

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Objection:	Officer Technical Comment:
<p><u>Noise</u></p> <p>There have been occasions when neighbours have had to contact the City of Vincent due to ongoing excessive noise from occupants. Particularly from the rear open living area.</p> <p>Noise issues have been resultant from loud music and lighting equipment set up in the rear open living area, and occupants using tools to work on vehicles and caravans.</p>	<p>The application has been submitted due to a change in ownership of Spinners Backpackers, and a resultant change in vision for the operation and type of occupants it will attract. The applicant has submitted a Management Plan as part of the development application which makes the following notes regarding noise:</p> <ul style="list-style-type: none">• The reconfiguration of the lodging house removes the rear open living area and having one dedicated open living area facing the street. This has been done to move the noise away from the apartments at the rear of the lodging house;• In addition to the relocation of the open living area, the materials for the proposed fencing provide additional buffering of noise that may impact on surrounding properties; and• There is one sound system to be installed, and permitted, and is controlled by employees with no music being permitted after 9:00pm. <p>In addition, the lodging house, regardless of the number of occupants permitted, is required to comply with the maximum noise levels prescribed under the <i>Environmental Protection (Noise) Regulations 1997</i>. If any neighbour is aggrieved by the level of noise produced at the lodging house, a complaint can be made to the City's Health Services team to determine if compliance with the Regulations 1997 is being achieved.</p>
<p><u>Anti-social behaviour</u></p> <p>There have been occasions when neighbours have had to contact the police department due to anti-social and unacceptable public behaviour from occupants.</p>	<p>The application has been submitted due to a change in ownership of Spinners Backpackers, and a resultant change in vision for the operation and type of occupants it will attract. The applicant has submitted a Management Plan as part of the development application which makes the following notes regarding anti-social behaviour:</p> <ul style="list-style-type: none">• All guests are provided with and required to sign a code of conduct (terms and conditions of stay) condoning any anti-social behaviour;• There is now an enforceable zero tolerance policy to any guest that contravenes these terms and conditions, which results in their stay being terminated; and• An employee will be on-site at all times, ensuring any complaint can be made directly to Spinners Backpackers management via telephone or through the intercom installed at the gate facing Newcastle Street. <p>Should any neighbour feel aggrieved by any behaviour of a guest of the lodging house, and do not wish to contact Spinners Backpackers directly, it is recommended that they contact the police department.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Parking</u></p> <p>Cars often block the laneway.</p>	<p>The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements does not prescribe a minimum parking requirement for lodging house or an alternative land use that accurately reflects the existing backpackers, a Parking Management Plan was required as part of the application. There are five parking bays at the rear of the property, accessed via the laneway. These bays are primarily for staff, as the guests are expected to be not be residents of Perth, and therefore, it is considered unlikely that majority of guests utilise private vehicles. The submitted Parking Management Plan notes the various alternative forms of transport, including:</p> <ul style="list-style-type: none">• Walking;• Cycling; and• Public transport. <p>These forms of transport are complimented by secure lockers for bicycles and end of trip facilities for all guests. In addition, the subject site is located within 400 metres of a high frequency bus stop and 800 metres of Perth train station, the central station for all train networks within the Perth Metropolitan Region. Promotion of these alternative transport options reflect the objectives of the City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements. As such, Officer recommendation is to approve the submitted Parking Management Plan.</p> <p>Any guest are able to utilise on-street parking provided by the City of Vincent, should it be done in accordance with the relevant time restrictions and/or with payment of the associated fee. Should any neighbour be aggrieved due to any car contravening the relevant parking requirements, or due to cars blocking the laneway, they may lodge a complaint with the City's Ranger Services, who are responsible for the enforcement of the City's Parking and Parking Facilities Local Law.</p>