



City of
Melville

MINUTES

DEVELOPMENT ADVISORY UNIT MEETING

9:30 AM Monday, 4 August 2025

Held in the Melville Civic Centre, 10 Almondbury
Road, Booragoon

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners and custodians of the lands on which the City stands today and pays its respect to the Whadjuk people, and Elders both past, present and emerging.



Development Advisory Unit

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

DISTRIBUTED: TUESDAY, 19 AUGUST 2025

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1 ATTENDANCE AND APOLOGIES

In Attendance

Members

Troy Cappellucci	A/Manager Development Approvals
Jessica Wotherspoon	Coordinator Compliance Services
Liam Johnson	Senior Statutory Planner
Josh Caracciolo	Senior Statutory Planner
Dion Hinge	A/Senior Statutory Planner
Will Jacobsen	Statutory Planner - Guest

2 BUSINESS

	Matters for consideration	Notes from meeting
UP25/83	Home Business at No.5 (Lot 21) Klem Road, Ardross	

3 OUTCOMES

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

- N/A

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

- N/A

4 ITEMS

UP25/83 Home Business at No.5 (Lot 21) Klem Road, Ardross

Ward	Central
Category	Operational
File Number:	
Responsible Officer:	Principal Statutory Planner
Voting Requirements:	Simple Majority
Officer Disclosure of Interest:	None

Application Number:	DA-2025-311
Applicant:	Susan Whittome
Owner:	Susan Whittome
Proposal:	Home Business
Attachments:	1. Development Plans

COUNCIL'S ROLE

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

SUMMARY

- Several complaints have been received by the City regarding the operation of a vehicle hire business at No.5 Klem Road, Ardross, beginning in October 2024.
- The City investigated these complaints and found the business operation to constitute the land use of "Motor Vehicle, Boat or Caravan Sales" as defined in the City's Local Planning Scheme No.6 (LPS6). This use is an 'X' permissible land use in the Residential zone meaning it's a use not permitted by LPS6. Subsequently, the City advised that landowner that the use of the site in this nature would have to cease or be modified to constitute a "Home Business" as defined under LPS6 which is an 'A' permissible land use in the Residential zone which is a use not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions.
- Development approval is therefore now sought for a "Home Business" land use at the subject site, which proposes a scaled back operation of the vehicle hire business which is considered to meet LPS6 requirements.
- This development application has been assessed against the zone objectives for the residential zone and the definition of "home business" as contained within LPS6.
- The "Home Business" development was advertised for public comment as outlined above as it's an 'A' land use within the Residential zone and requires public advertising. In response, nine submissions being received. Seven objected and two were in support of the proposal. In response to submissions, the applicant elected to modify the proposal to limit the amenity impact of the operation of the home business. This included removing any on-site servicing/maintenance of vehicles, having only one vehicle parked on site at any time and not allowing customers to park at the property when hiring vehicles.
- As a result of the seven objections being received during public advertising, the proposal was presented to a Development Advisory Unit (DAU) Meeting held on 4 August 2025.
- Notwithstanding the objections received, the proposed development is considered to meet the definition of "Home Business" as defined in LPS6 and is considered to meet the LPS6 zone objectives of the residential zone, therefore warranting approval by the City.
- The City recommends that approval be granted subject to conditions. Several conditions are recommended by the City which restrict the use of the site to maintain its compatibility with the broader residential locality. The City recommends that conditional approval be granted for a period of 12 months. Once this period concludes, the landowner will need to re-apply to extend the approval period of the use. This will allow the City to assess any ongoing amenity impacts of the home business through a subsequent development application to determine whether it is suitable to operate on a longer term basis.

OFFICER RECOMMENDATION

That the Development Advisory Unit recommend approval of the Home Business, subject to the following conditions and advice notes:

Conditions:

1. This Development Approval requires the development to be undertaken in accordance approved plans and information (Attachment 1) at all times unless otherwise approved in writing by the City.
2. This development approval is valid for a period of 12 months from the date of this approval. On or prior to this date, the use is to be ceased. In the event that additional time is necessary, a further development approval is required.
3. Development approval is granted exclusively to the applicant and is not transferable to another person or property.
4. All materials and/or equipment used in relation to the Home Business must be stored within the residence, shed and/or rear yard, behind property fences, at all times.
5. A Maximum of 2 vehicles are permitted to be used for the operation of this home business, and the applicant is to provide the City with registration details for these vehicles on an ongoing basis, to the satisfaction of the City.
6. Only one hire vehicle on site at any time is permitted to be parked on the subject site, and vehicles used for the operation of this Home Business are not to be parked in the City's road reserve at any time.
7. Pickup and drop-off of hire vehicles for the purpose of operating this Home Business shall only occur between the hours of 8:30am to 5:30pm Monday to Saturday and 9am to 5pm on Sunday.
8. No cleaning and/or maintenance of vehicles used for the operation of this Home Business at the subject site or on the road reserve is to occur at any time.
9. No customer vehicles are permitted to park at the subject site, or within the Klem Road road reserve when hiring a vehicle from the Home Business hereby approved.

Advice Notes:

- i. This planning decision relates to the development as specified on the planning application form. This approval does not infer approval of any other unauthorised development or development which has been constructed contrary to its development approval which may be depicted on the approved plans.
- ii. If an applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- iii. The *Environmental Protection (Noise) Regulations 1997* must be complied with at all times. These regulations stipulate allowable noise levels which if breached constitute unreasonable noise for the purposes of the *Environmental Protection Act 1986*. These regulations can be obtained from www.slp.wa.gov.au.
- iv. Regarding condition No.5, the applicant is to provide the registration details of vehicles used to operate this home business at all times. If the registration details of the two

vehicles used to run this home business changes at any time, the applicant is to inform the City in writing.

PURPOSE

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

STRATEGIC ALIGNMENT

Outcome	3	Sustainable, connected development and transport infrastructure across our City.
Objective	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.

BACKGROUND

The need for this development application has occurred in response to compliance action undertaken by the City in relation to the operation of an unapproved vehicle hire business at the subject site (Compliance investigations COMPLR-2024-104 and COMPLR-2025-8). The City received complaints that the applicant had been running a commercial vehicle hire operation from the subject site, with a fleet of up to 6 vehicles being hired out of the premises, which caused several amenity and traffic issues along Klem Road, and the surrounding locality.

The applicant was informed that this use of the site constituted “Motor Vehicle, Boat or Caravan Sales” as defined under LPS6, which is not permitted in the residential zone pursuant to Table 3 – Zoning Table of LPS6. After liaising with both the City’s Development Compliance and Statutory Planning teams, the applicant submitted a development application which scaled back the intensity of use of the site. The City notes that the applicant has not ceased operation of this business throughout this process, though they have advised that the intensity of the operation has been scaled back.

This development application seeks retrospective approval of a Home Business at No. 5 Klem Road, Ardross, which comprises renting out a campervan and four-wheel drive vehicle from the subject site. The nature of the use is consistent with the definition of ‘Home Business’, which along with ongoing amenity issues, will be discussed in more detail in latter section of this report.



Figure 1: Aerial image of the subject site



Figure 2: Zoning Map of subject site

Scheme Provisions

MRS Zoning		Urban
LPS Zoning		Residential
R-Code		R20
Use Type		Residential
Use Class		Home business

Site Details

Lot Area	891m ²
Retention of Existing Vegetation	NA
Street Tree(s)	Yes
Street Furniture (drainage pits etc.)	Two vehicle crossovers
Site Details	Existing Single House

CONSIDERATION

The application has been assessed against the provisions of LPS6 and relevant Local Planning and Council Policies. The proposal is assessed to comply with all the relevant development requirements for a Home Business as contained within LPS6, as detailed below.

City of Melville Local Planning Scheme No.6 Requirements

Land Use Classification

The proposed home business is considered to meet the definition of “Home Business” as defined under LPS6, which is discussed in the table below.

Requirement	Proposed
a) does not involve employing more than 2 people who are not members of the occupier's household	<p>The home business is only run by the owner of the house on the subject site.</p> <p>Servicing and maintenance of the vehicles by third parties will occur off site, as stated in the cover letter provided by the applicant.</p>
b) will not cause injury to or adversely affect the amenity of the neighbourhood	<p>Any amenity impact will be minimal, with the applicant proposing the following measures to protect the residential amenity of the locality;</p> <ul style="list-style-type: none"> • No on-site servicing/maintenance of vehicles; • No on-site cleaning of vehicles; • Restricted drop-off and pickup times within standard operating hours; and • Only 1 hire vehicle to be parked on the site at any time. <p>Functionally, the operation of the business will have only 1 vehicle being stored at/on the subject site at any time and produce a maximum of 8 additional vehicle movements per week, which isn't considered to be excessive in the existing residential context.</p>
c) does not occupy an area greater than 50m ²	<p>Less than 50m² will be used for the parking of 1 vehicle on the site's southeastern driveway as per the submitted plans.</p>
d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet	<p>Only online internet advertisement on selected platforms occurs.</p>
e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood	<p>In the City's view, traffic difficulties will be minimal, with only one hire vehicle to be parked on the site at any time, and a maximum of 8 vehicle movements a week will occur due to the 5-night minimum hire for each vehicle.</p> <p>Any further traffic impacts are demonstrated to be managed through the following efforts as detailed in the applicants cover letter (refer to Attachment 1)</p> <ul style="list-style-type: none"> • No customers may leave their personal vehicles parked on the site, or on the Klem St road reserve;

	<ul style="list-style-type: none"> • No more than one hire vehicle can be parked on the site at any time; • No more than 2 vehicles will be used for the running of this business; and • Vehicle registration details will be provided to ensure only two vehicles will be used. <p>These measures have also been enforced through suitably worded recommended conditions of development approval.</p>
f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight	<p>Vehicles used are both below 4.5 tonnes.</p> <ul style="list-style-type: none"> • Toyota HiAce Camper = 3.3 tonnes; and • Toyota Hilux 4WD = 3.5 tonnes.
g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located	<p>No – car hire not considered an essential service.</p>

It is noted that this land use is appropriate to be considered under than land use of “Home Business” as the scale and intensity of the use has been reduced to meet points a) to g) of the home business definition within LPS6 as discussed above.

If the use were to be further intensified through either more frequent hiring of vehicles, increased hire fleet numbers or on-site servicing/maintenance of hire vehicles, it would then constitute a “motor vehicle, boat or caravan sales” land use under LPS6, which is an ‘X’ use in the Residential zone, and defined as:

“means premises used to sell or hire motor vehicles, boats or caravans”.

Land Use Permissibility

In accordance with LPS6, a ‘Home Business’ is an ‘A’ use within a Residential zone meaning it is not permitted unless the decision maker exercises its discretion by granting approval after advertising in accordance with Clause 64 of the Deemed Provisions of Planning and Development (Local Planning Schemes) Regulations 2015.

In considering the discretionary nature of the use proposed, it is necessary to take into consideration the zone objectives table of LPS6, the other matters for consideration under Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015 and any relevant state and local planning policies.

The objectives of the ‘Residential’ zone where the subject site is located are as follows:

- *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 Home Business satisfactorily responds to the relevant Residential zone objectives of LPS6 for the following reasons:

- This development does not impact housing typology, or choice.

- The proposed home business does not contain any built form elements. So no changes are proposed to the design of the existing single house. One hire vehicle can be parked on the premises at any time which will ensure the streetscape is not impacted in any substantial form. The storage of one vehicle at a time in the streetscape is considered to be consistent with standard residential amenity.
- The proposal demonstrates that ongoing amenity impacts will be managed through restricting the scale and operation of the business in consideration of adjoining properties. Operational activities with the potential to cause nuisance (maintenance and repair of vehicles) are required to occur off site and vehicle movements and offsite parking will be restricted, with only 1 vehicle being stored at the subject site at any one time, and a maximum of 8 additional vehicle movements per week being added to the street.
- In considering the fourth objective listed above, it is noted the existing buildings compatibility with the streetscape will be maintained as no changes are proposed to the single house. The proposed home business does not contain any built form elements. One hire vehicle can be parked on the premises at any time which will ensure the streetscape, and road reserve is not impacted in any substantial form.

Based on the above considerations, the proposal is consistent with the relevant provisions of LPS6.

Given the circumstances surrounding this development application, the City considers it relevant to grant a time-limited approval for one (1) year. Once this period is over, the applicant will need to re-apply to extend the approval period of the use. This will allow the City to assess any ongoing amenity impacts of the home business through a subsequent development application to determine whether it is suitable to operate on a longer-term basis.

ENGAGEMENT

Advertising Required	Yes
Neighbour's Comment Supplied	Yes
Reason	Required pursuant to LPP1.1 Planning Process and Decision Making Clause 1.7.6
Support/Object	7 Objections 2 Supporting submissions

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

Submission Number	Summary of Submission	Support/Objection	Officer's Comment	(Condition/ Uphold/ Not Uphold)
1	Full support of the application.	Support	Refer to the comments section of this report which discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	Uphold
2	Vehicle overflow into the road reserve and	Objection	Refer to the comments section of this report which	Not Uphold

	<p>associated traffic issues.</p> <p>Existing congestion at the site due to the scale of the business.</p> <p>Handovers cause amenity impacts, including early morning activity, loitering, and extended durations (often over an hour).</p>		discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	
3	<p>Concerns include vehicle overflow into the road reserve, traffic difficulties from business operations, existing site congestion, early morning handovers causing amenity impacts, loitering, and lengthy handover durations exceeding one hour.</p>	Objection	Refer to the comments section of this report which discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	Not Uphold
4	<p>Inadequate onsite parking causing spillover onto the street and nearby public areas/parks.</p> <p>Negative amenity impact on nearby homes and streetscape.</p> <p>Pickup and drop-off occurring outside standard hours, creating a nuisance.</p> <p>Current site operations and online advertising do not reflect</p>	Objection	Refer to the comments section of this report which discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	Not Uphold

	<p>actual business activities.</p> <p>Parking of vans/hire vehicles in public areas affecting sightlines and vehicle safety.</p> <p>Concern over negative impact on property values.</p>			
5	<p>Business violates City's planning rules prohibiting commercial vehicle hire and multiple commercial vehicle parking in residential zones.</p> <p>Development Application contains false and misleading statements about business operations.</p> <p>Business has operated illegally for years with multiple hire vehicles parked on-site and nearby locations.</p> <p>Multiple campervans and commercial activities harm residential amenity and streetscape.</p> <p>Proposed vehicle limits are seen as unenforceable due to owner's non-compliance history.</p> <p>Enforcement likely to depend on neighbour complaints.</p>	Objection	Refer to the comments section of this report which discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	Not Uphold

	Alternative commercial locations (e.g., Myaree) exist for the business operation.			
6	<p>Application states 2 hire vehicles, but 5 are listed online and regularly seen on-site.</p> <p>Applicant claims no external staff, yet mechanics and cleaners frequently attend.</p> <p>Vehicles park across both driveways; hirers park on neighbouring verges.</p> <p>Claim of minimal traffic impact is inaccurate.</p> <p>Large commercial vehicles visible from nearby homes, harming streetscape.</p> <p>Neighbourhood complaints and online discussions about the business.</p> <p>Handover activity occurs outside standard hours (7am to 10pm).</p>	Objection	Refer to the comments section of this report which discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	Not Uphold
7	<p>DA claims 2 hire vehicles, but at least 5 are present onsite, with more listed online.</p> <p>Operator has a history of breaching regulations, previously using</p>	Objection	Refer to the comments section of this report which discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	Not Uphold

	<p>up to 8 vehicles without approval.</p> <p>Business use conflicts with Local Planning Scheme No. 6 prohibiting such activities in residential zones.</p> <p>Vehicles block verges and driveways; customer activity causes traffic and safety risks.</p> <p>DA claims are already being ignored, suggesting future non-compliance is likely.</p> <p>Operating only 2 vehicles is not commercially sustainable, so business scale will likely exceed approved limits.</p>			
8	<p>The vehicle hire has always been done with minimum fuss and hasn't impacted our home in anyway that we see as negative.</p>	Support	Refer to the comments section of this report which discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	Uphold
9	<p>External workers (mechanics, cleaners) regularly attend the site.</p> <p>Vehicle overflow onto nearby streets indicates inadequate onsite parking.</p> <p>Campervans visibly promote a commercial</p>	Objection	Refer to the comments section of this report which discusses the proposed use of the home business and its compatibility with LPS6 zone objectives.	Not uphold

	<p>business in a residential zone.</p> <p>Parking and servicing activities impact local amenity and likely breach rules.</p> <p>Handovers occur outside approved business hours, contrary to claims.</p> <p>Fleet size regularly exceeds the proposed 2-vehicle limit, including as recently as 9 July 2025.</p>			
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SUSTAINABILITY IMPLICATIONS

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

LEGISLATIVE AND POLICY ALIGNMENT

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

The DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration and determination. If this application is not called up, this application will be determined in accordance with the officer recommendation under delegation.

FINANCIAL IMPLICATIONS

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

CONSEQUENCE

This application is recommended to be approved and if it is not called up through the Development Advisory Unit (DAU) process, will be determined under delegation. However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration and determination.

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

BRIEFING FORUM – FURTHER INFORMATION

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

OFFICER RECOMMENDATION

That the Development Advisory Unit recommend approval of the Home Business, subject to the following conditions and advice notes:

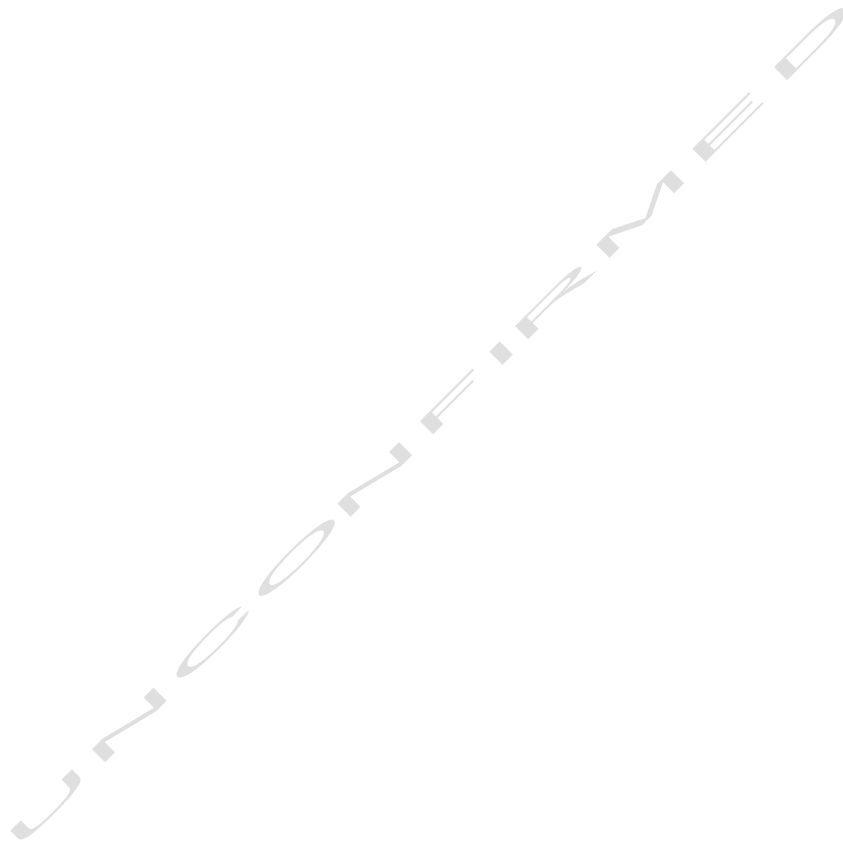
Conditions:

1. This Development Approval requires the development to be undertaken in accordance approved plans and information (Attachment 1) at all times unless otherwise approved in writing by the City.
2. This development approval is valid for a period of 12 months from the date of this approval. On or prior to this date, the use is to be ceased. In the event that additional time is necessary, a further development approval is required.
3. Development approval is granted exclusively to the applicant and is not transferable to another person or property.
4. All materials and/or equipment used in relation to the Home Business must be stored within the residence, shed and/or rear yard, behind property fences, at all times.
5. A Maximum of 2 vehicles are permitted to be used for the operation of this home business, and the applicant is to provide the City with registration details for these vehicles on an ongoing basis, to the satisfaction of the City.
6. Only one hire vehicle on site at any time is permitted to be parked on the subject site, and vehicles used for the operation of this Home Business are not to be parked in the City's road reserve at any time.
7. Pickup and drop-off of hire vehicles for the purpose of operating this Home Business shall only occur between the hours of 8:30am to 5:30pm Monday to Saturday and 9am to 5pm on Sunday.
8. No cleaning and/or maintenance of vehicles used for the operation of this Home Business at the subject site or on the road reserve is to occur at any time.
9. No customer vehicles are permitted to park at the subject site, or within the Klem Road road reserve when hiring a vehicle from the Home Business hereby approved.

Advice Notes:

- i. This planning decision relates to the development as specified on the planning application form. This approval does not infer approval of any other unauthorised development or development which has been constructed contrary to its development approval which may be depicted on the approved plans.
- ii. If an applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- iii. The *Environmental Protection (Noise) Regulations 1997* must be complied with at all times. These regulations stipulate allowable noise levels which if breached constitute unreasonable noise for the purposes of the *Environmental Protection Act 1986*. These regulations can be obtained from www.slp.wa.gov.au.
- iv. Regarding condition No.5, the applicant is to provide the registration details of vehicles used to operate this home business at all times. If the registration details of the two

vehicles used to run this home business changes at any time, the applicant is to inform the City in writing.



5 OUTCOMES FOLLOWING CALL UP PERIOD

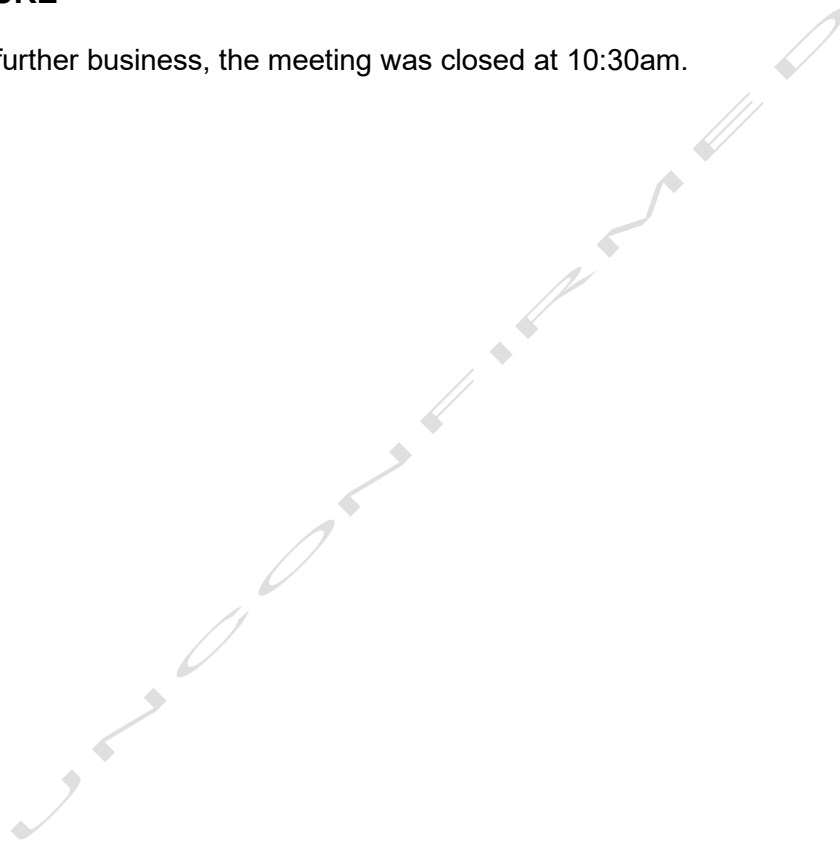
Following the call up period – there were no requests to call up items:

- UP25/83 - Home Business at No.5 (Lot 21) Klem Road, Ardross

by Elected Members and therefore the application will be determined under delegation in accordance with the officer recommendation from the DAU meeting dated Type date.

6 CLOSURE

There being no further business, the meeting was closed at 10:30am.





Cover Letter 14/07/2025

This cover letter outlines the operation of my small home business and is in support of a permit to operate this business.

My request is for a work from home permit to hire 2x vehicles from my residential address, 5 Klem Road, Ardross.

The business is to hire 1x Toyota Hiace campervan and 1x four wheel drive to private individuals / tourists.

- I am a sole trader and do not employ people who do not reside in the house or dwelling.
- It occupies an area less than 50m². Parking for the vehicles will be on the western driveway, or 4WD under carport.
- This does not involve the retail sale, display, or hire of any goods other than on the internet.
- Adequate parking is available so no on-street parking is required. As vehicles are hired for a minimum of five days they only require two extra vehicle movements per week so won't disrupt the flow of traffic, or amount of traffic in the neighbourhood.
- The business will not adversely affect the appearance or amenity of the neighbourhood. Vehicles are all white without logos or slogans making them blend in with many similar vehicles in the area.
- Vehicles used all weigh less than 4.5 tonnes.
- No additional necessary service demand is required. Solar panels are portable and included for electricity to recharge the battery. Water tanks are full on return of pre-cleaned vehicles. The vehicles are returned cleaned after each hire. In the event they require further attention, they will be cleaned/detailed at the local car wash, Canning Bridge Super Car Wash.
- Vehicle handover videos are sent to customers minimising the time spent onsite.
- Handovers occur during business hours or are delivered to the customer eg their home or airport. This both improves the customer experience and decreases any impact on neighbourhood traffic. Pickup and drop off hours from the property will be within standard business hours of 9am to 5pm.
- My vehicles will continue to be maintained at Myaree Tyre and Mechanical. Repairs will continue to take place at Como Panel and Paint, Welshpool. Repairs and maintenance will not take place on the subject site.
- Hiring will be capped at 2x vehicles so the parking area of 50m² will be adequate.
- My listing and operations will not allow hirers' vehicles to be parked on-site, and hirers' vehicles will not be allowed to park on the street along Klem Rd.

- I confirm only one hire vehicle will be parked at my residential property (5 Klem Rd, Ardross) at any one time. I will be hiring out only two individual vehicles for the running of the home business. If in Perth, the 2nd vehicle will be parked at a private property outside the City of Melville.

The registration numbers of the 2x hire vehicles are as follows:

Toyota Hilux 4WD 1HUU 805
Toyota Hiace Campervan 1HKQ 853

About Me

I am a 59-year-old widowed female, currently supporting 3x children while they complete their education.

I list my vehicles on a commonly used peer to peer platform, Camplify. Camplify offers privately owned caravans, 4WDs and campervans to people who require a RV (recreational vehicle) for a period of time.

I don't undertake any form of marketing or advertising anywhere – only the online listings in Camplify. My 2x vehicles don't have advertising decals or branding and are plain white in colour.

I hold heightened regard for consideration of my neighbours and other Klem Rd and Purdie Ave residents.

- **Handovers**

All contact with hirers is performed online.

I send handover videos to my hirers so when they come to pick up the vehicle, they are on my property for a maximum of 10 mins, just to pick up the vehicle and the key, and drive off.

They arrive by public transport, Uber or dropped off by friends/family.

Return of the vehicle is also 10 mins or less. We message/talk regularly regarding any issues, and we require minimum face to face interaction.

Vehicle handovers only occur between 8.30am and 5.30pm.

I am very conscious of impact to my neighbours and/or wider community, and I minimise pedestrian and vehicle traffic as much as possible.

- **Length of hire**

My average booking length is approx. 2 weeks. Min 5 days.

- **Time spent on my property**

My vehicles have an occupancy rate of over 75% per annum, leaving approx. 91 days of the year when they are not on hire.

Of those 91 days, 21-28 days will be spent in auto workshops for repairs, servicing, and maintenance.

This leaves approx. 63 - 70 days where they stay in my driveway. I do not park any vehicles on the street, and they can all be parked on my property, in my driveway. I park them as far from the street as possible, and close to the house, to minimise visual impact.

Vehicle Descriptions

Campervan:

Dimensions - 5.3 m length x 2.1m width. It is a regular Toyota Hiace van and fits in a normal car bay.

It is not a motorhome and does not have shower, toilet or a hot water system.

4WD:

Dimensions - 5 m length x 2.1 m width. Fits under carport.

Driveway Space

My property has 2x driveways to park vehicles on, therefore keeping them off the grassy verge, off the road, and out of the public and council domain.

Driveway 1:

Dimensions - 11 m length x 3.6 m width.

Driveway 2:

Dimensions - 11 m length x 5.3 m width.

7.4 metres length is under the carport. The 4WD fits under this carport.

The driveways were not built to support my business – they were pre-existing to any vehicle purchases.

Conclusion

In support of my application, I am a community minded resident with no desire to upset neighbours or other residents.

I would very much like to continue to support my family financially through the peer-to-peer Camplify platform and I would appreciate the council's support in allowing me to do this.

Please feel free to reach out if you have any questions.

Susan Whittome

Ph 0402 472 844