

MICRO NEWS UPDATE – 18 July 2016

## **NEW PLANNING APPLICATION AT COUNCIL FOR 113 BED BACKPACKERS HOSTEL AT ST KILDA JUNCTION**

Proposed development at: 14 Punt Road (Heritage building on the corner of Nelson Street & Punt Road)

A Planning Application has been lodged and is currently at public advertising for **“Use of existing building for the purpose of a 113 bed Backpackers Hostel. Buildings and works including part demolition.”**

Should you wish to lodge an objection at Council a sample notice of objection form is attached as a guide. Please adapt it to highlight your specific concerns. You do not have to include all the points listed. Council and VCAT are now required ‘(where appropriate) to have regard to the number of objectors in considering whether the use or development may have a significant social effect’ so, if this proposal causes concern, please lodge an objection **by the 26<sup>th</sup> July, 2016.**

Objections can be sent by post or emailed to [planningobjections@portphillip.vic.gov.au](mailto:planningobjections@portphillip.vic.gov.au)

You can view the plans as per the below Council website

[www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)

Click on Planning & Building (blue tab on the right hand side of the home page), then Click on View Advertised Planning Documents Online (then select ‘at advertising’), Click on ‘Application Number’ in order to sort by application number (14 Punt Road – **216/2016** will be on page 4 once sorted by number) Then you can click on the application number, and the attachments will all be there available for you to click on and view

**Together we can make a difference to our precinct.**

As always for all the news and updates go to [www.jaagstkilda.com](http://www.jaagstkilda.com)

**STRENGTH IN NUMBERS**

Planning Business Support  
City of Port Phillip  
Private Bag 3  
PO St Kilda 3182

Dear Sir/Madam,

**Application No.:** Planning Permit Application No. 216/2016  
**Address:** 14 Punt Road, Windsor  
**Proposal:** Use of existing building for the purpose of a 113 bed backpackers lodge. Buildings and works including part demolition.

I object to the above Application for the following reasons:

- The proposal fails to comply with the Backpacker's Lodges Policy in the Local Planning Policy Framework and that contemplated by the St. Kilda Road South Urban Design and Land Use Framework (Amendment C122), having been agreed to by the City of Port Phillip in November 2015, the provisions of Amendment C122 must be given weight as a seriously entertained policy of Council. One of the policies contemplated is the amendment of the current Commercial zoning immediately to the east of the site to Mixed Used where residential is the preferred use. Under Clause 22.02 backpackers lodges are to be located away from residential areas.
- Clause 22.04 Heritage Policy seeks to retain and conserve all significant heritage places and ensure redevelopment of such places is respectfully and harmoniously integrated with the surrounding character.
- The proposal does not enhance, protect or respect neighbourhood character, particularly that to its east and south which is primarily residential.
- This proposal would represent the first intrusion of a land use of this type on the eastern side of St Kilda Road/Punt Road, and has the potential to significantly adversely impact on the amenity of the surrounding residential community.
- The area has a very different character to the area to the west of St Kilda Road where backpackers' lodges are provided closer to tourism and entertainment hubs in St Kilda. The proposed backpackers' lodge located to the east directly adjacent to a residential area and its location on Punt Road is removed from retail facilities and services.
- This proposal would lead to noise and patron activity in Nelson Street which would adversely impact on residential amenity. Activities at backpackers' lodges have a tendency to spill out on to neighbouring streets at irregular times throughout the day and night. As a result of proposed minimal lounge areas, and the fact that guests will not be able to smoke indoors, and have no opportunity to smoke outdoors within the confines of the site means that guests are likely to congregate on the street, at times during the day and night. This would substantially adversely impact on the amenity of adjoining and nearby residents.
- The site is poorly located with regards to pedestrian safety for users of the backpackers lodge.
- The proposal would be likely to attract backpackers with motor vehicles and with no provision for on-site parking it would impact on street parking where there is already insufficient on street parking to meet demand from residents and local businesses in this precinct. Clause 52.06 – Car Parking seeks to ensure the provision of an appropriate number of car parking spaces and that car parking does not adversely affect the amenity of the area.
- Its proposed provision for waste management is inadequate as it proposes bin collection from Nelson Street which cannot be comfortably accommodated on the narrow footpath of this one-way street.

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Signature

\_\_\_\_\_  
Name

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Address

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Email

\_\_\_\_\_  
Date