

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	Officer Technical Comment:
<p><u>Submitter one</u></p> <p>No. 8 Moir Street has been operating a short term residence for a period of time.</p>	<p>Noted. The subject application has been lodged accordingly and is assessed against the relevant planning framework.</p> <p>It is noted no concerns or comments were raised prior to the application being formally advertised in accordance with the City's Consultation Policy.</p>
<p><u>Submitter two</u></p> <ul style="list-style-type: none"> • It is a heritage area and we feel the short term applications will destroy our community overtime; • The use of the property as a short term dwelling is inconsistent with the amenity and heritage values of the precinct; • The short stay use will erode the unique cultural heritage significance of the precinct by allowing the existing single house to be used for commercial purposes/commercial gain; • Allowing commercial uses such as short term dwelling within the Brookman and Moir Street precinct areas will erode the residential character, social values and heritage fabric that makes the precinct so unique; • We object to the short term dwelling because it does not reflect the dynamic of community feel; • This short term dwelling is likely to set a precedent for others to contemplate doing the same and at the same time dilute the street feel of residential and the sense of community that has developed over the past 5-10 years; • The Moir and Brookman Street precinct is a closely knit community and it would be extremely unfortunate to have the positive community tenor compromised by continuation of the short term dwelling arrangement; • Owners and residents choose this area because of the history with heritage. Everyone tries to upkeep and uphold the heritage feel of the precinct and going to short term dwelling will prevent this ongoing upkeep. 	<p>The subject site falls within the Brockman and Moir Streets Development Guidelines and has been assessed against those requirements accordingly. It is noted the application proposes no structural changes to the existing building.</p> <p>The proposed development has also been assessed against the objectives of the Residential zone as defined by the City's Local Planning Scheme No. 2 (LPS2) and Policy No. 7.4.5 – Temporary Accommodation.</p> <p>As part of the application, a Management Plan, Code of Conduct and Parking Management Plan is required for the City's assessment. These documents outline how the short term dwelling will be managed. It is considered the requirements of the management plans will minimise adverse impacts on the amenity of adjoining properties, specifically in relation to noise, guest behaviour, waste management and parking management. The requirements of the management plans are to be strictly adhered to.</p> <p>For the reasons provided within the report, the application is deemed to satisfy those requirements and is therefore recommended for approval.</p>

Summary of Submissions:

Comments Received	Officer Technical Comment:
<p><u>Submitter three</u></p> <ul style="list-style-type: none"> • The area is fully residential. The concept of a short term dwelling changes the area to be semi commercial as a holiday house or short stay accommodation which will provide a completely different feel to the whole street; • We are concerned as to whether this type of dwelling is suitable for this neighbourhood; • If the proposal is approved, then it creates a precedence and more people may want to do this in the Brookman-Moir Precinct and this is not in keeping with the heritage character of the area; and • One of the aims of the heritage listing of the precinct is to encourage people to purchase properties and restore them to the original as much as possible. Converting houses to short-term stay dwellings is not in keeping with that character. 	
<p><u>Submitter four</u></p> <ul style="list-style-type: none"> • Parking is an issue on the street and having 6 people stay at any one time may create further parking issues. Vehicles may be parked on verges and over the footpath; • Reliance for on-street car parking for guests of the short term dwelling would have an adverse impact on the amenity of the locality and access to on street parking by the residents; • The guests may park illegally within Moir Street. It will provide pressure on the already limited amount of on-street parking, thereby penalising those residents who have removed on-site parking for heritage reasons; • The property is advertised online with free parking with no mention of the streets parking restrictions or that it only has 1 car parking bay onsite. With accommodation of 6 guests, it's conceivable some will have more than 1 car and it doesn't seem that parking permits are being used; and • Parking has become an issue as often there are 5 cars per booking. 	<p>In accordance with the Parking Management Plan, one off-street parking bay is available to guests of the dwelling. The owner / property manager will provide suitable parking locations to guests if they require an additional parking space, noting on-street parking along Moir Street will be listed as an unsuitable location.</p> <p>In addition to the above, the subject site is within close proximity to the public transport network thereby providing other options of transportation.</p> <p>It is considered the parking management plan adequately addresses the City's concerns relating to parking of vehicles associated with the site and is therefore recommended for approval.</p>

Summary of Submissions:

Comments Received	Officer Technical Comment:
<p><u>Submitter five</u></p> <ul style="list-style-type: none"> • The proposed use has the potential to adversely affect the amenity of the area as a result of excessive noise, caused by guests at the premises or going to and from the premises; • The existing short term dwelling is having a negative impact on the community of Moir and Brookman Streets which is a quiet residential area; • As a short term dwelling, the increase in late night noise as well as uber and taxi drop-offs can be heard by the surrounding property owners; • The street is very quiet and the short term dwelling may accommodate several different groups over a week that may invite parties. We have encountered several occasions where party noise has continued until 3.30am; • The driveway cannot accommodate a large vehicle and blocks up the footpath; • Check in time is 2pm-midnight and there is no one present to hand over keys which creates disturbance and noise during the night; • The community spirit will be compromised and the sense of community will be disrupted by short term dwelling occupiers; • Cracks are appearing in the driveways and kerbside nearing No. 8 Moir Street as vehicles coming in are sometimes vans/mini bus/ 4wd's to accommodate the people staying at the site. These cracks have impact on the heritage values of the street that everyone in the street has worked so hard to maintain to ensure we continue to be award winning internationally; • There has been an excessive amount of noise as many people use it as a party house. We live on a residential street and would like to be respected to have that comfort of our own house to use without having to worry about noise levels from parties all the time; 	<p>The subject site falls within the Brockman and Moir Streets Development Guidelines and has been assessed against those requirements accordingly. It is noted the application proposes no structural changes to the existing building. Notwithstanding, it is the owners responsibility to ensure the property is maintained. Notwithstanding, the Holiday House will operate similarly to the use of a dwelling (i.e. for the purpose of human habitation) and will therefore have no adverse impact on the heritage values or appearance of the streetscape.</p> <p>The proposed development has also been assessed against the objectives of the Residential zone as defined by the City's Local Planning Scheme No. 2 (LPS2) and Policy No. 7.4.5 – Temporary Accommodation.</p> <p>As part of the application, a Management Plan, Code of Conduct and Parking Management Plan is required for the City's assessment. These documents outline how the short term dwelling will be managed. It is considered the requirements of the management plans will minimise adverse impacts on the amenity of adjoining properties, specifically in relation to noise, guest behaviour, waste management and parking management. The requirements of the management plans are to be strictly adhered to.</p> <p>In addition to the above, owner is required to provide contact details of the owner and property manager to adjoining neighbours to ensure they can be contacted if necessary.</p> <p>The on-site parking bays complies with the relevant Australian Standards and is therefore sufficient to accommodate vehicle parking.</p> <p>With regards to vehicle movements within the street, all vehicles are required to comply with the road rules. Any issues relating to non-compliance with the road rules should be directed to WA Police.</p> <p>For the reasons provided within the report, the application is deemed to satisfy those requirements and is therefore recommended for approval.</p>

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<ul style="list-style-type: none"> • With a residential street, you are able to recognise neighbours and the coming and going of residents. However with short term stay, it is difficult to see if someone is breaking and entering the house as you can not recognise them. Northbridge already has a high crime rate and often the residents are on the lookout for each other to ensure that homeless and other strangers do not trespass into the properties; • There are many young children on the street and we have seen the short term stay people drive down the one-way street in an incorrect direction and many speed because they do not realise it is a residential street; and • Short term tenancies are well known for their unneighbourly behaviour and already before this proposal has been considered for approval, there have been incidents. We feel that it is unfair for people in the street to have to put up with this anti-social behaviour. 	
<p><u>Submitter six</u></p> <ul style="list-style-type: none"> • How does the online agent know that there are no more than 6 occupants or have the ability to control noise and other disturbances when the occupants are there for one night; • Information is required to detail how the managing agent will ensure there will not be an undue impact on long term residents due to a continuing revolving door of occupants; • Does the short term accommodation have emergency plans in place in case of a fire; • The proposal will cause ongoing issues that Council will not be able to effectively monitor. These are related to noise, rubbish collection and parking; and • We feel that there is very little the owner can do to ensure anti-social behaviour does not occur especially living overseas. 	<p>As part of the application, a Management Plan, Code of Conduct and Parking Management Plan is required for the City's assessment. These documents outline how the short term dwelling will be managed. It is considered the requirements of the management plans will minimise adverse impacts on the amenity of adjoining properties, specifically in relation to noise, guest behaviour, waste management and parking management. The management plan also details emergency procedures for guests of the premises. The requirements of the management plans are to be strictly adhered to.</p> <p>The owner has contracted a property manager to manage the property and guests. In addition, owner is required to provide contact details of the owner and property manager to adjoining neighbours to ensure they can be contacted at any time if necessary.</p>

Summary of Submissions:

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<p data-bbox="111 207 304 235"><u>Submitter seven</u></p> <ul data-bbox="111 272 1020 756" style="list-style-type: none"><li data-bbox="111 272 1020 329">• The short stay may result in issues with rubbish and bins left on the street;<li data-bbox="111 367 1020 488">• There is an issue with rubbish disposal. The weekly and fortnightly collections do not appear to meet the requirements of multiple occupancies during the relevant bin collection periods. It's been observed that bins can be left on the footpath for days before collection;<li data-bbox="111 526 1020 583">• Rubbish bins do not get emptied on the correct days and tend to overflow; and<li data-bbox="111 620 1020 756">• Due to the large number of people staying and going in the house already, there is a constant overflow to the bins. The recycle bin is used as a normal waste bin. The overflow of the waste spills onto the pedestrian footpath and roadside which disrespects the cleanliness of the heritage precinct that we all wish to upkeep.	<p data-bbox="1045 272 1980 513">As part of the application, a Management Plan, Code of Conduct and Parking Management Plan is required for the City's assessment. These documents outline how the short term dwelling will be managed. It is considered the requirements of the management plans will minimise adverse impacts on the amenity of adjoining properties, specifically in relation to noise, guest behaviour, waste management and parking management. The management plan also details emergency procedures for guests of the premises. The requirements of the management plans are to be strictly adhered to.</p> <p data-bbox="1045 545 1980 602">Should waste become an issue, the applicant can contact the City to discuss waste options.</p>

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