

1. COVER LETTER

Document Set ID: 9189508

Version: 2, Version Date: 14/04/2026

Date: 09/04/2026

City of Swan

Planning and Development

2 Midland Square

Midland WA 6056

RE: Development Application – Short-Term Accommodation (STA)

Property: 7 Rottnest Street, Bushmead WA 6055

To the Assessing Officer,

This Development Application seeks approval for the use of the existing dwelling at 7 Rottnest Street, Bushmead as Short-Term Accommodation (STA) for periods exceeding 90 days. The proposal does not involve any structural works or external modifications and maintains the residential character of the locality.

The application includes all required supporting documentation, including a Management Plan, Parking Plan, Parking Diagram, and a Justification Statement addressing the planning considerations relevant to STA use.

The proposal is low-impact, well-managed, and consistent with the amenity expectations of the surrounding residential area.

Should further information be required, I am available to respond promptly.

Sincerely,

Maxwell Pedzisah

Applicant / Landowner

Phone: 0491 141 990

Email: maxwellpedzisah@yahoo.com

2. SHORT-TERM ACCOMMODATION JUSTIFICATION STATEMENT

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2.1 Purpose of Application

This application seeks approval for the use of the dwelling as Short-Term Accommodation (STA) for periods greater than 90 days, in accordance with the City of Swan Local Planning Scheme and relevant policies.

2.2 Description of Use

- Entire dwelling available for guest use
- Maximum occupancy: 8 guests
- No structural changes proposed
- Residential character retained

2.3 Planning Considerations

The proposed use is compatible with the residential zone and does not alter the built form. The dwelling remains visually unchanged, and the use is comparable to a standard residential occupancy.

2.4 Parking Provision

- 4 on-site parking bays
- 2 inside the garage
- 2 on the driveway
- No verge or street parking required

2.5 Management Measures

- Strict house rules
- Quiet hours: 10pm–7am
- Waste managed via City of Swan bin services
- Owner available 24/7

2.6 Impact on Surrounding Area

The proposal is expected to have minimal impact due to:

- Adequate on-site parking
- Strong management controls
- No external works
- No increase in noise beyond typical residential levels

3. MANAGEMENT PLAN

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3.1 Maximum Occupancy

- Maximum of 8 guests

3.2 Parking Management

- 4 on-site bays (2 garage, 2 driveway)
- No verge or street parking permitted

3.3 Noise Management

- Quiet hours: 10pm–7am
- No parties or events
- Compliance with Environmental Protection (Noise) Regulations

3.4 Waste Management

- Use of existing City of Swan bins
- Clear instructions provided to guests

3.5 Guest Behaviour

- No unregistered visitors after 10pm
- No smoking indoors
- Respect for neighbours required

3.6 Safety Measures

- Smoke alarms installed
- Fire extinguisher and fire blanket provided
- First aid kit available
- Emergency exit instructions displayed

3.7 Contact Details

Primary Contact:

Maxwell Pedzisah

Phone: 0491 141 990

Email: maxwellpedzisah@yahoo.com

Available 24/7

4. PARKING PLAN

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4.1 On-Site Parking Provision

The property provides 4 dedicated on-site parking bays, comprising:

- 2 garage bays
- 2 driveway bays

4.2 Parking Rules

- Guests must use only the on-site bays
- Verge and street parking are prohibited

4.3 Impact Assessment

The parking provision exceeds typical STA requirements and ensures no impact on neighbouring properties or street parking availability.

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The diagram shows a rectangular area representing a driveway. At the top, there is a horizontal line with a dashed section on the left and a solid section on the right. Below this, a vertical line on the left and a vertical line on the right define the width. A horizontal line in the middle is labeled "DRIVEWAY (CONCRETE)". Below this, another vertical line on the left and another on the right define the width of the bays. Two horizontal lines below the concrete driveway line define the length of the bays. The left bay is labeled "DRIVEWAY BAY 1" and the right bay is labeled "DRIVEWAY BAY 2". Below these labels, the dimensions "Approx. 2.6m x 5.4m" are given for each bay. At the bottom, there is a horizontal line with a dashed section on the left and a solid section on the right, and a vertical line on the left and a vertical line on the right.

The diagram illustrates the layout of two adjacent garage bays, labeled GARAGE BAY 3 and GARAGE BAY 4. Each bay is approximately 2.6m wide and 5.8m deep. The bays are separated by a central wall and have their own entrances. The overall dimensions of the combined area are approximately 5.2m wide and 11.6m deep.

Bay	Approx. Width	Approx. Depth
GARAGE BAY 3	2.6m	5.8m
GARAGE BAY 4	2.6m	5.8m

6. HOUSE RULES

6.1 Noise

- Quiet hours: 10pm–7am
- No parties or events permitted

6.2 Parking

- Use only the 4 on-site bays
- No verge or street parking

6.3 Waste

- Use correct bins
- Follow bin day instructions

6.4 Safety

- Smoke alarms must not be tampered with
- Fire equipment must remain accessible

7. BUSHFIRE (BAL) STATEMENT – BAL LOW

The property has been assessed as BAL–LOW, indicating minimal bushfire risk.

No additional construction requirements apply under AS 3959.

The STA use does not alter the existing BAL–LOW compliance.

Guests will receive:

- Evacuation instructions
- DFES alert information
- Bushfire safety guidance