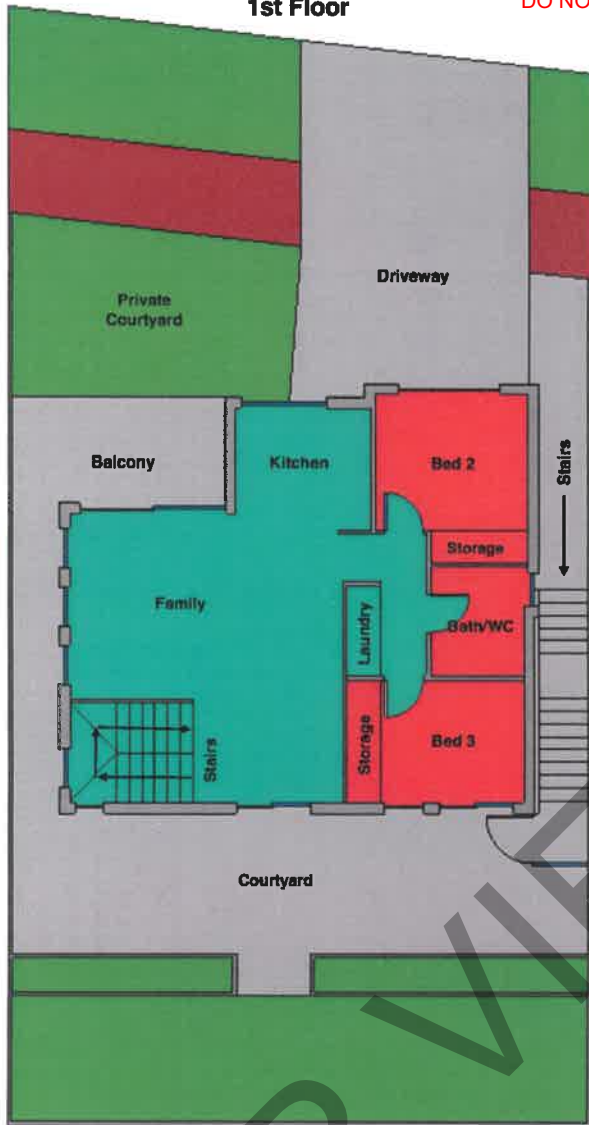


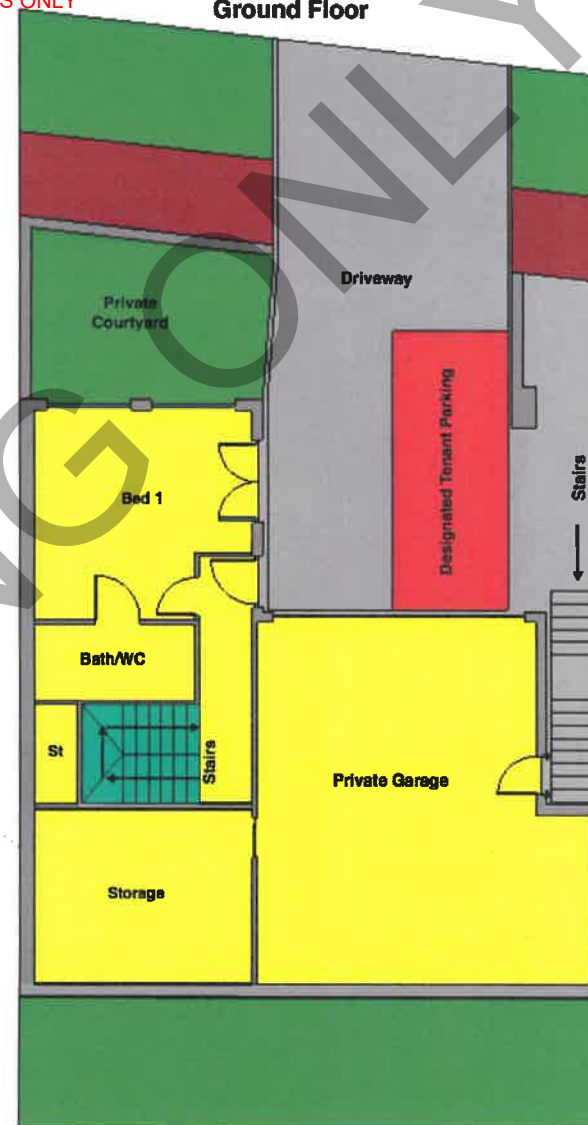
19 Preston Pt Rd - Floor Area Plan

DO NOT PRINT - FOR VIEWING PURPOSES ONLY

1st Floor



Ground Floor



RECEIVED
 27 FEB 2019 P 0:13 - 19
 PLANNING APPLICATION
 DATE

Key - Floor Areas		Total Floor Area (excl Private Garage)	127.24m ²
	Private Residence Zone	51.84m ²	Private Garage 51.45m ²
	Common Zone	50.76m ²	
	Tenant Zone	24.64m ²	



SCALE



COUNCIL TAKES NO RESPONSIBILITY FOR ACCURACY AND SCALE OF PLANS



Town of East Fremantle
135 Canning Highway
East Fremantle

19 Preston Point Road
East Fremantle

21st January 2019

To the Town of East Fremantle Planning Department,

Submission Statement for 19 Preston Point Road

Please find enclosed a Development Application for a Change of Use from *Residential to Unlisted Use 'Short-Stay Accommodation'* (SSA) at the property 19 Preston Point Road East Fremantle. I am seeking this approval to meet council requirements to formally register and operate an SSA from this address.

The property is a split-level building and, as the owner, I live on-site on the ground floor in an adjoining self-contained living space. This offers the convenience of on-site management but with complete privacy. There is independent access to the living areas for both guests and owner. The double carport is shared, with one bay allocated as designated guest parking as pictured in supporting documents.

The property is a two-bedroom, one-bathroom luxury accommodation that can be described as a contemporary, fully-furnished space accommodating a maximum of four people at any one time. The double and twin bedrooms are designed for a family of two adults and two children. It features large outdoor and indoor open plan living, a fully equipped kitchen with state-of-the-art appliances, lounge, dining and laundry with all linens provided. The modern space offers an executive style, home away from home experience with all the modern creature comforts of reverse cycle air-conditioning, smart TV's, security system, intercom and NBN internet. All building compliance recommendations are met, and emergency and evacuation procedures are clearly indicated to guests.

Guests would arrange their stay at the property through recognised commissioned brokers. This will allow the backing and support of professional companies to both the guests and owner. To protect the property owner, agreed set terms are a condition of use. For security, these include guest screening protocols and providing verified government identification. Also, general terms include stipulations such as the number of guests allowed at any one time as well as guidelines around noise, prohibiting functions (weddings or parties) or pets. These arrangements are designed to mitigate potential issues or inconvenience for surrounding neighbours. Security deposit and cancellation policies also deter potentially troublesome guests and allow the owner to immediately and effectively manage any adverse impacts should they arise. Please see the supporting Management Terms and Conditions document for details.

The property quality, design and price point are aimed at attracting a premium guest. However, any breach of Terms and Conditions could result in a refusal by the owner for any potential guest to access the property, immediate termination of stay or loss of fees, charges or security bond. In addition to the Terms and Conditions of the booking providers,

the property will also have independent insurance cover with a policy specifically designed for SSA allowing for multilayered prevention and protection.

I aim to offer a registered and recognised accommodation option to meet the requirements of longer-term visitors (minimum 4 nights – 3 months stays). I foresee that demand may include:

- regional, interstate or international relocations to the area
- executive accommodation for business travel
- family accommodation to those who may prefer a home away from home experience as an alternative to a hotel room or fully-serviced apartment living
- local residents seeking temporary accommodation during renovations etc.

There is a clear demand for this style of accommodation in East Fremantle however this demand is not being met with a choice at the mid-high end level for registered short-term, whole home style living.

The Fremantle area is a popular tourist destination that attracts a large number of visitors. East Fremantle has the quiet charm that appeals to people seeking to be close to the Fremantle CBD but would prefer to stay in a more residential setting. Currently, accommodation options in the area predominantly consists of higher-end hotels, serviced one-bedroom apartments, B&B's or Backpackers. Between the available options of a mid-high end hotel room/apartment and a long-term residential rental lease there is a gap where there is an identified need for short stay holiday/executive self-contained home style accommodation.

Such short-term accommodation would offer a benefit to the existing local businesses and would not compete with the existing hotel or rental market as there is such a point of difference between what this style of service will offer. The price point and executive style of the accommodation in this proposal similarly would not compete with the backpacker/home share market.

I look forward to working with the local council to ensure this short-stay proposal meets the requirements of the Town, neighbours, guests and other local residents.

I understand that council approval would be subject to consideration and that approval would be temporary, after which a new application would require to be submitted annually. I'm aware that approval may be revoked if there are deemed to be any adverse impacts.

Thank you for considering this proposal. Please don't hesitate to contact me should you have any concerns or issues that require clarification. All required documents are included as well as additional documents relevant to our application.

Yours faithfully,



Short Stay Accommodation 19 Preston Point Road

No. Management Plan - Terms & Conditions

As our valued guest, it is our wish for you to have an enjoyable stay. The guidelines below set out obligations, regulations, house rules and information to support your stay with us. These points are further to the agreed terms and conditions of any guests booking agents.

Management Contacts

The property owner will be available on mobile or by email. For all non-urgent matters please call during business hours or email and we will get back to you as soon as practicable. In case of emergency, we are available 24hrs.

Guest's Obligations with Respect to the Property

A guest shall be responsible for the property during their stay. A guest shall take all reasonable care of the property and at the end of the stay shall leave the property including all utensils, fixtures, fittings and equipment, in or about the property in a clean and tidy condition. A guest shall be liable for any extra cleaning, breakages or damage caused to the property or any part thereof or any of the chattels therein that may occur during a guest's occupation of the property and all costs for extra cleaning, repair and replacement thereof shall be payable to the host from the guest security bond. Any such costs over and above the amount taken as a guest bond may be sought by the host through the local court. Any damage or breakage to any part of the property or any of the chattels therein shall be reported to the booking agent or the host as soon as practicable after the damage occurring.

Fire and Emergency

Guests are responsible to familiarise themselves with the emergency and evacuation plan provided on arrival. Both Photoelectric Smoke and Carbon Monoxide detectors are installed. Also provided are a first aid kit, fire blanket and fire extinguisher.

In case of emergency, guests are to alert all occupants, including the downstairs apartment, evacuate the building to the street and immediately contact emergency services on 000.

Emergency: **Fire, Ambulance, Police**
Non-life-threatening situations

Telephone: 000
Telephone: 131 444

Fremantle Police Station
88 High Street, Fremantle

Telephone: 94301222
Hours: 24 hours, 7 days week

Fremantle Fire Station
20 Phillimore St, Fremantle

Telephone: 9335 6262

Fiona Stanley Hospital
Public Emergency Department
11 Robin Warren Drive
Murdoch

Telephone: 6152 2222
Approx. 12 km
Minute Drive 15-20 mins

Parking

Designated off road guest parking is provided on the premises for one vehicle only. This bay is situated to the left-hand side of the carport driving in. There is allocated council street parking bays for any non-resident visitors. Please act in accordance with the council signage. No vehicles are to be parked on the council verges (grassed areas).

Noise & Neighbours

Noise and music should not impact any other property or persons and noise levels are to be respectful at all times. There is to be no outdoor entertaining after 10 pm. Noise complaints and anti-social behaviours may result in immediate eviction and security bond deduction.

Guest's Property & Security

All personal belongings, vehicle and any other property of a guest shall be at the risk of the guest at all times and the host accepts no responsibility for any loss or damage.

We advise guests that they should keep their vehicle locked at all time and any valuables out of site. It is guest responsibility to ensure the property is secured during their stay. CCTV cameras are situated in both the carport and at top of the external access staircase.

Guest Numbers and Functions

A guest may only allow the property to be occupied by the number of persons nominated in a guest's application or the booking confirmation, whichever is the lesser. The host reserves the right to refuse occupation of the property to a guest if the number of people intended to occupy the property is not observed at all times and may result in immediate eviction.

The property is not to be used as a function venue eg. for a wedding or party. If evidenced, functions may be closed down immediately and may result in security bond deduction and immediate eviction in addition to consequences consistent with applicable local laws.

Description of the Property

All information in respect to the property is believed to be correct at the time of the publication, however, all details are subject to change by the host without notice. The host will not accept any responsibility for any alterations to the property beyond the host's reasonable control including damage caused by extreme weather conditions, breakdown of appliances, wiring, plumbing, invasion of pests, or any act or omission on the part of the host causing loss, accident or injury to a guest or any one or more of them.

Waste Management

There are two council bins provided for use and located out the front of the property.

Yellow Bin Lid is for Recycling

Green Bin Lid is for Food, Garden and General Waste

No Hazardous material is to be disposed of at these points.

Waste collection is weekly on Friday's, please ensure bins are placed out on the verge by Thursday night if not already done so by the owner on site.

Clear instruction of council guidelines for waste management is posted at both waste management points, internal and external. No large items are to be left by a guest that cannot fit in the bins provided. These must be disposed of by the guest in accordance with the local regulations at the designated disposal depot, see address below. Any bulk rubbish left on the premises by a guest will need to be disposed of by the managing agent or owner and costs recouped from guest security bond.

REGIONAL RESOURCE RECOVERY CENTRE

350 Bannister Road, Canning Vale, WA, 6155

PH: +61 8 9256 9555

Website: <https://smrc.com.au/about-us/>

Opening Hours: Monday – Sunday 8am – 4pm

Pets

Guests are not permitted to have any animals on the premises at any time. If pets are found to be at the property then the host reserves the right to immediately evict a guest and may deduct costs to cover extra cleaning from the security deposit.