



GOLD COAST · QUEENSLAND · AUSTRALIA



GOLD COAST · INDIE FILM STUDIO HIRE

# Two stages. One building. **1,415 m<sup>2</sup> under roof.**

Film on professional sound-dampened stages. Competitive rates, clear quotes, no surprises. A purpose-converted complex at Varsity Lakes, fifteen minutes from Gold Coast Airport, alongside Queensland's only permanent open-access LED volume.

FACILITY BROCHURE · VERSION 3.1 · SEPTEMBER 2026  
492 SCOTTSDALE DRIVE, VARSITY LAKES QLD 4227

# A working studio, not a hire hall.

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Chrysaor Studios is a purpose-converted production facility at Varsity Lakes on the Gold Coast, converted from a church into a working film and virtual production complex.

Two stages sit at the heart of it. The Kevin Weldon AO Soundstage is the build stage: 356 square metres of clear floor under a certified truss grid, with a loading bay that takes a B-double and direct vehicle access onto the floor. Alongside it, the Animax Virtual Production Stage carries Queensland's only permanent open-access LED volume, always on and always calibrated.

Around them sit a crew base, a canteen, loading, unit base parking and back of house support, so a production can move in on Monday and shoot on Tuesday.

## 1,415 m<sup>2</sup>

Under roof. 1,115 m<sup>2</sup> across two levels plus 300 m<sup>2</sup> undercover

## 592.2 m<sup>2</sup>

Stage floor across both studios. 356.2 m<sup>2</sup> Weldon, 236.0 m<sup>2</sup> Animax

## 49.5 m<sup>2</sup>

Permanent open-access LED volume

## 6 Gbps

Fibre NBN download across three bonded services

# Location and access

|                          |                                                          |                      |
|--------------------------|----------------------------------------------------------|----------------------|
| Address                  | 492 Scottsdale Drive, Varsity Lakes, Gold Coast QLD 4227 |                      |
| Gold Coast Airport (OOL) | 15 minutes                                               | Direct route         |
| Varsity Lakes Station    | 5 minutes                                                | Train and bus        |
| Brisbane CBD             | 55 minutes                                               | M1 Pacific Motorway  |
| Combined stage floor     | 592.2 m <sup>2</sup>                                     | 6,374 sq ft          |
| Crew Base, first floor   | 144.5 m <sup>2</sup>                                     | 1,555 sq ft          |
| Loading, three bays      | 111.0 m <sup>2</sup>                                     | 1,195 sq ft          |
| Undercover parking       | 300.0 m <sup>2</sup>                                     | 3,229 sq ft          |
| Unit base parking        | On request                                               | Semi-trailer capable |

Loading Bay 2 is within the Kevin Weldon AO Soundstage hire and is included in both figures.

## HOW WE OPERATE

### Operating information

|                    |                                                                                    |
|--------------------|------------------------------------------------------------------------------------|
| 24/7 access        | Included with weekly and monthly bookings                                          |
| Daily access       | 8:00am to 6:00pm weekdays, a ten hour day                                          |
| After hours        | By arrangement                                                                     |
| Insurance required | \$20M Public Liability and<br>Workers' Compensation                                |
| Bookings           | Lucie Swan, Studio Partnerships Director<br>team@chrysaor.com.au · +61 7 5681 1078 |



# Kevin Weldon AO Soundstage

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For productions that need room to build. Larger sets, physical builds and multi-unit configurations, on a cut and sealed concrete floor with direct vehicle access.

The stage runs open from the floor to the ceiling, with the mezzanine and the loading bay inside the hire. It is the quieter of the two locations, nestled between buildings, with full acoustic treatment and rain that barely registers on a lapel mic. The air conditioning was specified for the building's former life as a church auditorium, so it holds 18°C under a full lighting grid.

Named for Kevin Weldon AO, whose legacy in Australian publishing and philanthropy inspires the studio's mission.



# Dimensions

| SPECIFICATION                | METRIC               | IMPERIAL                       |
|------------------------------|----------------------|--------------------------------|
| Stage floor area             | 356.2 m <sup>2</sup> | 3,834 sq ft                    |
| Mezzanine                    | 39.0 m <sup>2</sup>  | 420 sq ft                      |
| Loading bay, within the hire | 35.5 m <sup>2</sup>  | 382 sq ft, double height       |
| Total hireable area          | 430.7 m <sup>2</sup> | 4,636 sq ft                    |
| Ceiling height               | 6.94 m               | To underside of roof structure |
| Truss grid                   | Certified            | Rated under NH2233             |
| Roller door, height × width  | 5.35 m × 3.2 m       | 17.6 ft × 10.5 ft              |

## Technical

- Cut and sealed concrete floor, matte grey, camera ready
- Full acoustic treatment and sound dampening. The quieter of the two studio locations
- Built-in truss rigging infrastructure, certified. See the following page
- The air conditioning was specified for the building's former life as a church auditorium, so it holds 18°C under a full lighting grid.
- Two lots of 32A three-phase per stage, four across the site, expandable through TLD on request
- Metered power included to a daily allowance per stage, excess at cost
- Semi-trailer and B-double capable loading bay, direct vehicle access to the stage floor
- Three separate 2 Gbps Fibre NBN services, up to 6 Gbps download, 1.5 Gbps upload bonded
- Shared access to canteen, kitchen, green room and amenities



# Rigging and slab loads

Our structural ratings are certified and published, so your grips, riggers and engineers can plan with confidence from day one. CAD drawings are available on request.

## Ground floor slab

|                                 |                                                     |                                      |
|---------------------------------|-----------------------------------------------------|--------------------------------------|
| Construction                    | 150 mm reinforced concrete on ground, SL92 top mesh |                                      |
| Uniformly distributed live load | 50 kPa                                              | Across the slab                      |
| Concentrated point load         | 20 kN                                               | Over a minimum 2,500 mm <sup>2</sup> |
| Slab certified for water tanks  | Up to 130,000 litres                                | Rated and verified                   |

## Roof, safe working loads

| SUSPENSION POINT | MIDSPAN    | FIRST THIRD OF SPAN |
|------------------|------------|---------------------|
| Roof beam, steel | 5.0 kN max | 8.0 kN max          |
| Roof purlin      | 0.5 kN max | 0.8 kN max          |
| Purlin span      | 5.0 m      |                     |

### What this means on the floor

Set construction, scissor lifts and cherry pickers, forklifts during load-in, camera cranes, dolly track, set support columns and occasional picture vehicles are all within the ground floor rating. Heavy suspended loads connect to the steel beams, not the purlins, using proprietary brackets. Drilling the steel beams is not permitted under any circumstances. Anything beyond the stated working loads needs a project-specific engineering assessment, arranged in advance.

Certified by New Horizon Group Australia, report NH2233, 21 May 2026, Hassan Bashir BE (Civil), ME (Structural), RPEQ 32523. Assessed to AS/NZS 1170.0:2002, AS/NZS 1170.1:2002 and AS 4100:2020. The full report is issued with every booking.



# Animax Virtual Production Stage

Queensland's only permanent open-access LED volume. Because it is always up and always calibrated, there is no build day and no transport cost. You walk in and you shoot.

At 236 square metres of stage floor under a 5.5 metre ceiling, Studio 1 is not a virtual production box that only works one way. Configurations scale from a single square metre of wall up to the full 49.5 square metre volume, and the stage works just as well as a conventional second stage with the volume dark.



ANIMAX LED VOLUME, IN USE

# Dimensions and LED volume

| SPECIFICATION                        | METRIC                                          | IMPERIAL          |
|--------------------------------------|-------------------------------------------------|-------------------|
| Stage floor area                     | 236.0 m <sup>2</sup>                            | 2,540 sq ft       |
| Entrance, waiting room and amenities | 55.0 m <sup>2</sup>                             | 592 sq ft         |
| Ceiling height                       | 5.5 m                                           | 18.0 ft           |
| Roller door, height × width          | 5.35 m × 3.2 m                                  | 17.6 ft × 10.5 ft |
| LED volume                           | 49.5 m <sup>2</sup>                             | 533 sq ft         |
| Panels                               | Unilumin URMIII, 3,500 nits                     |                   |
| Pixel pitch                          | 3.9 mm standard · 2.6 mm premium · 1.8 mm elite |                   |
| Real-time engine                     | Unreal Engine 5                                 |                   |
| Camera tracking                      | OptiTrack precision camera tracking             |                   |

## Technical

- Integrated motion capture, green screen extensions and chroma key available on request
- Full acoustic treatment and sound dampening
- Five split system air conditioning units, handling heat from the wall and the lighting grid
- Two lots of 32A three-phase per stage, four across the site, expandable through TLD on request
- Metered power included to a daily allowance per stage, excess at cost
- Direct truck and vehicle access, private unisex bathroom
- Three separate 2 Gbps Fibre NBN services, up to 6 Gbps download

### How a virtual production booking works

Facility hire comes from Chrysaor Studios. Volume operation, Unreal Engine support, motion capture and technical crew come from our on-site partner Animax Studios. We coordinate the two so your schedule runs as one job, and you receive a separate quote and invoice from each. Ask us for the Virtual Production Capability Guide.

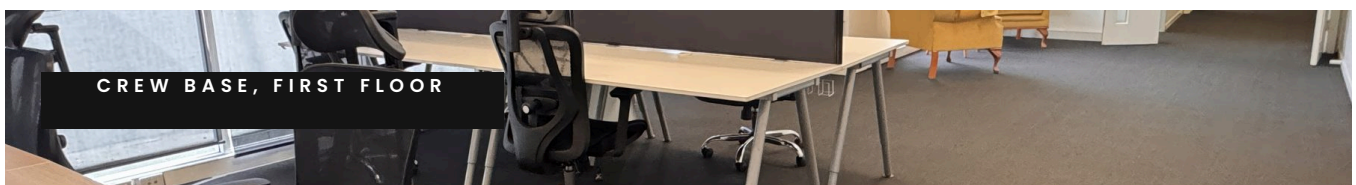
# Move the whole production in

A 144.5 square metre crew base sits directly above the stages, furnished and on the site fibre network, so art department, production and post can work on site from prep to wrap.

| SPACE                    | METRIC                   | IMPERIAL                                  |
|--------------------------|--------------------------|-------------------------------------------|
| Total floor area         | 144.5 m <sup>2</sup>     | Incl circulation and amenities            |
| Open plan workspace      | 31.5 m <sup>2</sup>      | 339 sq ft, configured to your requirement |
| Executive office         | 15.0 m <sup>2</sup>      | 161 sq ft                                 |
| Conference room, up to 8 | 15.5 m <sup>2</sup>      | 167 sq ft                                 |
| Private office           | 9.5 m <sup>2</sup>       | 102 sq ft                                 |
| Kitchen                  | 18.5 m <sup>2</sup>      | 199 sq ft                                 |
| Edit suites, three rooms | 12.5 m <sup>2</sup> each | 135 sq ft each                            |

- Desk configuration confirmed at the time of quote
- Furnished and connected, with hardwired and wireless access throughout
- 24/7 access included with weekly and monthly bookings
- Three edit suites of 12.5 m<sup>2</sup> each off the corridor, supplied unfitted with fit-out quoted separately, licensed by arrangement
- Available as a full floor exclusive, or as individual rooms at short notice

Availability. The Crew Base is in demand from both productions and longer term occupiers. Availability is confirmed at the time of quote rather than assumed, so tell us your dates early and we will hold what you need.





# Everything around the shoot

|                                                                                                                                                               |                                                                                                                                                        |                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Canteen</b><br>51.5 m <sup>2</sup> of dining with commercial kitchen equipment, refrigeration, coffee and seating. Exclusive use available by arrangement. | <b>Green room</b><br>Comfortable holding for cast and clients, with amenities alongside.                                                               | <b>Waiting room</b><br>A 21.5 m <sup>2</sup> multi purpose room at the Animax entrance, for reception, client viewing or a quiet corner. |
| <b>Loading</b><br>Three bays totalling 111.0 m <sup>2</sup> . Semi-trailer and B-double capable, with direct access to both stages.                           | <b>Undercover exterior</b><br>300 m <sup>2</sup> of weather-protected undercover space for production vehicles, builds, catering or covered unit work. | <b>Crew amenities</b><br>Male, female, unisex and accessible toilets across both levels, with a foyer and waiting room.                  |

## Unit base and vehicle access

| CONFIGURATION            | CAPACITY                     | NOTES                       |
|--------------------------|------------------------------|-----------------------------|
| On-site parking          | Allocated on request         | Undercover and open bays    |
| Production configuration | 1 semi-trailer plus 6 trucks | Mixed fleet, by arrangement |
| Exclusive lockout        | Full site                    | By arrangement              |

- Semi-trailer and B-double capable through the loading bays
- 24/7 monitored overnight security parking available
- External generator space with connection points



UNDERCOVER AREA · 300 M<sup>2</sup>

# Power, connectivity and climate

## Power

|                     |                                                             |
|---------------------|-------------------------------------------------------------|
| Base power          | Single-phase up to 20A, included                            |
| Three-phase         | 240V, 50Hz. Two lots of 32A per stage, four across the site |
| Expansion           | Additional three-phase available on request through TLD     |
| Included allowance  | A daily metered allowance per stage, set out in your quote  |
| Above the allowance | At cost. You receive the smart meter usage report           |
| Heavy power         | 100A and above, quoted before your shoot                    |
| Building supply     | 80A per phase across three buildings                        |
| Generator           | External generator space and connection points              |

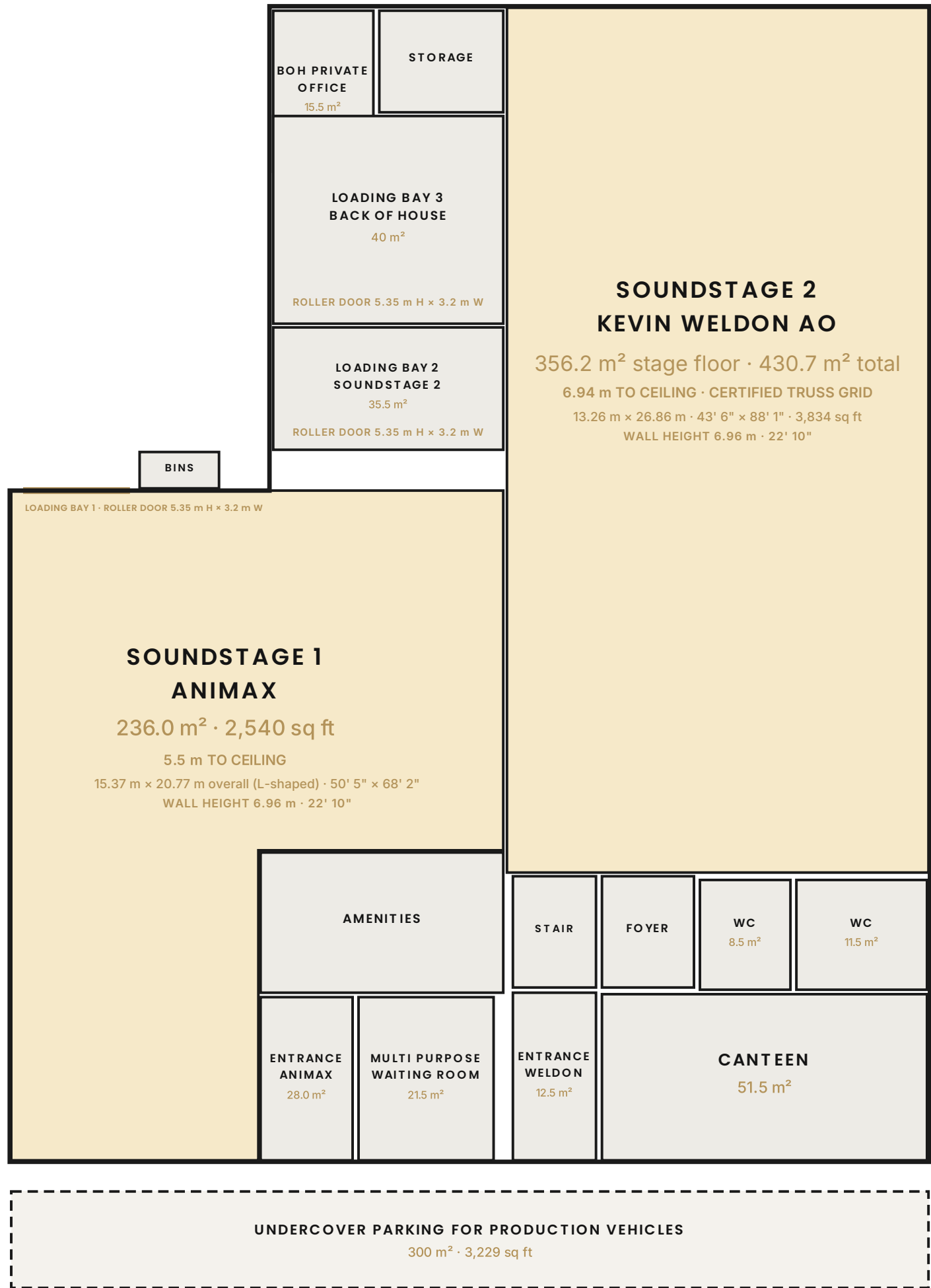
## Connectivity

|          |                                                               |
|----------|---------------------------------------------------------------|
| Services | Three separate 2 Gbps Fibre NBN services across the site      |
| Download | Up to 6 Gbps                                                  |
| Upload   | 0.5 Gbps per service, 1.5 Gbps when bonded                    |
| Access   | Wi-Fi included. Hardwired connections in offices and on stage |

## Sound and climate

- Both studios are fully sound treated and suitable for lapel microphone recording
- Studio 2 is the quieter location. Rain has minimal audible impact
- Studio 2 runs two main air conditioning systems. Studio 1 runs five split system units
- The air conditioning was specified for the building's former life as a church auditorium, so it holds 18°C under a full lighting grid.

# GROUND FLOOR







# What else we can do

Take the space as it is, or let us build the engine around your shoot.

## Wet and dry hire

The stage as-is, or fully serviced with power, facilities and support.

## Virtual production

Stage, volume, Unreal Engine environment and technical crew, coordinated with Animax Studios and quoted separately by them.

## Crew and suppliers

A curated Gold Coast network across camera, grip and lighting, sound, hair and makeup, unit facilities and construction.

## Lighting and rigging

Lighting, rigging and forklift hire on site through TLD, billed directly.

## Production strategy

Project feasibility, financing pathways and Australian and Queensland screen incentives.

## Distribution

Market positioning, sales agent relationships and release strategy for Australian and international audiences.

## International productions

All prices are in Australian dollars. We can quote in your currency on request. Ask us about the Australian and Queensland screen production incentives, which can offset a significant share of your Australian spend, and about the Post, Digital and Visual Effects offset if you are finishing here.

## Advisory

Hourly, full day and monthly retainer engagements are available across production strategy, first feature mentoring and story development. Ask us for the consulting rate sheet.



# How a booking works

**Booking deposit.** 50% of the hire fee, payable on confirmation to secure your dates. Non-refundable from the moment of booking.

**Security deposit.** 20% of the hire fee, payable alongside the booking deposit. Refundable, held separately, and not applied to the hire fee. No GST applies. Returned after your production wraps, once accounts are settled and the space is returned as found. Any deduction for damage, excess cleaning or unpaid charges is itemised in writing first.

**Hold.** The 20% security deposit can instead be paid on its own, which holds your dates for 14 days with no booking deposit yet payable. If another production asks for the same dates while your hold is live, you have 48 hours to confirm by paying the booking deposit, or to release the dates and be refunded in full.

**Balance.** The remaining 50% of the hire fee, due seven days before access. Access details issue once the hire fee has cleared in full.

**At a glance.** 70% of the hire fee is payable at booking: the 50% deposit plus the 20% security deposit. The 20% comes back after wrap.

|                        |                                                                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agreement              | Licence to Occupy, issued on confirmation of your dates                                                                                                                                                                                                                               |
| Cancellation           | Advance bookings cancelled within seven days of the first access day: the hirer remains liable for 100% of the total booking fee. Short-notice bookings are paid in full at the time of booking and are non-refundable from that moment. We will always try to re-let cancelled dates |
| Booking administration | Booking administration and Certificate of Currency processing: no admin fee                                                                                                                                                                                                           |
| Insurance              | \$20M Public Liability COC naming Chrysaor Pty Ltd as an interested party, 24 hours before day one. Workers' Compensation for all crew                                                                                                                                                |
| Site induction         | Every person, before first access. Included, no charge                                                                                                                                                                                                                                |
| Cleaning               | Daily common area clean included. Wrap or make-good clean quoted to you by our cleaning supplier                                                                                                                                                                                      |
| Wrap clean             | Waived on one-day hires that leave the stage as found                                                                                                                                                                                                                                 |

# Terms and charges

|                                      |                                                                                                        |
|--------------------------------------|--------------------------------------------------------------------------------------------------------|
| Weekends                             | By arrangement, no loading. We will work with your schedule to open weekend dates wherever we can      |
| Public holidays                      | No surcharge                                                                                           |
| Accredited film school and education | 15% off standard stage hire. One discount per booking, not combinable with any other discount or offer |
| If we cannot deliver                 | Fees refunded in full                                                                                  |
| Currency                             | All prices in AUD, excluding GST<br>Chrysaor Pty Ltd · ABN 39 666 112 303                              |

## Additional charges, if required

|                         |
|-------------------------|
| Skip bin                |
| Excess waste removal    |
| Security call-out       |
| IT support              |
| Replacement key         |
| Replacement access card |

Rates for these items are on the Facilities Charges card issued with your quote.

### Flexible on your dates?

We release unsold space at reduced rates. It is paid in full at booking and it is not held, but if your schedule can move it is the cheapest way into either stage. Ask Lucie what is currently open.

No security deposit is required on a short-notice booking.

# In good company

The studio opened for bookings at the end of April 2026. Since then we have hosted productions from Werner Film Productions, The Onset Productions and WildBear Entertainment, alongside commercial, corporate and training shoots.

Our first public open day, the Gold Coast Virtual Production Showcase, ran on 3 July 2026 with 202 registrations and more than 150 people through the building.



FOUNDER CHRISTOPHER AMOS · STUDIO PARTNERSHIPS DIRECTOR LUCIE SWAN

THE RIGHT WAY TO START IS A CONVERSATION

# Book a walkthrough

Tell us about your production and we will show you exactly which stage, which spaces and which configuration will get you the result you need. Most of our clients are seeing an LED volume for the first time. That is completely fine.

Bookings and walkthroughs

Lucie Swan, Studio Partnerships Director  
team@chrysaor.com.au

General enquiries

team@chrysaor.com.au · +61 7 5681 1078

Enquiry form

chrysaor.com.au/contact

Virtual production

Adam Volz, Animax Studios  
adamv@animax-studios.com

Studio

492 Scottsdale Drive, Varsity Lakes  
Gold Coast QLD 4227, Australia

Chrysaor Studios is a purpose-converted facility on the Gold Coast, under an hour from Brisbane. Areas and dimensions are taken from the architectural drawings, stated to the inside face of walls, and are nominal; roller doors as drawn, confirm on site. Rigging and slab loads are certified under New Horizon Group report NH2233. The Animax Virtual Production Stage is operated in partnership with Animax Studios Pty Ltd, which quotes and invoices its services separately. Rates held to 30 June 2027. Aligned to Facilities Charges FY2026-27 V4.6. Charges effective September 2026. Quotes issued from 20 August 2026 are honoured at these rates. Facility specifications current as at September 2026. Enquiries answered within one business day, AEST.

