



City of Belmont

Tabled Attachments

Agenda Briefing Forum

Held

19 March 2019





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19/03/19

Item 12.1 refers

Tabled Attachment 1

Change of Use from Multiple Dwelling to Use Not Listed – Short Stay Accommodation at Lot 26, Strata Lot 1, (1/21) Stanley Street, Belmont Presentation



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19 March 2019

Item No 12.1

**Change of Use from Multiple Dwelling to Use Not Listed – Short Stay
Accommodation at Lot 26, Strata Lot 1 (1/21) Stanley Street, Belmont**



Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings

LEGEND

METROPOLITAN REGION SCHEME RESERVES

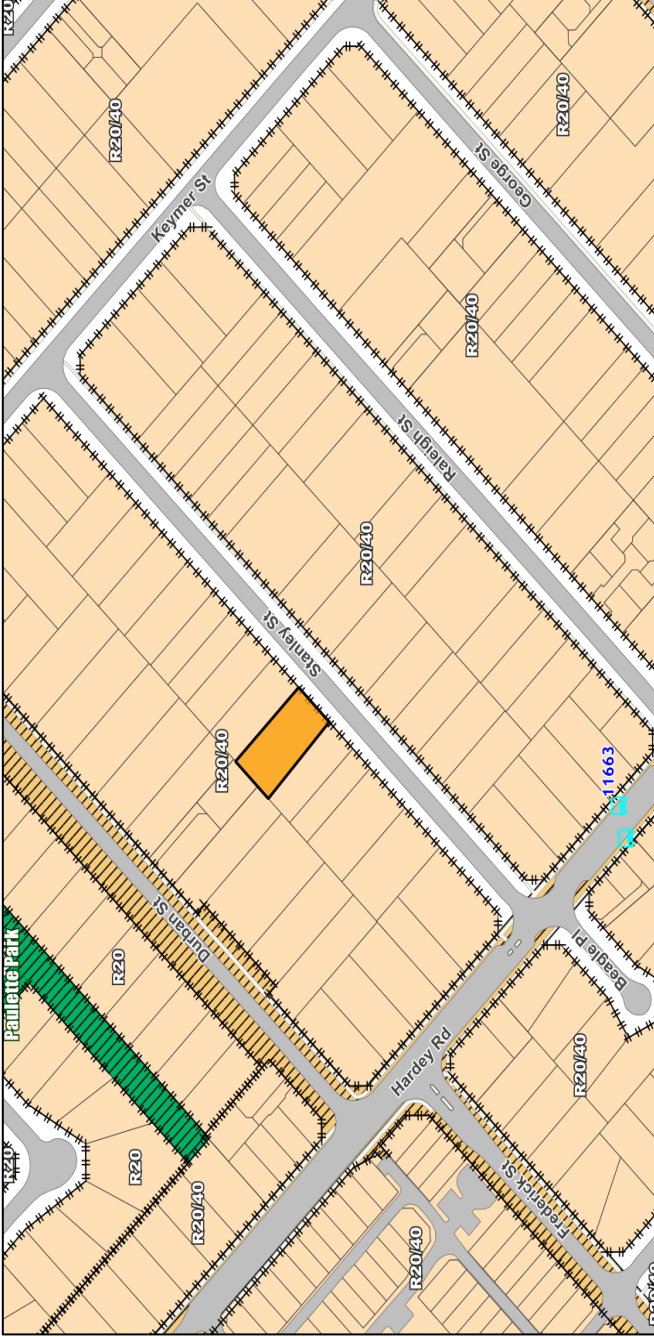
- PARKS AND RECREATION
- PUBLIC PURPOSES - COMMONWEALTH GOVERNMENT
- HIGH SCHOOL
- RAILWAYS
- WATERWAYS
- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

- CIVIC AND CULTURAL - DENOTED AS: CIVIC AND COMMUNITY CENTRE
- PARKS AND RECREATION - DENOTED AS: WATER SUPPLY SEWERAGE AND DRAINAGE
- PUBLIC PURPOSES - DENOTED AS: AMBULANCE DEPOT
- AD
- TEL
- PS
- WPT
- WESTERN POWER
- TRANSPORT DEPOT
- LOCAL ROADS
- MAJOR DISTRIBUTION ROAD

LOCAL SCHEME ZONES

- COMMERCIAL
- INDUSTRIAL
- MIXED BUSINESS
- MIXED USE
- PLACE OF PUBLIC ASSEMBLY - DENOTED AS: CHILD DAY CENTRE
- PRIVATE SCHOOL
- RACE COURSE
- PLACE OF PUBLIC WORSHIP
- RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
- RESIDENTIAL AND STABLES
- SERVICE STATION
- TOWN CENTRE



Aerial of Subject Site



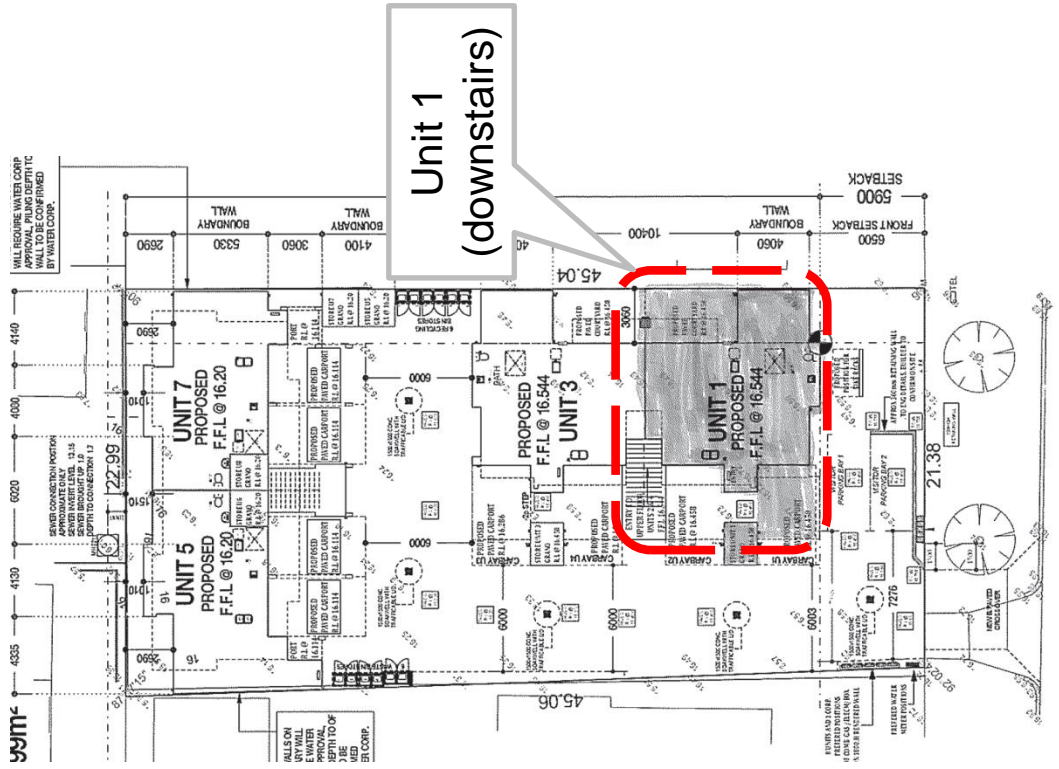
Subject Site



Unit 1
(downstairs)

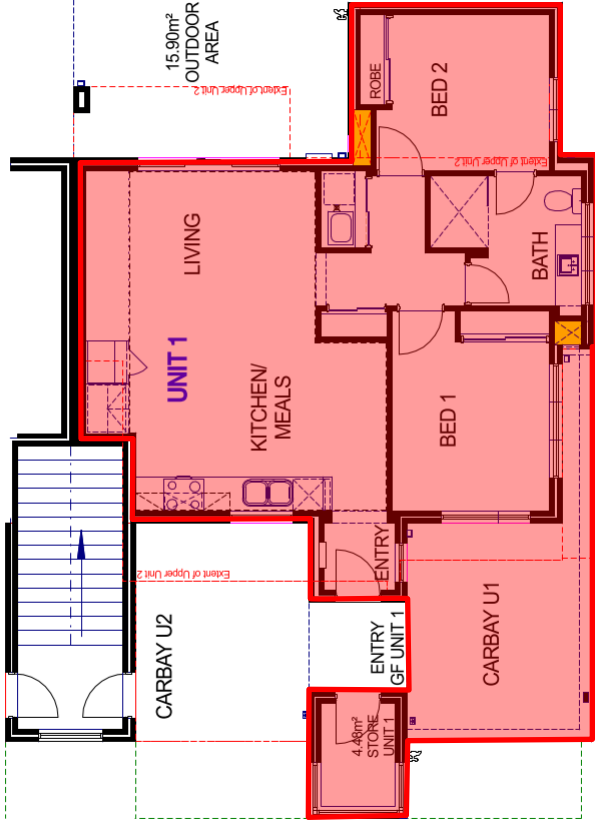
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Site Plan



Proposal

- ❖ Unit 1 will be used for Short Stay Accommodation.
- ❖ Maximum four (4) tenants at any one time.
- ❖ Guests are expected to utilise the allocated car parking space for Unit 1 (carport) only.
- ❖ The minimum duration of stay will be one night.
- ❖ Property Management Plan has been provided outlining expected guest behaviour and rules to be implemented.



Unit 1 Floor Plan

Property Management Plan

- ❖ Introduction
- ❖ Guests
- ❖ Noise and Behaviour
- ❖ Complaints Management Procedure
- ❖ Car Parking
- ❖ Safety/Security
- ❖ Rubbish/Waste Disposal
- ❖ Property Maintenance

Property Management plan Unit 1 / 21 Stanley street

Introduction.

Currently 21 Stanley street has run as an air bnb for the last 6 months, without incident. We have a 5 star rating for all completed stays. We have a very high importance that our guest have a great stay. We have a 1 apartment that allows guests to book the complete apartment, with the use of the app. Guest can book any time frame. We are advertised and managed solely via the air bnb application.

Receiving bookings

We use the air bnb app to take applications. Matthew Bruce is the main communicator with Ruth as the back up communicator. When a message is received around booking accounts, we answer any questions specific the guest might have about the property. Once confirmed, we have read and accepted the house rules. We have sent them prior to booking the location details of the apartment. Prior, the email confirmation on the air bnb app is sent to the guest. The guest is informed on how to park and where the property. They have no limit on the length of stay with previous guest staying up to 2 weeks.

Booking Requirement

To assist with the peace and wellbeing of the apartment owners bookings are only accepted from guest with appropriate reviews. We have recently rejected a booking based on age and no booking history. All booking guest have there profile picture previous bookings and reviews reviewed.

Check In / Check out

On check in the guest are supplied a phone number to call should they have any issues. The property has been cleaned prior to the arrival. The property rules are supplied again in the guest booklet. Guest are communicated with after arriving to see if they need any assistance and understand the apartment policy. The apartment is fitted with a digital lock where guest enter the code on arrival. This removes any need for a lock box or external key.

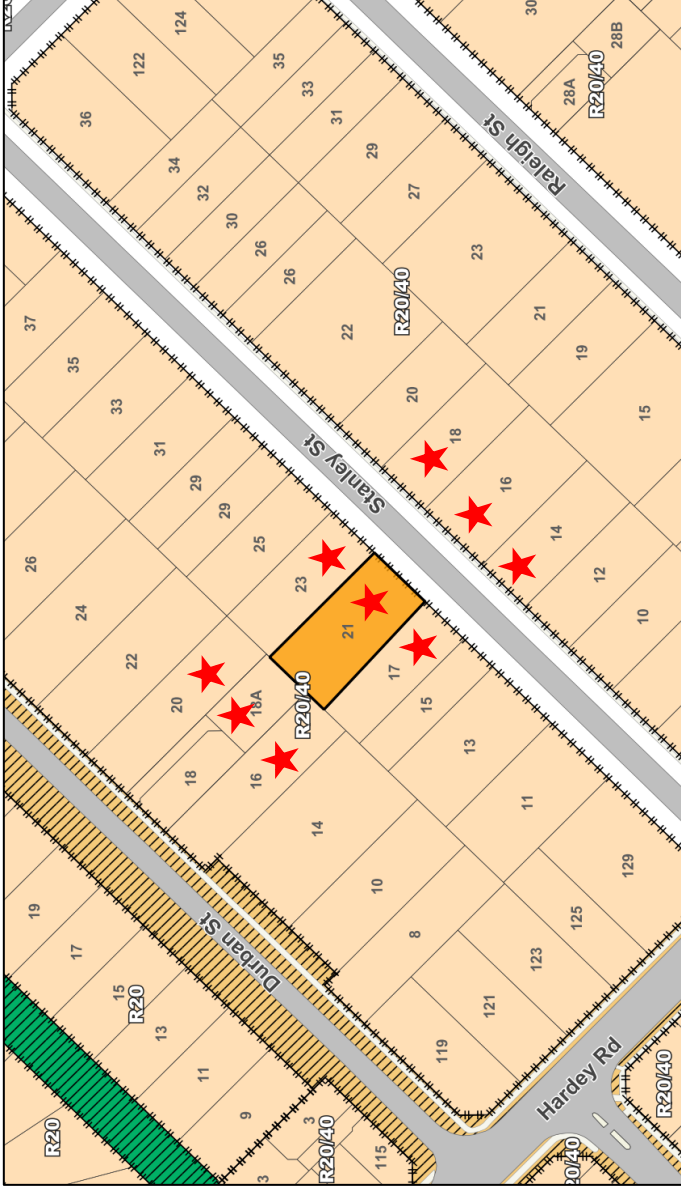
Background

- ❖ The applicant has been operating a 'short stay accommodation' land use since May 2018 without having obtained a development approval from the City.
- ❖ The applicant is seeking to rectify this compliance issue and has submitted a retrospective application for development approval.
- ❖ A 'Bed and Breakfast' was recently approved in Unit 2 which is located immediately above Unit 1 on the site.

Referral Area

2 Objections Received:

- The appropriateness of the land use.
- The management of car parking and bin collection.
- The impact of the use on the amenity of the locality (including noise, and safety and security).
- The lack of legislation to govern short-term accommodation.



Land Use Considerations

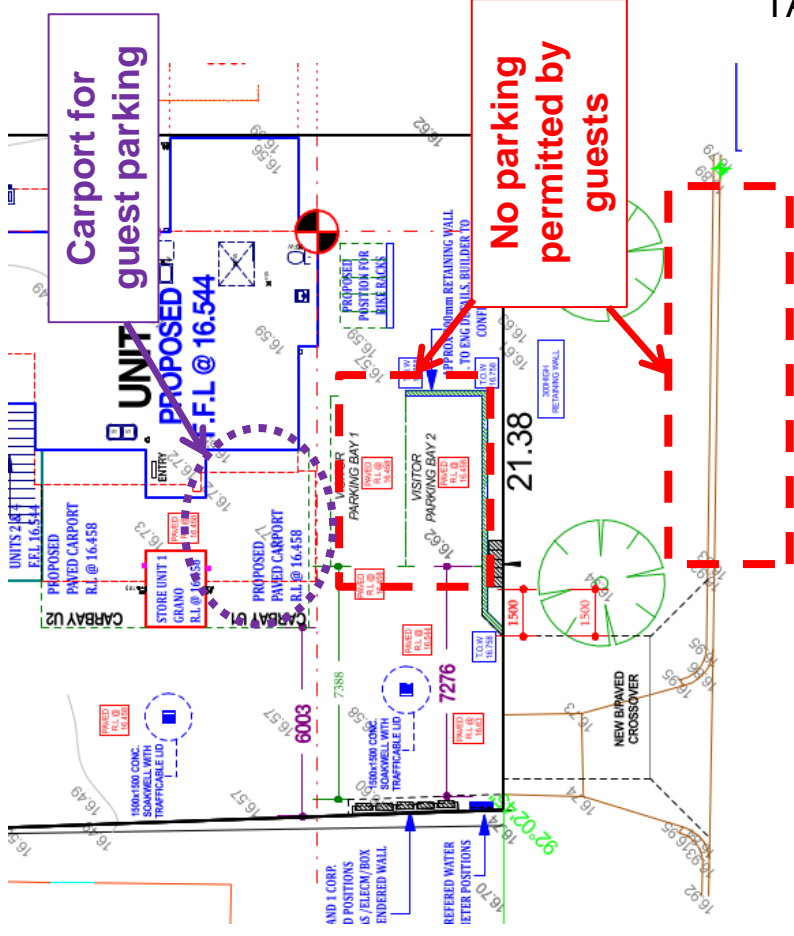
- ❖ The use does not prejudice the ability to provide additional housing and increase population in the vicinity of the site.
- ❖ Though transient in nature, the use will not reduce the residential population base in the area.
- ❖ Given the use only permits a maximum of four guests in a single booking, it will not be dissimilar to the composition of a single household.
- ❖ The application does not propose any alterations or additions to the property which might otherwise detract from the residential character of the area.

Amenity Impacts

- ❖ Functions and parties not permitted.
- ❖ Maximum of four guests at any time (including children). Infants are not added to the guest count.
- ❖ In addition, Property Management Plan to be updated to include:
 - Prohibit checking-in of guests between 10:00pm and 7:00am on any day.
 - Any activities causing a breach of the *Environmental Protection (Noise) Regulations 1997* will result in termination of permission to occupy the property.

Car Parking

- ❖ One car parking bay for each dwelling on site (total of eight bays) and two visitor car parking bays shared amongst the complex.
- ❖ Property Management Plan outlines measures to manage car parking, however to protect amenity of residents amendments will be required to include the following:
 - The carport of Unit 1 is available for guests only.
 - No parking is to occur in the visitors' bays or on the verge of the property.
 - A log book kept to register any vehicles that are to be used by guests and made available for inspection by the City upon request.



Temporary Approval / Parliamentary Inquiry

- ❖ Short-stay accommodation approvals shall only be granted on a temporary basis of 12 months at a time.
- ❖ There is a Parliamentary Inquiry investigating the level of regulation required for short stay accommodation. The report is due to Parliament on the 27 June 2019.
- ❖ 12 month period allows the City to consider the findings of the Parliamentary inquiry and to develop a planning framework for short stay accommodation.
- ❖ After the 12 month approval period expires, the applicant/owner will have the opportunity to reapply for another approval. The new application will be assessed against the planning framework in place at that point in time.

Recommendation

- 1) *Approve the application subject to conditions.***
- 2) *Write to adjoining landowners and occupiers.***