

**Submission Table**

<b>No.</b>	<b>Nature of Submission</b>	<b>Applicant Response</b>	<b>City Response/Recommendation</b>
<p><b>1</b></p>	<p><b>Objection</b></p> <p>We live at XX Calcite Place, across the road from this house, We are not happy about it at all, we don't want the house to be used as a short stay accommodation. It's a very quiet street, kids play out on the road, we don't need or want different people staying for short term who don't care about the street, don't care about all of us living here. We have heard a lot of short term places are used for wild parties, drugs, they don't care when its finished they walk away. Then who cleans up the mess. Have a question, if a wild party does happen, our houses get damaged who fits the bill??? Where the house is, there is only parking for 1 car or maybe 2 small cars in the drive, if they park on the street, it then makes it hard for people using that part of the street trying to get to there houses. We have problems with the building going on, cars trucks parked on the street blocking the view of cars coming around the street. Its hard as they really didn't have any other place to park.</p> <p>To put it We don't want the short term stay as you really don't know what and who you will be getting in the house Worried about the noise,, as it is a very quiet street Worried if things get out of hand who fits the bill of any damages</p> <p>We have been told it affects resale prices of our houses, which I was told the shire does not care about. But we do</p>	<p>Thanks for the opportunity to address your objection in relation to our proposed short-stay accommodation at the aforementioned property address.</p> <p>We certainly understand there is a sensationalised and negative sentiment spread by the media and hotel industry stakeholders regarding Airbnb.</p> <p>Whilst problems can and do happen with short stay accommodation as with any long-term tenant or owner occupier, we can assure you they are extremely rare. We take all reasonable precautions and more to mitigate risk to the property and the surrounding amenity.</p> <p>Our policies and procedures are outlined in detail in our submitted management plan and include comprehensive guest screening, including scrutinising previous reviews, strict house rules including "no event/party/gatherings", quiet time after 10:00pm, checking star ratings, cross referencing social media platforms, pre-booking questionnaires, customised minimum booking security requirements, mandatory government ID submission, prohibited one night bookings, late night cut off periods for "last minute" bookings &amp; more.</p>	<p>The submitted management plan for the Holiday House includes strict house rules surrounding events/parties and antisocial behaviour. Accordingly compliance with this management plan is a recommended condition of approval.</p> <p>Regarding parking concerns, a condition has been recommended that all carparking be contained on site. This condition enables the City to enforce the containment of parking on site through compliance action.</p>
<p><b>2</b></p>	<p><b>Objection</b></p> <p>This is a family orientated street with lots of young children playing in the cul de sac, having a B&amp;B in the street can bring parties and drivers that will not take the care for our children playing outside, We have one of the Best Holiday Villages near by</p>	<p>In addition, Airbnb carries a \$1m USD host protection insurance for each booking in relation to public liability &amp; damages for peace of mind. We would also intend on taking out further third-party</p>	<p>The submitted management plan for the Holiday House includes strict house rules surrounding events/parties and quiet time after 10pm. Accordingly compliance with this management plan is a recommended condition of approval. This enables the City</p>

	<p>to Accommodate Holiday Goers We do not need ones in our Residential Streets, I also work shift work &amp; the neighbours know this &amp; we keep the noise down so we do not upset each other. B&amp;B occupants will not give all of us the same respect, my house backs onto their back door which is 1mtr from the fence which will make it 2 mtrs to our bedroom window</p>	<p>short stay accommodation insurance.</p> <p>With well over 10,000 Airbnb listings in WA, former Head of Airbnb Public Policy Australia has stated only a negligible 0.004% of claims on Airbnb are for amounts exceeding \$1000.</p>	<p>to enforce the management of the property in line with the management plan through compliance action.</p>
<p><b>3</b></p>	<p><b>Objection</b></p> <p>Being the affected landowners, we would like to state that this area that we live in, is a family-orientated, residential one, with a lot of young families living here. And we feel that it would be in the interest of all families here, including us, that this property be occupied by someone on a long-term basis, rather than a short stay. We have concerns over who our neighbours are going to be, with them frequently changing, as it is going to be a short stay accomodation.</p> <p>Thankyou for giving us the opportunity to comment on the proposed short stay accomodation at the said property. We would appreciate if you would take our comments into consideration.</p> <p>Thankyou</p>	<p>The property comes with two allocated garage parking bays and these would be clearly stipulated as the only parking available with street parking strictly prohibited.</p> <p>From our many additional years' experience in the long-term traditional leasing industry, I can confirm that typical applicant screening is far less thorough and once a tenant signs a lease, they have far more rights to a property than a short-term guest. It often takes weeks of legal process to get a court date with a magistrate to evict a troublesome tenant, VS a very straight forward process with short stay accommodation.</p> <p>We can assure all neighbours of our best intentions and would be willing to provide our contact details should any issues arise so they can be dealt with swiftly.</p> <p>Airbnb delivers an astonishing \$155m to WA's economy each year, supporting 780 jobs (as of 2015/16 statistics) and growing. Guests spend locally at cafes, restaurants, shopping &amp; entertainment precincts allowing suburban areas to thrive where they otherwise wouldn't with traditional inner-city and other limited accommodation options.</p> <p>We would be grateful if you would consider the</p>	<p>It is acknowledged that the proposed land use is transient and the number of persons coming to and from the property is not consistent with a normal single house. This has been proven and upheld at the State Administrative Tribunal (2019 WASAT75).</p> <p>The applicant has included a minimum of two-night's stay to reduce this impact on the existing residential amenity. The City has further recommended this be conditioned to ensure any breach of this commitment can be enforced through compliance action.</p>

		above information and we would also be receptive to collaborating on any further reasonable protocols we could implement to ensure the peaceful and quiet enjoyment of the neighbourhood together.	
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