



Ordinary Council Meeting 27/04/21

Item 12.1 refers

Attachment 2

Schedule of Submissions

Creating opportunities



CITY OF BELMONT

SCHEDULE OF SUBMISSIONS – Change of Use – Holiday House at Lot 92 (172) President Street, Kewdale (Council Ref 492/2020)

No.	Name & Address	Summary of Submission	Officer Comment
1.	G and J Clark 176 President Street, Kewdale WA 6105	Objection <ol style="list-style-type: none"> 1. Concern that the proposed use devalue the property; 2. Concern that the owner does not live at the property and therefore, no one is hosting the property; 3. Concern that the owner has uninstalled air-conditioning unit without approval and leaving the unit near the verge, which was picked up later in the day; 4. Concern that the owner is storing building materials on 174 President Street, Kewdale; and 5. Concern that the owner was operating the use without approval. 	<ol style="list-style-type: none"> 1. The Property Management Plan and Code of Conduct imposes controls to the activities on the premise to reduce noise impact from the guests. Refer to Officers Comment – Noise Impact section of the report. The property can adequately accommodate parking four vehicles within the property boundary – Refer to Officers Comment – Traffic Impact section of the report. Condition of the approval requires the property is occupied by a maximum of six unrelated guests or one family under a single booking at any one time, which is consistent with the definition of a 'Dwelling' under the Residential Design Codes – Refer to Officers Comment – Character of Locality section of the report. 2. The application is for a 'Holiday House', which is intended for the premise to be used for short-term accommodation without a host/ the owner residing on the subject property. Guests are advised of the house rules in the Property Management Plan and are advised that they may be evicted as a result of any complaint. Refer to Land Use section of the report 3. This concern is not relevant to the consideration of the application. Any items left unattended on the verge are enforced by the City's Ranger Services to ensure compliance with the City's Consolidated Local Law 2020. 4. This concern is neither relevant to the subject property nor the application. This matter has been investigated as a compliance matter and raised no further concerns. 5. The owner was instructed by the City to cease operation and advertising of the use until planning approval has been issued.
2.	B Yu 174 President Street, Kewdale WA 6105	No objection	Noted.
3.	D and L Morgan 170 President Street, Kewdale WA 6105	No objection	Noted.