

**Re: Short Term Accommodation proposed amendments**

I am submitting this letter to be considered by City of Melville councillors and the Major in the upcoming Agenda briefing forum where amendments to the Short Term Accommodation policy are going to be discussed.

I was pleased to hear of the recent adoption of LPP1.21 with respect to Short Term Accommodation and that amendments relating to the classification of different short stay accommodations are to be reviewed.

I am a community member of the City of Melville (rate-paying) and I have also been living next door to a short stay accommodation since the end of last year so I felt I could offer a community perspective on the issue. I will comment in general regarding my family's experience living next door to this type of accommodation and then I will relate my comments specifically to the proposed amendments.

**General comments and personal experience**

I am a Psychologist and mother of two young children (3 and 5 years) and myself and my family are the next door neighbours to the 'air bnb' house in Murdoch involved in the boxing day riot of 2020. At a time where our street was meant to be enjoying the Christmas holiday season we had around 150 youth armed with metal poles and bricks which had to be dealt with by the Police riot squad. I spoke with members of our street about this and learned that whilst no-one was hurt from the incident a neighbour was almost run over by a car and the incident caused a lot of fear and distress in the community.

In addition to the above incident, we have also experienced the following living next door to the property: increased noise, swearing heard by our children and parties held at the residence. There is a process to report these things to 'air bnb' but unless Police are involved nothing is done straight away and then within a couple of days there are new guests to deal with. We have also recently had a woman come to our door stating that she was 'hired' by guests at the 'air-bnb' in an entertainment role and that she was assaulted by guests at the property. She is opening up a Police investigation.

Me and my husband bought our family home in Murdoch partly because we wanted our children to grow up in a safe area with a good community spirit. I don't feel like this sort of accommodation fits well within our otherwise peaceful and respectful community in Murdoch.

**Comments regarding the proposed amendment**

If I am understanding correctly, the council is recommending to introduce four different classes of accommodation with respect to short stay accommodation such as hosted, holiday accommodation, holiday apartment and holiday house. The proposed amendment is potentially looking at prohibiting holiday apartment and holiday accommodation types of short stay accommodation in some residential areas.

I am commenting specifically on the 'holiday accommodation' class of short stay accommodation which refers to one or more grouped dwellings used to provide short stay accommodation (as per

City of Melville website). The property that we live next door to is a duplex property and is booked through 'air bnb' as two separate properties. As such, I think it would fit within this classification.

This property is advertised on 'air bnb' to host up to four guests staying (and 6 guests visiting) in one of the duplex properties and to host up to 8 guests staying (and 10 guests visiting) in the other side. Part of the issue with this type of property in the location it is in is that there is not enough parking for this number of guests. In addition, there is no street parking allowed from 10 am - 2 pm on weekdays (as per City of Melville regulations). As such, our property and our second driveway has become an overflow parking lot for this 'air bnb' residence. As with other complaints, we can contact 'air bnb' if a guest is parking on our verge/property and they will eventually move their car/s but every couple of days we have new guests. The smaller part of the duplex has very little parking for guests.

### **Conclusion**

In conclusion, we support the proposed amendments to the short stay accommodation policy that seeks to classify short stay accommodation into four classes. We recommend that duplex properties (which are being booked out as two separate properties) be included in the definition of holiday accommodation and that this type of accommodation be prohibited for use within residential streets in the City of Melville.

I appreciate your time in considering this letter and the work already undertaken to help better regulate short stay accommodation within the City of Melville.

Regards,



 Retsas