



Our Ref: DOC18/17994
Your ref: DA 1008/2017

General Manager
City of Parramatta
PO Box 32
PARRAMATTA NSW 2124

Attention: Brad Roeleven, Executive Planner - City Significant Development

Email: broeleven@cityofparramatta.nsw.gov.au

Dear Mr Roeleven

**HERITAGE COUNCIL OF NSW – INTEGRATED DEVELOPMENT APPLICATION
ROXY THEATRE, 69 GEORGE STREET, PARRAMATTA - IDA/2018/007
[DA 1008/2017]**

Site:	Roxy Theatre, 69 George Street, Parramatta, SHR No 00711
Proposal:	Concept Development Application for the construction of a commercial office tower of up to 33 storeys above, and behind the Roxy, as well as restoration and refurbishment of the Roxy Theatre and associated forecourt.
Additional Information Requested:	Yes, received 8 May 2018, 11 April 2018, 14 May 2018, 16 May 2018, 17 May 2018

At its meeting on 7 June 2018, the Heritage Council Approvals Committee (Approvals Committee) considered the above integrated development application. The Approvals Committee resolved to advise the City of Parramatta Council, that it:

- a) *Strongly supports a reactivation of the Roxy Theatre which protects and complements its state heritage significance.*
- b) *Does not support the envelope for a 33-storey tower on this site because of the visual impact it will have on the heritage values and disparity in scale between the existing State heritage listed Roxy Theatre and the proposed tower envelope.*
- c) *Any demolition as part of a concept proposal is not supported.*
- d) *Advises that for General Terms of Approval to be granted for new built elements at the rear of the site, the consent authority should consider the application of the following parameters:*
 - i. *New built elements to be located behind, to the south of the tower parapet and illuminated sign.*
 - ii. *New built elements are to be located below a sight line commencing a height of 1.6m (average eye height) from a position in the centre of the southern George Street footpath outside the entrance to the Roxy Theatre and then extending upward through the base of the tower parapet, which supports the illuminated sign, to the rear boundary. Consideration is also to be given of the view from above the theatre from adjacent buildings to the proposed development.*

- iii. *Surviving significant rooms, external and internal elements materials, fixtures, linings and finishes must be retained and protected, including but not limited to the former auditorium, projection room, the dress circle, the foyer, stairs and mezzanine, toilet doors and vestibule to the WCs, the forecourt, the arcades, former shops and entry from George Street.*
 - iv. *Updated details for the scope of demolition, and structural requirements, consistent with the revised envelope, and with specific consideration of (c) above should be provided.*
- e) *Supports a design excellence process under Clause 7.10 of the Parramatta Local Environmental Plan (PLEP) 2011.*
- f) *Advises that the design excellence process should allow for innovative design that maximises the retention of the Roxy Theatre's heritage significance.*
- g) *Advises that Heritage Council of NSW or its delegate must be consulted and have input into the Design Brief, and then endorse the final Brief and supporting documents prior to its release.*
- h) *Advises that a detailed fabric survey of the Roxy Theatre must be a supporting document included in the Design Brief. The survey should map/plot materials, fixtures and finishes on plans at 1:100 scale, establish age and describe condition as good, moderate or poor.*
- i) *Advises that a detailed schedule of conservation and repairs for all significant fabric must be a supporting document included in the Design Brief. The schedule must follow Heritage Council guidelines and current best industry practice, be accompanied by scaled plans and a specification following Natspec format. The schedule should be based on and partnered with the fabric survey.*
- j) *Advises that a structural analysis of the existing footings, walls, floors and roof structure that surround and support the former auditorium and dress circle must be a supporting document included in the Brief. The analysis must include detailed protection measures, to guide the Brief, as well as any future detailed design proposal and be included in a proposed construction management plan so that its protection measures are implemented in any future construction.*
- k) *Advises that explicit heritage guidelines should be included in the Design Brief to control any impact on the Roxy Theatre. The guidelines should encourage innovation but provide the designer with the knowledge and tools to protect the significance of the site. The guidelines should set out:*
 - i. *parameters for overall massing,*
 - ii. *the junction between the Roxy Theatre and any new development*
 - iii. *selection of materials so that significant materials and finishes are not overwhelmed.*
 - iv. *that all rooms and spaces that were historically publicly accessible must remain publicly accessible.*
- l) *Advises that surviving significant rooms, external and internal elements materials, fixtures, linings and finishes must be retained and protected, including but not limited to the former projection room, auditorium, stage, dress circle, foyer, entrance to the WCs, forecourt, former shops and forecourt.*

- m) *Recommends that the conservation management plan for the Roxy Theatre should be revised to focus on significance assessment, appropriate possible use(s) and the level of the potential impacts of future uses on identified significant heritage values / fabric prior to the finalisation of the Design Brief. It is encouraged that the revised CMP be submitted and endorsed by the Heritage Council under s 38A of the Heritage Act 1977 prior to the finalisation of the design concept plan*

The Approvals Committee's resolution for this matter is **draft** until the minutes of its 7 June 2018 meeting are endorsed at its next meeting on 4 July 2018.

If you have any questions regarding the above matter please contact Ed Beebe, Senior Heritage Assessments Officer at the Heritage Division, Office of Environment and Heritage, on 9585 6045 or ed.beebe@environment.nsw.gov.au.

Yours sincerely



14/06/2018

Katrina Stankowski
A/Senior Team Leader
North Region - Heritage Assessments
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As Delegate of the Heritage Council of NSW