

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:
<u>Conditions of Approval</u> The conditions of approval granted by Council on 14 November 2017 should be maintained.	 The applicant has lodged an appeal to SAT and City's Administration is required to review the conditions of approval whether to delete/amend these conditions as each condition will be considered by the SAT Member on its merits.
<u>Minimum Night Stay</u> The minimum night stay is to be maintained at 3 nights so that guests cannot host parties/gatherings which impact on the adjoining residential properties in terms of noise and anti-social behaviour.	 There is no link between the minimum night stay and anti-social behaviour. With the proposed Management Plan which includes Code of Conduct, security, the use of CCTV cameras there will be more control on antisocial behaviour and noise from the serviced apartments. In this instance there is no requirement for the minimum night stay.
<u>Car Parking</u> The car parking condition requiring each serviced apartment to be provided with one dedicated parking at no extra cost should be maintained. This condition will ensure that guests to the serviced apartments will not use the car parking bays along Harwood Place.	 There is time restriction for car parking along Harwood Place, 1 hour parking from 8 am to 6 pm from Monday to Friday and the remaining time including weekend is only for permit holders. As part of the Management Plan guests will be encouraged to park in the car bays of the serviced apartments. In addition as part of the Management Plan the operator will advise guests verbally at check-in and in the Code of Conduct that no street parking and verge parking are permitted along Harwood Place. Therefore it is considered that guests to the serviced apartments will not use Harwood Place.
<u>Anti-social behaviour/Noise</u> Antisocial behaviour and loud noise from balconies from some guests impact on the residential properties along Harwood Place. Drug dealers and sex workers have rented these apartments.	 With the proposed Management Plan which includes Code of Conduct, security and the use of CCTV cameras there will be more control on antisocial behaviour and noise from the serviced apartments. This is a Police matter.
<u>Management Plan</u> The review process of the management plan does not include residents. The deletion/amendments to the conditions of approval rely on the use of the management plan as opposed to the Council's conditions of approval seems to be favouring the apartment managers over residents by allowing the applicant's more freedom to self-regulate.	 The Management Plan is part of the condition of approval therefore the City can enforce the clauses of the management Plan. A Management Plan is an agreement between the City and the operator of the serviced apartments and residents are not involved. A Management Plan provides a commitment for an applicant to comply with what has been written within the Management Plan. A Management Plan is a daily tool which will be used to manage the serviced apartments to the satisfaction of the City. Further, a review of the Management Plan within six months and 12 months this will ensure that if there are any matters to be addressed the Management Plan can be updated.