

Summary of Submissions:

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

Comments Received in Objection:	Administration 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. 	<ul style="list-style-type: none"> • The proposed Residential land use is a permitted use within the Mixed Use zone. • The subject site is well located to provide this use type while minimising the impact on the surrounding locality. This is because the subject site is primarily surrounded by commercial land uses, noting the presence of residential dwellings on the adjoining property at Nos. 380-388 Newcastle Street, West Perth. These dwellings are orientated away from the subject site with their primary outdoor living areas and major opening located facing Newcastle Street, providing an appropriate buffer from the proposed use on the subject site. The subject site previously operated as a commercial land use with the current, proposed, use of an intensity that can be reasonably expected to be in this location and would not result in adverse amenity impacts on adjoining properties due to the building design and management measures proposed. • The Management Plan and Code of Conduct submitted by the applicant demonstrate that the proposed use is capable of operating in manner that would protect the amenity of the area, including the adjoining properties. A condition of approval is included in the officer recommendation for the development to operate in accordance with these documents. • The land use would be also be specifically consistent with the proposed operator's current venue, located nearby at No. 342 Newcastle Street, Perth which has operated for a number of years.
<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. 	<ul style="list-style-type: none"> • Due to the nature of the use, it is expected that guests of the development would be unlikely to have private vehicles. This would reduce the car parking demand for the development. As a result, the development is not expected to generate demand for vehicle parking that would have an unreasonable impact the available public car parking in the surrounding area. • The applicant has submitted a Parking Management Plan which provides management measures that are realistic and would be adequate to manage the anticipated parking demands generated by the proposal. A condition of approval is included in the officer recommendation for the development to operate in accordance with this Parking Management Plan.

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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 that may seek to park private vehicles in the area. 	<ul style="list-style-type: none"> As mentioned above, due to the nature of the use, being short term accommodation, is such that it is expected that guests of the development would not have private vehicles. The car parking provided by the development meets the anticipated demands and is not expected to have a detrimental impact on the surrounding area. The existing car parking issues on the adjoining property are not required to be addressed by the applicant as part of this application.
<p><u>Building Design</u></p> <p>Concerns that the subject site is an exposed environment and that by not providing an awning, people from the development will seek shelter at the adjoining property.</p>	<ul style="list-style-type: none"> The proposed development would be consistent with the existing commercial developments to the north-east of the subject site along Fitzgerald Street that do not provide an awning to the street. The position of the existing building and provision of car parking within the front setback area limits the ability for an awning to be provided which extends over the footpath area along the street. The design of the proposed addition would provide a suitable urban edge to the streetscape without the provision of an awning.
<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>	<ul style="list-style-type: none"> The application proposes adaptive reuse of the existing commercial building on the subject site, limiting the ability for a greater level of landscaping to be provided. The application proposes an increase to the landscaping currently provided on site which includes one new tree. This tree would provide shading to the pick up/drop off area and a portion of the courtyard area. The development would also provide permeable paving for the pick up/drop off area and smaller plantings to assist in reducing the impact of the urban heat island effect generated by the subject site. Given the constraints of the site, the landscaping proposed maximises the available site area to provide a landscaping outcome that will contribute to the streetscape and the internal amenity of the visitors to the development.
<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. 	<ul style="list-style-type: none"> The applicant has provided an acoustic report that demonstrates that noise levels generated from the premises during the proposed operating hours would comply with the relevant assigned noise levels under the <i>Environmental Protection (Noise) Regulations 1997</i>. The applicant has also provided a Noise Management Plan to ensure the appropriate management of noise generated by guests of the proposed development. Noise is controlled by enforcing a noise curfew for all guests with quiet hours established, to minimise the impact of noise on the surrounding community.

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Comments Received in Objection:	Administration Comment:
<p><u>Building Bulk</u></p> <p>Concerns regarding the visibility of the proposed new works from the adjoining property.</p>	<p>The extent of works proposed to the existing building would not impact the bulk presented by the development to the adjoining property. This is because the new works are proposed as a single storey addition to the existing two storey building on the subject site and is proposed to be constructed of high-quality materials that will provide visual interest to the surrounding properties. The addition provides an open design with landscaping incorporated to soften the impact of the appearance of the building when viewed from the adjoining property.</p>
Comments Received Expressing Concern:	Administration Comment
<p><u>Car Parking</u></p> <ul style="list-style-type: none"> • Request that the need a traffic and parking plan is considered. • Concerns that the two proposed car parking bays are insufficient to meet the needs of the proposed development. • 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. 	<ul style="list-style-type: none"> • As mentioned above, the applicant has submitted a Parking Management Plan which provides management measures that are realistic and would be adequate to manage the anticipated parking demands generated by the proposal. A condition of approval is included in the officer recommendation for the development to operate in accordance with this Parking Management Plan • The Parking Management Plan will be considered by Council in determining the application. • Due to the nature of the use, it is expected that guests of the development would be unlikely to have private vehicles. This would reduce the car parking demand for the development. The two car parking bays provided would be sufficient to cater for the needs of the proposed development. • As mentioned above, the existing car parking issues on the adjoining property are not required to be addressed by the applicant as part of this application. • It is each landowners responsibility to secure their own property, should they wish to do so.

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