

Development Application Representation Letter

18-Fmx-018 - Version 21/11/2012

Development Application Number DA0250-2016

Address of Development
217 B INVERMAY ROAD & 1 LYTTON STREET
INVERMAY.

Details of Representer
Title Mr & Mrs Given Name/s Leslie Ann Marshall

Reason for Representing

TO ENDORSE DEVELOPMENT
WE HAVE OWNED RESIDENTIAL PROPERTY CLOSE TO
THE STAR THEATRE FOR SOME 25 YEARS.
TO SEE A DEVELOPMENT LIKE THIS WILL BRING AN ELEMENT
TO THE AREA LONG MISSED.
INVERMAY HAS EVOLVED AND TO BRING AN ENTERTAINMENT
VENUE LIKE PROPOSED TO THE AREA WOULD BE A GREAT
ASSET TO INVERMAY AND THE GREATER LAUNCESTON.
COUPLE THIS WITH THE REVIVAL OF A HERITAGE
BUILDING BEING BROUGHT BACK TO LIFE FOR IT'S
ORIGINAL PURPOSE WOULD BE OUTSTANDING.
WE SPENT SOME MEMORABLE HOURS AT THE
"OLD STAR" AND LOOK FORWARD TO RELIVING
SOME MEMORIES

Representer's Signature [Signature]

Date 30/08/2016



Town Hall St John Street Launceston Tasmania
PO Box 396 Launceston Tasmania 7250

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E council@launceston.tas.gov.au www.launceston.tas.gov.au

From:
Sent: 29 Aug 2016 23:20:37 +1000
To: Council
Subject: DA 0250/2016 STAR THEATRE

I think this venue should go ahead and open the way for more creative arts.
Kathryn Anderson

From:
Sent: 29 Aug 2016 23:24:55 +0000
To: Council
Subject: DA0250/2016 Star Theatre

Hello,

I have read the planning submission for the Star Theatre and would like to indicate my support for this submission.

Regards,

Marty Spurway-Smith

18 August 2016

Dear Mr Walker,

RE: DA0250/2016 : 217B Invermay Road INVERMAY TAS 7248

I read with alarm of a development application for a Theatre at 217B Invermay Road. I am the owner of _____ which is currently rented out however I do intend to live in the property soon.

My concerns are as follows:

1. Noise
2. Hours of use
3. Smell from the micro-brewery
4. Traffic
5. Parking
6. The number of days of use

I detail my concerns for each of these issues below.

1. Noise

I am greatly concerned that the noise reported has “the potential to exceed the assessment criteria”. It seems that under the proposed use residents of Waugh Street will suffer from exhaust noise at up to 40db. This would be similar to the sound of being right next to a fridge in our own backyards, in a quiet suburban street. It is totally unacceptable to introduce this kind of continual noise into residential backyards. It will be the kind of noise that, once heard, cannot be “unheard” – we will notice it every time we step outside!

2. Hours of Use

The proposed development will intrude on residents for 17 hours per day, 7 days per week, which is excessive. This will leave us only 7 hours per day of down time – and those 7 hours will be when we are asleep! For all of our waking hours there will be exhaust fans, smell, and traffic problems coming from this site, especially when compared to its current use. The “extra 30 minutes” to 10.30pm is mentioned as making “little difference” – presumably the producer of the report doesn’t need much sleep or downtime! It’s also the personal opinion of someone who will be unaffected by the development and it has no place in a technical report.

3. Smell from the micro-brewery

There is little discussion in the paperwork provided of the smell from the micro-brewery – it seems to be dismissed. Yeast smells like urine. I presume there are to be stringent safeguards against the smell escaping, and regular testing of the brewery and surrounding suburb.

4. Traffic

My concern about traffic is the number of people that will drive into Waugh Street looking for a park, then have to turn around and come back out when they can't find anything. People will be driving into our driveways to turn around when they find that Waugh Street is in fact a cul de sac, with resultant lights blaring into our windows of an evening.

5. Parking

The report notes 115 available parking spaces nearby. Does this take into account the residents using the parking, or is this just the total number of available parking spaces? You should note that residents may wish to park in their own street! I don't actually drive, so it's not an issue for me personally, but it is of concern to the residents of Waugh Street and one that the development application seems suitably vague about.

6. Days per week of operation

For the theatre to operate 7 days per week is quite excessive! Residents will surely need a break from the constant noise, smell, additional visitors to the area, parking problems and traffic. This is going to be a huge intrusion into our lives and to have it occur every single day of the week is a massive burden on residents of Waugh Street. With a population the size of Launceston, surely 3 to 5 days is enough for the site to operate – perhaps 3 days for the theatre and 5 days for the cafe.

It should be noted that just because we did something one way a long time ago, it doesn't mean that we should automatically do the same thing again. There are plenty of other uses that would be more suitable, including the current approved use as a retail outlet. The CBD should be the location for noisy entertainment venues, not the suburbs.

This development has the potential to completely destroy the liveability of nearby streets and would be highly disruptive. It may well mean that I would have to sell my property and buy elsewhere.

I plan to move to Tasmania to get away from all of the noise and activity of Sydney. I realise that Tasmania feels the need to grow, but Launceston City Council can and should show wisdom and farsightedness when considering the growth and development of the City. The amenity of the many residents affected by this development should be considered ahead of one developer's profits.

Thank you for taking the time to listen to my concerns. If you have any queries, please don't hesitate to contact me on Mobile:

Regards,

Julie Lawson

From: Council
Sent: 29 Aug 2016 00:21:40 +0000
To: Aldermen
Subject: FW: The Star Theatre

For Your Information

Tanya Barker | Information Officer | City of Launceston
T 03 6323 3334 | www.launceston.tas.gov.au

-----Original Message-----

From: Maxine Manifold
Sent: Saturday, 27 August 2016 5:42 PM
To: Contact Us
Subject: The Star Theatre

Dear Aldermen and Alderwomen,

I am writing in support of the development of The Star Theatre. Launceston lacks a proper arthouse cinema and to have this fantastic building restored to provide Launceston with some decent cinema is brilliant. I expect the naysayers will cry "parking" but the State Cinema in Hobart has very little parking. People understand that they can park a way away and actually use their legs, or God forbid, catch public transport or ride a bike. We need to get over our small town obesagenic mentality of parking right outside the door. Besides this, the crowds attending a cinema are a drop in the ocean to the hoards that attend the nearby football. Many Launcestonians couldn't give two hoots about football but are hanging out for quality cinema.

Please do whatever you can to get this excellent proposal through.

yours sincerely

Dr Maxine Manifold

From: Leigh Ratcliffe
Sent: 29 Aug 2016 23:36:36 +1000
To: Council
Subject: DA0250/2016 Star Theatre

Hi,

I would like to add my support to the development of the Star Theatre in Invermay. I believe this restoration will add to the growing Launceston Arts/Film culture & brings with it some heritage history by focusing on revitalizing a once amazing little theatre.

Regards,

Leigh Ratcliffe

To Whom it May Concern

The Tasmanian Breath of Fresh Air Film Festival (BOFA) uses film to inspire positive changes to our community at a personal, local and global level. BOFA screens current documentaries and feature films with inspiring stories of challenge and achievement, which are acclaimed at international and national film festivals.

Programme

BOFA specialises in finding films not on the cinema circuit in Tasmania (even at the State cinema in Hobart!) and not seen at other festivals. Films are chosen specifically for the Tasmanian audience and therefore resonate more strongly for the local community. In 2015, the opening night film is a world premiere of the Tasmanian film *Death or Liberty*.

In addition to screenings, BOFA hosts action sessions, using thought-provoking film as the starting point for discussion about Tasmanian issues. In 2015, day long action sessions are being held on: *Creating Regional Change*; *Creating Community change*; *Sharing the Bounty*; *Impact Producers - screen industry master class*; *Big Picture Discussion - a half day panel and audience interaction on Domestic Violence*.

BOFA encourages screen industry development through competitions, the BOFA Devil Awards function, master-classes, BOFA Fringe screening of Tasmanian shorts and previews of features, and a screen-play reading. Andrew Quaille, for example as a local film maker, has had short films screened at BOFA in different years and his *Apocalypse Events* short film will screen before the main feature of Saturday night at BOFA 2015.

Audience

BOFA has been held annually since 2010, and participation has increased a phenomenal four-fold since start-up. In 2014 audiences totalled 4,328 people (59% from Launceston, 31% intrastate, 10% interstate). BOFA's range of offerings appeals to a broad market:

- In 2013, 20% of audiences were < 40; 27% 40-54; 53% > 55
- Community members for whom film is a hobby or interest
- Specific interest groups (generally particularly interested in action sessions on target issues)
- BOFA has many faces including films and activities labelled as Feature BOFA, Doco BOFA, Food n Wine BOFA, Family BOFA, Eco BOFA, Offbeat BOFA and Ideas BOFA
- Students interested in pursuing a career in the screen or related industries
- Members of the screen industry for whom BOFA is a networking event as well as an opportunity to share ideas and showcase productions.

Economic Impact

In 2014 BOFA-generated income from interstate and intrastate visitors to Launceston and local supplier purchases was an estimated \$994,335 comprising:

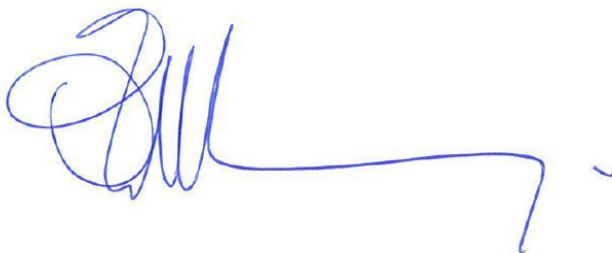
- A \$769,335 inflow of purchasing from the visitors to the festival on local tourism, accommodation, food and other spending (excluding tickets and merchandise). This comes from the 1,179 estimated mainland/international visitor nights generating \$169,383 and 4,176 intrastate visitor nights generating \$599,952, using the typical \$431 value of visitors over three days at rural festivals.
- The 2014 BOFA festival had a budget of almost \$225,000 with printing, advertising, marquee hire, food and beverages bought locally using box office and sponsor funds. 2015 budget is \$330,000.

Star Theatre

BOFA uses a range of venues in Launceston and around the state. These include the Tramsheds Theatre in Inveresk, UTAS School of Performing Arts Annexe Theatre, Queen Victoria Museum and Art Gallery Theatre, Village Cinemas and St John Craft Beer's Barrel Room Function Centre.

We welcome the revival of the Star Theatre in Invermay, which is a handy location respective to our main festival site at Inveresk. We will also be able to run short run events and mini film festivals at Star Theatre during the year.

The use of the Star will benefit Launceston and Tasmania through the provision of a quality, art house cinema that address the market that supports the State Cinema in Hobart. We strongly support this development and will be pleased to work with the young entrepreneurial team who are taking on this very valuable project



Owen Tilbury
Festival Director



Development Application Representation Letter

18-Fmx-018 - Version 21/11/2012

Development Application Number

DA 0250/2016

Address of Development

STAR THEATRE - MOWBRAY

Details of Representer

Title

Mr

Given Name/s

DAVID WILSON

Surname

HENTY

Reason for Representing *

I WRITE TO SUPPORT ~~THIS~~ THIS DEVELOPMENT APPLICATION TO HAVE A SPECIFIC MODERN SOPHISTICATED SMALL CINEMA COMPLEX IN LAUNCESTON IS A POSITIVE STEP IN EXPANDING OUR CULTURAL ASPECTS OF OUR CITY. HOBART & DEVONPORT CAN HAVE PUBLIC SCREENINGS OF "ART" MOVIES SO HOW ABOUT US?

Representer's Signature

Date

28/08/16

LAUNCESTON
CITY COUNCIL



Town Hall St John Street Launceston Tasmania
PO Box 396 Launceston Tasmania 7250

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From:
Sent: 30 Aug 2016 19:34:21 +1000
To: Contact Us
Subject: DA250/2016 Star Theatre

Re Development application 250/2016 for the Star Theatre Invermay, Invermay road. I wish to support Mr Ben Davis' application to redevelop the former Star Theatre as a theatre, cafe and microbrewery.

I have read the application support material which explains the planning matters clearly and concisely. Further to the taxi pickup and drop off zone, the strip along the front of the building was always a bus stop until recently when it was moved just north of Lytton Street, so that area in front of the building is ideal for taxi pickup and dropoff. I would like to congratulate the applicant and his team for their idea and their very appropriate plans for the building.

Yours faithfully, Jillian Koshin,

From:
Sent: 26 Aug 2016 15:21:19 +1000
To: Council
Subject: Star Theatre Development Application
Importance: Normal

To Launceston City Council Development,

I have seen an advertisement that an application to repurpose the old star theatre to make a space for community to meet for a variety of purposes is pending. I haven't examined the plans or proposal but I support the idea and am excited to think that maybe at last we would have a venue for the viewing of movies in an independent the theatre; a facility that is sadly lacking in launceston.

A micro brewery, cafe, and bar would all be great assets to launceston and the northern suburbs, as we have a sad lack of these facilities. We are in Lilydale and there are few options for dining or entertainment on our side of town.

I hope that the application is satisfactory to Council and the plans are able to proceed and will be watching the Star Theatre Facebook page with interest to see how things develop.

Kind regards,

Rach Denholm

From:
Sent: 27 Aug 2016 14:47:02 +1000
To: Council
Subject: Comment on application DA0250/2016

For the attention of the General Manager / Planning Manager / Planning Department

Application DA0250/2016
Address 217B Invermay Road Invermay TAS 7248
Community Meeting and Entertainment, Food Services, Hotel Industry -
change of use of existing building to a theatre, cafe/restaurant and bar
Description (including ancillary micro-brewery); alterations and modifications to
existing building; construction of new boundary walls; construction of a new
sign
Name of commenter Phoebe Nimanis
Address of commenter
Email of commenter

Comment

This would be a really exciting and welcome development on the struggling business strip of Invermay - one I'm certain will have a positive flow-on effect for an area in need of more diverse and community- and arts-focused enterprise. It would be fantastic to see this historical building reclaimed and restored for its original purpose. It makes sense to develop arts infrastructure in this area of Launceston, considering the active arts community that is positioned nearby at UTAS in Inveresk.

From: Anne Lee-Archer
Sent: 28 Aug 2016 22:12:35 +1000
To: Council
Subject: DA0250/2016 Star Theatre

To Whom It May Concern

I would like to express my support for the proposed Star Theatre Launceston Development Application.

I am originally from Launceston and I visit 3-4 times each year to see family friends or on business. I am a shareholder in the new Launceston Distillery. I also operate a digital marketing business from Brisbane with clients in Sydney and Melbourne. In the interests of full disclosure, my brother Paul Lee-Archer is one of the owners.

I have read through the application in detail and I believe that the proposal will ensure the heritage of the building is protected, whilst also creating a vibrant, new cinema for the north of the state to enjoy. Paul is one of the Great, Great, Grandsons of John Lee Archer, the Colonial Engineer & Architect (1791-1852) who was responsible for many architectural gems in Tasmania, including the Ross Bridge, Parliament House, Bruny Island Lighthouse, Pilot Station & Lighthouse at Low Head, St John's Church tower Launceston, and many more. As a result, Paul has grown up with a passion for preserving architectural heritage. I am confident that with Paul at the helm, the Star Theatre will be authentically restored to its former glory, and it will be recognised as an architectural tourist attraction in the Launceston council and Tamar Valley region.

Sydney is fortunate to have Dendy Cinemas, the Cremorne and the Ritz. Brisbane also benefit from Dendy and the Regal. Melbourne has numerous arthouse cinemas, and Hobart has the State Theatre. Currently Launceston only has Village cinemas that are great for mainstream cinema viewers, but they don't appeal to everyone. It would be fantastic for Launcestonians and visitors to Launceston such as myself, to have an alternative cinema and movie genres from which to choose.

Thank you for your consideration.

Yours sincerely
Anne Lee-Archer

From: Toni Keeling
Sent: 29 Aug 2016 11:30:12 +1000
To: Council
Subject: In support of the development plans and relevant application to the Launceston City Council concerning the Star Theatre.

I am totally supportive of the beautiful old art deco Star Theatre on Invermay Road being redeveloped for the following reasons.

- 1 The applicants for the redevelopment and new owners have a vision to restore the old theatre and the finances and ability to carry out this redevelopment to a high standard, in line with the high standard of other redevelopments in this city.
- 2 As a child, I have vivid memories of visiting this theatre in its incarnation as a working cinema. The cinema at the Star Theatre was immensely popular at that time, and I believe the theatre has the potential to attract a dedicated large following should the building become a theatre venue again.
- 3 Launceston now has a young and older population who love theatre and cinema (note the immense popularity of BOFA and Theatre North now) and I believe it is time to bring this beautiful old theatre back into full use.
- 4 Hobart has its beautiful old State Theatre cinema complex as well as the elegant old Theatre Royal. With its ever increasing population of creative, discerning and appreciative cinema and theatre goers, the time is so right to redevelop this interesting old theatre.
- 5 The Star Theatre in its location of Invermay (close to where I live) is now and has been for some time a mecca for art and music practitioners and audiences (with the Inveresk Precinct arts pass) and residents who love this active arts and entertainment environment. I do ask you to consider what an extra drawcard a redeveloped Star Theatre will be, to bring glamour and attraction and importantly, added dollars to this area. A vibrant theatre here should also help existing businesses increase their bottom line as patrons of the Star Theatre pass attractive shops and cafes in this area.
- 6 The particular area where the Star Theatre is located is at present recovering from an era of being rather 'down at heel' and forlorn, but is now opening up to attracting more attractive and spruced up businesses and facilities. St Vincents is regarded as one of the most highly regarded and socially supportive of Launceston's active charities. It is my hope that it is possible to locate a very central and affordable venue for St Vincents should this application be approved.
- 7 Having lived in other many other capital and regional areas, I am so delighted to live in such well planned and contemporary city and feel delighted that another opportunity has arisen to create another beautiful arts facility in such a historical building.

I do ask the Council consider the great merits of this application.

Toni Keeling

From:
Sent: 29 Aug 2016 14:30:14 +1000
To: Council
Subject: DA0250/2016 Star Theatre

To Whom it may Concern,

I wish to voice my support for the Star Theatre Project. I live at Glenara Lakes and have spoken to many people there as well as many Launceston residents who all remember well the hey day of the movie era. Like me they have fond memories of attending The Star and are very interested in its reconstruction.

I know Andrew Quaile, Ben Davis and of course Paul Lee-Archer who is my son. These men all attended school in Launceston and have been friends ever since. They have enjoyed success together in several ventures but especially in the film industry. Paul's full time job is as a Specialist Anaesthetist , but his passion is in the arts. I am confident that the Star Theatre will be a success with these three men managing the venture,

Yours Sincerely,
Louise Lee-Archer