

14 Florence St
West Perth WA 6005

6 July 2017

To whom it may concern

Re: Application for retrospective change of use of 14 Florence St West Perth to Temporary Accommodation

We are submitting an application for retrospective Development Approval for Temporary accommodation for our property at 14 Florence St., West Perth.

The history of the property – it is a municipal heritage listed house built by the late Charles Sheridan, my grandfather, a local personality - the street was named after him – that being Sheridan Lane. The house is extremely elegant and has memorabilia from the period – a serious fire on the property nearly 4 yrs ago was so extensive that the roof rafters and ceiling were removed and the house was rewired and repainted. In summary it is a brand new 100yr old house which has proven to be a wonderful cultural experience for the guests that we have had. Also the house has been included in the Vincent Heritage Calendar organised by Amanda Fox.

Proposed hours and days of operation - 24 hrs a day, 7 days a week.

Maximum no of employees at any one time: 1

Maximum number of expected customers: 5

Management Plan:

Our Process when clients arrive:

Usually someone is there to meet and greet the clients but if staff are not there, they will receive the following information:

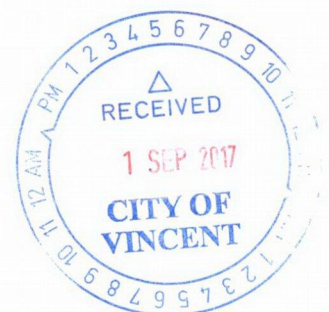
There is a lockbox on the verandah with a key to client's room and front door, food available and contact details in case of an emergency or a need to contact the management. There is a sign on the front door with phone numbers as well.

"Any problems call me any time [REDACTED]"

Control of Noise:

Clients are told of a restriction of noise after 10pm and before 7am as these are the normal neighbourhood noise restrictions – outside these hours is considered noise pollution.

Try to solve the problem amicably by talking to the person who is playing the music. They may not realise that this is creating a nuisance or is too loud. If the person continues unabated then and a guest experiences anything that they feel needs reporting, we encourage them to text and/or phone us on the numbers above. If they cannot get in touch or the problem becomes more of a Police issue then they are to report this to the police on 13 1444.



Complaints Management Procedure:

Although we have never had a registered complaint, there is a plaque on the front door of our building 'City Home Stay' stating the mobile numbers of the owner and the person who cleans and looks after the house. The next-door neighbours also have the phone numbers of these people as the owner has been in the area for many years and they are their friends.

Security of Guests, Residents and Visitors:

All rooms are lockable, all windows and doors have security screens or similar and there is a hard-wired fire alarm in the house. All guests/ residents have keys to their rooms as well as the security screens and front & back door keys.

Code of conduct:

House Rules and Code of Conduct - attached as a separate document

Car Parking

a) Guests and Visitors are to comply with local council parking regulations and other requirements set out below and show consideration to neighbours and other resident's vehicles;

b) Parking arrangements at the Property: Vehicles may be parked either in front of house, or on the street in front as long as the access of other vehicles coming to and from the property is not impeded.

c) Most of the guests do not have cars and rely on the public transport which is only 300 metres walk.

Public Transport

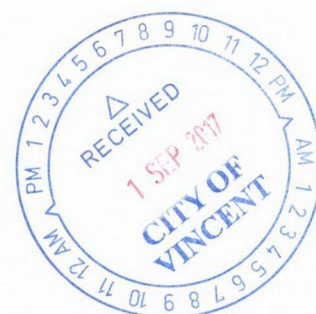
Walk 300 metres to either Charles St, Vincent St or Newcastle St— can catch buses anywhere from those locations.

Photos of the property are attached as well as reviews from stayz website

I await your decision for my application for temporary accommodation of 14 Florence St.

Sincerely

[Redacted Signature]



City Home Stay - House Rules for Guests and Visitors

House Rules are provided at the Property to ensure that Guests and Visitors know and comply with the specific Rules governing their permission to enter and occupy the Property.

1) General requirements

- a) Guest and Visitors must comply with all House Rules, By-Laws and instructions from the Manager during their stay;
- b) Guests must notify the Manager of any disputes or complaints from neighbours as soon as is practicable.

2) Noise and Anti-Social Behaviour

- a) Guests and Visitors must not create noise which is offensive to occupiers of neighbouring properties especially between 10pm - 8am and during arrival and departure at any time throughout the occupancy;
- b) Offensive noise is prohibited and may result in termination of permission to occupy the Property, eviction, loss of rental paid and extra charges for security and other expenses which may be charged
- c) Guests and Visitors must not engage in anti-social behaviour and must minimise their impact upon the residential amenity of neighbours and local community.

3) Visitors

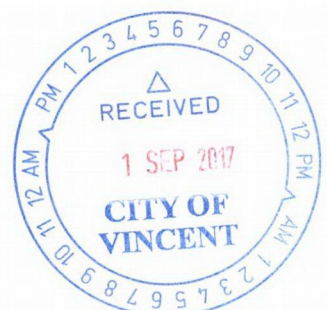
- a) Guests are responsible for ensuring the limits set on Visitor numbers is complied with at all times;
- b) Guests are responsible for ensuring that Visitors comply with these House Rules.
- c) The maximum number of Guests permitted at a Property must not exceed a maximum of 2 adults per bedroom

4) Gatherings or functions

- a) The Property is not a "party house" and any such activities are strictly prohibited; and
- b) Any gathering, celebration or entertainment permitted at a Property must not conflict with residential amenity and must comply with all the other requirements.

5) Car Parking

- a) Guests and Visitors are to comply with parking regulations on the street (ie 3hr limit during business hours and no parking on verge) and other requirements set out below and show consideration to neighbours and other vehicles;
- b) Parking arrangements at the Property: Vehicles may be parked either in front of house or on the street in front, as long as the access of other vehicles coming to and from the property is not impeded. Vehicles can also be parked in the area down the driveway and to the left of the back driveway.



6) Garbage and recycling

- a) Guests and Visitors are to dispose of garbage and recycling in accordance with the usual practice at the Property (as set out below) in the allocated bins, and excess rubbish must not be left in public or common areas;
- b) Garbage and recycling arrangements: all household garbage is to be put in the bin outside. Rubbish that will not fit in the bin is to be securely bagged and left alongside the bins.

7) Security

Whenever you are absent from the Property, close all windows and doors to maintain security and prevent rain and water damage

8) Smoking

Smoking is not permitted indoors.

9) Pets

Pets are not permitted at this property.

10) Damages and breakages

Damages and breakages must be reported to the Phil or Nola.

11) On departure arrangements

Please see the owner/manager prior to your departure to make arrangements regarding keys, security, dish washing, rubbish, etc.

12) Emergency Contact

In the event of an emergency relating to the Property, please ring the phone numbers on the front door bell of the main house or telephone [REDACTED]

13) Compliance

- a) Breach of these House Rules is a breach of the Terms and Conditions of occupancy.
- b) The Owner and Manager reserve the right to terminate permission to occupy and to evict from the Property, Guests or Visitors who refuse to follow these House Rules or who cause a nuisance.

