

04 July 2026

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

Dear Sir/ Madam,

RE: APPLICATION FOR CHANGE OF USE FROM SINGLE HOUSE TO UNHOSTED SHORT TERM RENTAL ACCOMMODATION ON LOT 535 (7) DARLEY CIRCLE, BULL CREEK

PAR Property Development Consultants (PAR) acts on behalf of the owners with respect to application for change of use from Single House to Short Term Rental Accommodation on Lot 535 (7) Darley Circle, Bull Creek.

Please find enclosed the following information in support of this application:

- a) A completed application Planning application Form signed by the owner/s of the land;
- b) One (1) copy of floor plan showing the current layout of the subject site; and
- c) Management Plan and House Rules

The information provided below outlines how the proposed use is fully compliant with the Metropolitan Region Scheme (MRS), City of Melville Local Planning Scheme No. 6, and Local Planning Policy – Short Term Accommodation LPP1.21. Based on this compliance, we respectfully request planning approval for the proposed development.

1.0 BACKGROUND

1.1 Site Description

The subject site at 7 Darley Circle, Bull Creek is located within an established and well-serviced residential area with convenient access to major education, healthcare, transport and commercial facilities. These locational characteristics support the suitability of the property for short-term rental accommodation (STRA) by providing accommodation close to key employment, education and service destinations.

Murdoch University is located nearby, making the property suitable for visiting academics, researchers, students and other university-related visitors requiring temporary accommodation for short courses, conferences, research programs or other short-term commitments.

The property is also conveniently located near Fiona Stanley Hospital and St John of God Murdoch Hospital. These major healthcare facilities generate a range of short-term accommodation needs, including visiting medical professionals, healthcare workers on temporary placements or rotations, patients attending treatment and family members supporting patients during periods of care.

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Access to Murdoch Train Station and the surrounding regional road network provides convenient connections to the wider Perth metropolitan area. This accessibility is particularly beneficial for interstate and regional visitors who may require temporary accommodation with convenient access to public transport and major employment and activity centres.

The site also benefits from convenient access to nearby shopping, dining and essential services, including Winthrop Village Shopping Centre. The availability of supermarkets, food outlets and other everyday services within the surrounding locality enables guests to meet their daily needs without requiring extensive travel.

Accordingly, the location is well suited to accommodate a range of short-term visitors, including:

- 1. **University-related visitors** – academics, researchers, students and other visitors attending short-term courses, conferences or university programs.
- 2. **Healthcare-related visitors** – medical professionals, hospital staff on temporary placements, patients attending treatment and family members supporting patients.
- 3. **Business and leisure visitors** – guests seeking temporary accommodation with convenient access to public transport, major road connections, shopping, dining and other local amenities.

The proximity of the site to major education and healthcare institutions, public transport and everyday services demonstrates a genuine locational basis for the proposed STRA use. The proposal would provide flexible short-term accommodation for visitors who have a temporary need to stay within the locality, while making use of existing infrastructure and services within an established urban area.

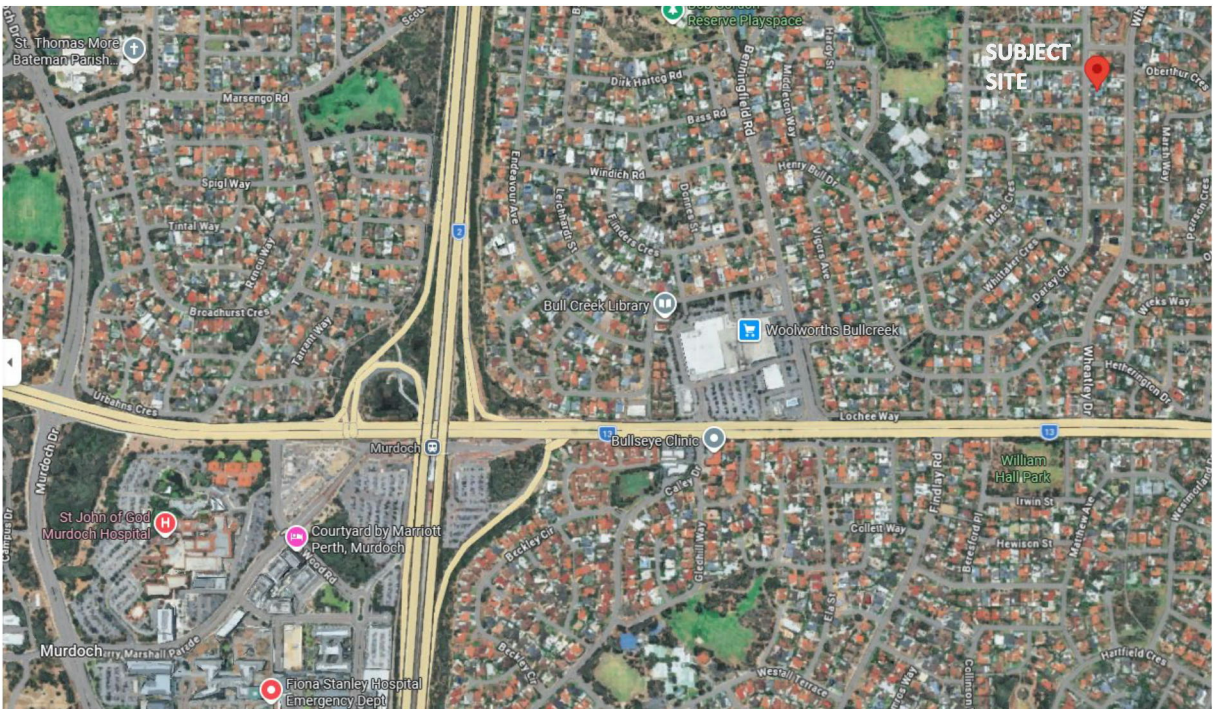


Figure 1 above provides an illustration of the locality

(Source: Google Map)

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1.2 Proposal

This Application is seeking the City's approval for the Change of Use of an existing residential property to a Short Term Rental Accommodation (STRA), featuring 4 bedrooms and 2 baths configuration as outlined in the architectural plans attached.

This development application seeks approval for unhosted short-term rental accommodation, as the dwelling will be used for short-term rentals exceeding 90 days within a 12-month period.

The existing single storey Single House comprising:

- Double carport accessed directly from Darley Circle;
- 6 bedrooms with 2 bathrooms, Sitting, Living Room & open plan Kitchen Dining & family.
- Outdoor living area with patio located at rear of property.

Please refer to the attached **Architectural plans** located in **Appendix A**.

The attached **Management Plan** located in **Appendix B** has been developed to ensure that the development is managed to mitigate possible management conflicts and ensure the equitable management of this property. This Management Plan addresses various aspects of management, including tenant expectations, property management and maintenance, waste management and disposal, emergency procedures, and noise mitigation measures.

2.0 PLANNING FRAMEWORK

The following section addresses the relevant town planning considerations affecting the subject site including the MRS, Town Planning Scheme 6 and relevant planning policies.

2.1 DPLH Planning for Tourism Short-Term Rental Accommodation Guidelines

The *Planning and Development (Local Planning Schemes) Regulations 2015* were amended in September 2024 to introduce a consistent planning framework for short-term rental accommodation (STRA).

Under the *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024*, unhosted STRA is defined as short-term rental accommodation that is not hosted and accommodates a maximum of 12 people per night.

Location Criteria to be considered by Council	Assessment
• Areas of current or future tourism amenity (eg: access to facilities, Transport & availability of services)	The site is well located close to major education and healthcare facilities, including Murdoch University, Fiona Stanley Hospital and St John of God Murdoch Hospital. These facilities generate demand for temporary accommodation from visiting academics, students, medical professionals, patients and their families. The site also benefits from convenient access to Winthrop Village Shopping Centre, Murdoch Train Station, nearby bus services and the regional road network. These characteristics demonstrate that the property is located within a well-served and accessible urban area suitable for STRA.
• Natural hazards (eg bushfire, cyclone and floods)	The subject site is not identified as being within a designated bushfire-prone area. The proposal involves the use of an existing dwelling and does not introduce additional development or infrastructure that would increase exposure to natural hazards.

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• Potential of land use conflict or impact on local housing supply and infrastructure in residential areas.	The proposed STRA will operate within an existing dwelling without altering the established residential character of the locality. Potential amenity impacts will be managed through the Management Plan and House Rules, including controls relating to guest behaviour, noise, outdoor activities, parking and complaint management. Adequate on-site parking is available within the double carport and driveway, avoiding reliance on street parking. The proposal will utilise existing roads, utilities and waste services and is not expected to generate any additional infrastructure requirements. Given the site's proximity to major education and healthcare institutions, the STRA will primarily serve visitors requiring temporary accommodation within the locality.
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Overall, the proposal is consistent with the locational considerations identified in the DPLH Guidelines. The site is accessible, well serviced and close to major education, healthcare, transport and commercial facilities, while potential residential amenity impacts can be appropriately managed through the proposed operational controls.

2.2 City of Melville Local Planning Scheme No. 6

The City of Melville Local Planning Scheme No. 6 (LPS6) is the primary statutory planning instrument applying to the subject site. The property is zoned 'Residential' with an R20 density coding.

The proposal seeks approval for the use of the existing dwelling as unhosted short-term rental accommodation (STRA). The use will operate entirely within the existing dwelling, with no external building works or changes to the established residential appearance of the property.

The proposal is considered compatible with the objectives of the Residential zone for the following reasons:

- the existing dwelling will retain its residential form and appearance;
- the use will accommodate short-term visitors within an established residential property;
- adequate on-site parking is available;
- the proposal will not require additional infrastructure or services; and
- potential amenity impacts will be managed through the Management Plan and House Rules.

The proposed STRA use is therefore capable of operating compatibly within the residential locality, subject to appropriate management controls relating to occupancy, parking, noise, guest behaviour and complaint response.

2.3 Local Planning Policy – Short Term Accommodation

The City's Local Planning Policy 1.21 – Short Term Accommodation (LPP 1.21) provides the primary local planning guidance for the assessment and management of short-term accommodation proposals.

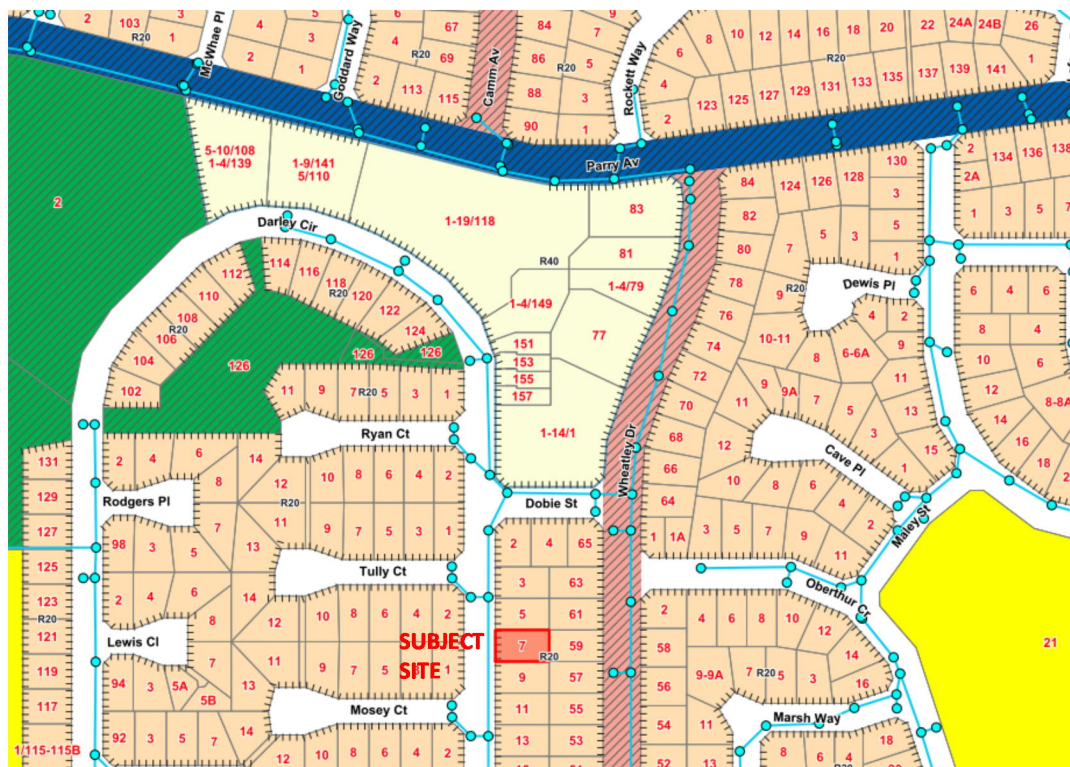
2.3.1 General requirements for all short-term accommodation

LPP provides for the management of tourism accommodations, encompassing aspects such as car parking standards, car parking location & design, and management plan to control noise and other potential disturbances. The Management Plan outlined will comprehensively address these amenity considerations on the subject site, focusing primarily on the key considerations identified in the report below.

General requirements to be considered by Council	Assessment
Site Characteristics <i>Preferred Property Characteristics</i> (a) Location within, abutting or opposite to mixed use centres. (b) Well served by footpaths, dual access paths and public transport. (c) Located on Local Distributor and District Distributor Roads Other Locations Mixed use zones and the mixed-use areas within Centre Zones are preferred for short term accommodation. Similar commercial residential uses are permissible in these locations. 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. In these locations applications for short term accommodation will still be subject to planning assessment of potential impacts.	(a) Proximity to Activity Centre The subject site is located approximately 212m from the activity centre on Parry Avenue, only marginally beyond the Policy's preferred 200 m distance. The activity centre provides convenient access to supermarkets, retail, dining and other everyday services. Given the minor variation, the site is considered to substantially satisfy the intent of this preferred locational criterion. (b) Pedestrian and Public Transport Access The site is located within an established urban area with existing footpaths providing pedestrian access to the nearby Parry Avenue activity centre and surrounding services. Public transport services are also available within the surrounding locality, providing connections to Bull Creek Station and other major destinations. The site is therefore considered to be well serviced by pedestrian and public transport infrastructure. (c) Access to Distributor Road Network The subject site is located approximately 40 m from Wheatley Street, a Local Distributor Road situated immediately behind the property. Although the property does not directly front the Local Distributor Road, its close proximity provides convenient access to the broader road network without requiring extensive travel through local residential streets. The site is therefore considered to substantially satisfy the intent of this criterion. While the subject site is located within the Residential zone, it is only 212m from the Parry Avenue activity centre and 40m from Wheatley Street, a Local Distributor Road. The site therefore benefits from convenient access to commercial services, public transport and the broader road network. The site's locational characteristics closely align with the intent of the Policy's preferred location criteria. The minor variation from the preferred 200 m distance to the activity centre is not considered material, particularly when the site's proximity to the Local Distributor Road and established pedestrian connections are considered collectively.
Number of Persons No more than 6 people/guests may stay at an individual dwelling/unit associated with a <i>holiday house, holiday accommodation, holiday apartment</i> and/or <i>hosted accommodation</i> use Where approval for more than six guests is proposed, approval for the change of use of the residence to a Residential Building will be required.	The proposal seeks approval for a maximum of 10 guests. The existing six-bedroom dwelling is of sufficient size to accommodate the proposed occupancy, with adequate bedrooms, bathrooms and communal living areas. The proposed occupancy is particularly suited to larger and multi-generational family groups travelling together. Maximum guest numbers will be strictly controlled through the booking process, Guest Register, Management Plan and House Rules.

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Car Parking (i) All car parking is to be provided on-site; verge parking is not permitted. (ii) In the 'Residential' zone, the provision of car parking bays must not detract from the residential appearance of the dwelling or dominate the streetscape. (a) Car park design (b) Vehicle access	All guest parking will be accommodated on site, with no reliance on verge parking. The existing property provides a double carport together with additional parking on the driveway. The parking areas form part of the established residential property and are typical of the surrounding residential streetscape. No additional parking areas or modifications to the front setback are proposed. Complies. The proposal relies entirely on the existing driveway, crossover and double carport. No changes to the existing vehicle access arrangements are proposed. Vehicles can be accommodated wholly within the site without obstructing the footpath, verge or road reserve.
Management plan	Complies. A comprehensive Management Plan accompanies the application and includes a Code of Conduct, House Rules and controls relating to maximum occupancy, guest registration, parking, noise, outdoor activities, check-in and check-out procedures, complaints and emergency contacts. Guests will be provided with the House Rules upon booking and will be required to comply with the operational requirements throughout their stay.



Zoning Map

Source- City of Melville Intramap

Overall, the subject site demonstrates strong consistency with the preferred locational characteristics of LPP 1.21. The site is located only 212 m from the Parry Avenue activity centre and approximately 40 m from Wheatley Street, a Local Distributor Road. While the property is marginally outside the preferred 200 m distance and does not directly front a distributor road, these minor departures do not undermine the intent of the Policy. When considered collectively, the site's proximity to the activity centre, distributor road network, pedestrian infrastructure and public transport supports the suitability of the location for short-term accommodation.

3.0 Management Plan

A comprehensive Management Plan has been established to ensure that the proposed Short-Term Accommodation activities do not have a negative impact on the local amenity. The Management Plan details the measure that will be implemented to mitigate any potential adverse effects on neighbouring properties such as noise and other disturbances, complaint procedures, safety and security, anti-social behaviour, house rules, and parking management.

Table 1 below provides an assessment of the key amenity considerations associated with the proposed development. The table summarizes the potential impacts on the surrounding environment and how the measures outlined in the Management Plan address these impacts.

Requirements to be considered by Council	Assessment
Noise, antisocial behaviour and other potential disturbances	The Management Plan been developed to mitigate possible conflicts and address potential issues that might arise. To prevent the property from being used for parties or disruptive activities, a minimum length of stay of three (3) nights and a maximum length of stay of three (3) months has been put in place. This minimum and maximum stay condition aims to ensure that only guests seeking more extended stays - such as tourists, business travellers, or families relocating temporarily to the area - will make reservations for the property, declining bookings for short-term stays by groups of people gathering for parties or events that may cause amenity issues. Check-in times are restricted to weekdays after 3pm and no later than 9.30pm on any day of the week. This clear check-in time policy will ensure that check-in times are reasonable, allowing guests to settle in comfortably while also ensuring minimal disturbance to adjoining neighbour. In compliance with the Environmental Protection (Noise) Regulations 1997, noise-generating activities on the premises are strictly prohibited during specified quiet hours before 8:00am and after 9:00pm in the evening.
Complaint procedures	A well-established complaint procedure is in place to manage any complaints effectively. The Management Plan shall outline details of how complaints will be addressed, the means for reporting, and the appropriate channels through which they can be addressed.
Safety and security	Safety and security are of paramount importance for Short-Term accommodation. Therefore, the Management Plan will incorporate safety and security measures that would be followed to limit potential safety concerns.
House Rules	The House Rules comprise a comprehensive set of guidelines that specify what visitors are allowed to do during their stay at the premises and what is considered unacceptable behaviour. They provide a clear and concise outline of what is permissible and prohibited within the STRA to ensure that all occupants and guests are aware of the expectations and requirements in maintaining an orderly and respectful environment. The House Rules also cover a range of topics, such as noise levels, smoking, pets, and general safety and security measures. They also provide clear instructions on how to utilize the amenities within the accommodations and how to maintain them in a clean and hygienic condition while maintaining amenity of the residential neighbourhood.

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	With a strong commitment to managing their investment effectively, the owner took the initiative of engaging an interior designer and an experienced Property Management company for fitting out and managing the Short-Term Accommodation. By adopting these measures, the owner can rest assured that their asset is well-maintained, while visitors abide by the House Rules during their stay.
• Parking	The Management Plan includes parking management measures to ensure safe and accessible parking for guests within the double carport while mitigating any negative impacts on the surrounding neighbourhood. The existing double carport presenting two parking slots for the accommodation aligns with the projected vehicle demand for the Short-term Accommodation. The house is intended to cater to couples, families, and groups, who either do not have vehicles, or possess a maximum of two cars to be shared among the travellers. Visitors can also comfortably park two vehicles on the driveway in front of the carport without obstructing pedestrians. As illustrated in Appendix A - Architectural plans, the 6-bedroom dwelling plus games room has a capacity to house a maximum of ten (10) people. This limitation further supports double carport parking arrangement with additional 2 parking on the driveway, as the maximum number of guests allowed on the property guarantees that the number of vehicles present at any given time will also be constrained. Consequently, the current parking arrangement consisting of double carport meets with the projected vehicle demand associated with the development. The maximum number of people allowed to be accommodated, which is imposed as a condition of approval, will also limit the parking demand for the property by ensuring that the number of guests present does not exceed the approved limit.

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4.0 CONCLUSION

The purpose of this application is to obtain planning approval for the change of use of the existing Single House at Lot 535 (No. 7) Darley Circle, Bull Creek to unhosted Short-Term Rental Accommodation (STRA).

As demonstrated in this report, the proposal is generally consistent with the relevant provisions of the City of Melville Local Planning Scheme No. 6, Local Planning Policy 1.21 – Short Term Accommodation and the State Government planning framework for STRA.

The subject site has strong locational characteristics for the proposed use, benefiting from convenient access to an established activity centre, the distributor road network, public transport, shopping and essential services.

The proposal will operate entirely within the existing dwelling, with no external building works or changes to its established residential appearance. The dwelling is of sufficient size to accommodate the proposed maximum of 10 guests and provides adequate on-site parking without reliance on street or verge parking.

Potential impacts on surrounding residential amenity will be appropriately managed through the Management Plan and House Rules, including controls relating to maximum occupancy, guest registration, parking, noise, outdoor activities, guest behaviour and complaint response. The property will be professionally managed by Aus Vision Realty Group to ensure ongoing compliance with the approved operational requirements.

Having regard to the site's locational characteristics, the suitability of the existing dwelling, the availability of on-site parking and the proposed management controls, the STRA use is considered capable of operating without undue impact on the amenity of the surrounding residential area.

Accordingly, the proposal is considered to satisfy the intent of the applicable planning framework and is respectfully recommended for approval.

Should you require any further information, please contact the undersigned via email on peter@parpdconsultants.com

Yours sincerely,



PETER NG
DIRECTOR

Master Urban & Regional Planning (Curtin)
Bachelor of Architecture (Hons) (Deakin)



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MANAGEMENT PLAN

Introduction:

This Management Plan and House Rules has been designed to comply with council application for Development Approval Form for a Change of Use from Single House to Unhosted Short Term Rental Accommodation on Lot 535 (7) Darley Circle, Bull Creek.



Source: Google streetview

The operation of short-term accommodation at the subject site shall be in accordance with the Management Plan provisions below.

These provisions do not apply to permanent occupation of the premises.

1. ACCOMMODATION MANAGER

The premises is listed with Aus Vision Realty Group.

Accommodation Manager – Aus Vision Realty Group

m:	e:
m:	e:
m:	e:

2. GUEST BOOKING PLATFORM AND PROTECTION

2.1. Guest booking is via Airbnb's online platform.

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A **bond/security deposit** is required to be paid by guests to Airbnb. This deposit is to ensure guests recognise their responsibilities to maintain and respect the property and the facilities of the common area of the building and surrounding.

The bond is applied in the following scenarios:

- Excessive cleaning and rubbish.
- Damage of any content in the property and common area eg. scratch of wall paint, marks and stains on carpet, broken glasses and utensils, stained sheets.
- Lost of remote controls or keys
- deliberate damage or vandalism to the property.
- noise disturbance to neighbours
- additional guest numbers beyond the stated maximum.

The owner is responsible for cleaning the property and ensuring that all functional components of the premises are regularly maintained by specific contractors. Records of all guests staying at the property are retained by the Accommodation Manager.

2.2. AIRBNB BOOKPLATFORM PROVIDES HOST DAMAGE PROTECTION

Host damage protection, a part of AirCover for Hosts (owner of property/managing agent/accommodation manager), provides Hosts with \$3 million USD in coverage in the rare event of place or belongings are damaged by a guest during an Airbnb stay.

Host damage protection covers for:

- Damage to the place or belongings caused by a guest (or others)
- Unexpected cleaning costs incurred due to the behaviour of a guest (or others) during an Airbnb stay
- Income lost if the hosts need to cancel confirmed Airbnb bookings due to damage caused by a guest (or others)

3. MINIMUM/MAXIMUM LENGTHS OF STAY

The minimum stay is two (2) nights, and the maximum stay is three (3) months.

4. GUEST SCREENING PROCESS BY THE HOSTS (ACCOMODATION MANAGER)

Aus Vision Realty's staff are professional short-term stay property managers and are trained to follow the company's guest screening process to avoid hosting party.

The screening process is as follows:

- Only guests with a verified government ID and profile photo can send booking enquires.
- Only guests with 5-stars review can book instantly without hosts pre-approval.
- No local guests live within 30km radius of the unit can book.
- Guest must disclose if they are booking on behalf of others and provide purpose of trip, name of guests and contact details
- Preferred guests will be overseas or interstate families who come to visit or sightseeing, students who are looking for temporary accommodation before getting a rental, relocation professionals, people come for medical treatments.

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- Aus Vision don't host people who only stay for 1 night or 2 nights. Preferred length would be 3 nights or above.
- Aus Vision don't host guests with below 4-stars review
- For guests who want to book but don't have review yet, Aus Vision will do reference check and telephone call to verify the purpose of stay.

5. MAXIMUM OCCUPANCY LIMIT

The property may have a maximum number of **ten (10) persons** at any one time.

6. GUEST ACCESS TO ACCOMMODATION

Persons occupying the accommodation will be able to access the property 24 hours per day, 7 days a week, in accordance with the *House Rules* which is displayed in the main room of the residence.

7. GUEST ARRIVAL AND DEPARTURE PROCEDURES

To minimise any disruption to residents, tenants may only check in after 7am Weekdays, 8am on the Weekends and no later than 10pm on any day of the week. (Self-Check in instructions will be emailed to guests within 2 days of their arrival, most of the guests will check in between 3pm to 8:00pm and check out between 8am to 10am).

House Rules will be emailed and also send via platform chat dialogue to remind the guests of polite behaviour and noise consciousness. Guests will be granted access to a lockbox on-site for collection of the keys to the accommodation.

All guests are required to leave the property at the end of their stay period by 10:00am. The guests are to deposit the keys back into the lockbox on departure on the last day of their stay. The cleaning service arrives at the property at 10:30am to service the accommodation.

8. CAR PARKING MANAGEMENT

The double carport can be accessed from main street. The height limit for vehicles is 2m and larger vehicles are not permitted within the double carport. As part of the online booking and screening process, **only 2 cars are permitted per booking and any additional vehicles must be parked in front of the carport. DO NOT OBSTRUCT OTHERS.** The guest should also be informed that this is necessary to ensure the safety of all guests and to minimize disruptions to the local community. The online booking system should make it clear that any breach of this policy may result in the cancellation of the booking without refund.

9. NOISE CONTROL

Guests are required to comply with the noise regulations of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*; and the Local Laws of the council in this regard. **Specifically, guests are required to emit minimal noise (including but not limited to noise; stereo, radio and home theatre; musical instruments; and domestic noise) from the premises before 8:00am and after 9:00pm in the evening.**

The Airbnb platform holds a bond/security deposit as part of the booking fee which is applied in circumstances related to unacceptable noise nuisance.

The contact details of the Accommodation Manager are to be provided to the neighbouring property owners.

10. HOUSE RULES

The following example of the *House Rules* is to be displayed in the main living room of the building.

- *This is a home and treat it as your own.*
- *Respect your neighbours.*
- *Please keep your noise down **before 8:00am and after 9:00pm in the evening.***
- *Park your vehicle on the parking spot allocated.*
- *When you leave the property, please leave it as you find it.*

Any issues, please contact the Accommodation Manager whom is available 24/7 to respond to issues. The details of the Accommodation Manager are listed below:

m:	e:
m:	e:
m:	e: [redacted]

11. COMPLAINTS MANAGEMENT

Complaints process for alleged contraventions of this *House Rules*.

- a) A person may lodge a complaint with the Aus Vision about an alleged failure by a person to comply with any obligation under this *House Rules*.
- b) Aus Vision may determine the form in which a complaint must be made and the supporting information that must be submitted.
- c) Aus Vision may obtain information relevant to a complaint from a landlord, tenant or guest who Aus Vision considers is likely to have access to that information.

Notification of complaints

- a) On receiving a complaint about a landlord, Guest or premises, Aus Vision must give the landlord and if possible, the guest/s notice about the complaint. The notice must include:
 - i. details about the alleged *House Rules* contravention as provided within the complainant;
 - ii. the potential consequences if a *House Rules* contravention is found;
 - iii. instructions on how to provide evidence and submissions to Aus Vision; and
 - iv. the next steps in the process, including opportunities to appeal the outcome.
- b) A complainant can raise a complaint with a landlord and tenant before lodging a complaint with Aus Vision.
- c) Aus Vision is not liable for the costs that parties to the complaint may incur when dealing with the complaint.
- d) Aus Vision must deal with a complaint fairly and as quickly and reasonably possible.

Dismissing complaints

- a) Aus Vision may dismiss a complaint if satisfied:
 - i. the complaint is frivolous, vexatious, trivial, misconceived or without substance,

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- ii. the complaint has been previously determined under the *House Rules*.
- b) If Aus Vision is satisfied that a complaint should be dismissed, Aus Vision must issue a written notice to the complainant. The notice must include the reasons for the decision.

Evidence

- a) Aus Vision is to consider any submissions and/or evidence provided by the complainant about the landlord, tenant or premises who is the subject of the complaint before deciding on the complaint.
- b) Aus Vision must allow all parties to a complaint a period of at least 14 days to submit any relevant information for consideration before deciding on the complaint.
- c) In deciding, Aus Vision may consider other representations made by any person or government agencies about the complaint.

Decisions

- a) Aus Vision must decide, on the balance of probabilities, whether the landlord, Guest or premises that is the subject of the complaint contravened this *House Rules* in the manner detailed in the complaint.
- b) Aus Vision must give all parties to the complaint notice of Aus Vision decision about the complaint. The notice must include a basic statement of the reasons for Aus Vision decision.

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HOUSE RULES

The house rules have been prepared in conjunction with *Aus Vision* and the Owners. The aim is to create a harmonious place to live and work that is safe and enjoyable for all residents. In order to achieve this, the following guidelines have been prepared and we hope through open and honest communication a close community atmosphere is maintained.

It is important that all Proprietors, Letting Agents, Landlords and Tenants read and understand the management statement and by-laws. Any breach of these by-laws may result in a fee being charged against the Proprietor in accordance with the management agreement executed by the *Aus Vision*.

1) Security

It is important to ensure the dwelling is secured by properly closing and locking all gates and doors after passing through. Remote controls should not be left in vehicles. It is important that you report any suspicious behaviour to the police and/or *Aus Vision* immediately.

If additional keys or fobs are required, please complete a Key & Remote Order Form and return it to Accommodation Manager, associated costs will be incurred.

2) Noise

Guests must comply with the Environmental Protection Act 1986, Environmental Protection (Noise) Regulations 1997, and local council laws regarding noise control. Outdoor and portable speakers must be kept at reasonable volumes, with volumes reduced significantly after 7:00pm. The use of speakers outdoors is strictly prohibited after 9:00pm.

Guests must ensure that conversations and gatherings are kept at respectful noise levels, avoiding loud behaviour, especially after 7:00pm. By 9:00pm, all outdoor gatherings must be moved indoors. Other noise-generating activities, such as outdoor games or music, must be limited after 7:00pm and stopped completely by 9:00pm to prevent disruption to neighbouring properties.

There are strict no party, no excessive alcohol, no drugs rules. If you intend to invite visitors who are not included in the number of guests booked, you must inform us and seek approval. Each occasion, you can only invite 2 guests without paying extra guests' fee.

Guests must leave the house before 9:00pm. All the bonds will not be refunded if we find that you are hosting a party or event or making excessive noise without getting our permission. We reserve the right to seek compensation from you for damages to us.

Please ensure all noise complaints are lodged with the accommodation manager - Aus Vision and then contact Police on 131 444.

Crime Stoppers can be contacted on 1800 333 000. If deemed necessary, please contact the Police on anti-social behaviour.

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3) Washing

Hanging laundry outside visible from public street is not permitted. Please avoid using clothes dryers and washing machines at night, as the noise transfers to other units and can be upsetting.

4) Shopping Trolleys

Must not be brought on to the property.

5) Pets

Please complete the Pet Application Form and return it to Aus Vision for consideration. Pets are not approved unless an application has been made with the Aus Vision and reviewed in accordance with the by-laws.

6) Rubbish

The bins can be accessed from the carport.

Collection is undertaken by Council's waste contractor.

Please consider other occupants and do not litter - leaving rubbish around the complex will result in the issuing of a Breach Notice. It is important to **double bag** your **general rubbish** and place it in the **green bins**. The **yellow bins** are for **recycling**.

Disposal of large items are the responsibility of the resident. The dumping of large items that do not fit within the bins will be on billed to the Owner. Household food waste and general items to be placed inside sturdy rubbish bags and double bagged before being deposited into the rubbish bins. Dumping of rubbish not bagged causes disruption to the operation of the rubbish system, often resulting in a mess that needs to be cleaned and unnecessary costs incurred by all of the Owners.

Cartons are to be broken down to a sufficient size before placing in wheelie bin or bin area. Wheelie bins are not to be removed from the bin room for personal use.

7) Light Globes

Please immediately report any outages to *Aus Vision* and they will have the contractor attend site to remedy the fault. Persons caught removing these will be prosecuted.

8) Smoking

No Proprietor, Landlord, Tenant, Guest or Invitee shall smoke any tobacco or similar substance in or on any part of the building, common property or facilities. **All areas are monitored by hardwired smoke detectors, including within each dwelling. Smoking will trigger the fire alarm, which the Fire Brigade will attend which may result in a fine for a false alarm.**

Smoking is also an offence under the by-laws.

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9) Parking

Maximum 2 (two) cars are to be parked under the double carport. Additional 2 cars are to be parked on the driveway in front of the carport.

The Landlord and tenant shall at all times keep the carport in a neat and tidy condition. The cleaning of vehicles using water is not permitted on any part of the property.

It is an offence to park or leave any vehicle in such a position where it is likely to be a nuisance or obstruct access or egress to any car parking area, or any part of the dwelling.

EMERGENCY PROCEDURES

Emergency Maintenance

If you have an emergency after our normal office hours (Monday to Thursday 9:00am to 5:00pm & Friday 9:00am to 4:00pm) please read the important information below:

Aus Vision Office -

Please bear in mind that in relation to the property, urgent maintenance or an emergency is any occurrence that is immediately potentially hazardous to the health and safety of any residents or visitors or puts your property at risk of significant damage or additional damage.

If the occurrence can wait until the following business day to be repaired, it should NOT be treated as an afterhours emergency. Remember that after hours call outs are costly and ultimately you will be charged.

No gas, hot water and / or electricity in your unit

Check with your neighbours to see if they are experiencing the same problem as it may be isolated to your unit, in which case you should arrange a contractor directly.

If the issue is affecting multiple units and / or the common areas, you should in the first instance contact the local authority to see if the outage is affecting the entire suburb.

Synergy 13 13 53

Water Corporation 13 13 75

Alinta Gas 13 13 58

You can also access faults via the internet using the following links:

Western Power

www.westernpower.com.au/customer-service-power-interruptioninformation.html

Water Corporation

www.watercorporation.com.au/faults/check-for-water-outages

Electrical power outage

If after checking with Synergy/Western Power and the fault is isolated to your unit and you have checked the RCD and safety switches within your unit. If there is still no power then contact Aus Vision afterhours number and listen to the prompts.

Glass damage

In the event of accidental or malicious glass breakage contact Aus Vision afterhours number and listen to the prompts.

Storm Damage

State Emergency Services 9323 9300 or 132 500

Or contact Aus Vision's afterhours number and listen to the prompts.

OTHER IMPORTANT CONTACTS

Police

General enquires (non-emergency situations)

13 14 44

Emergencies (life threatening situations)

000

Crime stoppers to report illegal or suspicious criminal activity In the event of noise and behaviour complaints, they should first be reported to the police.

1800 333 000

Fire and Emergency Services

General enquires (non-emergency assistance)

9395 9300

Emergencies (smoke, fire or life threatening situations)

000

Ambulance

Emergencies (injury or life threatening situations)

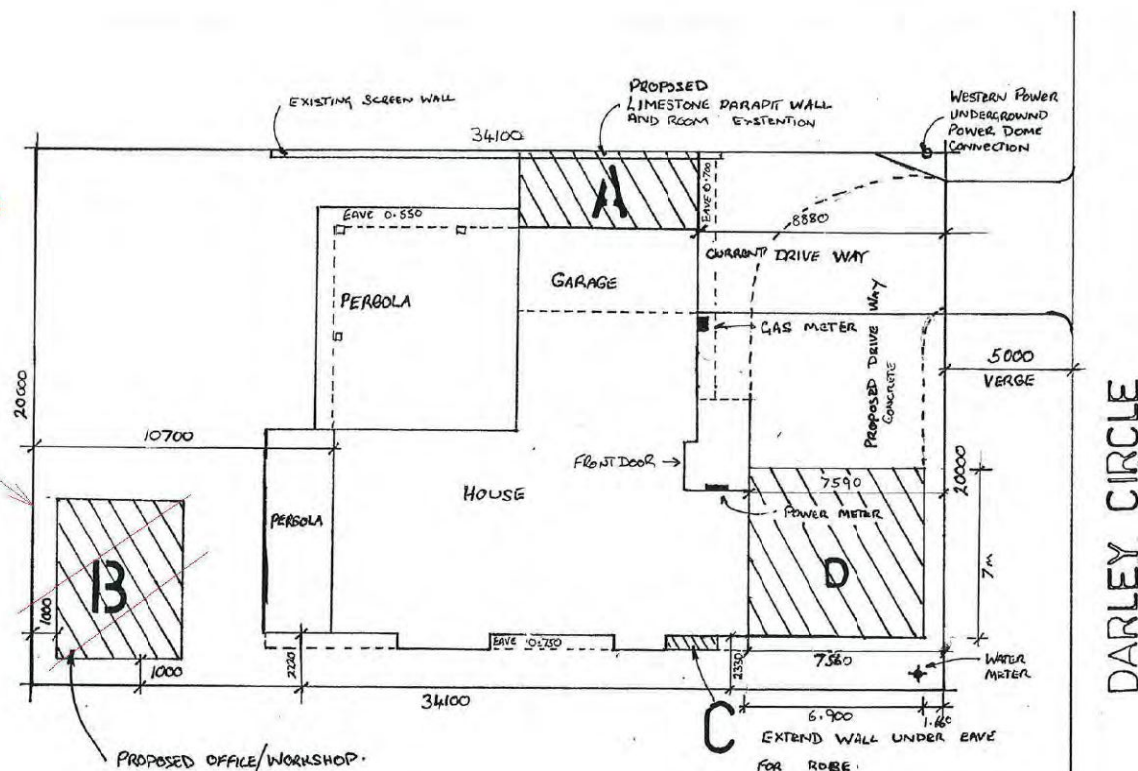
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Please note that if the matter is NOT an emergency or does not relate to the common property then you may be responsible for the costs.

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PROPOSED WORKSHOP IS
NOT PART OF THIS
APPLICATION.



PLAN APPROVED BY CITY OF MELVILLE
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Act 1960, Provisions of the Community Planning
Scheme No. 5 the Building Codes of Australia, the
Residential Planning Codes, Building Regulations
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LICENCE NUMBER:
2010- 1166

Monday, 4 April 2011

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DARLEY CIRCLE

ADDITIONS TO
RESIDENCE OF
AT
7 DARLEY CIRCLE
DULL CREEK 6149

PROPOSED ADDITIONS

A: Parapit wall &
Garage to bedrooms 18m²

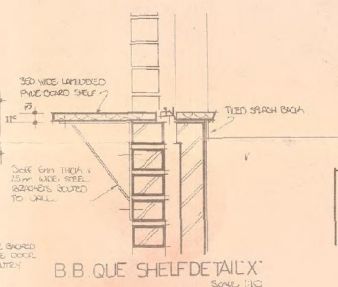
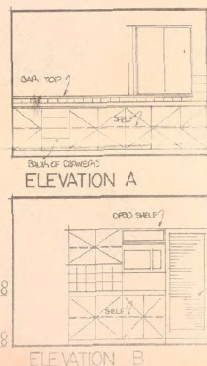
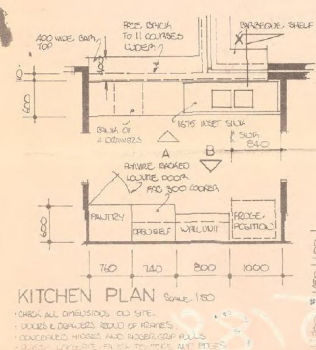
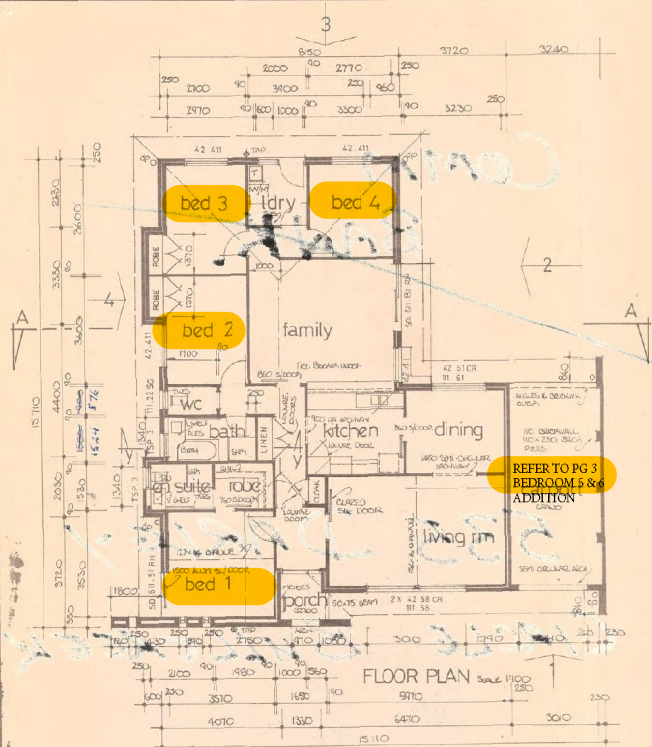
D: Carport

C: ROBE EXTENTION 1.2m²

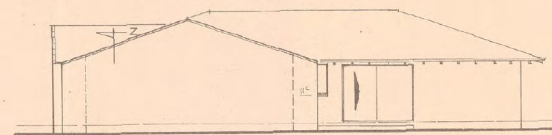
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SCALE: 1:200	
DRAWING NUMBER: 1	Nº IN SET:

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01 JUL 2011
BY:

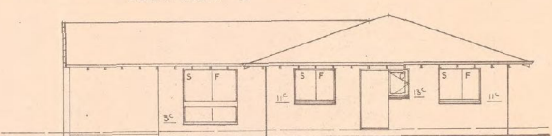
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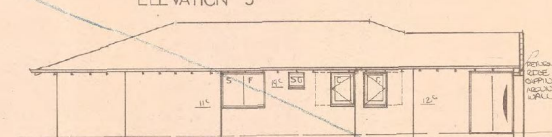
ELEVATION 1



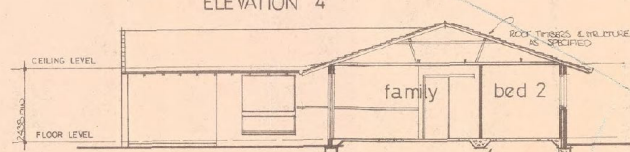
ELEVATION 2



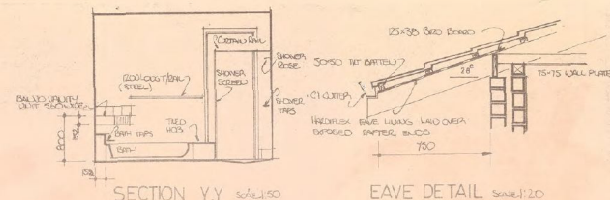
ELEVATION 3



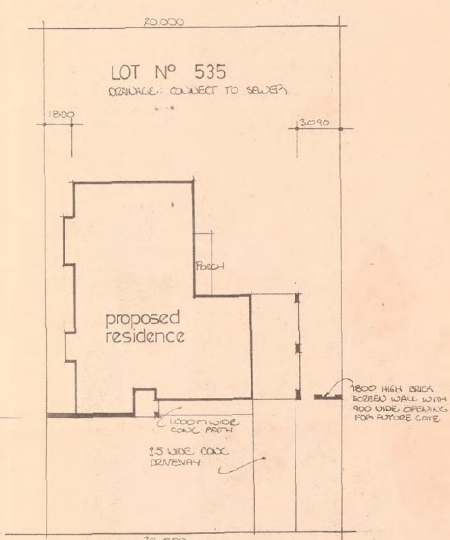
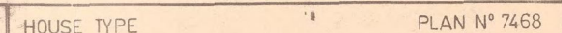
ELEVATION 4



SECTION THRU A-A



EAVE DETAIL Series: 20



notes

BLOCK PLAN scale 1: 200

	PLUNKETT HOMES PTY. LIMITED PROPOSED RESIDENCE TO BE ERECTED ON LOT No. 535 DARLEY CIRCLE BULLCREEK	
PLUNKETT HOMES, 209 ST. GEORGE'S TCE. PERTH, 6002. Phone: 41 624	FOR: 	REVISIONS
DRAWN: 	CHECKED: 	DATE: 12.1.75
SCALE: 1/8" = 1'-0"	DATE: 12.1.75	JOB NO. 6188

STRUTTING/HANGER BEAMS 2/240X35

PLAN APPROVED BY CITY OF MELVILLE
The plan is approved subject to compliance with the Local Government (Miscellaneous Provisions) Act 1960, Provisions of the Community Planning Scheme No. 5 the Building Codes of Australia, the Residential Planning Codes, Building Regulations 1989 and Council Local Laws.

Monday, 4 April 2011

BEDROOM AND RUMPUS ROOM EXTENTION
CO-USE WITH BULL CREEK FAMILY DAY CARE.

 FOOTING AND SLAB DETAILS

 PARAPITE FLASHING DETAIL

DATE:

RECEIVED
01 JUL 2013
BY:

— 28C

— 12C

— 0C

EAST ELEVATION

Vertical dimensions (left side): 300, 2800, 300, 2100, 208, 200, 200, 200, 400. Total height: 4300.

Horizontal dimensions (bottom): 150, 550, 500, 400. Total width: 1600.

Labels and Features:

- PARAPET WALL LIMESTONE BLOCKS 500 X 350 X 240
- Roof Pitch 18°
- CQI COLORBOND ROOF IN LIMESTONE
- FLASHING
- EXISTING ROOF
- PATIO CQI ROOF IN LIMESTONE
- EXISTING HOUSE
- GLASS BLOCKS
- DOUBLE SASH WINDOW
- GLASS BLOCKS (multiple locations)

CHANGING TILE ROOF TO COLOURBOND. COLOUR IRONSTONE

NEW ROOF

EXISTING ROOF

EXISTING ROOF

EXISTING HOUSE

TIMBER FRAMED WINDOWS WINDOW FROM BOTTOM.

REBUILD WALL

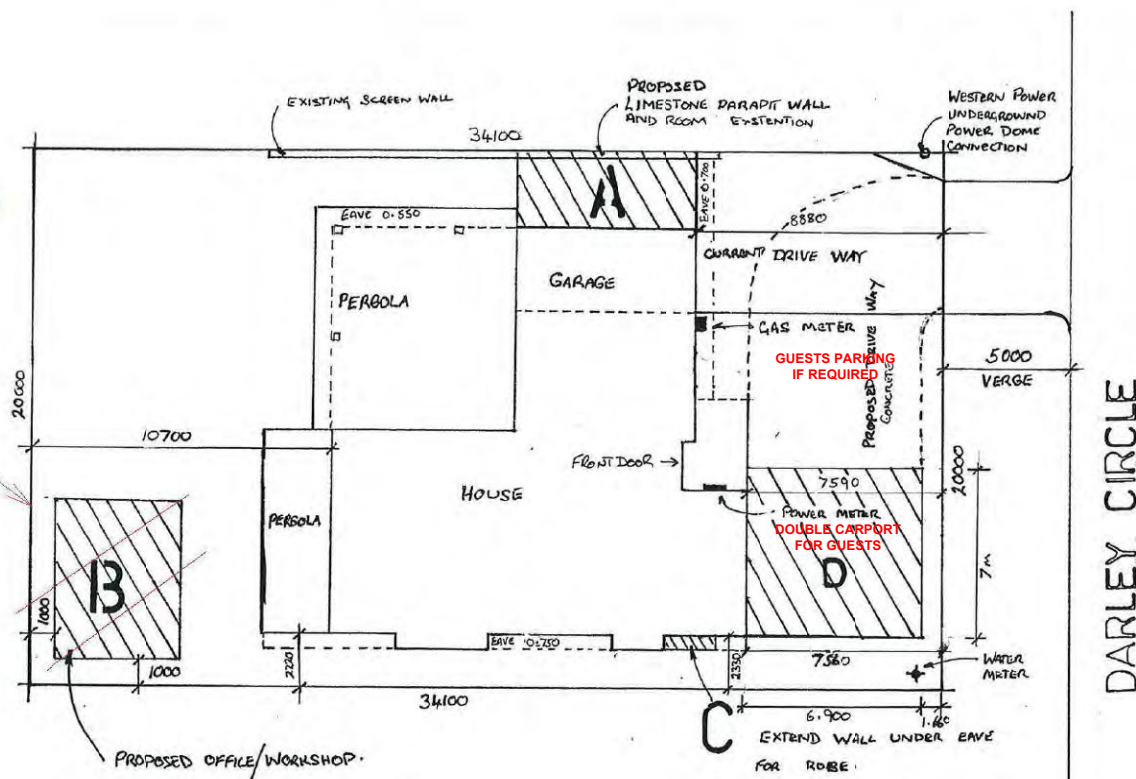
GL

1000 1300 1000 1300

1200 1000

WEST ELEVATION

PROPOSED WORKSHOP IS
NOT PART OF THIS
APPLICATION.

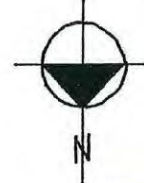


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LICENCE NUMBER:
2010- 1166

Monday, 4 April 2011

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DARLEY CIRCLE

ADDITIONS TO
RESIDENCE OF
AT
7 DARLEY CIRCLE
DULL CREEK 6149

PROPOSED ADDITIONS

A: Parapit wall &
Garage to bedrooms 18m²

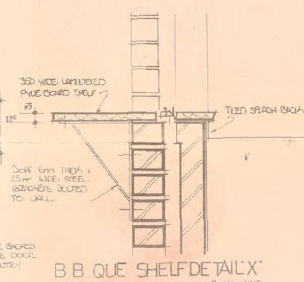
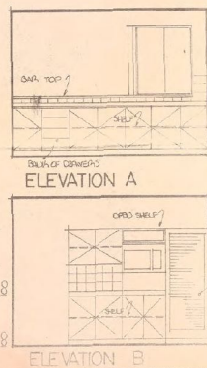
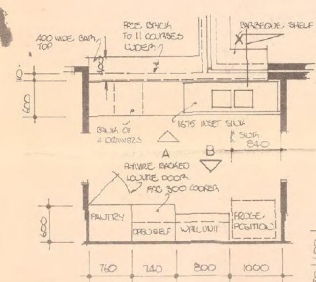
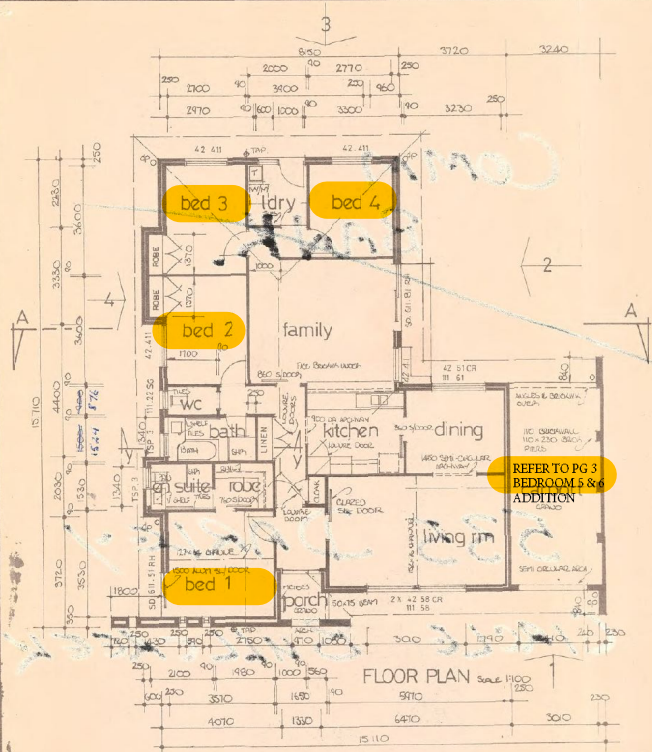
D: Carport

C: ROBE EXTENTION 1.2m²

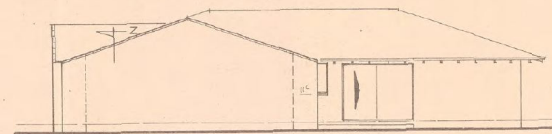
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DRAWING NUMBER: 1	Nº IN SET:

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01 JUL 2011
BY:

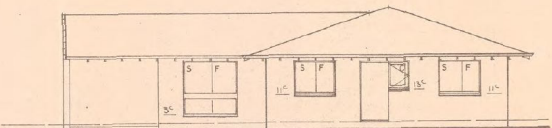
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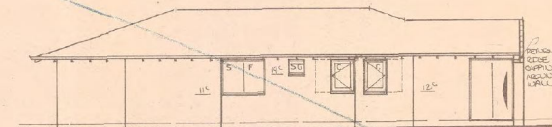
ELEVATION 1



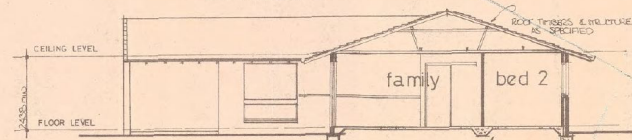
ELEVATION 2



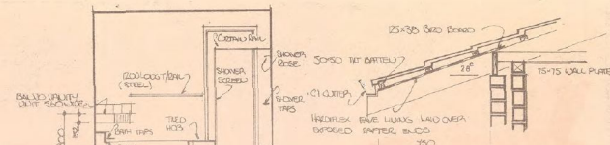
ELEVATION 3



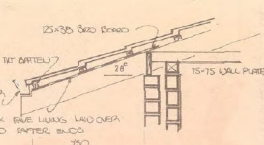
ELEVATION 4



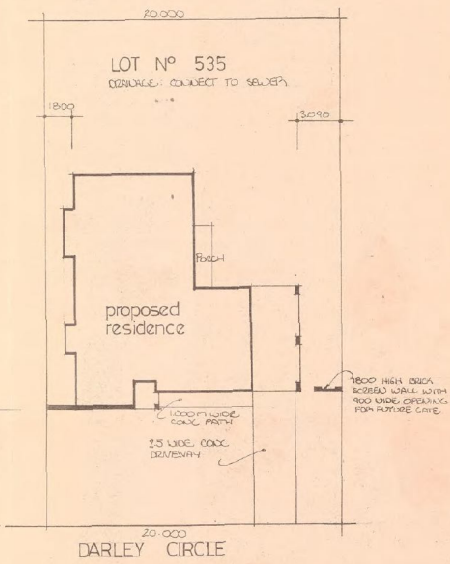
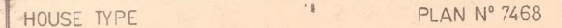
SECTION THRU A-A



SECTION Y.Y scaled: 50



EAVE DETAIL Scale: 1/20



notes

BLOCK PLAN scale 1: 200

	PLUNKETT HOMES PTY. LIMITED PROPOSED RESIDENCE TO BE ERECTED ON LOT No. 535 DARLEY CIRCLE BULLCREEK		
PLUNKETT HOMES, 2008 ST. GEORGE'S TOWER, PERTH 6000 Phone 212341	FOR [REDACTED]	REVISIONS	
DRAWN	CHECKED	SCALE AS SHOWN	DATE 10.1.15
JOB No. 0120			

STRUTTING/HANGER BEAMS 2/240X35

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BEDROOM AND RUMPUS ROOM EXTENTION
CO-USE WITH BULL CREEK FAMILY DAY CARE.

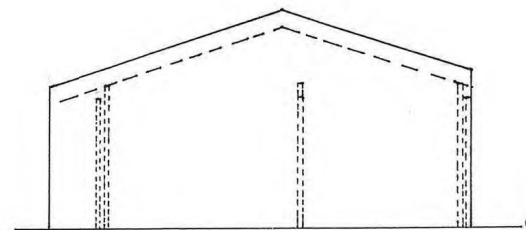
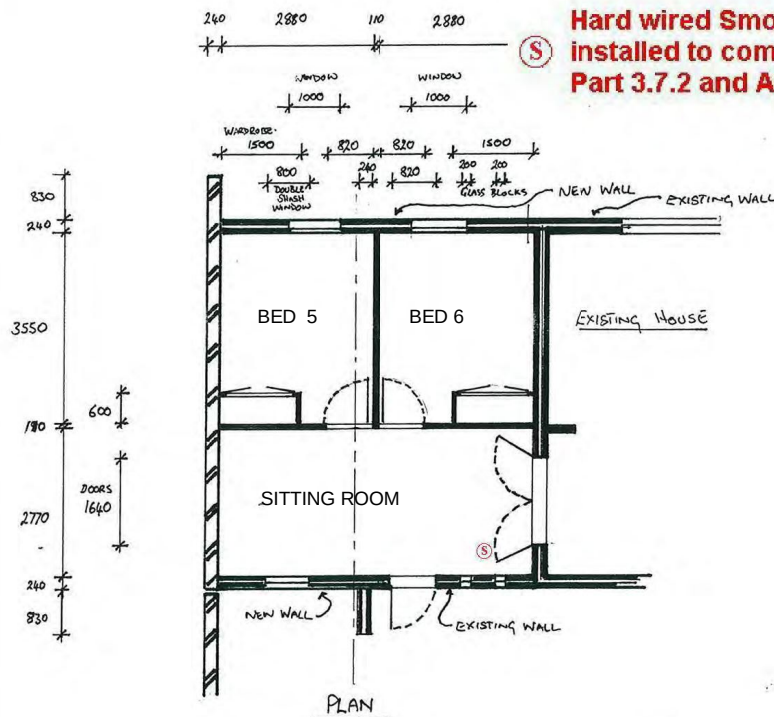
 FOOTING AND SLAB DETAILS

 PARAPITE FLASHING DETAIL

DATE:

RECEIVED
01 JUL 2013
BY:

Hard wired Smoke Alarm to be installed to comply with BCA Part 3.7.2 and AS 3786.



SOUTH ELEVATION

