

**Submission from Deb La Rosa, owner/operator of Bremer Bay Accommodation.**

There are a number of aspects of the draft policy that need adjustment given my experience in the holiday rental industry in Bremer bay. They are as follows:

- Maximum number of occupants set at 6 is too few. Many houses are set up to handle more and currently so do without complaint. The majority of houses are set up to have more than 6 people.
- Allowance needs to be made for the new years period in particular given the high numbers of visitors throughout the townsite at this time.
- The parking bay limitations in the policy may be too restrictive and perhaps should be handled by limiting the number of available bays available in the Property Management Plan, communicated to the tenant.
- The signage needs to be at least 50cm<sup>2</sup> and consideration should be given to allowing reflective signs.
- Hardwired exit lights are excessive.
- I have provided our terms and conditions and would appreciate it if the draft 'Code of Conduct' could reflect our terms and conditions.

Yours sincerely,

**Deb La Rosa  
Bremer Bay Accommodation  
Freeman Drive, Bremer Bay**

**Holiday Home policy comment received in interviews with Max Wellstead, Claire Hunter & Lorraine Treeby**

1. Should consider if it applies to Rural zoned land and clarify if it does not apply to tourist accommodation proposals.
2. Need to investigate if exit lighting is required and if it needs to be to be hardwired
3. Consider talking to Tony Stanich about paper bark hut and re-erection at Max Wellstead's.
4. Question caravans on private property during summer with additional impacts on parking, effluent disposal and the fact that people are dodging the caravan parks.
5. Consider making a comment in the background that people expect more noise and activity in the summer period and Easter.
6. Consider in property management plan the first port of call for complaints after 10 o'clock call police, next morning call property manager.
7. Tie car parking to the number of adults and adjust definitions to no more than six adults.
8. Need to find more information on whether you can have a fire outside and amend code of conduct appropriately

## Charmaine Solomon

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**From:** Wendy Bradshaw <wendy.bradshaw@reachnet.com.au>  
**Sent:** Thursday, June 18, 2015 12:00 PM  
**To:** Craig Pursey  
**Cc:** Peter Bradshaw  
**Subject:** local planning policy No 20  
**Attachments:** Bremer house with boards 001.jpg; SDC10061.JPG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Craig

Good to talk with you this morning.

As discussed, we have a holiday home that is used for short term holiday rental at 8 Murphy Place, Bremer Bay. The house has 4 bedrooms which includes 2 bedrooms with queen size beds, 1 bedroom with 1 double and a double bunk and 1 bedroom with 2 single beds.

We advertise the house to accommodate up to 10 people.

We would be happy to say up to maximum of 8 adults or 10 with children.

Regarding car parking bays under 6.2.3 I think this needs to be more clearly defined because it is unrealistic to have 4 garages.

Our house has 2 structured parking bays – one car port and one garage.

There is room for extra vehicles at the rear of the block where the garage/car port are located for vehicles to park well off the road verge.

We also have an extended 'roundabout' or in and out driveway that allows easy access without congestion.

Please find attached a couple of photos to try to give you a picture of the yard.

I don't have one taken from the bottom side of the block to show the entire driveway unfortunately.

The best I could find of the back of the block is the first attachment which shows cars parked at the rear of the block and the second attachment shows a front view of the house with a glimpse of the driveway to show context.

Please feel free to contact me if you require further information.

We appreciate your consideration of our perspective on some of the proposed changes to the policy.

Kind regards

Wendy

### **WENDY BRADSHAW**

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