



MANAGEMENT PLAN

SHORT-TERM ACCOMMODATION

16 Hawkins Street Mount Pleasant WA 6153

June 2026

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.

CONTENTS PAGE

1.	Property Overview	2
2.	Company Background	3
3.	Guest Screening & Booking Process.....	4
4.	Check-In & Check-Out Procedure	5
5.	Guest Handbook & Code of Conduct	5
6.	House Rules.....	6
7.	Hygiene, Comfort & Waste Management	6
8.	Maintenance.....	7
9.	Safety	7
10.	Noise Mitigation & Complaints Procedure	7
11.	Security.....	8

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. Property Overview

This Management Plan applies to the short-stay accommodation to be provided as detailed below. The Plan includes details of the property accommodation and parking; house rules and noise management; as well as booking procedures, complaint handling and other matters managed by the professional short-stay management company, Let Go.

The property is conveniently located Ogilvie Road Reserve – 500m, Rookwood St. Jetty – 750m, Mount Pleasant Fish & Chips – 750m, Shirley Strickland Sport and Community Pavilion – 1.5km, Jim Ainsworth Park – 1.4km, Saint Benedict's Catholic Church – 1.3km, Woolworths Mount Pleasant – 1 km, Queens Road Surgery – 800m, Mount Pleasant Primary School – 1.1km, Deep Water Point Reserve – 700m and provides a high level of amenity to tourists, interstate and local visitors looking for short term accommodation in a residential type setting.

The accommodation is intended for small groups and families, who are seeking a relaxed, home-like stay away from home. It is not intended for large groups, parties and late-night activities, which are more suited to hotels and tourism precincts.

The property will be occupied and managed much like an ordinary residential dwelling within the local area. The number of guests and car bays will be consistent with the bedrooms and car bays that the dwelling has been designed for and will not require any building works or modifications to increase capacity beyond a typical residential dwelling.

"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.

Tourists and interstate visitors would usually have one hire car or use taxi / ride share. Local guests will be aware of available car parking and limitations in the local streets prior to booking. As the property will be used like a residential dwelling, we expect no excessive number of vehicle trips to and from the property.

Property Address	16 Hawkins Street Mount Pleasant WA 6153
Number of Bedrooms	Five (5) bedrooms
Max Number of Guests	Ten (10) guests
Car Parking Location	Open driveways to front of property
Total Car Parking Bays	Four (4) car bays in total
Outdoor Use	No use of outdoor areas (courtyard, balconies etc) between 10:00pm to 8:00am.
Visitors	Visitors require management consent. No overnight visitors.
Pets	No pets permitted at the property
Parties & Gatherings	No parties or gatherings permitted

Music & Noise	No loud music, movies, noise etc to be heard outside the property between 10pm to 9am
Smoking	No smoking permitted at the property

2. Company Background

Let Go is Perth's leading short-term accommodation management company providing end-to-end management of client's properties, with a proven track record of delivering a 4.6+/5-star review record and annually hosting over 22,000 + nights with 3,000 + reservations annually for 2023.

The Let Go team includes highly experienced and qualified real estate and property management professionals, who manage the property online listing, booking processes, guest screening, guest concierge, housekeeping services and property management.

Let Go is a Perth-based company, with the head office in Stirling. This ensures staff are available for hands-on management and prompt resolution of any issues.

The Property managers name and their contact details:

████████████████████	████████████████████
████████████████████	████████████████████
████████	████████████████████

Our contact details are made available to all guests for properties under our management and we are obliging to provide our contact details to all adjacent neighbours in the rare chance of an issue arising. We are contactable 24/7 and typically able to attend properties in person within an hour for emergencies.

Short-stay accommodation is not subject to the same stringent rules of the *Residential Tenancy Act 1987* in favour of a tenant and their rights to occupy a premise. Therefore, we have significant power to be able to manage any potential antisocial behaviour.

We are financial members of ASTRA (Australian Short-Term Rental Accommodation Association) and have adopted their comprehensive National Code of Conduct.

You can always be assured of our best intentions and respect of the public amenity and neighbourhood.

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. Guest Screening & Booking Process

When a guest requests or books a stay at this property, we can view or determine whether the guest's profile includes their required verification steps, including:

- Contact details including full name(s), phone number & e-mail address
- Acceptance of our stipulated house rules
- Confirmed payment
- Profile photo (if set)
- Government issued ID (such as driver's licence or passport)
- Written reviews/recommendations from other hosts
- Their overall star rating which can be categorised for items such as observance of house rules, cleanliness & communication
- Total number of guests & location based
- Their reason for visiting Perth & booking the property

We can then further screen the potential guest by cross referencing linked social media accounts, obtaining names of all guests, requiring government issued ID, that all guests are required to submit upon successful booking confirmation.

We have set a "pre-booking questionnaire" requesting applicable responses in relation to the above.

Once we have carried out a thorough check of the prospective guest, we then have a right to refuse, accept or cancel the reservation. Prior or after acceptance of the booking, we also send our "party screening" message which essentially reiterates our stance on no parties to be hosted at the premises and encourages guests to cancel their booking if that is their intent.

Our set of house rules are displayed both on the online listing and in our comprehensive guest handbook which is located inside the property in the kitchen. We can add additional house rules to suit the property, location, neighbourhood, or landlord's desires.

Once a guest is confirmed, our direct phone numbers are automatically exchanged for any further required communication. We privately message our guests before, during and after their stays and all the correspondence is saved for our own records.

We anticipate approximately one booking per week and our average trip length is between 6-8 nights. This is based on the average performance of our listings in our portfolio.

We specify a mandatory minimum stay length of two (2) nights as we find this significantly deters any unwanted targeting for parties or gatherings. We also have a booking cut-off time after 7:00pm so that we can't allow last-minute and late-night bookings to occur from opportunistic and likely undesirable guests.

4. Check-In & Check-Out Procedure

Check-in is from 3:00pm until late, this is because guests can arrive off long haul flights late at night or arrive after work as they have travelled by car from the country. We will obtain from the guests their arrival time.

The property includes detailed visual and written easy check in instructions and guests find them extremely easy to follow and do not cause any disruption in checking in or out of our properties.

Check-out is at 10:00am or earlier on their departure date.

A secured lockbox or digital door lock will be installed at the property and next to the front door so guests can easily access the property with ease. We also offer a 'meet & greet' service and like to find out when their estimated time of arrival will be and may offer to meet the guest from time to time to welcome them to the property if required.

Our check-in instructions are issued to guests three (3) days prior to their arrival and are issued through Airbnb for safety & security. The guests will be issued with detailed check-in instructions to guide them through the whole process, they will receive a photo of the property they are staying at, how to access the lockbox or digital door lock how to access the front door, a photo of their parking spot and where the council bins are located.

"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.

5. Guest Handbook & Code of Conduct

When a guest checks in, they are encouraged to read our 'Guest Handbook' which provides them with all the important information they need to know to have an enjoyable, safe & respectful stay.

The Handbook includes the property manager's contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection days, public transport, nearby amenities, sights, and attractions in the area and more.

Guests will also always have access to booking platform during their stay and are required to communicate with their property managers on this platform so all details pertaining to their booking are documented. The booking platform also provides guests with the hosts contact details.

The guest handbook which we have created is very comprehensive which significantly mitigates any risk and issues regarding the stays.

Included in the Guest handbook is the Code of Conduct – which summarises the house rules for all guests and any approved visitors. It also provides property management and emergency contact details.

The Code of Conduct is printed on a one-page, laminated document and affixed in a prominent place/s at the dwelling.

6. House Rules

The following House Rules are displayed at the property:

1. **PARTIES & GATHERINGS** – This property has a strict no party policy. Prior permission must be obtained from management for any visitors.
2. **MUSIC & NOISE** – All guests must not create excessive noise, that may disturb any surrounding properties. Amplified music, loud movies, or other such entertainment must not be audible from outside the property between 10pm to 9am every day.
3. **OUTDOOR USE** – Outdoor areas, courtyard and balcony use is strictly between the hours of 8:00am to 10:00pm every day. All guests must make their way inside the property and keep noise to a minimum from 10:00pm.
4. **CAR PARKING** – Car parking is to be on-site in the allocated car bays only. Guest must not block access to neighbouring driveways / properties.
5. **SMOKING** - This property has a strict no smoking policy. If there is a clear odour of any smoking odour upon checkout or cigarette butts have been found, guests will be charged a deodorising fee.
6. **PETS** - We have a strict no-pets policy. If there is a clear animal odour and/or if pet hair has been discovered upon checkout, guests will be charged a deodorising fee.
7. **RUBBISH** - Rubbish and recycling items are to be disposed in the correct allocated council bins and placed outside for weekly collection.
8. **SECURITY** - All doors and windows should be locked when property is not occupied, and the security alarm used (where applicable).

7. Hygiene, Comfort & Waste Management

Rubbish and recycling items are to be disposed in accordance with the local council policies, strata by-laws & procedures and in the correct allocated bins for weekly collection on Wednesday.

Guests are notified & reminded to place all rubbish & recycling in the allocated bins at the property.

Any excess rubbish must not be left in sight of a public area and is removed by housekeeping.

The cleaning & housekeeping team are also asked to attend and assist with rubbish disposal at checkout and if the property is vacant.

Bin location & contents are monitored by housekeeping at each check-out, and we may gather photo/evidence of this so we can effectively & efficiently maintain the bins both inside the property and to mitigate risk of problems.

The property includes a fully functional kitchen with fridge and pantry for food storage and there has never been problems with vermin or pests – if this changes then we can send professional pest control companies to rectify this swiftly and implement measures to prevent occurrence in future.

The linen and towels are removed off-site following each check out clean and provided to a professional commercial laundering service to wash, dry, and return to our storage facility upon completion.

Exhaust fans & air conditioning/heating appliances and regularly checked by the housekeeping teams and repaired or replaced if required, guests are also encouraged to report maintenance to us immediately upon discovery so that swift resolution can be made.

A washing machine & dryer will be provided for guest convenience to use during their stay to wash their clothes as required.

8. Maintenance

The owners of the property can be provided with real-time access of the bookings calendar and may regularly schedule maintenance works in between guests stays to ensure the property is kept up to our property and guest's expectations. Property maintenance is regularly reported and resolved swiftly either during or after guest's stays depending on the severity so that the appearance of the property meets or exceeds the standard of neighbouring properties.

"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.

9. Safety

The property includes compliant RCDs and Smoke Alarms. A licenced electrician may be required to provide an electrical safety certificate from time to time to make sure the property is compliant and safe. We also offer first aid kits.

If required, we can consider fire extinguishers, fire blankets and implementing an emergency safety plan in case of a fire. In our detailed guest handbook, guests are provided with the contact details for the local police station, hospitals & fire station and that our emergency contact number is '000'.

10. Noise Mitigation & Complaints Procedure

Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 10:00pm and 8:00am Monday to Saturday and 10:00pm – 9:00am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.

Guests and visitors must not engage in any anti-social behaviour and must minimize their impact upon the residential amenity of neighbours and local community.

In our online Airbnb listing, which the guest(s) must agree to before booking with us and the also included in the guest handbook, we have extensively listed our house rules in respect to the property and other nearby residents of the surrounding area & amenity. Priority is given to adherence of our noise and parking policy.

If guests fail to adhere to our house rules, they will be at risk of having their booking cancelled immediately. We, police, security, rangers, or other engaged professionals may attend in person to have the guest/s removed, lockbox code and digital door lock/s may also be required to be changed depending on the circumstances.

If we receive any complaints about guests, they will be dealt with immediately upon receipt of said complaint. We will contact the guests informing them of the situation and any breach of house rules and based on the severity of the breach then the reservation may be terminated.

We are contactable 24/7 and our phone numbers and e-mail addresses are provided to our guests upon confirmation of booking and are also advertised in the property for easy access.

We are more than happy to provide these contact details to nearby neighbours for us to be even more effective in managing our properties.

Professionals and/or police may be engaged to attend during & after normal business hours to minimise disruptions to neighbours.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action. From receipt of a complaint, it is extremely rare for an issue to extend beyond just a few minutes, and we aim to resolve all issues within 30 minutes – 1 hour total.

11. Security

A [Ring surveillance video recording cameras](https://ring.com/au/en/doorbell-cameras) <https://ring.com/au/en/doorbell-cameras> can be installed and would be located on the front door and have the ability to regularly monitor CCTV footage if this is desired. The footage may provide an expansive view of the front door of the property which is the only entry point, this is to further ensure compliance and observance of house rules.

We can also install an internal intuitive decibel device named [Roomonitor](https://roomonitor.com/airbnb-eu/) <https://roomonitor.com/airbnb-eu/> which monitors the decibel level within the household and is customised to SMS and call the relevant guests and/or us if levels peak and persist at certain pre-set decibel ranges which will allow mitigation of noise and compliance with the noise policy, particularly between hours of 10:00pm – 8:00am.

This technological device will enable three important criteria to appease non-conformance to the House Rules outlining “no excessive noise after 10pm”.

- **Peaceful Night's Sleep** - Assurance that if a noise nuisance is created by guests, the management is aware before complaint calls need to be made.
- **Protection Against Complaints** - Time stamped data allows management to quickly validate or invalidate a complaint about noise, in real-time or post check-out of guests are often easy targets for false, perceived, or real noise complaints.
- **Proactive Prevention** - With early awareness of a noise issue, management can proactively prevent larger problems. This can always be done in a friendly, positive manner. Guests generally want to follow the rules and appreciate friendly outreach.

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.



Development Application for a Change of Use from 'Single House' to 'Unhosted Short Term Rental Accommodation'

Lot 882 (No. 16) Hawkins Street, Mount Pleasant WA 6153

Disclaimer:

This report has been prepared by JPA Planning solely for the benefit and use of the client. This document may not be reproduced or copied in whole or part without the written consent of JPA Planning and the client.

Prepared for:

[REDACTED]

Prepared by:

[REDACTED]

[REDACTED]

[REDACTED]

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 Version Control

Version	Date	Description	Author	Approved
1	03/07/26	Draft for client review	JA	JA
2	20/07/26	Draft for client review	JA	JA
3	28/08/26	Lodgement version	JA	JA

Contents

1. Background	3
1.1. Purpose	3
1.2. Site Description	3
2. Proposal	5
3. Planning Framework.....	6
3.1. City of Melville Local Planning Scheme No. 6	6
3.2. Local Planning Policy No. 1.21 – Short Term Rental Accommodation	7
3.3. Western Australian Planning Commission Position Statement – Planning for Tourism and Short-Term Rental Accommodation.....	12
3.4. Planning and Development (Local Planning Schemes) Regulations 2015.....	13
4. Conclusion.....	15

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. Background

1.1. Purpose

This submission has been prepared by JPA Planning on behalf of Chayadi Karim (Applicant) to provide justification for the proposed change of use of the existing dwelling at Lot 882 (No. 16) Hawkings, Mount Pleasant (subject site or site) from 'Single House' to 'Unhosted Short Term Rental Accommodation'.

In accordance with the City of Melville (City) requirements, the following has been provided to the City as part of this application:

- Application for Development Approval Form;
- MRS Application Form;
- Certificate of Title (Attachment 1);
- Site Plan and Floor Plan (Attachment 2);
- Short Stay Management Plan (Attachment 3); and
- Short Stay Code of Conduct (Attachment 4)

1.2. Site Description

The subject site measures approximately 748m² and exists as an irregular square shaped corner lot with an existing three-storey single dwelling on-site. The property has dual frontage to both Hawkins Street to the south-east and Ullapool Road to the north-east.

The dwelling on-site exists as a modern three-storey single dwelling, with six (6) bedrooms, three (3) bathrooms, living and dining, lounge and kitchen, and a three-car garage on the basement level (refer floor plan included as **Attachment 1**).

The immediate locality is representative of mostly residential development, consisting of a mixture of similar sized single houses and some grouped dwelling developments. More broadly, the subject site is located approximately 250m west of the Swan River, 930m south-east of Canning Highway, 1.5km south-west of the Canning Bridge Train Station and 1.6km north-east of Westfield Booragoon. The subject site is also well serviced by main roads, with Ullapool Road intersecting with Canning Highway which then provides direct access to Kwinana Freeway.

An aerial image of the subject site and immediate surrounds with cadastral overlay is provided in **Figure 1** overleaf, whilst **Figure 2** (overleaf) provides greater context of the site in relation to Perth CBD.

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.

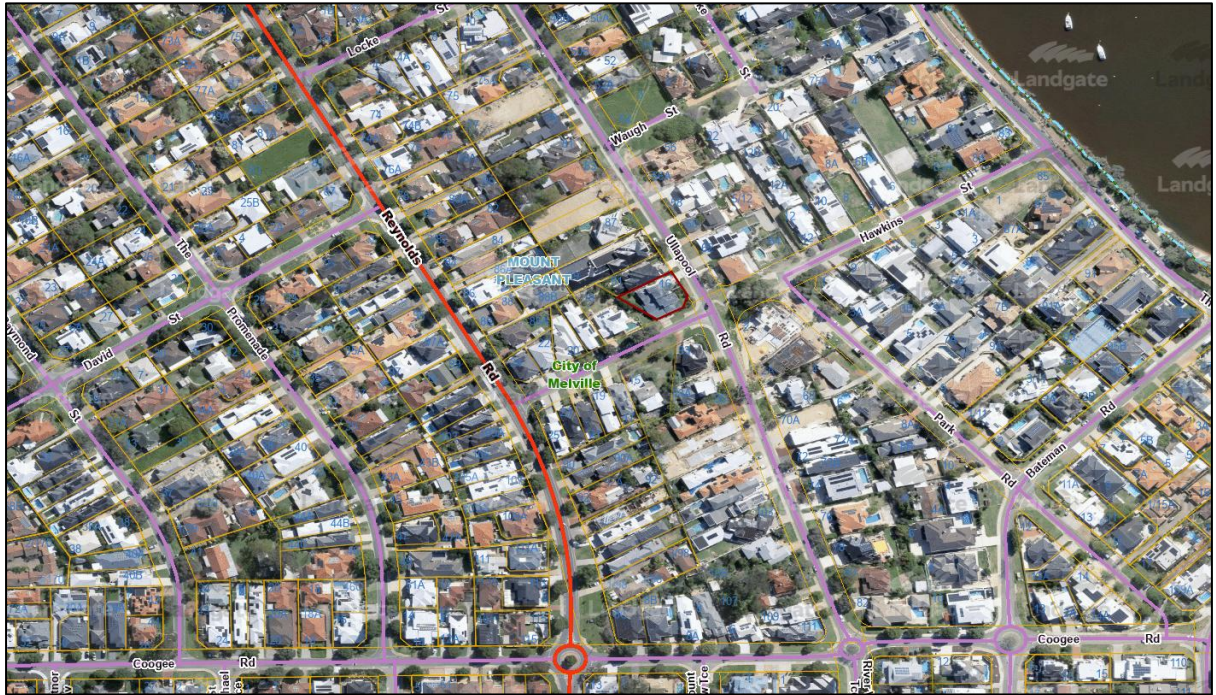


Figure 1 - Aerial cadastre of the subject site (Landgate Mapviewer Plus, 2026)

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.

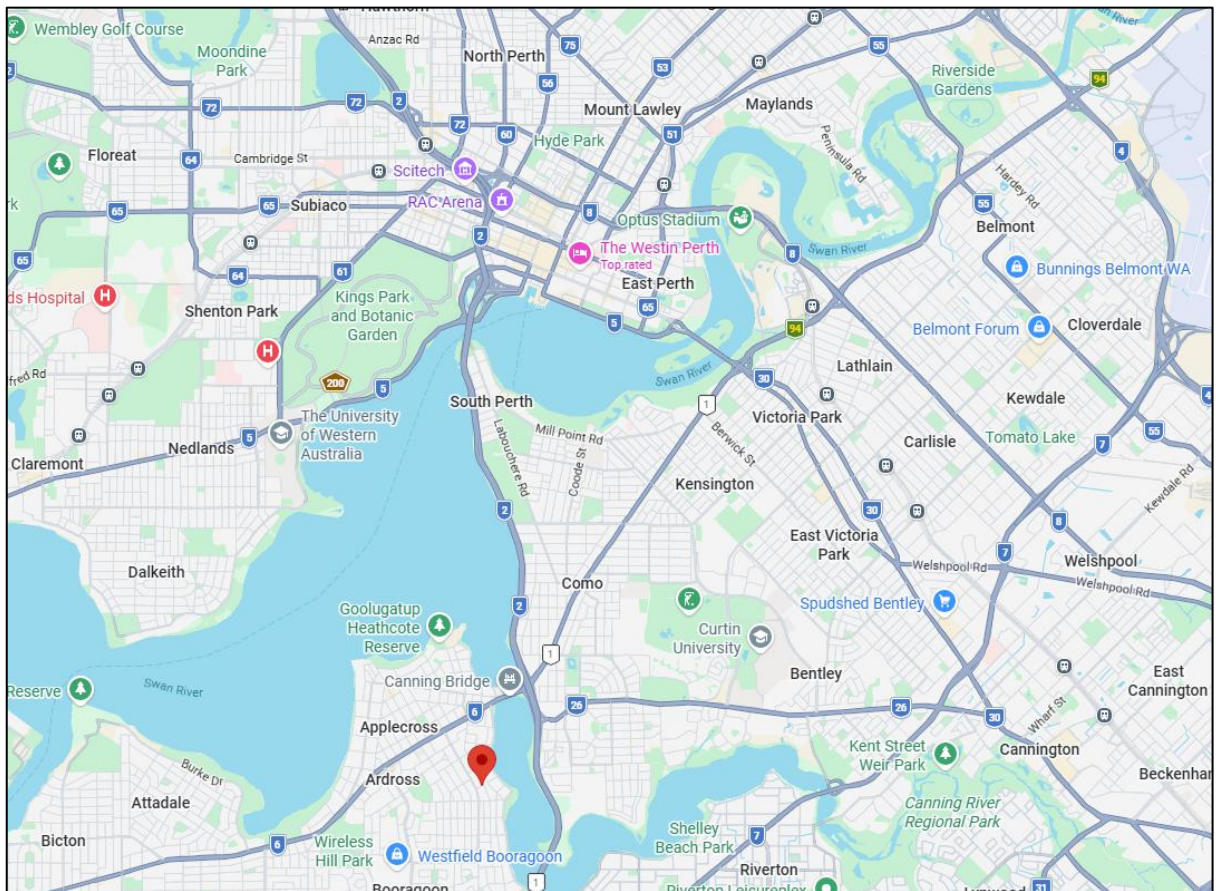


Figure 2 - Context plan of the subject site (Google Maps 2026)

2. Proposal

The proposed development involves seeking the change of use of the dwelling on the subject site from 'Single House' to 'Unhosted Short Term Rental Accommodation'.

The Applicant seeks to operate the existing dwelling onsite as un-hosted short-term rental accommodation, renting out the entirety of the dwelling on a short-term basis via online booking platforms such as AirBnB and Stayz.

Given the subject site's location, being near the Swan River, food and entertainment establishments along Canning Highway, Westfield Shopping Centre, as well as main roads and public transport for direct access to Perth CBD and Fremantle, it is considered an ideal property for tourists all year round.

The dwelling will be managed by Let Go, who have been operating in Western Australia for over 7 years and currently manage over 100 short stay properties. The Let Go team includes highly experienced and qualified real estate property management professionals, who will manage the online listing of the property, booking process, guest screening, guest concierge, housekeeping services and property management. As part of the operation of the properties, Let Go will install noise monitoring devices at each dwelling to ensure effective management and mitigation of any potential noise and amenity impacts. Let Go have prepared a Management Plan and a Code of Conduct, which will be provided to all guests at the time of booking as well as displayed within the properties.

The proposed 'Unhosted Short Term Rental Accommodation' will accommodate a maximum of ten (10) guests over a minimum stay of two (2) nights. The property can accommodate three (3) cars in the garage and an additional car in the driveway (4 in total), which is considered sufficient for the number of guests that can stay on-site.

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. Planning Framework

3.1. City of Melville Local Planning Scheme No. 6

Pursuant to the City of Melville's (**City**) Local Planning Scheme No. 6 (**LPS6** or **Scheme**) the subject site is zoned 'Residential' with a designated R-Coding of 'R20'. An image of the LPS6 zoning with cadastral overlay is provided in **Figure 3** below.

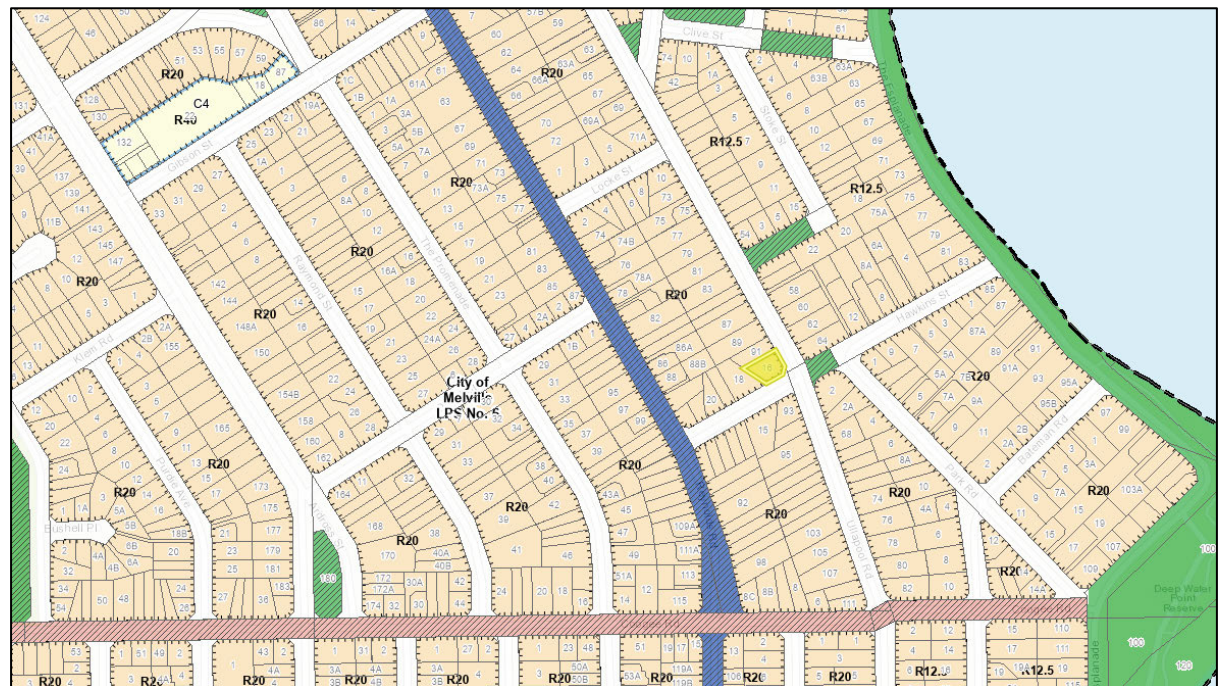


Figure 3 – LPS6 Zoning of Subject Site (PlanWA 2026)

Clause 16 of LPS2 sets out the following objectives for the 'Residential' zone:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community.
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development to promote sustainable residential development.
- To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.

The proposed change of use from 'Single House' to 'Unhosted Short Term Rental Accommodation' will effectively address objective 1 of the 'Residential' zone by providing a variance in housing options within the City of Melville. Furthermore, the proposal also addresses objective 3 by providing a non-residential land use that will contribute to the local economy through tourism, provide local employment opportunities for cleaners, property managers and gardeners, and enhance social and cultural outcomes by encouraging holiday makers to visit the City of Melville.

The proposed use is best characterised as 'Unhosted Short Term Rental Accommodation', which under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 has the following definition:

"unhosted short-term rental accommodation means short-term rental accommodation that-
(a) Is not hosted short-term rental accommodation; and
(b) Accommodates a maximum of 12 people per night."

Table 1 – Zoning Table of LPS2 outlines the land use permissibility of all zones within the Scheme area. The proposed use of 'Unhosted Short Term Rental Accommodation' is an 'A' use within the 'Residential' zone. In accordance with clause 18(2), the 'A' permissibility has the following meaning:

'Means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions.'

Clause 64 of the deemed provisions requires advertising of the application in accordance with clause 64(4). This generally requires advertising of the proposal to owners and occupiers of properties in the vicinity of the development. Letters outlining the proposal have been sent to the neighbouring properties informing them of the proposed change of use.

3.2. Local Planning Policy No. 1.21 – Short Term Rental Accommodation

The objectives of Local Planning Policy No. 1.21 – Short Term Rental Accommodation (LPP1.21) are as follows:

1. *To establish a clear framework for the identification, assessment and determination of applications for short term rental accommodation.*
2. *To ensure that short term rental accommodation is appropriately located and managed so as to protect the amenity of residential areas or nearby residents.*

The objectives of LPP1.21 can and be achieved if the proposed development meets the relevant criteria of the policy. Accordingly, the proposed change of use at the subject site has been assessed against the relevant criteria below and largely complies. Where it does not meet specific criteria justification has been provided as to how the property achieves the overall intent of the policy. It is therefore submitted that the proposed development achieves the objectives of this policy.

Clauses 2 through to 5 of LPP1.21 outlines the policy's performance criteria and standards for short term rental accommodation. The relevant criteria have been outlined addressed in the table below.

LPP1.21 Criteria and Standards		Justification
2 Site Characteristics	<i>Preferred Property Characteristics</i> (a) Location within 200 metres of mixed use zones and activity centres or 400m of a hospital or tertiary education institution;	<i>Preferred Property Characteristics</i> (a) The subject site is located 533m south-east of the nearest mixed-use zone and approximately 4km from the nearest tertiary education institution.

- (b) Well served by footpaths, dual access paths and high-frequency public transport;
- (c) Located on Local Distributor or District Distributor Roads; and
- (d) The immediate location (as per (a) above) is undersupplied by STRA.

Undesirable Property Locations

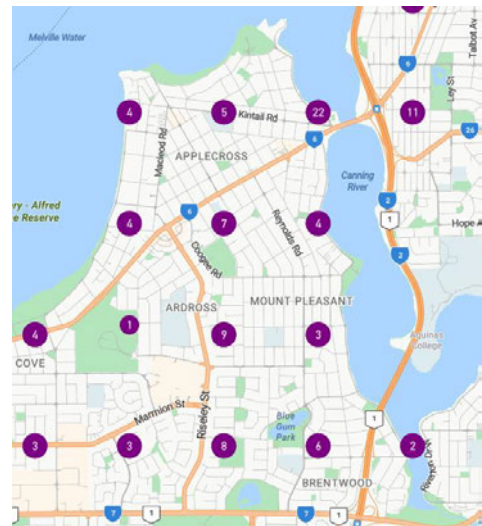
- (a) Properties located within cul-de-sacs;
- (b) Properties located on battle-axe style lots; or
- (c) Properties comprising grouped or multiple dwelling developments with shared arrangements without the permission/consent of other strata owners.

Preferred Operational Characteristics

- (a) Minimum stay of two nights;
- (b) No more than six guests; and
- (c) Identified management/contact person in operational management plan being resident within same suburb as the STRA.

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.

- (b) The property is well serviced by footpaths, with a footpath along Ullapool Road that provides access directly to the site and to Canning Highway, where there is a high frequency bus route.
- (c) The subject site is not located on a local or district distributor road. However, Reynolds Road, which runs along the western edge of the street block, is a district distributor and is 95m west of the subject site and also has a high frequency bus route.
- (d) Based on the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) short term rental accommodation register heat map, there is an undersupply of STRA's in the portion of Mount Pleasant east of Reynolds Road compared to the surrounding areas and suburbs (refer image below).



Undesirable Property Locations

- (a) The property is not located in a cul-de-sac.
- (b) The property is not located on a battle-axe style lot.
- (c) The property is not a grouped or multiple dwelling and does not require strata consent.

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.

		<i>Preferred Operational Characteristics</i> (a) The minimum stay for the proposal is for two (2) nights (b) The maximum occupancy is 10 people (c) Let Go are the managers for the property, and whilst not being located within Mount Pleasant, they have extensive management experience within the Perth short term property market. Furthermore, there is a dedicated 24/7 contact number within the Management Plan included as Attachment 3 that can address any occupant or neighbour concerns with the property or the tenant.
3 Car Parking	On-site parking is to be provided in accordance with the relevant standards of the Residential Design Codes, applicable Local Planning Policy or Activity Centre Plan, or other applicable legislation including parking for people with disabilities. Required parking is to be provided, maintained and available on site with users of the short term rental accommodation not reliant on verge or street parking. The requirement to use on-site parking is to be required as a part of the terms of an approved operational management plan.	The relevant applicable standards for parking are the Residential Design Codes Volume 1 Part B (R-Codes). Clause 5.3.3 of the R-Codes requires a 2+ bedroom dwelling within Location A to provide 1 car bay onsite. The subject site has 3 car bays within the garage and room for an additional car bay in the driveway (4 in total).
4 Signage	In Residential Zones, no on-site signage is permitted in association with the short term rental accommodation use. A discrete sign less than A4 sign may be permitted near the entry of the dwelling however for strata properties, this signage must be approved by the strata body/other owners.	No signage for the proposed Short Term Rental Accommodation use is proposed as part of this application.
5 Operational Management Plan	5.1 An operational management plan is generally required to be submitted at the time of lodging a development application for short-term rental accommodation use. 5.2 The management plan is to include, but not be limited to the following matters:	An Operational Management Plan for the property has been prepared by Let Go (the property manager) and included as Attachment 3 of this report. i. The Code of Conduct is included as Attachment 4 and addresses expectations around parties and

	i. A code of conduct detailing the expected behaviour and obligations of guests. The code of conduct shall be displayed in a prominent position within the premises. ii. Management of complaints, in the form of a Complaints Management Procedure (which must include the provision of the short-term rental accommodation owners/managing agents contact telephone number for adjoining neighbours). iii. Control of anti-social behaviour and the potential conflict between guests and permanent residents of the area, detailing the expected behaviour of guests and control of noise. iv. Details regarding guest check-in and check-out procedures. v. Management of car parking. vi. Details regarding waste management which must include specifying the expectations on guests with regard to general rubbish and bin collection (if applicable). *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.	gatherings, music and noise, outdoor area use, car parking, smoking, pets, rubbish and security and provides the details of the property manager and emergency contact details. The Code of Conduct will be provided to guests upon arrival. ii. A copy of the Code of Conduct and Management Plan will be provided to the surrounding residents along with contact details of the property manager. Section 10 of the Management Plan outlines the complaints response procedure, noting in the first instance Let Go will reach out to the guests to address the situation, if this does not resolve the issue it will be escalated to private security or police to intervene. iii. The Code of Conduct and the Management Plan (explicitly Section 6) outline the expected behaviours of guests. Furthermore, Section 11 of the Management Plan identifies that decibel readers will be installed to monitor excessive noise, and ring surveillance cameras will be installed at the front door for security purposes. If noise exceeds the specified decibel setting on the readers for a certain period of time, this will alert the property manager who can then intervene. If anti-social behaviour is experienced by a neighbouring resident, they are to contact the property manager to lodge a complaint and the process outlined in Section 10 of the Management Plan will be followed until the issue is resolved. iv. Check in and check out details are provided within Section 4 of the Management Plan, with check in from 3pm until late and check out prior to 10am.
--	--	--

		v. Car parking is outlined under Section 6 of the Management Plan and also within the Code of Conduct noting that parking is to be on-site within the designated car parking bays. vi. Waste Management and expectations of guests regarding this are detailed in Section 7 of the Management Plan.
--	--	---

While the subject site sits slightly outside the preferred 200-metre radius from a mixed-use zone or activity centre as outlined in LPP1.21, the unique characteristics of the property and its proposed operational model ensure that the objectives of the policy—specifically protecting the amenity of the surrounding residential area—are fully satisfied.

The following points are provided in support of the location and the ongoing management of the Short Term Rental Accommodation (STRA):

- Premium Short-Stay Opportunity:** The proposal provides a unique opportunity for visitors to stay within a large, modern, and high-quality three-storey dwelling situated in a quieter residential location, while still maintaining exceptional proximity to premium natural features and key activity nodes. The site is ideally positioned just 250m west of the Swan River, 930m south-east of Canning Highway, 1.5km south-west of the Canning Bridge Train Station, and 1.6km north-east of Westfield Booragoon. This offers tourists the perfect balance of a peaceful neighbourhood setting that remains highly connected via high-frequency public transport and major road networks.
- Dual Access and Traffic Management:** The subject site occupies a prominent corner block configuration, benefiting from two completely separate driveway entrances via Hawkins Street and Ullapool Road. This layout naturally disperses any potential vehicle movements associated with the property. Should the City or Council prefer to restrict access to minimize traffic flow on a particular frontage, the owners are fully amenable to limiting guest access to only one designated driveway entrance as a condition of approval.
- Premium Pricing and Guest Vetting:** To ensure a high calibre of occupants and safeguard the amenity of neighbouring residents, the property will be charged out at a minimum of \$950 per night. This high price point acts as a natural barrier to anti-social behaviour, attracting strictly vetted, high-quality guests (such as corporate travellers and multi-generational families). The owners are fully committed to maintaining this premium tier and have no intention of lowering rates to induce high-turnover or high-occupancy foot traffic within their home.
- Owner Occupancy and Property Maintenance:** The owner currently resides in Singapore but considers this property their primary Australian residence. They return to Western Australia to stay in the home for extended periods (at least one month at a time) several times throughout the year. Consequently, a standard long-term residential tenancy is unfeasible. Operating the property as a managed short-stay accommodation ensures it is professionally cleaned, monitored, and maintained year-round. Without this flexible short-stay arrangement, the home would otherwise sit entirely vacant and unmaintained for the majority of the year, which would yield a far less desirable outcome for the local streetscape and neighbourhood security.

While the City's LPP1.21 identifies a preferred maximum occupancy of six (6) guests, the proposed maximum of ten (10) guests is considered appropriate in this instance given the substantial size of both the dwelling and the landholding. The dwelling is a large three-storey residence containing six bedrooms, three bathrooms, multiple internal living areas, dining areas and extensive outdoor spaces, providing ample capacity to comfortably accommodate ten guests without overcrowding. The property is situated on a generous 748m² corner lot, which provides a greater separation from adjoining residences than typically achieved on standard suburban lots.

Importantly, the proposed occupancy level does not alter the physical form of the development or require any building modifications. The dwelling was originally designed and constructed to accommodate a large household and is capable of supporting ten (10) occupants in a manner consistent with its residential function. The availability of multiple bedrooms, bathrooms, and living spaces ensures that guests can be accommodated comfortably within the building, reducing the likelihood of concentrated activity in any one area of the property.

The corner lot configuration, dual street frontages, and provision of up to four (4) on-site parking bays further assist in managing guest movements and minimising impacts on surrounding properties. In addition, the management measures proposed for the property, including professional management, guest screening, a Code of Conduct, noise monitoring technology, and a 24/7 contact number, provide a robust framework for ensuring the amenity of neighbouring residents is protected.

The proposed maximum of ten guests is also well below the statutory maximum of twelve guests permitted under the definition of *Unhosted Short-Term Rental Accommodation* and reflects the scale and capacity of the dwelling. Given the size of the residence, the generous lot area, the separation from neighbouring properties afforded by the corner location, and the comprehensive management controls proposed, it is considered that accommodating up to ten (10) guests can occur without adversely impacting the amenity of adjoining residents or the character of the locality. Given these stringent operational controls, premium market positioning, and the inherent physical advantages of the corner lot, the proposed change of use is entirely compatible with its residential setting and satisfies the performance intent of Local Planning Policy No. 1.21.

3.3. Western Australian Planning Commission Position Statement – Planning for Tourism and Short-Term Rental Accommodation

The Western Australian Planning Commission (WAPC) *Position Statement: Planning for Tourism and Short-term Rental Accommodation* (Position Statement) provides guidance on the appropriate location and management of tourism and short-term rental accommodation land uses through relevant planning framework.

Section 5.2.2.2 of the Policy Statement outlines the following with regard to location of short-term rental accommodation:

“Short term rental accommodation should generally be a permitted use in tourism zones.

Outside tourism zones, consideration should be given to the appropriate location of short-term rental accommodation; specifically where it should be prioritised to further strategic planning

objectives, enhance the tourism experience and avoid adverse impacts on surrounding land uses.

In seeking to guide the location of short-term rental accommodation outside Tourism zones, the following considerations may be relevant to the local government:

- Provision of, and access to, tourist amenity, proximity to social, cultural, and leisure attractions and accessibility to transport routes and public transport services.*
- Localities where short-term rental accommodation may be particularly in demand for non-tourism needs, such as temporary works accommodation and medical travel, and how these should be balance with demand from tourism.*
- Adequate standard of services and infrastructure necessary, for example reticulated or drinking water supply and service, capacity of on-site solutions.*
- Locations to minimise adverse interface issues, particularly amenity impacts on surrounding residential and other land uses (for example rural).*
- Risk of natural hazards, particularly bushfire, and the extent of measures which may need to be in place to address the level of risk.*
- Any other relevant planning consideration and/or policy instruments within the planning framework.”*

The subject site is located within close proximity of the Swan River, Canning Highway, Westfield Booragoon and main roads and public transport access, making it an ideal location for a short term rental accommodation for tourists.

In addition to the above, the management plan and code of conduct prepared and included as part of this application provide clear and concise information and instructions on the desired etiquette of guests and use of the property. This includes the hours to which the outdoor areas are to be used to minimise any undue impacts on adjoining neighbours, the expected behaviour and etiquette of guests including noise levels, having visitors over and hosting parties or gatherings. Furthermore, the property will be effectively managed by Let Go who have the ability to monitor noise levels and quickly intervene to mitigate or minimise any impacts guests may have on surrounding residents. Lastly, the complaints procedure as part of the Management Plan will be provided to adjoining landowners will provide them with the ability to report any antisocial behaviour straight to Let Go who again will be able to effectively intervene and mitigate impacts.

Finally, under Section 5.4.2.2 of the WAPC Position Statement it is stated that unhosted short-term rental accommodation, like the proposal, are now permitted to be rented for 90 nights or less within a 12-month period without obtaining development approval from the relevant Local Government. Accordingly, any residential dwelling can now be operated as a short-term rental accommodation for 90 days without having appropriate measures in place or adhering to the City's requirements. It is submitted that this proposal, which will be appropriately managed by Let Go and is compliant with the City's requirements, is appropriate in its setting and unlikely to have adverse impacts on adjoining residential properties and as such should be considered for approval on a longer term basis.

3.4. Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Schedule 2 (“Deemed Provisions”) of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations), the local government is to have due regard to the relevant matters for consideration outlined under Clause 67(2).

The following matters are considered relevant to the development subject of this application and are addressed in the following table.

Clause 67(2) Matter	Justification
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The relevant provisions under the City’s LPS6 have been addressed under Section 3.1 of this Report. The proposed development is consistent with the objectives of the ‘Residential’ zone and appropriate for the site and the locality.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This report has justified the proposal against the relevant provisions of LPS6 and LP1.21. The proposed change of use is therefore in accordance with the requirements of orderly and proper planning.
(g) Any local planning policy for the Scheme area;	As detailed under Section 3.2 of this Report, the proposed development is consistent with the objectives of LPP1.21. and generally, meets the relevant criteria. Where it has not, it has been adequately justified how the proposal meets the policy intent and can be supported.
(m) The compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	(i) The development is considered compatible with the desired future character of its setting and with developments on adjoining land. The proposed use will be appropriately managed through the implementation of the Management Plan and Code of Conduct. (ii) The proposed use will be appropriately managed through the implementation of the Management Plan and Code of Conduct and therefore is not considered to adversely impact upon either of the adjoining properties or the locality in any way.

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.

Clause 67(2) Matter	Justification
(n) The amenity of the locality including the following – (i) Environmental impacts of the development; (ii) The character of the locality; (iii) Social impacts of the development;	(i) N/A (ii) The character of Mount Pleasant is representative of a leafy, riverside, residential suburb that is within close proximity of entertainment precincts such as Canning Highway and Westfield Booragoon. The proposed use is considered in keeping with the character of Mount Pleasant and will positively contribute to the area by providing access for holiday makers to enjoy the City of Melville and more broadly the City of Perth. (iii) Through the appropriate management of the proposed use via the Management Plan there are not considered to be any social impacts as a direct result of the proposed development.

4. Conclusion

The Applicants are seeking development approval for the change of use of the dwellings on the subject site from 'Single House' to Unhosted Short-Term Rental Accommodation' to allow it to be rented on a short-term basis.

For the reasons outlined in this report, our view is that the proposed development is suitable for the site and consistent with the planning framework and the existing development in the immediate locality. Accordingly, it is submitted that the proposal warrants approval.

We trust that this information is to your satisfaction and welcome the opportunity to review a draft suite of conditions of approval. We otherwise look forward to your prompt and favourable determination.

JPA Planning

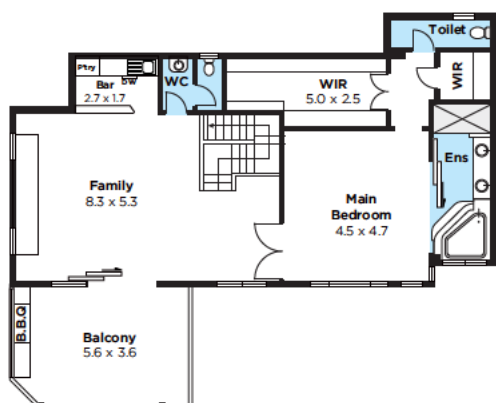
ADVERTISING COPY ONLY
 These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent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

APPROXIMATE AREAS	
Internal Living	524 sqm
Covered area	30 sqm
Porch	7 sqm
Patio	23 sqm
Alfresco	28 sqm
Carport	52 sqm
Balcony	19 sqm
Total	683 sqm

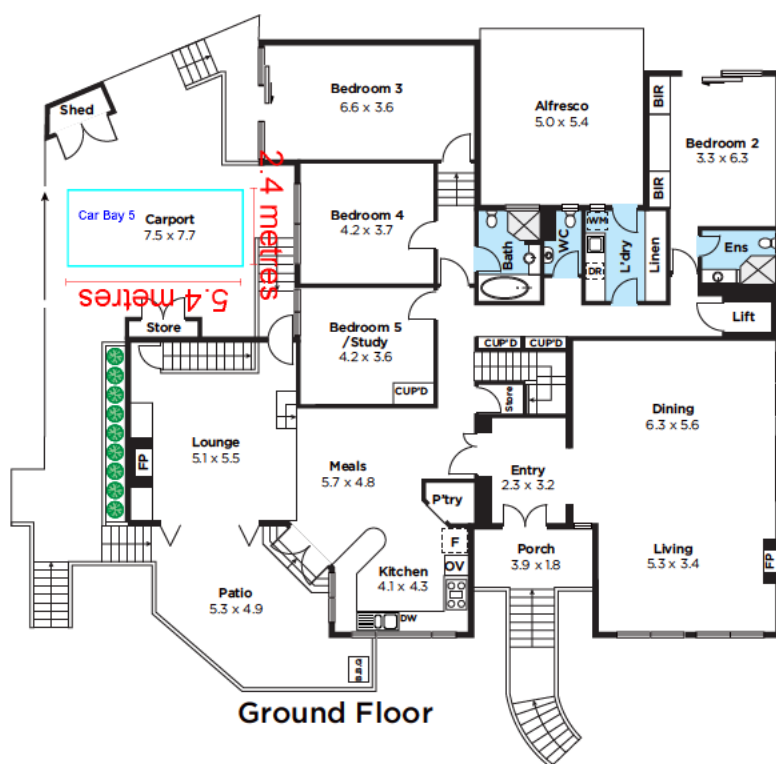
Phonetic Scale Bar (m)



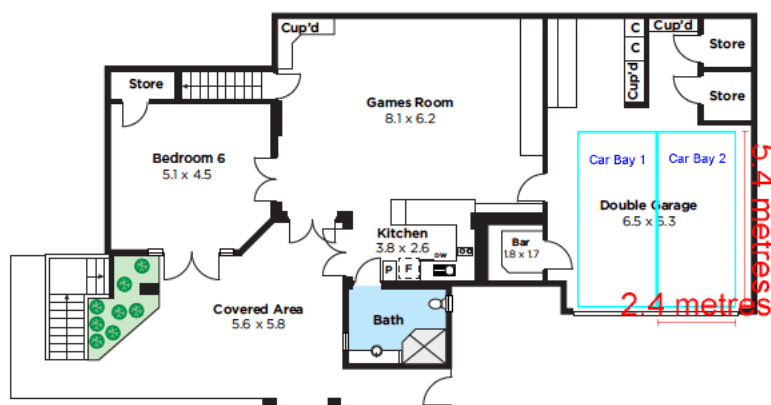
ADVERTISING COPY ONLY
 These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent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



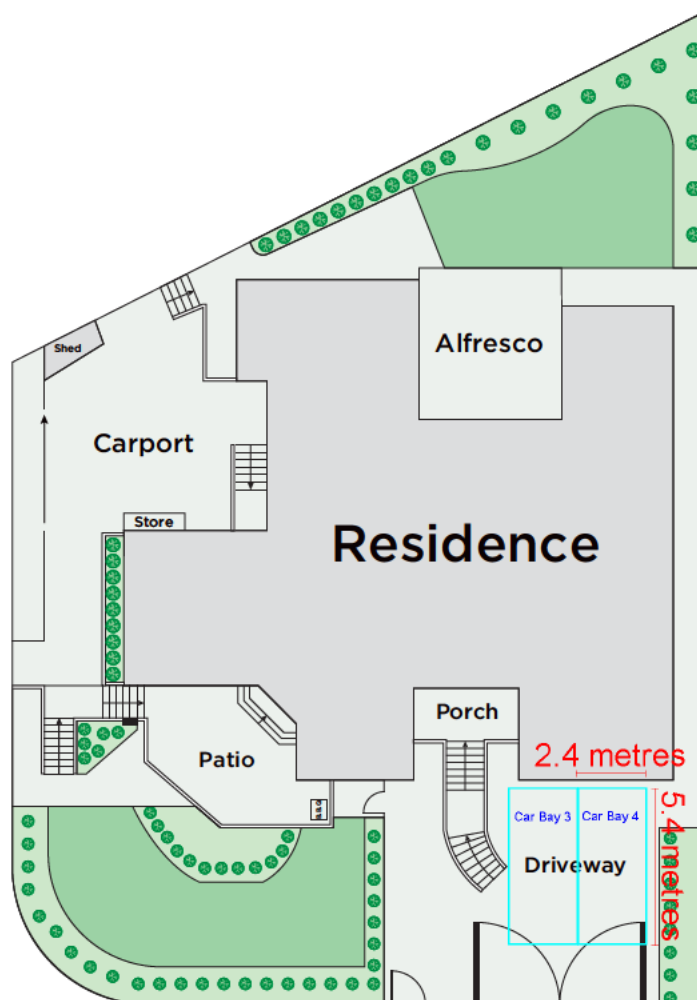
First Floor



Ground Floor



Basement



16 Hawkins Street, Mount Pleasant, WA, 6153

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Document Set ID: 7514985

Version: 2, Version Date: 02/10/2026



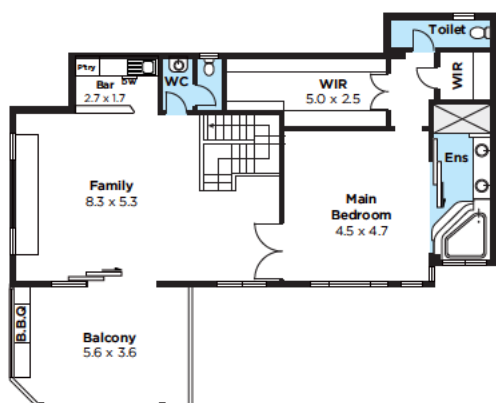
APPROXIMATE AREAS

Internal Living	524 sqm
Covered area	30 sqm
Porch	7 sqm
Patio	23 sqm
Alfresco	28 sqm
Carport	52 sqm
Balcony	19 sqm
Total	683 sqm

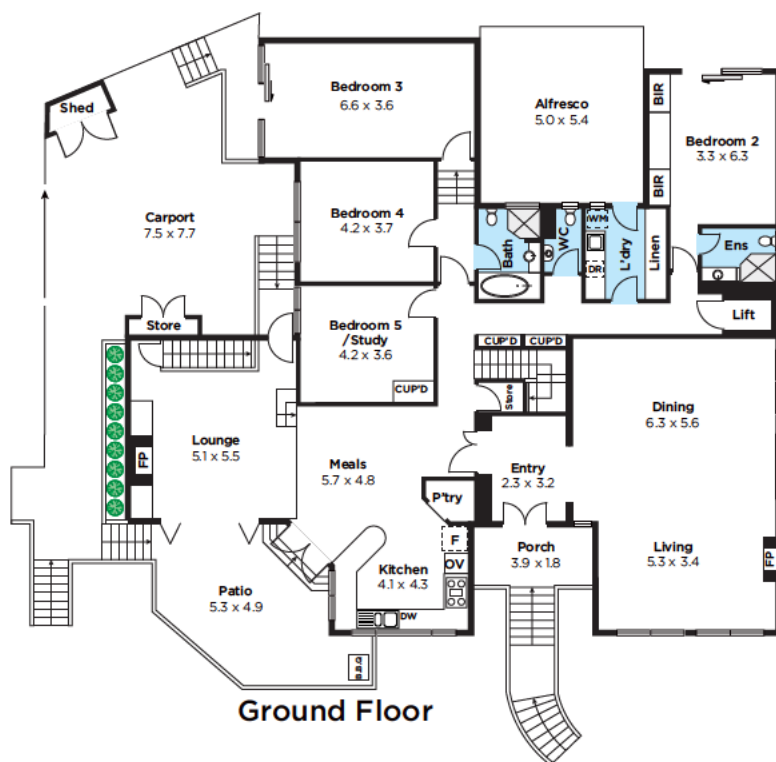
Plotter Scale Bar (m)



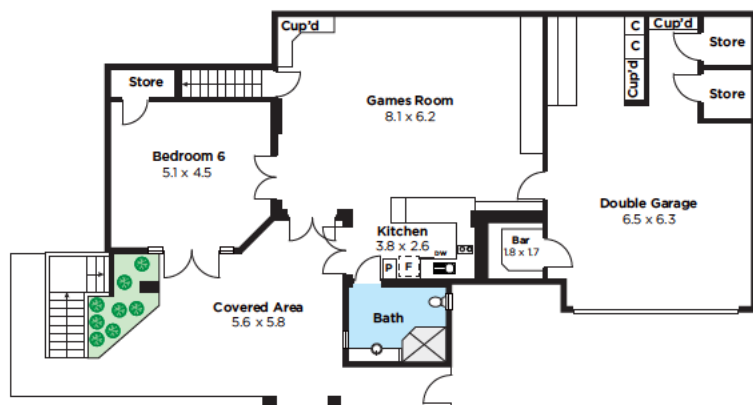
ADVERTISING COPY ONLY
 These plans are for advertising of this development application only. These plans are subject to change and may not reflect the final issued as part of the final decision of the application. These plans are not to be reproduced, copied, shared or distributed without the consent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



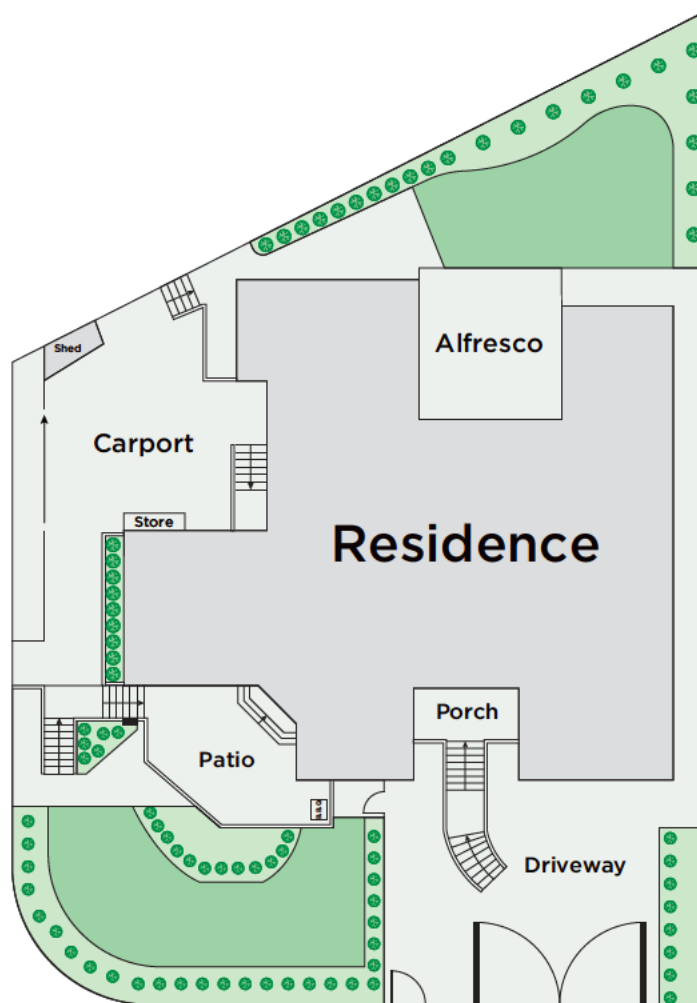
First Floor



Ground Floor



Basement



16 Hawkins Street, Mount Pleasant, WA, 6153

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Document Set ID: 7884285

Version: 2, Version Date: 02/08/2026

