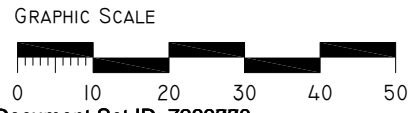


AREAS

Garage	34.62
Dorm	112.76
Dorm	29.48
Dorm	38.34
Home Theater	22.94
Livingarea	33.88
Kitchen	10.6
Entry	18.98
Bathroom	13.78
Bathroom	24.47
Toilet	1.31
Laundry	3.96
Distributor	5.15
Wardrobe	12.23
Wardrobe	20.78
Pantry	1.05
Total	174.33
Built area	196.87



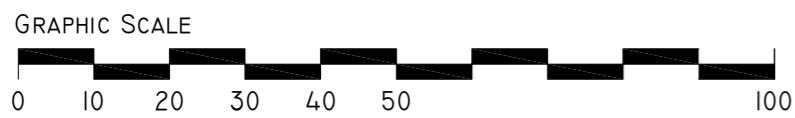
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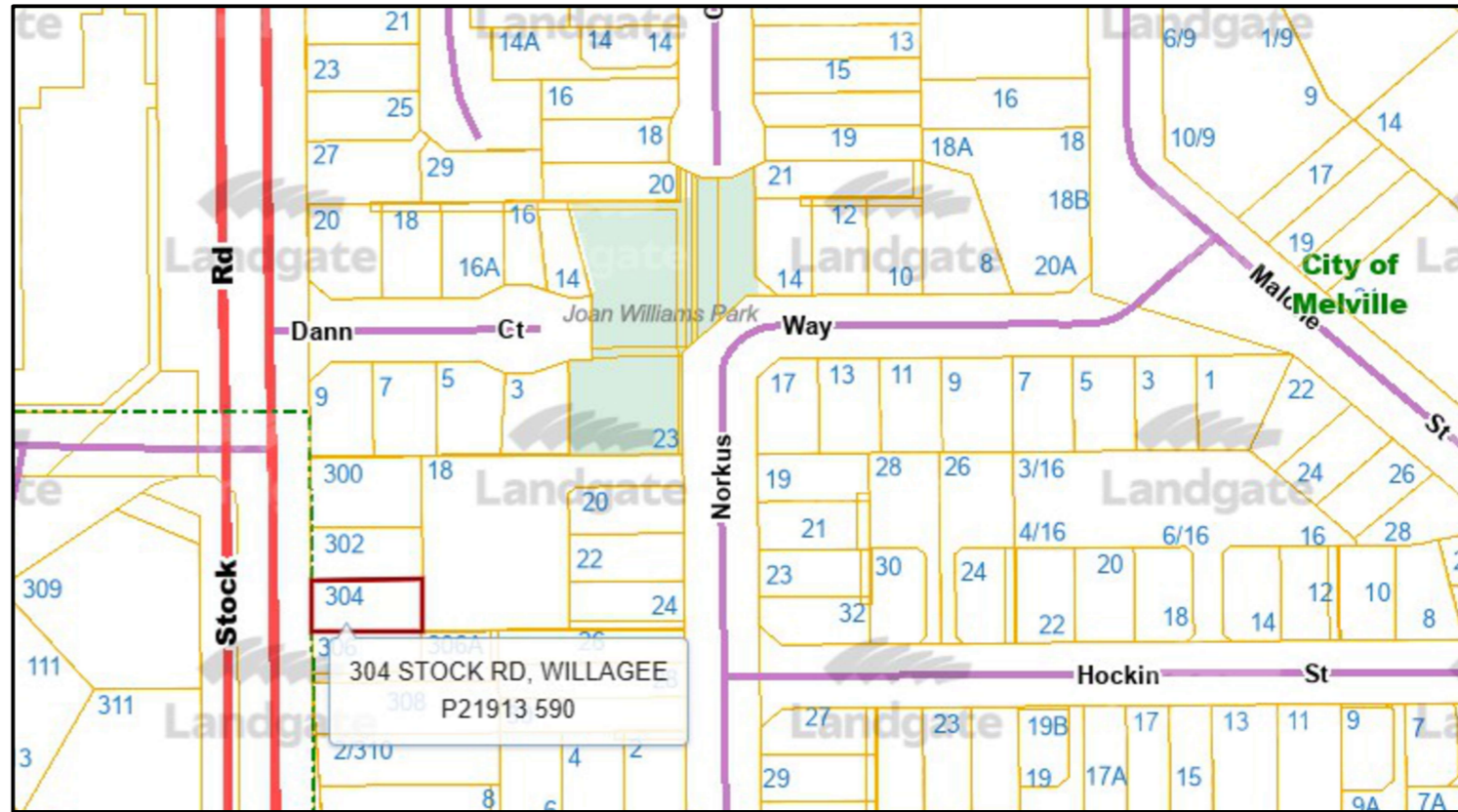
Short Term Stay Accommodation Development Application
 304 Stock Rd. Willagee

03 Floor Plan

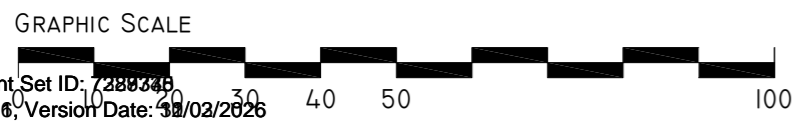
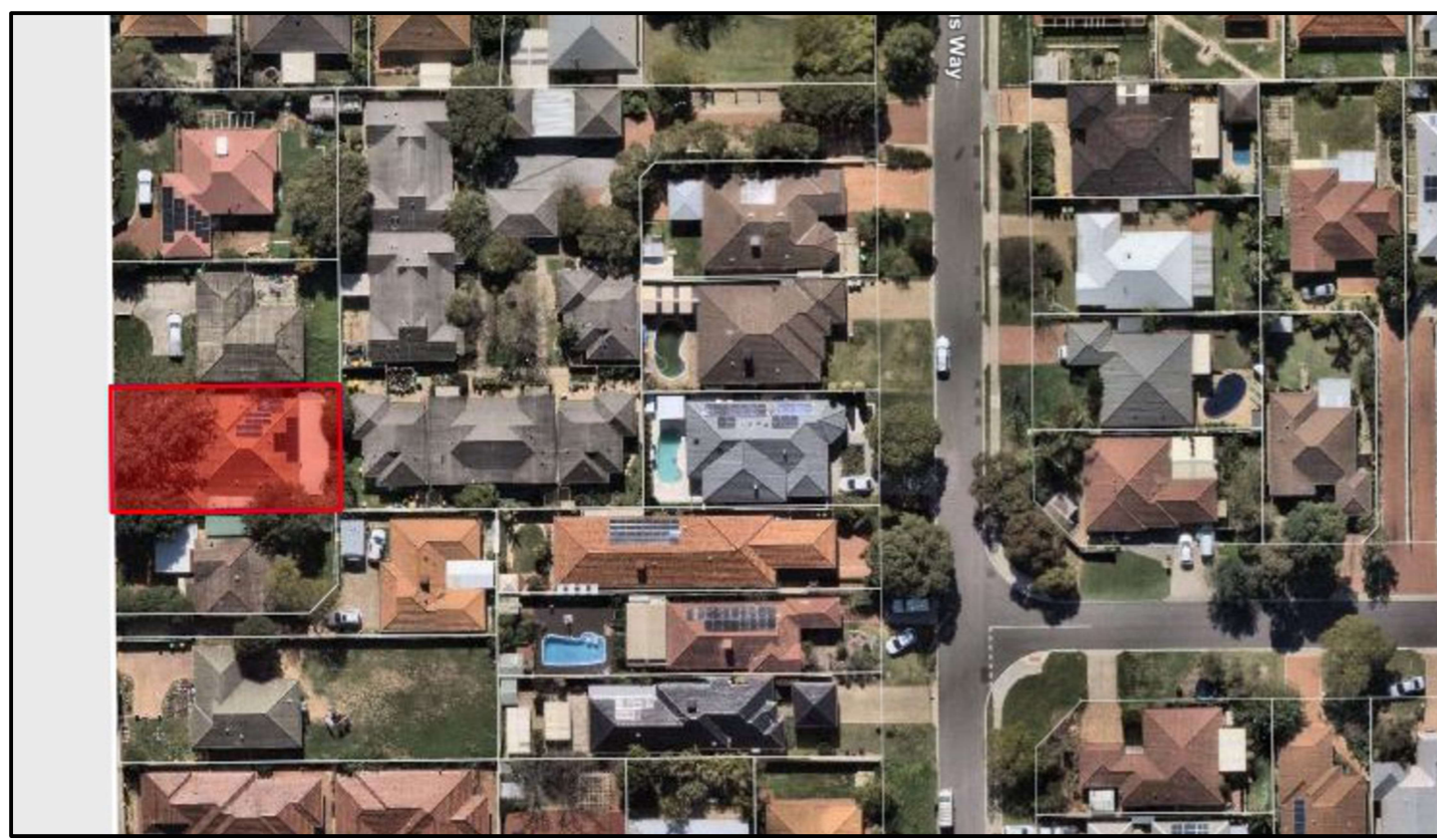
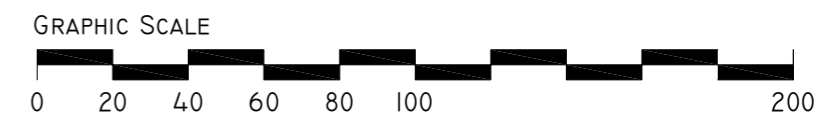
06 February 2026



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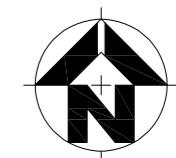


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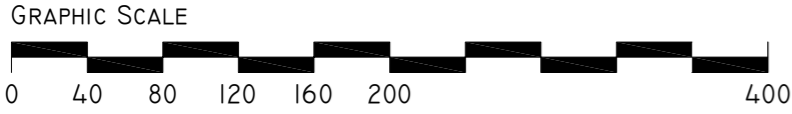
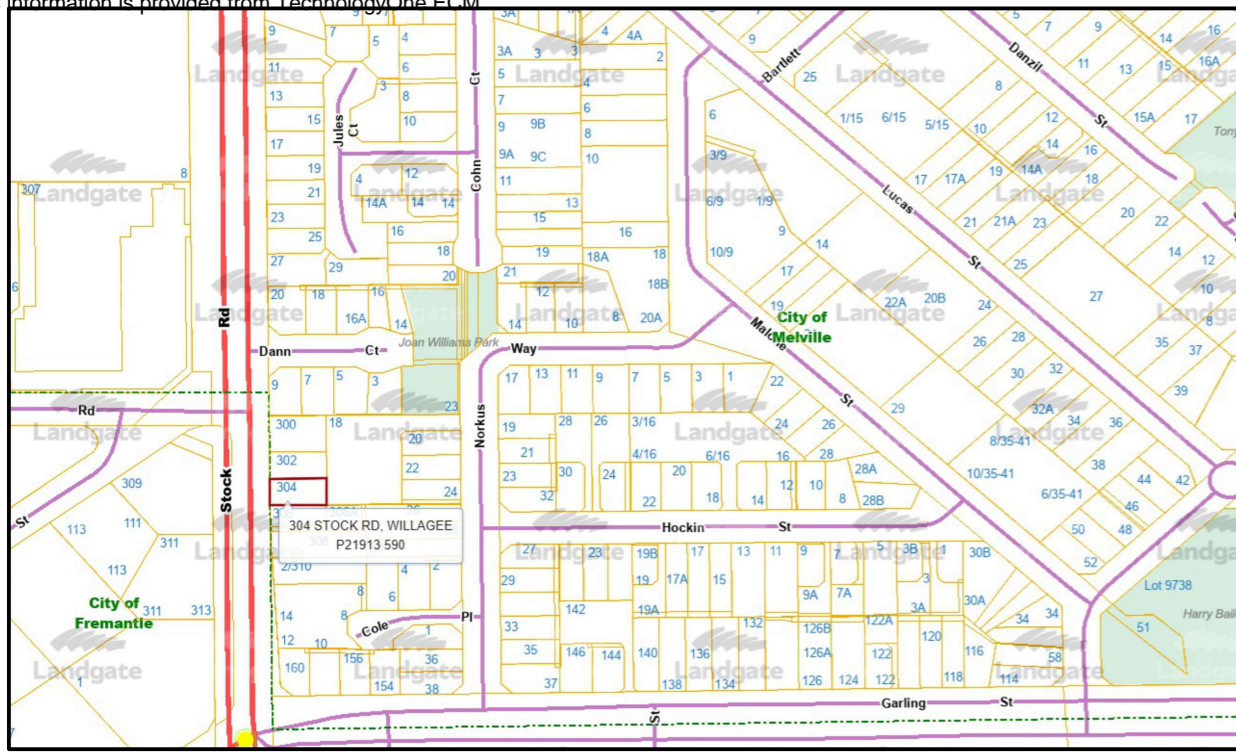
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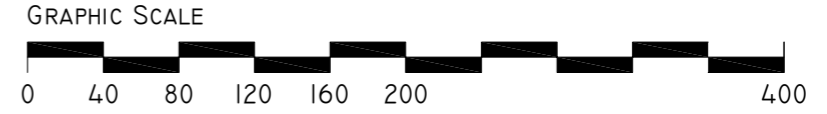
Short Term Stay Accommodation Development Application
304 Stock Rd. Willagee

01 Location - Rev 1

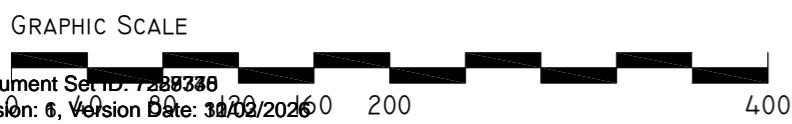
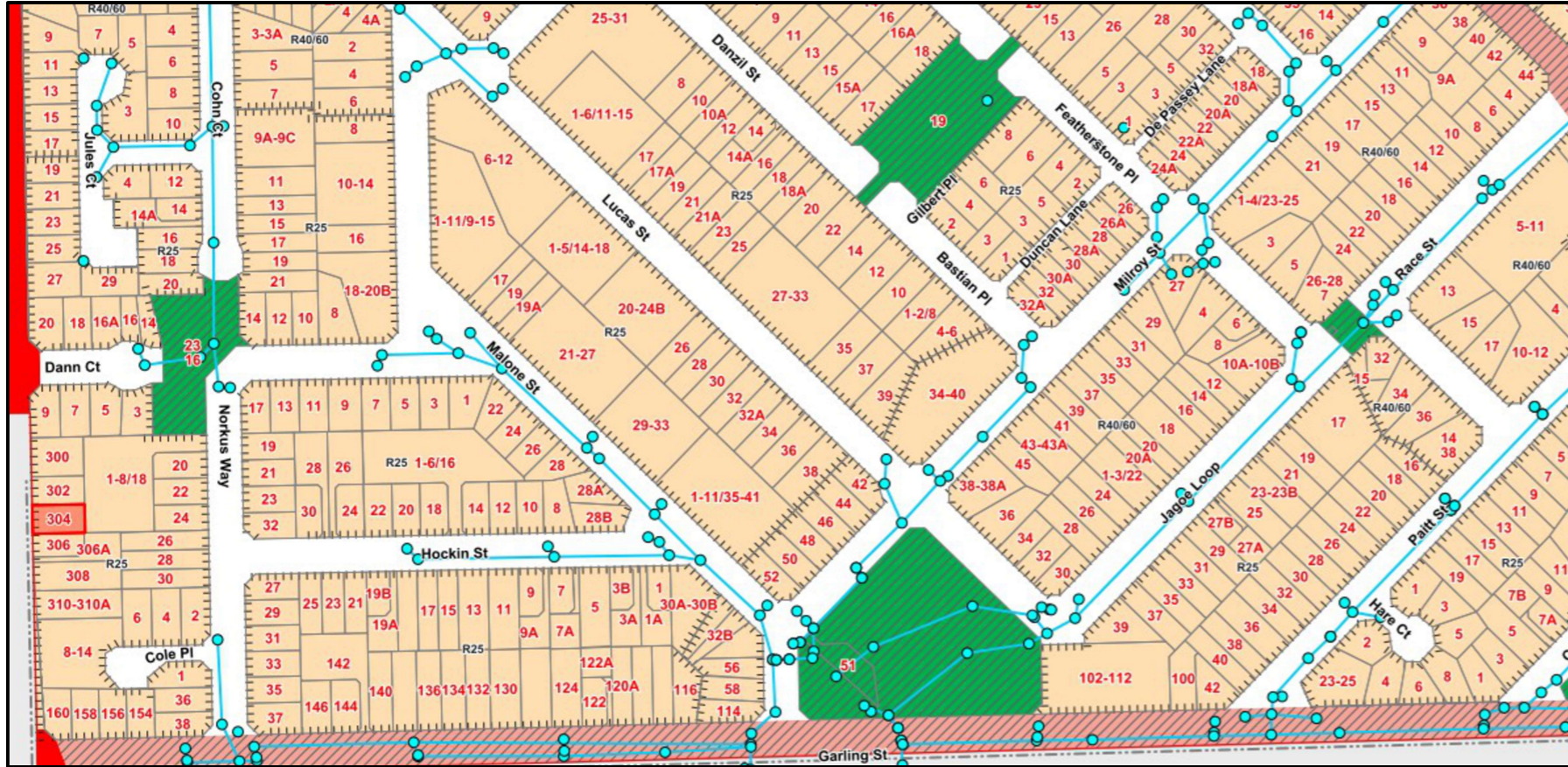
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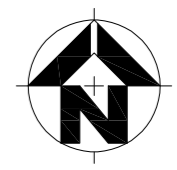


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Short Term Stay Accommodation Development Application
 304 Stock Rd. Willagee

02 Location (II) - Rev 1

09February 2026

304 Stock Road, Willagee – City of Melville, Western Australia

Non-Hosted Short-Stay Accommodation Development Application

To the Planning Services Team
City of Melville

Dear Sir/Madam,

Re: Application for Change of Use – Non-Hosted Short-Stay Accommodation
Property Address: 304 Stock Road, Willagee, WA

I am writing to support an application for a **change of use** of the existing dwelling at **304 Stock Road, Willagee**, from a standard residential dwelling to **non-hosted short-stay accommodation**.

The proposal seeks approval to use the dwelling for short-term visitor accommodation while maintaining the residential character of the property and minimising any impacts on neighbouring properties. A Site Management Plan has been prepared and accompanies this application.

The details of the proposed use are outlined below.

Description of the Proposed Business / Land Use

The proposal is for **non-hosted short-stay accommodation**, where the entire dwelling is rented to guests for short-term stays. The host or owner will not be present on site during guest occupancy. The use is comparable in scale and function to a standard residential use, with temporary occupants.

Hours of Operation

The dwelling will operate continuously as short-stay accommodation.
There are **no defined business trading hours**, as guest arrivals and departures will occur in accordance with standard check-in and check-out times. Quiet hours will be enforced between **10:00 pm and 7:00 am**, in accordance with State noise regulations.

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Floor Area per Use

The proposal utilises the **existing residential floor area only**.
No additional floor area is proposed, and all areas will continue to be used in a residential manner (bedrooms, living areas, kitchen, bathrooms).

Number of Employees

There will be **no employees permanently on site**.
Property management, cleaning, and maintenance services will be arranged off-site and attend the property only as required.

Onsite Parking Provision

The property provides **three (3) on-site parking spaces**, comprising:

- Two (2) garaged parking bays
- One (1) additional on-site car bay

Guests will be required to use on-site parking only, as outlined in the Site Management Plan.

Toilet Facilities

The dwelling contains **two (2) existing bathrooms**, which are sufficient to service the proposed use.
No additional toilet facilities are required.

Internal Fit-Out Details

No commercial or non-residential fit-out is proposed.
The dwelling will retain a **standard residential internal layout**, with normal household furnishings only.

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Structural Changes

No structural alterations or building works are proposed as part of this application.

Signage

No signage is proposed.

There will be no advertising signs, business identification, or external displays on the property.

Shopfront Treatments

Not applicable.

The dwelling will continue to present as a standard residential home with **no shopfront or commercial façade treatments**.

Deliveries / Visitation Rate

The property is not expected to generate delivery or visitation rates beyond those typical of a standard residential dwelling.

Occasional servicing (such as cleaning or maintenance) will occur between guest stays.

Additional Relevant Information

A comprehensive **Site Management Plan** has been prepared and submitted with this application. The plan addresses:

- Guest behaviour and code of conduct
- Complaint management procedures
- Parking, waste management, and noise control
- Measures to protect residential amenity

The proposed use is considered low-impact and compatible with the surrounding residential area.

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Conclusion

This application demonstrates that the proposed non-hosted short-stay accommodation at 304 Stock Road, Willagee can operate responsibly and in a manner consistent with the City of Melville's planning objectives, while maintaining the amenity of the local area.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,



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304 Stock Road, Willagee – City of Melville, Western Australia

Site Management Plan - Non-Hosted Short-Stay Accommodation

Property Location: 304 Stock Road, Willagee, 6156 WA

Property Description:

The property is a **single detached dwelling** located within an established residential area of the City of Melville. The dwelling comprises **three (3) bedrooms and two (2) bathrooms**, with **two (2) secure garaged parking bays and one (1) additional on-site car parking bay**.

The property is proposed to operate as **non-hosted short-stay accommodation**, where the dwelling is occupied entirely by guests and the host is not present on site during the stay.

1. Code of Conduct

All guests are required to comply with the following Code of Conduct, which is provided prior to arrival and forms part of the booking conditions:

- Guests must respect the amenity of adjoining properties and the residential character of the locality.
- Noise is to be kept to a minimum at all times, particularly between **10:00 pm and 7:00 am**, in accordance with the *Environmental Protection (Noise) Regulations 1997*.
- Parties, events, functions, or large gatherings are **not permitted**.
- The number of occupants is limited to that appropriate for a three-bedroom dwelling.
- Smoking is not permitted within the dwelling.
- Guests must not engage in any anti-social, unsafe, or unlawful behaviour.
- Any damage to the property must be reported immediately to the managing agent.

Non-compliance with this Code of Conduct may result in immediate termination of the booking.

2. Complaint Management Procedure

A complaint management system is in place to ensure concerns are addressed promptly and effectively:

- A **nominated managing agent** is responsible for the ongoing management of the short-stay accommodation.
 - The managing agent's **contact telephone number is provided to all guests** and is made available to adjoining neighbours upon request.
 - Neighbours may contact the managing agent directly regarding any concerns, including noise, parking, or guest behaviour.
 - All complaints are recorded and investigated as soon as practicable, with appropriate action taken to resolve the issue and prevent recurrence.
-

3. Control and Behaviour Management

Measures are in place to minimise impacts on surrounding residential properties:

- Guests are provided with written house rules outlining acceptable behaviour and local residential expectations.
 - Clear instructions are provided regarding noise, parking, waste disposal, and consideration of neighbours.
 - The managing agent actively monitors bookings and guest numbers to prevent overcrowding.
 - In the event of non-compliance or anti-social behaviour, the managing agent may issue warnings, attend the site if required, or require guests to vacate the premises.
 - These measures are intended to minimise potential conflict between short-stay guests and permanent residents.
-

4. Check-In and Check-Out Procedures

- **Check-In:**
Check-in is managed remotely. Guests receive detailed arrival instructions prior to their stay, including access details and house rules, to minimise disruption to neighbours.
- **Check-Out:**
Guests must vacate the property by the nominated check-out time and leave the

dwelling in a clean and tidy condition.

Guests are reminded to depart quietly, particularly during early morning hours.

5. Car Parking Management

- A total of **three (3) on-site parking spaces** are provided, consisting of two garaged bays and one additional car bay.
 - Guests are required to use the on-site parking provided.
 - Street parking is discouraged to maintain local amenity and minimise impacts on adjoining properties.
 - Parking on verges, footpaths, or in a manner that obstructs access or services is not permitted.
-

6. Waste Management

- Adequate general waste and recycling bins are provided on site.
 - Guests are required to dispose of all waste in the bins provided and ensure rubbish is securely bagged.
 - Guests are advised of local bin collection arrangements and instructed on correct bin placement and storage.
 - Waste must not be stored or left in outdoor areas other than the designated bin location.
-

7. Compliance Statement

The property is a **single detached dwelling and is not subject to strata by-laws**.

The operation of the short-stay accommodation will comply with all applicable **City of Melville Local Planning Policies**, relevant State legislation, and any conditions imposed as part of the development approval.

Conclusion

This Site Management Plan demonstrates that the proposed non-hosted short-stay accommodation can operate in a manner that protects residential amenity and aligns with the City of Melville's planning objectives.

304 Stock Road, Willagee – City of Melville, Western Australia

LPS6 discretion: Written Justification - Non-Hosted Short-Stay Accommodation

To the Planning Services Team
City of Melville

Dear Sir/Madam,

Re: Written Planning Justification – Request for Discretion

Application: Change of Use to Non-Hosted Short-Stay Accommodation

Property Address: 304 Stock Road, Willagee, WA

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This written planning justification is provided in support of the development application for a change of use to **non-hosted short-stay accommodation** at 304 Stock Road, Willagee, where discretion is sought under the provisions of **Local Planning Scheme No. 6 (LPS6)** and relevant City of Melville Local Planning Policies.

1. Proposal Overview

The proposal involves the use of an existing single detached dwelling for non-hosted short-stay accommodation.

No physical works, alterations, or intensification of development are proposed. The dwelling will continue to function in a residential manner, with temporary occupants in place of permanent residents.

2. Discretion under Local Planning Scheme No. 6

Under LPS6, the proposed land use is discretionary within the applicable residential zoning and therefore requires assessment against the Scheme objectives and relevant planning considerations.

The intent of LPS6 is to:

- Protect residential amenity
- Ensure development is compatible with surrounding land uses
- Allow flexibility where proposals demonstrate minimal impact

It is submitted that the proposed use satisfies these objectives for the following reasons:

- The scale, intensity, and physical form of development remain unchanged.

- The use does not introduce commercial activity, signage, employees, or increased built form.
- Occupancy levels are consistent with that of a standard three-bedroom dwelling.
- Impacts such as noise, parking, and waste are actively managed through a detailed Site Management Plan.

Accordingly, the proposal aligns with the intent of LPS6 despite requiring the exercise of discretion.

3. Consideration of Local Planning Policy

Where discretion is sought in relation to applicable City of Melville Local Planning Policies addressing short-stay accommodation, it is noted that the key policy considerations relate to:

- Protection of residential amenity
- Parking provision
- Noise and behaviour management
- Effective property management

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The proposal responds positively to these considerations as follows:

- **Residential Amenity:**
The dwelling retains its residential appearance and function. No external changes or commercial indicators are proposed.
- **Parking:**
Three (3) on-site parking bays are provided, which is sufficient to accommodate guest vehicles without reliance on street parking.
- **Noise and Behaviour:**
A clear code of conduct, enforced quiet hours, and active complaint management procedures are in place.
- **Management:**
The property will be professionally managed, with a nominated contact available to neighbours to address issues promptly.

While the proposal may not strictly align with all prescriptive elements of policy, it achieves the **policy intent** through alternative and effective management measures.

4. Planning Merit and Precedent

The proposal represents a low-impact use that is comparable in scale to permanent residential occupation.

Given the absence of physical works, the provision of adequate on-site parking, and the comprehensive management framework, the proposal is not expected to result in adverse impacts on the locality.

Approval of this application would not set an undesirable precedent, as each short-stay proposal is assessed on its individual merits, site context, and management arrangements.

5. Conclusion

It is submitted that sufficient planning justification exists to support the exercise of discretion under **LPS6 and relevant City of Melville Local Planning Policies**. The proposal satisfies the underlying objectives of the planning framework, maintains residential amenity, and demonstrates appropriate management controls.

For these reasons, approval of the application is respectfully requested.

Yours sincerely,



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