



City of  
**Melville**

## **AGENDA**

### **DEVELOPMENT ADVISORY UNIT MEETING**

#### **NOTICE OF MEETING**

I respectfully bring to the attention of Committee Members that a Development Advisory Unit Meeting will be held in the Melville Civic Centre, 10 Almondbury Road, Booragoon on Monday, 20 April 2026 commencing at 09:30AM.

**Kate Bainbridge**  
**Manager Development Approvals**

The City of Melville acknowledges the Bibbulmun people as the Traditional Custodians of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders past, present and future.

Use this link to access the [City of Melville Council Meetings YouTube channel](#) to watch the live stream or access the recordings of public Council meetings.



## Development Advisory Unit

1. The DAU is not a decision making forum – it is an operational meeting to inform the recommendation to the Manager Statutory Planning on Development Applications and other planning proposals.
2. Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Kate Bainbridge, Manager Statutory Planning and Building. Contact should be established as soon as possible after the publication of the agenda to the City of Melville website. Contact details are as follows: Tel 9364 0626 or via the Elected Members Portal.
3. Should an Elected Member propose that an item on this agenda be referred to Council for determination, a request to that effect must be made to the Chief Executive Officer (CEO). This request shall be made in accordance with the requirements set out by DAU Terms of Reference contained within Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
4. Should any applicant or adjoining property owner object to any proposal included as part of this DAU agenda, then an opportunity exists to request that the application be determined by Council. All such requests should be referred to an Elected Member of Council for the Ward within which the development application is located. An Elected Member may request that the application be determined by Council. Any call up request from an Elected Member shall be made in accordance with the requirements set out by DAU Terms of Reference contained within Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
5. In the absence of any referral request, a decision on any application included as part of this DAU agenda can take place under delegated authority to the Manager Statutory Planning and Building, after midday on the second Monday after the Friday publication of the minutes to the City's website. In the event that the DAU Agenda is not published to the City's website until the Monday after the DAU meeting, a decision on the application can still take place the following Monday.

**DISTRIBUTED: 24 APRIL 2026**

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## 1 ATTENDANCE AND APOLOGIES

### In Attendance

<u>Officer</u>	<u>Role</u>
Ms K Bainbridge	Manager Statutory Planning
Mr T Cappellucci	Principal Statutory Planner
Mr P O'Connor	Assistant Statutory Planner
Mr C Sturges	Acting Senior Statutory Planner
Mr J Caracciolo	Senior Statutory Planner
Mr L Johnson	Senior Statutory Planner
Ms S Meloncelli	Principal Building Surveyor
Mr T Nguyen	Senior Environmental Health Officer

### Apologies

Nil

## 2 BUSINESS

	Matters for consideration	Notes from meeting
UP26/107	DA-2026-70 - 23A The Esplanade, Mount Pleasant - Change of Use from Residential (Single House) to Unhosted Short Term Rental Accommodation	

## 3 OUTCOMES

The following items are to have recommendations created and included in the next agenda:

- Nil

The following items are to be deferred to the next DAU and represented with more information:

- Nil

**4 ITEMS****UP26/107 Change of Use from Residential (Single House) to Unhosted Short Term Rental Accommodation at Lot 40 (No.23A) The Esplanade, Mount Pleasant**

<b>Ward</b>	Applecross – Mount Pleasant
<b>Category</b>	Operational
<b>File Number:</b>	
<b>Responsible Officer:</b>	Manager Development Approvals
<b>Voting Requirements:</b>	Simple Majority
<b>Officer Disclosure of Interest:</b>	None
<b>Application Number:</b>	DA-2026-70
<b>Applicant:</b>	Mr A P Monie and Mrs K Y Monie
<b>Owner:</b>	Mr A P Monie and Mrs K Y Monie
<b>Proposal:</b>	Change of Use from Residential (Single House) to Unhosted Short Term Rental Accommodation
<b>Attachments:</b>	1. <a href="#">Development Plans and Short Term Accommodation Management Plan</a>

**COUNCIL'S ROLE**

Quasi-Judicial: When the Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice.

**SUMMARY**

- Development approval is sought for a change of land use from Residential (Single House) to Unhosted Short Term Rental Accommodation at Lot 40 (No.23A) The Esplanade, Mount Pleasant.
- The development application has been assessed against Local Planning Scheme No.6 (LPS6), relevant local planning policies including Local Planning Policy 1.21 – Short Term Rental Accommodation (LPP1.21) and the Canning Bridge Activity Centre Plan (CBACP).
- The subject site is within the Centre zone and an Unhosted Short Term Rental Accommodation land use is not listed as a preferred Land Use under the CBACP.
- This required that the application was advertised in accordance with the provisions of Local Planning Policy 1.1 – Planning Processes and Decision Making (LPP 1.1) and LPP1.21 to assist the City in determining the appropriateness of the Unhosted Short Term Rental Accommodation land use at the subject site.
- In response, one submission of objection was received which raised concerns which were already addressed within the operational management plan (refer to Attachment 1) (processes detailed to address any noise complaints) and raised other matters which were not relevant planning matters. Traffic was also raised as a concern; however, the traffic is anticipated to be similar to the existing land use as established by traffic generation standards.
- Notwithstanding the objection received, it is considered that the development is acceptable when assessed against the relevant objectives and development standards contained in LPP1.21 and the CBACP.

- Accordingly, this application was discussed in accordance with LPP 1.1 at the Development Advisory Unit (DAU) meeting held on 20 April 2026.
- It is recommended that the development application is approved subject to conditions including condition to limit the amount of persons to use the Unhosted Short Term Rental Accommodation to six people at any given time.

### OFFICER RECOMMENDATION

**That the Development Advisory Unit recommend approval of the change of use from Residential (Single House) to Unhosted Short Term Rental Accommodation, subject to the following conditions:**

#### Conditions:

- 1. This Development Approval requires development to be undertaken in accordance with the submitted application and operation management plan stamped as approved.**
- 2. Use of the subject property for Unhosted Short Term Rental Accommodation is limited to a maximum of six persons at any given time.**

### PURPOSE

The purpose of this report is to provide an outline of the key matters of consideration for the proposed development, outline where discretion is required to be exercised and appropriateness of this discretion against the relevant performance criteria and provide an officer recommendation.

### STRATEGIC ALIGNMENT

<b>Outcome</b>	3	Sustainable, connected development and transport infrastructure across our City.
	4	Economic prosperity and vibrant resilient communities and businesses.
<b>Objective</b>	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.
	3.4	Protect and promote the City's character and heritage.
	4	Vibrant and Prosperous
	4.1	Facilitate vibrant activated local places and centres.
	4.2	Increase awareness of Melville as a tourism and eco-tourism destination.

### BACKGROUND

This development application seeks approval for the Change of Use at Lot 40 (No. 23A) The Esplanade, Mount Pleasant (subject site) from a Single House to Unhosted Short Term Rental Accommodation. The City of Melville Local Planning Scheme No. 6 (LPS6) sets land use permissibility. Under Table 3 – Zoning Table of LPS6 the site is zoned Centre C2 and as per Clause 18 (7) of LPS6, land use permissibility defers to the CBACP. As Unhosted Short Term Rental Accommodation is not specifically listed as a preferred land use within the Q2 quarter of the M10 Zone of the CBACP, advertising of the proposal was undertaken in accordance with Clause 3.4 of LPP1.1 and Clause 6.1 of LPP1.21. Advertising commenced on 10 March 2026 and concluded on 25 March 2026 (14 days) and was undertaken via written correspondence to the

owners/occupiers of the adjoining properties and publication of the development plans and supporting documents on the City's website.

One submission was received during the advertising period objecting to the proposal. A summary of the submission, along with the officer's comments, is tabled below.

As a result of the objection received, the application has progressed through the City's DAU process with a recommendation that the change of use be supported subject to conditions.

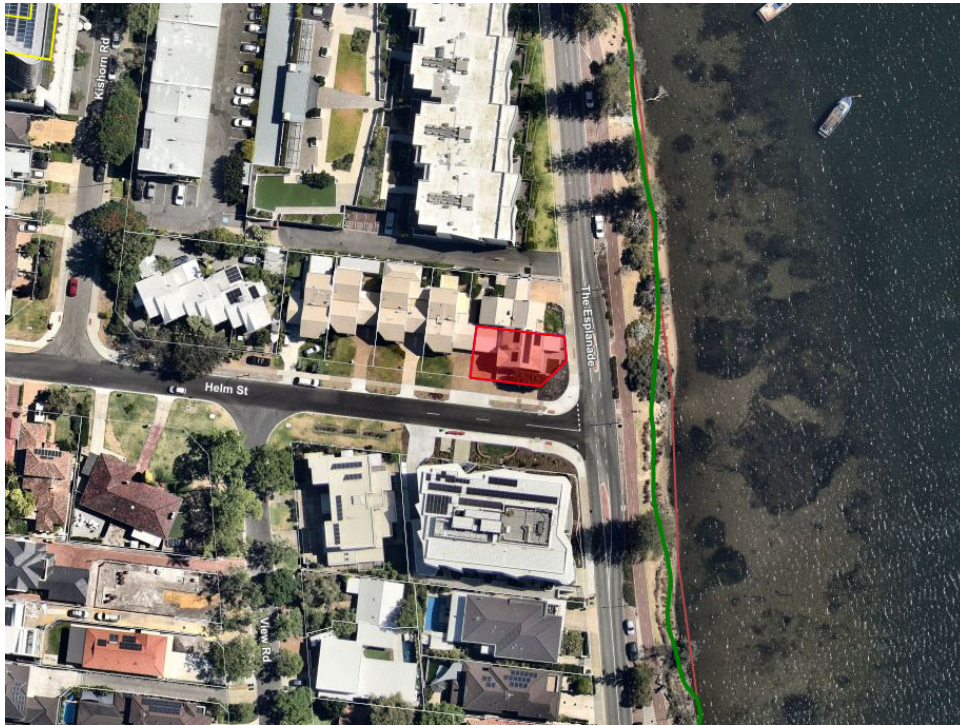


Figure 1. Subject site (marked in red) aerial image

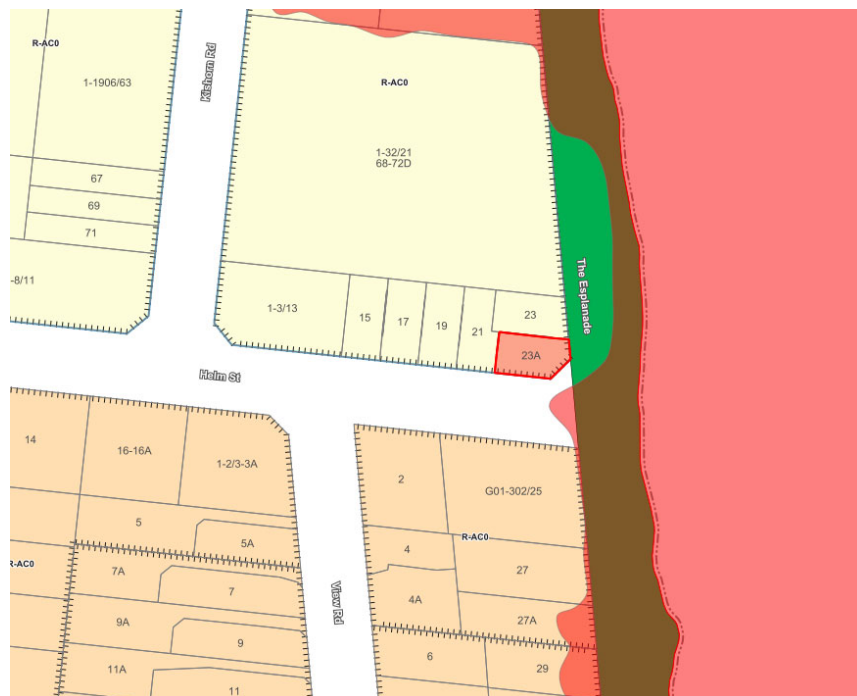


Figure 2. LPS6 zoning context map with subject site marked in red

**Scheme Provisions**

MRS Zoning	Urban
LPS Zoning	C2 – District Centre
R-Code	R-AC0
Use Type	Unhosted Short Term Rental Accommodation
Use Class	LPS6 defers to the CBACP for land use permissibility – however the CBACP has not specially listed the use as a preferred land use (note: Tourist Accommodation is a preferred land use)

**Site Details**

Lot Area	258m <sup>2</sup>
Retention of Existing Vegetation	N/A
Street Tree(s)	N/A
Street Furniture (drainage pits etc.)	N/A
Site Details	Existing Single House

**CONSIDERATION**

The application has been assessed against the provisions of LPS6, CBACP and relevant Local Planning Policies. The proposal complies with all the relevant development requirements except for those matters listed below, for which a performance assessment is required.

**Local Planning Scheme and Local Policy Requirements**City of Melville Local Planning Scheme No. 6 and Canning Bridge Activity Centre Plan

The subject site is located within the Q2 quarter of the CBACP and is within the C2 (District Centre) zone of LPS6. Therefore, in accordance with the provisions of Table 3 – Zoning Table and Clause 18 (7) of LPS6, 'Unhosted Short Term Rental Accommodation' is not specifically listed preferred land use within the Q2 quarter of the CBACP and therefore due regard must be given to the provisions of the CBACP. However, it should be noted that Tourist Accommodation is a preferred land use which has similar operation and amenity considerations.

In considering the discretionary nature of the use proposed, it is necessary to take into consideration the objectives of the CBACP and the Desired Outcome for the Q2 quarter under Element 1 – Land Use.

The objectives of the 'CBACP' are as follows:

1. Meet district levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
2. Support the activity centre hierarchy as part of a long-term and integrated approach to the development of economic and social infrastructure.
3. Support a wide range of retail and commercial premises and promote a competitive retail and commercial market.
4. Increase the range of employment within the CBACP area and contribute to the achievement of sub-regional employment self-sufficiency targets.

5. Increase the density and diversity of housing in and around the CBACP to improve land efficiency, housing variety and affordability and support the facilities in the area.
6. Ensure the CBACP area provides sufficient development intensity and land use mix to support and increase high frequency public transport.
7. Maximise access to and through the CBACP area by walking, cycling and public transport while reducing private car trips.
8. Plan development in the CBACP area around a legible street network and quality public spaces.
9. Concentrate activities, particularly those that generate steady pedestrian activation, within the CBACP area.

In addition, for the Q2 quarter of the CBACP, the applicable desired outcomes under DO1.2 need to be considered given Unhosted Short Term Rental Accommodation is not a preferred land use are as follow:

- As the 'business' Quarter of the CBACP area, Q2's excellent connectivity will attract businesses seeking to take advantage of the natural amenity of the Quarter and the surrounding residential population for their workforce; and
- Offices will be encouraged at all levels in M10 and M15, although more active frontages with cafes, restaurants or conferencing venues will be encouraged in the M15 zone at ground floor levels.

Also, as the proposed land use is not specifically listed as a preferred land use under the Q2 quarter, desired outcome DO1.7 of the CBACP provides the following additional desired outcomes for all quarters that need to be considered as part of this application:

- All Quarters will comprise a mix and variety of development;
- Housing should be diverse and affordable, with a mix of options in all areas; and
- Innovative land uses which support the Desired Outcome of each Quarter will be encouraged.

The proposed Unhosted Short Term Rental Accommodation (STRA) use appropriately addresses the objectives of the CBACP and desired outcomes under DO 1.2 and DO 1.7 for the following reasons:

- The subject site is within walking distance of retail and entertainment uses;
- Unhosted STRA provides an active and flexible use which is compatible with the surrounding residential and commercial uses. The transient nature of STRA guests encourages regular activity without conflicting with long-term residential amenity of adjacent properties;
- The STRA provides contributes to the mix of compatible land uses in the CBACP;
- High frequency public transport is available in proximity to the subject site on Canning Highway and at the Canning Bridge Station;
- While the Ogilvie Quarter desired outcomes emphasises the provision of Office uses, the existing streetscape on Helm Street and within close proximity to the site along The Esplanade, consists of residential dwellings with the proposal being compatible with the surrounding residential land use and existing character due to the scale and form of the existing development with no built form modifications proposed;
- The short-term accommodation provides a form of visitor accommodation within the CBACP which is a preferred land use (Tourist accommodation) under the desired outcomes for the Q2 quarter and contributes towards enhancing the vibrancy of the activity centre with its commercial-residential mix; and
- Supporting short term accommodation within the M10 zone encourages economic growth and social benefits within the CBACP, consistent with the City's Local Planning Strategy.

## City of Melville Local Planning Policy 1.21 – Short Term Rental Accommodation

Development Requirement	Deemed to Comply	Proposed	Comments
Clause 2 Site Characteristics – 2.2 Other Zones	Mixed use zones and the non-residential zones of activity centres are preferred for short term rental accommodation uses. These locations are likely to have less impact on residential amenity and provide good access to services such as shopping centres, workplaces, and public transport.	Unhosted short-term rental accommodation of a single house.	Refer to the comments section below for discussion on the suitability of this use.

The City is satisfied that the change of use to Unhosted Short Term Rental Accommodation can be supported for the following reasons:

- The proposed short-term accommodation is located within an existing single house which provides a better amenity outcome in relation to potential impact to the adjoining landowners. The noise associated with guests arriving and leaving on site is reduced through the dwelling being a single house and having a degree of separation to the adjoining properties;
- The single house contains three bedrooms limiting the maximum occupancy to six people with a proposed minimum four-night booking further reducing the potential of antisocial behaviour or large gatherings occurring at the site;
- The accommodation will allow for a maximum of six guests at any given time with no unreasonable increase in traffic expected on the existing road infrastructure than would normally occur with a single family, or six persons who do not comprise a single family occupying a residential dwelling;
- To further reduce impacts to nearby residences, a condition of planning approval is recommended to limit the number of guests and visitors to the STRA at any one time;
- The location of the short-term accommodation within the M10 zone of the CBACP is appropriate due to being within walking distance of restaurants, cafes and other commercial businesses, including a high frequency bus routes on Canning Highway and Canning Bridge Station to Perth and Fremantle; The CBACP also encourages a diverse range of uses and this proposed use complements the intent of the CBACP; and
- The owners of the property live within Mount Pleasant and are approximately a 2-minute drive from the subject site, available to address any potential disturbances that may occur at the property.

**ENGAGEMENT**

Advertising Required	Yes
Neighbour's Comment Supplied	Yes
Reason	Required pursuant to LPP1.1 Planning Process and Decision Making Clause 3.4 (c) and LPP1.21 Short-Term Rental Accommodation Clause 6.1
Support/Object	One objection

A summary of the content of the objection received and a response is provided in the table below:

<b>Submission Number</b>	<b>Summary of Submission</b>	<b>Support / Objection</b>	<b>Officer's Comment</b>	<b>Action (Condition / Uphold / Not Uphold)</b>
1	Concerns regarding noise from guests, additional traffic and security.	Objection	See justification of the proposed land use against LPP1.21, LPS6 and CBACP above.	Not Uphold

**SUSTAINABILITY IMPLICATIONS**

There are no sustainability implications presented as part of this report.

**LEGISLATIVE AND POLICY ALIGNMENT**

This proposal has been assessed in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (P&D Regs) and LPS6. The requirements of the P&D Regs and LPP1.1 required the advertising of this application, and receipt of an objection requires, as per DA-20 and LPP1.1, that this application is required to go through the Development Advisory Unit (DAU) process prior to determination by either Council or by officers under delegation.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications for the City relating to this proposal.

**CONSEQUENCE**

This application is proposed to be approved under delegation through the Development Advisory Unit (DAU) Process. However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration and determination.

If this application is not called up, this application will be determined in accordance with the officer recommendation under delegation.

**BRIEFING FORUM – FURTHER INFORMATION**

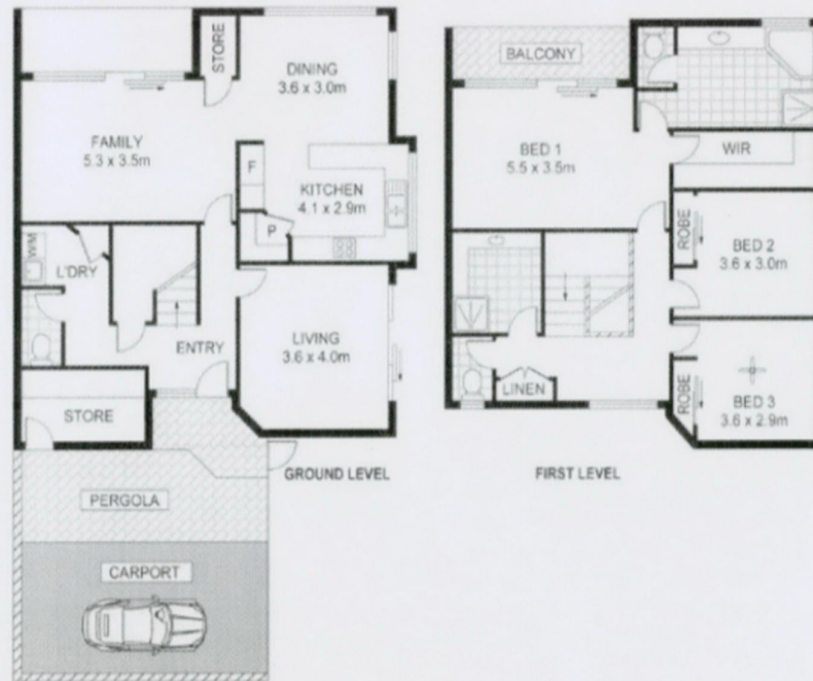
This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

**5 OUTCOMES FOLLOWING CALL UP PERIOD**

This section will be updated following the closure of the call up period – please refer to the DAU Terms of Reference for further information.

**6 CLOSURE**

9.30am



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Version: 1, Version Date: 02/02/2026

# Short-Term Accommodation Management Plan

23A The Esplanade, Mt Pleasant WA

## 1. Purpose of this Management Plan

This Short-Term Accommodation (STA) Management Plan has been prepared to demonstrate how the proposed use of **23A The Esplanade, Mt Pleasant** will be managed to ensure:

- Protection of residential amenity
- Compliance with City of Melville planning requirements
- Responsible guest behaviour
- Prompt response to any issues or complaints

This plan will operate for the life of the short-term accommodation use.

## 2. Property Details

- **Address:** 23A The Esplanade, Mt Pleasant
- **Use:** Short-Term Accommodation
- **Dwelling Type:** Residential dwelling
- **Physical Changes:** None proposed

## 3. Operational Controls

To limit intensity and ensure compatibility with the surrounding residential area, the following controls will apply:

- **Maximum occupancy:**
  - No more than **6 persons** at any time
- **Minimum length of stay:**
  - **4-night minimum stay**
- **Check-in / Check-out:**
  - Check-in from **2:00 pm**
  - Check-out by **11:00 am**
- **Prohibited Activities:**
  - No parties, events, or functions
  - No commercial activities
  - No excessive noise or anti-social behaviour

## 4. Guest Management & Behaviour

All guests will be provided with clear house rules prior to arrival, including:

- Quiet hours between **10:00 pm and 7:00 am**

- Respect for neighbours and surrounding properties
- Use of on-site parking only
- Waste disposal requirements
- Prohibition of parties and large gatherings

Guests must acknowledge these rules as a condition of booking.

## 5. Parking & Traffic Management

- Adequate **on-site parking** is provided for guests
- Guests will be instructed that on-street parking is not to be relied upon
- The number of vehicles is expected to be consistent with a typical household
- No commercial vehicle use associated with the accommodation

## 6. Waste Management

- Existing residential bin facilities will be used
- Guests will be informed of:
  - Correct bin usage
  - Recycling requirements
  - Bin collection days
- The property manager or cleaner will ensure:
  - Bins are placed out on collection days
  - Bins are returned promptly
  - The site remains clean and tidy

## 7. Noise Management

- Quiet hours strictly enforced
- No outdoor amplified music permitted
- Immediate action taken if noise complaints are received
- Repeat or serious breaches will result in termination of the booking

## 8. Management & Contact Details

The property will be professionally managed with the following arrangements:

- **Local Contact Person:** [REDACTED]
  - Available **24 hours a day, 7 days a week**
  - Able to attend the property promptly if required as lives on the same street
- **Responsibilities of Manager:**
  - Guest communication and screening
  - Complaint response
  - Property inspections
  - Maintenance coordination
  - Compliance with Council conditions

Contact details will be provided to the City of Melville upon approval and updated as required.

## 9. Complaint Handling Procedure

In the event of a complaint:

1. Complaint received via phone or email
2. Immediate contact made with guests
3. Issue addressed promptly (including attendance if required)
4. Follow-up to ensure resolution
5. Record kept of complaint and action taken

All complaints will be treated seriously and responded to without delay.

## 10. Safety & Compliance

The accommodation will comply with all relevant requirements including:

- Building and fire safety standards
- Health and safety regulations
- State Government short-term accommodation registration (if applicable)
- Any conditions imposed by the City of Melville

Emergency contact information will be displayed inside the dwelling.

## 11. Monitoring & Review

- Regular inspections of the property
- Review of guest feedback and any issues raised
- Ongoing refinement of management practices to ensure compliance and amenity protection

## 12. Conclusion

This Management Plan demonstrates that the proposed short-term accommodation at **23A The Esplanade, Mt Pleasant** will be **responsibly operated, low-impact, and well managed**, with clear controls in place to protect the amenity of the surrounding residential area.