

Summary of Submissions:

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

Comments Received in Objection:	Applicant Comment:
<p><u>General</u></p> <ul style="list-style-type: none"> General concerns regarding the short term accommodation use being proposed in the current housing crisis. 	<p>The use of this property for unhosted STRA purposes is not contributing to the housing crisis issue in any way. There are a number of listed residential properties currently available for long term rental purposes in this immediate location.</p> <p>The use of this home offers another former of accommodation, which addresses the need for diversity in this area.</p> <p>As mentioned in the covering submission, due to delays in the assessment of the Application, the subject property has now been registered for the 90 day exemption period for unhosted STRA use and is being used for unhosted STRA purposes. It has so far provided short stay opportunities for families and groups of adults to meet the need for this accommodation type in this location adjacent to the Beaufort Street Town Centre.</p>
<ul style="list-style-type: none"> Concerns regarding the short term accommodation resulting in the existing predominantly residential area, with limited commercial/mixed-use properties, becoming semi-commercial. 	<p>The locational context of this area is not predominantly residential. The characteristics of this location are described in the detailed submission which accompanies this response. The amenity is a mix of residential living, home businesses, non-residential uses, and the commercial land uses and activities operating in thriving commercial precinct of the Beaufort Street Town Centre, within a two minute walk from the home, at the eastern end of this short section of Grosvenor Road.</p> <p>The managed use of this property for STRA purposes for short stay rental purposes will not result in any change to this existing amenity of this location.</p>
<ul style="list-style-type: none"> Concerns regarding the precedent that this application would have in the immediate area for other short term accommodation, leading to an increase in short-stay accommodation in the neighbourhood. Particularly due to its close location to nearby tourist attractions and commercial precincts. 	<p>Precedent is not a valid planning consideration. Each Application is required to be assessed and determined on its merits.</p>
<ul style="list-style-type: none"> Concerns relate to the increased turnover of occupants straining local infrastructure and services, including waste management, parking, and public transport systems. 	<p>The use of the property by a single family or group of adults for short term rental purposes will not impact on the existing infrastructure and essential services provided for this property. The guests staying at the house do not generate waste beyond that of a longer term rental occupant. The bins are placed out on the verge for collection each week, with the information included in the Management Plan/Guest Book.</p>

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
	<p>Occupants of the house are required to place the bins on the verge and return them as stated in the attached Management Plan/Guest Book.</p> <p>More than sufficient parking is provided on site with convenient and easily located access to the carport on Grosvenor Road by the existing crossover to the home.</p> <p>The property is within close proximity to the high frequency bus services which run along Beaufort Street, with bus stops being located close by the intersection of Grosvenor Road.</p>
<ul style="list-style-type: none">Concerns relate to property values decreasing due to the presence of a short term accommodation property.	<p>Property values are not considered a valid planning reason of objection.</p>
<ul style="list-style-type: none">Concerns regarding the proposal not meeting two Residential Zone objectives of providing a range of housing that meet the needs of the community and of providing of a wide range of different types of residential accommodation that meets the needs of the community as the community opposes the proposal.	<p>The comments made in this submission are of the submitter only and cannot be made on behalf of the community.</p> <p>The two (2) immediately adjoining neighbours are supportive of the property being used for unhosted STRA purposes and have provided signed letters of support.</p> <p>In response, to the comments of this submitter, the proposal is entirely within the two stated objectives of the Residential zone. This residential property comprises of a single dwelling form on a freehold lot, which type of housing is well represented within this immediate locality. The use of this dwelling for short stay accommodation will therefore have no adverse impact on the existing housing type in this area. Further, the short stay use of the property is considered to provide a different type of rental residential accommodation. The proposal being to use the dwelling to offer short stay accommodation in this area, which is a location sharing a direct interface with the commercial main street of the Beaufort Street Town Centre.</p>

Summary of Submissions:

<p><u>Management/Management Plan</u></p> <ul style="list-style-type: none">Concerns relate to the lack of information within the Management Plan on how affected neighbours can contact the hosts regarding noise and other socially disruptive issues.	<p>The Management Plan/Guest Book displayed in the home includes contact details of the hosts, a copy of which is provided with the planning submission.</p>
<ul style="list-style-type: none">Concerns regarding the Management being remote and non-local, which may not provide sufficient attention or responsibility to mitigate associated issues that arise.	<p>The management of this property is undertaken by a local management team and overseen by the Perth based owner of the land.</p>
<p><u>Noise and Amenity</u></p> <ul style="list-style-type: none">Concerns relate to increased noise levels anti-social behaviour and disturbances associated with short-stay guests, impacting the quality of life for permanent residents.	<p>The matter of noise and amenity are addressed in detail in the attached submission.</p>
<ul style="list-style-type: none">Concerns relate to the noise impact, caused by the short-term tenants, will cause to adjoining and adjacent residents, particularly at night.	<p>The matter of noise and amenity is addressed in detail in the attached submission.</p>
<ul style="list-style-type: none">Concerns relate to the turnover of short-stay guests impacting the relationship within the community, leading to a less engaged community.	<p>The use of this property will not lead to a less engaged community.</p>
<ul style="list-style-type: none">Concerns relate to decreased sense of safety due to guests accessing the property throughout the year.	<p>This comment is not considered appropriate. Guests occupying the home are not engaging in criminal behaviour.</p>
<ul style="list-style-type: none">Concern regarding guests not following the parking requirements.	<p>This is an unfounded and generalised statement. It is also not clear as to the parking requirements which might be of concern.</p>
<ul style="list-style-type: none">Concerns regarding the potential noise from dogs if the property is pet friendly.	<p>No pets are permitted.</p>