

Parking Management Plan for 8 Moir St Perth

Owner/Applicant Details	
Name:	Boaz Kogon
Address:	Contact details redacted for privacy purposes
Phone:	Contact details redacted for privacy purposes
Email:	Contact details redacted for privacy purposes
Applicant Signature:	

Property Details	
Lot Number:	Lot 38 and 110, Vol 1115, Folio 125
Address:	8 Moir St Perth 6000

Description of the premises and activity

8 Moir St Perth is a residential home (3 bedrooms, 1 bathroom) that has recently been adapted for short term rental. The three bedrooms are equipped with queen size beds and the property is therefore offered for a maximum of 6 tenants at any one time, although smaller groups (3-4 tenants) are common. The main target profiles are executive families or groups of professionals visiting Perth for work or leisure. The property is booked via reputable portals such as Airbnb or Booking.com with the average length of stay being 3 days.

The property has one off-street car bay. The front courtyard is fenced with a padlock gate, and has a path down the side of the house to the rear courtyard. Any number of bicycles can therefore be securely stored.

Parking Allocation	
Total Number Car Parking Spaces:	1 off-street parking space
Total Number Bicycle Parking Spaces:	5 – Fenced area with a locked gate can easily accommodate 5+ bicycles
Total Number Other Bays:	none

Persons accessing the property

Asides from tenants, the only other people who access the property are the property manager, the cleaner, and any tradesmen contracted to undertake maintenance (plumber, electrician, painter, etc).

Cleaning and maintenance are always scheduled when the house is empty, and cleaning always after any maintenance is complete. Therefore, cleaners and tradesmen always have the off-street parking bay available. Cleaning occurs after each tenant departs. Maintenance is scheduled as needed, but would typically be no more than once every other month.

The manager will on occasion be at the house to greet tenants, or will coincide with cleaners or tradesmen to inspect their work. These visits are always short (15-20 minutes), and the manager therefore parks on the street, as parking of less than one hour is permitted. The manager would typically visit the house in the order of once a week.

Development Type	Development Users	Parking Allocation			
		Type / Duration	No. Car spaces	No. Bicycle Spaces	No. Other Spaces
Temporary Accommodation (Short Term Dwelling)	Tenants	> 3 hours	1	5	0
	Manager	< 1 hour	1**	0	0
	Cleaners	< 3 hours	1*	0	0
	Maintenance	< 3 hours	1*	0	0

* Cleaners and maintenance are only scheduled when tenants are not at the property, hence the off-street parking bay is always available for them. Cleaners and maintenance are never scheduled together (cleaners are always scheduled to come once any work has been completed).

** On most occasions the Manager would visit to inspect the house and/or conduct maintenance. The Manager may occasionally coincide with tenants or cleaners, but this is only for very brief periods (e.g. 10-15 minutes) and occurs on average just once a week. In such cases the manager can park on the street nearby as parking of up to 1 hour without permit is permitted.

Other transport options

The central location of the house makes getting around without a car very easy. The house is just a short walk from various bus stops which are in the Perth Free Ride Zone, including the CAT line that goes through Northbridge. Perth central train station is only 10 minutes walk away. The entire neighbourhood is quite flat with good quality footpaths on all streets, and cycle paths available on several major roads nearby.

Tenants are informed of all these alternative transport options when they book the property and in their Welcome Pack upon arrival at the property. The property manager also provides tenants with additional details and assistance upon request.

Transport Option	Type & Level of Service
Public Transport	
Train	The property is 10 minutes walk from Perth central train station.
Bus	The property is in easy walking distance (200m) of the Perth City Free Transit Zone, with easy access to buses on William St (leading directly to the city centre and Busport) and the CAT routes that run through Northbridge. It is therefore very simple to connect through to anywhere in the Metropolitan area via public transport.
Pedestrian	
Paths	The roads around the property have good and secure footpaths, over flat terrain, with easy pedestrian access through Northbridge into the city centre. It takes just 10 minutes to walk to the central train station and 15 minutes to the Hay St Mall.
Facilities	-

Secure bicycle parking	The front courtyard of the property is protected by an iron railing fence accessed by a padlock gate. Tenants can request to use this area to securely store their bicycles (which can be chained to side railings or the tree). If they require further security, the bikes can be easily wheeled around to the back of the house where they are out of public sight. A large number of bicycles can be easily accommodated.
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Public Parking – not applicable as the property is not accessed by the public.			
On Street			
Off Street			

Parking management

The property manager is responsible for managing all aspects of tenant stays and house upkeep, including parking.

The experience to date is that the **vast majority of tenants have only one car**, and this may be parked on the property in the off-street parking bay. From January to August 2018 only 5 tenants requested information about parking a second car.

In the case where tenants have a second car, the agent provides a special information pamphlet that describes the parking rules in the streets around the house and gives recommendations for nearby paid parking options where the car may be parked for longer periods.

Tenants are very clearly informed that the second car may not be parked on Moir St, and in particular that parking on the verge is not permitted.

Tenants are informed of the parking limitations when making their booking, and are particularly asked if they plan to have more than one car. If they do, they are provided with the neighbourhood parking information and asked if this is acceptable. If not, they are offered the option to cancel their booking free of charge.

This policy therefore effectively filters for tenants who either have just one car, or in the case of tenants that have an additional car, that they understand and are happy to comply with local parking restrictions.

Experience has shown that tenants are very happy with local parking options. For example, Northbridge Central Carpark, just two streets away, is open 24/7 and is only 2 minutes drive and 3 minutes easy walk from the house. The rates are very reasonable (\$16/day during the week and \$8.50/day during the weekend) and are minor compared to the costs of renting the car and the house. There is therefore no reason to expect that tenants will hunt for a space on local streets and risk a high fine, when such a simple and affordable solution is just 2 blocks away.

The manager schedules all visits by cleaners or tradesmen, and these by their nature do not coincide with tenants being present, hence they always use the off-street parking bay.

Impact on neighbours

The parking impact on neighbours of the change of use of the property to short term dwelling is expected to be minimal. Prior to the change, when the property was rented out to long-term tenants, there were three individuals living at the house, with two cars permanently at the property and then additional cars needing parking when partners or friends visited, which occurred very regularly.

The change to short term dwelling has therefore **resulted in a significant reduction in parking pressure in the street**, reduced from 2+ cars at the property to 1 car, with only the occasional second car which must be parked in a nearby paid parking zone.

In case of any incident creating a negative impact on neighbours, all neighbours have been provided with a contact number for the property manager and requested to contact the manager immediately so that he may take appropriate action to resolve the issue.