Development proposal

8 Grande Way, Beechboro WA 6063

Applicant and owner: Jason Smith
Property: Lot 618 on Plan 15252; Certificate of Title 1712/254
Contact: 0432 571 500 | pa@jsprivate.au

Proposed use

Development approval is sought to use the existing three-bedroom dwelling as unhosted short-term rental accommodation for more than 90 nights per year. The whole dwelling will be let to one booking group at a time, with a maximum of six guests: two guests in each bedroom. The owner will not reside at the premises during guest stays.

The accommodation will be available year-round. Each booking will be for short-term accommodation within the applicable definition of STRA. This application does not propose room-by-room letting, events, a dining business or retail sales.

Existing property and parking

No physical alterations or additions are proposed under this application. The existing house layout, driveway, crossover and sewer connection will be retained. Two on-site guest parking spaces are proposed using the existing driveway/apron and garage, as identified on the site plan. Both spaces will be kept available for the accommodation.

The application is based on the current property before subdivision. A future granny flat and its parking are not part of this proposal. Any later change to the approved site or parking arrangement will be addressed through the applicable approval process before that changed arrangement is used.

Management

Jason Smith will be the owner-manager and primary contact. Cleaning and maintenance will be undertaken by contractors engaged by the owner. The attached management plan addresses guest behaviour, parking, waste, check-in and check-out, complaints and property upkeep.

Site and supporting information

The site is zoned Residential, coded R20/35, under City of Swan Local Planning Scheme No. 17 and Urban under the Metropolitan Region Scheme. The enclosed material comprises the application form, land use questionnaire, management plan, site plan, floor plan and current Certificate of Title.

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Property management plan

Maximum 6 guests | Whole dwelling | Owner managed

Owner and contact

Jason Smith - 0432 571 500 - pa@jsprivate.au.
Jason will remain the primary contact for bookings, guests and complaints. He will be contactable during occupied stays and will arrange local attendance when an issue requires action on site. Cleaners and maintenance contractors will be engaged by him.

Bookings, arrivals and departures

One booking group will occupy the dwelling at a time, with no more than six guests and no more than two guests in each of the three bedrooms. Guest numbers will be checked when accepting a booking. Arrival and departure arrangements, access instructions, parking and house rules will be provided before arrival. Access will be provided through the existing entrance. Cleaning and inspection will be completed between bookings.

Guest conduct and noise

Parties, events and disruptive behaviour will not be permitted. Guests must respect neighbouring properties and keep noise low, particularly between 10 pm and 7 am. No amplified outdoor music is permitted. These house rules will form part of the booking instructions and will be displayed inside the dwelling.

Parking and access

Two on-site parking spaces will be reserved for guests in the existing garage and driveway/apron, as shown on the site plan. Bookings will be limited to two guest vehicles. Guests will receive parking instructions and coordinate vehicle movements within their booking group where shared driveway access is needed. Vehicles must not obstruct the crossover, pedestrian access or neighbouring properties. Routine servicing will be arranged between stays where practicable.

Cleaning, waste and maintenance

Owner-engaged contractors will clean, change linen, inspect the premises and remove excess waste between stays. Household bins will be stored within the property, put out for the scheduled collection and returned after collection by the owner or his contractor. Guests will receive waste-sorting instructions. Maintenance defects will be reported to Jason and attended to as needed.

Complaints and safety

Jason's telephone number will be supplied to guests and neighbouring residents. Complaints will be recorded, investigated promptly and addressed directly with the guests; local attendance will be arranged if needed. Persistent breaches may result in the stay being ended under the booking terms. Emergency instructions will be provided inside the house. Before operation, the owner will ensure required smoke alarms, electrical safety devices and STRA registration are in place.

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