28 October 2026

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Dear ,

NO. 78 (LOT 153) GILBERTSON ROAD, KARDINYA

AMENDMENT TO DEVELOPMENT APPROVAL – FORM 2 (DAP/21/02099)

Urbanista Town Planning has been engaged by the landowner to submit an application to amend the existing Development Approval granted by the Metro Inner-South Joint Development Assessment Panel on 10 January 2022 for a short stay apartment development at Lot 153 (No. 78) Gilbertson Road, Kardinya.

The approved three storey short stay development includes (9) serviced apartments together with associated parking, landscaping and communal facilities. This application proposes to amend conditions 7, 8 and 23 of the development approval.

The proposed amendments are considered to be minor as they do not alter the approved land use, the building envelope (including height and setbacks), floor area, number of short stay apartments provided, car parking provision or the overall operation of the development.

Specifically, the application seeks:

- Amendment of the approved visual privacy screening treatments.
- Amendments to the external finishes associated with the approved development.
- Deletion of Condition 23 for the provision of public art.

The proposed amendments are discussed in further detail below.

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SUBSTANTIAL COMMENCEMENT

The landowner has continued to actively pursue the implementation of the original development approval. Importantly, recent aerial photography indicates that construction works associated with the approved development have commenced on the site, demonstrating a clear and ongoing commitment to progressing the development. Given this, it is considered that the project has continued to progress through the detailed design, approval and construction process. The current Form 2 application forms part of those ongoing efforts, seeking to resolve amendments to the approved architectural treatments and conditions so that the development can continue to progress in accordance with the modified approval. These matters are discussed in further detail below.

PROPOSED AMENDMENTS

The proposed amendments are limited to external architectural treatments and conditions of approval. The amendments comprise:

1. Amendment of the approved external architectural and visual privacy treatments across all elevations, including the substantial removal of the approved breezeblock screening and gold coloured screening elements and their replacement with a combination of face brickwork, glazing, glass balustrading, obscure glazing and fixed powder coated aluminium privacy screening.
2. Associated amendments to the arrangement and treatment of windows, balconies and screening elements while retaining the approved building envelope, height, setbacks and overall building form.
3. Deletion of Condition 23 relating to the provision of public art.

There are no changes proposed to land use, building height, building envelope, the number of approved short stay apartments, the approved parking provision, access arrangements, landscaping area or building operation. The amendments are therefore appropriately considered as minor modifications to the approved development.

In terms of the conditions, the physical plan changes principally relate to Condition 7 – Visual Privacy and Condition 8 – External Materials and Finishes. Separately, the application seeks the deletion of Condition 23 relating to public art. An assessment against these existing conditions is discussed in greater detail below.

VISUAL PRIVACY & EXTERNAL MATERIALS & FINISHES (CONDITIONS 7 &8)

The following descriptions are retrieved from the approval conditions:

Condition 7 (Visual Privacy)

"The privacy screening shown on the approved plans shall meet the Deemed to Comply standards of Cl. 5.4.1 of State Planning Policy 7.3 Residential Design Codes Volume 1. The privacy screening shall be installed prior to initial occupation of the development and thereafter retained in perpetuity to the ongoing satisfaction of the City."

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Condition 8 (External Materials and Finishes)

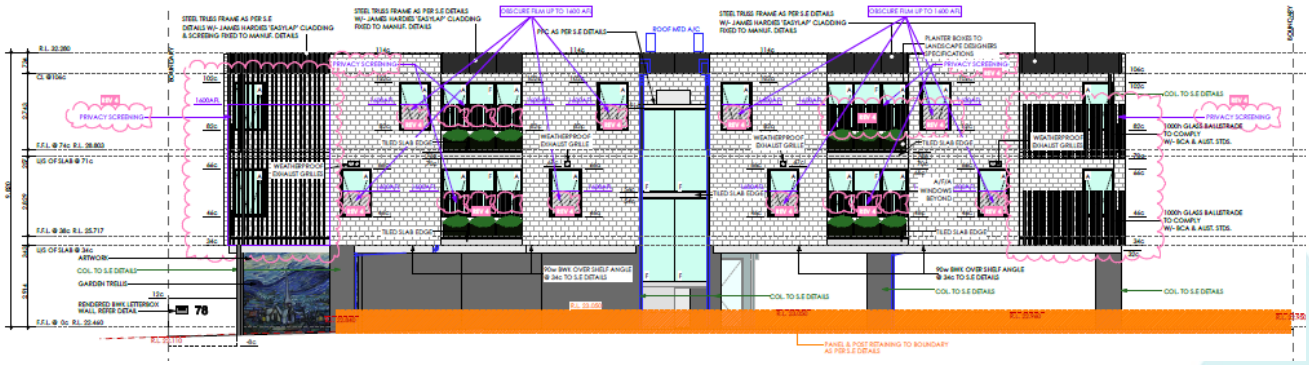
"Prior to the commencement of works, details of the exterior colours, materials, including breezeblocks and finishes are to be submitted and approved in writing, by the City. The development shall thereafter be constructed in accordance with those approved details."

The approved development incorporates breezeblock screening, gold coloured screening, balcony balustrades and planter boxes as prominent architectural elements across the upper levels of the building. These treatments contribute both to the visual privacy of adjoining properties and to the external architectural style of the development. The approved elevations demonstrate the use of breezeblock treatment across all four elevations.

The amended plans substantially revise the approved façade treatments, with breezeblock and gold-coloured screening largely removed and replaced by face brickwork and cladding, glass balustrading, powder-coated aluminium privacy screening and obscure glazing/tinting. The planter boxes to the northern and southern balconies are retained. The images below illustrate the extent of these changes to the northern elevation.



APPROVED DEVELOPMENT



MODIFIED DEVELOPMENT

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The principal privacy treatments proposed by the amended plans comprise:

- Obscure glazing/tinting extending to 1.6 metres above finished floor level to selected windows, particularly along the northern and southern elevations.
- Landscaped planter boxes and visual privacy screening to 1.6m.
- Glass balustrading to balcony areas where additional privacy screening is not required.

While Condition 7 was originally framed by reference to Clause 5.4.1 of the former R-Codes Volume 1, the amended proposal has also been considered against the current visual privacy provisions of the R-Codes Volume 2 (given the site's R80 zoning). Notwithstanding, the visual privacy provisions of Vol. 1 and Vol. 2 both achieve the same objective. Element Objective 3.5.1 seeks to minimise direct overlooking of habitable rooms and private outdoor living areas within the development and on neighbouring properties, while maintaining daylight, solar access, ventilation and external outlook.
The amended design continues to achieve this objective. Although the form of screening has changed substantially, fixed privacy screening and obscure glazing are retained in those locations where direct overlooking requires mitigation, while other balcony edges are opened through the use of glass balustrading to improve outlook and reduce unnecessary enclosure.

In relation to the relevant Acceptable Outcomes:

- A3.5.1 – Visual privacy setbacks: Table 3.5 establishes the preferred separation between unscreened major openings, unenclosed private outdoor spaces and adjoining residential properties. Where the relevant separation is not available, the amended plans incorporate targeted screening and obscure glazing to prevent direct overlooking. In these instances, the proposal relies on an alternative design response to achieve Element Objective 3.5.1 rather than setback alone.
- A3.5.2 – Balcony openness: The amended treatment reduces the extent of continuous screening to balconies and introduces glass balustrading where privacy screening is unnecessary. This maintains an appropriate level of openness to the balcony perimeter and avoids excessive enclosure.
- A3.5.3 – External outlook: Living areas continue to obtain external outlook through major openings and associated balconies. The revised screening is targeted rather than continuous, allowing outlook to be maintained from areas where privacy screening is not required. The amended floor plans continue to provide living/dining areas directly adjoining balconies across the first and second floors.
- A3.5.4 – Design and orientation: The amended approach concentrates permanent screening along those balcony edges and openings where overlooking may occur, rather than relying on extensive screening across the entirety of the façade. This provides a more targeted response to visual privacy while retaining greater openness, outlook and access to daylight.

The fixed visual privacy screens provide a permanent means of restricting overlooking, while the obscure glazing/tinting provides privacy to affected openings without unnecessarily restricting natural light. The amended privacy approach therefore continues to prevent overlooking to adjoining residential properties on all neighbouring sides of the development, notwithstanding the changes to the screening treatments originally approved.

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From a materials and finishes perspective, the modifications to the facades of the development must be considered in light of conditions of approval (Condition 8). The substantial reduction in breezeblock treatment and removal of the gold coloured screening alters the architectural style across all facades/elevations. Condition 8 must therefore be considered, particularly as it specifically requires approval of external colours, materials and breezeblocks. The revised approach to the façade provides for contemporary aesthetic and does not alter the approved building height, setbacks, building envelope, overall scale, development intensity or land use.

Overall, while the architectural and screening treatments differ materially from the approved development, the amended plans continue to achieve the visual privacy intent of Condition 7 and Element Objective O3.5.1 of the R-Codes Volume 2. The revised external materials and finishes are also considered capable of being supported under Condition 8, subject to the amended plans and materials schedule forming part of the modified development approval.

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PUBLIC ART (CONDITION 23)

Condition 23 requires the provision of public art of a cash in lieu contribution. This application seeks to delete this condition.

The original development application was assessed under the City's previous Public Art Policy. Since the approval was issued, the City of Melville has adopted an updated policy which introduces revised thresholds for public art contributions. The development has an estimated construction value of approximately $1.9 million.

Under the current policy provisions, public art requirements apply to multiple dwelling, mixed use and non-residential developments where the total development cost exceeds $2 million. Developments below this threshold "are optional and negotiable". This acknowledges that smaller scale developments may not be of a scale or nature that justifies the imposition of a public art requirement.

Public art contributions are typically intended to secure meaningful community benefit outcomes from larger developments that make a significant contribution to the public realm and wider community, increased activity, or a substantial contribution to the built form environment. Given this, it is considered that this development does not fall within this category.

The development is located on a relatively constrained site and comprises a private short stay accommodation use with limited opportunities for meaningful public interaction (given the nature of the use). Given the modest scale of the development, any public art installation or contribution would be limited in scope and value and would unlikely deliver a tangible community benefit reflective of the cost of this development.

Similarly, any cash in lieu contribution generated by a development of this scale is considered to be minor and would only make a minor contribution towards the delivery of broader public art outcomes within the City.

Given this, it is considered that Condition 23, in this instance, would not result in a appropriate planning outcome, particularly having regard to the scale, nature and value of the approved development. As such, the proposed deletion of this condition would not adversely affect the amenity, functionality, operation or presentation of the development, nor would it negatively impact the objectives of the City's broader public art framework and limited community benefit in the context of this development. On this basis, it is considered appropriate to delete Condition 23 of the development approval.

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ACOUSTIC REPORT

The amended plans were presented to the Acoustic Consultant, Roy Ming, who advised the following:

The assessment concludes different packages apply to different units. Different packages have different requirements of Rw + Ctr of windows. Without the assessments I cannot simply state that "double glazing already installed will be more than sufficient that the single glazing windows". It is ok for single or double glazing as long as the values of Rw + Ctr are met.

Therefore, it is contended that an updated acoustic assessment is not required and the City is able to rely on the acoustic report already provided.

CONTEMPORARY PLANNING FRAMEWORK

Since the original development approval was granted, the planning framework applicable to the subject site has evolved, including through the adoption of the Kardinya District Centre Precinct Structure Plan and the City's updated Local Planning Policy 1.21 – Short-Term Rental Accommodation.

Notwithstanding these changes, the approved development, as proposed to be amended through the current Form 2 application, is consistent with the intent and objectives of the contemporary planning framework. Importantly, the Form 2 application does not seek to alter the nature or intensity of the approved use, which remains as nine serviced apartments. As discussed above, these amendments to the approved external façade of the building.

How the revised development remains consistent with the contemporary planning framework is discussed in further detail below.

KARDINYA DISTRICT CENTRE PRECINCT STRUCTURE PLAN

The Kardinya District Centre Precinct Structure Plan was adopted by the Western Australian Planning Commission on 12 November 2025, following the grant of development approval for the original development at the subject site.

As such, the Precinct Structure Plan did not form part of the applicable planning framework at the time the original approval was determined. As the current application seeks to amend that approval, the proposed amendments must be considered against the provisions of the Kardinya District Centre Precinct Structure Plan.

The site is located within the Mixed Use Precinct of the Kardinya District Centre Precinct Structure Plan (PSP). The Mixed Use precinct is intended to provide an interface between the Centre Core and the surrounding residential area, accommodating lower intensity commercial and other compatible uses, along with medium rise development that assists in framing Gilbertson Road.

The development is consistent with the objectives of the Mixed Use Precinct and the built form outcomes identified in the PSP, particularly as a medium scale development along Gilbertson Road that contributes

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positively towards the transition between the higher intensity Centre Core and the surrounding residential area.

Additionally, the PSP identifies a maximum building height of four storeys within the Mixed Use Precinct and seeks high quality, articulated building facades that make a positive contribution to the streetscape. The approved development, including the amendments, meet the contemplated building scale identified in the PSP and continues to provide for an articulated façade that will make a genuine contribution to the Gilbertson Road streetscape.

The explanatory section of the PSP specifically identifies the subject site as the only vacant site within this portion of the Mixed Use Precinct and recognises that the site presents as a redevelopment opportunity to assist in framing the Centre Core with appropriately scaled development. This development activates a site that is identified as vacant and introduce a use that will support the broader activity centre by accommodating visitors in close proximity to retail, commercial, hospitality and public transport services.

The PSP also requires that where noise sensitive land uses are located within the trigger distance prescribed by State Planning Policy 5.4 – Road and Rail Transport Noise (SPP 5.4), an acoustic report must be prepared. Condition 22 of the development approval also requires the preparation of an acoustic report demonstrating compliance with SPP 5.4. As such, an Acoustic Report has been prepared and is provided as part of this package.

Overall, the development remains consistent with the objectives established by the PSP and represents the type of redevelopment specifically contemplated for the subject site. On this basis, the amendments can be supported.

LOCAL PLANNING POLICY 1.21 – SHORT-TERM RENTAL ACCOMMODATION

LPP1.21 establishes the City's framework for the location and operation of short-term rental accommodation, with the main objective of ensuring that this type of accommodation is appropriately located and managed to protect the amenity of surrounding properties. The policy applies to short-term rental accommodation (including serviced apartments) requiring development approval, including within Activity Centres.

The location of the approved serviced apartments is particularly consistent with the locational intent of LPP1.21. The policy identifies Mixed Use zones and non-residential areas of Activity Centres as preferred locations for short term rental accommodation, recognising that these locations are generally less likely to adversely affect residential amenity and provide convenient access to shopping, employment and public transport.

The subject site forms part of the Mixed Use Precinct and is also zoned Mixed Use under the Scheme. The site benefits from convenient access to the commercial, retail and other services available within the District Centre associated with the Kardinya Centre Core. Public transport services also operate along Gilbertson Road and South Street, further supporting the site's suitability for short-term rental accommodation.

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The provisions of LPP1.21 also require appropriate arrangements for onsite parking and operational management. The existing approval already provides for vehicle and bicycle parking within the development and that the development operate in accordance with the approved Management Plan.

As requested by the City, an updated Operational Management Plan accompanies this package to specifically address the provisions of LPP1.21 including guest behaviour, complaints management, noise and anti-social behaviour, check-in and check-out procedures, car parking and waste management.

On this basis, it is considered that subject to the revised Operational Management Plan being supported, the approved serviced apartment development remains consistent with the locational and operational provisions of LPP1.21 and continues to represent an appropriate development within the Mixed Use Activity Centre location.

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CONCLUSION

The proposed amendments retain the overall form, scale and operation of the approved short stay apartment development, with no changes to the approved land use, building envelope, height, setbacks, apartment numbers or parking provision. The amendments principally relate to the external architectural treatment and visual privacy measures across the building elevations, together with the proposed deletion of Condition 23 relating to public art.

While the revised façade treatments differ materially from those originally approved, the amended design continues to provide an appropriate visual privacy outcome for adjoining properties and is considered to satisfy the intent of Condition 7 and the relevant provisions of the R-Codes Volume 2. The revised materials and finishes are also considered appropriate for approval under Condition 8.

The proposed deletion of Condition 23 is also considered appropriate having regard to the development falling below the current $2 million threshold for mandatory public art contributions and the limited public benefit likely to arise from retaining the requirement in this instance.

Accordingly, the proposed amendments are considered to represent an acceptable modification to the existing development approval and are recommended for approval.

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OPERATIONAL MANAGEMENT PLAI

SHORT-TERM RENTAL ACCOMMODATION

NO. 78 GILBERTSON ROAD, KARINYA

This Short-Term Accommodation Operational Management Plan seeks to manage the amenity of 78 Gilbertson Road, Kardinya and operate in accordance with the City of Melville Local Planning Framework, including Local Planning Policy 1.21 – Short-Term Rental Accommodation (LPP1.21), as applicable to the approved development.

This Management Plan will establish an acceptable standard of behaviour for guests and visitors to seek to minimise any adverse impact on the owner, neighbours, residents and the City of Melville.

The development comprises nine (9) approved short stay / serviced apartments. The premises are to be operated in accordance with this Management Plan at all times. A copy of the Code of Conduct will be made available to guests prior to or at check-in and displayed in a prominent position within the premises.

It is envisaged that guests will be able to book a stay at this address via established supporting organisations such as real estate professionals, relocation managers, and short stay accommodation providers such as Airbnb.
Bookings are for a maximum of four (4) adults or one (1) family, to a maximum of five (5) people per apartment.

1.0 CHECK IN

At the time of booking online, guests are to review and agree to accept the house rules which specifically state:

- No parties or events.
- Quiet hours after 9.00pm.
- Check in time is from 3.00pm daily.
- Guests are provided with a code for a lockbox to gain access to a remote for driveway access.
- Guests are provided with a second code to gain entry to the main entrance and their unit.
- Guests are to comply with the Code of Conduct, including requirements relating to noise, anti-social behaviour, parking and waste management.
- Guests are to use the on-site parking made available to the accommodation and are not to rely on verge or street parking.
- Guests will be provided with the Manager's contact details and instructions for reporting any issue arising during their stay.

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2.0 CHECK OUT

Guests are to check out by 10.00am on the day of departure unless other arrangements have been made with the Manager. Remotes and keys are to be returned into the lockboxes before leaving the premises.

3.0 MANAGER'S DETAILS

The appointed Manager and nominated contact person for the site are to remain contactable for the purposes of bookings, complaints and operational matters. Current contact details are as follows:

The Manager's current contact telephone number will be provided to adjoining neighbours and included in the Guest Guide. Any change to the nominated contact details will be promptly communicated to adjoining neighbours.

4.0 COMPLAINTS MANAGEMENT

Complaints will be managed by the Manager. This section constitutes the Complaints Management Procedure for the premises.

If neighbours believe that guests are not being respectful of the Code of Conduct, they are to contact the Manager. The Manager's contact details are set out in Section 3.0 above.

If neighbours are having any issues with the operation of the property, such as the location and/or orientation of lighting, vegetation on site or any other general issues, they are encouraged to contact the Manager to further discuss such issues. The Manager will also respond to complaints relating to noise, anti-social behaviour, parking, waste or other impacts associated with the short-term accommodation use.

A Register of Complaints will be maintained by the owner and available for inspection by an authorised Council Officer. The complaints register is to contain the following information:

1. The date and time of the complaint;
2. The name and address of the complainant;
3. The nature of the complaint;
4. Investigations carried out;
5. Action taken; and
6. Response provided to the complainant.

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A copy of this Management Plan will be made available to adjoining neighbo [illegible] the contact details of the Manager.

Neighbours are to be provided with the following in regard to the short stay accommodation at 78 Gilbertson Road, Kardinya:

1. A copy of the Code of Conduct;

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2. A copy of the Complaints Management Procedure;

3. Contact details which allow neighbours to engage with the Manager in the event of anti-social behaviour, particularly after hours, if not addressed directly with the guests.

Neighbours should contact the Western Australia Police where there is an immediate safety concern or suspected illegal activity at 78 Gilbertson Road, Kardinya.
Complaint types are categorised, with the process for each type provided below.

4.1 LEVEL 1 COMPLAINT (minor noise disturbance and/or complaint)

In the event of a Level 1 complaint the following procedure is to be adopted:

1. The neighbour is encouraged to contact the Manager.

2. The Manager will contact the guests to advise the nature of the complaint and remind the guests of their obligations under the Code of Conduct and/or explain the nature of the concern raised.

3. If the issue is not resolved and a further complaint is received within 12 hours, the Manager or an appointed security firm is to attend the site.

4. In the event of a further complaint being received and the complaint is validated, guests will be required to vacate the premises immediately, in accordance with the Code of Conduct.

4.2 LEVEL 2 COMPLAINT (major noise disturbance or party)

Guests are encouraged to enjoy their time on the property but, as outlined in the Code of Conduct, parties are not permitted and noise should be minimised after 9.00pm and before 7.00am.

If a Level 2 complaint is received, the following procedure is to be adopted:

1. The Manager or security firm will attend the premises within thirty minutes of the complaint to verify if this is a major noise disturbance or party.

2. If the complaint and issue is deemed to be a Level 1 complaint, the procedure for Level 1 shall be followed.

3. If the complaint is verified as a Level 2 complaint, the booking will be terminated and the guests will be required to vacate the premises in accordance with the Code of Conduct.

5.0 USES OF PREMISES

The property contains nine (9), two (2) bedroom and two (2) bathroom units which are available for each booking. Each unit in the property will be rented as a residence to a maximum of four (4) adults or one (1) family, to a maximum of five (5) occupants.

All guests' vehicles are to be parked within the property. Guests' vehicles are not to be parked on the verge. Guests are to use the designated on-site parking areas made available to their accommodation and are not to rely on verge or street parking.

Each unit in the property contains a front yard or balconies available for guest use. Guests should be mindful of the proximity to neighbours when using the yard or balconies and keep noise to an acceptable level and ensure no impact upon the amenity of neighbours.

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Premises are available for a minimum stay of one (1) night and a maximum of ninety (90) day

Each unit in the property is serviced on a weekly basis in addition to cleaning prior to check-in.

Only one booking is accepted per unit at any one time. Whilst the property contains a number of bedrooms, individual rooms shall not be leased or sub-leased separately. Names of all guests staying at the property are to be provided to the Manager at the time of booking. The Manager is to be made aware of any changes to the booking in terms of the number of guests being accommodated.

5.1 CODE OF CONDUCT

The following Code of Conduct applies to all guests and visitors and is to be provided to guests as part of the booking process and displayed in a prominent position within the premises:

- Guests and visitors are to behave in a manner that respects the amenity, privacy and safety of adjoining neighbours and other occupants.
- Parties, functions and events are not permitted.
- Noise is to be kept to a reasonable level at all times, with particular regard to quiet hours after 9.00pm and before 7.00am.
- Guests and visitors must not engage in anti-social, offensive, threatening or illegal behaviour.
- The maximum occupancy applying to the booked apartment must not be exceeded.
- Guests are responsible for the behaviour of any visitors to their apartment.
- All guest vehicles are to use the on-site parking made available to the accommodation. Verge and street parking is not to be relied upon.
- Guests are to dispose of rubbish and recycling in the designated bins and are not to leave rubbish within common or public areas.
- Guests must comply promptly with any reasonable direction from the Manager relating to noise, behaviour, parking, waste or the operation of the premises.
- Failure to comply with the Code of Conduct may result in termination of the booking and a requirement to vacate the premises.

6.0 ON-SITE REGISTER

A register of all occupants will be kept by the Manager, available for inspection by an authorised Council Officer, and shall contain:

- The full names and usual place of residence of all occupants.
- The date of arrival and departure of the occupants.

7.0 ON-SITE SECURITY

Security around and within the property is important for the safety of neighbours and guests. Security measures used are:

- Decibel noise monitors around and inside the building.
- Driveway gate to restrict access to those only authorised to be inside the building.
- Secured front entrance door to restrict access to those only authorised to be inside the building.
- Smart door lock for each unit in the property.

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Noise monitoring equipment will be used for the purpose of identifying excessive noise levels and supporting the effective management of complaints, consistent with the conditions of development approval.

8.0 MAINTENANCE

Maintenance refers to both building maintenance and care of the gardens. Maintenance will be managed by the Manager. Maintenance will preferably be performed at a time between occupancy unless it is urgent and requires attendance at time of occupancy.

Garden maintenance:

- Automated reticulation will be used to ensure adequate water is provided to the plants.
- A gardener will be engaged monthly to care for the garden.
- Fertilising, pruning and other garden care services will be undertaken on an as-required basis.

Other than in the case of an emergency, any maintenance contractors or staff will be engaged to attend during normal business hours to minimise disruptions to neighbours.

9.0 WASTE AND RECYCLING

Guest responsibility:

- To appropriately dispose of all rubbish and recycling into the respective bins located in the bin store.
- Excess rubbish must not be left in a public or common area.
- Guests are to comply with any waste and recycling instructions contained within the Guest Guide.
- Rubbish is collected every Thursday.

Manager's responsibility:

- Bins should not be placed on the verge before 10.00am on the day before collection day.
- To check by 9.00pm on the evening before collection and put the bins out for collection on the designated bin presentation area on the verge.
- To check by 9.00pm on the day of collection that the bins have been brought onto the property and are not on the verge. If bins are still on the verge at that time, the Manager will bring the bins back onto the property.
- Waste for bulk collection services will either be kept in the bin store or store room abutting the stairwell.
- Monitoring and maintenance of bins, waste equipment and the bin storage area.
- Monitoring of guests' use of the bin storage area.
- Additional collection services as required.
- Cleaning of bins and bin storage area, as required.
- Day-to-day maintenance of the communal waste area.
- Ensure all guests are made aware of the waste management arrangements and their responsibilities.
- Monitor guest behaviour and identify requirements for further education/signage.
- Monitor bulk waste accumulation and assist with its removal, as required.
- Develop opportunities to reduce waste volumes and increase resource recovery and regularly engage with the City to ensure an efficient and effective waste service is maintained.

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10.0 GUEST GUIDE

A guide shall be prepared for guests and kept in a folder on the premises indicating the following information:

- Manager and contact details.
- Code of Conduct.
- Complaints / after-hours contact procedure.
- Wi-Fi device name and password.
- Key lockbox code.
- TV information.
- Location of the first aid kit.
- Location of fire extinguisher.
- Fire evacuation plan.
- Air conditioner operation.
- Hot water systems operation.
- Washing machine and dryer operation.
- Cooktop and dishwasher operation.
- Rubbish and recycling bin location and procedure for disposing of waste.
- Parking instructions, including the requirement to use on-site parking and not rely on verge or street parking.
- Check in time.
- Check out time.
- Local restaurants and shopping.
- Local parks and recreation services.
- Other major attractions.
- Important contact numbers.
- Any other information as required.

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The Code of Conduct is to be displayed in a prominent position within each accommodation unit.

11.0 MANAGER'S GUIDE AND RESPONSIBILITIES

A guide shall be prepared for the Manager and kept in a folder by the Manager, documenting tasks and processes for the following:

- General hosting (including liaison with clients, providers and Local Government).
- Cleaning information between occupants.
- Procedure for bin collection.
- Laundry requirements.
- Waste management and maintenance.
- Garden preventative maintenance.
- Building preventative maintenance.
- Complaints management and response to anti-social behaviour or excessive noise.
- Management of guest parking and compliance with on-site parking requirements.
- Maintaining current contact details with adjoining neighbours.
- Ensuring the Code of Conduct and Guest Guide remain available to guests and are updated as required.

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The Manager shall maintain:

- A Register of Complaints as referred to in Part 4 of this Management Plan.
- A register of all occupants referred to in Part 6 of this Management Plan.
- Records of material complaints, investigations and action taken in response.

12.0 REVIEW

This Management Plan is to be reviewed and updated annually by the Manager and, where necessary, following any material operational change or recurring complaint.

A copy of the approved Management Plan is to be given to adjoining neighbours and made available upon reasonable request.

Description	Date
Version 1	Nov 2021
Version 2 – Updated to address current LPP1.21	Sep 2026
Date of review undertaken in 2022	-
Date of review undertaken in 2023	-
Date of review undertaken in 2024	-
Date of review undertaken in 2025	-
Date of review undertaken in 2026	Sep 2026

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9 x SERVICED APARTMENTS

78 Gilbertson Road

KARDINYA WA 6163

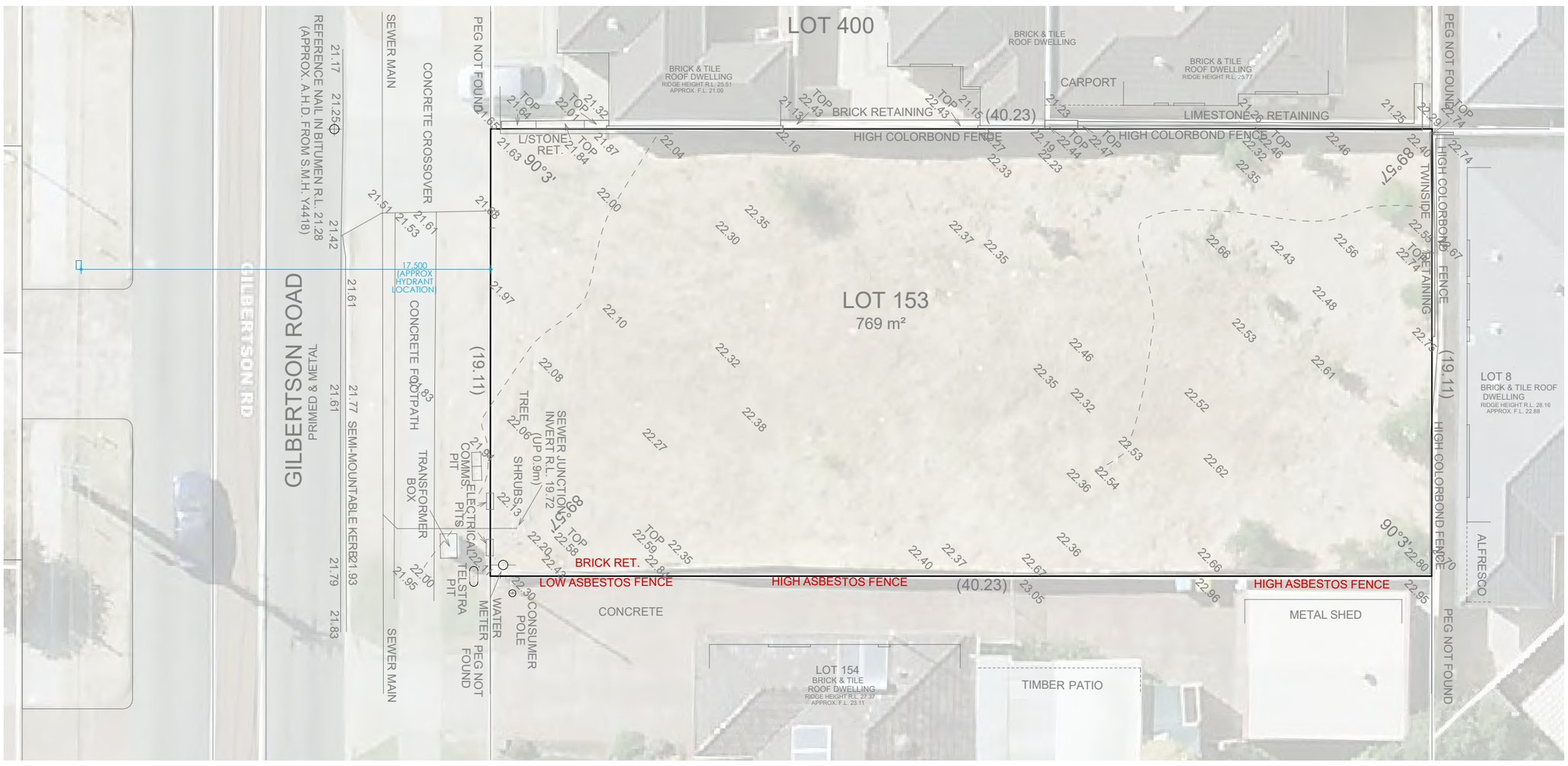


SHEET	NAME	REV	DATE	COMMENT
1	FEATURE SURVEY	4	23/10/2026	PRIVACY SCREENING & GLAZING CHANGES
2	SITE PLANS	4	23/10/2026	PRIVACY SCREENING & GLAZING CHANGES
3	GROUND FLOOR - UNITS 1	4	23/10/2026	PRIVACY SCREENING & GLAZING CHANGES
4	FIRST FLOOR - UNITS 2-5	4	23/10/2026	PRIVACY SCREENING & GLAZING CHANGES
5	SECOND FLOOR - UNITS 6-9	4	23/10/2026	PRIVACY SCREENING & GLAZING CHANGES
6	ELEVATIONS	4	23/10/2026	PRIVACY SCREENING & GLAZING CHANGES
7	ELEVATIONS	4	23/10/2026	PRIVACY SCREENING & GLAZING CHANGES
8	PERSPECTIVES	4	23/10/2026	PRIVACY SCREENING & GLAZING CHANGES

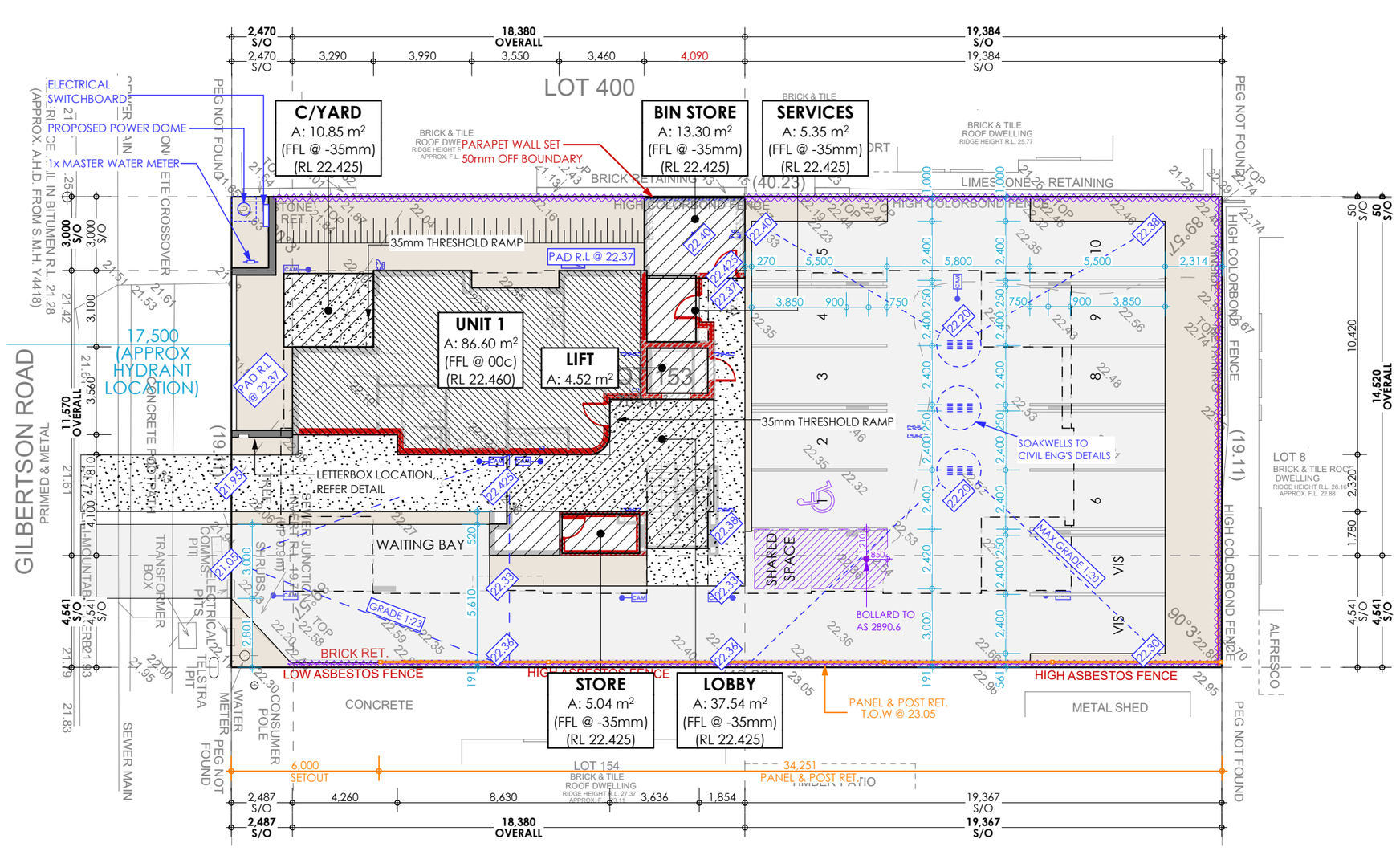
Document Set ID: 7566619
Version: 2, Version Date: 05/11/2026

PROPOSED SURVEY-STRATA OF LOT 153 #78 GILBERTSON ROAD, KARDINYA			HEIGHT DATUM A.H.D.	CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC. THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY RE-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES & WALLS. A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION. INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN. SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS. CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.	POWER - OVERHEAD WATER - YES SEWERAGE - YES GAS - YES TELSTRA - YES HYDRANTS - REFER TO WATER CORP E-PLAN DRAINAGE - GOOD ROAD - PRIMED & METAL KERB - SEMI-MOUNTABLE FOOTPATH - LOCATED VIEWS - NONE OVERHANGING TREES - NONE ENCROACHMENTS - REPEG REQUIRED DIAL 1100 BEFORE YOU DIG
DIAGRAM : 35443 CIT : 153-83A AUTHORITY : CITY OF MELVILLE TOTAL LOT AREA : 769 m² SCALE : 1 : 200 @ A3 SURVEY DATE : 11-07-2017 JOB : 15766	THIS PROPOSED SUBDIVISION PLAN IS SUBJECT TO APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION & LOCAL GOVERNMENT & IS SUBJECT TO FIELD SURVEY TO CONFIRM PROPOSED DIMENSIONS.	DRAFTED BY : GO DATE : 12/08/2020 CHECKED BY : DKM			

NOTE: ALL ITEMS IN RED TO BE REMOVED



FEATURE SURVEY
1:200



SITE / GROUND FLOOR PLAN
1:200

SITE LEGEND

- LANDSCAPING
- GRASS
- EXPOSED CONCRETE
- ASPHALT
- WASTE BIN, RECYCLING BIN
- 1800h C/BOND FENCE
- C/BOND PLINTH RETAINING
- 1800h C/BOND GATE
- EXISTING LIMESTONE RETAINING WALL
- PANEL & POST RETAINING

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STAGE: DEVELOPMENT APPROVAL	Sheet: FEATURE SURVEY		
CLIENT: EIGHT SQM PTY LTD	REV	COMMENT	DATE
PROJECT: 9 x SERVICED APARTMENTS 78 Gilbertson Road KARDINYA WA 6163	0	IFC	28/02/2024
	1	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
	2	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
	3	PRIVACY SCREENING & GLAZING CHANGES	10/8/2026
	4	PRIVACY SCREENING & GLAZING CHANGES	23/10/2026

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SHEET No: 1 OF 8
JOB No: 2022-1001
DRAWING No: DA1.4

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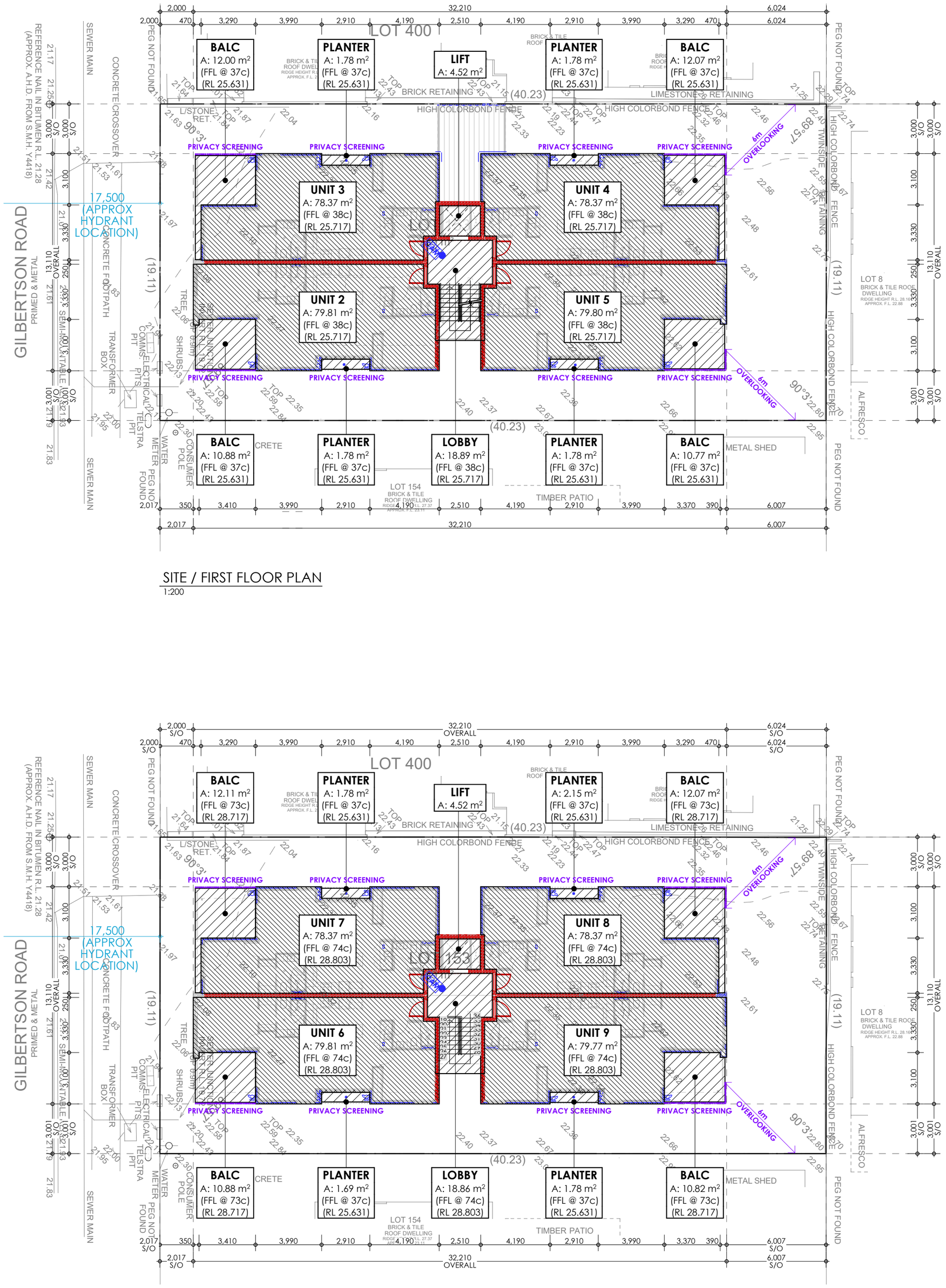
Version: 2, Version Date: 05/11/2026



SITE / FIRST FLOOR PLAN
1:200

SITE / SECOND FLOOR PLAN
1:200

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STAGE:	DEVELOPMENT APPROVAL
CLIENT:	EIGHT SQM PTY LTD
PROJECT:	9 x SERVICED APARTMENTS 78 Gilbertson Road KARDINYA WA 6163

SHE

REV	COMMENT	DATE
0	IFC	28/02/2024
1	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
2	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
3	PRIVACY SCREENING & GLAZING CHANGES	10/8/2026
4	PRIVACY SCREENING & GLAZING CHANGES	23/10/2026

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T Nº: — OF 8
JOB Nº: 2022-1001
DRAWING Nº: DA2.4

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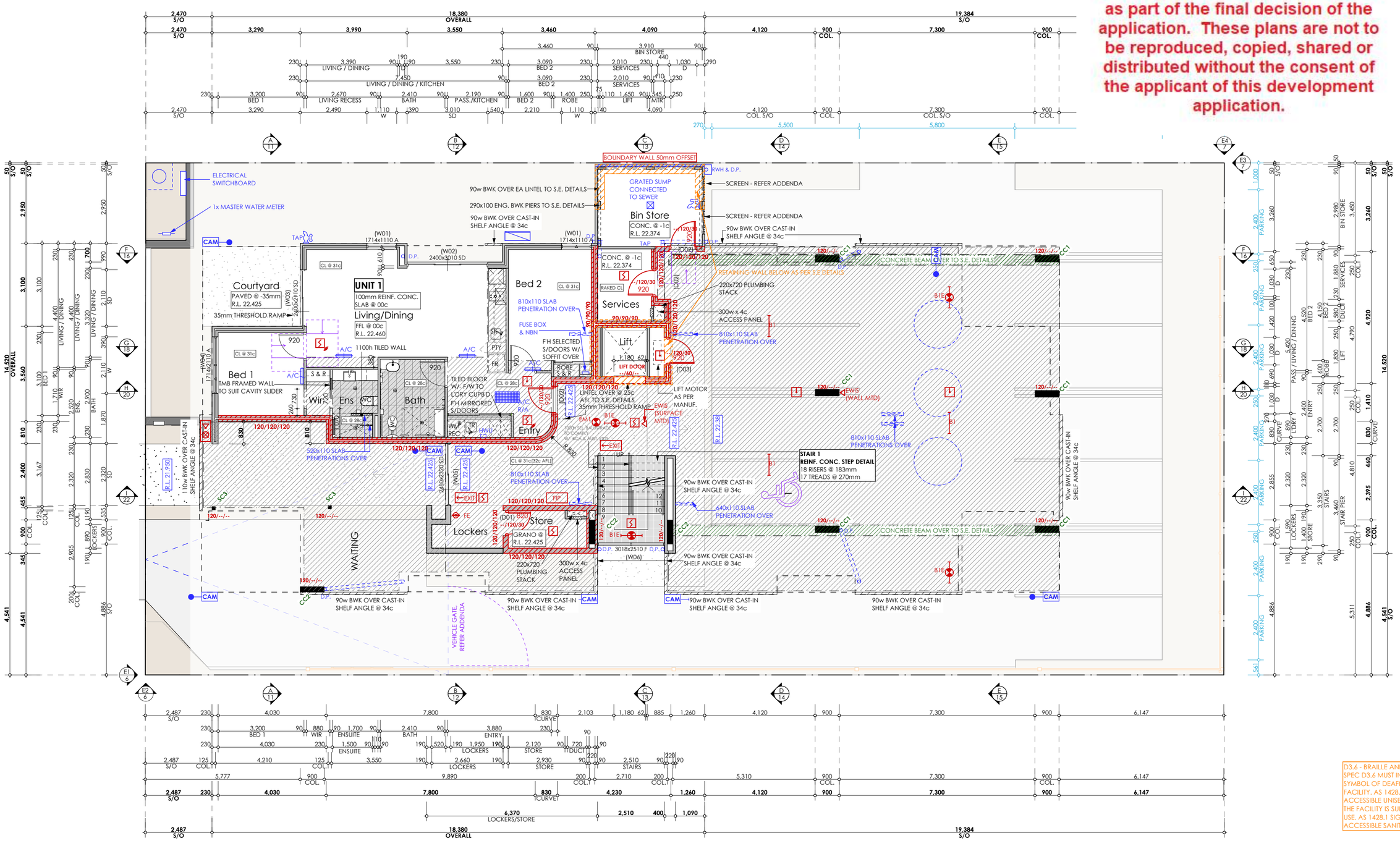

GROUND FLOOR PLAN
1:100

AREA - UNIT 1	
C/YARD	10.8
LIVING	86.6
	97.4 m²
AREA - UNIT 2	
BALCONY	10.9
LIVING	79.8
PLANTER	1.8
	92.5 m²
AREA - UNIT 3	
BALCONY	12.0
LIVING	78.4
PLANTER	1.8
	92.2 m²
AREA - UNIT 4	
BALCONY	12.1
LIVING	78.4
PLANTER	1.8
	92.3 m²
AREA - UNIT 5	
BALCONY	10.8
LIVING	79.8
PLANTER	1.8
	92.4 m²
AREA - UNIT 6	
BALCONY	10.9
LIVING	79.8
PLANTER	1.7
	92.4 m²
AREA - UNIT 7	
BALCONY	12.1
LIVING	78.4
PLANTER	1.8
	92.3 m²
AREA - UNIT 8	
BALCONY	12.1
LIVING	78.4
PLANTER	2.2
	92.7 m²
AREA - UNIT 9	
LIVING	79.8
BALCONY	10.8
PLANTER	1.8
	92.4 m²
AREA - COMMON	
BIN STORE	13.3
LIFT	4.5
LOBBY (FIRST)	18.9
LOBBY (GROUND)	37.5
LOBBY (SECOND)	18.9
SERVICES	5.4
STORE	5.0
	103.5 m²

AIR-CON LEGEND
- A/C WALL REGISTER
- A/C CEILING VENT
- A/C RETURN AIR

FIRE LEGEND
- EXIT SIGN
- SMOKE DETECTOR
- SMOKE DETECTOR W/- THERMAL BASE
- FE FIRE EXTINGUISHER
- THERMAL DETECTOR
- THERMAL DETECTOR W/- THERMAL BASE
- B1E EMERGENCY LIGHTING
- B1 EMERGENCY LIGHTING
- EMT EMERGENCY LIGHTING
- EWIS EWIS SPEAKER
- FIRE ALARM BELL & STROBE LIGHT
- FIP FIRE ALARM INDICATOR PANEL

WALL LEGEND
- 90w BWK WALL
- 110w BWK WALL
- 90w 2c FACE BWK WALL
- 230w CAVITY BWK WALL RENDERED EXT.
- 230w CAVITY BWK WALL 2c FACE BWK EXT.
- 250w CAVITY BWK WALL 1c FACE BWK EXT.
- 250w CAVITY BWK COMMON WALL **FRL 90/90/90**
- PDR COATED ALUM PRIVACY SCREEN

D3.6 - BRAILLE AND TACTILE SIGNAGE COMPLYING WITH SPEC D3.6 MUST INCORPORATE THE INTERNATIONAL SYMBOL OF DEAFNESS, AND IDENTIFY EACH SANITARY FACILITY. AS 1428.1 SIGNAGE MUST BE PROVIDED FOR ACCESSIBLE UNISEX SANITARY FACILITIES TO IDENTIFY IF THE FACILITY IS SUITABLE FOR LEFT OR RIGHT HANDED USE. AS 1428.1 SIGNAGE MUST IDENTIFY AN AMBULANT ACCESSIBLE SANITARY FACILITY.

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STAGE: DEVELOPMENT APPROVAL	SHEET: GROUND FLOOR - UNITS 1		
CLIENT: EIGHT SQM PTY LTD	REV	COMMENT	DATE
PROJECT: 9 x SERVICED APARTMENTS 78 Gilbertson Road KARDINYA WA 6163	0	IFC	28/02/2024
	1	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
	2	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
	3	PRIVACY SCREENING & GLAZING CHANGES	10/8/2026
	4	PRIVACY SCREENING & GLAZING CHANGES	23/10/2026

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SHEET N°: 3 OF 8
JOB N°: 2022-1001
DRAWING N°: DA3.4

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Version: 2, Version Date: 09/11/2026

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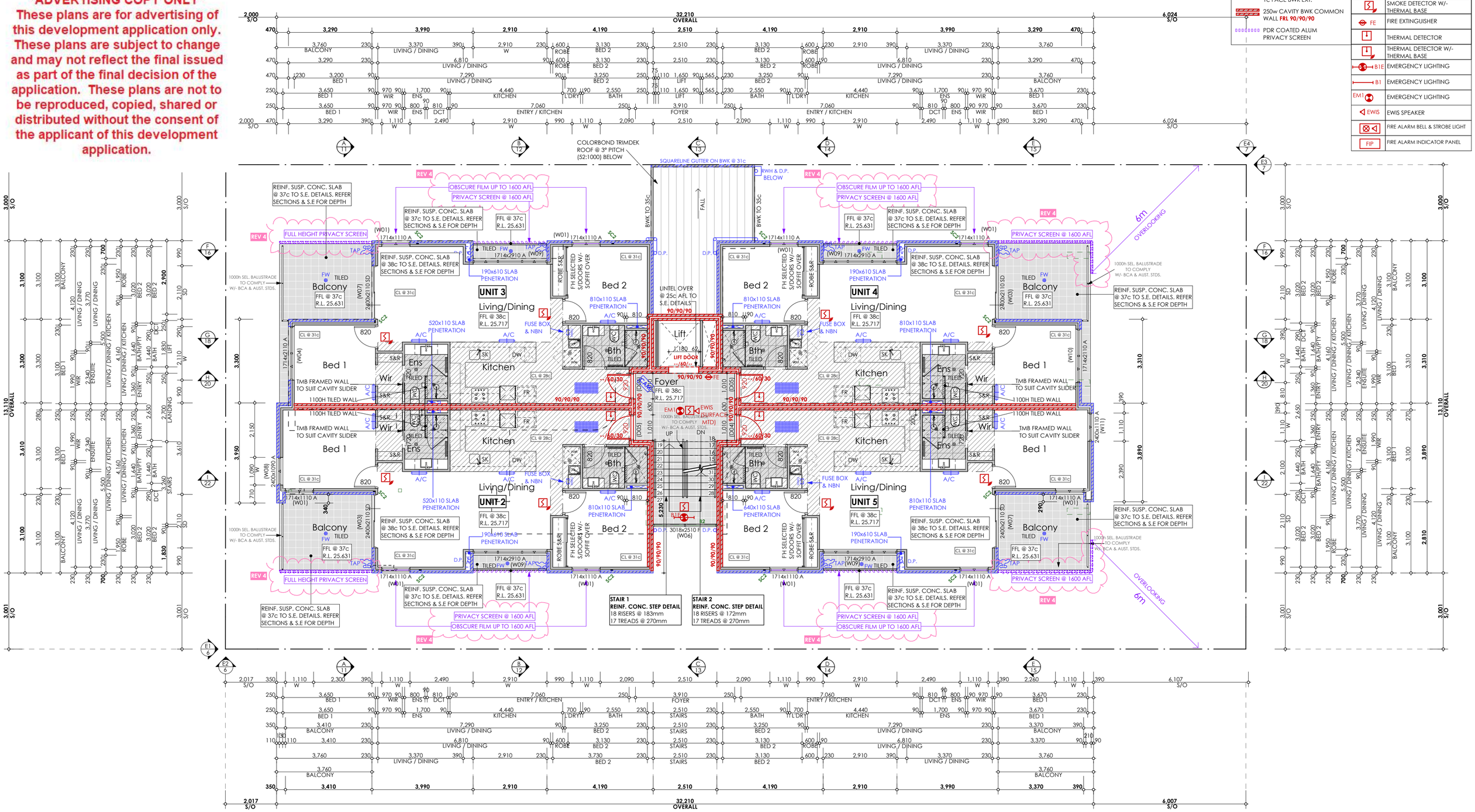
WALL LEGEND	AIR-CON LEGEND
90w BWK WALL	A/C WALL REGISTER
110w BWK WALL	A/C CEILING VENT
90w 2c FACE BWK WALL	A/C RETURN AIR
230w CAVITY BWK WALL RENDERED EXT.	**FIRE LEGEND**
230w CAVITY BWK WALL 2c FACE BWK EXT.	EXIT SIGN
250w CAVITY BWK WALL 1c FACE BWK EXT.	SMOKE DETECTOR
250w CAVITY BWK WALL COMMON WALL **FRL 90/90/90**	SMOKE DETECTOR W/- THERMAL BASE
PDR COATED ALUM PRIVACY SCREEN	FIRE EXTINGUISHER
	THERMAL DETECTOR
	THERMAL DETECTOR W/- THERMAL BASE
	EMERGENCY LIGHTING
	EMERGENCY LIGHTING
	EMERGENCY LIGHTING
	EWIS SPEAKER
	FIRE ALARM BELL & STROBE LIGHT
	FIRE ALARM INDICATOR PANEL



FIRST FLOOR PLAN
1:100

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STAGE:	DEVELOPMENT APPROVAL	SHEET:	FIRST FLOOR - UNITS 2-5
CLIENT:	EIGHT SQM PTY LTD		
PROJECT:	9 x SERVICED APARTMENTS 78 Gilbertson Road KARDINYA WA 6163		

REV	COMMENT	DATE
0	IFC	28/02/2024
1	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
2	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
3	PRIVACY SCREENING & GLAZING CHANGES	10/8/2026
4	PRIVACY SCREENING & GLAZING CHANGES	23/10/2026

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SHEET N°: 4 OF 8
JOB N°: 2022-1001
DRAWING N°: DA4.4

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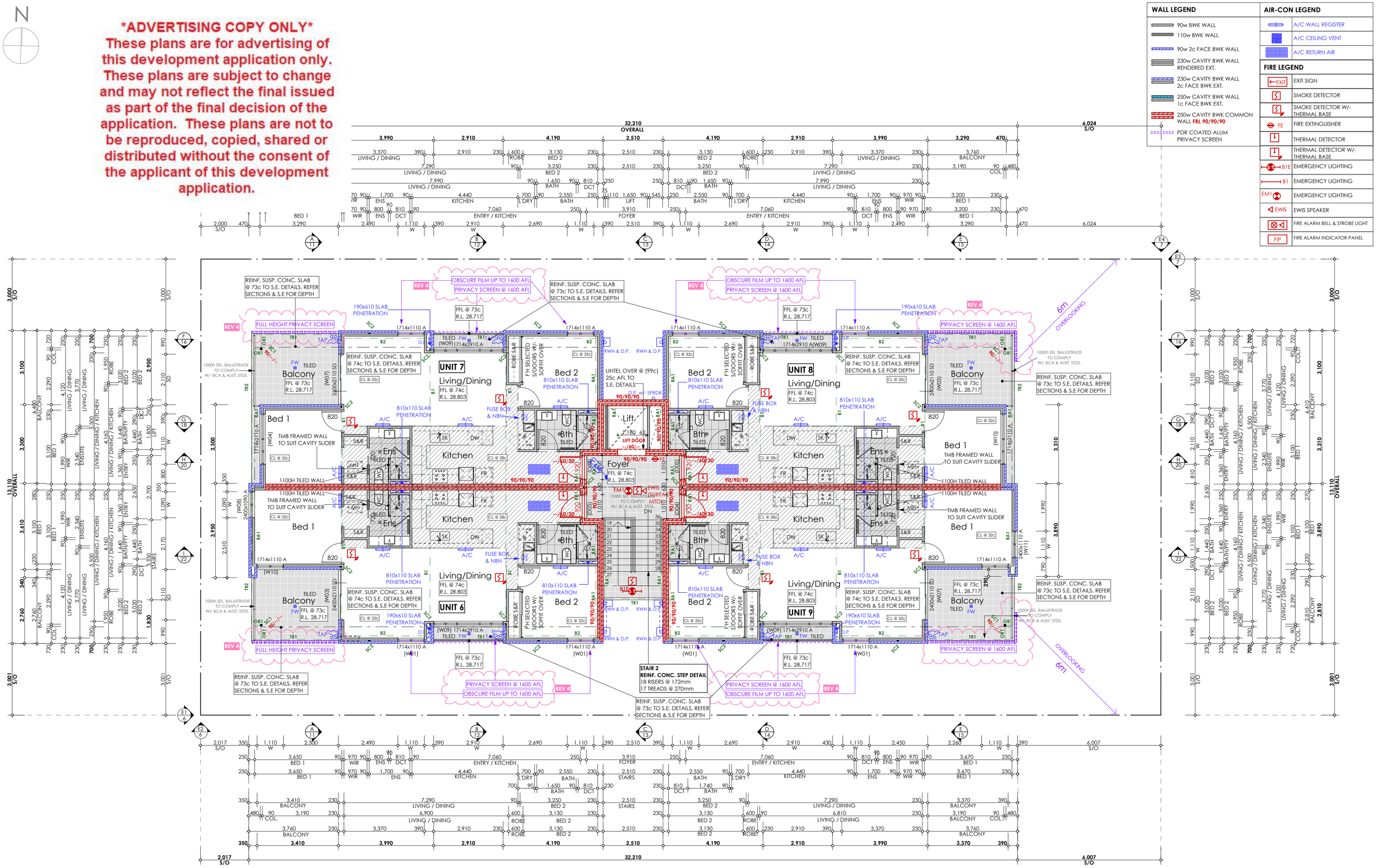

SECOND FLOOR PLAN
1:100

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STAGE:	DEVELOPMENT APPROVAL
CLIENT:	EIGHT SQM PTY LTD
PROJECT:	9 x SERVICED APARTMENTS 78 Gilbertson Road KARDINYA WA 6163
SHEET:	SECOND FLOOR - UNITS 6-9

REV	COMMENT	DATE
0	IFC	28/02/2024
1	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
2	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
3	PRIVACY SCREENING & GLAZING CHANGES	10/8/2026
4	PRIVACY SCREENING & GLAZING CHANGES	23/10/2026

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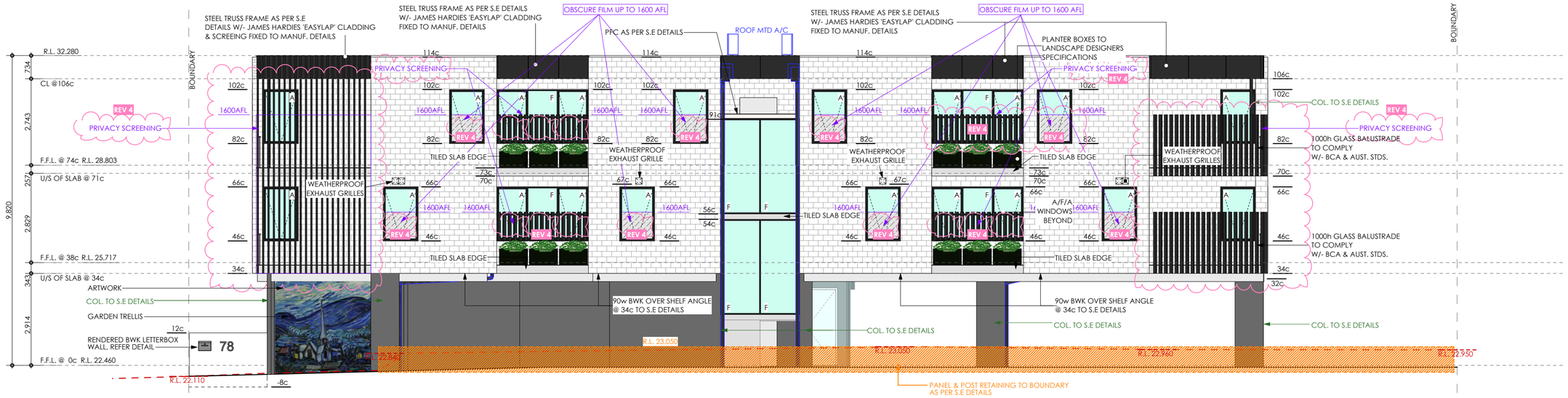
SHEET Nº: 5 OF 8
JOB Nº: 2022-1001
DRAWING Nº: DA5.4

Document Set ID: 7566689
Version: 2, Version Date: 09/11/2026



E1 WEST (STREET) ELEVATION
1:100



E2 SOUTH (DRIVEWAY) ELEVATION
1:100

WALL FINISHES LEGEND

- RENDERED BWK LIGHT
- FEATURE 1c FACE BWK
- 2c FACE BWK
- JAMES HARDIES 'EASYLAP' CLADDING
- PDR COATED ALUM. PRIVACY SCREENING

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STAGE:	DEVELOPMENT APPROVAL
CLIENT:	EIGHT SQM PTY LTD
PROJECT:	9 x SERVICED APARTMENTS 78 Gilbertson Road KARDINYA WA 6163
SHEET:	ELEVATIONS

REV	COMMENT	DATE
0	IFC	28/02/2024
1	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
2	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
3	PRIVACY SCREENING & GLAZING CHANGES	10/8/2026
4	PRIVACY SCREENING & GLAZING CHANGES	23/10/2026

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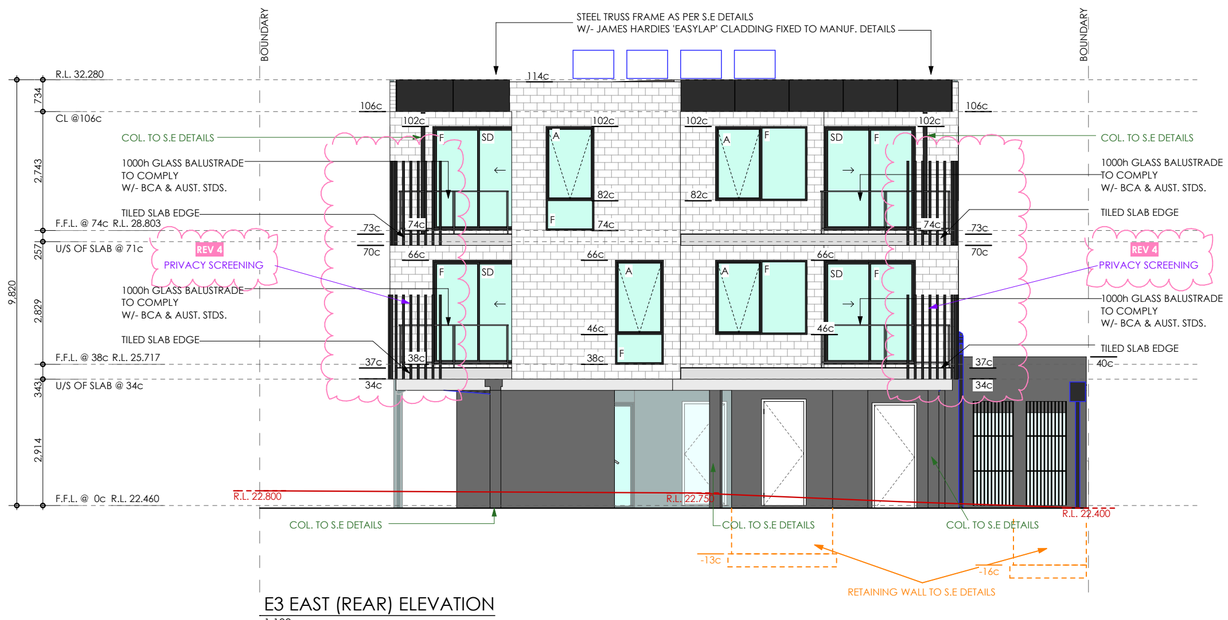
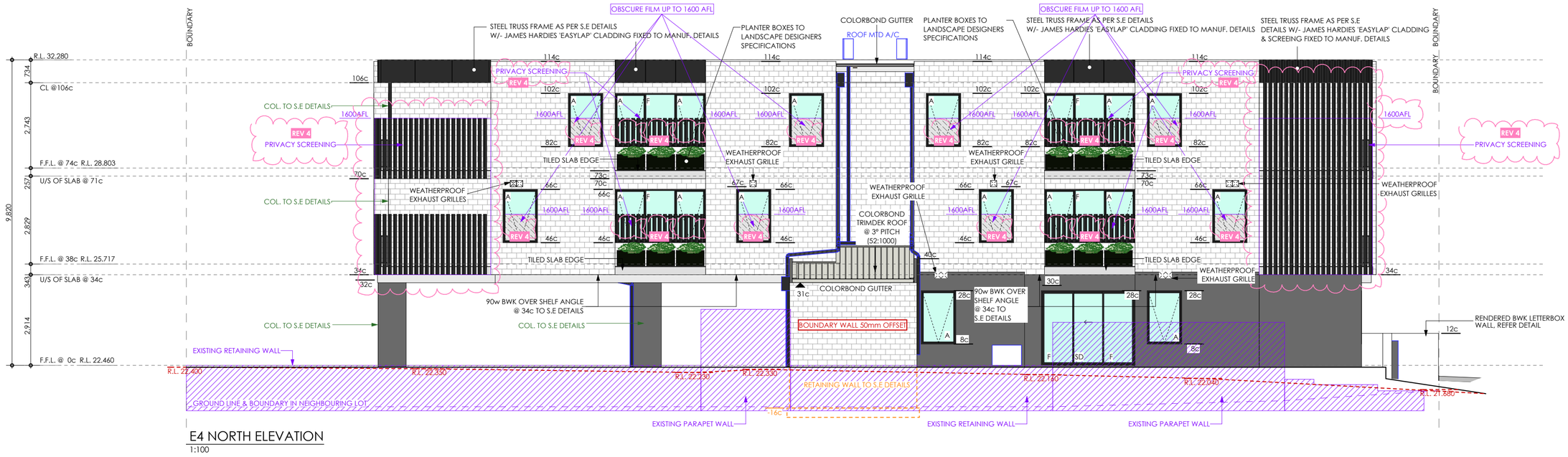
SHEET Nº: 6 OF 8
JOB Nº: 2022-1001
DRAWING Nº: DA6.4

Document Set ID: 7568639
Version: 2, Version Date: 09/11/2026



E3 EAST (REAR) ELEVATION
1:100



E4 NORTH ELEVATION
1:100

WALL FINISHES LEGEND

- RENDERED BWK LIGHT
- FEATURE 1c FACE BWK
- 2c FACE BWK
- JAMES HARDIES 'EASYLAP' CLADDING
- PDR COATED ALUM. PRIVACY SCREENING

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STAGE:	DEVELOPMENT APPROVAL
CLIENT:	EIGHT SQM PTY LTD
PROJECT:	9 x SERVICED APARTMENTS 78 Gilbertson Road KARDINYA WA 6163
SHEET:	ELEVATIONS

REV	COMMENT	DATE
0	IFC	28/02/2024
1	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
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SHEET Nº: 7 OF 8
JOB Nº: 2022-1001
DRAWING Nº: DA7.4

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STAGE: DEVELOPMENT APPROVAL	SHEET: PERSPECTIVES		SHEET Nº: 8 OF 8
CLIENT: EIGHT SQM PTY LTD	REV	COMMENT	DATE
PROJECT: 9 x SERVICED APARTMENTS 78 Gilbertson Road KARDINYA WA 6163	0	IFC	28/02/2024
	1	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
	2	BUILDING HEIGHTS AMENDED TO COUNCIL REQUIREMENTS	1/05/2024
	3	PRIVACY SCREENING & GLAZING CHANGES	10/8/2026
	4	PRIVACY SCREENING & GLAZING CHANGES	23/10/2026
			JOB Nº: 2022-1001
			DRAWING Nº: DA8.4

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