

22.02 BACKPACKERS' LODGES

27/06/2011
C62

This policy applies to use and development of land for Backpackers' Lodges.

22.02-1 Policy Basis

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This policy:

- builds on the SPPF provisions at Clause 16.05-1 by protecting existing low cost accommodation from conversion to backpackers' lodges;
- builds on the SPPF provisions at Clause 15.01 by specifying design requirements of new backpackers' lodges, and
- builds on the MSS provisions in Clause 21.04-1 in relation to use of land for backpackers' lodges.

22.02-2 Objectives

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- To protect existing social housing and private rooming houses from conversion to backpackers' lodges.
- To ensure backpackers' lodges are appropriately located.
- To promote high quality, well run, backpackers' lodges which maximise the economic benefits of backpacker tourism to the City of Port Phillip in a way which is consistent the City's established character.
- To minimise off-site impacts generated by backpackers' lodges.

22.02-3 Policy

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It is policy to:

- Locate backpackers' lodges away from residential areas.
- Require backpackers' lodges to be located where there is convenient access to public transport, community and retail facilities and services, preferably.
 - Business Zones where the use is permitted.
 - Activity Centres.
 - Along main roads and public transport routes.
- Avoid adding to the aggregation of backpackers' lodges in such numbers so as to collectively produce unacceptable impacts on residential amenity, parking availability, traffic congestion and urban character.
- Locate communal areas, and areas of public assembly such as parking areas, swimming pools and barbecue area away from any boundary with a Residential Zone.
- Include mitigation measures to reduce off-site noise impacts on adjacent Residential Zones.
- Require an appropriate number of car parks to be provided.
- Refuse applications for liquor licences unless the applicant can demonstrate that there is no potential for unreasonable offsite amenity impacts as a result of the grant of the licence.

22.02-4 Application Requirements

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It is policy to require all applications for use and development of land for backpackers' lodges to be accompanied by:

- A site analysis plan including the following:
 - Existing conditions on the subject site, building envelope, existing crossovers, car spaces and any other noteworthy features.
 - Details of surrounding land uses (a 400m radius around the subject site should be used to determine the extent of the site analysis) in particular the location of the nearest Residential Zones and other backpackers' lodges.
 - Proposed development of the subject site – interior layout of rooms and communal areas and external layout of communal areas and parking areas.
- A parking report (where parking dispensation is being requested).
- A liquor licence justification report (where a liquor licence is being sought).
- A management plan to the satisfaction of Council.

22.02-5 Decision Guidelines

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Before deciding on an application, the responsible authority must consider:

- The existing use.
- The proposed location of the use considering proximity to residential areas, activity centres, main roads and public transport.
- The impact of the proposed development on the surrounding area, in particular:
 - The cumulative effect the approval of the backpackers' lodge will have on the surrounding area.
 - Noise and amenity impacts to surrounding residential uses.
- The adequacy and safety of parking arrangements.

22.02-6 Reference Documents

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Backpackers' Lodges in the City of Port Phillip (March 2000)

Port Phillip Housing Strategy (2007)