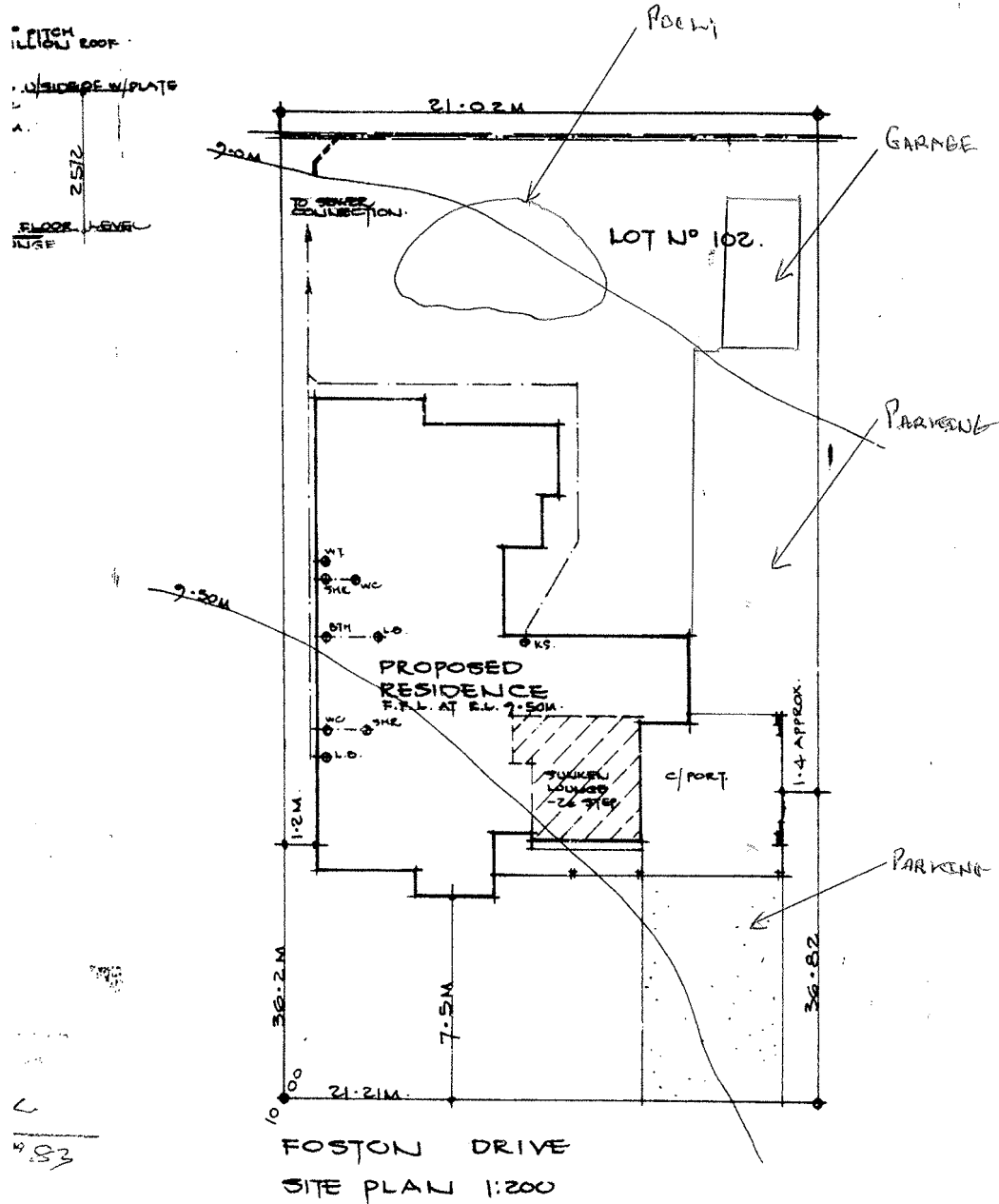
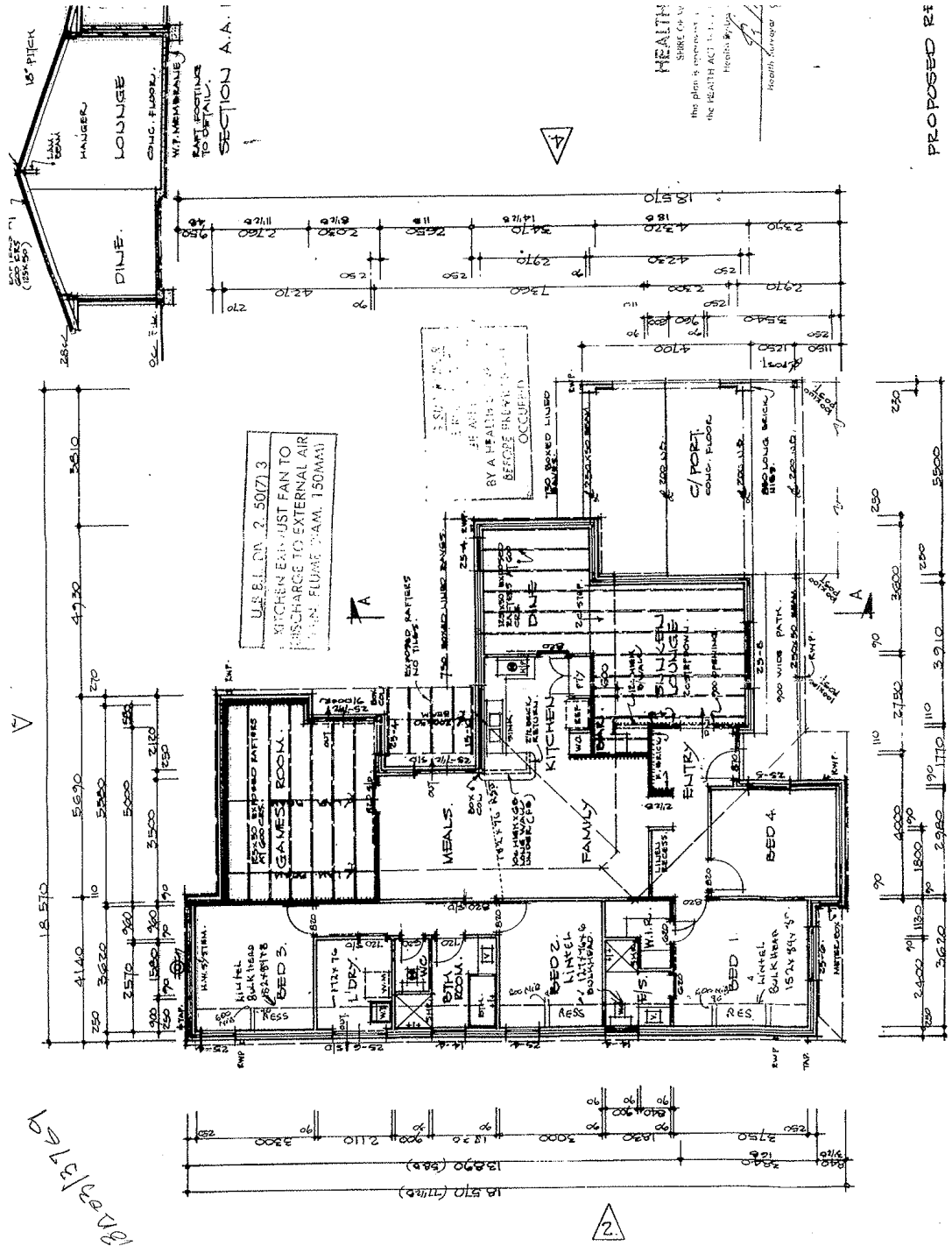


ELEVATION 4



AL CONDO HOMES. BUILDERS.
 175 MAIN STREET
 OSBORNE PARK TEL 344 3695.



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PO Box 31
Joondalup DC
Joondalup
WA 6919

Approvals, Planning & Environmental Services
City of Joondalup
Administration Centre
Boas Avenue
Joondalup
WA 6027

20th July 2006

Attn: Remajee Narroo
Planning Officer

File No.: 20415
Application No.: DA06/0366

Dear Mr Narroo,

Thank you for your fax. and the summary of objections raised with regard to my planning application.

I will respond to the points as they appear on your summary.

1. Concerns regarding the noise would be generated around the property's swimming pool by people on holidays during the evenings on weeknights.

There are currently four other swimming pools in the immediate vicinity of the property, three of which adjoin this property's back yard and the fourth that is located two houses away.

All those residences regularly use their swimming pools on summer evenings during the week.

2. Reservations about having high volumes of strangers through the property from a security point of view.

17 Foston Drive is a self-contained property that does not share access with any other property. The rear and side boundary fences are high enough to afford privacy and security for both this property and neighbouring residences. (In fact the owners extended the fence height at their expense shortly after moving in to the property in order to increase security). All properties in the street have an open aspect, allowing access from the street by anyone.

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3. The proposed short stay residential is not in keeping with the community spirit of this area.

This is predominantly a family neighbourhood which is exactly what the envisaged visitor wants and which the owners would encourage.

4. Impact on the residential amenity values currently enjoyed within this locality. While it is likely the value of 17 Foston Drive will increase, it is equally likely the real estate values of the surrounding neighbours will decrease.

There is no evidence to support a change in real estate values of neither 17 Foston Drive nor the neighbouring properties.

No modifications to the appearance of the building or garden, signage or marked car bays are required, and the property will be similar to any other investment property, which is tenanted. It will retain the appearance of the remainder of the street.

5. The type of use proposed by the owners is not suitable for a low-density single residential area.

As previously stated, the owners aim to provide family accommodation in a family neighbourhood.

6. Short-term accommodation is well catered for along the Hillarys oceanfront area and the surrounding oceanfront.

Whilst there is much holiday accommodation along the Hillarys oceanfront and surrounding areas, not all people want resort or bed and breakfast style accommodation.

New migrants especially, want a typical Australian residential area in which they can quickly settle and establish a family routine close to local amenities including schools. They require fully furnished accommodation whilst they find a home of their own and their belongings arrive in Perth. It is often too expensive for a family to stay for 6 - 8 weeks in resort accommodation, whereas unfurnished homes usually have a minimum 6-month lease with the added cost of buying/hiring furniture and household items for a short term.

7. The safety aspect is particularly of concern if the use of the property is changed from residential use.

The owners do not understand what possible "safety aspect" is of concern. The property has compliant swimming pool fencing, excellent security and smoke detectors.

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If it is implied that neighbours' safety may be compromised, there is no difference between this property having tenants or owners in residence. Surely every person is responsible for the safety and well being of themselves and their families?

8. Even if parties or functions are not allowed by the current owners, the noise level of short-term tenants is generally higher, particularly those enjoying a holiday.

As previously stated, the property is ideally equipped and intended for families. All properties surrounding 17 Foston Drive are currently family homes. Indeed, when the owners lived in the property, theirs was the only one in the immediate area without children and the associated noise.

9. The proposal is likely to be booked during school holidays and the noise level from the tenants will be increased significantly during this time.

Please see the previous response. As there are two schools located on Doveridge Drive servicing the local community, during school holidays those children are also at homes within the local area rather than on-site.

10. There will be increase in traffic flow and associated noise pollution in what is a quiet residential street. In addition, the proposed use may result in parking on the street. The residential area features many younger children, preschool and primary age groups.

An increase in traffic flow is strongly disputed. It is anticipated that a family group will have a maximum of either one or two vehicles parked at the property, which is more than adequately catered for and which represents fewer vehicles than several neighbouring properties.

Mr R Narroo from C.O.J Planning Department has visited the property and he will confirm that there is secure parking for at least three vehicles through the enclosed carport to the rear of the property, two additional car spaces inside the remote-controlled carport and a further two car bays on the front driveway.

There will be absolutely no need for street parking whereas many other vehicles (including those belonging to surrounding properties) are consistently parked on the street verges.

As previously mentioned, all houses in the vicinity have an open frontage. Foston Drive is the main thoroughfare from Glengarry Drive to Doveridge Drive and is used for access to both St. Stephen's School and Glengarry Primary School. It is also the only street giving access to Hayfield Way and Alfreton Way.

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The nature of the street requires that adults should accompany younger children at all times.

11. Use of website advertising method doubts about the potential client base.

The owners find it difficult to understand concerns regarding the potential client base. The Internet is used Worldwide for many types of booking, including accommodation.

The property is an immaculate family home, until very recently used by the owners as their place of residence. They would not want to do anything which could adversely affect their property, which is why a highly recommended and established website has been chosen for advertising.

12. Questions about management control. Back-up structure should problems occur? Noise abuse? Structural damage? General disturbance incurred by nearby residences?

As indicated previously in my correspondence to C.O.J, the owners are happy to provide contact details for neighbours in case of urgent concerns. The use of the property will essentially be the same as for a tenanted property with the advantage of more regular monitoring and maintenance. As previously supplied to C.O.J, visitors will sign an agreement regarding use of the property and consequences of any improper or unruly behaviour. A bond is paid before occupancy.

The owners want to avoid unpleasant situations and have therefore followed a template used by many other property owners who are already successfully providing this service throughout the World including Western Australia.

In conclusion, the owners understand the concerns raised by neighbours, especially in light of the large "Proposed Development" sign that C.O.J required to be erected on the property.

The application process has taken 12 weeks to date and seems complicated for what is essentially still a residential property for rental.

If a "Change of Use" stays with the property even if it is sold, would the issue of some sort of licence to operate a business from the property be a more acceptable and practical solution to C.O.J ?

We would like to make it clear that our intentions are simply to offer much needed residential accommodation to families, especially those visiting Perth for more than a few days, and new migrants seeking a fully furnished and

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equipped property that represents better value, exclusive use and more space than a typical holiday resort.

In this respect, they are looking for exactly the same as any other tenant except that the property will be furnished and the "leased" period will be shorter.

I understand that if this application goes before Council, then a briefing session will be held before the meeting.

I would like to be invited to the relevant briefing session.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'K. Hope', with a stylized flourish at the end.

Karen Hope.