

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Support:	Officer Technical Comment:
<p><u>Land Use</u></p> <ul style="list-style-type: none">• Perth can only benefit from a well-run accommodation sources that gives travellers options in regards to cost, location and accommodation types.• Supports the diversity in accommodation types in the City of Vincent, which is not heavily invested with hotels, but offers many attractions for tourists.• Experienced short-stay managers should be supported to assist Vincent to diversify accommodation options and economic activation by tourist expenditure.	<p>All comments of support are noted.</p>
<p>Comments Received in Objection:</p> <p><u>Land Use</u></p> <ul style="list-style-type: none">• Submitter alleges that the proposal has been in operation since circa October 2017 without any approval.• The proposal has been advertised to host up to eight people however, the units is designed to sleep two adults and two to three children at most.	<p>Noted. The City's Policy No. 7.4.5 – Temporary Accommodation permits up to six patrons to be accommodated. Should development approval be granted, a condition has been recommended to be imposed on the approval notice which restricts the maximum number of patrons to six.</p>
<p><u>Advertising</u></p> <p>The applicant was required to erect a sign notifying surrounding landowners of the proposal during the community consultation and this sign was not erected.</p>	<p>The applicant submitted photographic evidence of the sign being erected on the subject site at the commencement of the advertising period. A site visit conducted on 3 April 2018 by Administration revealed that the sign was no longer erected. The applicant advised that the sign had been removed by an unknown party. The advertising period remains to be in compliance with the City's Policy No. 4.1.5 and written notification to surrounding landowners was sent by Administration. The application was also advertised on the City's website and the local newspaper. In this regard, it is considered that the advertising undertaken was sufficient.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Car Parking and Traffic</u></p> <ul style="list-style-type: none"> • There is one car parking bay for the unit and this causes parking issues when there are multiple adults with more than one vehicle staying the premises. • On-going parking issues causing obstruction to the footpath and common property. Previous issues have occurred whereby the access to the complex was obstructed from cars and residents not being able to enter the complex. • There are existing car parking issues on the road network surrounding the subject site. • The management plan states that there are two car parking bays however, the submitter alleges that there is only one bay as the garage remains locked for security. • The proposal will result in increased traffic in the locality. 	<p>The subject site has two existing car parking bays, one immediately in front of the unit and one lockable garage at the rear of the unit.</p> <p>It is unclear whether the ongoing parking issues described by the submitter relate specifically to the subject site or other vehicles. Notwithstanding, any unauthorised parking should be referred to the City's Rangers for investigation who will infringe in accordance with the City's Local Laws.</p> <p>It is considered that the proposed development will generate the same amount of traffic that the dwelling would otherwise result in.</p>
<p><u>Noise</u></p> <ul style="list-style-type: none"> • There are on-going noise issues from the short term dwelling as a result of too many people at one time. • On-going issues with noise as a result of parties on weekends. 	<p>The applicant has provided a Management Plan and House Rules in accordance with City's Policy No. 7.4.5 – Temporary Accommodation to ensure that the impact on surrounding landowners is minimised. Notwithstanding, the proposal is required to comply with <i>Environmental Protection (Noise) Regulations 1997</i> at all times.</p>
<p><u>Safety</u></p> <p>As long as someone is able break a code of conduct, there will be threats to the security of residents, and having a digital keypad is not fail-proof. Losing a bond after an event is not a guaranteed deterrent, and other people finding out a code is always a possibility. The fact that there is a wall at the rear of the property which can easily be climbed over to give access to the complex, is of concern.</p>	<p>Noted. The applicant has addressed issues relating to security through the Management Plan which is in accordance with the City's Policy No. 7.4.5 – Temporary Accommodation. Any other criminal matters should be referred to the Western Australian Police.</p>
<p><u>Rubbish</u></p> <p>Concerns raised regarding the storage and disposal of rubbish as the owner of the property does not frequently visit the unit and the bins are not being put out for collection.</p>	<p>It is the landowners responsibility to ensure that bins are on the verge for collection. The applicant has stated that the property is inspected and bins are regularly put out for collection.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>On-Going Breaches, Issues and Complaint Management</u></p> <ul style="list-style-type: none"> • The landowners contact number has not been made available to the strata. • Submitter alleges that there have been a number of breaches and non-compliances with the proposed management plan including: <ol style="list-style-type: none"> a) More than six guests have been permitted to stay at the unit; b) Smokers at the front of the unit on the weekend; and c) Use of the courtyard area late at night. 	<p>The applicant has provided a Management Plan and House Rules in accordance with City's Policy No. 7.4.5 – Temporary Accommodation. Should the development be approved a condition has been recommended to ensure the development is complaint with the Management Plan and the House Rules. Should any breaches occur, the City is able to investigate and undertake any necessary compliance action.</p>
<p><u>Complaints Management</u></p> <p>Strata does not have the applicant's mobile phone number. This was the applicant's initial offer as a suggestion for if/when a disturbance should.</p>	<p>Noted. The applicant has stated in the Management Plan that the contact details of the landowner and a secondary caretaker are available.</p>
<p><u>Strata Approval</u></p> <ul style="list-style-type: none"> • <i>“Strata allowed the applicant to continue the operation on the provisos that his application with the CoV be lodged immediately (which did not occur for a lengthy period), and that if there was a reported disturbance, it would be immediately discontinued. No approval has been given by the CoV as it's obviously still in the public comment stage, and at the time of writing this submission, the applicant will be requested in accordance with the Strata's proviso, to immediately discontinue the operation due to the above-mentioned complaints being received.”</i> • <i>“It was also discussed at this meeting that the members of the Council of Owners were not in support of him running the business in the complex, however we were prepared to support him for a trial period if he ceased advertising for 8 guests and changed his advertisement to 6 guests. This number is in keeping with the CoV's guidelines. Again he was aware of the stipulated number of guests by CoV and immediately made the change. However, in January it was brought to the attention of the Council of Owners that he had reverted his number of guests back to 8, breaking our agreement and the CoV guidelines. It is still currently advertised as accommodating 8.”</i> 	<p>Noted. It is considered that the proposal is capable of satisfying the objectives of the City's Policy No. 7.4.5 – Temporary Accommodation. As discussed above, the applicant has provided a Management Plan and a Code of Conduct which satisfy the City's requirements. In light of this, it is considered that the proposal is capable of being supported without the Council of Owners consent.</p> <p>Any discussions and/or arrangements between the applicant and the strata are unrelated to the determination of this development application which is required to be assessed in accordance with the City's planning framework.</p> <p>A condition is recommended to limit the number of guests to six in accordance with the City's Policy No. 7.4.5 – Temporary Accommodation.</p> <p>It is important to note that Council approval of this application does not impact the ability of the Council of Owners to take action in accordance with the <i>Strata Titles Act 1985</i> and/or the associated by laws.</p>
<p><u>Loitering</u></p> <p>The submitter alleges that there have been instances of loitering in front of the premises and the entrance.</p>	<p>Noted. It is unclear whether this allegation relates to the prior use of the premises for Short Term Dwelling or other events notwithstanding, any criminal activity should be reported to the Western Australian Police who can investigate and take any necessary action.</p>

Summary of Submissions:

Comments Received in Objection:	Officer Technical Comment:
<p><u>Impact on Strata Complex</u></p> <ul style="list-style-type: none">• The proposal will adversely impact on the harmonious environment within the complex.• The layout of the unit results in windows to living area being opened into the main common area of the <u>complex</u>.	<p>Noted. The proposal is capable of meeting the objectives of the City's Policy No. 7.4.5 – Temporary Accommodation. The proposal is also consistent with the objectives of the Mixed Use zone. The applicant has provided a Management Plan and House Rules in accordance with City's Policy No. 7.4.5 – Temporary Accommodation. In light of this, it is considered that the proposal is capable of being approved in this location.</p> <p>The unit can be entered directly from Robinson Avenue with parking bay being located immediately in front of the unit. This is considered to reduce the potential impact on the strata complex.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.