



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
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General Manager  
City of Sydney Council  
Town Hall House  
Level 2, 456 Kent Street  
Sydney NSW 2000

## **CAPITOL THEATRE – CONSERVATION WORKS**

Urbis has provided this letter to confirm that the conservation and reconstruction works scheduled for the Capitol Theatre, located at 3-21 Campbell Street, Haymarket have been undertaken.

With reference to the plans and elevations prepared in 1992-1993, the following conservation and reconstruction works, in summary, were allowed for:

- Restoration of facades including removal of paint and restoration, repairs to brickwork, sandstone and terracotta detailing, and reconstruction of original/early windows (leadlight and timber windows);
- Restoration of original atmospheric theatre interiors, including restoration of polychrome architectural elements (columns, pilasters, entablatures, friezes, cornices, antefixes and gargoyles), restoration of atmospheric theatre decorations (alcoves, niches, statuary, bas-reliefs and busts) and reintroduction of lost elements (statuary, carpet, light fittings, banners, doors, handrails and mirrors);
- Alterations to the original atmospheric interiors to accommodate contemporary lyric theatre use, including raking of auditorium floor, extension of stage and introduction of contemporary lighting and equipment;
- Deconstruction and reconstruction of flytower to accommodate new fly tower and back of house spaces;
- Adaptive reuse of a portion of the Manning Building for new foyer and gallery at ground and first floor; and
- Construction of new external roof above auditorium and new awnings to Campbell and Hay Street facades.

Urbis attended and photographed the site over several inspections conducted between December 2018 and February 2019 for the purpose of a fabric analysis for inclusion in the Conservation Management Plan for the Capitol Theatre. Urbis noted extensive conservation and reconstruction works had been undertaken, including those outlined in the drawings noted above. These works have conserved the building, which had deteriorated throughout the twentieth century.

Mott Macdonald undertook a condition assessment of the Capitol Theatre, refer to the report, *Capitol Theatre Condition Assessment*, dated 11 March 2019. The condition assessment concluded that the Capitol Theatre was in a very good condition.



Urbis is satisfied that the conservation and reconstruction works to the building have been undertaken and that the building has been maintained to a high standard.

Please do not hesitate to contact the undersigned if you require anything further.

Yours sincerely,

A handwritten signature in black ink, consisting of a series of fluid, connected strokes that form a cursive name.

Keira De Rosa  
Heritage Consultant