

Summary of Submissions:

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

Comments Received in Objection:	Applicant Comment:
<p><u>Land Use & Short Term Accommodation</u></p> <ul style="list-style-type: none"> Concerns that the proposed use is incompatible with the existing businesses in the area. Concerns that there are no other backpacker hostels in the immediate vicinity and that the proposed use represents a new use for the property. Concerns that the proposed use will result in increased foot and vehicle traffic and will impact on surrounding residents' amenity. Concerns regarding parking and access issues relating to the proposed use will impact privacy and amenity. 	<p>Quite the opposite, the proposed use is compatible and beneficial to existing businesses in the area. Not only will our guests provide additional customers to our neighbouring businesses, they also provide those vendors with access to new staff members.</p> <p>There are currently 4 hostels successfully operating in close proximity (few hundred meters) to 121 Fitzgerald st.</p> <p>Quokka Backpackers - 5 Fitzgerald st Northbridge 6005 Spinners Hostel 342 Newcastle st Northbridge 6000 Ozzi Inn Backpackers - 282 Newcastle st Northbridge 6000 My Ozzexp Palmerston lodge - 21 Palmerston st Northbridge 6000</p> <p>As stated above these guests provide a wide array of cultural diversity custom and staffing to the area.</p> <p>This is not correct. We have owned and operated our current hostel, Spinners Hostel, for the past 5 years just 100 meters from 121 Fitzgerald St. In our submission we included letters of support from 100% of the businesses in our immediate proximity. All of whom have agreed the hostel's presence has proven to be an asset to both the neighbouring businesses and community in general.</p> <p>As we will be licensed for a maximum capacity of 48 total occupants, with an expected turnover of 8 guests a day, the additional foot and vehicular traffic this will bring to the site will be minimal, and far less than most businesses operating from a similar sized venue. Our parking management plan and hostel management plan both take these points into consideration and provide sufficient strategies to maintain (and in our opinion, improve) the surrounding residents' amenity.</p> <p>The building is only accessible to guests via the main entrance on Fitzgerald Street. The rear access is for emergency and staff access only, thus should not impact on the privacy and amenity of the businesses in the area. Our parking management plan has taken these issues into consideration and offered adequate solutions.</p>
<p><u>Car Parking</u></p> <ul style="list-style-type: none"> Concerns regarding the impact of the proposed land use on adjoining businesses in relation to car parking availability. 	<p>Our data shows just 11% of backpackers travel by vehicle and there is more than ample suitable parking day and night to accommodate this need around the venue without adversely affecting the nearby residents. Our terms and conditions ensure guests adhere to parking requirements during their stay. The neighbouring businesses to our current hostel, Spinners, can attest to this being a successful way to manage guest parking arrangements as they have experienced minimal impact on parking.</p>

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<ul style="list-style-type: none"> Concerns that existing car parking issues for the adjoining property, (which includes unauthorised parking and restriction of access from service vehicles), will be compounded by the proposed development. This is due to the increased numbers of people that will be in the area with varied access to transport options with many seeking to park vehicles in the area. 	<p>Please refer to above for percentage of guests requiring parking.</p> <p>We supply a detailed map of both free and paid parking options available in the area to all guests prior to arrival and on arrival. They must also adhere to our terms of conditions during their stay which includes parking requirements.</p> <p>Please refer to our letters of recommendation from neighbouring businesses and their experience with our management plans and solutions around parking.</p>
<p><u>Facade Design</u></p> <p>Concerns that the subject site is an exposed environment and that people from the development will seek shelter at the adjoining property.</p>	<p>The vast majority of our guests arrive as solo travellers or couples, meaning we have ample space for arrivals to “seek shelter” at the venue upon check-in. Once checked in they will have key fob access, and can wait in the larger covered area behind the entrance gate should they need shelter. The alfresco area also provides a combination of open air and covered space for guest to enjoy. We have not had an issue with guests seeking shelter at neighbouring properties in our current hostel just 100m down the road.</p>
<p><u>Landscaping</u></p> <p>Concerns regarding the lack of deep soil area and tree canopy currently in the area. Concerns that the development will reduce the likelihood of improved tree canopy being achieved.</p>	<p>On the contrary, the development will increase the likelihood to 100% that deep root planting and improved tree canopy will occur. Please see previously submitted drawings and planting schedule for further details. This will provide a lush green streetscape unmatched by any commercial building in the immediate vicinity. As owner/operators we are very excited to bring some greenery and vibrance into the area.</p>
<p><u>Noise</u></p> <ul style="list-style-type: none"> Concerns regarding the proposed noise impacts on adjoining properties due to the scale of the proposed development. Concerns that the noise generated by the guests of the proposed development will impact on the amenity of adjoining properties. 	<p>With 5 years of trade at Spinners hostel and zero noise complaints, we are extremely confident that our hostel management plan and noise policy will maintain a quiet atmosphere for guests and residents alike. We have purpose built the facility to physically move any noise inside the building and contain it within the ground floor.</p> <p>The proposed development has been designed in a way that contains noise as best possible. As mentioned above, the noise policy and terms and conditions in place at our sister venue has been extremely effective in minimising noise generated and we expect this to continue at our new hostel, thus creating minimal impact on adjoining properties.</p>
<p><u>Building Bulk</u></p> <p>Concerns regarding the visibility of the proposed new works from the adjoining property.</p>	<p>The proposed additions visible from adjoining property will consist almost entirely of alfresco, garden, feature timber wall with hedging, permeable paving and grass. It is of our opinion and that of the Design Review Panel that this proposed meets and in most cases exceeds the city’s requirements around landscaping an aesthetics. We strongly believe that the vista will be more visually appealing than the current car parks.</p>

Summary of Submissions:

Comments Received Expressing Concern:	Applicant Comment
<p><u>Car Parking</u></p> <ul style="list-style-type: none"><li data-bbox="125 339 913 368">• Request that the need a traffic and parking plan is considered.<li data-bbox="125 480 1037 539">• Concerns that the two proposed car parking bays are insufficient to meet the needs of the proposed development.<li data-bbox="125 711 1037 799">• Concerns regarding cars and pedestrians utilising the private road at the rear of the adjoining property. Comment that the installation of gates would assist with addressing this issue.	<p data-bbox="1066 339 2110 427">This has been considered and we believe our parking management plan offers adequate solutions for these concerns. Please refer to the parking management plan in our submission.</p> <p data-bbox="1066 480 2121 687">The parking management plan provided in the submission meets the requirements as per the City of Vincent's parking policy and guidelines for lodging houses. From our experience as hostel operators for the past 5 years, the need for parking is minimal given most travellers currently utilise more flexible modes of transport such as bicycles, e-scooter hire, bus/train and ride share apps. We are confident that the proposed parking bays, along with ample suitable street parking surrounding the venue will be more than enough to meet our guests' needs.</p> <p data-bbox="1066 711 2047 826">We do not see utilisation of the private road at the rear of the adjoining property occurring. Especially given access to the venue for guests is from Fitzgerald Street. However, we have no objection to the adjoining property installing gates on their premises.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.