

Summary of Submission

Submission Comment	Council Officers Response
<p>Impacts to the Theatre Royal and its future use. Including parking and noise impacts to the Theatre.</p>	<p>The developers of the application are currently the same owners the Theatre Royal.</p> <p>The previous approval DA414/06 Reception and Entertainment Centre (e.g. movie theatre, restaurant, reception centre, school ceremonies/community activities and live entertainment/night club) was based on the number of seating with a patron limit of 500, This resulted to an approval for 50 car parking spaces.</p> <p>This development consent has since lapsed with any new use of the Theatre requiring a new development consent.</p> <p>Any new application would be required to address car parking requirements including accessibility standards. Consideration is further given to the heritage status and reuse of the building.</p> <p>Eight (8) car parking spaces have been allocated for the potential reuse of the Theatre.</p> <p>It is to be noted that the Theatre has been vacant since 2007 (approximately 18 years to date) and the future use is unknown at this stage, with concerns to upgrade the building to comply with the Building Code, Premises Standards and fire safety requirements expected to be difficult. Other concerns relate to heritage and noise.</p> <p>The Theatre Royal is currently located on a separate title/allotment to the development proposal; that being Lot 1 DP169176.</p> <p>Ideally, carparking onsite for an future development of the Theatre Royal would be beneficial; however, given the location of the premises within the Main Street Precinct, walking distance to on-street parking, Queen Elizabeth Park and existing public parking, the distance from the train station, bus stops adjacent the premises and taxi ranks within proximity, parking could be justified as part of any future development of the building.</p> <p>The development proposes 4 residential flat units within a busy traffic thorough fair of Main Street and Queen Elizabeth Park adjacent, that being a popular place for social gatherings. The rear of the property also adjoins the trainline.</p> <p>The development therefore would not create additional noise to the area or to potential future use/s of the Theatre.</p>