This information is provided from TechnologyOne ECM

DEVELOPMENT APPLICATION

Unhosted short-term rental accommodation

284 Marmion Street, Melville WA 6156

Applicant	[redacted]
Land use	Change of use from single house to unhosted short-term rental accommodation
STRA registration	STRA6156QQK29G2Q
Stayz property	Property #20273486
Maximum occupancy	Six registered guests
Minimum stay	Two nights
Application date	14 october 2026

Prepared with reference to City of Melville Local Planning Policy 1.21 - Short Term Rental Accommodation and the City's planning application information requirements.

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

Document Set ID: 7527323
Version: 1, Version Date: 19/10/2026
Print Date: 19 October 2026, 10:26 am

This information is provided from TechnologyOne ECM

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

14 October 2026

Statutory Planning, City of Melville
10 Almondbury Road, Booragoon WA 6154

Dear Statutory Planning Team,

Application for development approval - unhosted short-term rental accommodation
284 Marmion Street, Melville WA 6156

We seek development approval for the continued use of the existing single house at 284 Marmion Street, Melville as unhosted short-term rental accommodation for more than 90 nights within the relevant 12-month registration period.

The premises is registered on the Western Australian Short-Term Rental Accommodation Register under registration number STRA6156QQK29G2Q. The proposal is modest in scale: a standalone three-bedroom family home accommodating no more than six registered guests, with a minimum two-night stay. No building work, external alterations, signage, parties, functions or group events are proposed.

The home fronts Marmion Street, a recognised transport corridor, and is well connected to public transport, shops, services, Fiona Stanley Hospital, Westfield Booragoon, Fremantle and Perth. A bus stop is located close to the property. The site has secure front and rear yards, a security gate and a private driveway capable of accommodating two to three vehicles without reliance on shared access.

The accommodation has operated without complaints. Guests have been families, including regional parents visiting children at boarding school, grandparents attending sporting events, interstate visitors spending time with relatives living in Melville, and families using nearby medical facilities. This established booking pattern demonstrates a genuine local visitor-accommodation role and a low-impact residential character.

We live about 600 metres from the property in Willagee, within the City of Melville. Although this is not the same suburb, short distance enables prompt personal oversight and attendance when required. Guests receive direct contact details, and adjoining neighbours will be provided with a contact number and complaints procedure.

The enclosed operational management plan and guest code of conduct address occupancy, guest verification, quiet hours, parking, outdoor areas, pets, waste, complaints and emergency procedures. I respectfully request the City's approval of the proposed use, subject to reasonable conditions.

Additionally, we request bookings beyond 90 nights may continue while the application is under assessment.

[redacted]

Document Set ID: 7527323
Version: 1, Version Date: 30/10/2026
Print Date: 19 October 2026, 10:26 am

This information is provided from TechnologyOne ECM

Planning justification

1. Proposal

The proposal is a change of use of the existing single house to unhosted short-term rental accommodation. The dwelling contains three bedrooms and 1.5 bathrooms and will accommodate a maximum of six registered guests. The minimum booking period is two nights. Check-in is from 3.00 pm and check-out is by 11.00 am.

The premises will retain its residential appearance and function. No physical development, signage, reception area, events, functions or ancillary commercial activity forms part of this application.

2. Suitability of the location

- The property fronts Marmion Street, a significant transport corridor rather than a cul-de-sac or quiet local access street.
- A bus stop is located close to the property, supporting access to Perth and Fremantle and reducing reliance on private vehicles.
- Supermarkets, cafés, restaurants and everyday services are within convenient walking distance.
- The property has convenient access to Westfield Booragoon, Fiona Stanley Hospital, Point Walter Reserve, Fremantle and Perth CBD.
- The premises is a standalone dwelling with secure private outdoor areas and no shared driveway.

"ADVERTISING COPY ONLY"
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

3. Scale and operating model

The proposed use is deliberately limited to a small residential scale. Occupancy is capped at six guests, stays must be at least two nights, and only guests named on the confirmed booking may stay overnight. Parties and group events are prohibited. The property is marketed to families and guests seeking medical, education-related, sporting, work, relocation and family-visitation accommodation.

4. Local management

The owner/host resides approximately 600 metres away in Willagee, within the City of Melville. This provides a practical level of oversight equivalent to, or better than, many managers located within the same suburb but further from a property. The host is available by telephone during each stay and can attend promptly where remote resolution is not sufficient.

5. Parking and access

The property has a private driveway, with space for two to three cars and a security gate. To maintain a conservative operating arrangement, guests will be directed to bring no more than two vehicles and to park them within the property. Guests must not obstruct footpaths, neighbouring driveways, verges or access routes. The property does not depend on shared access.

6. Residential amenity

Potential impacts are addressed through a binding guest code of conduct, quiet hours from 9.00 pm to 7.00 am, restrictions on outdoor-area use, a prohibition on parties and unauthorised visitors, pet controls, waste instructions and an escalation process for complaints. No complaints have been received during the property's operation to date. All reviews have been 5-star.

This information is provided from TechnologyOne ECM

7. Conclusion

The property's corridor location, public-transport access, private site configuration, conservative occupancy, family-based guest history, close local management and complaint-free operation support approval. The use can continue without unreasonable impact on neighbouring amenity when operated in accordance with the enclosed management plan.

Response to Local Planning Policy 1.21

Policy matter	Applicant response
Location	Marmion Street is a recognised transport corridor. The property is not within a cul-de-sac and is accessible to shops, services and key destinations.
Public transport	A bus stop is close to the premises, with services connecting towards Perth and Fremantle.
Dwelling type	Standalone single house with private front and rear yards, a security gate and no shared driveway.
Minimum stay	Two nights, consistent with the City's preferred operational characteristic.
Guest numbers	Maximum six registered guests, consistent with the City's preferred operational characteristic.
Management	Owner/host lives approximately 600 metres away in Willagee and can provide prompt oversight. This is a minor variation from the same-suburb preference, justified by actual proximity.
Parking	Private driveway accommodates two to three cars. Guest instructions limit use to no more than two vehicles parked on site.
Signage	No external accommodation signage is proposed.
Noise and behaviour	Parties and group events are prohibited. Quiet hours and restrictions on outdoor-area use apply.
Complaints	No complaints received to date. A direct contact and escalation process will be provided to neighbours.
Waste	Guests receive instructions for bin use, waste separation and collection days.
Strata/shared access	Not applicable. The dwelling is standalone and does not share its driveway.

"ADVERTISING COPY ONLY"
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

This information is provided from TechnologyOne ECM

Operational management plan

Premises	284 Marmion Street, Melville WA 6156
STRA registration	STRA6156QQK29G2Q
Owner/host	[redacted]
Primary contact	[redacted]
Email	[redacted]
Contact location	[redacted] approximately 600 metres from the premises
Maximum occupancy	Six registered guests
Minimum stay	Two nights
Check-in / check-out	3.00 pm / 11.00 am

"ADVERTISING COPY ONLY"
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

1. Booking and guest verification

- Bookings are accepted through an established accommodation platform that records the booking party and contact details.
- Government-issued photo identification and a valid payment method or deposit may be required in accordance with the platform and property policy.
- The booking guest must be an adult and is responsible for the conduct of every guest and visitor.
- Only registered guests may stay overnight. Occupancy must never exceed six people.

2. Check-in and check-out

- Check-in is from 3.00 pm. Guests receive property access and house-rule information before arrival.
- Check-out is by 11.00 am. Guests must secure the property, dispose of waste as instructed and return access devices as directed.
- Early arrival and late departure require prior written approval and remain subject to availability.

3. Noise, behaviour and outdoor areas

- Quiet hours apply from 9.00 pm to 7.00 am every day.
- Parties, functions, group events and disruptive gatherings are prohibited.
- Noise must remain at a level that does not unreasonably affect neighbouring residents at any time.
- The rear deck, BBQ area, front garden and basketball hoop must not be used during quiet hours.
- Children must be supervised by a responsible adult in all outdoor areas.

This information is provided from TechnologyOne ECM

4. Parking and access

- No more than two guest vehicles are permitted unless the host gives prior written approval.
- Vehicles must be parked within the private driveway.
- Guests must not obstruct footpaths, neighbouring driveways, verges, gates or traffic sightlines.
- The security gate must be operated responsibly and kept closed when appropriate.

5. Pets

- Pets are permitted only where disclosed and approved as part of the booking.
- Pets must be supervised, remain secure within the property and not create persistent barking or other nuisance.
- Guests must collect and appropriately dispose of pet waste.
- Pets must not be left outside unattended for extended periods.

6. Waste management

- Clear instructions identify the general waste, recycling and FOGO bins and applicable collection arrangements.
- Guests must place rubbish in the correct bins, close bin lids and avoid leaving waste in outdoor areas.
- The host or cleaner checks waste arrangements between stays and rectifies overflow or contamination where identified.

7. Safety and emergencies

- A compliant smoke alarm is installed and maintained in working order. The host will retain appropriate testing and maintenance records.
- The premises has no gas appliances; a carbon monoxide detector is therefore not currently installed.
- Emergency information, the property address, host contact details and evacuation guidance are displayed prominently inside the dwelling.
- For immediate danger, fire, police or ambulance assistance, guests must call 000 before contacting the host.
- Any safety defect reported during a stay will be assessed promptly, with the affected facility withdrawn from use until safe.

8. Complaints management

- Adjoining neighbours will be offered the host's direct telephone number and advised how to report concerns.
- The host will acknowledge an urgent complaint as soon as practicable and seek immediate remote resolution.
- Where the issue cannot be resolved remotely, the host can attend promptly due to living approximately 600 metres away.
- Complaints, action taken and outcomes will be recorded in a complaints register and retained for review.
- Serious or repeated guest breaches may result in termination of the booking and removal of guests in accordance with platform procedures and applicable law.

"ADVERTISING COPY ONLY"
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

This information is provided from TechnologyOne ECM

9. Monitoring and review

- The host monitors guest communications, reviews and cleaning reports for evidence of non-compliance or amenity impacts.
- The management plan and house rules will be reviewed after any substantiated complaint, incident or change to approval conditions.
- The premises will operate in accordance with development approval conditions, STRA registration requirements and applicable local laws.

Complaints management procedure

This procedure applies to concerns raised by neighbours, guests, the booking platform, the City of Melville or another authority.

1. Record the complainant's name and contact details where provided, the date and time, the nature of the issue and any immediate risk.
2. Acknowledge the complaint promptly. If there is immediate danger or suspected criminal activity, advise the person to contact emergency services or police.
3. Contact the booking guest and direct them to stop or rectify the conduct immediately. Remind them of the relevant house rule.
4. Where remote action is insufficient, attend the property promptly or arrange an authorised representative to attend.
5. Escalate serious or repeated breaches through the booking platform. Where necessary, terminate the stay in accordance with platform procedures and applicable law.
6. Confirm the outcome with the complainant where contact details were provided and record all action in the complaints register.
7. Review whether house rules, guest screening or property controls require improvement.

"ADVERTISING COPY ONLY"
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

Complaints register

Date and time	[INSERT]
Complainant/contact	[INSERT]
Issue	[INSERT]
Guest contacted	[INSERT TIME AND METHOD]
Action taken	[INSERT]
Outcome/follow-up	[INSERT]

This information is provided from TechnologyOne ECM

Guest code of conduct

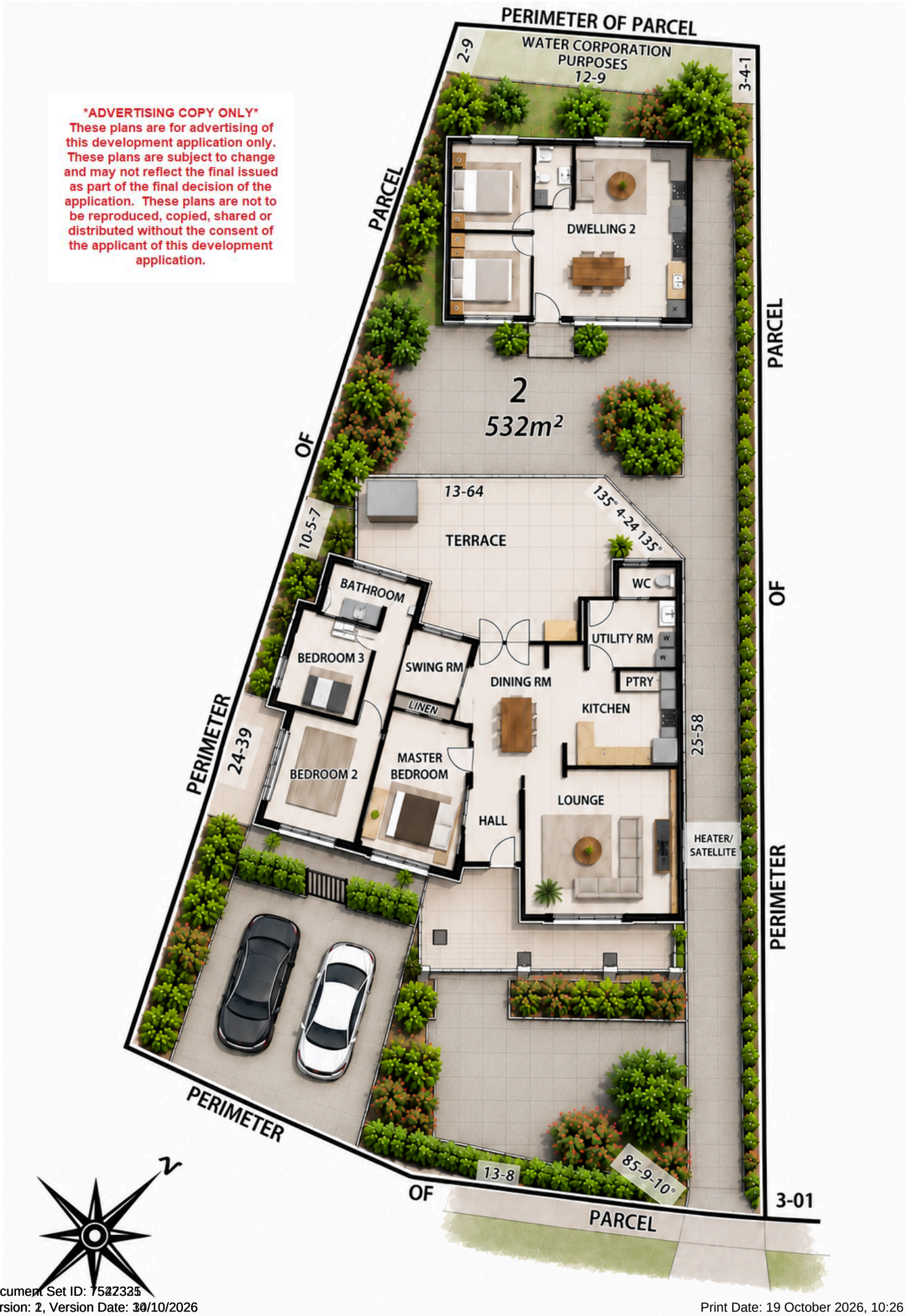
Welcome to 284 Marmion Street. This is a residential neighbourhood. Please help us protect the comfort, safety and privacy of our neighbours.

- A maximum of six registered guests may occupy the property. Only guests included in the booking may stay overnight.
- Parties, functions, group events and unauthorised gatherings are strictly prohibited.
- Quiet hours are 9.00 pm to 7.00 am. Keep voices, music, televisions and vehicle noise low at all times.
- Do not use the rear deck, BBQ area, front garden or basketball hoop during quiet hours.
- Children must be supervised in all outdoor spaces.
- Bring no more than two vehicles unless approved in writing. Use the on-site driveway and never block neighbours, footpaths, verges or access points.
- Approved pets must be supervised, securely contained and prevented from barking persistently. Dispose of pet waste appropriately.
- Place rubbish, recycling and FOGO waste in the correct bins and follow collection instructions.
- Smoking and vaping are prohibited inside the dwelling.
- Report damage, hazards, lost access devices or safety concerns to the host immediately.
- For fire, police or ambulance emergencies, call 000. Then contact the host when safe to do so.
- A serious or repeated breach may result in termination of the booking.

Host contact :Geneveive and Gabriel Lawton | Telephone: 0403001726 | Email: gglawton@hotmail.com

ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.

This information is provided from TechnologyOne ECM



This information is provided from TechnologyOne ECM

PArking for two cars at front of property between fence and crossover



ADVERTISING COPY ONLY
These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent of the applicant of this development application.