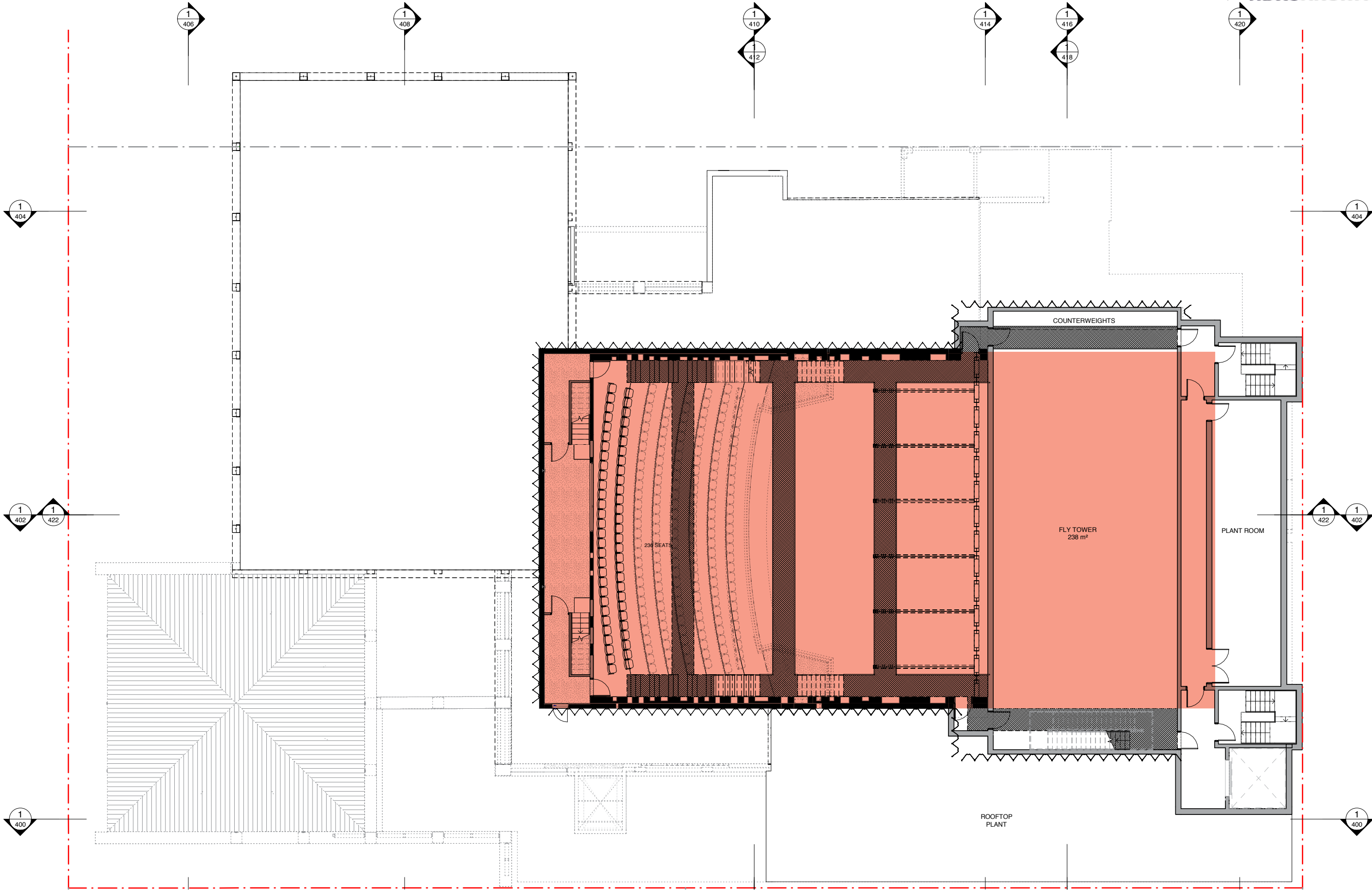
Level 1 Plan

Existing Building Footprint



Level 2 Plan

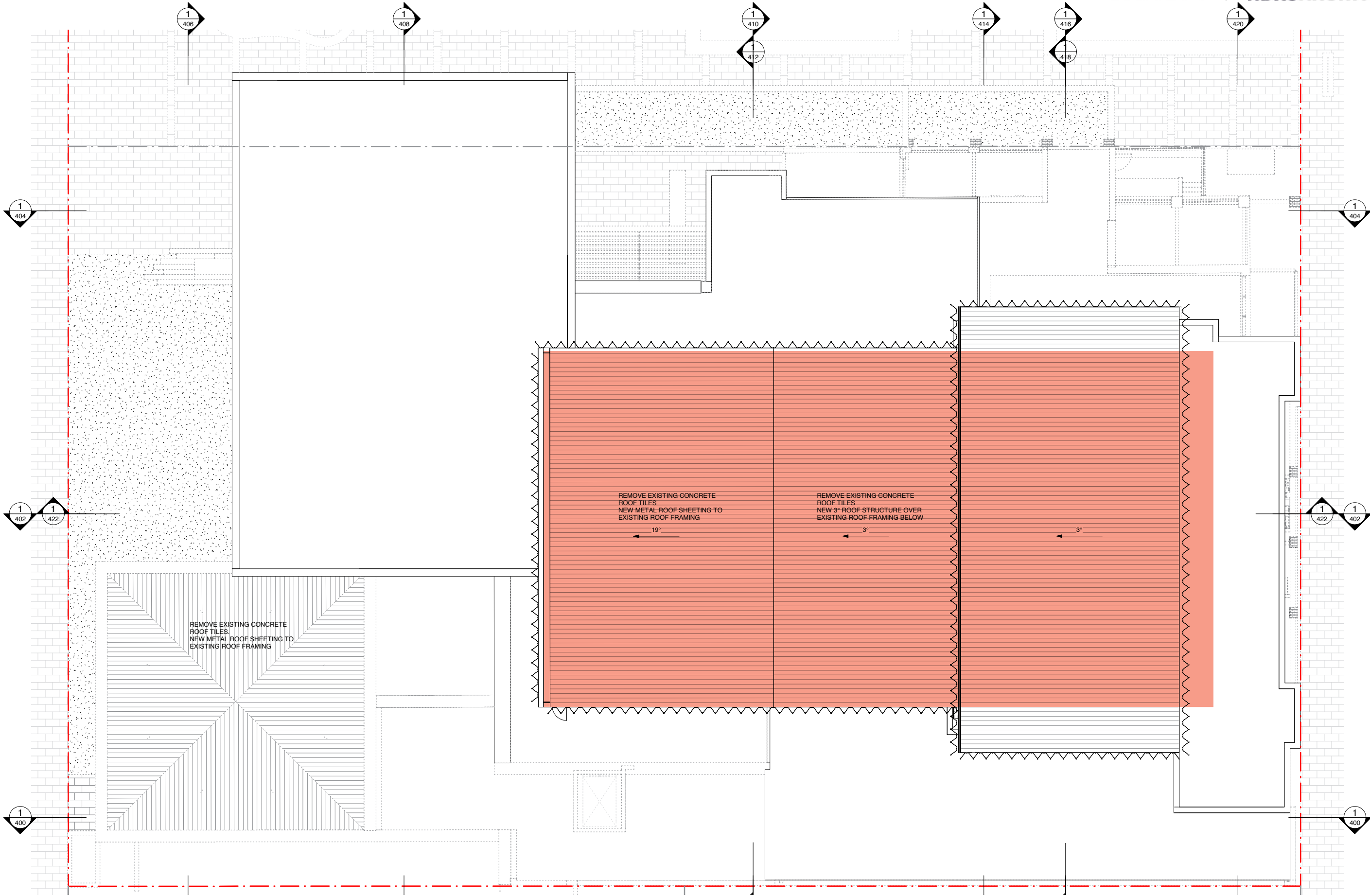
 Existing Building Footprint



Level 3 Plan



Existing Building Footprint



Roof Plan



Existing Building Footprint



LANDSCAPE DESIGN NOTES

- 1 CENTRAL COMMUNAL LAWN AREA
- 2 EXISTING DECIDUOUS TREES TO PROVIDE SHADE AND SHELTER IN SUMMER AND ALLOW SUNSHINE IN WINTER
- 3 PROPOSED ORNAMENTAL TREES TO OPEN PLAZA SPACES. TREES TO BE UNDER PLANTED WITH LUSH, MASS SHRUBS & GROUNDCOVERS, AND INCORPORATE FIXED SEATING
- 4 PROPOSED ORNAMENTAL TREES TO OUTDOOR CAFE SEATING
- 5 OPEN 'STAGE' AREAS FOR PERFORMANCE USE
- 6 TERRACED ARRANGEMENT TO PROVIDE OPPORTUNITY FOR COMMUNAL SEATING, PLANTING, PERFORMANCE AREAS AS WELL AS INCORPORATE SCULPTURAL ART AND LIGHTING
- 7 PROPOSED WATER FEATURE TO FEATURE ASPECTS OF PLAY AND CULTURAL HERITAGE TO THE SITE
- 8 Banded PAVING PATTERN TO ALIGN WITH PROPOSED ARCHITECTURAL PILLARS AND CONTINUE ACROSS THE SITE.
- 9 WIDENED PEDESTRIAN THOROUGHFARE TO ALLOW EASE OF MOVEMENT THROUGH THE SITE, AND PROVIDE SPACE FOR SPILL OUT ACTIVITIES FROM THE ENTERTAINMENT CENTRE (E.G. CAFE)
- 10 INTERNAL COURTYARD TO RETAIN EXISTING TREE SPECIES, AND BE UNDER PLANTED WITH MASS SHRUBS AND GROUNDCOVERS
- 11 ARCHITECTURAL AWNING TO PROVIDE SHELTER TO WALKWAY AND ALLOW FOR CLIMBER PLANTS TO GROW UPWARDS INTO A GREEN FACADE



Revision	Date	Description	Drawn	Checked
1	01/09/2019	Concept Plan for Review	AK	CS
2	27/09/2019	Concept Plan for Council Presentation	AK	CS

Disclaimer
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AKR 19/09/2019

Legend	Material
EXISTING TREE TO BE PROTECTED AND RE-LANDSCAPED	UNIT PAVED WITH FEATURE BANDING
EXISTING TREE TO BE REMOVED	COLOURED CONCRETE
PROPOSED TREES	WATER FEATURE
	TERRACED STEPS
	DECIDUOUS TREES
	PROPOSED TURF AREA
	PROPOSED MASS PLANTING

Drawing Title:
Site Landscape Concept Plan

Project & Client
Sutherland Shire Entertainment Centre
30 Eton St
Sutherland NSW 2232
for
Sutherland Shire Council

Landscape Architect & Architect
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Prepared in conjunction with
CHROFI

Date: 27/09/2019
Scale: 1:200 (A1) | 1:400 (A3)
Drawing Reference:
18465 LSK01-2

Landscape Plan

Project Timeline

- Submit Scoping Report **30th September 19**
- Lodge SSDA **1st February 19**
- Exhibition & Assessment **February to May 20**
- Consent (Best Case) **1 June 20**
- Commence Works **Sept 20**

ROOT PARTNERSHIPS

Advisory+Project Management