



Allerding
& Associates

Town Planners, Advocates and Subdivision Designers

**RE: RESPONSE TO REQUEST FOR INFORMATION – DEVELOPMENT APPLICATION 20
THOROGOOD STREET, BURSWOOD**

Thank you for your time and advice in relation to the development application for 20 Thorogood Street, Burswood (**Subject Site**) (DA REF 5.2024.158.1).

The purpose of this letter is to establish the intended land use over the Subject Site as a 'Cinema/Theatre' with ancillary activities, and respond to the Town's request for information (**RFI**) dated 4 December 2024. As acknowledged in our most recent conversation, certain information requested as part of the RFI is no longer relevant given the confirmation of the new Scheme (Town's Local Planning Scheme No. 2 (**LPS2**)) being gazetted on 18 December 2024. Therefore, I will respond specifically in relation to the proposed land use for consideration under LPS2.

Statutory Considerations

As noted, per your correspondence on 10 December 2024, the Town's LPS2 will be gazetted and in effect from Wednesday, 18 December 2024. The incoming Scheme changes both the zoning and land use permissibility over the Subject Site.

It is therefore relevant to note:

- The Subject Site is zoned 'Mixed Use' pursuant to the Town's LPS2.
- A 'Cinema/Theatre' land use is an 'D' use (discretionary use) within the Mixed Use zone.

A 'D' use means:

means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

The application does not propose any development over the Subject Site, noting the existing venue is a longstanding facility that has operated for the purpose of hosting function centre/reception centre events for several years.

Proposal Outline

It is proposed for the existing facility on the Subject Site to operate as a 'Cinema/Theatre', defined as follows in the incoming LPS2:

means premises where the public may view a motion picture or theatrical production.

The intent is for the Cinema/Theatre to operate in a typical manner, where operation of the venue/facility will involve:

- Events predominantly occurring in the evenings, for standard activities including theatre shows, performing arts, and similar associated events.
- Events generally occurring on weekends, with events occurring infrequently during the week dependant on seasonal demand.
- Ancillary use of the cinema/theatre venue for children's classes during the school term typically on one week day, and typically on a Saturday afternoon, for a few hours.
- Ancillary use of the cinema/theatre venue for children's workshops to occur during the day on school holidays. More specific details regarding likely school holiday workshops have been provided to the Town previously.
- A formal showcase for parents/guardians to occur at the conclusion of the class/workshop course, likely on a weekend evening for a couple of hours.

The above generally outlines the anticipated function of the facility, however as the Town would appreciate, hours and days of operation will naturally vary to some extent, subject to the requirements for that particular event.

We advise the proposed Cinema/Theatre as detailed above is a less intensive land use than has existed over the site for the past several years. Notwithstanding, the previous operation of a hosted function centre/reception centre did not pose any land use conflicts with adjoining commercial properties, and the existing facility successfully catered for an events-based land use.

Therefore, the proposal represents a change of use for a comparable land use to what has been proven to successfully operate over the Subject Site. In addition, the existing venue/facility is fit-for-purpose to accommodate a Cinema/Theatre, and ancillary activities.

Suitability of Proposed Use

The proposed Cinema/Theatre represents a unique opportunity to provide a valuable community amenity within the Town, particularly considering:

- The existing facility/venue has successfully operated as an events-based reception centre for several years. It is noted the facility does not interact with any sensitive land uses, and is suitably located in an established commercial location adjacent an eclectic mix of compatible uses.
- The existing facility/venue is fit-for-purpose to accommodate a Cinema/Theatre on the Subject Site.

- The Subject Site is located in proximity to major public transport routes and is easily accessible from the Causeway Bus Station, and Burswood Train Station.
- The Subject Site is located directly adjacent the Crown Precinct (across G.O. Edwards Park) and within walking distance of Victoria Park's primary commercial precinct along Albany Highway. This offers a natural association and ancillary benefits for existing bars and restaurants.
- The proposed Cinema/Theatre will deliver a rare smaller-scale, authentic theatre experience for local residents and the broader community.
- The Subject Site is located within Neighbourhood 2 – Burswood South pursuant to the Town's Local Planning Strategy. Objective 'BS.1' of the Strategy is "To encourage a mix of diverse business activity and high-density residential development". Therefore, the proposal to utilise an existing, established venue to provide a unique Cinema/Theatre amenity for the community directly responds to the Town's Local Planning Strategy.

Conclusion

Again, your time in assisting with this application is most appreciated. We trust the Town is now provided with all necessary information to progress the development application to advertising.

We look forward to the advertising concluding early in the new year and engaging further through the Town's final assessment of the application prior to determination.

Should you require any further information, please do not hesitate to contact me.




Encl:

CC:



■ = POWER POINT
LOCATION & TYPE

TOWN OF VICTORIA PARK
Received: 16/05/2024

