

Schedule of Submissions

Application for Development Approval (5.2024.406.1) –

Change of Use from Grouped Dwelling to Unhosted Short Term Rental Accommodation –

63 Mackie Street VICTORIA PARK (Lot 1 SP56050)

No.	Description of Affected Property	Owner and/or Occupier	Submission Position	Summary of Submission Comments	Applicant's Responses	Officer's Comments/ Recommendation
1.	22 Farnham Street BENTLEY (Property located in the City of Canning LGA)	Occupier	Objection	<p>a) Type of accommodation – proposes a small hotel for tourists and overseas people and reduces availability of long-term rental accommodation within the area. This is a profit seeking investment property.</p> <p>b) Tourism – this does not support tourism for the suburbs of Lathlain, Carlisle and St James.</p> <p>c) Owners/managers do not reside in Victoria Park.</p> <p>d) Inform the State Government - Recommends that the Town of Victoria Park inform the WA State Government about the adverse effects.</p>	<p>a) Type of accommodation – We don't believe the property equates to a small hotel. It is a 3x1 cottage. We believe we provide mainly for young families that aren't suited to booking hotels in the area. Vibrant suburbs require a mix of accommodation types. At times we block out the property for our own family and friends to use from overseas (Canada and UK). The property is not a profit making investment. It covers some of our costs. The medium term intention is to live in the property ourselves. The property and gardens are kept in an immaculate condition. We believe we keep it in a better condition, as we can tend to the gardens and property regularly This would not be the case if rented long term. We are very fastidious, and in regular contact with our neighbours.</p> <p>b) Does not support tourism – We believe the STRA property provides abundant tourism support to the area.</p>	<p>a) Type of accommodation – Under the Town's Local Planning Scheme 2, a Residential Building is an 'A' (discretionary) land use within the Residential zone. An 'A' (discretionary) land use means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions. In exercising its discretion, the local government is to have due regard to relevant planning matters for consideration; such as the suitability of the location and the impact on the amenity, such as noise. In this instance, it is considered that the proposal adequately addresses amenity issues, however, the location of the subject property does not meet a the required minimum of two of the location criteria specified in Requirement 1.2 'Location' of the Town's Local Planning Policy 31. Subsequently, Council is requested to</p>

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					<p>It's the number one drawcard. The vast majority of bookings are from overseas, predominantly Malaysia, China, Indonesia and Singapore. The remainder is mainly from interstate. This provides support and value to the local area of Victoria Park. We recommend to the people that stay in the property, the various restaurants, cafes, goods and services available just a short walk away on the strip in Albany Hwy. We are always asked for recommendations about where to eat out and shop locally. We are happy to provide statistics of the bookings that we have had, and where they are from if needed.</p> <p>c) Owners/managers do not reside in Victoria Park - We understand that we don't live locally, but we are only a 10 minute drive away and can respond to any problems that arise at any time of the day or night. We are only phone call away. We also have an agreement with friends that live only a few blocks away, that can attend at very short notice.</p> <p>d) Inform the State Government - The applicant's comments were not sought on this submission comment as it is directed to the Town.</p>	<p>make a decision on the suitability of the location of the subject property, based on the merits of the case, with regard to the relevant planning matters for consideration, including the policy objectives and any submission comments received.</p> <p>b) Tourism – Requirement 1.2(c) of the Town's Local Planning Policy 31 provides that the subject property be located within 400 metres of an area of tourist potential as determined by the Town, such as adjacent to the Swan River foreshore and major sporting/entertainment complexes. The subject property is located 645 metres straight line distance (or a 820m walking distance) from the Swan River Foreshore at McCallum Park.</p> <p>c) Owners/managers do not reside in Victoria Park – The Town's Local Planning Policy 31 does not require the owners/managers to reside in Victoria Park.</p> <p>d) Inform the State Government - The State Government has recent amended the Deemed Provisions to include exemptions for certain types of short-term rental accommodation and introduced registration requirements for all short-term rental accommodation. In addition, the Town's new Local Planning Scheme 2</p>

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						<p>has implemented new land use permissible for hosted and unhosted short-term rental accommodation. Subsequently, the Town's Local Planning Policy 31 is currently being reviewed by the Town's Officers. A draft revised Local Planning Policy 31 will be presented to Council at a future Council Meeting for consideration. The policy review will provide a suitable opportunity for Council to consider whether any the Town should provide any feedback to the State Government.</p> <p>Further commentary regarding the above matters is provided in the Council report.</p>
2.	21 Manchester Street VICTORIA PARK (Lot 872 on Plan 4377)	Owner / Occupier	Objection	Type of accommodation – reduces availability of long-term rental accommodation within the area. This is a profit seeking investment property.	Refer to Applicant's response provided above.	Refer to Assessing Officer comments provided above.