

Almondbury Rd  
Mt Lawley  
6050  
18.02.13.

Dear Mr Steven De Piazzi

**Re: NO. 69 (LOT: 101 D/P: 67440) BREWER STREET, PERTH - CHANGE OF USE FROM OFFICE TO UNLISTED USE (SHORT TERM ACCOMMODATION)**

Further to the concerns by neighbours for the application of 69 Brewer St, I would like to address their concerns:

**Car Parking**

- Parking is insufficient and should be to requirements, finding parking in the area is already difficult for existing premises in the street.

**Answer:**

**We have submitted our proposal after consultation with City Of Vincent, and according to the council fulfill the criteria. (We can increase our car park spaces by parking in tandem should we require additional car parking spaces). Please Note- Many guests do NOT have private cars. If the premises remained offices the people working at 69 Brewer St would also be parking their cars either parking bays or on the street .**

- There is no location provided for taxis or private car transfer for new arrivals and departures. There is concern that adjoining properties driveways will be used for such purposes and this is not acceptable.

**Answer:**

**There is parking in front of the premises which is for all public to use. Drop off can also be via the rear entrance.**

- Access to public transport from the premise is subjective and dependant on the type of occupants staying (age, mobility, etc). Therefore it is not considered an adequate solution to the shortfall in parking proposed.

**Answer:**

**Guests staying at inner city accommodation are likely to walk into the city, many guests (from my experience will not even have a car.) the premises is in easy walking distance to Beaufort St where frequent bus services are in operation.**

**Short Term Accommodation**

- Due to the nature of Short term Accommodation there are security concerns relating to numerous different people constantly moving through the premise and surrounding area. It is considered that due to the short term occupancies the occupiers are less likely to respect the local area, and this could result in both social and environmental issues emerging from the subject premise.

**Answer:**

**Most guest will be in Perth due to business, the accommodation offered will be of a high standard thereby targeting the business market not the backpackers market. They would bring revenue to the area and would not be considered disrespectful to the area as the writer suggests.**

- While stated in the applicants proposal that a manager will be on site at all times, there is concern that due to lack of facilities that this will not be the case. In particular there does not appear to be any cooking facilities in the kitchen, no space for dining, and while stated by the applicant that the manager will have their own bathroom, the plans provided are contradictory to this. All of these points add to the question of commitment to a full time residence being provided for the manager and the commitment to a full time manager.

**Answer:**

**Yes a full time manager will be residing full time at the premises. They will have their own bathroom (the bathroom is already in existence and requires an additional shower, there is space for this to be included) ; The manager will also have private bedroom and small lounge.**

**There is a kitchen, this will be exclusive to the manager, a cooker will be installed, along with a fridge freezer, whilst not huge it will be adequate. The dining table will be adjacent to the kitchen, as well as an additional table in the lounge /dining area, therefore the plans are not "contradictory " in any form as the writer suggests.**