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fitzroy residents' association

Established in 1969 to promote, protect and enhance residential amenity

SUBMISSION ON BEHALF OF THE FITZROY RESIDENTS ASSOCIATION

Objection: PLN19/0221.01 - 270 Young Street, Fitzroy

The FRA is concerned that the proposal for a Cyclebar at 270 Young Street, Fitzroy will have a detrimental impact on local residents and their amenity. We believe that the proposed amendment far exceeds the permit granted and therefore conditions are required to ensure that the use is compatible with residential living.

Permit condition 5

No more than 12 patrons are permitted to participate in classes/fitness activities at any one time, without the prior written consent of the Responsible Authority. The application seeks to amend permit condition 5 to allow for no more the 39 patrons to be permitted to participate in classes/fitness activities at any one time.

COMMENT: An increase from 12 to 39 customers is excessive and no doubt in response to the interests of the franchisee and not residents. The number needs to be reduced.

Permit condition 7

Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:(a) Monday to Friday: 5:30am -10:00pm; (b) Saturday: 6:30am -7:00pm; and (c) Sunday: 8:00am -7:00pm.The application seeks to amend permit condition 7 to reduce to operating hours as below (a) Monday to Friday: 5:30am -8:00pm; (b) Saturday: 6:30am - 7:00pm; and (c) Sunday: 8:00am -7:00pm.

COMMENT: The hours are not compatible with residential living. The early morning commencement is not supported Monday to Saturday.

The FRA believes that commercial use of such a site brings with it the need for adequate protections to prevent excessive noise, increased traffic and competition for car parking in an already conflicted neighbourhood.

The FRA would therefore seek conditions on a permit that would restrict the number of customers, provide adequate sound proofing including a requirement for the use of headphones, not allow equipment other than bicycles, and set hours of operation that would meet the needs of residents.

Martin Brennan Chair, FRA