

28 May 2015

Hon Simon O'Brien MLC  
Chairman  
Standing Committee on Environment and Public Affairs  
Parliament House  
PERTH WA 6000

Dear Sir

**Petition No 87 – Guildford Hotel Restoration and Associated Site Development**

We refer to your correspondence of 22 May 2015 and hereby provide a written submission with regard to the issues raised in the above named petition.

We have not taken this matter to the Parliamentary Commissioner for Administrative Investigations (Ombudsman).

As the petitioners, we are proposing the additional use of the site to facilitate residential development as part of a mixed use development, on the vacant and underutilised land behind the Guildford Hotel building.

We are currently retaining and restoring the iconic heritage Guildford Hotel proposed to be open in October / November 2015. The economic viability of the Guildford Hotel is dependent on the mixed use development to the rear of the hotel.

We consider that there are many benefits to allow multiple dwellings in the Guildford Town Centre. To touch a few:

- It will result in an increase in population to support local businesses and to help reinvigorate this important Town Centre
- The increase in population will support and sustain use of the nearby Guildford Train Station
- The development will provide a variety of housing types
- The increase in population will address state level strategic planning direction, which is encouraging increased densities around train stations

We are at advanced stages of formulating a design for the proposed mixed-use building and are acutely aware that the design of any new building must complement the beautiful old Hotel building, whilst also minimising any adverse impacts on the important and valued broader Guildford Heritage Town site.

I would like to highlight that we are engaging with the community, council and all stakeholders on this project and have developed a specific website to disseminate information of our progress. We have also initiated community workshops to gauge the community's views on our proposal.

The following considerations are also submitted:

1. State Housing Strategy
  - a. The State Housing Strategy proposes 60% of housing to be medium and higher density / transit orientated by 2020
  - b. Times have changed as evidenced in the last few years as there has been a visible growth in the preference for apartment living driven by the ageing population and affordability.

2. Sustainability

- a. Sustainability means better use of infrastructure particularly the Guildford Railway Station and less dependence on the car
- b. Guildford's population of 1882 is not sufficient to sustain railway station in the long term – there is a need for population growth in Guildford as attempted by the PTA with the Guildford Station Precinct Workshop in 2005.
- c. Directions 2031 – advocates increased densification changes to R Codes

3. Affordability

- a. The State Housing Strategy also advocated Affordable homes by 2020 for people on low to moderate income
- b. Median house price in Guildford is \$617,500 compared to Perth metro \$534,000 if an alternative is not provided the younger Guildford citizens will not have an opportunity to purchase in their own suburb.
- c. Midland latest release Apartments from \$305,000 to \$485,000

4. Diversity

- a. Diversity of housing types to cater for different types of homes as the Community's needs and circumstances change
- b. The average age of Guildford's population is 42 compared to Perth Metro of 35 – where are the elderly going to go? Guildford will likely lose these citizens if it doesn't provide accommodation that suits their needs
- c. Currently the housing stock in Guildford is 83.9% single houses and 11.1% duplex or villa (95%).

The development of multiple dwellings on the site is in line with broad sustainability principles identified under State and local strategic planning framework, including the provision of appropriately located housing that supports public transport infrastructure and existing services.

It will also enable the provision of residential development within an existing established urban area, thereby minimising potential impacts on the natural environment normally associated with urban expansion.

We trust that the above mentioned matters have clarified our petition, however should you have any further requirements for additional information, please do not hesitate to contact me on \_\_\_\_\_ or via email

Yours faithfully  
**Guildford Activate**

**Luke Martino**  
Co- owner, the Guildford Hotel