

# HERITAGE IMPACT STATEMENT

## Planning Proposal



55-67 Parramatta Rd, Homebush

4 APRIL 2018

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## HERITAGE IMPACT STATEMENT - PLANNING PROPOSAL

### 55-67 PARRAMATTA ROAD, HOMEBUSH

#### 1.0 INTRODUCTION

##### 1.1 BACKGROUND

This Heritage Impact Statement has been prepared to accompany a Planning Proposal for 55-67 Parramatta Road, Homebush. The report identifies the heritage issues and assesses impacts associated with a project constructed in accordance with the planning controls sought in the Planning Proposal. This Statement is based on a reference design and urban design report prepared by PTW Architects for the proponents, Homebush Pty Ltd.

This Planning Proposal seeks approval for a change of use for the heritage item within the context of the wider development. It is proposed to retain and conserve the Theatre's Parramatta Road façade and the intact interior portion. The highly modified and compromised portion of the former Homebush Theatre, comprising auditorium and stage will be demolished.

A detailed proposal for specific conservation and adaptive re use works to the Theatre would be the subject of a later detailed Development Application.

##### 1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

##### 1.3 SITE LOCATION

The subject site is 55-67 Parramatta Road, Homebush. It is bounded by Parramatta Road to the south, Underwood Road to the west and Powell Street to the north and east (see Figure 1). The Western Motorway is located to the north. There are two street frontages to Powell Street and Parramatta Road. The former Homebush Theatre, a heritage item, is at 55-57 Parramatta Road, within the site's south-eastern corner, opposite a T-junction with Knight Street. The remainder of the site is vacant, aside from some small trees.



Figure 1 – Location plan showing the subject site outlined in red. (Source: NSW Land & Property Information, Six Maps)

#### 1.4 STRATHFIELD REZONING –PLANNING PROPOSAL

The subject site is zoned “B4” Mixed Use under Strathfield LEP 2012. It is within the 2016 Parramatta Road Urban Transformation Strategy corridor, which recommends an FSR of 5:1 and a maximum 80 metre height limit be applied in final planning controls. The Planning Proposal Request seeks an FSR of 7.3:1 and a maximum height of 145 metres. PTW Architects has prepared a reference design for mixed use residential project within those proposed controls.

#### 1.5 HERITAGE SIGNIFICANCE

The site is substantially vacant, aside from the former Homebush Theatre, which is a heritage item of local significance. It is listed in the *Strathfield Local Environmental Plan 2012* Schedule 5 Environmental heritage as follows:

- Former Homebush Theatre, 55–57 Parramatta Road, Homebush (Lot B, DP 310960; Lot 1, DP 315946) – Item No: I31.

Heritage items located in proximity to the site are:

- 70 Parramatta Road, Homebush (Horse and Jockey Hotel) – Item No: I32; and
- 72–76 Parramatta Road, Homebush (Commercial building—two-storey, inter-war stripped classical style building - shops) – Item No: I33.

See Figure 2 for the location of the heritage items.



Figure 2 – Heritage Map showing the location of heritage items on the site and in close proximity. Heritage items are shown in ochre and identified with a heritage item number. The subject site, Former Homebush Theatre, is shown circled in red (Source: Strathfield LEP 2012, Heritage Map, Sheet HER\_004)

## 1.6 AUTHORSHIP

Samantha Polkinghorne, Studio Principal - Heritage, upgraded the Heritage Issues Statement prepared by Lynette Gurr for this Planning Proposal application. The historic overview was prepared by Léonie Masson, Historian.



## 2.0 HISTORIC OVERVIEW

### 2.1 HISTORY OF THE SUBJECT SITE

The former Homebush Theatre is on part of Lots 11 to 14 of Section 22 in DP477 (Underwood Estate), being originally part of 160 acres granted to Simeon Lord on 9 August 1803. Lord's grant was taken over by James Underwood (son-in-law of original grantee Edward Powell). The "Underwood Estate" took in large amounts of land in present day Homebush West and Homebush (both sides of the railway line). That part of the Underwood Estate north of the main southern and western railway line was offered for auction sale on 19 January 1880 (Figure 3).

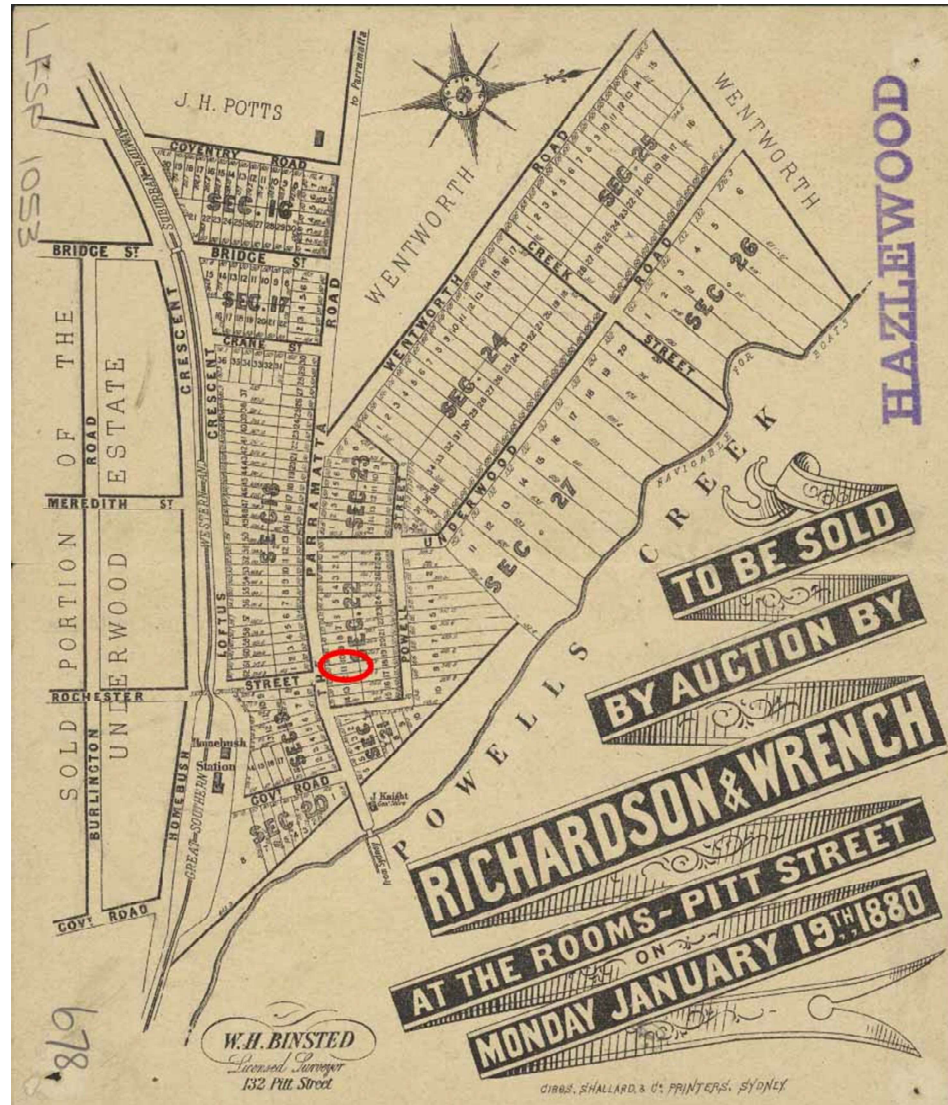


Figure 3 - [Underwood Estate, Homebush] / to be sold by auction by Richardson & Wrench at the rooms - Pitt Street Monday January 19th, 1880. Approximate location of subject site circled red thereon. (Source: National Library of Australia, MAP Folder 71, LFSP 1053)

The following is taken from historic notes on the Homebush Theatre, prepared by Cathy Jones, Strathfield Historical Society (shown italicised), with additional information prepared by NRBSArchitecture (not italicised):

*During the 1920s, many motion picture theatres were built in Sydney's suburbs as populations expanded into Sydney's suburbs and films, especially talkies, became available. Most cinemas were located near rail or tram lines and offered relatively inexpensive entertainment, compared to live theatre. By 1934, there were 22 cinemas in the City and 115 in the suburbs.*

*In 1924, a new company Homebush Cinema Ltd was formed to "carry out business as theatre proprietors" and was capitalised at £17,000. The first company directors were John Henry Cross, EL Betts, D Rogers, AC Crawley and R Irwin.<sup>1</sup> Cross was a prominent local identity, who owned and developed the shopping precinct on both the north and south sides of Parramatta Road at Homebush from the early 1920s. The precinct was located from Powell Street to Underwood Road (Parramatta Road north) and Knight Street (formerly Rochester Street) to Subway Lane (Parramatta Road south). By the 1920s, with increasing residential and worker populations, a shopping and commercial district at Homebush North on Parramatta Road developed. The addition of the cinema provided a social and cultural centre for the local community.*

*Cross was the licensee of the Horse & Jockey Hotel in 1917 and 1925 to 1939. He was elected to Homebush Council as Alderman in 1924 and served until 1934. While serving on Homebush Council, he was elected to Manly Council in January 1932 and elected Mayor in December 1932. In 1934, he resigned from Homebush Council though he continued to own most of the shopping precinct at Homebush North until his death in 1943.*

*The Homebush Cinema was built in 1925 for Homebush Cinema Ltd. It was designed by architect Charles Bohringer. Bohringer designed a number of important cinemas including the Capitol Theatres at Tamworth, Armidale and Wagga Wagga. He also designed the Old State Theatre, 150-162 Flinders St, Melbourne. In late May 1924, Bohringer advertised tenders for the erection of a picture theatre at Homebush.<sup>2</sup> The builder is unknown.*

*The Homebush Cinema was opened on 2 April 1925 by Alderman Edward Austin, Mayor of Homebush Municipal Council. Tenders were invited in December 1927 for "alterations, painting, etc to Homebush Theatre". The successful tenderer is not known.<sup>3</sup>*

*A number of cinemas located in the Sydney's west merged in 1930 including the Homebush Cinema and came under the management of Western Suburbs Cinemas Ltd, operated by Mr A J Bezant.<sup>4</sup> Homebush Cinema Ltd was liquidated in 1931.*

*In 1937, the Homebush Theatre was equipped with Western Electric Microphone Sound. It reopened with the new sound equipment on 11 September 1937 with 'Camille' starring Greta Garbo. The following year, LJ Buckland, architect, invited tenders for cement rendering of the external walls of the Theatre.<sup>5</sup>*

*In 1939, the theatre closed for extensive renovations under architect, LJ Buckland. This included new plasterwork for auditorium windows, vestibule and dress circle foyer. Painting was supervised by Arnold Zimmerman who did similar work on numerous theatres. Quite several seats were sacrificed in this remodelling with the introduction of larger chairs, seating 1645 people. The theatre reopened as the 'Vogue' on 19 August 1939.*

*In March 1944, Hoyts Theatres acquired the Western Suburbs Cinemas Ltd and the theatre became known as the 'Hoyts Vogue' which stayed until its' closure on 19 December 1959. The last screening saw 'Count Your Blessings' and 'Here Come the Jets'. The main reason for decline in cinema attendance was the establishment of television in 1956, which meant that visual entertainment was available in homes.*

*The theatre was converted into the Homebush Ice Rink (opening date unknown) and this operated until 1971. For a time during the 1960s, the dress circle foyer was used as the 'Cavern Sound*

<sup>1</sup> "Company News", *Sydney Morning Herald*, 6 May 1924, p11

<sup>2</sup> "Tenders", *Sydney Morning Herald*, 31 May 1924, p3

<sup>3</sup> "Tenders", *Sydney Morning Herald*, 28 December 1927, p6

<sup>4</sup> "Ten picture theatres, merger arranged, western suburbs houses", *Sydney Morning Herald*, 14 February 1930, p14

<sup>5</sup> "Tenders called", *Construction*, 29 June 1938, p8

*Lounge'. The rink eventually closed in 1980. In 1986, it was extensively converted into the Niterider Theatre Restaurant and was later known as the Midnight Star Reception centre. It has been closed since 1996 as a reception centre.*

*Though most of the interiors have been removed, the façade is reasonably intact as is the 1925 original fanlight which is located over the main entrance doors. The former cinema is heritage listed on Strathfield Council's Local Environment Plan.*

*This building has been known by the following names in its history: Homebush Theatre, Homebush Vogue, Hoyts Vogue, Homebush Ice Rink, Strathfield Ice Rink, Niterider Theatre Restaurant and Midnight Star.<sup>6</sup>*



Figure 4 – Vogue Theatre Homebush (Late Cinema)", c1931. (Source: Moveimemen Movie Posters, Historical Australian Cinemas, c1930s., <http://www.moveimem.com/galleries/historical-australian-cinemas.php>, viewed 31 October 2016)

<sup>6</sup> Cathy Jones, Homebush Cinema, Strathfield Historical Society, Strathfield Heritage, <https://strathfieldheritage.org/recreation-and-shops/homebush-cinema/>, viewed 31 October 2016. Text not in italics is supplementary information





Figure 5 – 1943 Aerial showing the site of the Homebush Theatre outlined in red and shaded yellow. The remaining site contains shops along Parramatta Road and west of the theatre. Single-storey free standing cottages are shown on the northern portion of the site facing onto Powell Street (Source: NSW Land & Property Information, Six Maps)



Figure 6 – Homebush Theatre, Parramatta Road Elevation, date unknown (Source: Hurstville Theatre, archives held by caretaker)

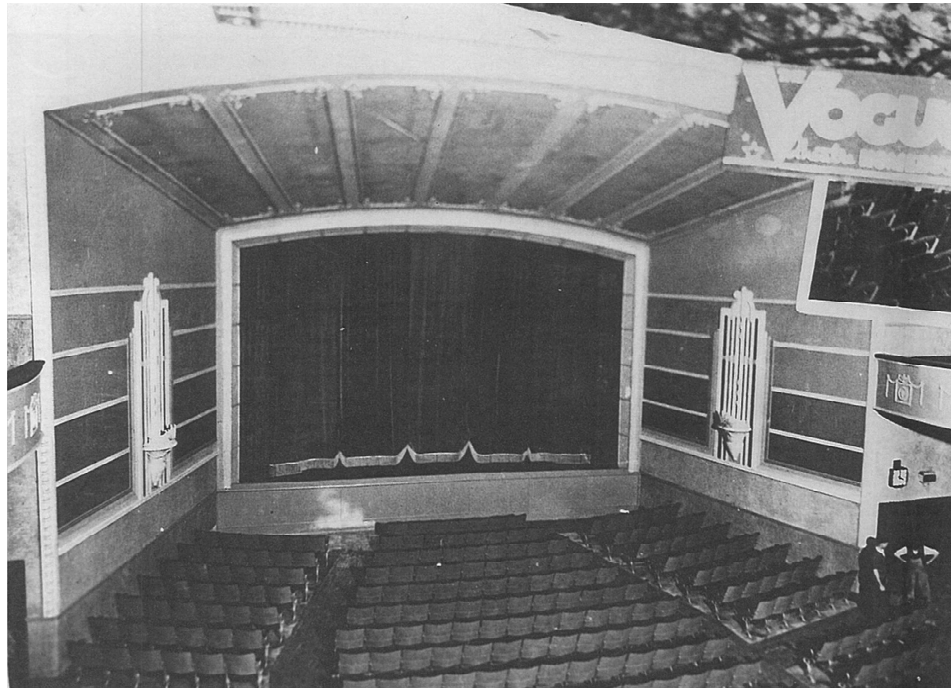


Figure 7 – Homebush Theatre, Interior, stalls, date unknown (Source: Hurstville Theatre, archives held by caretaker)

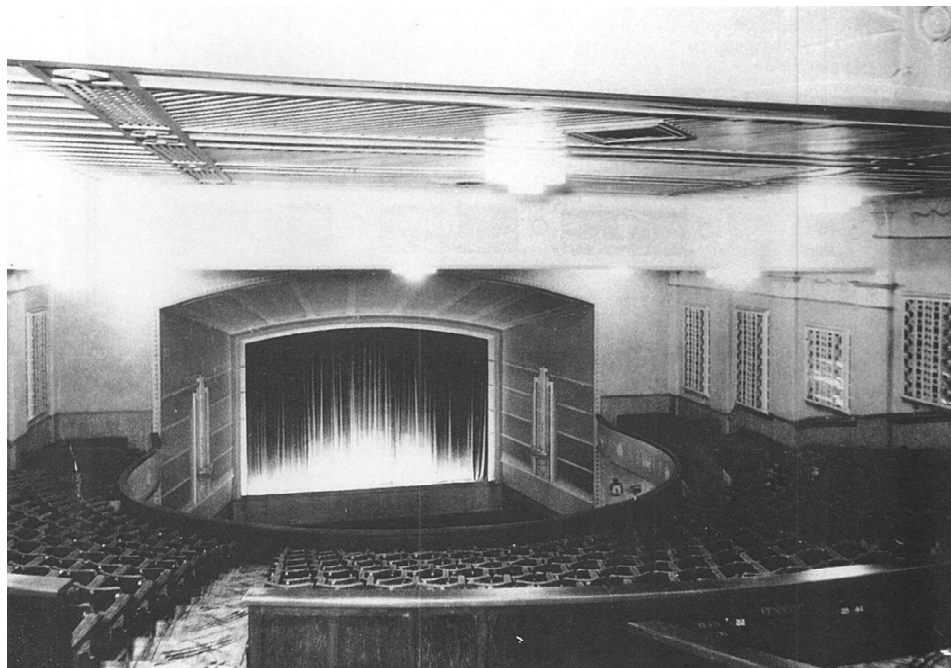


Figure 8 – Homebush Theatre, Interior, dress circle, date unknown (Source: Hurstville Theatre, archives held by caretaker)

## 2.2 CHARLES BOHRINGER, ARCHITECT AND THEATRE DESIGNER

Charles Bohringer (1891-1962), architect, was born at Basle, Switzerland in 1891 to Friedrich Ernst and Sophie Bohringer. He was educated at the Primary School, Basle; Gymnasium School, Basle; Technical High School Stuttgart; Academy, Milan; Kunstler Schule, Munich; Ecole des Beaux Arts, Paris; and held Diplomas from the University of Zurich.

After qualifying as an architect, he commenced practice on his own at Basle in 1912 and later at Berne, Switzerland for two years. In 1914, Bohringer came to Australia. He married Adelaide Cecilia Mundy in 1917 in Victoria. By 1917, he was living at Wombat, New South Wales where he worked as an orchardist ("Somerville Orchard"); the 42-acre (16.99 hectare) property was sold in 1919.

By 1921, Bohringer was based in Sydney working as an architect where he developed an unrivalled reputation as "the leading theatre specialist of Australia".<sup>7</sup> In 1926, he was one of three directors of the newly registered firm "Bohringer, Taylor & Johnson", architects and consulting engineers.<sup>8</sup> In the 1930s, he practised under the firm name "Charles Bohringer and Associates".

*Mr. Bohringer has designed and supervised the construction of more than 200 theatres, ranging- from £4000 to £500,000 in cost. Some of his principal buildings include Ambassadors Theatre, Perth, Regent Theatre, Perth, State Theatre, Melbourne, Civic Theatre, Auckland, New Zealand, and numerous theatres for Hoyts Theatres Ltd. The latest works in theatres include the Mayfair and Embassy Theatres, Sydney, the Kinema Theatre, Mosman, Arcadia Theatre, Chatswood, Southern Cross Theatre, Neutral Bay and Double Bay Theatre. He has also a great number of modern blocks of flats and high-class residences to his credit.*

*Mr Bohringer has had a great commercial training and is now associated with many companies.<sup>9</sup>*

He died on 7 December 1962 in Newcastle.

<sup>7</sup> Proposed new theatre", *Armida Express and New England General Advertiser*, 13 March 1925, p2

<sup>8</sup> "New Companies – New South Wales", *Daily Commercial News and Shipping List*, 25 November 1926, p4

<sup>9</sup> "Who's Who: Charles Bohringer, A.R.A.I.A.", *Decoration and Glass*, October 1936, p62-3



### 3.0 PHYSICAL EVIDENCE

#### 3.1 SITE CONTEXT

The following figures and captions describe the site context and building typologies associated with the subject site.



Figure 9 – View from Parramatta Road looking northeast to the subject site showing a predominantly vacant site with the former Hurstville Theatre to the east (at right). (Source: NBRSArchitecture, October 2016)



Figure 10 – Horse & Jockey Hotel is a heritage item located opposite the subject site on the southern side of Parramatta Road, on the eastern corner of Knight Street and Parramatta Road (Source: NBRSArchitecture, October 2016)



Figure 11 – A group of two-storey Inter-War period shop-tops, located opposite the subject site, is a heritage item. The heritage item is located on the southern side of Parramatta Road, on the western corner of Knight Street and Parramatta Road (Source: NBRSArchitecture, October 2016)



Figure 12 – View along Parramatta Road to the group that adjoin the subject site to the east (left). A 12-storey mixed use development is currently under construction on the corner of Powell Street and Parramatta Road (Source: NBRSArchitecture, October 2016)



Figure 13 – View west along Parramatta Road to the 8-storey, mixed-use development on the corner of Parramatta and Underwood Roads. This is typical of the development being constructed near the subject site and along Parramatta Road (Source: NBRSArchitecture, October 2016)

### 3.2 FORMER HOMEBUSH THEATRE – EXTERIOR

The former Homebush Theatre is a prominent building at the T-junction of Knight Street and Parramatta Road. Travelling north from Homebush Station along Knight Street, the Theatre, Horse and Jockey Hotel and inter-war shops are viewed as a group, that are remnants of the original Homebush town centre. The former Homebush Theatre provides a landmark and focal point within the streetscape (see Figure 14). Its Parramatta Road facade is striking, presenting as a symmetrical, 4-storey façade divided into three bays with a two-storey stair annexe on the western side. The façade remains relatively intact above the street awning. The original 1925 fanlight over the main entrance doors has been restored in recent years



Figure 14 – View north along Knight Street shows the Former Homebush Theatre providing a focus point at the T-junction. Much of the original façade is intact. The heritage items on the eastern and western corners of Parramatta Road and Knight Street frame the Former Homebush Theatre (Source: NBRSArchitecture, October 2016)



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Figure 16 – View northwest along Parramatta Road showing the South Elevation of the Former Homebush Theatre at right. Vacant land adjoining the former theatre to the west forms part of the subject site. (Source: NBRSArchitecture, October 2016)



Figure 17 – View east from the vacant land that forms part of the development site. At left, the adjoining 5-storey, medium-density residential property. The West Elevation of the Former Homebush Theatre is shown at right. The taller windows of the theatre's elevation express the open, two-storey theatre space and the stepped windows express the original raked configuration of the theatre space. The front of the theatre is 4-storey in height (Source: NBRSArchitecture, October 2016)

### 3.3 FORMER HOMEBUSH THEATRE – INTERIOR

The interior of the former Homebush Theatre has been heavily modified due to its adaption for various uses. There are few remaining features that represent its original use as a cinema. There are some decorative plaster window grilles within the building, however most appear to have been replaced and some seem to be part of stage sets associated with a movie filmed in the building in the late-2000s. Some grilles are manufactured using fibreglass, indicating a recent date. On the upper level of the theatre, the top of the proscenium remains insitu. The stage is evident on the ground floor, although additions detract from the original form.

The original two-storey auditorium space has been compromised by numerous phases of later additions. The raked theatre seating was removed and concrete slabs constructed to create flat ground and first floors. Whilst a specific date for the change has not been sourced, it is likely to date to the 1960s when the Theatre was converted to an ice skating rink. The existing windows provide little natural light to the ground floor. The ceiling height at the northern end of the ground floor is low and cavernous.

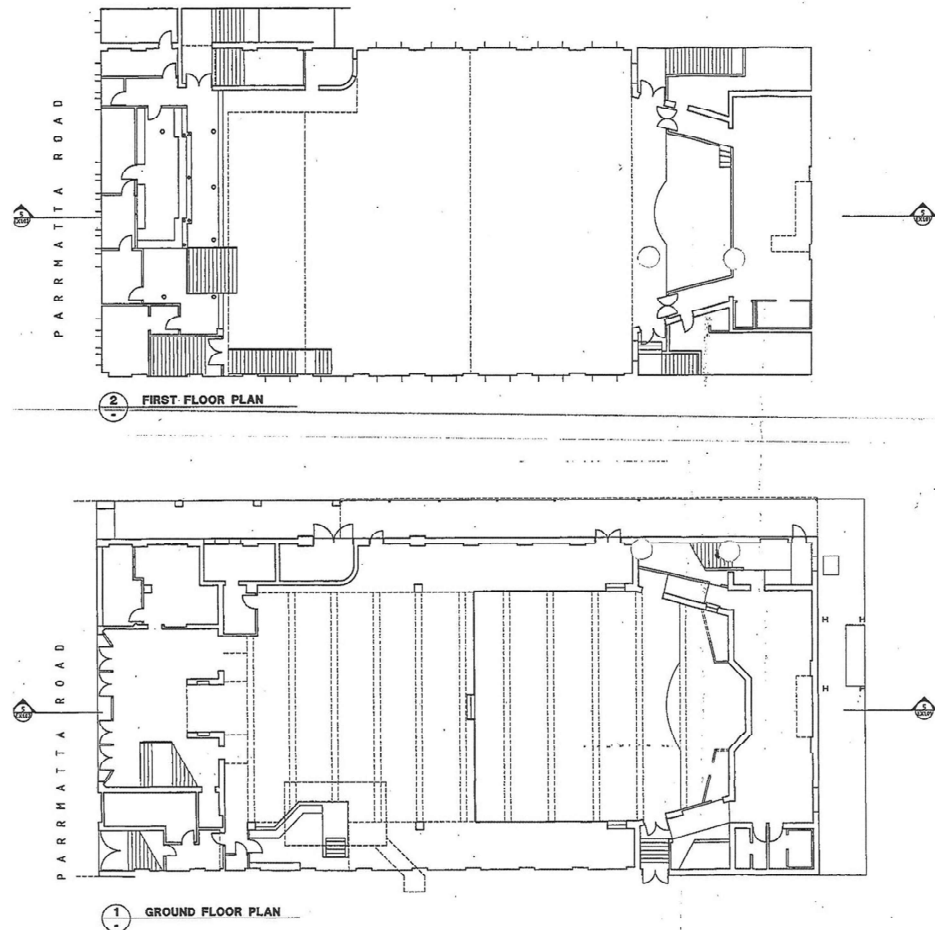


Figure 18 – Homebush Theatre, showing the First Floor Plan and Ground Floor Plan - Oretone Development prepared by JTCW Architects –July 2003 (Source: archives held by caretaker of Homebush Theatre)



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Figure 20 – Homebush Theatre, Ground Floor Interior, showing the later-addition green-room / dressing room with ceramic wall-tiling and concrete slab roof and floor, located north of the stage (Source: NBRSArchitecture, October 2016)



Figure 21 – Homebush Theatre, First Floor Interior, view looking north to a later addition stage added when the concrete slab was constructed within the theatre. Dressing rooms have been added with the modification of the proscenium arch (Source: NBRSArchitecture, October 2016)



Figure 22 – Homebush Theatre, First Floor Interior, view looking south to partitions separating the auditorium from the two levels of theatre bar (Source: NBRSArchitecture, October 2016)



Figure 23 – Homebush Theatre, First Floor Interior, looking to the eastern wall with grilles over the windows (left). View looking south towards the entry vestibule. The original ceiling finish has been removed and covered in plasterboard (Source: NBRSArchitecture, October 2016)



Figure 24 – Homebush Theatre, Ground Floor Entry, showing an extant candy-twist column, possibly dating to the 1930s, partially concealed by later additions to the theatre. The fire stair (at right) shows evidence of an altered layout (Source: NBRSArchitecture, October 2016)





Figure 25 – Homebush Theatre, First Floor Interior, showing the later addition concrete slab flooring and stair with balustrading leading to the bar area above. The height of windows indicates the original raking of the flooring (Source: NBRSArchitecture, October 2016)



Figure 26 – Homebush Theatre, First Floor Interior, showing the later addition concrete slab flooring and stair and balustrading leading to the bar area above. The height of windows indicates the original raking of the flooring. At right, upstairs bar area (Source: NBRSArchitecture, October 2016)



Figure 27 – Homebush Theatre, First Floor Mezzanine, showing the upper level theatre bar. The decorative grilles appear to be later additions and possibly associated with the production of filming sets within the building (Source: NBRSArchitecture, October 2016)

### 3.4 SIGNIFICANT FABRIC, MATERIALS AND SPACES

Views looking north within the Homebush Theatre show early configuration of the stalls (see Figure 7) and dress circle (see Figure 8). Much of this original fabric and spatial quality was removed by the addition of the concrete slab when the space was converted to a skating rink. The original ceiling is no longer evident and may remain above the existing suspended acoustic ceiling. A comparison of existing internal screens over windows (see Figure 25 and Figure 26) within the former Homebush Theatre and those shown in Figure 8, indicates the existing screens are later addition. The design and form of the stage has also been modified over the years.

The southern portion of Homebush Theatre, including the ground floor foyer, mezzanine and first floor bars have retained the spatial qualities of the original theatre. The metal balustrades and stairs connecting the levels are later addition and have little heritage significance. Whilst much of the fabric in the southern portion of the theatre has been altered, the original spatial qualities are recoverable and there is an opportunity to reconstruct the ground floor entry foyer, mezzanine and first floor bars and Parramatta Road elevation (to the ground floor).

Figure 28 provides plans of the former Homebush Theatre identifying areas within the building that are “reasonably intact” and those that are “heavily modified”.

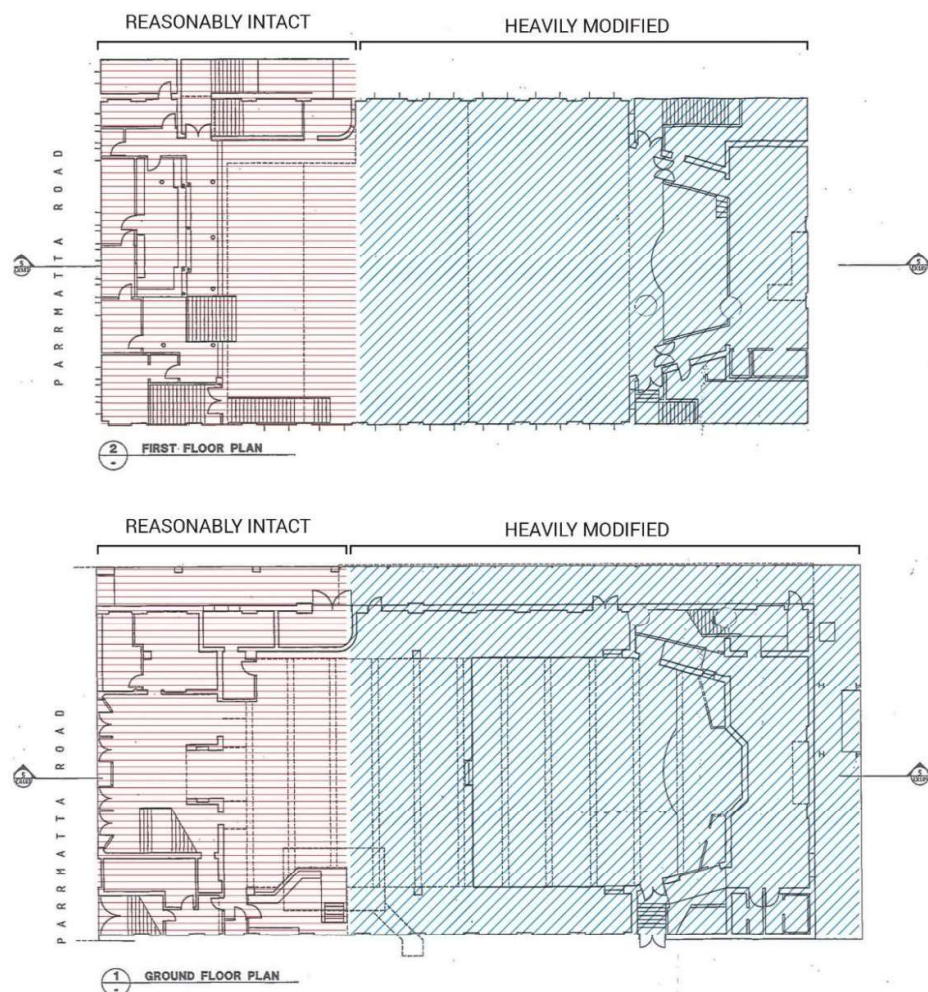


Figure 28 – Ground and First Floor Plans of the Former Homebush Theatre, showing the spaces and fabric of the building that have been “reasonably intact” and “heavily modified”. Note: Parramatta Road is located to the south (Source: overlay by NBRsArchitecture, October 2017)

## 4.0 ESTABLISHED HERITAGE SIGNIFICANCE

### 4.1 HERITAGE LISTINGS

The *Heritage Act 1977* provides for the management of places on the 'State Heritage Register' (SHR) and for excavation of relics and other archaeological remains and deposits. The subject site is not entered on the State Heritage Register and there is no indication of potential for significant relics.

The subject site is located within the land to which *Strathfield Local Environmental Plan 2012* (SLEP 2012) applies. SLEP 2012 provides for the management of developments at and in the vicinity of heritage items under the *Environmental Planning & Assessment Act 1979*.

Part of the subject site is identified as having a heritage item on the SLEP 2012, Schedule 5 Environmental heritage, Part 1 Heritage items:

- Former Homebush Theatre, 55–57 Parramatta Road, Homebush (Lot B, DP 310960; Lot 1, DP 315946) – Item No: I31.

Two heritage items of local significance are identified in the Strathfield LEP 2012 and located in close proximity to the subject site:

- 70 Parramatta Road, Homebush (Horse and Jockey Hotel) – Item No: I32; and
- 72–76 Parramatta Road, Homebush (Commercial building—two-storey, inter-war stripped classical style building - shops) – Item No: I33.

Figure 10 and Figure 11 provide photographs of the heritage items located on the eastern and western corners of Knight Street and Parramatta Road, opposite the former Homebush Theatre.

Any proposed development on the site is required to consider potential impacts on these three heritage items, including the retention and potential adaptive reuse of the former Homebush Theatre.

### 4.2 HOMEBUSH THEATRE –STATEMENT OF SIGNIFICANCE

"The Movie Theatre Heritage Register for NSW" prepared by Ross Thorne, Les Todd and Kevin Cork, Department of Architecture, University of Sydney (1996) describes the Homebush Theatre as a Category 1 – Sydney and provides the following Statement of Significance:

#### ***Heritage Significance***

*It is a rare surviving (although stripped internally) example of a suburban cinema from the silent days. The main façade is a good and relatively intact example of mid-1920s theatre architecture with its rectangular geometric composition. Charles Bohringer designed a number of important cinemas in New South Wales including the Capitol theatres at Tamworth, Armidale and Wagga Wagga. The majority of his work is not extant.*

#### ***Social Values:***

*Its social importance lies in its use as a cinema for forty-three years, an ice rink for almost twenty years, and then a theatre restaurant / reception centre.*

#### ***Aesthetic Values:***

*While there is little left internally, and what is left is decaying, the façade provides a strong endstop to the vista looking north along Knight Street, and is a landmark structure in an area of Parramatta Road dominated by car yards and declining retail shops.*

The following Statement of Significance is taken from the Strathfield Council's State Heritage Inventory sheet (SHI number: 2450118):



*The former Niterider Theatre Restaurant was an important venue for local entertainment from its opening as a cinema in 1925, its later use as an ice skating rink through to its closure as a theatre restaurant and function venue in 1996.*

*The building is a good example of the Inter-War Classical style applied to a cinema building. The façade to Parramatta Road retains much of its original detailing. Located opposite Knight Street, it is an important element in the local streetscape.*

#### **4.3 HERITAGE ITEMS IN CLOSE PROXIMITY: HORSE AND JOCKEY HOTEL - STATEMENT OF SIGNIFICANCE**

The following Statement of Significance for Horse and Jockey Hotel, 70 Parramatta Road, Homebush is taken from Strathfield Council's State Heritage Inventory Sheet (SHI number: 2450119):

*Built in 1940-41, the Horse and Jockey Hotel is associated with the well-known boxer, Sid Godfrey, who was licensee of the hotel from 1941 until at least 1956.*

*The building is a good example of the work of Scott, Green & Scott architects using the Inter-War Functionalist style hotel featuring horizontal banding and a corner lantern.*

*The design takes advantage of the prominent corner location and the scale of the hotel relates well to the surrounding commercial precinct of 72-76 Parramatta Road and the former Homebush Theatre.*

#### **4.4 HERITAGE ITEMS IN CLOSE PROXIMITY: 72-76 PARRAMATTA RD - STATEMENT OF SIGNIFICANCE**

The following Statement of Significance for the Commercial Building, 72-76 Parramatta Road, Homebush is taken from Strathfield Council's State Heritage Inventory Sheet (SHI number: 2450868):

*With the nearby Horse and Jockey Hotel and the Homebush Theatre, the commercial building at 72-76 Parramatta Road reflects the development of a commercial precinct at North Homebush in the 1920s in response to the increasing population of workers for the nearby abattoirs, EMI Recording Studio and Arnott's Biscuits factory.*

*The building is a representative Inter-War Stripped Classical style commercial building. It is distinguished by the high quality leadlight glazing and metal clad shopfronts that survive on the shop at 72 Parramatta Road, and the shopfronts facing Knight Street. The survival of Inter-War shopfronts of this quality with the surrounding tilework is becoming increasingly rare.*

## 5.0 THE PROPOSAL

This Proposal seeks to facilitate a new mixed-use development on the site, which will be accompanied by alterations to the former Homebush Theatre. Therefore, the potential heritage impacts on the Theatre, and the heritage items in the vicinity, from the Planning Proposal must be addressed.

A detailed proposal for specific conservation and adaptive re use works to the Theatre will be the subject of a later detailed Development Application. This Planning Proposal seeks approval for a change of use for the heritage item within the context of the wider development and for demolition of the heavily modified portion of the Theatre building.

### 5.1 DESCRIPTION OF PROPOSAL

The Planning Proposal seeks amendments to the FSR and height controls within the SLEP 2012 that reflect the site's strategic location within the Parramatta Road Urban Transformation corridor, and in proximity to Homebush Rail way station. The proposed planning controls will facilitate a mixed-use project comprising the following components:

- Retention and adaptation of the intact parts of the former Theatre, including the lobby, stairwell, salons and Parramatta Road façade, for café, restaurant and bar uses.
- Removal of the highly modified and compromised components of the Theatre.
- Creation of a new Plaza in the centre of the site, that will provide a publicly accessible setting for the retained part of the Theatre, and will include structures and spaces that interpret the two-storey volume of the removed parts of the Theatre, and which can be used for community events and activities.
- A through site link adjacent to the Theatre that will connect with the Plaza and larger embellished public domain along the Parramatta Road frontage.
- A 4-storey building between Powell Street and the Plaza containing apartments and commercial uses.
- A mixed-use building adjoining the western boundary comprising retail, commercial, residential uses. Childcare is proposed at podium level with residential apartments above in a series of three towers ranging from 11 to 45 storeys.
- A six-metre-wide public domain extension along the Parramatta Road frontage.
- Basement car parking.

### 5.2 ARCHITECTURAL DESIGN PRINCIPLES

The following architectural design principles were prepared by PTW Architects, and describe the proposed development:

- *Ensure good access to views and sunlight to new apartments within the project;*
- *Provide a Plaza;*
- *Provide a setting for the retained and refurbished parts of the Theatre, and interpret removed parts within an accessible and active Plaza;*
- *Ensure the Theatre remains a dominant streetscape element when viewed from Knight Street and Parramatta Road; and*
- *Create a high quality public domain along Parramatta Road that integrates with a through site link and the new Plaza, providing an inviting and active space for new residents and the existing and future community of Homebush.*

### 5.3 DOCUMENTATION EVALUATED

This Heritage Impact Statement has reviewed the following drawings and documentation prepared by PTW Architects for Walker Corporation, which forms part of a Planning Proposal to be submitted to Strathfield Council.

Drawing name	Drawing No	Date
Block Plan – Level 00 – Ground Floor	PP-REFD-1000	18/12/2017
Block Plan – Level 01	PP-REFD-1001	18/12/2017
Block Plan – Level 02-03	PP-REFD-1002	18/12/2017
Block Plan – Level 04	PP-REFD-1004	18/12/2017
Block Plan – Level 05-07	PP-REFD-1005	18/12/2017
Block Plan – Level 08-10	PP-REFD-1008	18/12/2017
Block Plan – Level 11-39	PP-REFD-1011	18/12/2017
Block Plan – Level 40-44	PP-REFD-1040	18/12/2017
Building Envelope Elevation 1	PP-ENVE-3001	18/12/2017
Building Envelope Elevation 2	PP-ENVE-3002	18/12/2017



## 6.0 HERITAGE IMPACT ASSESSMENT

### 6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Strathfield Local Environmental Plan (LEP) 2012*, the *Strathfield Consolidated Development Control Plan (DCP) 2005*, the *Parramatta Road Urban Transformation Strategy* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

*The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*

#### 6.1.1 HERITAGE IMPACTS ON THE HERITAGE ITEM

The former Homebush Theatre is listed as a heritage item of local significance in SLEP 2012. It is proposed to retain and conserve the Theatre's Parramatta Road façade and the intact interior portion. The highly modified and compromised portion of the former Homebush Theatre, comprising auditorium and stage will be demolished.

It is considered the impact associated with the partial demolition of a heritage item is mitigated by the following measures, which have been incorporated into the reference design:

- The Theatre's façade is a landmark feature within the Parramatta Road streetscape. The Theatre forms part of a group of buildings at the intersection of Parramatta Road and Knight Street that were originally part of a larger Homebush town centre. The group includes the Horse and Jockey Hotel and Inter-War two-storey shops at 70 and 72-76 Parramatta Road. The internal features of the former Theatre, including foyer, box office, salons and staircases, are relatively intact and recoverable. These building elements will be retained, reconstructed and conserved as part of the proposal. Retention of these features will enhance the building's landmark qualities in the streetscape and the Theatre's role as part of an important group.
- The retained section of the building will be set in a new landscaped Plaza, Parramatta Road forecourt and site entrance. These areas are for pedestrians only and will be accessible to the community. A two-storey structure will interpret the volume and scale of the removed auditorium. It will be suitable for hosting community events and activated by adjoining retail, restaurant and café spaces, which will also have access to the space.
- The auditorium and stage have been heavily modified and original fabric removed through various phases of development. Their spatial qualities are compromised. Some evidence of the original stage is extant, although modified. The reinforced concrete floor divided the space into two levels when the building was reconfigured as an ice skating rink in the 1960s.

#### 6.1.2 HERITAGE IMPACTS ON ITEMS IN THE VICINITY OF THE SITE

The *Heritage Act 1977 No 36*, Part 1 Preliminaries, 4A Heritage significance (1) defines local heritage significance as follows:

*(1) In this Act:*

**local heritage significance**, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Strathfield Council provides for the management of heritage items and places of local heritage significance. The former Homebush Theatre, is assessed as having local heritage significance. Places nearby that are identified as having local heritage significance and listed on the *Strathfield Local Environmental Plan 2012*, Schedule 5 Environmental heritage include:

- 70 Parramatta Road, Homebush (Horse and Jockey Hotel) – Item No: I32; and
- 72–76 Parramatta Road, Homebush (Commercial building—two-storey, inter-war stripped classical style building - shops) – Item No: I33.

The potential areas of impact on the Theatre and associated Horse and Jockey Hotel and Inter-War shops are:

- Visual amenity;
- Solar access; and
- Bulk and scale.

The site is within an urban renewal area, identified on State government strategies and the subject of a Priority Precinct planning process. Over the coming years, the context and setting of the group of heritage items is likely to change significantly. The additional population will potentially attract new or improved businesses to the Inter-War shops and Horse and Jockey Hotel. That in turn, will affect restoration and refurbishment of the heritage listed buildings.

The reference design will be visible from the main entries to, and principal rooms of, the Horse and Jockey Hotel and the Inter-War shops. Currently, the heritage items are set within a degraded and neglected urban scape, characterised by vacant land and through roads. A well-designed new project, which incorporates conservation works to the Theatre's façade will make a positive contribution to the setting of the nearby heritage items. Details will be provided and assessed with any future Development Application.

The Urban Design Analysis undertaken by PTW demonstrates the important views and view corridors looking north along Knight Street to the Theatre and associated Horse and Jockey Hotel and Inter-War shops will not be impacted by the reference design. The podium and tower components of the design are set along the western side of the site, away from the rear of the Theatre. This will allow the Theatre to remain a dominant landscape and streetscape element.

Views from the east along Parramatta Road will remain similar, although the conserved façade will be greatly improved in appearance. The new towers will form a backdrop. It is likely, the site to the east of the Theatre may also be redeveloped, however, this will be subject to a separate Development Application and assessed on its merits. Views from the west along Parramatta Road will be enhanced by the Theatre's restoration. The reference design includes a 6-metre setback to Parramatta Road, which will allow landscaping and public domain improvements within the Theatre's setting.

The SCDP 2005 addresses the interface between new buildings and heritage items by applying controls on the external materials and colours on buildings near heritage items. These controls will be complied with, and details will be provided, in any future Development Application for assessment.

The scale difference between the reference design and the Theatre, Inter-War shops and Horse and Jockey Hotel has been mitigated by:

- Setting the tower component along the western boundary and away from the group of heritage items, as described above.
- Setting the podium back 6 metres from the Parramatta Road frontage, with upper levels set back an additional 3 metres. The podium is separated from the Theatre by a 6 metre-wide pedestrian area.

- Detailed landscape and architectural designs that will address the interface between the new buildings and heritage items, for example, by incorporating detailing, articulation, materials, fenestration and materials and finishes. This will be detailed in any future Development Application and will be accompanied by a Heritage Impact Statement.

## 6.2 COMPLIANCE WITH THE STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012

*Strathfield Local Environmental Plan 2012* (SLEP 2012) contains the applicable statutory planning controls. Part 5 Miscellaneous provisions, Clause 5.10 Heritage conservation is relevant as the Former Homebush Theatre is listed as a heritage item of local significance, and identified in SLEP, Schedule 5 Environmental Heritage. There are planning controls contained in the SLEP and Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005) that relate to heritage items. Clause 5.10 provides the Objectives relevant to heritage conservation in Strathfield:

- (1) *Objectives*
- (a) *to conserve the environmental heritage of Strathfield,*
  - (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views*

The following table outlines other clauses in SLEP 2012 that guide heritage related matters.

Strathfield LEP 2012	This Proposal Relates to the SLEP as follows:
<p><b>Clause 5.10 Heritage conservation</b></p> <p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <ul style="list-style-type: none"> <li><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i> <ul style="list-style-type: none"> <li><i>(i) a heritage item,</i></li> <li><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></li> </ul> </li> <li><i>(e) erecting a building on land:</i> <ul style="list-style-type: none"> <li><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></li> </ul> </li> <li><i>(f) subdividing land:</i> <ul style="list-style-type: none"> <li><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></li> </ul> </li> </ul>	<p>The Planning Proposal does not seek to amend this requirement. Development consent will be obtained prior to undertaking any works on the site. Any future Development Application will address detailed architectural design and works to the Theatre.</p>

Strathfield LEP 2012	This Proposal Relates to the SLEP as follows:
<p><b>Clause 5.10 Heritage conservation</b>  <b>(4) Effect of proposed development on heritage significance</b>  <i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>This Statement of Heritage Impact has been prepared in accordance with this Clause and will be submitted as part of the Planning proposal application.</p>
<p><b>Clause 5.10 Heritage conservation</b>  <b>(5) Heritage assessment</b>  <i>The consent authority may, before granting consent to any development:</i>  <i>(a) on land on which a heritage item is located, or</i>  <i>(b) on land that is within a heritage conservation area, or</i>  <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i>  <i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>If required by Council, a Heritage Management document will be prepared for submission with any future development application.</p>

### 6.3 COMPLIANCE WITH THE STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN 2005

The purpose of the *Strathfield Consolidated Development Control Plan 2005* (SCDCP 2005) is to supplement the Strathfield DCP 2012 and provide more detailed provisions to guide development. The former Homebush Theatre is on the subject site and there are two heritage items of local significance nearby. There are planning controls contained in the SCDCP that relate to these conditions, and Part P of the SCDCP deals specifically with heritage matters.

Strathfield Consolidated DCP 2005	This Proposal Relates to these Controls:
<p><b>Part C - Multiple-Unit Housing</b>  <b>2.6 Heritage and Conservation Areas</b>  <i>Strathfield Council is committed to the conservation of buildings and structures of special significance within the local government area where there are a number of buildings and structures listed as heritage items in areas where multiple unit development is permissible. Special requirements apply to applications involving or affecting heritage items.</i></p> <p><b>Controls and Guidelines 1</b>  <i>Proposed developments involving heritage items or adjoining heritage items must comply with the heritage provisions contained in the Strathfield Planning Scheme Ordinance.</i></p>	<p>Any future Development Application will demonstrate compliance with the heritage provisions of SLEP 2012.</p>
<p><b>SCDCP, Part C - Multiple-Unit Housing</b>  <b>2.6 Heritage and Conservation Areas</b>  <b>Controls and Guidelines 2</b>  <i>When submitting an application in respect of or adjoining a heritage item, the onus is on the applicant to demonstrate that the heritage significance of the item or structure would not be compromised by the proposal.</i></p>	<p>Three heritage items will be affected by the Planning Proposal – the former Homebush Theatre will be directly impacted and two heritage buildings in close proximity will be altered by the change of setting.</p> <p>When a Development Application is submitted to Council, it should be accompanied by a Statement of Heritage Impact (SHI).</p>
<p><b>SCDCP, Part C - Multiple-Unit Housing</b>  <b>2.6 Heritage and Conservation Areas</b>  <b>Controls and Guidelines 3</b>  <i>Where a development involves or adjoins a heritage item, Council requires that a statement of effect be lodged with a development application. That statement must set out the heritage significance of the structure or place and the effect the proposed works will have on the significance of the heritage item.</i></p>	<p>The SHI will assess the degree of heritage impact (positive and negative) on the respective heritage items.</p>
<p><b>SCDCP, Part P – Heritage</b>  <b>2 Development of Heritage Items</b>  <b>2.2 Setting</b>  <i>Setting is the area around a heritage item that contributes to its heritage significance and may include the visual catchment of a heritage item... Where a heritage item has importance as a landmark, it is particularly important that new development does not obscure its visual presence in the streetscape and/or townscape.</i></p>	<p>The former Homebush Theatre is a heritage item with strong landmark qualities within the Parramatta Road, Homebush, streetscape which should be conserved as a reminder of the social history of the Homebush community.</p> <p>Any development to the heritage item, or development surrounding it, should not obscure its visual qualities within the streetscape setting.</p>

Strathfield Consolidated DCP 2005	This Proposal Relates to these Controls:
<p><b>SCDCP, Part P – Heritage</b></p> <p><b>2.3 Scale</b></p> <p><i>Scale is the size of a building and its relationship with its surrounding buildings or landscape. It is important that new development at places of heritage significance respects the scale of the existing buildings and or landscape elements that contribute to the significance of the place.</i></p> <p><b>2.3.2 Controls</b></p> <p>1) <i>Development on the site of a heritage item must not dominate the item or detract from its significance.</i></p> <p>2) <i>Development shall not obstruct significant views to and from the item of significance.</i></p>	<p>The Homebush Theatre is a prominent landmark along Parramatta Road and when viewed from Knight Street. The group formed by the Theatre, Horse and Jockey Hotel, and shops are a reminder of the social history of the Homebush local community.</p> <p>The reference design has been designed to protect those qualities by:</p> <ul style="list-style-type: none"> <li>• Setting the podium to Parramatta Road back by 6 metres; and</li> <li>• Siting taller buildings to the west, thereby maintaining the Theatre's prominence when viewed from Knight Street.</li> </ul>
<p><b>SCDCP, Part P – Heritage</b></p> <p><b>2.13 Demolition</b></p> <p><i>Demolition of heritage items is not permitted. Partial demolition of heritage items may be possible subject to the merits of the proposal.</i></p> <p><b>2.13.2 Controls</b></p> <p>2) <i>Partial demolition of a heritage item may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the heritage item.</i></p>	<p>A Statement of Heritage Impact will be submitted with any future Development Application.</p> <p>It is proposed to retain and conserve parts of the former Theatre, which have high heritage and streetscape significance, including the Parramatta Road façade. However, the Theatre's original auditorium space has been heavily modified through various phases of development. This has destroyed its spatial quality and removed much of the original and early fabric. It is proposed to remove the heavily modified part of the former Theatre, and include an architectural interpretation within the Plaza that will be accessible to the community.</p>

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**Strathfield Consolidated DCP 2005**

**SCDCP, Part P – Heritage**

**3 Development in the Vicinity of Heritage Items**

**3.1 Setting**

*Development near a heritage item can have adverse impacts on the heritage item. This may be as a result of obstructing views to or from the heritage item... It can also have an adverse impact by obscuring the landmark significance of a heritage item. New development in the vicinity of a heritage item should take into consideration the importance of that item in the local streetscape or townscape.*

**3.1.2 Controls**

- 1) *Development in the vicinity of a heritage item should not be of such bulk or height that it visually dominates or overshadows the heritage item.*
  - 2) *Views to or from a heritage item should not be obscured by new development.*
  - 3) *Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage item should incorporate elements of the dominant style, form and materials in the streetscape.*
- 

**SCDCP, Part P – Heritage**

**3.2 Scale, 3.2.2 Controls**

- 1) *The scale of new development in the vicinity of a built heritage item should not be substantially greater than that of the heritage item.*
  - 2) *New development that obscures important views of a heritage item is not permitted.*
- 

**SCDCP, Part P – Heritage**

**3.3 Siting**

*Setbacks of buildings in the vicinity of heritage items can be of importance in ensuring the retention of important views to and from the heritage item.*

**3.3.2 Controls**

- 1) *The setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.*
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**This Proposal Relates to these Controls:**

The site is within the Parramatta Road Urban Renewal Area. Within this context, there will be redevelopment of sites containing and adjoining heritage items.

The new components of the reference design addressing the Theatre are as follows:

- A visual and physical curtilage will be created around the former Theatre, by setting the adjoining podium on Parramatta Road back by 6 metres to eight storeys, then 9 metres, and separating it from the former Theatre by a 6-metre-wide through site link.
- The new Plaza will adjoin the rear of Theatre and include an interpretive structure, allowing the community access around the Theatre, while being reminded of its past.
- The new towers will be located along the western side of the site, and away from the Theatre, to ensure views of the Theatre from Parramatta Road and Knight Street remain focused on the Theatre building.



Strathfield Consolidated DCP 2005	This Proposal Relates to these Controls:
<p><b>SCDCP, Part P – Heritage</b></p> <p><b>3.4 Materials and colours</b></p> <p><i>New development should take into consideration the dominant original materials of heritage items in the vicinity of the development. Materials should be selected so that attention is not drawn away from the heritage item to the new development.</i></p> <p><b>3.4.2 Control</b></p> <p><i>1) Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance and significance of the heritage item being reduced.</i></p>	<p>Materials and colours will be considered carefully during the detailed architectural design and will be subject to a Heritage Impact Statement and Development Application.</p>

#### 6.4 COMPLIANCE WITH THE PARRAMATTA ROAD URBAN TRANSFORMATION STRATEGY

The Parramatta Road Urban Transformation Strategy (PRUTS) sets a long-term vision for the transformation of the 20km Parramatta Road Corridor that connects Parramatta and Sydney CBD. The subject site lies within the Homebush Precinct. The Homebush Precinct is described as follows:

*Homebush is a mix of old and new, with a rich heritage that includes a theatre, inter-war commercial buildings and Federation houses, as well as newer development such as office and business park-type areas, industrial sites and new apartment buildings.*

*What will it be like to live and work there. Homebush will be a focus for higher density housing, with a hub of activity between Homebush, North Strathfield, Concord West and Strathfield Stations....*

*Taller residential buildings will mark the centre of activity at the Precinct's core...*

Draft Parramatta Road Urban Transformation Strategy	How the Proposal Relates to the Strategy
<p><b>Draft Parramatta Road Urban Design Guidelines</b></p> <p><b>2.9 Heritage</b></p> <p><i>Heritage elements within the Corridor – both Indigenous and European – are important elements that help define the character and identity of Precincts and communities. Utilise heritage elements to provide character and authenticity.</i></p> <ul style="list-style-type: none"> <li><i>- celebrate heritage items and conservation areas and ensure that new development responds to their scale, character and community significance;</i></li> <li><i>- provide appropriate setback and scale in conservation areas;</i></li> <li><i>- maximise the reuse and integration of heritage buildings;</i></li> </ul>	<p>The amended planning controls requested in the Planning Proposal will facilitate a new project on the site that will conserve and respect the former Homebush Theatre, Horse and Jockey Hotel and the Inter-War shops.</p> <p>The façade and internal areas of the former Theatre have heritage significance and will be retained, conserved and adaptively reused. A new Plaza incorporating an interpretive structure will be accessible to the community and integrate with the retained portion. This will interpret the compromised sections that are to be removed. The Theatre setting will include a Plaza and pedestrian through site link, with towers and podiums set well away.</p>



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- *recognise the materials and forms of significant heritage items in new development;*
  - *utilise heritage and add authenticity and character to the precinct; and*
  - *provide appropriate setbacks and moderation in scale adjacent to heritage items to maintain an appropriate curtilage and protect the element's setting.*
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## **7.0 CONCLUSIONS**

This Heritage Impact Statement accompanies a Planning Proposal that seeks amendments to the planning controls applicable to 55 to 67 Parramatta Road, Homebush. If adopted, the amended controls will facilitate the construction of a mixed-use project, commensurate with the site's location within a State identified urban renewal area and Priority Precinct.

The former Homebush Theatre is located in the south-eastern part of the site. It forms part of a group of heritage items of local significance at the intersection of Parramatta Road and Knight Street, which includes the Horse and Jockey Hotel and a group of Inter-War, two-storey shop houses.

A reference design has been prepared by PTW Architects for a mixed-use project that would comply with the proposed planning controls. Intact portions of the Theatre, including the foyer, box office, stairways, salons and façade to Parramatta Road will be restored and reconstructed, contributing to its significance as a prominent landmark feature and component of a heritage listed group of shops and places of entertainment. Views to the Theatre from Knight Street and along Parramatta Road will be enhanced by the creation of a publicly accessible, landscaped setting comprising a deep setback along Parramatta Road, a Plaza and pedestrian entry to the site. New buildings, particularly the tower elements are set on the western side of the site, away from the Theatre, mitigating their potential to dominate the Theatre.

Demolition of the rear portion of the Theatre is supported in this case as the new Plaza will incorporate a structure to interpret the footprint and volume of the original auditorium and stage, be integrated with the rear of the retained part of the Theatre, and facilitates community access into the space. This will be activated further by shops, restaurants and cafes. The original auditorium and stage have been compromised by substantial modifications, in particular, the construction of a concrete floor to create two storeys and the removal of much of the original fabric.

The reference design contemplated by the amended controls set out in the Planning Proposal, therefore, does not adversely and unacceptably impact on the heritage significance of the Theatre, Horse and Jockey Hotel and Inter-War shops, and is capable of being realised in a detailed design that complies with appropriate management recommendations and conservation policies. Notwithstanding, it is recommended the following measures be implemented:

- Adoption of a site-specific Development Control Plan which includes controls on the siting of new buildings on the site relative to the retained portion of the Theatre, the design of the interpretative structure in the Plaza and materials, landscaping and architectural detailing.

- Assessment of streetscape impacts and the interface with heritage items in close proximity should be undertaken once a specific building form for the site is proposed.
- Approval and implementation of a Heritage Interpretation Plan.

In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



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**NBRS**ARCHITECTURE

4 April 2018