

Short-Term Rental Accommodation Management Plan

Property: 73 Riseley Street, Ardross WA 6153

Owner/Manager: Josy Vaithara Elias

1. Code of Conduct

All guests are required to comply with a Code of Conduct displayed prominently within the dwelling. The Code outlines expected behaviour to ensure minimal impact on neighbouring properties, including respecting neighbours, avoiding excessive noise, complying with quiet hours, and adhering to all house rules at all times.

Guests must behave in a manner that respects neighbouring residents. No parties or events are permitted. Quiet hours must be observed at all times. All house rules displayed within the dwelling must be followed. Pets must be controlled and waste disposed appropriately. Bins must be used correctly and managed in accordance with local collection requirements.

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2. Complaints Management

A 24/7 contact number of the owner/manager is provided to adjoining neighbours. All complaints will be acknowledged immediately and actively addressed. Where necessary, immediate action will be taken, including contacting guests or attending the premises to resolve the issue. Records of complaints and actions taken will be maintained as required.

3. Anti-Social Behaviour & Noise Control

A strict no-party and no-event policy applies to the premises. Guests are informed of behavioural expectations prior to arrival. Noise restrictions apply as follows: Weekdays 7:00 pm to 7:00 am; Weekends and public holidays 9:00 pm to 7:00 am. Outdoor gatherings and amplified music are not permitted during quiet hours. Any breach may result in termination of the booking.

4. Check-in / Check-out Procedures

Check-in is from 3:00 PM via a secure self-check-in system. Keys are stored in a lockbox, and the code is provided shortly before arrival. Guests receive clear written instructions prior to arrival. Check-out is by 11:00 AM, with instructions provided for securing the property and returning keys.

5. Car Parking Management

Guests are required to utilise on-site parking at all times. The property provides one covered carport and additional driveway parking. Use of verge or street parking is not permitted. Parking instructions are communicated to guests prior to arrival.

6. Waste Management

Guests are required to manage waste responsibly using the City of Melville FOGO three-bin system. Instructions are provided within the dwelling. Guests must separate waste correctly and ensure bins are presented and returned in accordance with collection schedules. No accumulation of waste on the property is permitted.

7. Strata / Compliance Statement

The property is a Survey Strata lot and is not subject to strata by-laws restricting short-term accommodation. The use complies with relevant planning and statutory requirements.

8. Maximum Occupancy

The dwelling is limited to a maximum of six (6) occupants at any time, including adults and children. This limit is enforced through booking conditions and monitored by the owner/manager.

9. Pets

Pets must be declared at the time of booking. Guests are responsible for pet behaviour and cleanliness. Pets must be controlled at all times and waste must be disposed of appropriately. Service or assistance animals are permitted in accordance with applicable requirements.

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Transport Impact Statement

Proposed Short-Term Rental Accommodation (Airbnb)

Property: 73 Riseley Street, Ardross WA 6153

1. Proposed Development

The proposal involves the use of an existing residential dwelling for short-term rental accommodation (Airbnb). The scale of the development is limited to a single dwelling and does not involve any physical expansion or intensification of built form.

2. Vehicle Access and Parking

Vehicle access to the site is obtained directly from Riseley Street via an existing driveway. On-site parking is provided in the form of a carport. Guests are required to utilise on-site parking, with no reliance on verge or street parking.

3. Provision for Service Vehicles

Service vehicles, including waste collection vehicles, access the property via existing street frontage arrangements. No changes to servicing arrangements are proposed.

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4. Traffic Volumes and Vehicle Types

The proposed use is expected to generate minimal traffic volumes consistent with a single residential dwelling. Typical usage is anticipated to consist of 1–2 vehicles per booking, resulting in very low traffic generation well below thresholds for moderate impact.

5. Traffic Management on Frontage Street

Riseley Street is an established road network providing access to surrounding residential and commercial areas. The existing road network accommodates typical residential traffic volumes, and no changes to traffic management are proposed.

6. Public Transport Access

The property is located within an established urban area with access to public transport services. Pedestrian connections to nearby bus routes are available via existing footpaths.

7. Pedestrian Access

Existing pedestrian infrastructure is provided via footpaths along Riseley Street. No modifications to pedestrian infrastructure are proposed as part of this development.

8. Cycle Access

Cycle access is available via the existing local road network. No additional cycle infrastructure is proposed.

9. Site-Specific Issues

Due to the low-intensity nature of the use, no site-specific transport issues have been identified. Traffic generation is comparable to a standard residential use.

10. Safety Issues

No existing or potential transport safety issues have been identified. The proposal does not introduce any new access points or traffic movements beyond typical residential use.

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