

12.5.2.1 Heritage items and conservation areas
- Royal Oak Hotel and Stables

Proposed acquisition and demolition of Royal Oak Hotel. While the EIS states that only 3 heritage items of 87 will be impacted by the light rail, the logic is flawed. This thinking would eventually result in continuously diminishing heritage items until no significant heritage items are left in Parramatta. There is limited description as to why the Royal Oak Hotel needs to be removed/demolished.

It is evident that the “easy” solution has been pursued. With some creative thinking there is bound to be an alternative that does not involve demolishing one of Parramatta’s significant heritage items. Putting it in context, the Royal Oak Hotel was constructed during the same period of time that Old Government House was being constructed. It was operational during the time that Governor Lachlan Macquarie was in office, and was likely frequented by prominent people of their time.

One of the key benefits of the project is “Place-making benefits”. However, the project is removing a significant heritage building that would contribute to place making, and is already a popular destination for local community and visitors.

One suggested solution is to run the light rail line along the eastern side of Church Street, instead of a centre alignment.

Another suggestion is to remodel and widen Church Street adjacent to the Royal Oak. The suggested widening of church street on the eastern side may require acquiring and demolishing insignificant buildings/tenancies on the eastern side of Church Street. Lots such as 406, could be partially demolished, lot 410 is significantly setback containing unutilised space and some structural columns on lot 426 could be removed with some remediation work required.

Retaining the Royal Oak Hotel would contribute to the “Place-making benefits” of the project.

Refer to the attached images that provide suggested solutions for retaining the Royal Oak hotel. The burden of development should be shouldered by buildings and structures that are of lesser significance.

Figure 1 – displays an alternative solution by moving the light rail tracks to an eastern alignment in order to minimise impact on the Royal Oak Hotel. It is also suggesting that if road widening is required, that it is done so on the eastern side of church street,

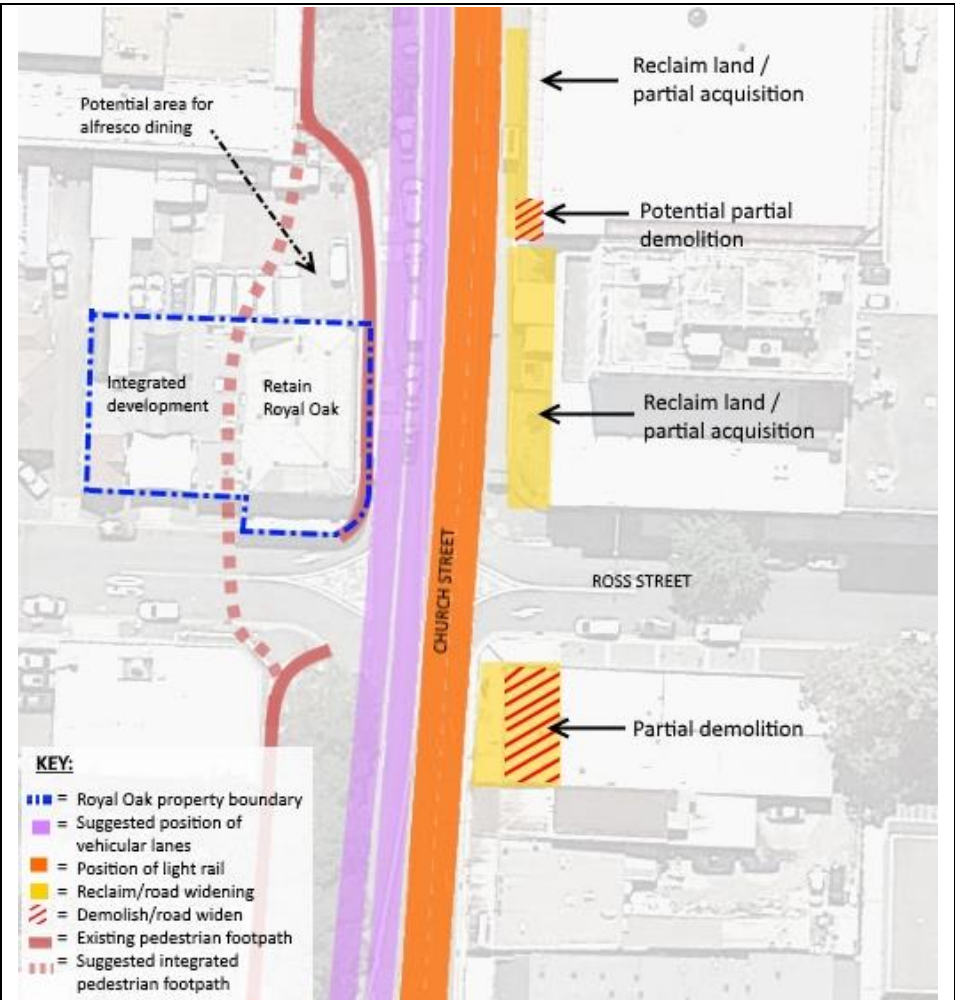


Figure 1 - Possible position of light rail eastern alignment on Church street

		<p>where the impact to established buildings and the community is less significant.</p> <p>Figure 2 – displays a centre alignment of the light rail tracks. It is suggesting that if road widening is required, that it is done so on the eastern side of Church street, where the impact to established buildings and the community is less significant.</p> <p>In addition, both figures explore an opportunity to improve the pedestrian access along the western side of Church street. This is done by integrating the access with the Royal Oak Hotel itself. Providing further opportunities to enrich the spaces.</p> <p>The community benefits include:</p> <ul style="list-style-type: none"> • Improved wayfinding • Integrating heritage • Place-making • Enriching culture • Improving street scape 	<p>Figure 2 - Possible position of light rail centre alignment on Church street</p>
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