

Comments Received in Objection	Applicant Comment:
Compatibility with Residential Locality	
<ul style="list-style-type: none"> Large evening events should not be permitted in quiet residential area. 	<p>This area is not a quiet residential zone, considering its proximity to the Brisbane Hotel and the music and sports events at NIB Stadium. Our maximum crowd of 100 is intended to maintain an intimate setting, which is a primary attraction for our visitors. Thus, our events are small, especially compared to the larger, more frequent, and open-air events at the Brisbane Hotel and NIB Stadium.</p> <p>To minimise disturbance to surrounding residents, our events are held in a professionally soundproofed environment. It is worth noting that private house parties in the area often host more than 100 persons in open backyard settings. As a long-term resident and former student of Highgate Primary, I believe growth and change are constants in our inner-city area. Residents seeking a quieter environment might consider moving to the outer suburbs for peace.</p> <p>The progression and growth of inner-city areas are crucial for broader government initiatives, including encouraging mixed-use development and better utilisation of unused land. Previous complainants, such as the couple from Astone Lane and a resident from Lane Street, have since left the area. They did not contribute to the community but instead created friction, which does not contribute to our community's wellbeing.</p> <p>Centrestage Recording Studios has implemented numerous measures to ensure minimal disturbance. These include limiting the number of events, adhering to strict operational hours, and ensuring adequate soundproofing as per the acoustic report. The trial period demonstrated a high level of community support and interest in these events, highlighting their cultural and social benefits to the area. No complaints were recorded during the 6+ year period of the studio's operation, particularly in the last 18-month trial period when public music performances were introduced.</p>

	<p>In conclusion, Centrestage Recording Studios continues to operate responsibly and harmoniously with the community. We believe (and have proven through the set trial period) that our events add cultural and social value to the area without negatively impacting residential amenity. We request that the council consider these points and the overall community demand and support for our initiatives.</p>
<ul style="list-style-type: none"> The subject site is located within a Residential zone under the City of Vincent Local Planning Scheme No 2, not a Mixed Use zone. The use would be better suited to a Commercial or Mixed Use zone. 	<p>While the site is within a Residential zone, the nature of our studio's activities, which focus on community engagement and cultural enrichment, aligns with the objectives of the Residential zone. Our programming is carefully curated to foster a sense of community and cultural appreciation, enhancing the local residential experience rather than detracting from it. It is important to note that Baker Avenue was initially a Mixed-Use zone, which influenced the decision to purchase the property almost 3 decades ago... The area supports mixed-use development, consistent with the surrounding properties and government policies promoting such use.</p> <p><u>Alignment with Residential Zone Objectives:</u></p> <ol style="list-style-type: none"> <u>Community Integration and Cultural Benefits:</u> The City of Vincent's policies emphasise the importance of cultural and community activities in residential zones. Our studio's activities are designed to enhance the cultural vibrancy of the area, providing local residents with access to high-quality musical performances and fostering community engagement. This aligns with the objectives of enriching local cultural experiences and supporting artistic development. <u>Proven Track Record:</u> Over the past 18 months, our extensive trial period has demonstrated that the studio can operate harmoniously within the residential zone. During this period, we adhered to all conditions set by the council, including limiting the number of events, adhering to strict operational hours, and ensuring adequate soundproofing. No complaints were recorded, indicating strong community support and a positive reception from local residents.

3. Economic and Social Contributions:

The studio contributes to the local economy by attracting visitors, supporting local businesses, and creating job opportunities. These activities promote social cohesion by bringing together diverse groups within the community, which is consistent with the broader goals of enhancing the livability and vibrancy of residential areas, particularly within our inner-city, Perth 6000 area.

4. Compatibility with Existing Uses:

The City of Vincent and WA state policies recognise that diverse activities can co-exist within residential zones, provided they are managed appropriately. Our studio's activities, such as music tuition, professional recording services, band rehearsals, and live concerts with public attendance, complement existing uses and provide a well-rounded service to the community. These live concerts, in particular, address a community demand for more intimate music and art events within the area, as noted in the 2017 Imagine Vincent survey.

5. Mitigation Measures and Management Plans:

We have a proven and implemented comprehensive management plan to address potential impacts associated with our activities. These include measures for controlling noise, managing traffic and parking, and ensuring that all operations are conducted within the approved hours. Our commitment to adhering to these measures helps to ensure that the studio's activities do not adversely affect the residential character of the area.

Conclusion:

The activities of Centrestage Recording Studios are designed to align with the City of Vincent's objectives for enhancing cultural vibrancy and community engagement.

Our extensive trial period has proven that we can operate harmoniously within the residential zone, providing significant cultural, social, and economic benefits to the area. We are committed to ensuring that all aspects of our operations are managed in a way that respects and contributes positively to the residential zone.

- The proposed ticketed event component of the land use does not meet any of the objectives of the Residential zone and should be refused, noting that other aspects of the use including music tuition, professional music recording services and band rehearsals could be considered compatible with the zone.

The ticketed events are designed to provide essential funds to develop & maintain high quality events which are exclusive to Centrestage Recording Studios and therefore exclusive to The City of Vincent, as well as support and sustain the broader community-focused activities, such as music education activities, professional recording services, and ongoing rehearsals. These events not only provide financial viability but also enrich the cultural fabric of the community, fostering greater local engagement and appreciation for the arts.

Our extensive research, including 400+ signatures/support letters initially gathered demonstrates a clear community demand for such events, which aligns with the City of Vincent's 2017 Imagine Vincent findings highlighting the need for more cultural and music events in the area.

Please see our extensive file of already-submitted documents archived within the City of Vincent records.

Advantages of Intimate, Exclusive Concerts:

1. Enhanced Cultural and Community Engagement:

Ticketed events are crucial for funding high-quality performances at Centrestage Recording Studios. These events provide unique and valuable cultural experiences, not just for the studio but for the City of Vincent as a whole. The revenue generated supports the studio's ongoing community initiatives, such as music education and professional recording services. Additionally, it ensures the continued development of exceptional events in the future, contributing to a rich cultural landscape in the city.

2. Support for Local Talent and Arts:

The concert component is an integral part of supporting and showcasing local and emerging artists. By providing a venue for intimate performances, we contribute to the development of the arts and create opportunities for artists to gain exposure and engage with their audience. This supports the broader goal of nurturing and promoting artistic talent within the community.

3. Controlled and Managed Impact:

Our concerts are designed to be intimate and infrequent, minimising any potential impact on the residential area. We have successfully implemented a rigorous management plan that ensures these events respect the residential character of the zone. This plan includes measures to control noise levels, manage traffic, and adhere to operating hours, ensuring minimal disruption to the surrounding community.

4. Economic and Social Benefits:

The concerts contribute positively to the local economy by attracting visitors and encouraging spending at nearby businesses. They also provide social benefits by creating a space for community members to come together and enjoy shared cultural experiences, thereby fostering a sense of community and local pride.

5. Compliance with Residential Zone Objectives:

We are committed to ensuring that our ticketed events align with the objectives of the Residential zone. By adhering to stringent management practices and focusing on intimate, high-quality performances, we strive to contribute positively to the residential area while respecting its character and values.

In summary, the inclusion of intimate, exclusive concerts at Centrestage Recording Studios enhances the cultural, economic, and social fabric of the community, aligning with the City of Vincent's objectives. We have already proven during the trial period, that we are dedicated to managing these events responsibly to ensure they complement and enrich the residential zone.

Please find attached a selection of comments, photos, and statistics from our social media posts following recent concerts as supporting evidence.

LINKS to our Centrestage Recording Studios sites:

<https://centrestagerecordingstudios.com/>

<https://www.facebook.com/Centrestagerecordingstudios/>

Classification of Land Use	
<p>The use as a "music studio" is similar to 'Reception Centre' and 'Nightclub' uses which are listed in the City of Vincent Planning Scheme No. 2 and are 'X' (prohibited) uses in the residential zone. This proposal should have been considered as a Reception Centre use and not permitted in the Residential zone.</p>	<p>Centrestage Recording Studios is distinct from a 'Reception Centre' or 'Nightclub' as our primary focus is on music education, recording, and community cultural events. Our operations are designed to align with the residential setting, emphasising cultural and educational benefits rather than typical entertainment functions associated with nightclubs or reception centres. Additionally, the physical location of the studio is on the Astone Lane side (near Brisbane street entry point), which is predominantly non-residential and supports mixed-use development, consistent with the existing businesses and community uses in the area.</p> <p>Our operations differ significantly from a 'Reception Centre' or 'Nightclub' as outlined in the City of Vincent Planning Scheme No. 2. Additionally, the studio does fill a niche in this mixed-use inner-city area. Please consider the following:</p> <ol style="list-style-type: none"> 1. <u>Minimal Live Event Component:</u> The live event aspect of our studio is a minor component, comprising much less than 20% of our yearly activities. The primary functions of Centrestage Recording Studios are music tuition, professional recording services, and band rehearsals. These activities are distinct from those of a Reception Centre or Nightclub and align with the objectives of the Residential zone. 2. <u>Distinct from Reception Centres and Nightclubs:</u> Unlike Reception Centres and Nightclubs, Centrestage Recording Studios does not operate as a venue for large-scale gatherings, parties, or entertainment events. Our concerts are enclosed, intimate and exclusive, with a focus on providing high-quality music experiences rather than large, public social events. 3. <u>Location and Surrounding Context:</u> Our studio is situated on the perimeter of the residential zone, facing Beaufort Street, which is a major commercial thoroughfare. Across the road, the park is used for various commercial and community activities, including sports events organised/supported by the council. This context demonstrates a blend of residential and commercial uses in the area.

	<p>4. <u>Long-Term Commercial Presence:</u> The area surrounding our studio includes a variety of long-standing commercial and community establishments, such as the Catholic Indigenous Centre, Lucky Imports, Masonic Centre, and house-share accommodations. Additionally, nearby facilities like NIB Stadium and the Brisbane Hotel host diverse, much larger events. This commercial and community landscape supports a mix of uses, indicating that the presence of a music studio is consistent with the character of the area.</p> <p>5. <u>Unique and Discreet Location:</u> Centrestage Recording Studios is uniquely situated in a lane away from Baker Avenue and is not directly visible from the main street. It also benefits from a large parking lot with restricted parking regulations, mitigating any potential impact on residential areas.</p> <p>6. <u>Encouragement of Community Use:</u> The City of Vincent encourages community activities and events in the park across from our studio. This further supports the integration of diverse uses within the vicinity, including our music studio.</p> <p>In summary, Centrestage Recording Studios operates with a focus on music-related activities, distinct from the prohibited uses of Reception Centres and Nightclubs. The minimal live event component, the surrounding commercial and community environment, and our unique location contribute to our compatibility with the area.</p>
Traffic and Parking	
<p>The operation of the existing venue has resulted in a considerable increase in traffic movement and parking problems on nights where events have been held for 40 people. It has been completely detrimental to residential amenity.</p>	<p>The claim that events for 40 people have significantly increased traffic and caused parking problems is not accurate. To address these concerns, we have implemented a comprehensive parking management plan that directs patrons to use nearby public car parks, public transport, and rideshare services to alleviate parking issues. Many use Uber to attend concerts.</p> <p><u>Please consider the following points:</u></p> <p>1. Parking Capacity: Each of the nine Baker Avenue properties has fully secured / potential of drive-in parking within their property lines and ample verge parking for additional vehicles. Most residents have only one or two cars, and concert vehicles do not park on resident verges.</p>

2. Available Parking: Baker Avenue has 25-30 parking bays with a 2-hour limit. It is unlikely that 20 to 30 vehicles from our events would significantly impact street parking, especially as most attendees use the Vincent parking across the road to avoid exceeding the 2-hour limit.

3. Attendee Behaviour: Attendees typically park at Vincent parking adjacent to the Brisbane Hotel to avoid fines. Post-concert, many proceed to nearby venues, such as the Brisbane for drinks or William Street for meals.

4. Ranger Feedback: Vincent Rangers have not reported any complaints or issues throughout the trial period.

5. Elderly Accommodations: For elderly attendees, drivers drop them off at the venue driveway and then park at Vincent parking, reducing immediate congestion.

6. Comparison with Other Activities: Daily drop-offs/pick-ups for primary school students and sports events cause more congestion and illegal parking. Our occasional concerts do not coincide with these peak times.

Parking Management Plan:

1. Comprehensive Strategy: To address traffic and parking concerns, we have a parking management plan directing patrons to use nearby public car parks, public transport, and rideshare options. Specifically, parking on Baker Avenue is restricted to two hours, reducing the likelihood of concertgoers parking there.

2. Designated Parking Areas: Patrons are instructed to use the Vincent car park across from the venue and parking available on Brisbane Street. Both locations offer ample parking space and are well-suited to accommodate our visitors.

3. No Recorded Complaints: Neither we nor the council have received any complaints regarding parking issues during our extensive trial period. This indicates that our parking management strategies are effective.

	<p>Event Management:</p> <p>1. Staggered Event Timings: Although we haven't needed to implement staggered event timings due to our smaller concert numbers, this approach ensures smoother traffic flow and reduces congestion when necessary.</p> <p>2. Avoiding Peak Traffic Times: We are fully aware of existing traffic patterns and have tailored our event schedules and management strategies to avoid high-traffic periods such as school drop-offs, sports events, and other peak times, thereby reducing additional strain on local infrastructure.</p> <p>As a fellow resident, I understand the congestion during school pick-up and drop-off times. The City of Vincent rangers effectively manage parking behaviours during large events, such as those at NIB Stadium, and we experience minimal disruptions on such nights.</p> <p>In summary, the claims regarding detrimental impacts on residential amenity due to traffic and parking issues are not supported by evidence. Our proactive measures, including parking restrictions, designated parking areas, and careful event scheduling, have effectively managed these concerns. We are committed to maintaining these practices to ensure minimal impact on the surrounding residential area.</p>
<ul style="list-style-type: none"> • Baker Avenue already has additional traffic and parking compared with other streets due to the use of Birdwood Square for sports and activities. 	<p>We are fully aware of the existing traffic patterns and have tailored our event schedules and management strategies to minimise overlap with peak usage times at Birdwood Square. This ensures that our events avoid high-traffic periods such as school drop-offs, sports events, and other peak times, thereby reducing any additional strain on local infrastructure.</p> <p>As a fellow resident, I understand the congestion during school pick-up and drop-off times. The City of Vincent rangers effectively manage parking behaviours during large events, such as those at NIB Stadium, and we experience minimal disruptions on such nights.</p> <p>If any individuals find slight interruptions during peak times problematic, they may wish to consider relocating to a more relaxed outer suburb area. We remain committed to minimising our impact and ensuring smooth traffic flow for both residents and our concert visitors.</p>

<ul style="list-style-type: none">• Traffic and comings and goings of patrons from the site interrupts adjoining properties' wellbeing and residential amenity.	<p>Regarding parking concerns, I want to clarify that no patrons have parked on the verges or driveways of neighbouring properties. However, I have personally observed that backpackers and other accommodation lodgers in the area have occasionally turned Baker Avenue park and our street into temporary camping areas, which impacts my well-being more than our concert events.</p> <p>Key Points:</p> <ol style="list-style-type: none">1. Patron Behaviour and Management:<ul style="list-style-type: none">- Designated Drop-off and Pick-up Zones: We have established these zones away from all residential frontages to minimise disruptions.- Guidelines for Patrons: Clear guidelines are provided to patrons on respectful behaviour while arriving at or leaving the venue.- Parking: Our concert attendees park across the road and walk to the venue within, ensuring minimal disruption. They do not line up outside the venue, as entry is managed smoothly and efficiently.2. Community Benefits: Our events bring economic benefits to the area and contribute to local activation and increased foot traffic for a short 3-4 hour period. The venue is fully enclosed and soundproofed, mitigating noise concerns.3. Existing Traffic Context: Given the existing daily traffic from nearby school drop-offs, sports events, and other activities, our occasional events do not significantly increase the overall traffic in the area.4. Historical Context: Over the past six years, including the 18-month trial period, there have been no formal complaints from neighbours about parking or related issues. This indicates our effective management of events. Notably, Mr. Morris Ryan of 7 Baker Avenue, who initially rallied neighbours in protest, has attended most of our concerts over the trial period. He even attended the recent "Canto Italiano" concert on Sunday, 30th June 2024, where he was pointed out to the visiting Mayor as a supportive next-door neighbour.
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	<p>5. Neighbour Relations: We have encouraged all street neighbours to contact us directly with any concerns. In the six-plus years of operation, particularly in the last two years of our concert trial period, no neighbours have come forward with complaints, indicating our activities do not negatively impact the well-being and residential amenity of the area.</p> <p>6. City Development: The City of Vincent aims to encourage activation, density, and mixed-use developments. Our venue aligns with these goals, providing cultural enrichment and community engagement.</p> <p>Conclusion:</p> <p>The objections raised appear to reflect personal concerns rather than broader community issues. Centrestage Recording Studios has a positive track record of operating without negatively impacting the neighbourhood. We respectfully request that the council acknowledge our contributions and refrain from imposing additional bureaucratic hurdles. Focusing on forward-looking solutions and the collective needs of the community will be more beneficial for the area's development and growth.</p> <p>If an uninterrupted, quiet lifestyle is desired, relocating to an outer suburb might be more suitable. We remain committed to maintaining positive relations with our neighbours and ensuring respectful use of the area.</p>
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