

Your submissions should be marked DA 0081/2018 Submission and emailed to:
council@midwestern.nsw.gov.au

Mr. Brad Cam
Mid-Western Regional Council
86 Market Street
MUDGEE NSW 2850

Dear Sir,

Re: OBJECTION TO DA 0081/2018 – REGENT THEATRE, MUDGEE

I respectfully request that Mid-Western Regional Council (MWRC) reject the development application (DA0081/2018) as the Regent is Mudgee's No. 1 socially culturally significant asset in terms of the Burra Charter, Heritage Council rules, the National Trust, MWRC LEP and the advice of Council's own Independent Heritage Consultant.

My name is [insert name here] and I live at [address] my email is [email address]. [Insert your own words to explain your connect to Mudgee and The Regent]

My objection is based on the grounds of:

- Architectural Heritage: George Newton Kenworthy the architect of the Regent Theatre has an Art Deco legacy in his other works which have been valued and protected by State Heritage. The Regent needs to be re-assessed since the true architectural history has been discovered, and the real value of the Regent Theatre heritage needs to be proclaimed.
- Traffic: Loss of parking, particularly the nine spaces at the front of the current theatre, the extra traffic into and out of the back of the church yard, and roundabout and street traffic disruption in an already overly busy area on the corners of Church and Short Streets; the gateway from the North.
- Leased car parking not reliable: The church ground car parking could change in the future due to change of diocese leaders. It is not a valid or reasonable option for reliable parking.
- Surface of car parks, visual and temperature impacts: There are questions raised about the surfacing of the car parks both in the proposed hotel and the churchyards and the impacts on visual aspects. A large expanse of concrete will also raise temperatures in the area in our summers, and possibly create run-off in rainy seasons.
- Noise: Uncontrolled noise from the rooftop bar carrying across the river flats to residential areas of Short, and Church Streets and beyond.
- Excessive Height: The height of the proposed building has now increased from 91% to 96% above the height requirements of the zoning in this area - C14.6 PROPOSED VARIATION TO CLAUSE 4.3 BUILDING HEIGHT, point 3 Overview states "new four storey addition" when it will be in fact, a five-storey building.
- Changes to Façade: Adding windows to the façade is not preserving the heritage value of the façade, nor is it leaving the façade visually unchanged from street view, as the developers state is their intention.
- Not consistent with current visual aesthetic value: I believe the visual impact of the building will cause a disruption to the aesthetics of the area which disturbs the historic fabric of the region, and this is one of the things visitors to our town love; that it is still a welcoming country town, showcasing great examples of architectural beauty and design.

- Wrong place for a large hotel: Mudgee does need more tourist accommodation, but not in this particular area resulting in the destruction of this building.
- Potential: This space holds so much potential in the right hands, with the right council backing and management, state funding, volunteer help and community support and input, given the current trend of towns and communities saving grand old buildings for community use and cultural pursuits (See the recent Bondi Pavilion community push to save the building for the people, not big dollar developers, the Tumut Montreal Theatre, and Bingara Roxy Theatre to name a few). The community has shown that we dearly miss having a community space with arts and culture at the core. The Revive the Regent Facebook group for instance, has shown that there is indeed a groundswell of interest from the community and visitors to Mudgee, including an online petition with over 2100 signatures to date.

Yours sincerely,

[First Name, Surname]

[Address]