

**ATTACHMENT 1 TO P21/3911 - SUMMARY OF PUBLIC SUBMISSIONS ON LPP1.21 SHORT TERM ACCOMMODATION**

No.	Status	Submission
1.	Oppose	Family usually visit.
2.	Oppose	I think it is a good idea for short term accommodation, especially when we have families visiting from overseas, and we would like to stay close.
3.	Oppose	I oppose it because the owner should have the right to use their property for short term accommodation if they wish to. Sometimes we travel for a few months and deriving income from our property through Airbnb has been a great way for us to offset our travel expenses. Strata units are ideal for Airbnb as they are low maintenance and smaller in size. Most strata companies won't approve it if this policy was passed and it would make it financially difficult for us to travel in the future.
4.	Oppose	This is just an excuse for the council to slap fees on residents. I do not share any concerns about increased traffic.
5.	Support	I strongly support the policy.
6.	Support with some concerns	My concerns are that the policy needs to make it very clear that short term accommodation is not allowed in residential areas. Short term accommodation is a commercial activity and should not be allowed in residential areas and zones. The policy must apply retrospectively. My concerns are a seriously deceptive breach has occurred with 2 half built apartment blocks in H4 area of Applecross being advertised in China/ overseas to be purchased for AirBNB purposes. This is not acceptable.
7.	Support with some concerns	The policy needs to make crystal clear that short term accommodation is a commercial activity and is not allowed in residential areas. This is particularly important for multi short term accommodation on the one site or in the same building. This must apply to any buildings either under construction or already built. In summary - the policy mustn't prevent short term accommodation in residential areas for very obvious reasons.
8.	Oppose	<p>I am a concerned local resident within the City of Melville who is currently hosting 7 short term accommodations (STA) with plans for more in the near future.</p> <p>I have read through the proposed Local Planning Policy 1.21 - Short Term Accommodation and have a few questions and concerns regarding what is being proposed. I thought it might be best to give some real life scenarios to use as examples where possible.</p> <ol style="list-style-type: none"> <li>1. Before the pandemic it is very common, for people who are going on holiday to use short term accommodation platform to rent their house out to use and a supplement income while away. This is also true for expats going overseas to work for 1 or 2 years. What are these people supposed to do if the policy is implemented? Planning approval usual take 3 months if public advertising is required (applicable for STR), if this is the case, it looks like these group of people might not be able to get planning approvals in time before they go overseas?</li> <li>2. Regarding planning application and neighbour's feedback, what happens if all neighbours are against the change of use? From my experience, almost everyone are initially against short term accommodation around them if they can avoid it, this is because of either an irrational fear or not wanting risk the unknown.</li> <li>3. The policy states a maximum of 6 occupants per STA, what happens if a house has 4 bedrooms which can sleep up to 8 people? What is the definition of an occupant?</li> <li>4. What happens to existing STA within the City? Will they be exempted from approval/grandfathered?</li> <li>5. What is the procedure for brand new properties intending to be used for STA? When do they need to submit a DA?</li> <li>6. How strict will the council be regarding the desired locations?</li> <li>7. What happens if I sell a property that is approved for STA, how does the new owners go about changing the use of the property back to standard residential use?</li> <li>8. During this pandemic, it is not uncommon for returning expats, tenants in between houses and people building a new home or under renovation to stay in an STA for 1 month and continuously extend as required. Sometimes this goes beyond the 3 month period which doesn't fit the City's definition of a STA? What happens then?</li> </ol>

		<p>9. How long will the approval to use for STA last for? Does a host need to apply for every stay or year?</p> <p>10. How does the City plan to police unapproved properties being used for STA?</p> <p>11. Are there operational standards the City expects all STA host to adhere to when writing a management plan?</p> <p>12. What are the consequences if a host violates the standards?</p> <p>13. The policy states that properties within group dwellings (especially battle-axe lot) are undesired locations for STA, what happens if I am developing 3 lots (with 2 battle-axe) on 1 block of land?</p> <p>14. What happens if I own a Green Titled battle axe lot, will this not be allowed for STA?</p> <p>In my opinion, the City of Fremantle has a good system to monitor and regulate STA within their city. There are some brief expectations for STA host, but it mainly serves as a register for the City in case an incident was to happen. There are no restrictions such as desired/undesired locations however each STA is assessed on an individual basis. It is a once off application which does not change the use of the building. I believe this method protects both the City and the STA host in case an incident does occur.</p>
9.	Support with some concerns	We support the proposed policy however as someone who lives next door to an AirBNB house we would like to know what is proposed about residents being able to obtain immediate assistance when guests are breaching the policy i.e; late night noise and parking. Over the past six months we have had to call the Council security service twice and police once due to late night noise, crowds and parking issues. Would repeated complaints lead to a property losing its approval to operate in this manner?
10	Oppose	Problems with parking. There is a B & B on the corner of Alness and McCrae Rd which regular causes problems with parking. My driveway being blocked or parked so close to the entrance of the driveway you do not have a safe view if cars are coming etc. The crossing of Alness and McCrae Road the view to the right is blocked with cars parked on the verge. It is waiting for an accident to happen.
11	Support	Support because number of vehicles and people at Airbnb and noise pollution is unacceptable in a residential area.
12	Support	<p>While I support the policy, some amendments/clarifications are desirable.</p> <ol style="list-style-type: none"> <li>1. The policy should specify that short term accommodation is captured by the policy whether provided through an online platform (Airbnb/Stayz, etc.) or through a traditional intermediary.</li> <li>2. Reference to preferred site characteristics being "(a) Location close to, or abutting" be amended to "(a) Location immediately adjacent or abutting"</li> <li>3. 2.1 be clarified to note "The default position is that short stay accommodation is not suitable for residential zones. However, some locations and dwelling types may be suited to short term accommodation in terms of being compatible and complementary."</li> <li>4. The policy be amended to exclude hosted accommodation where: <ul style="list-style-type: none"> <li>• the permanent live in host is also the owner/occupier of the property,</li> <li>• is and remains resident at the property, and</li> <li>• no more than 6 people/guests stay at an individual dwelling/unit.</li> </ul> <p>To clarify, this would exclude what amounts to sub-leasing of a portion of a property (eg. room or granny flat) by an owner/occupier where the owner/occupier remains resident at that property.</p> </li> <li>5. The policy be amended to clarify that development approvals for Short Stay Accommodation will require proposed buildings to meet the usual regulatory requirements, including in most cases a Class 3 building.</li> </ol>