

Submissions Summary Table

1. The public exhibition process for the planning proposal follows Council's Engagement Strategy. Key engagement activities include:
- Notification Letters to adjoining landowners
 - Participate Parramatta webpage with summary information and Frequently Asked Questions
 - When preparing a submission via Participate Parramatta webpage, submitters were provided with three options to indicate their support to the Planning Proposal: 'Yes', 'No' or 'Yes, to an extent'.
 - Advertisement within Parra News - 20 Dec 2022
 - Hard copy exhibition material located at PHIVE
 - Social Media
 - Electronic news through Council electronic mailing lists

This document summarises submissions received during the exhibition of the Riverside Theatre Planning Proposal. Each submission is summarised and provided Council Officer's response as below.

No	Respondent	Summary of Submissions	Council Officer Responses
1	Resident of Wentworthville	<p>Submitter supports the Planning Proposal.</p> <p>Submitter comments that Council should work with State Government to streamline the planning approval pathway for the redevelopment of the Riverside Theatre.</p>	<p>Noted.</p> <p>Noted.</p> <p>As outlined in the Planning Proposal and its supporting document, this proposal was prepared to streamline the planning approval process for the Riverside Theatre redevelopment prior to the completion of future review of the land north of Parramatta River.</p> <p>Council Officers have been working closely with the Department of Planning and Environment (DPE) to progress this Planning Proposal, including discussion of key issues raised during the planning process and providing updates to DPE on key milestones.</p>

			<p>On 16 November 2022, DPE issued the Gateway Determination supporting the progress of the Planning Proposal subject to detailed conditions, including a public exhibition of minimum 20 days.</p>
		<p>The proposed building height (including bonus) is not considered out of character, given the imminent build environment already contains much taller buildings such as the Lennox which is located opposite to the theatre on the other side of the Parramatta River.</p>	<p>Agreed.</p>
		<p>Submitter is of the view that the planning discussion of utilising the 15% height bonus for the site is unnecessary and would potentially delay the planning process.</p>	<p>As outlined in the Planning Proposal and the Council report, the site was removed from the finalisation of the Parramatta CBD Planning Proposal (CBD PP) by DPE. The CBD PP included a 15% Design Excellence bonus for the site, while the current planning controls allow for a Design Excellence bonus of up to 25%. Clarifying the bonus as 15% is necessary to ensure compliance with the policy position of the CBD PP.</p> <p>In addition, a Gateway condition issued by DPE requested Council clarify the Design Excellence bonus for the subject site and Council is required to comply with this condition in order to progress the Planning Proposal.</p> <p>Whilst the planning framework can award a 15% Design Excellence bonus, the utilisation will be determined as part of the future design competition process. However, as shown in the concept reference design within the Planning Proposal and Council Report, the concept design currently does not require the 15% bonus to achieve the current building envelope for the site. The inclusion of the bonus as a site-specific clause is required and necessary to reinstate the intent to keep consistent with the policy framework as envisaged in the CBD PP.</p>
		<p>Submitter suggests that the Riverside Theatre should be programmed to cater for innovation and be able to provide top class show.</p>	<p>Comments in relation to the detailed theatre design and programming are out of scope of this Planning Proposal.</p>

		<p>The design for the theatre could also provide showcases in relation to the innovation and initiatives prepared for the Parramatta North Precinct.</p> <p>Submitter suggests making the Riverside Theatre a 24/7 operating theatre supported by a range of land uses complementing night - time economies.</p> <p>Submitter suggests Roxy Theatre should not provide same functions of Riverside Theatre to avoid duplication and competition, and it should focus on providing live music, DJs bands and other late night live performance shows.</p> <p>Submitter recommends the theatre program design should take into account of other existing suburban and regional theatre shows to avoid unnecessary competition.</p>	<p>The Planning Proposal intends to provide the necessary planning controls (i.e. Height of Building) to allow the timely progression and redevelopment of the Riverside Theatre, and intends to implement the intent of the Parramatta CBD Planning Proposal.</p> <p>Detailed building design and articulation will be prepared and assessed as part of the future design and State Significant Development (SSD) Application process which also required further community consultation.</p> <p>In addition to the future SSD community consultation process, it is important to note that Council has been working with the Riverside Advisory Committee (the Committee) on key areas of the Riverside Theatre redevelopment project.</p> <p>The Committee has been regularly consulted through the Concept Development phase and will continue to provide input across the key stages of the design and planning process with a specially convened Design Reference Group (the Group) as part of the redevelopment project.</p> <p>The Group consists of various industry, community, and Councillor representatives who will continue to work with Council and provide community engagement and feedback in relation to the future theatre development's functional and SSD Design Brief processes.</p>
2	Resident of Cherrybrook	<p>Submitter supports the Planning Proposal and agrees a modernised theatre will complement the surrounding building environment.</p> <p>Submitter is of the view that Market Street is suitable to provide direct access to the future theatre. And the theatre should expand its footprint</p>	<p>Noted.</p> <p>Detailed building design including access to the theatre is out of scope of the Planning Proposal and will be explored at future design and SSD application process.</p>

		<p>towards the Market Street and/or Church Street direction.</p>	<p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
		<p>Submitter suggests that underground parking and/or off-street parking should be considered for the theatre visitors.</p>	<p>The Planning Proposal will not result in greater development yield than what is already permitted on the subject site under the provisions of the current PLEP 2011 (i.e. no change to the existing FSR 3:1).</p> <p>The site is well serviced by existing public transport infrastructure including the western train line, bus network and ferry service. These services are currently utilised by theatre patrons. In addition, the site is within walking distance to the future Parramatta Light Rail stop located at Prince Alfred Square, which is expected to open in 2023, prior to the redevelopment of the Riverside Theatre. The completion of this infrastructure in advance of the new theatre opening will result in the site being more accessible to visitors across Greater Parramatta and assists in providing active and public transport options.</p> <p>As such a detailed parking consideration is not required as part of this Planning Proposal. Any proposed parking provision will need to comply with relevant controls for the CBD contained within the Parramatta CBD LEP and Development Control Plan 2011.</p> <p>Detailed building design will be prepared and assessed at future design and State Significant Development (SSD) Application stage.</p> <p>Further community consultation will be undertaken as part of the SSD application process..</p>

3	Resident of Parramatta	<p>Submitter supports the Planning Proposal to an extent</p> <p>Submitter comments that the redevelopment of Riverside Theatre should not compromise the solar access to the Parramatta River and its foreshore area.</p>	<p>Noted.</p> <p>Agreed. The Planning Proposal seeks to introduce a site-specific clause requiring new development should not generate additional overshadowing to the southern side of the Parramatta River Foreshore between the hours of 12:00pm and 2:00pm. Noting that the northern side of the river will not be protected because almost any building on this site will overshadow the northern side.</p> <p>These hours are consistent with the Council adopted policy position relating to additional overshadowing to the southern side of the river foreshore in the Council endorsed CBD PP.</p> <p>It is also important to acknowledge that the concept design to be delivered via the Planning Proposal exceeds the solar access protection requirements of the CBD PP by protecting solar access to the southern side of the river foreshore by an additional three hours compared to the Council adopted CBD PP. The concept design will not cause any additional overshadowing between the hours of 10:00am and 3:00pm.</p>
4	Resident of Harris Park	<p>Submitter supports the Planning Proposal.</p> <p>Submitter is in the view of the car park and Market St area contains highly sensitive archaeological value and the subject site contains extensive aboriginal, colonial and post-colonial history. It is recommended that future new development retain and potentially display the archaeological area.</p>	<p>Noted.</p> <p>The Riverside Theatre site is neither a heritage listed item nor known as a potential archaeological site. The Planning Proposal has taken into consideration the heritage studies prepared as part of the Parramatta CBD PP (including the theatre site) which concluded that the proposed planning controls in the CBD PP will not generate significant heritage impacts within the study area. Further discussion of heritage impacts can be found in the Planning Proposal document.</p> <p>As the concept design proposed in the Planning Proposal has responded to the proposed planning controls in the CBD PP, the heritage assessment undertaken as part of the CBD PP is</p>

			<p>considered applicable and transferable for this Planning Proposal.</p> <p>A detailed archaeology study for the site is not required at Planning Proposal stage, as the site is not currently listed as an archaeological site under the Parramatta Local Environmental Plan 2011 (PLEP) and not known as a potential archaeological site.</p> <p>Whilst the Planning Proposal is considered acceptable from a heritage and archaeology perspective as outlined above, further consideration of any potential archaeological implications will be considered at SSD application stage if and where required.</p>
5	Resident of Northmead	Submitter supports the Planning Proposal and makes no further comments.	Noted.
6	Resident of Northmead	<p>Submitter supports the Planning Proposal.</p> <p>Questions raised in relation to the detailed flooding protection measurements for the site, particularly given the historical flooding events around the Lennox Bridge area.</p>	<p>Noted.</p> <p>The subject site like most of the Parramatta CBD is flood affected. The entire site is located within the Probable Maximum Flood area for the Upper Parramatta River, and the western side of the site is affected by the 100 year flood event.</p> <p>The Planning Proposal has been assessed against the Planning Ministerial Direction and is consistent with the 4.1 Flooding requirements. As the Planning Proposal is not intensifying development yield, and strictly addressing urban design considerations through the alteration of building height from 15m to 28m – no changes to FSR are proposed. Therefore, it is considered the Planning Proposal will not generate greater flooding risks than what is currently allowed on the subject site.</p> <p>In addition, the Design Excellence process will need to respond to the flood affectation of the site. Detailed flooding protection is required for future development and will be assessed at the SSD Application stage. Any future development will need to comply</p>

			<p>with the Flood Risk Development Manual and relevant controls contained within the PLEP 2011.</p> <p>As a result of the above assessment, changes to the Planning Proposal in response to this submission are not necessary.</p>
7	Resident of North Parramatta	<p>Submitter supports the Planning Proposal.</p> <p>Submitter comments that the public amenity of the redevelopment project should not be compromised by the considerations of existing amenity (i.e. public open space) within the Lennox building on the southern side of the river.</p>	<p>Noted.</p> <p>The concept design for the Riverside Theatre redevelopment has been prepared in compliance with the solar access provisions designed to protect the southern side of the Parramatta River foreshore area from additional overshadowing. As such, this would prevent any additional overshadowing to the Lennox building public space referred to by the submitter. This policy position was informed by the adopted Council policy position relating to additional overshadowing contained within the CBD PP.</p> <p>Whilst the submitter suggests that the public space within the Lennox building should not hinder on the development potential of the Riverside Theatre redevelopment, the concept design and planning controls contained within the Planning Proposal align with the amenity objectives and policy position of the CBD PP. Therefore, anything in excess of the current Planning Proposal would be inconsistent with this existing policy.</p> <p>In summary, the presence of a public space at the Lennox building has not impacted the size and scale of the Riverside Theatre redevelopment – there is an existing policy position to retain solar access to the southern side of the river that this Planning Proposal complies with.</p> <p><i>See response to Submission No.3 for further discussion on solar access protection to the southern side of the Parramatta River.</i></p> <p>Further community consultation will be undertaken as part of the SSD application process.</p>

		<p>Submitter suggests including a hotel for the theatre to provide funding stream to the theatre and subsidise the ongoing operational cost.</p>	<p>The delivery of a hotel is not included as part of the concept design for the theatre redevelopment. The current building envelope of the concept design contains the floorspace needed to deliver an expanded cultural facility to respond to current and future demand. <i>See response to Submission No.14 for details on theatre capacity.</i></p> <p>The inclusion of any additional floorspace for commercial purposes (such as a hotel) would be likely to require a larger building envelope with a greater building height. If this larger building envelope exceeded the solar access protection requirements for the southern side of the river it would be inconsistent with the Council endorsed position within the CBD PP regarding additional overshadowing (<i>see response to Submission No.3 for further discussion on solar access protection to the southern side of the Parramatta River</i>).</p> <p>In addition, funding sources, including the cultural fund and monies from the sale of the Powerhouse Parramatta site, have been reserved to support the redevelopment of the theatre in line with the concept design as adopted by Council. The option of including other potential income generating uses was considered as part of previous feasibility testing for the project and it was determined this was not viable given the size and other limitations of the site.</p>
8	Resident of North Parramatta	<p>Submitter supports the Planning Proposal to an extent</p> <p>Concerns raised that the Planning Proposal does not include lack of discussion relating to on achieving environmental sustainability goal for the proposed theatre redevelopment, (such as recycling water and solar panels) etc.</p>	<p>Noted.</p> <p>The Business Case for the redevelopment project includes a key aspiration for the new theatre to include an environmentally responsive design. The Riverside Theatre facilities will be designed to achieve high standards to energy efficiency and water conservation, life cycle analysis for a selection of materials, waste minimisation, low greenhouse gas emissions</p>

			<p>and an operational plan to maintain the standards for the life of the building.</p> <p>This will be further explored as part of the SSD process under the consideration of environmentally sustainable design (ESD).</p> <p>The next step in the redevelopment process for the theatre site includes a design excellence competition. It is generally accepted that design competitions achieve better design excellence outcomes and more environmentally efficient buildings, with this process further responding to the aspiration to deliver an environmentally responsive design. This is also assessed as part of the SSD process to ensure significant development is responsive to this planning consideration.</p> <p>In light of the above, detailed consideration of sustainability (i.e. recycling water and solar panels) is not required at Planning Proposal stage as it will be dealt with as part of the Design Excellence and SSD processes that will respond to the Business Case environmental aspirations.</p>
		<p>Considerations should be given to temporary sites being used as a 'pop up theatre' to continue the performances during the construction phase of the theatre.</p>	<p>This comment is out of scope of this Planning Proposal project.</p> <p>Interim alternative operating sites, including assessment of temporary 'pop-up theatre' options, will be considered under a separate business case later in the project's design and development phase. Any temporary venue leaseholds or pop-up venues/sites will be approved under a separate commercial and development approval process.</p>
9	<p>Organisation Endeavour Energy</p>	<p>Endeavour Energy raises no objection to the Planning Proposal.</p> <p>Endeavour Energy noted that future development on the site within close proximity of the existing and/or required electricity infrastructure need to comply with relevant guideline and policy.</p>	<p>Noted.</p> <p>The relevant service providers will be consulted as part of the SSD Application process in the future to ensure service provision.</p>

10	Resident of Parramatta	Submitter supports the planning proposal	Noted.
		Submitter comments that Planning Proposal needs to ensure no significant impacts on the view corridor of residents living in the Lennox building.	<p>The Lennox building is located directly opposite to the Riverside Theatre on the southern bank of Parramatta River and is the tallest building in the surrounding built environment with a building height of 157m.</p> <p>The Planning Proposal seeks to increase building height from 15m to 28m and is considered to have inconsequential impacts on the view corridor, given the existing building has the height elements at 25m and the eastern side of the Church Street has the height of building control at 36m. In addition, the theatre concept design indicates that the proposed 28m is the highest building element which slowly descends towards the western side of the subject site.</p> <p>As such, the Planning Proposal will not generate significant impacts on the view corridor of surrounding developments.</p>
11	Resident of Parramatta	Submitter supports the planning proposal and makes no further comments	Noted.
12	Resident of Toongabbie East	Submitters supports the Planning Proposal to an extent	Noted.
		Concerns raised inadequate parking proposed for the theatre visitors.	<i>See response to parking contained in Submission No.2.</i>
13	Resident of Dundas Valley	Submitter supports the planning proposal and makes no further comments	Noted.
14	Resident of Northmead	Submitter supports the Planning Proposal	Noted.
		Submitter is of the view that the future theatre should be expanded to 1500 capacity or more to compete with other theatres in Sydney and attract international productions.	While this comments in relation to the design and programming details for the theatre are out of scope of this Planning Proposal, the concept reference design adopted by Council on 9 May 2022 indicated the redevelopment of the Riverside Theatre intends to deliver a 1350-1400 seat design for the main theatre, supported by three smaller venues at 760, 430 and 1000 seat respectively.

			<p>Detailed theatre design will be prepared and assessed at SSD process.</p> <p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
15	Resident of Guildford	Submitter supports the Planning Proposal to an extent	Noted.
		Submitter concerns that there is not sufficient parking for the theatre visitors.	<i>See response to parking contained in Submission No.2.</i>
16	Resident of Northmead	Submitter supports the Planning Proposal to an extent	Noted.
		Submitter suggests expanding the theatre capacity to cater for larger capacity is needed to compete with other existing theatres in Sydney.	<p>Comments in relation to the design and programming details for the theatre are out of scope of this Planning Proposal.</p> <p>Detailed theatre design will be prepared by a separate project team and assessed at the SSD Application stage.</p> <p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
17	Resident of North rocks	Submitter supports the Planning Proposal	Noted.
		Submitter suggests that the theatre design could incorporate other user experience such as restaurants, boats riding and riverside walk.	While this comment is not within the scope of this Planning Proposal project, the concept design to be delivered by the Planning Proposal seeks to introduce a site - specific clause requiring active frontages to ensure the ground floor of the future development engages with the surrounding streets and public domain. This control would assist to promote the user experience from planning control perspective.

			<p>The concept design also seeks to improve the design for foyer, food and beverage and artist to support the amenities that further enhance the user experience.</p> <p>In addition, the existing riverside walkway on the southern side of the site will be retained to continue provide amenity for the theatre visitors.</p> <p>Whilst not the subject of the Planning Proposal, boat rides are unlikely to be practical in the future along this section of the Parramatta River due to the configuration of the riverbank and weirs.</p> <p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
18	Resident of Prospect	Submitter supports the Planning Proposal to an extent	Noted.
		Submitter concerns that there is not sufficient parking for the theatre visitors.	<i>See response to parking contained in Submission No.2.</i>
		Submitter is not sure who is the developer and operator for the future theatre and how redevelopment of the theatre will be funded.	As outlined in the Planning Proposal and its supporting documents, Council is the owner and operator for the riverside theatre site. The Cultural Fund and sales of the Powerhouse Parramatta site are reserved to support the redevelopment of the theatre, combined with proposed additional funding from State and/or Federal Government contributions, philanthropy and corporate sponsorship.
19	Resident of Eastwood	Submitter supports the Planning Proposal to an extent	Noted.
		Submitter comments that the Planning Proposal does not include details on the operational use and customer experience of the theatre.	Comments in relation to the design and programming details for the theatre are out of scope of this Planning Proposal project.

		Submitter indicates the location and design of the loading dock area is important and need to be improved.	<p>Detailed theatre design will be responded as part of future design process prepared by a separate project team and assessed at SSD Application stage.</p> <p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
20	Resident of Northmead	Submitter supports the Planning Proposal to an extent	Noted
		Concerns raised that redevelopment of the theatre will lose some of the existing public open area that provides space for visitors to meet up and socialise before the show.	<p>While this comment in relation to the design and programming details for the theatre is out of scope of this Planning Proposal, the intent of the redevelopment is to expand and redevelop the theatre to be a world class cultural assets for the community.</p> <p>The design and configuration of ancillary spaces (including open areas for visitors to socialise before and after performances) within the new theatre design will be considered as part of the Design Excellence process.</p> <p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
		Submitter concerns that expanding the riverside theatre will exclude smaller gatherings for niche and unserved community.	The concept reference design adopted by Council on 9 May 2022 indicated the redevelopment of the Riverside Theatre intends to deliver a 1350-1400 seat design for the main theatre, supported by three smaller venues at 760, 430 and 1000 seat respectively to cater for different group's needs.
21	Resident of Northmead	Submitter supports the Planning Proposal	Noted.
		Submitter indicates the theatre design should consider the needs for small music groups for performance and rehearsals.	While this comment in relation to the design and programming details for the theatre is out of scope of this Planning Proposal, the concept reference design adopted by Council on 9 May 2022

			<p>indicated the redevelopment of the Riverside Theatre intends to deliver a 1350-1400 seat design for the main theatre, supported by three smaller venues at 760, 430 and 1000 seat respectively to cater for different group's needs.</p> <p>Further details of the theatre design will be prepared and assessed at SSD Application stage.</p> <p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
22	Resident of Northmead	Submitter supports the Planning Proposal	Noted.
23	Resident of Northmead	Submitter supports the Planning Proposal to an extent and agrees with the proposed clause to prevent overshadowing to the Parramatta River foreshore.	Noted.
		Submitter indicates the design sketch included in the Proposal does not include details for comments.	<p>As outlined in the Proposal, the concept design sketch is provided for reference and will be used as a basis for the future design process.</p> <p>Detailed design process for the theatre will be prepared and assessed at SSD Application stage.</p> <p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
24	Resident of Toongabbie	Submitter supports the Planning Proposal	Noted.
		Needs to ensure sufficient parking for theatre visitors and integrate open space with the future theatre.	<i>See response to parking contained in Submission No.2.</i>

25	Resident of Parramatta	Submitter supports the Planning Proposal and makes no further comments	Noted.
26	Resident of North Rocks	Submitter supports the Planning Proposal and makes no further comments	Noted.
27	Resident of Blaxland	Submitter supports the Planning Proposal and makes no further comments	Noted.
28	Resident of Terrigal	Submitter supports the Planning Proposal and makes no further comments	Noted.
29	Resident of Granville	Submitter supports the Planning Proposal	Noted.
		Submitter comments the Planning Proposal and accompanying FAQs are unclear about the next steps of the redevelopment of the Riverside Theatre.	<p>The Planning Proposal and its supporting document indicated that the next step of the redevelopment project involves a Design Excellence competition process to explore the detailed building design and articulation. The proposal falls under the definition of State Significant Development and so Council will need to lodge an application with the State government for approval. This process will include the Design Excellence process.</p> <p>Details of redevelopment project plan and management is out of scope of this Planning Proposal. Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
		Submitter comments that the Planning Proposal does not include detailed design of the future theatre.	<p>As outlined above, detailed building design of the future theatre is not within the scope of the Planning Proposal.</p> <p>The Planning Proposal made reference to the concept design for the redevelopment of theatre, which was endorsed by Council on 9 May 2022. The concept design addressed the core elements of the 'Reimagining Riverside' visioning document and explored the building envelope needed to deliver the redevelopment of the Riverside Theatre in response to the draft</p>

			<p>planning controls contained within the Council endorsed Parramatta CBD Planning Proposal.</p> <p>Detailed theatre design will be undertaken as part of a future design process and assessed at SSD Application stage.</p> <p>Further community consultation will be undertaken as part of the SSD application process.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
		<p>Submitter also comments that the Riverside Theatre redevelopment business case adopted by Council in a closed session on 12 December 2022 did not include any community considerations and the estimated capital shortfall (stated in the Meeting minute) will generate substantial financial risks to ratepayers.</p> <p>Submitter seeks further details in relation to the budget plan and financial risk assessment undertaken for the redevelopment project.</p>	<p>The business case for the Riverside Theatre redevelopment was considered in a confidential report in accordance with the section 10A (2) (d) of the Local Government Act 1993. The report contained commercial information (i.e. budget plan and financial estimates) of a confidential nature that was considered to potentially have impacts on the commercial bidding process required as part of the next stage of the redevelopment project. Disclosing this financial information could compromise the competitive tender process for the project and result in bids being influenced by those involved in the tender.</p> <p>In addition, at its meeting of 12 December 2022, prior to moving into Closed Session, the Lord Mayor invited members of the public gallery to make representations as to why any item had been included in Closed Session. No member of the gallery wished to make representations in relation to the Riverside theatre redevelopment business case.</p> <p>Whilst a response has been provided above, comments regarding the financial costings / capital expenditure are out of scope of the Planning Proposal.</p> <p>Council approved the detailed business case and project plan for the redevelopment of the Riverside Theatre, but a separate</p>

			<p>process (i.e. Planning Proposal) is needed to ensure the necessary planning controls are implemented within the Parramatta LEP 2011 to allow for the redevelopment project for the Riverside Theatre to progress.</p>
		<p>Submitter requests that, after finalisation of the Planning Proposal, further approval of the redevelopment project to be informed by extensive community consultation, particularly in relation to design options and project specifications.</p>	<p>The redevelopment of the Riverside Theatre falls under the definition of State Significant Development. As such, following the finalisation of the Planning Proposal, Council will need to lodge an application with the State government for approval. The SSD process will be managed and determined by the State Government. Further community consultation is required and will be undertaken as part of the SSD process prior to the determination of the application.</p> <p>In addition to the SSD community consultation process, Council has been working with the Riverside Advisory Committee (the Committee) on key areas of the Riverside Theatre redevelopment project.</p> <p><i>See response to Submission No.1 for further discussion on additional community consultation.</i></p>
30	Resident of Parramatta	<p>Submitter supports the Planning Proposal and makes no further comments.</p>	<p>Noted.</p>
31	Resident of Parramatta	<p>Submitter supports the Planning Proposal to an extent.</p>	<p>Noted.</p>
		<p>Submitter comments that the design excellence competition for the theatre should allow for equal competition amongst all architecture practices and not limited to selective major architecture firms.</p>	<p>The design excellence competition process for the redevelopment of the theatre will be managed by a separate project team. While this comment is out of scope of the Planning Proposal, this submission will be forwarded to the relevant project team managing the design competition process for information.</p>