



LEETON
SHIRE COUNCIL

Roxy Redevelopment Committee

"Questions and Answers Version 1"

Q1. What is being funded?

We have gained grant funding to **increase community use of the theatre**, particularly developing the arts and culture within Leeton Shire. This includes making the theatre safer and more accessible for all.

\$4.4 million has been allocated to this project. As a result of a successful grant application, \$3.9 million will come from the NSW Government's Regional Cultural Fund with Leeton Shire Council contributing an additional \$500,000.

The purpose of the funding and redevelopment is to increase people's use of the Roxy, attract people from out of town, bring new shows to the theatre, provide increased opportunities for young people to engage with the Roxy and support current users of the building.

The amount of funding provided will allow us to significantly repair, upgrade, equip and develop the theatre, increase spaces for additional activities and address issues of disability access and fire safety.

Q2. What do the various abbreviations mean?

The **RRC** refers to the **Roxy Redevelopment Committee**. Apart from two Leeton Shire Council staff members and external experts to support Roxy heritage and cultural value, namely National Museum of Australia, Director Matthew Trinca and Professor Andrew Reeves, all are members of our community, some are involved in town activities that use the theatre, others have specific governance, theatre redevelopment, heritage restoration, education, engineering and financial skills. All members have volunteered their time and skills to the redevelopment project. None of our community members are being paid. Their role is to advise shire council and the Project Control Group. Members that serve of the RRC Committee are as follows: Katherine Herrmann (Chair), Cr Michael Kidd (elected Council representative), Cr Sandra Nardi (elected Council representative), Sam Webber (Roxy Theatre Coordinator), Judy Nolan (Leeton Eisteddfod Society

President), Ruth Tait (Leeton Town Band Committee Member), Glenn Saddler (Structural Engineer), Tracey Morris (Business and Financial Management), Erin Draper (Educator and Governance), Bill Barwick (Community Representative) and Alan Chesworth (Community Representative).

The **PCG** refers to the **Project Control Group**. This is a small group which has the responsibility of leading the redevelopment project, overseeing the project team meeting project timelines and ensuring funding is used to meet the grant criteria and reports directly to Leeton Shire Council. It will lead the design and building phases of the project. Members that serve on the PCG are as follows: Katherine Herrmann (Co-Chair), Peter Keane (Co-Chair and Leeton Shire Council Director Environment and Engineering), Roxy Redevelopment Project Manager (to be appointed by end of June), Jackie Hawkins (Leeton Shire Council Manager Finance), Brent Lawrence (Leeton Shire Council Manager Communications and Marketing), Sam Webber (Roxy Theatre Coordinator) and Michael Chance (Senior Manager Create NSW-State Government Funding Body Representative).

The **RAC** refers to the **Roxy Advisory Committee**. This is a local community-based committee that advises Leeton Shire Council on policy and management issues with the theatre from meeting to meeting. It is chosen by shire council from interested Leeton people who nominate, then serve for a term determined by shire. Members that serve on the RAC are as follows: Len Wade, Bill Barwick, Glenn Saddler, Glenn Ferguson, Pam Herrmann, Cr Michael Kidd, Cr Sandra Nardi, Emerson Doig, Sam Webber (Roxy Theatre Coordinator) and Brent Lawrence (Leeton Shire Council Manager Communications and Marketing).

Q3. From where has the impetus to redevelop the Roxy originated?

In 2016, Leeton Shire Council addressed community sentiment and documented concerns by commissioning a full strategic and technical audit of the Roxy, known as the Roxy Scoping Study. Many community groups were consulted. The subsequent report identified a range of theatre needs and led to a business case being developed.

In 2018, Leeton Shire Council engaged a specialist team to write a business case and funding application to meet the requirements of the NSW State Government 's Regional Cultural Fund. A funding application was submitted, which in good faith, undertook to address community concerns, aspirations and technical compliance issues. The success of this application was announced in December, 2018.

This business case identified the potential benefits to the community of a redevelopment, showed how it could lead to economic advantages for our community by increasing its use and how it might reenergise the main street

area and, most importantly, focused on raising participation in arts and culture locally.

Q4. Hasn't the Roxy got a lot of problems that need to be fixed, first-of-all?

Yes, there are ongoing issues with the roof, the ceiling, stage area, heating and cooling, amongst others. There are obvious heritage constraints on the redevelopment. **However, as part of the redevelopment, a full structural and services inspection of the building, (an 'existing conditions audit,') is being undertaken by the project team.**

This inspection will identify necessary maintenance and repairs that are required with a plan to incorporate them within the redevelopment. **It is mandatory for the project to understand the existing and future needs of the building and address them during the redevelopment.**

The project team is made up of skills including and not limited to; heritage, conservation and theatre and construction management that will provide expert input to delivering the project.

Heritage, conservation and theatre management consultants will give expert input to delivering the project. Detailed future workshops will also identify Roxy needs, such as seating issues, colour schemes and the like.

Workshops and consultants will consider key maintenance issues like fire protection and disability access for people of all ages. We're also an ageing community so we need to address that issue, too.

Q5. Why is there yet another committee involved in the Roxy?

The Roxy Advisory Committee (RAC) has always dealt with specific operational issues concerning the theatre. In contrast, the Roxy Redevelopment Committee (RRC) has a direct focus on redeveloping the theatre in line with the grant application.

In the current consultation phase, it's important to point out that no specific decisions on redevelopment have already been made. That would defeat the purpose of a transparent consultation process.

Q6. How will the project be delivered?

The project delivery will take eighteen to twenty-four months including commissioning and training of staff and community in how to use new equipment.

All issues and concerns are recorded on a public register for community reference. These issues will be considered and addressed by the Project Control Group and Shire Council throughout the process.

As part of this process ongoing consultations will occur at key milestones in the project.

There is a design phase of about six to eight months. During this phase, workshops are being held with community members and user groups, including youth, to ensure the design meets community needs.

Consultations scheduled for theatre user groups will be posted in mid-May and for the wider community in mid to late June 2019.

Design will be followed by a building phase of about twelve months. The aim at all times will be to deliver a redevelopment project with high impact and merit.

The building phase will end in early 2021 when the Roxy will be available for the community to use.

During this time several weeks will be used to familiarise and train staff, user groups and others to the refurbished facilities so they are able to take maximum advantage of the building's assets when they hire or use it. The Roxy will then officially be open for the community's ongoing use.

Q7. How will the integrity and the heritage of the Roxy be protected and displayed?

The redevelopment of the Roxy is covered by a Conservation Management Plan. This plan must meet the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (*The Burra Charter*).

A heritage expert engaged by Council will conduct a physical investigation of the building and its physical features. It will also review proposed alterations and uses including possible impact on the cultural significance and will include recommendations of alterations or additions as part of the redevelopment.

All historical materials that make up Roxy's heritage will be identified and updated in a 'Statement of Cultural Heritage'.

A conservation policy will be prepared, to ensure the heritage is conserved as well as the opportunity for interpretation of place, features and or materials.

A Conservation Action Plan will identify repairs needed, prioritising items for conservation work and ongoing maintenance plan.

This process will include the production of a documentary, telling the story of the Roxy since its opening in 1930 and will involve and engage the community in understanding the collection.

This will allow the recording of the Roxy stories, interpretation and return of historical items within our community. It will inform Leeton Shire Council and the project team on the repair and conservation of certain significant historical materials and opportunities for later display within the theatre.

Q8. Why can't the project simply buy land and property alongside the Roxy and reduce the need for internal theatre changes?

The current funding grant is only available for redevelopment and refurbishment work on the Roxy site. The redevelopment is restricted to the current footprint of the theatre.

There are no additional funds within this grant available for land or building purchases which might add to our cultural infrastructure or future development on the site.

Leeton Shire Council is reviewing future opportunities to ensure what we do now, as part of this redevelopment, will enhance future development opportunities.