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CITY OF VINCENT
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Development
Application for a
Change of Use from
'Grouped Dwellings' to
'Holiday
Accommodation'

Lot 2 (No. 20 & 20A) Hammond Street, West Perth WA 6005

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1. Background

1.1. Purpose

This submission has been prepared by JPA Planning on behalf of Greg Rossiter and Lisa Rossiter (Applicants) to provide justification for the proposed change of use of the existing dwellings at Lot 2 (No. 20) Hammond Street, West Perth (subject site or site) from 'Grouped Dwellings' to 'Holiday Accommodation' under the relevant planning framework.

In accordance with the City of Vincent (City) requirements, the following is included with this application:

- Application for Development Approval Form;
- MRS Application Form;
- Certificate of Title (refer Attachment 1 of this Report);
- Survey Strata Plan IOFD (refer Attachment 2 of this Report);
- Development Plans (refer Attachment 3 of this Report); and
- Holiday Accommodation Management Plan and Code of Conduct (refer Attachment 4 of this Report)

1.2. Site Description

The subject site measures approximately 410m² and exists as a rectangular shaped lot with two existing grouped dwellings on-site. The subject site has dual frontage to Hammond Street to the south and Florence Place to the north.

The dwellings on-site currently exist as two (2) modern two-storey grouped dwellings that mirror image each other, with vehicular access from Florence Place. The subject site is in the process of being subdivided, with a survey strata plan having been prepared showing the two new lots currently in order for dealings (refer survey strata plan at **Attachment 2** of this report).

The immediate locality is representative of mostly residential development, consisting of a mixture of similar sized grouped dwellings, some larger single dwellings and some multiple dwelling developments, as well as a retirement village to the immediate north. More broadly, the subject site is located approximately 220m south of Beatty Park, approximately 930m east of the Oxford Street café strip and 1.3km north of Perth CBD. The subject site is also well serviced by main roads, with Vincent Street to the immediate north and Charles Street to the immediate east, both with Freeway access, and Leederville Train Station approximately 1km to the west.

An aerial image of the subject site and immediate surrounds with cadastral overlay is provided in **Figure 1** overleaf, whilst **Figure 2** (overleaf) provides greater context of the site in relation to Perth CBD.

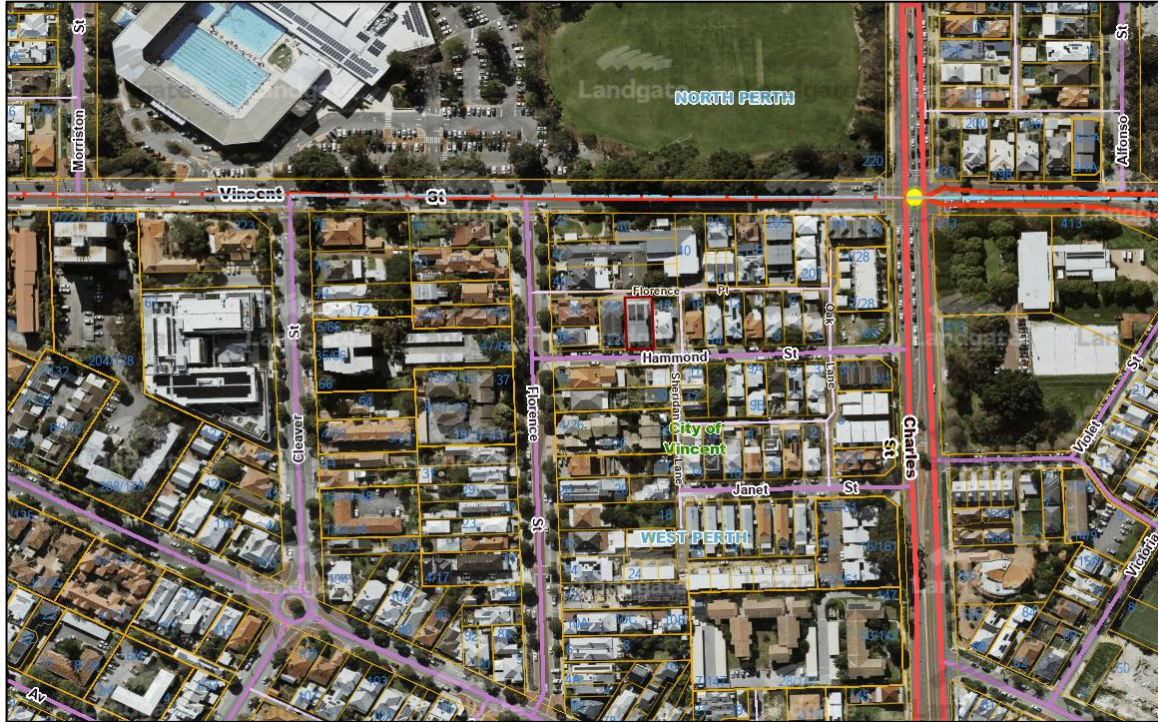


Figure 1 - Aerial cadastre of the subject site (Landgate Mapviewer Plus, 2025)

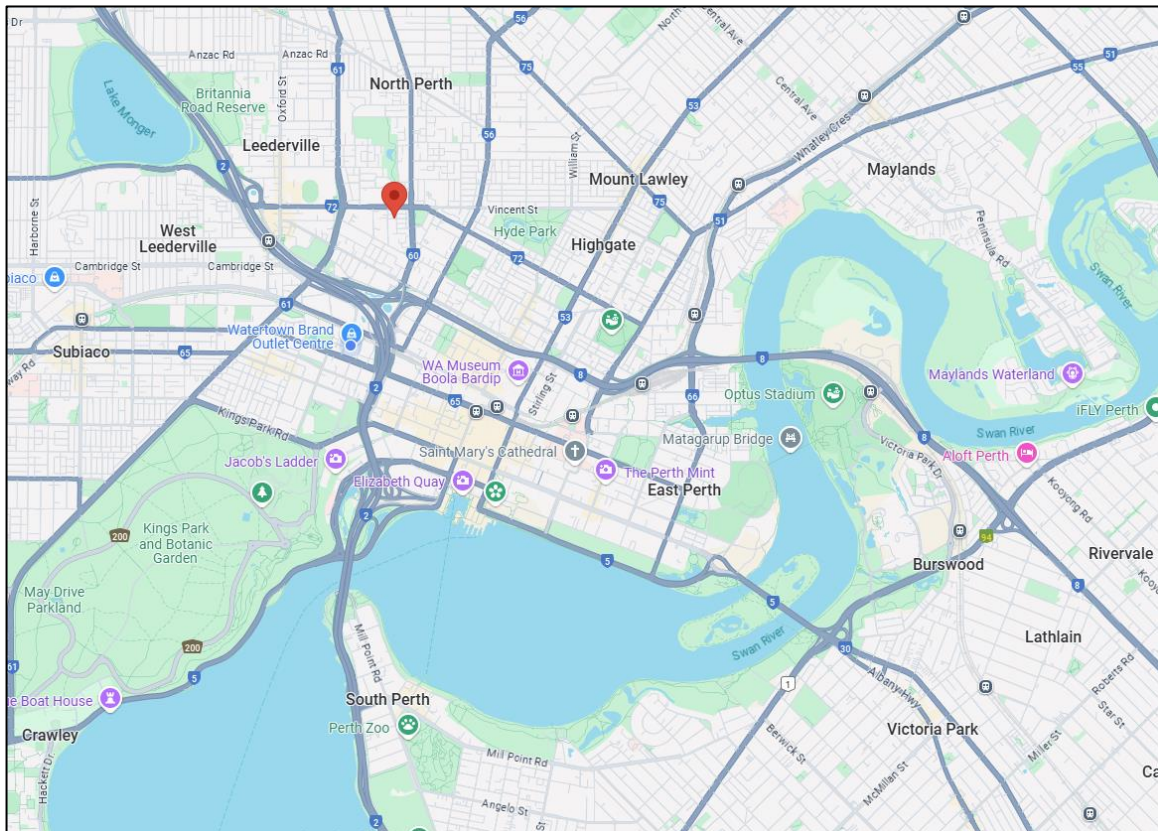


Figure 2 - Context plan of the subject site (Google Maps 2025)

2. Proposal

The proposed development involves seeking the change of use of the dwellings on the subject site from 'Grouped Dwellings' to 'Holiday Accommodation'.

The Applicants seek to operate the existing dwellings onsite as un-hosted short-term rental accommodation, renting out each dwelling separately on a short-term basis via online booking platforms such as AirBnB and Stayz.

As identified above, the dwellings are mirror images of each other, each with three (3) bedrooms, two (2) bathrooms, two (2) powder rooms, dining, living and kitchen over the two-storeys (refer development plans at **Attachment 3**). Given the subject sites central location, being in close proximity to Oxford Street, Perth CBD, Kings Park and the Swan River, as well as main roads and public transport, it is an ideal property for tourists all year round.

The dwellings will be managed by Let Go, who have been operating in Western Australia for over 6 years and currently manage over 100 short stay properties. The Let Go team includes highly experienced and qualified real estate property management professionals, who will manage the online listing of the property, booking process, guest screening, guest concierge, housekeeping services and property management. As part of the operation of the properties, Let Go will install noise monitoring devices at each dwelling to ensure effective management and mitigation of any potential noise and amenity impacts. Let Go have prepared a Management Plan and a Code of Conduct (refer **Attachment 3**), which will be provided to all guests at the time of booking as well as displayed within the properties.

The proposed 'Holiday Accommodation' will accommodate a maximum of six (6) guests over a minimum stay of two (2) nights in both dwellings. Each dwelling has a double garage that can accommodate two (2) vehicles, which is considered sufficient for the number of guests that can stay on-site.

3. Planning Framework

3.1. City of Vincent Local Planning Scheme No. 2

Pursuant to the City of Vincent's (**City**) Local Planning Scheme No. 2 (**LPS2** or **Scheme**) the subject site is zoned 'Residential' with a designated R-Coding of 'R50'. An image of the LPS2 zoning with cadastral overlay is provided in **Figure 3** below.

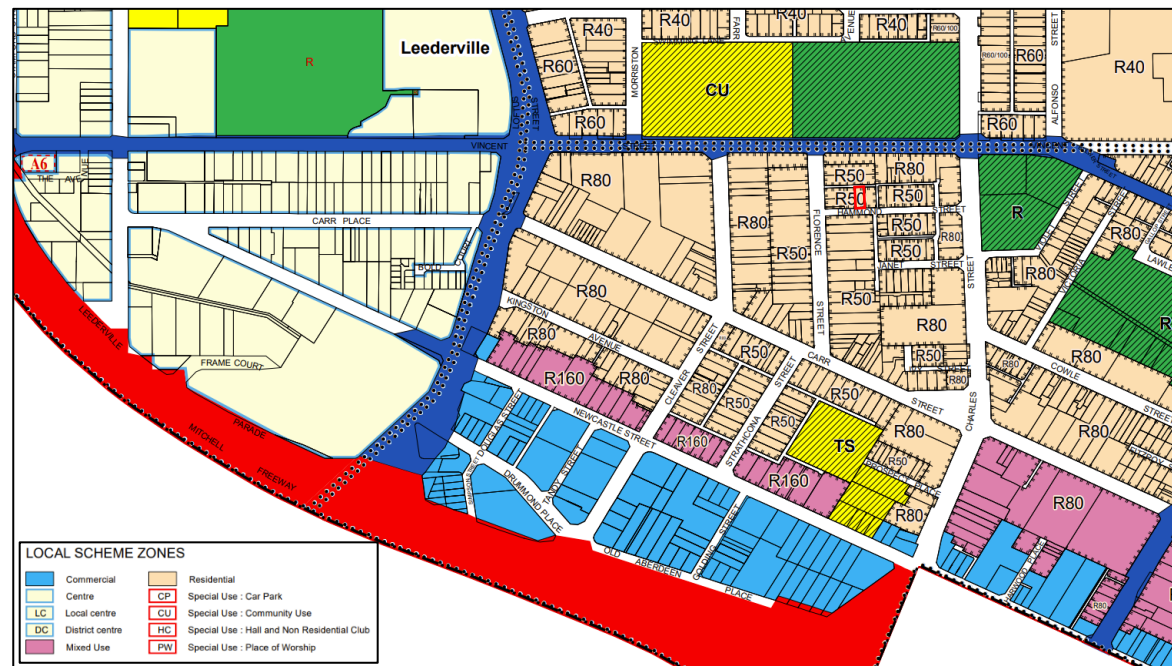


Figure 3 – LPS2 Zoning of Subject Site (DPLH City of Vincent Map 2)

Clause 16 of LPS2 sets out the following objectives for the 'Residential' zone:

- To provide for a range of housing and 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 and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling.
- To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.
- To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.
- To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.

The proposed change of use from 'Grouped Dwelling' to 'Holiday Accommodation' will effectively address objective 1 of the 'Residential' zone by providing a variance in housing options within the

City of Vincent. Furthermore, the proposal also addresses objective 3 by providing a non-residential land use that will contribute to the local economy through tourism, provide local employment opportunities for cleaners, property managers and gardeners, and enhance social and cultural outcomes by encouraging holiday makers to visit the City of Vincent.

As the subject site currently remains unsubdivided, the proposed use is best characterised as 'Holiday Accommodation', which under Schedule 2 of the scheme has the following definition:

"holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot."

Table 1 – Zoning Table of LPS2 outlines the land use permissibility of all zones within the Scheme area. The proposed use of 'Holiday Accommodation' is an 'A' use within the 'Residential' zone. In accordance with clause 18(2), the 'A' permissibility has the following meaning:

'Means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions.'

Clause 64 of the deemed provisions requires advertising of the application in accordance with clause 64(4). This generally requires advertising of the proposal to owners and occupiers of properties in the vicinity of the development. Letters outlining the proposal have been sent to the neighbouring properties informing them of the proposed change of use.

3.2. Local Planning Policy – Short Term Accommodation

The objectives of Local Planning Policy – Short Term Accommodation (LPP – STA) are as follows:

1. *Positively contributes to the surrounding locality and diversity of accommodation types offered in the area.*
2. *Are managed in a manner that protects the amenity of the surrounding community to the level necessary for its context.*
3. *Are located, designed and operate in a manner that minimises the level of noise generated by guests and impact that noise has on the surrounding community.*
4. *Do not negatively impact on the heritage integrity of a place or its historical and social value.*
5. *Do not have an undue impact on the amenity of the area, including surrounding residential properties and businesses.*
6. *Provide sufficient car parking or access to alternative transport modes to minimise negative impact on the amenity of the area.*

The objectives of LPP – STA can be achieved if the proposed development meets the relevant criteria of the policy. Accordingly, the proposed change of use at the subject site has been assessed against the relevant criteria below.

Clause 2 outlines the development approval criteria for the 'Residential' zone. It is submitted that the subject site adequately addresses all the criteria as detailed in the table below.

LPP Development Approval Criteria		Justification
Zone	Residential or Mixed Use	The subject site is zoned 'Residential' with a density coding of 'R50'.
	Heritage	The subject site is not listed on the City's Municipal Heritage Inventory or the State Heritage Register.
Locational Context	a) Proposals in medium/high density areas b) Proposals within 400m of high frequency public transport services or a range of commercial, entertainment or tourist activities or within 1km of the Perth CBD. c) Accommodation that proposes sufficient distance and separation from the outdoor living areas of adjoining properties to minimise noise generated by guests. d) Accommodation that has a direct interface with noise generating (non-residential) uses or where ambient noise/activity already exists. e) Proposals that demonstrate that the use would positively contribute to the geographic location or diversity of accommodation types offered in the area. f) Proposals that do not involve works that alter the external appearance of the building.	a) The subject site has a density coding of 'R50', which is considered medium density. b) Pursuant to the Residential Design Codes Volume 1, the definition of a 'high-frequency route' is a 'public transport route that runs a service at least every 15 minutes during weekday periods (7am to 9am and 5pm to 7pm)'. Bus stops 12599 and 12597 located on Charles Street are approximately 150m east of the subject site and service multiple high-frequency bus routes. c) The dwellings are considered medium density and suitable to the 'R50' coding, therefore there is not the separation to neighbouring outdoor living areas that would be common in lower density areas. Notwithstanding this, the Management Plan has identified the installation of noise detection to identify and mitigate adverse noise generation and the Code of Conduct is clear that guests are to keep noise to a minimum after 10pm and outdoor areas are only to be used between 8am and 10pm. We believe this is sufficient to address any underlying concerns identified in criteria c). d) The subject site interfaces with the Leighton Nursing Home to

		the north and then across Vincent Street is Beatty Park. The subject site is also surrounded by a mixture of housing density, ranging from single dwellings to multiple dwellings. Accordingly, there are a lot of noise generating land uses within close proximity of the site which is characteristic of the medium density zoning and inner-city location of the property. e) The proposed use of 'Holiday Accommodation' would positively contribute to the area and local economy through tourism, providing local employment opportunities for cleaners, property managers and gardeners, and enhancing social and cultural outcomes by encouraging holiday makers to visit the City of Vincent. Furthermore, the proposed use will help to diversify accommodation types within the City, providing short stay accommodation options within close proximity of key tourist, entertainment and employment hubs of Perth. f) No works to either dwelling is proposed as part of this application.
	Host Present	Yes or management plan and other measures are suitable to achieve the objectives of the policy. It is proposed for the 'Holiday Accommodation' to be un-hosted and instead managed by Let Go. A Management Plan and a Code of Conduct prepared by Let Go for the dwellings is provided at Attachment 3.
	Min Night Stay	2 nights (does not apply to Bed and Breakfast uses and other uses where a host is present). A minimum 2-night stay is proposed and noted in the Management Plan.
	Management Plan and Code of Conduct	Yes Refer Attachment 3.

Clause 3.2 of LPP - STA outlines the car parking requirements for short term accommodation land uses. 'Holiday Accommodation' requires that car parking be provided in accordance with the Residential Design Codes Volume 1 (R-Codes). Deemed to Comply provision C3.1 of Clause 5.3.3 of the R-Codes requires one (1) car bay be provided for a 2+ bedroom dwelling where it is in location A, which the subject site is. Accordingly, both dwellings on-site are compliant as each has a double car garage available for guests to use.

Clause 3.3 of LPP – STA lists the criteria to be addressed by both the Management Plan and Code of Conduct that is to be submitted for each property. The Management Plan and Code of Conduct prepared by Let Go are included as **Attachment 3** of this report and adequately address all the criteria listed under clause 3.3.

3.3. Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Schedule 2 ("Deemed Provisions") of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations), the local government is to have due regard to the relevant matters for consideration outlined under Clause 67(2).

The following matters are considered relevant to the development subject of this application and are addressed in the following table.

Clause 67(2) Matter	Justification
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The relevant provisions under the City's LPS2 have been addressed under Section 3.1 of this Report. The proposed development is consistent with the objectives of the 'Residential' zone and appropriate for the site and the locality.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving;	This report has justified the proposal against the relevant provisions of LPS2 and LPP – Short Term Accommodation. The proposed change of use is therefore in accordance with the requirements of orderly and proper planning.
(g) Any local planning policy for the Scheme area;	As detailed under Section 3.2 of this Report, the proposed development is consistent with the objectives of LPP – Short Term Accommodation and meets the relevant criteria in relation to location, on-going management and car parking.
(m) The compatibility of the development with its setting, including —	(i) The development is considered compatible with the desired future character of its

Clause 67(2) Matter	Justification
(i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	setting and with developments on adjoining land. The proposed use will be appropriately managed through the implementation of the Management Plan a Code of Conduct (Attachment 3). (ii) The proposed use will be appropriately managed through the implementation of the Management Plan and therefore is not considered to adversely impact upon either of the adjoining properties or the locality in any way.
(n) The amenity of the locality including the following – (i) Environmental impacts of the development; (ii) The character of the locality; (iii) Social impacts of the development;	(i) N/A (ii) The character of West Perth is representative of an inner-city suburb that consists of a mixture of dwelling types and densities, land uses, businesses, activities and demographics. The proposed use is considered in keeping with the character of West Perth and will positively contribute to the area by providing access for holiday makers to enjoy the City of Vincent and more broadly the City of Perth. (iii) Through the appropriate management of the proposed use via the Management Plan there are not considered to be any social impacts as a direct result of the proposed development.

4. Conclusion

The Applicants are seeking development approval for the change of use of the dwellings on the subject site from 'Grouped Dwellings' to 'Holiday Accommodation' to allow it to be rented on a short-term basis.

For the reasons outlined in this report, our view is that the proposed development is suitable for the site and consistent with the planning framework and the existing development in the immediate locality. Accordingly, it is submitted that the proposal warrants approval.

We trust that this information is to your satisfaction and welcome the opportunity to review a draft suite of conditions of approval. We otherwise look forward to your prompt and favourable determination.

JPA Planning



MANAGEMENT PLAN

SHORT-TERM ACCOMMODATION

**20 HAMMOND STREET,
WEST PERTH 6005**

JANUARY 2025

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1. Property Overview

This Management Plan applies to the short-stay accommodation to be provided as detailed below. The Plan includes details of the property accommodation and parking; house rules and noise management; as well as booking procedures, complaint handling and other matters managed by the professional short-stay management company, Let Go.

The property is conveniently located within the inner suburbs of Metropolitan Perth, having access to the Oxford Street café strip of Leederville and Beatty Park recreation centre, whilst also being in close proximity of Northbridge, Perth CBD, Kings Park and the Swan River. The property provides a high level of amenity to tourists, interstate and local visitors looking for short term accommodation in a residential type setting.

The accommodation is intended for small groups and families, who are seeking a relaxed, home-like stay away from home. It is not intended for large groups, parties and late-night activities, which are more suited to hotels and tourism precincts.

The property will be occupied and managed much like an ordinary residential dwelling within the local area. The number of guests and car bays will be consistent with the bedrooms and car bays that the dwelling has been designed for and will not require any building works or modifications to increase capacity beyond a typical residential dwelling.

Tourists and interstate visitors would usually have one hire car or use taxi / ride share. Local guests will be aware of available car parking and limitations in the local streets prior to booking. As the property will be used like a residential dwelling, we expect no excessive number of vehicle trips to and from the property.

Property Address	20 Hammond Street, West Perth 6005
Number of Bedrooms	Three (3) bedrooms
Max Number of Guests	Six (6) guests
Car Parking Location	In secured garage
Total Car Parking Bays	Two (2) car bays in total
Outdoor Use	No use of outdoor areas (courtyard, balconies etc) between 10:00pm to 8:00am.
Visitors	Visitors require management consent. No overnight visitors.
Pets	No pets permitted at the property
Parties & Gatherings	No parties or gatherings permitted
Music & Noise	No loud music, movies, noise etc to be heard outside the property between 10pm to 9am
Smoking	No smoking permitted at the property

2. Company Background

Let Go is Perth's leading short-term accommodation management company providing end-to-end management of client's properties, with a proven track record of delivering a 4.6+/5-star review record and annually hosting over 22,000 + nights with 3,000 + reservations annually for 2023.

The Let Go team includes highly experienced and qualified real estate and property management professionals, who manage the property online listing, booking processes, guest screening, guest concierge, housekeeping services and property management.

Let Go is a Perth-based company, with the head office in Stirling. This ensures staff are available for hands-on management and prompt resolution of any issues.

The Property managers contact details:

Tyra Foster	tyra@letgobnb.com.au
PM contact number	(08) 6147 0802 / 0433 414 144
Address	3/45 Cedric Street, Stirling WA 6021

Our contact details are made available to all guests for properties under our management and we are obliging to provide our contact details to all adjacent neighbours in the rare chance of an issue arising. We are contactable 24/7 and typically able to attend properties in person within an hour for emergencies.

Short-stay accommodation is not subject to the same stringent rules of the *Residential Tenancy Act 1987* in favour of a tenant and their rights to occupy a premise. Therefore, we have significant power to be able to manage any potential antisocial behaviour.

We are financial members of ASTRA (Australian Short-Term Rental Accommodation Association) and have adopted their comprehensive National Code of Conduct.

You can always be assured of our best intentions and respect of the public amenity and neighbourhood.

3. Guest Screening & Booking Process

When a guest requests or books a stay at this property, we can view or determine whether the guest's profile includes their required verification steps, including:

- Contact details including full name(s), phone number & e-mail address
- Acceptance of our stipulated house rules
- Confirmed payment
- Profile photo (if set)
- Government issued ID (such as driver's licence or passport)
- Written reviews/recommendations from other hosts
- Their overall star rating which can be categorised for items such as observance of house rules, cleanliness & communication
- Total number of guests & location based
- Their reason for visiting Perth & booking the property

We can then further screen the potential guest by cross referencing linked social media accounts, obtaining names of all guests, requiring government issued ID, that all guests are required to submit upon successful booking confirmation.

We have set a "pre-booking questionnaire" requesting applicable responses in relation to the above.

Once we have carried out a thorough check of the prospective guest, we then have a right to refuse, accept or cancel the reservation. Prior or after acceptance of the booking, we also send our "party screening" message which essentially reiterates our stance on no parties to be hosted at the premises and encourages guests to cancel their booking if that is their intent.

Our set of house rules are displayed both on the online listing and in our comprehensive guest handbook which is located inside the property in the kitchen. We can add additional house rules to suit the property, location, neighbourhood, or landlord's desires.

Once a guest is confirmed, our direct phone numbers are automatically exchanged for any further required communication. We privately message our guests before, during and after their stays and all the correspondence is saved for our own records.

We anticipate approximately one booking per week and our average trip length is between 6-8 nights. This is based on the average performance of our listings in our portfolio.

We specify a mandatory minimum stay length of two (2) nights as we find this significantly deters any unwanted targeting for parties or gatherings. We also have a booking cut-off time after 7:00pm so that we can't allow last-minute and late-night bookings to occur from opportunistic and likely undesirable guests.

4. Check-In & Check-Out Procedure

Check-in is from 3:00pm until late, this is because guests can arrive off long haul flights late at night or arrive after work as they have travelled by car from the country. We will obtain from the guests their arrival time.

The property includes detailed visual and written easy check in instructions and guests find them extremely easy to follow and do not cause any disruption in checking in or out of our properties.

Check-out is at 10:00am or earlier on their departure date.

A secured lockbox will be installed at the property and next to the front door so guests can easily access the property with ease. We also offer a 'meet & greet' service and like to find out when their estimated time of arrival will be and may offer to meet the guest from time to time to welcome them to the property if required.

Our check-in instructions are issued to guests three (3) days prior to their arrival and are issued through Airbnb for safety & security. The guests will be issued with detailed check-in instructions to guide them through the whole process, they will receive a photo of the property they are staying at, how to access the lockbox how to access the front door, a photo of their parking spot and where the council bins are located.

5. Guest Handbook & Code of Conduct

When a guest checks in, they are encouraged to read our 'Guest Handbook' which provides them with all the important information they need to know to have an enjoyable, safe & respectful stay.

The Handbook includes the property manager's contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection days, public transport, nearby amenities, sights, and attractions in the area and more.

Guests will also always have access to the Airbnb platform during their stay and are required to communicate with their property managers on this platform so all details pertaining to their booking are documented. The Airbnb platform also provides guests with the hosts contact details.

The guest handbook which we have created is very comprehensive which significantly mitigates any risk and issues regarding the stays.

Included in the Guest handbook is the Code of Conduct – which summarises the house rules for all guests and any approved visitors. It also provides property management and emergency contact details.

The Code of Conduct is printed on a one-page, laminated document and affixed in a prominent place/s at the dwelling.

6. House Rules

The following House Rules are displayed at the property:

1. **PARTIES & GATHERINGS** – This property has a strict no party policy. Prior permission must be obtained from management for any visitors.
2. **MUSIC & NOISE** – All guests must not create excessive noise, that may disturb any surrounding properties. Amplified music, loud movies, or other such entertainment must not be audible from outside the property between 10pm to 9am every day.
3. **OUTDOOR USE** – Outdoor areas, courtyard and balcony use is strictly between the hours of 8:00am to 10:00pm every day. All guests must make their way inside the property and keep noise to a minimum from 10:00pm.
4. **CAR PARKING** – Car parking is to be on-site in the allocated car bays only. Guest must not block access to neighbouring driveways / properties.
5. **SMOKING** - This property has a strict no smoking policy. If there is a clear odour of any smoking odour upon checkout or cigarette butts have been found, guests will be charged a deodorising fee.
6. **PETS** - We have a strict no-pets policy. If there is a clear animal odour and/or if pet hair has been discovered upon checkout, guests will be charged a deodorising fee.
7. **RUBBISH** - Rubbish and recycling items are to be disposed in the correct allocated council bins and placed outside for weekly collection.
8. **SECURITY** - All doors and windows should be locked when property is not occupied, and the security alarm used (where applicable).

7. Hygiene, Comfort & Waste Management

Rubbish and recycling items are to be disposed in accordance with the local council policies, strata by-laws & procedures and in the correct allocated bins for weekly collection on Wednesdays.

Guests are notified & reminded to place all rubbish & recycling in the allocated bins at the property.

Any excess rubbish must not be left in sight of a public area and is removed by housekeeping.

The cleaning & housekeeping team are also asked to attend and assist with rubbish disposal at checkout and if the property is vacant.

Bin location & contents are monitored by housekeeping at each check-out, and we may gather photo/evidence of this so we can effectively & efficiently maintain the bins both inside the property and to mitigate risk of problems.

The property includes a fully functional kitchen with fridge and pantry for food storage and there has never been problems with vermin or pests – if this changes then we can send professional pest control companies to rectify this swiftly and implement measures to prevent occurrence in future.

The linen and towels are removed off-site following each check out clean and provided to a professional commercial laundering service to wash, dry, and return to our storage facility upon completion.

Exhaust fans & air conditioning/heating appliances and regularly checked by the housekeeping teams and repaired or replaced if required, guests are also encouraged to report maintenance to us immediately upon discovery so that swift resolution can be made.

A washing machine & dryer will be provided for guest convenience to use during their stay to wash their clothes as required.

8. Maintenance

The owners of the property can be provided with real-time access of the bookings calendar and may regularly schedule maintenance works in between guests stays to ensure the property is kept up to our property and guest's expectations. Property maintenance is regularly reported and resolved swiftly either during or after guest's stays depending on the severity so that the appearance of the property meets or exceeds the standard of neighbouring properties.

9. Safety

The property includes compliant RCDs and Smoke Alarms. A licenced electrician may be required to provide an electrical safety certificate from time to time to make sure the property is compliant and safe. We also offer first aid kits.

If required, we can consider fire extinguishers, fire blankets and implementing an emergency safety plan in case of a fire. In our detailed guest handbook, guests are provided with the contact details for the local police station, hospitals & fire station and that our emergency contact number is '000'.

10. Noise Mitigation & Complaints Procedure

Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 10:00pm and 8:00am Monday to Saturday and 10:00pm – 9:00am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.

Guests and visitors must not engage in any anti-social behaviour and must minimize their impact upon the residential amenity of neighbours and local community.

In our online Airbnb listing, which the guest(s) must agree to before booking with us and the also included in the guest handbook, we have extensively listed our house rules in respect to the property and other nearby residents of the surrounding area & amenity. Priority is given to adherence of our noise and parking policy.

If guests fail to adhere to our house rules, they will be at risk of having their booking cancelled immediately. We, police, security, rangers, or other engaged professionals may attend in person to have the guest/s removed, lockbox code may also be required to be changed depending on the circumstances.

If we receive any complaints about guests, they will be dealt with immediately upon receipt of said complaint. We will contact the guests informing them of the situation and any breach of house rules and based on the severity of the breach then the reservation may be terminated.

We are contactable 24/7 and our phone numbers and e-mail addresses are provided to our guests upon confirmation of booking and are also advertised in the property for easy access.

We are more than happy to provide these contact details to nearby neighbours for us to be even more effective in managing our properties.

Professionals and/or police may be engaged to attend during & after normal business hours to minimise disruptions to neighbours.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action. From receipt of a complaint, it is extremely rare for an issue to extend beyond just a few minutes, and we aim to resolve all issues within 30 minutes – 1 hour total.

11. Security

A [Ring surveillance video recording cameras](https://ring.com/au/en/doorbell-cameras) <https://ring.com/au/en/doorbell-cameras> can be installed and would be located on the front door and have the ability to regularly monitor CCTV footage if this is desired. The footage may provide an expansive view of the front door of the property which is the only entry point, this is to further ensure compliance and observance of house rules.

We can also install an internal intuitive decibel device named [Roomonitor](https://roomonitor.com/airbnb-eu/) <https://roomonitor.com/airbnb-eu/> which monitors the decibel level within the household and is customised to SMS and call the relevant guests and/or us if levels peak and persist at certain pre-set decibel ranges which will allow mitigation of noise and compliance with the noise policy, particularly between hours of 10:00pm – 8:00am.

This technological device will enable three important criteria to appease non-conformance to the House Rules outlining “no excessive noise after 10pm”.

- **Peaceful Night's Sleep** - Assurance that if a noise nuisance is created by guests, the management is aware before complaint calls need to be made.
- **Protection Against Complaints** - Time stamped data allows management to quickly validate or invalidate a complaint about noise, in real-time or post check-out of guests are often easy targets for false, perceived, or real noise complaints.
- **Proactive Prevention** - With early awareness of a noise issue, management can proactively prevent larger problems. This can always be done in a friendly, positive manner. Guests generally want to follow the rules and appreciate friendly outreach.



MANAGEMENT PLAN

SHORT-TERM ACCOMMODATION

**20A HAMMOND STREET,
WEST PERTH 6005**

JANUARY 2025

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1. Property Overview

This Management Plan applies to the short-stay accommodation to be provided as detailed below. The Plan includes details of the property accommodation and parking; house rules and noise management; as well as booking procedures, complaint handling and other matters managed by the professional short-stay management company, Let Go.

The property is conveniently located within the inner suburbs of Metropolitan Perth, having access to the Oxford Street café strip of Leederville and Beatty Park recreation centre, whilst also being in close proximity of Northbridge, Perth CBD, Kings Park and the Swan River. The property provides a high level of amenity to tourists, interstate and local visitors looking for short term accommodation in a residential type setting.

The accommodation is intended for small groups and families, who are seeking a relaxed, home-like stay away from home. It is not intended for large groups, parties and late-night activities, which are more suited to hotels and tourism precincts.

The property will be occupied and managed much like an ordinary residential dwelling within the local area. The number of guests and car bays will be consistent with the bedrooms and car bays that the dwelling has been designed for and will not require any building works or modifications to increase capacity beyond a typical residential dwelling.

Tourists and interstate visitors would usually have one hire car or use taxi / ride share. Local guests will be aware of available car parking and limitations in the local streets prior to booking. As the property will be used like a residential dwelling, we expect no excessive number of vehicle trips to and from the property.

Property Address	20 Hammond Street, West Perth 6005
Number of Bedrooms	Three (3) bedrooms
Max Number of Guests	Six (6) guests
Car Parking Location	In secured garage
Total Car Parking Bays	Two (2) car bays in total
Outdoor Use	No use of outdoor areas (courtyard, balconies etc) between 10:00pm to 8:00am.
Visitors	Visitors require management consent. No overnight visitors.
Pets	No pets permitted at the property
Parties & Gatherings	No parties or gatherings permitted
Music & Noise	No loud music, movies, noise etc to be heard outside the property between 10pm to 9am
Smoking	No smoking permitted at the property

2. Company Background

Let Go is Perth's leading short-term accommodation management company providing end-to-end management of client's properties, with a proven track record of delivering a 4.6+/5-star review record and annually hosting over 22,000 + nights with 3,000 + reservations annually for 2023.

The Let Go team includes highly experienced and qualified real estate and property management professionals, who manage the property online listing, booking processes, guest screening, guest concierge, housekeeping services and property management.

Let Go is a Perth-based company, with the head office in Stirling. This ensures staff are available for hands-on management and prompt resolution of any issues.

The Property managers contact details:

Tyra Foster	tyra@letgobnb.com.au
PM contact number	(08) 6147 0802 / 0433 414 144
Address	3/45 Cedric Street, Stirling WA 6021

Our contact details are made available to all guests for properties under our management and we are obliging to provide our contact details to all adjacent neighbours in the rare chance of an issue arising. We are contactable 24/7 and typically able to attend properties in person within an hour for emergencies.

Short-stay accommodation is not subject to the same stringent rules of the *Residential Tenancy Act 1987* in favour of a tenant and their rights to occupy a premise. Therefore, we have significant power to be able to manage any potential antisocial behaviour.

We are financial members of ASTRA (Australian Short-Term Rental Accommodation Association) and have adopted their comprehensive National Code of Conduct.

You can always be assured of our best intentions and respect of the public amenity and neighbourhood.

3. Guest Screening & Booking Process

When a guest requests or books a stay at this property, we can view or determine whether the guest's profile includes their required verification steps, including:

- Contact details including full name(s), phone number & e-mail address
- Acceptance of our stipulated house rules
- Confirmed payment
- Profile photo (if set)
- Government issued ID (such as driver's licence or passport)
- Written reviews/recommendations from other hosts
- Their overall star rating which can be categorised for items such as observance of house rules, cleanliness & communication
- Total number of guests & location based
- Their reason for visiting Perth & booking the property

We can then further screen the potential guest by cross referencing linked social media accounts, obtaining names of all guests, requiring government issued ID, that all guests are required to submit upon successful booking confirmation.

We have set a "pre-booking questionnaire" requesting applicable responses in relation to the above.

Once we have carried out a thorough check of the prospective guest, we then have a right to refuse, accept or cancel the reservation. Prior or after acceptance of the booking, we also send our "party screening" message which essentially reiterates our stance on no parties to be hosted at the premises and encourages guests to cancel their booking if that is their intent.

Our set of house rules are displayed both on the online listing and in our comprehensive guest handbook which is located inside the property in the kitchen. We can add additional house rules to suit the property, location, neighbourhood, or landlord's desires.

Once a guest is confirmed, our direct phone numbers are automatically exchanged for any further required communication. We privately message our guests before, during and after their stays and all the correspondence is saved for our own records.

We anticipate approximately one booking per week and our average trip length is between 6-8 nights. This is based on the average performance of our listings in our portfolio.

We specify a mandatory minimum stay length of two (2) nights as we find this significantly deters any unwanted targeting for parties or gatherings. We also have a booking cut-off time after 7:00pm so that we can't allow last-minute and late-night bookings to occur from opportunistic and likely undesirable guests.

4. Check-In & Check-Out Procedure

Check-in is from 3:00pm until late, this is because guests can arrive off long haul flights late at night or arrive after work as they have travelled by car from the country. We will obtain from the guests their arrival time.

The property includes detailed visual and written easy check in instructions and guests find them extremely easy to follow and do not cause any disruption in checking in or out of our properties.

Check-out is at 10:00am or earlier on their departure date.

A secured lockbox will be installed at the property and next to the front door so guests can easily access the property with ease. We also offer a 'meet & greet' service and like to find out when their estimated time of arrival will be and may offer to meet the guest from time to time to welcome them to the property if required.

Our check-in instructions are issued to guests three (3) days prior to their arrival and are issued through Airbnb for safety & security. The guests will be issued with detailed check-in instructions to guide them through the whole process, they will receive a photo of the property they are staying at, how to access the lockbox how to access the front door, a photo of their parking spot and where the council bins are located.

5. Guest Handbook & Code of Conduct

When a guest checks in, they are encouraged to read our 'Guest Handbook' which provides them with all the important information they need to know to have an enjoyable, safe & respectful stay.

The Handbook includes the property manager's contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection days, public transport, nearby amenities, sights, and attractions in the area and more.

Guests will also always have access to the Airbnb platform during their stay and are required to communicate with their property managers on this platform so all details pertaining to their booking are documented. The Airbnb platform also provides guests with the hosts contact details.

The guest handbook which we have created is very comprehensive which significantly mitigates any risk and issues regarding the stays.

Included in the Guest handbook is the Code of Conduct – which summarises the house rules for all guests and any approved visitors. It also provides property management and emergency contact details.

The Code of Conduct is printed on a one-page, laminated document and affixed in a prominent place/s at the dwelling.

6. House Rules

The following House Rules are displayed at the property:

1. **PARTIES & GATHERINGS** – This property has a strict no party policy. Prior permission must be obtained from management for any visitors.
2. **MUSIC & NOISE** – All guests must not create excessive noise, that may disturb any surrounding properties. Amplified music, loud movies, or other such entertainment must not be audible from outside the property between 10pm to 9am every day.
3. **OUTDOOR USE** – Outdoor areas, courtyard and balcony use is strictly between the hours of 8:00am to 10:00pm every day. All guests must make their way inside the property and keep noise to a minimum from 10:00pm.
4. **CAR PARKING** – Car parking is to be on-site in the allocated car bays only. Guest must not block access to neighbouring driveways / properties.
5. **SMOKING** - This property has a strict no smoking policy. If there is a clear odour of any smoking odour upon checkout or cigarette butts have been found, guests will be charged a deodorising fee.
6. **PETS** - We have a strict no-pets policy. If there is a clear animal odour and/or if pet hair has been discovered upon checkout, guests will be charged a deodorising fee.
7. **RUBBISH** - Rubbish and recycling items are to be disposed in the correct allocated council bins and placed outside for weekly collection.
8. **SECURITY** - All doors and windows should be locked when property is not occupied, and the security alarm used (where applicable).

7. Hygiene, Comfort & Waste Management

Rubbish and recycling items are to be disposed in accordance with the local council policies, strata by-laws & procedures and in the correct allocated bins for weekly collection on Wednesdays.

Guests are notified & reminded to place all rubbish & recycling in the allocated bins at the property.

Any excess rubbish must not be left in sight of a public area and is removed by housekeeping.

The cleaning & housekeeping team are also asked to attend and assist with rubbish disposal at checkout and if the property is vacant.

Bin location & contents are monitored by housekeeping at each check-out, and we may gather photo/evidence of this so we can effectively & efficiently maintain the bins both inside the property and to mitigate risk of problems.

The property includes a fully functional kitchen with fridge and pantry for food storage and there has never been problems with vermin or pests – if this changes then we can send professional pest control companies to rectify this swiftly and implement measures to prevent occurrence in future.

The linen and towels are removed off-site following each check out clean and provided to a professional commercial laundering service to wash, dry, and return to our storage facility upon completion.

Exhaust fans & air conditioning/heating appliances and regularly checked by the housekeeping teams and repaired or replaced if required, guests are also encouraged to report maintenance to us immediately upon discovery so that swift resolution can be made.

A washing machine & dryer will be provided for guest convenience to use during their stay to wash their clothes as required.

8. Maintenance

The owners of the property can be provided with real-time access of the bookings calendar and may regularly schedule maintenance works in between guests stays to ensure the property is kept up to our property and guest's expectations. Property maintenance is regularly reported and resolved swiftly either during or after guest's stays depending on the severity so that the appearance of the property meets or exceeds the standard of neighbouring properties.

9. Safety

The property includes compliant RCDs and Smoke Alarms. A licenced electrician may be required to provide an electrical safety certificate from time to time to make sure the property is compliant and safe. We also offer first aid kits.

If required, we can consider fire extinguishers, fire blankets and implementing an emergency safety plan in case of a fire. In our detailed guest handbook, guests are provided with the contact details for the local police station, hospitals & fire station and that our emergency contact number is '000'.

10. Noise Mitigation & Complaints Procedure

Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 10:00pm and 8:00am Monday to Saturday and 10:00pm – 9:00am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.

Guests and visitors must not engage in any anti-social behaviour and must minimize their impact upon the residential amenity of neighbours and local community.

In our online Airbnb listing, which the guest(s) must agree to before booking with us and the also included in the guest handbook, we have extensively listed our house rules in respect to the property and other nearby residents of the surrounding area & amenity. Priority is given to adherence of our noise and parking policy.

If guests fail to adhere to our house rules, they will be at risk of having their booking cancelled immediately. We, police, security, rangers, or other engaged professionals may attend in person to have the guest/s removed, lockbox code may also be required to be changed depending on the circumstances.

If we receive any complaints about guests, they will be dealt with immediately upon receipt of said complaint. We will contact the guests informing them of the situation and any breach of house rules and based on the severity of the breach then the reservation may be terminated.

We are contactable 24/7 and our phone numbers and e-mail addresses are provided to our guests upon confirmation of booking and are also advertised in the property for easy access.

We are more than happy to provide these contact details to nearby neighbours for us to be even more effective in managing our properties.

Professionals and/or police may be engaged to attend during & after normal business hours to minimise disruptions to neighbours.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action. From receipt of a complaint, it is extremely rare for an issue to extend beyond just a few minutes, and we aim to resolve all issues within 30 minutes – 1 hour total.

11. Security

A [Ring surveillance video recording cameras](https://ring.com/au/en/doorbell-cameras) <https://ring.com/au/en/doorbell-cameras> can be installed and would be located on the front door and have the ability to regularly monitor CCTV footage if this is desired. The footage may provide an expansive view of the front door of the property which is the only entry point, this is to further ensure compliance and observance of house rules.

We can also install an internal intuitive decibel device named [Roomonitor](https://roomonitor.com/airbnb-eu/) <https://roomonitor.com/airbnb-eu/> which monitors the decibel level within the household and is customised to SMS and call the relevant guests and/or us if levels peak and persist at certain pre-set decibel ranges which will allow mitigation of noise and compliance with the noise policy, particularly between hours of 10:00pm – 8:00am.

This technological device will enable three important criteria to appease non-conformance to the House Rules outlining “no excessive noise after 10pm”.

- **Peaceful Night's Sleep** - Assurance that if a noise nuisance is created by guests, the management is aware before complaint calls need to be made.
- **Protection Against Complaints** - Time stamped data allows management to quickly validate or invalidate a complaint about noise, in real-time or post check-out of guests are often easy targets for false, perceived, or real noise complaints.
- **Proactive Prevention** - With early awareness of a noise issue, management can proactively prevent larger problems. This can always be done in a friendly, positive manner. Guests generally want to follow the rules and appreciate friendly outreach.



CODE OF CONDUCT

These rules apply to all guests and visitors to this property

House Rules

- 1. Parties & Gatherings** – This property has a strict no-party policy. Prior permission must be obtained from management for any visitors.
- 2. Music & Noise** – All guests must not create excessive noise, that may disturb any surrounding properties. Amplified music, loud movies, or other such entertainment must not be audible from outside the property between 10:00pm to 9:00am every day.
- 3. Outdoor Use** – Outdoor areas, courtyard and balcony use is strictly between the hours of 8:00am to 10:00pm every day. All guests must make their way inside the property and keep noise to a minimum from 10:00pm.
- 4. Car Parking** – Car parking is to be on-site in the allocated car bays only. Guests must not block access to neighbouring driveways/properties.
- 5. Smoking** - This property has a strict no-smoking policy. If there is a clear odour of any smoking odour upon checkout or cigarette butts have been found, guests will be charged a deodorising fee.
- 6. Pets** – This property has a strict no-pets policy. If there is a clear animal odour and/or if pet hair has been discovered upon checkout, guests will be charged a cleaning fee.
- 7. Rubbish** - Rubbish and recycling items are to be disposed of in the correct allocated council bins and placed outside for weekly collection.
- 8. Security** - All doors and windows should be locked when the property is not occupied, and the security alarm used (where applicable).

PROPERTY MANAGER / EMERGENCY CONTACT DETAILS

- **Tyra Foster**
- **0433 414 144**
- **Office:** (08) 6147 0802 (business hours & after hours contact)
- **Email:** bookings@letgobnb.com.au

Duplex
(Dale's Speciation)

This plan is to be read in conjunction with Dale Alcock Standard Specification, Addenda & Engineers

Wind Zone - N1

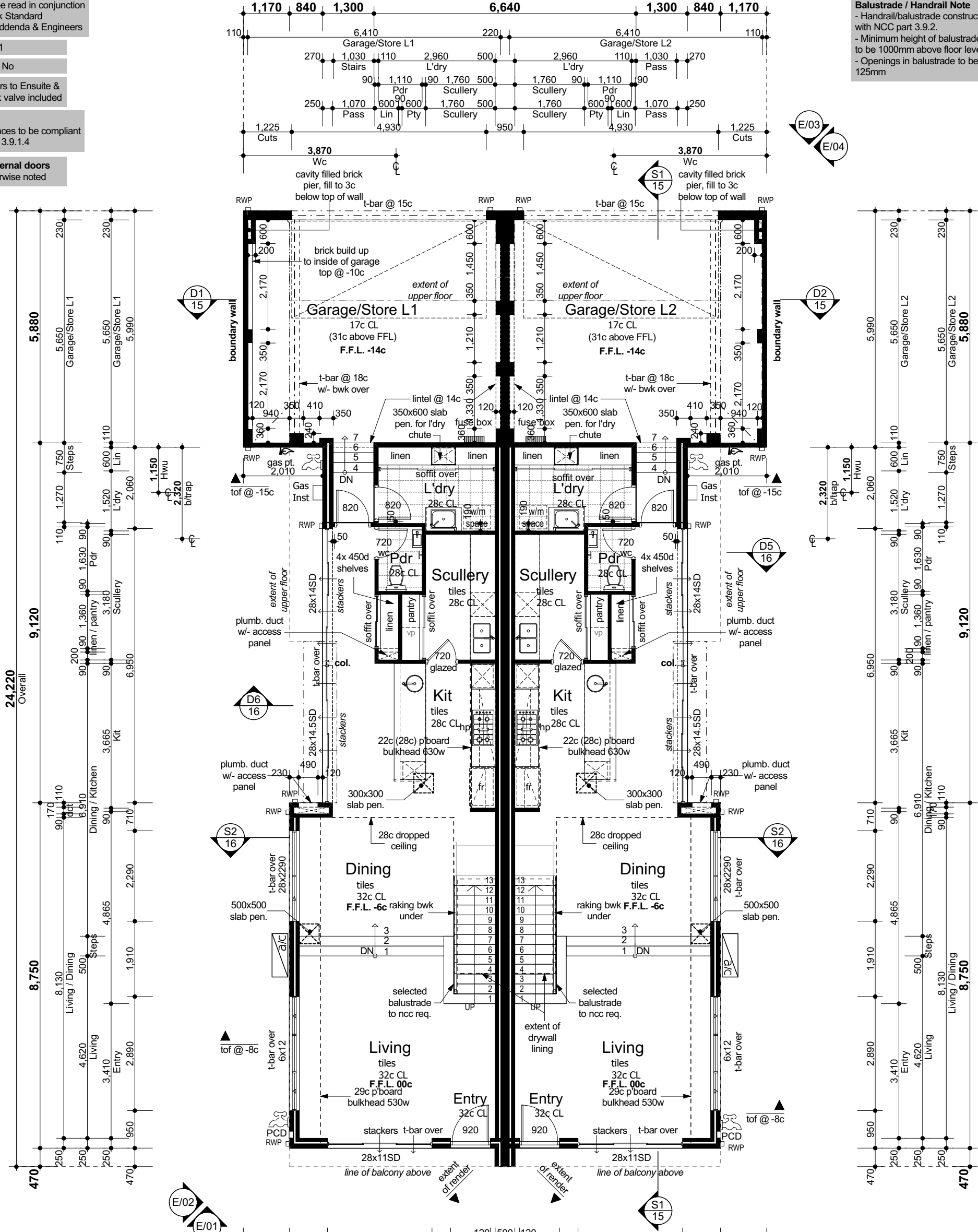
Coastal Zone - No

hobless showers to Ensuite & Bathroom reflux valve included

Stair Note
Stair tread surfaces to be compliant with NCC Table 3.9.1.4

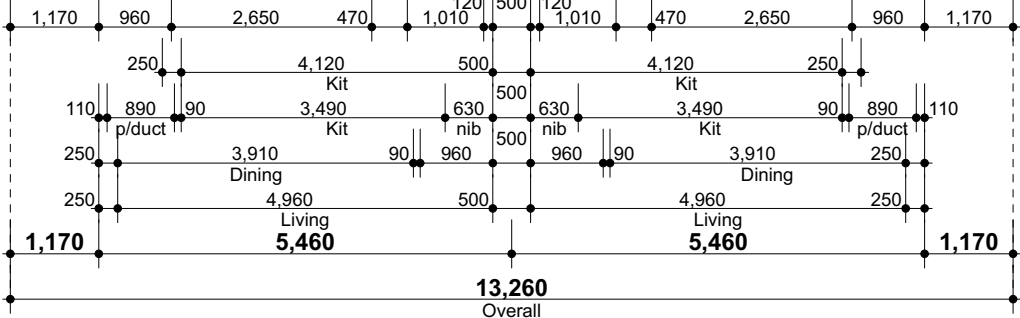
28c high internal doors unless otherwise noted

Balustrade / Handrail Note
- Handrail/balustrade construction to comply with NCC part 3.9.2.
- Minimum height of balustrade & handrails to be 1000mm above floor level.
- Openings in balustrade to be maximum of 125mm



Ground Floor Plan
1:100

Areas	Perimeter
Ground Floor L1	87.40 (47.600m)
First Floor L1	107.73 (54.580m)
Garage/Store L1	40.69
Balcony L1	6.95
Ground Floor L2	87.40 (47.600m)
First Floor L2	107.73 (54.580m)
Garage/Store L2	40.69
Balcony L2	6.95
Total:	485.54 m²



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N

CLIENT: *Gregory Rossiter* 06-Jan-2022

CLIENT: *L Van Moorsel* 06-Jan-2022

BUILDER: *Casey Rykaczuk* 07-Jan-2022

AMENDMENTS:

1 Contract 18/11/21 PR

CLIENT: Mr. G Rossiter & Ms. L Van Moorsel

ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH

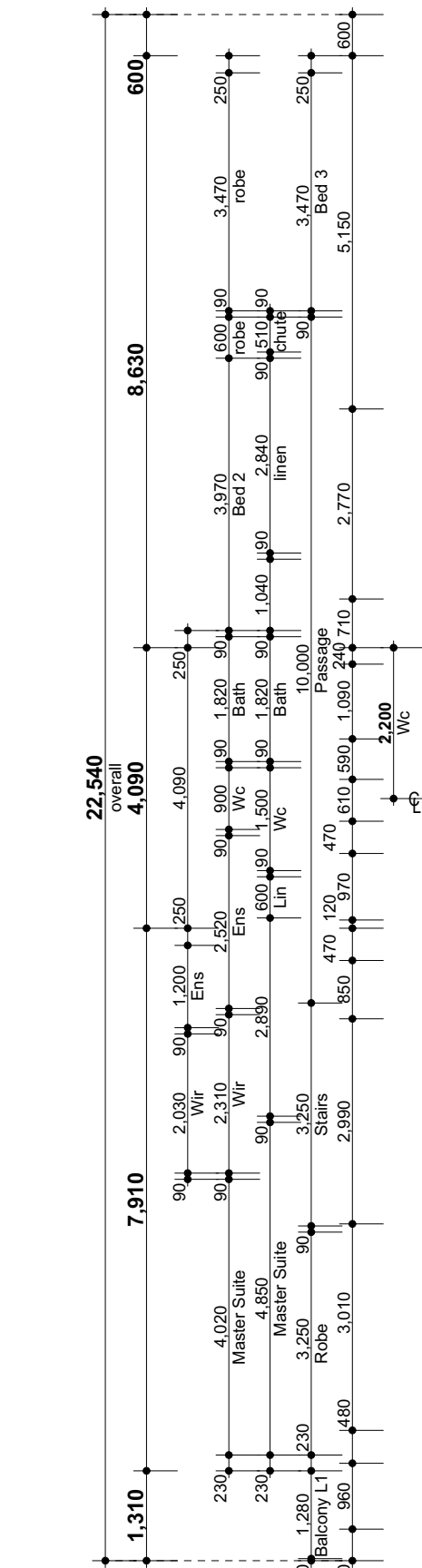
SHEET: 1 of 18

JOB NUMBER: 56668/9



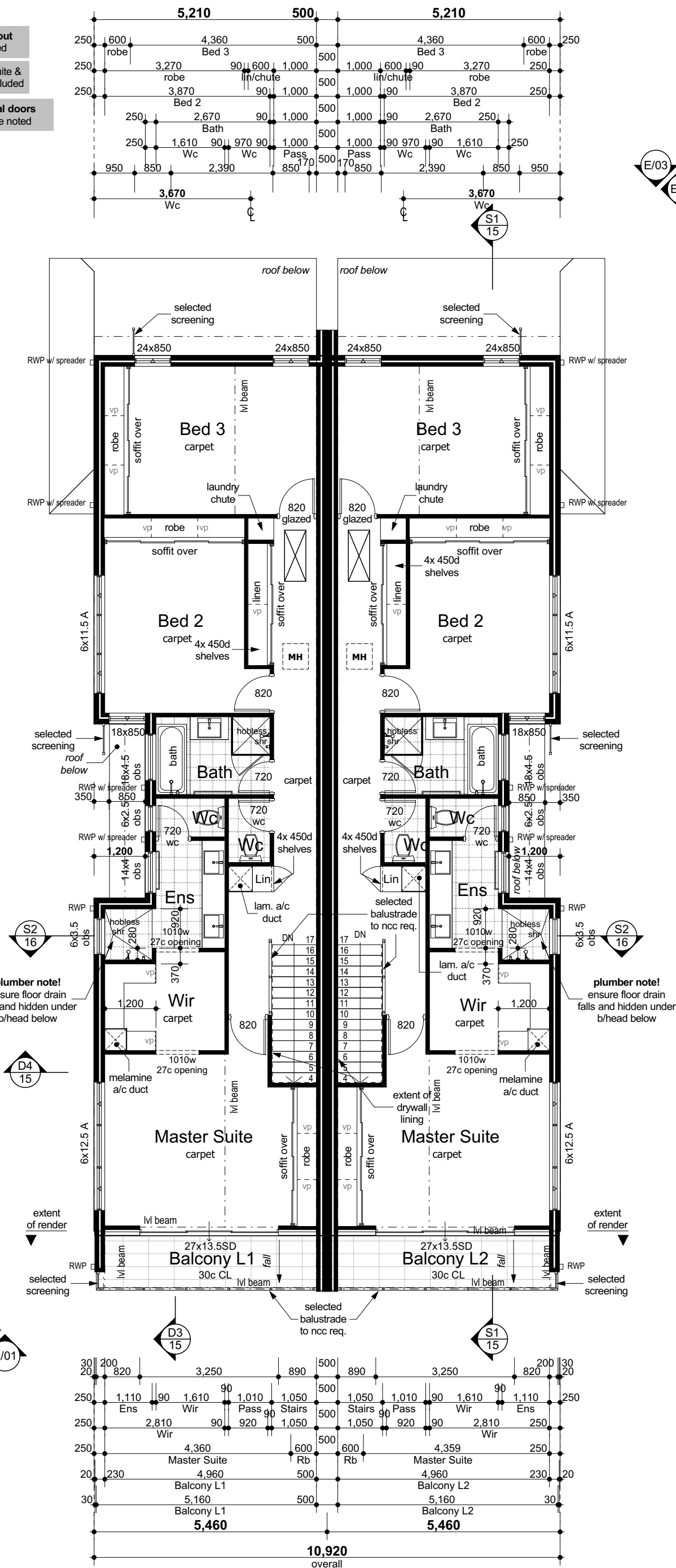
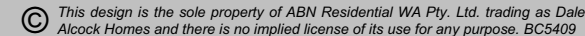
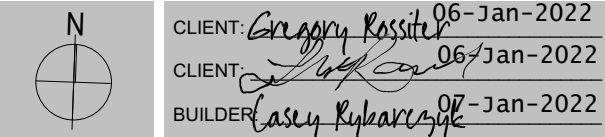
Balustrade / Handrail Note

- Handrail/balustrade construction to comply with NCC part 3.9.2.
- Minimum height of balustrade & handrails to be 1000mm above floor level.
- Openings in balustrade to be maximum of 125mm



1:100

Areas	Perimeter
Ground Floor L1	87.40 (47.600m)
First Floor L1	107.73 (54.580m)
Garage/Store L1	40.69
Balcony L1	6.95
Ground Floor L2	87.40 (47.600m)
First Floor L2	107.73 (54.580m)
Garage/Store L2	40.69
Balcony L2	6.95
Total:	485.54 m²



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AMENDMENTS:

1	Contract	18/11/21	PR
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CLIENT:
Mr. G Rossiter & Ms. L Van Moorsel

ADDRESS:
Lot 1 (#20) Hammond Street,
WEST PERTH

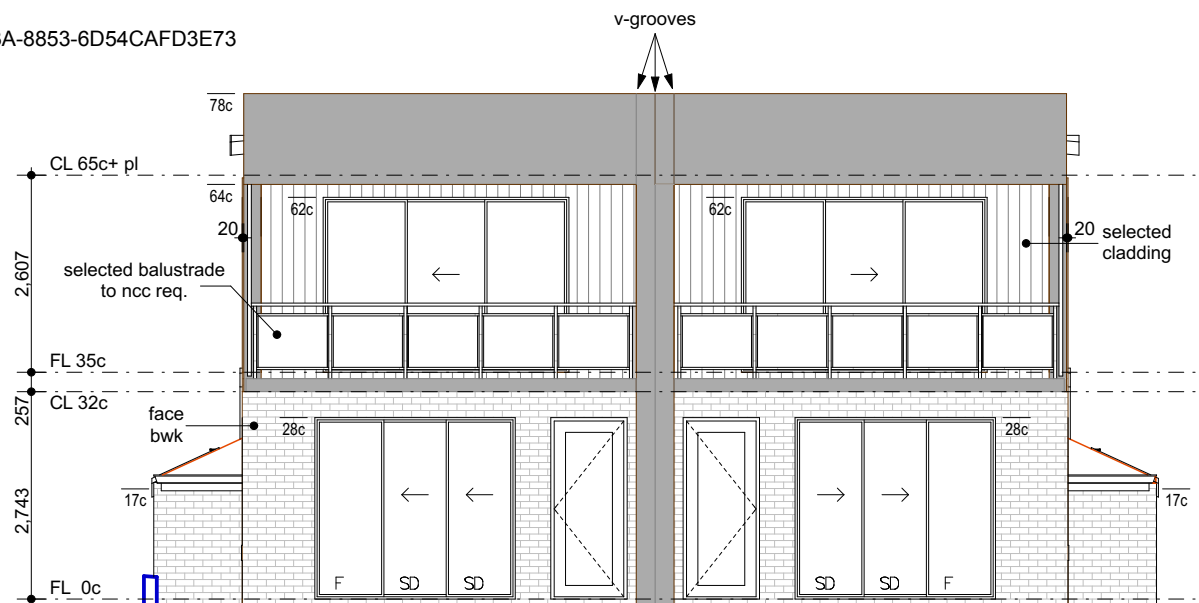
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2 of 18

JOB NUMBER:
56668/9

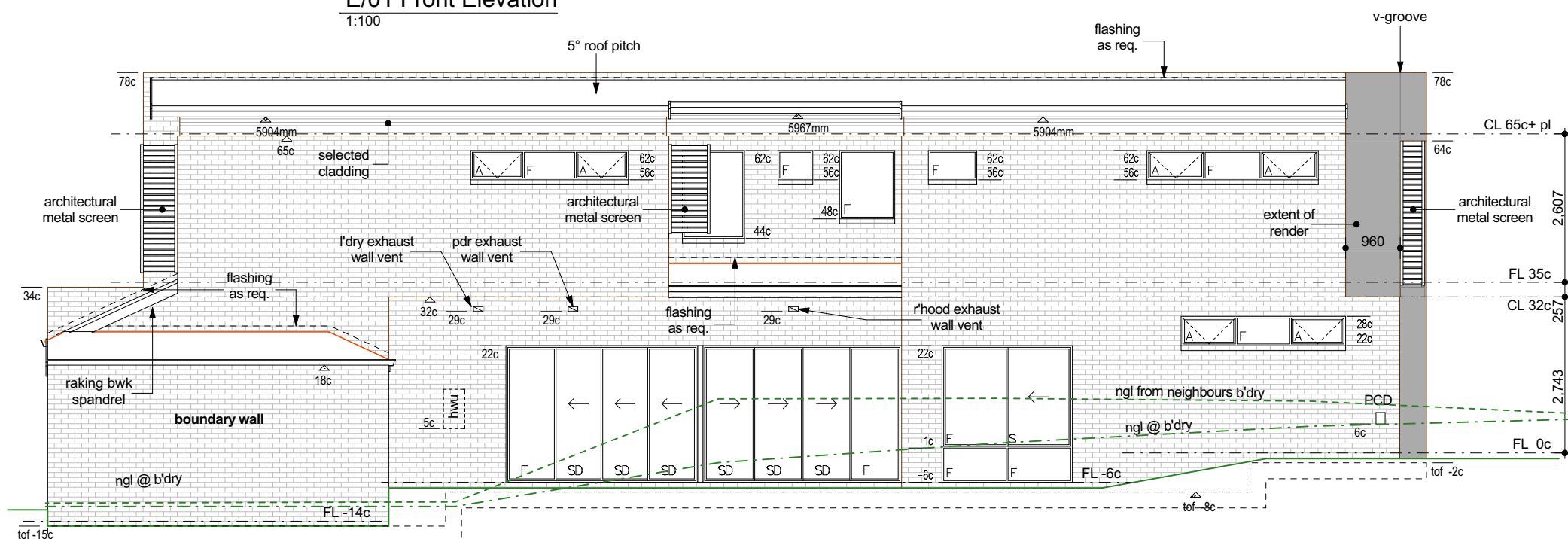


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30 Jan 2025

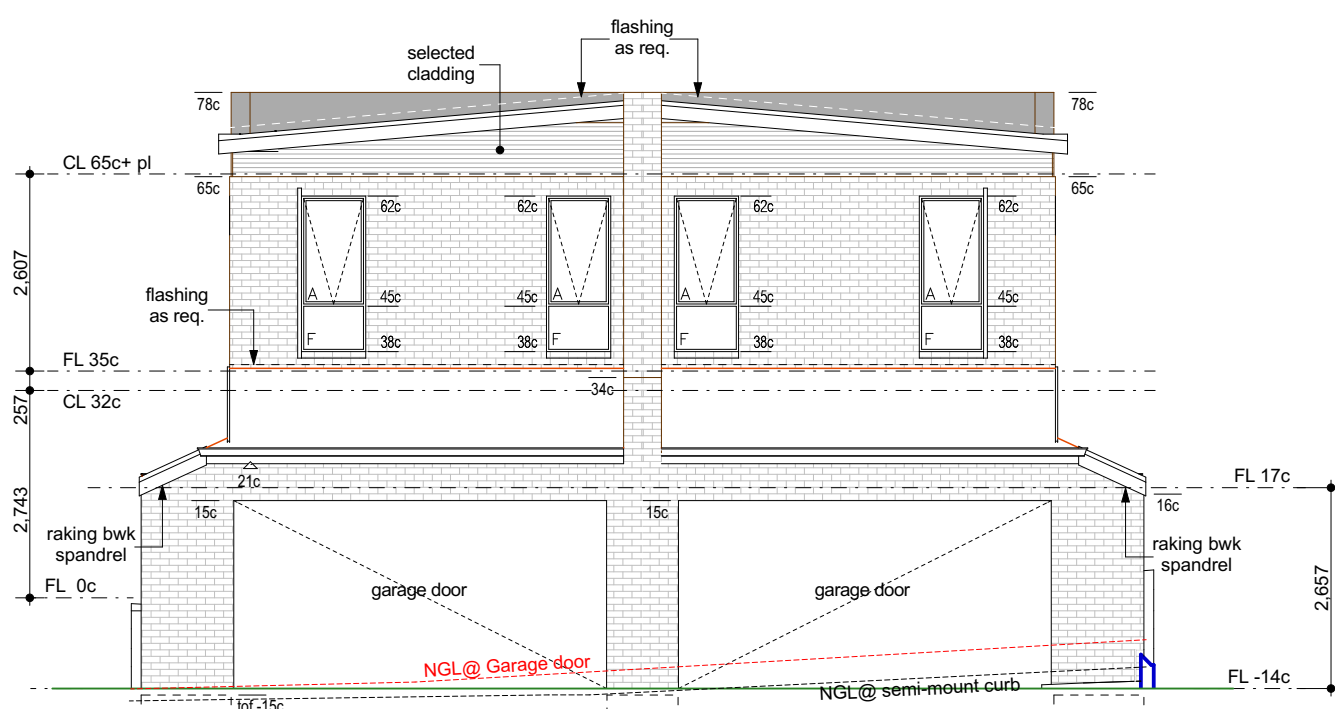
First floor 5'
Metal Roof



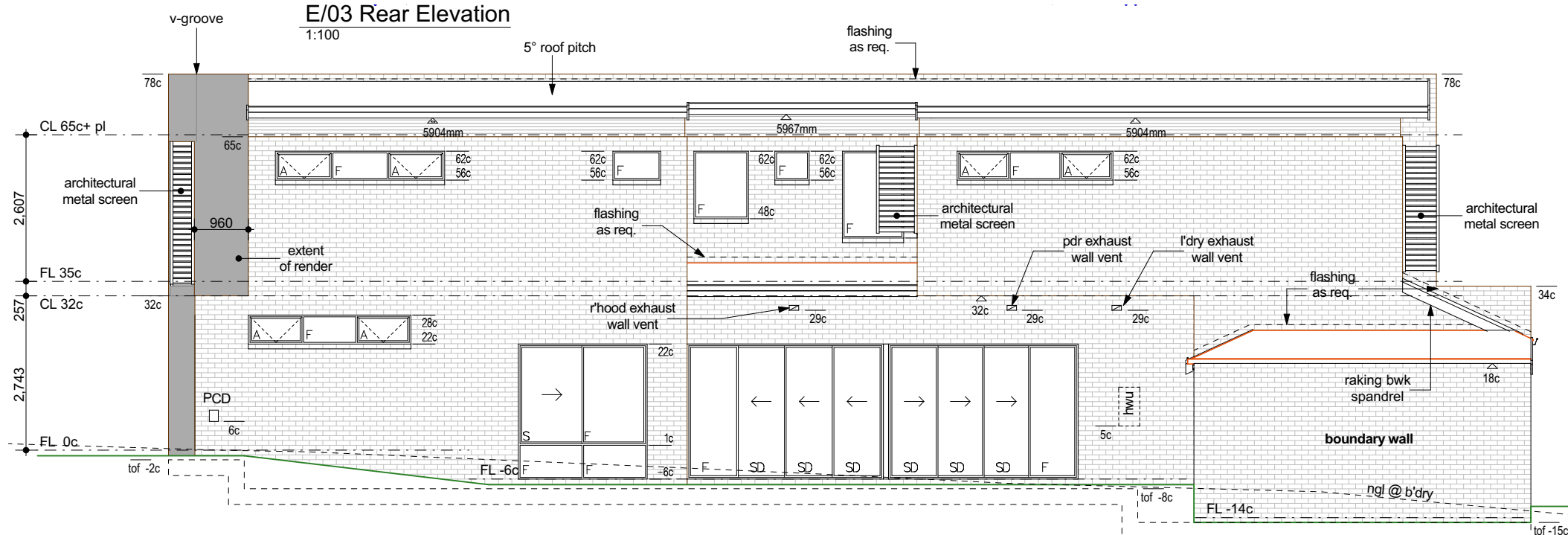
E/01 Front Elevation
1:100



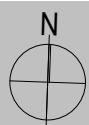
E/02 Side Elevation
1:100



E/03 Rear Elevation



E/04 Side Elevation



CLIENT: Gregory Rossiter 06-Jan-2022
CLIENT: Greg Rossiter 06-Jan-2022
BUILDER: Easey Rykaczuk 07-Jan-2022

AMENDMENTS:		
1 Contract	18/11/21	PR

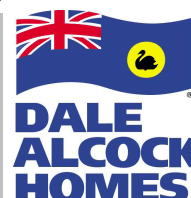
CLIENT:
Mr. G Rossiter & Ms. L Van Moorsel

SHEET:
3 of 18

ADDRESS:
Lot 1 (#20) Hammond Street,
WEST PERTH

JOB NUMBER:
56668/9

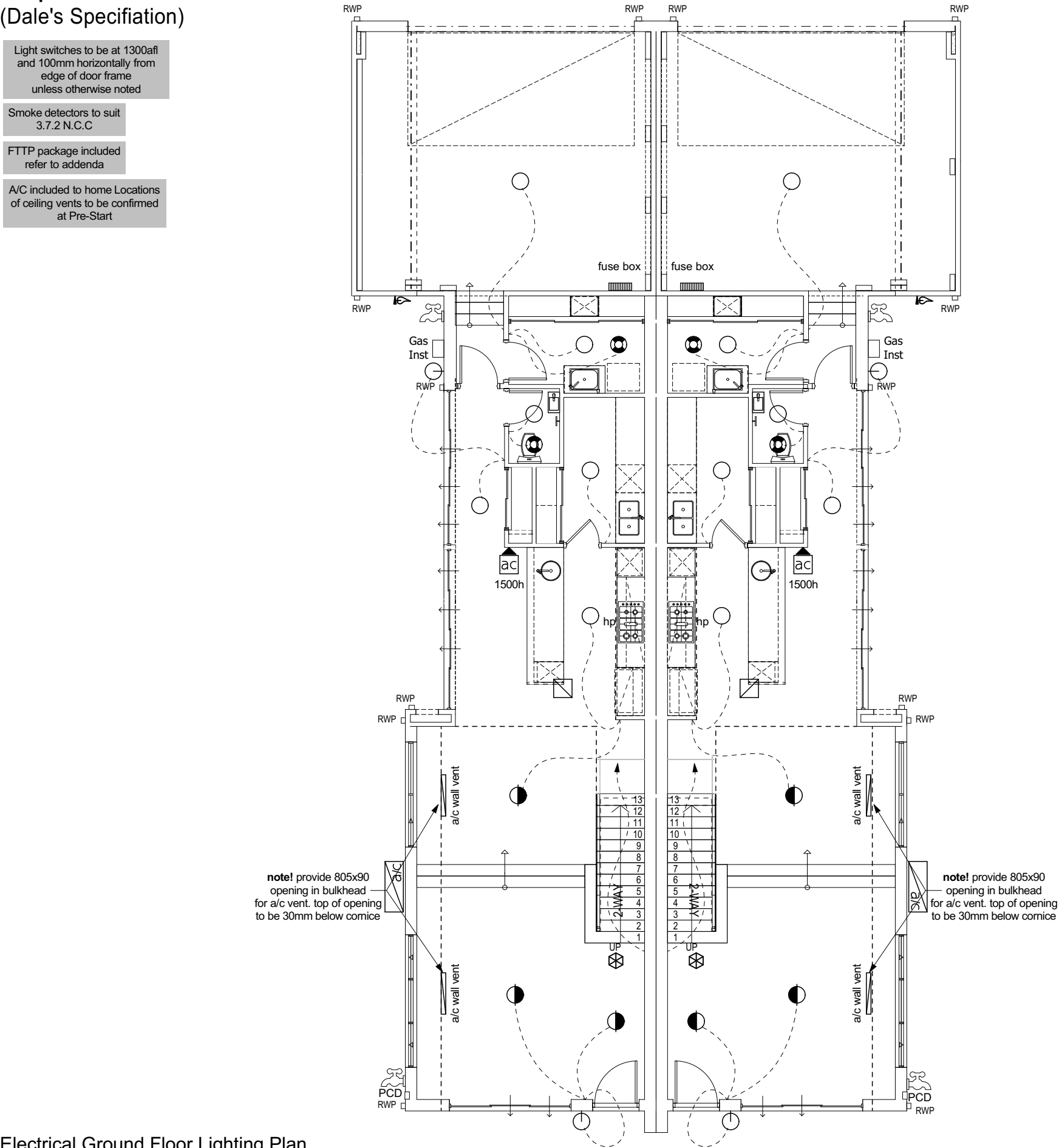
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Duplex
(Dale's Specifiation)

- Light switches to be at 1300afl and 100mm horizontally from edge of door frame unless otherwise noted
- Smoke detectors to suit 3.7.2 N.C.C
- FTTP package included refer to addenda
- A/C included to home Locations of ceiling vents to be confirmed at Pre-Start

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30 Jan 2025



Electrical Ground Floor Lighting Plan
1:100

Electrical Legend		
	25mm CONDUIT	2
	2WAY	2
	AIR COND CONTROLLER	2
	AIR COND OUTLET	8
	AIR COND RETURN AIR	2
	AIR COND REVERSE UNIT	2
	DOUBLE GPO - 1050 AFL	8
	DOUBLE GPO - 1550 AFL	2
	DOUBLE GPO - 300 AFL	12
	DOUBLE GPO - 970 AFL	2
	DOUBLE GPO - SPECIFIED HEIGHT	2
	EXHAUST FAN FLUMED	12
	GAS POINT	2
	LIGHT BAYONET POINT	34
	LIGHT POINT IN CONCRETE	6
	SINGLE GPO - 1550 AFL	2
	SINGLE GPO - CEILING MOUNTED	2
	SINGLE GPO - SPECIFIED HEIGHT	8
	SMOKE DETECTOR CEILING MOUNT	6
	WALL LIGHT	4
	WEATHERPROOF DOUBLE GPO	2

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CLIENT: *Gregory Rossiter* 06-Jan-2022

CLIENT: *L Van Moorsel* 06-Jan-2022

BUILDER: *Casey Rykaczuk* 07-Jan-2022

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AMENDMENTS:

1 Contract

18/11/21

PR

CLIENT:

Mr. G Rossiter & Ms. L Van Moorsel

ADDRESS:

Lot 1 (#20) Hammond Street,
WEST PERTH

SHEET:

4 of 18

JOB NUMBER:

56668/9

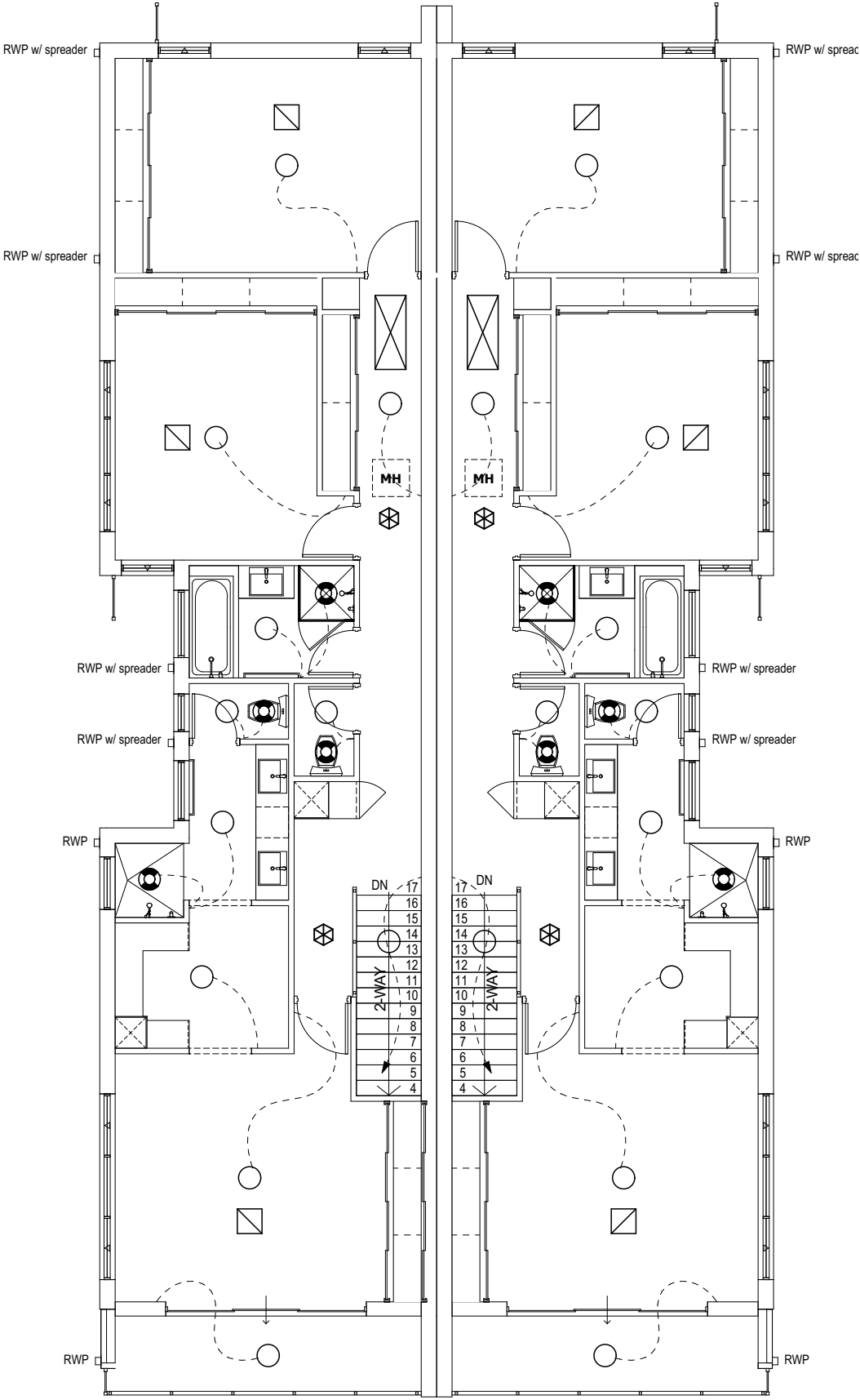


Duplex

(Dale's Specifiation)

- Light switches to be at 1300afl and 100mm horizontally from edge of door frame unless otherwise noted
- Smoke detectors to suit 3.7.2 N.C.C
- FTTP package included refer to addenda
- A/C included to home Locations of ceiling vents to be confirmed at Pre-Start

CITY OF VINCENT
RECEIVED
30 Jan 2025



Electrical First Floor Lighting Plan

1:100

Electrical Legend		
	25mm CONDUIT	2
2-WAY	2WAY	2
	AIR COND CONTROLLER	2
	AIR COND OUTLET	8
	AIR COND RETURN AIR	2
	AIR COND REVERSE UNIT	2
	DOUBLE GPO - 1050 AFL	8
	DOUBLE GPO - 1550 AFL	2
	DOUBLE GPO - 300 AFL	12
	DOUBLE GPO - 970 AFL	2
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	SINGLE GPO - CEILING MOUNTED	2
	SINGLE GPO - SPECIFIED HEIGHT	8
	SMOKE DETECTOR CEILING MOUNT	6
	WALL LIGHT	4
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CLIENT: *Gregory Rossiter* 06-Jan-2022

CLIENT: *Casey Rykaczuk* 06-Jan-2022

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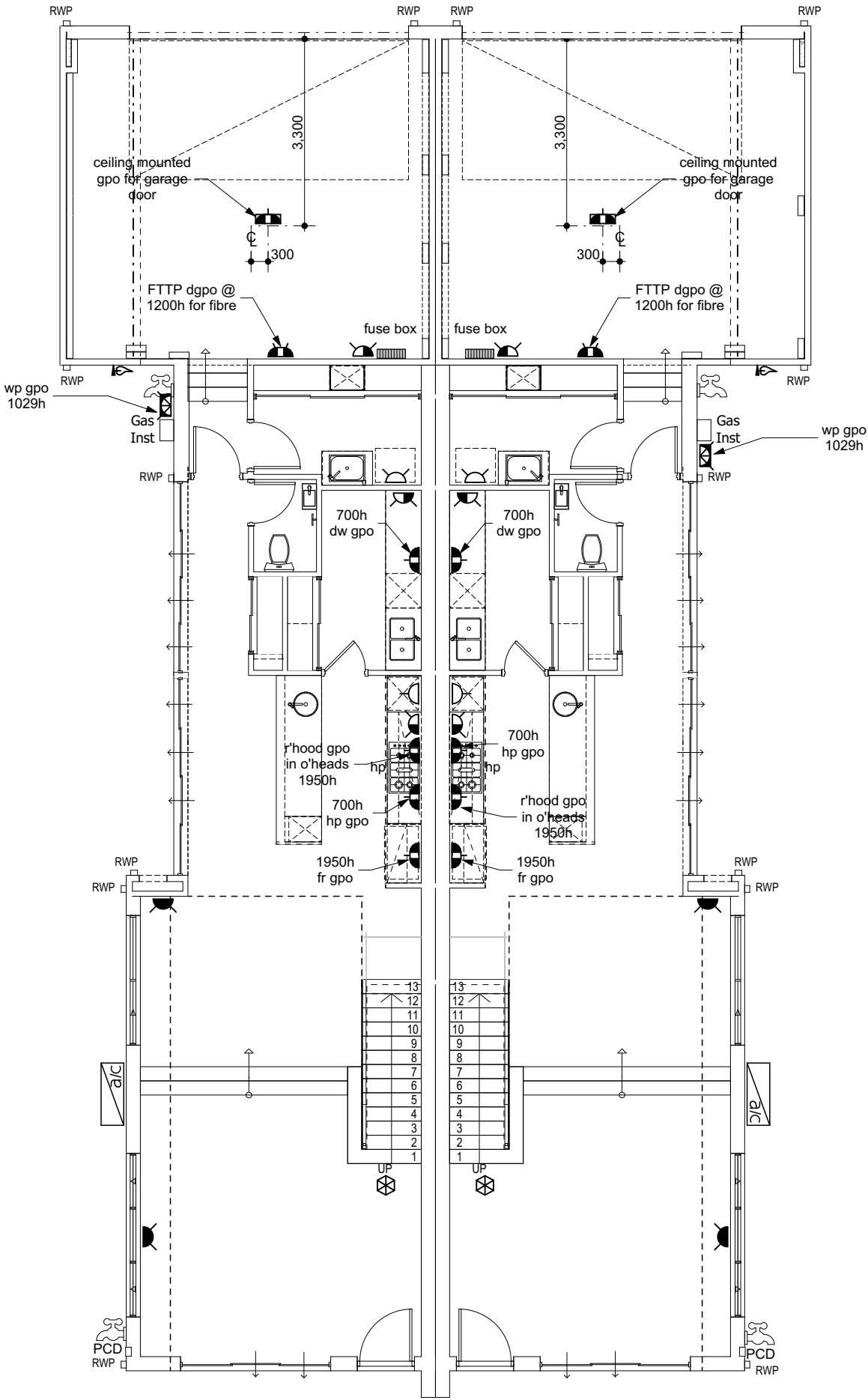
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Duplex
(Dale's Specifiation)

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30 Jan 2025



Electrical Ground Floor Gpo Plan
1:100

Electrical Legend		
	25mm CONDUIT	2
	2WAY	2
	AIR COND CONTROLLER	2
	AIR COND OUTLET	8
	AIR COND RETURN AIR	2
	AIR COND REVERSE UNIT	2
	DOUBLE GPO - 1050 AFL	8
	DOUBLE GPO - 1550 AFL	2
	DOUBLE GPO - 300 AFL	12
	DOUBLE GPO - 970 AFL	2
	DOUBLE GPO - SPECIFIED HEIGHT	2
	EXHAUST FAN FLUMED	12
	GAS POINT	2
	LIGHT BAYONET POINT	34
	LIGHT POINT IN CONCRETE	6
	SINGLE GPO - 1550 AFL	2
	SINGLE GPO - CEILING MOUNTED	2
	SINGLE GPO - SPECIFIED HEIGHT	8
	SMOKE DETECTOR CEILING MOUNT	6
	WALL LIGHT	4
	WEATHERPROOF DOUBLE GPO	2

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

CLIENT: *Gregory Rossiter* 06-Jan-2022

CLIENT: *L Van Moorsel* 06-Jan-2022

BUILDER: *Casey Rykaczuk* 07-Jan-2022

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AMENDMENTS:		
1	Contract	18/11/21 PR

CLIENT: Mr. G Rossiter & Ms. L Van Moorsel	SHEET: 6 of 18
ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH	JOB NUMBER: 56668/9

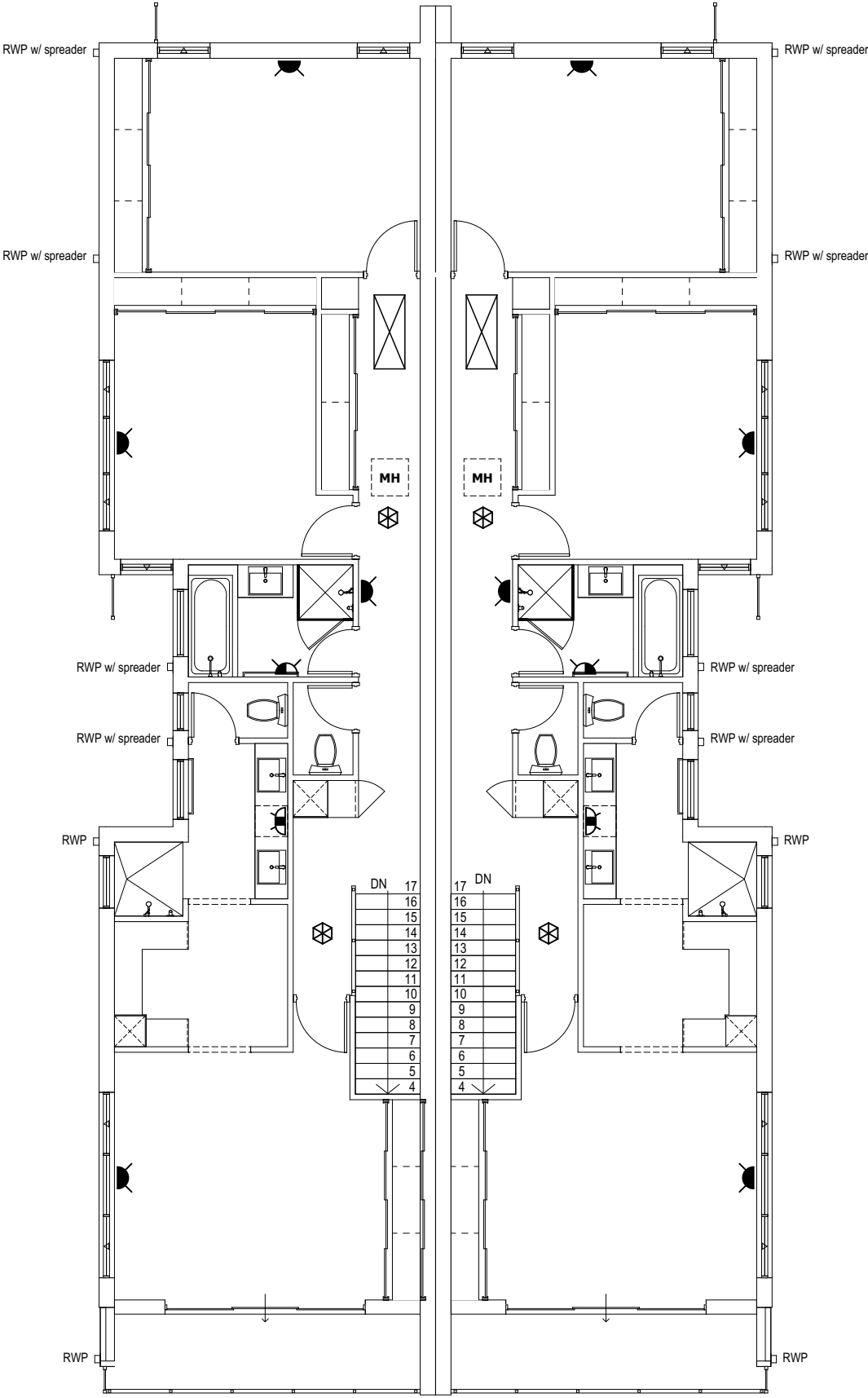


Duplex

(Dale's Specifiation)

- Light switches to be at 1300afl and 100mm horizontally from edge of door frame unless otherwise noted
- Smoke detectors to suit 3.7.2 N.C.C
- FTTP package included refer to addenda
- A/C included to home Locations of ceiling vents to be confirmed at Pre-Start

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Electrical First Floor Gpo Plan

1:100

Electrical Legend		
	25mm CONDUIT	2
2-WAY	2WAY	2
	AIR COND CONTROLLER	2
	AIR COND OUTLET	8
	AIR COND RETURN AIR	2
	AIR COND REVERSE UNIT	2
	DOUBLE GPO - 1050 AFL	8
	DOUBLE GPO - 1550 AFL	2
	DOUBLE GPO - 300 AFL	12
	DOUBLE GPO - 970 AFL	2
	DOUBLE GPO - SPECIFIED HEIGHT	2
	EXHAUST FAN FLUMED	12
	GAS POINT	2
	LIGHT BAYONET POINT	34
	LIGHT POINT IN CONCRETE	6
	SINGLE GPO - 1550 AFL	2
	SINGLE GPO - CEILING MOUNTED	2
	SINGLE GPO - SPECIFIED HEIGHT	8
	SMOKE DETECTOR CEILING MOUNT	6
	WALL LIGHT	4
	WEATHERPROOF DOUBLE GPO	2

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

CLIENT: *Gregory Rossiter* 06-Jan-2022

CLIENT: *Lisey Rykaczuk* 06-Jan-2022

BUILDER: *Lisey Rykaczuk* 07-Jan-2022

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AMENDMENTS:		
1	Contract	18/11/21 PR

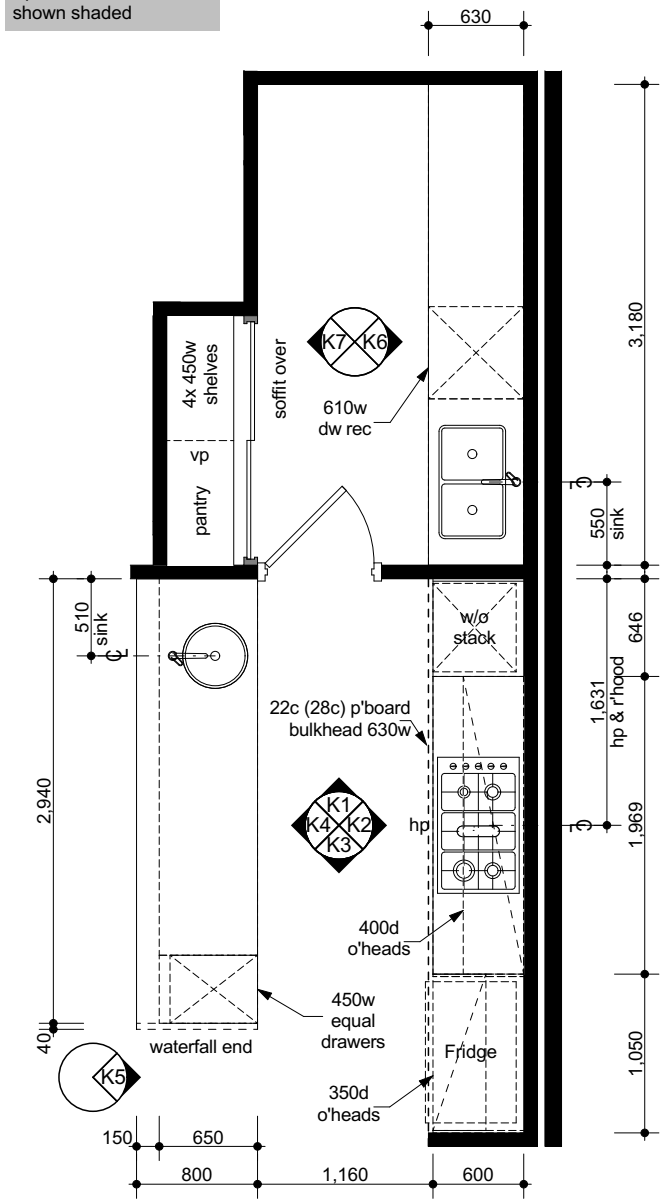
CLIENT: Mr. G Rossiter & Ms. L Van Moorsel	SHEET: 7 of 18
ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH	JOB NUMBER: 56668/9



Duplex Lot 1 Room Layouts

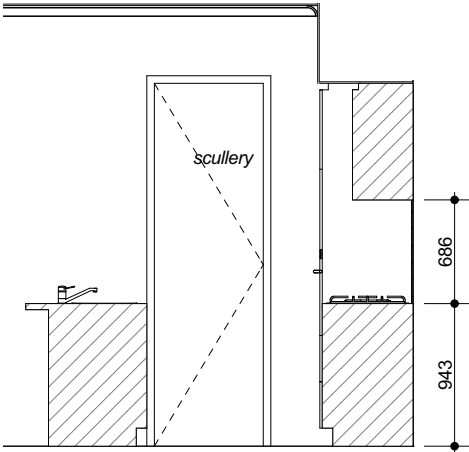
(Dale's Specification)

Splashback
Splashback to Kitchen
shown shaded



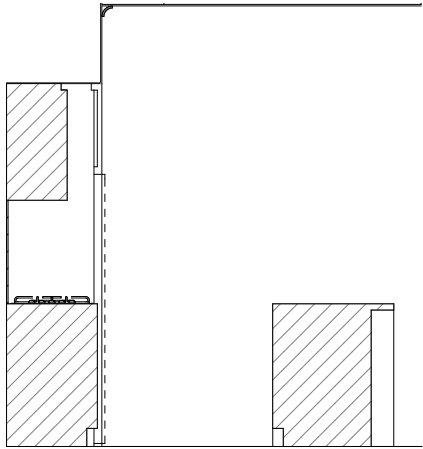
Kitchen/Scullery Layout

1:50



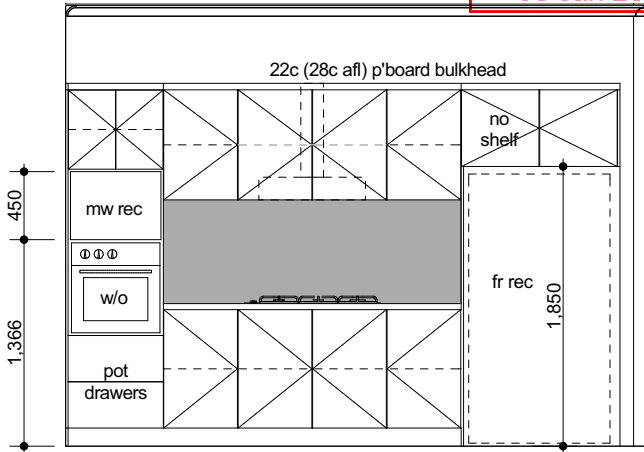
K1 Kitchen

1:50



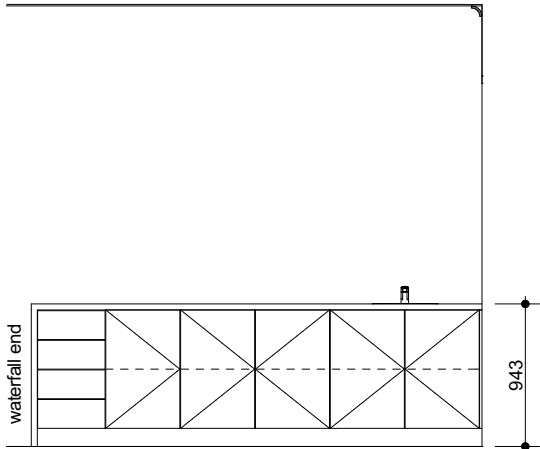
K3 Kitchen

1:50



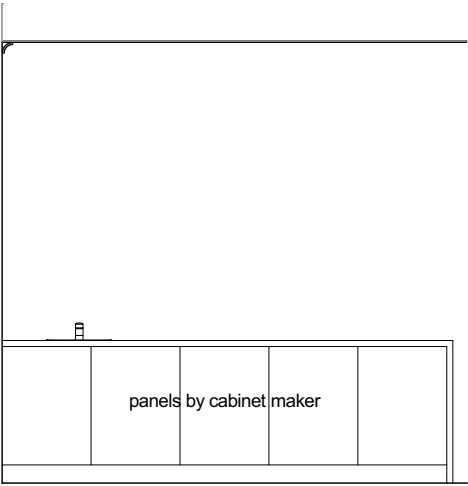
K2 Kitchen

1:50



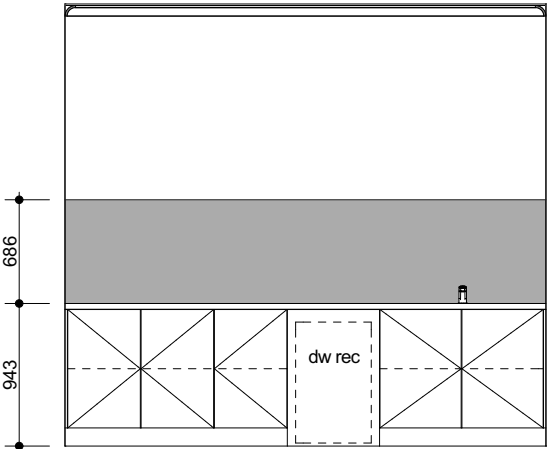
K4 Kitchen

1:50



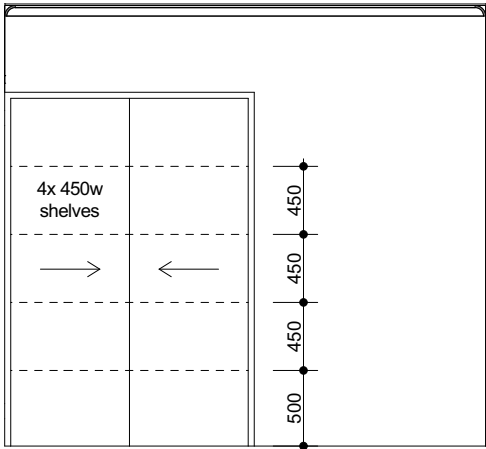
K5 Kitchen

1:50



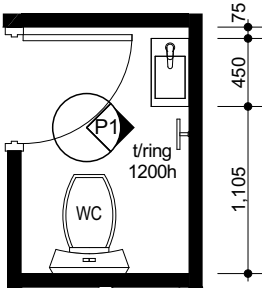
K6 Scullery

1:50



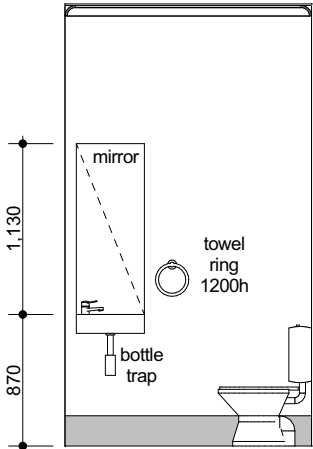
K7 Scullery

1:50



Powder Layout

1:50



P1 Powder

1:50

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

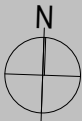
AMENDMENTS:
1 Contract 18/11/21 PR

CLIENT:
Mr. G Rossiter & Ms. L Van Moorsel

SHEET:
8 of 18

ADDRESS:
Lot 1 (#20) Hammond Street,
WEST PERTH

JOB NUMBER:
56668/9

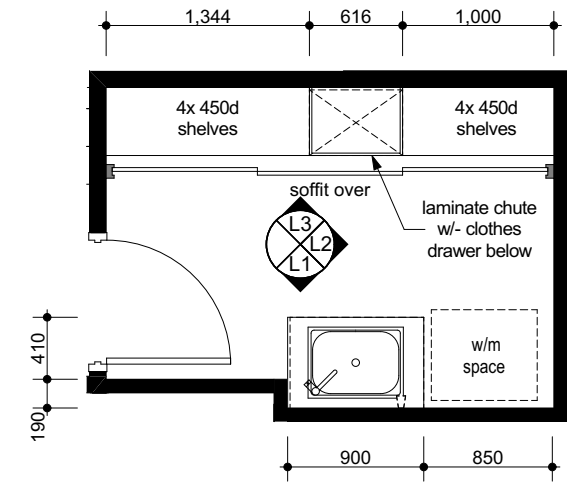


CLIENT: *Gregory Rossiter* 06-Jan-2022
CLIENT: *L Van Moorsel* 06-Jan-2022
BUILDER: *Casey Rykaczuk* 07-Jan-2022

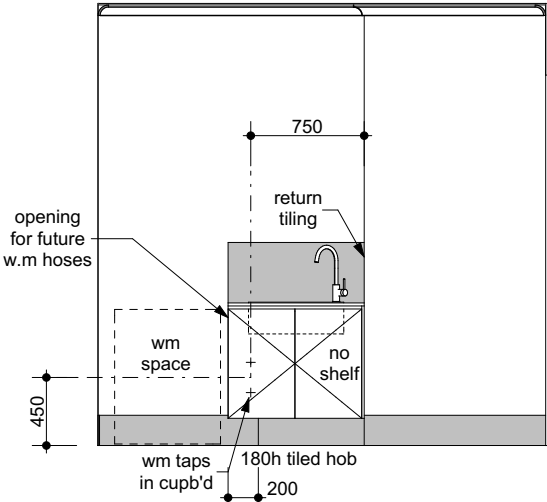


Duplex Lot 1 Room Layouts
(Dale's Specifiation)

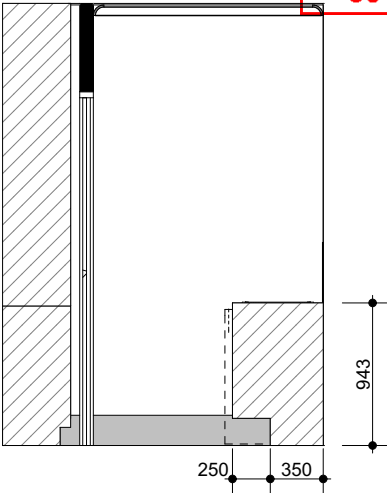
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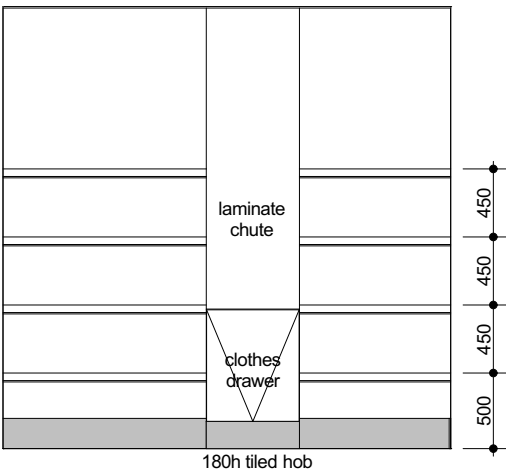
Laundry Layout
1:50



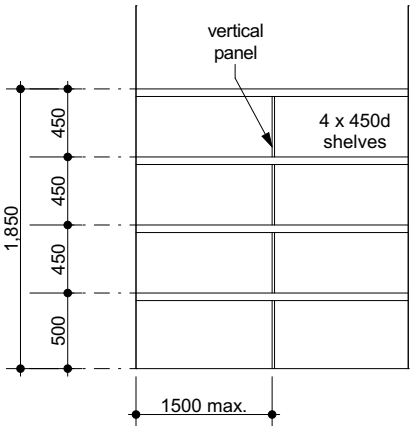
L1 Laundry
1:50



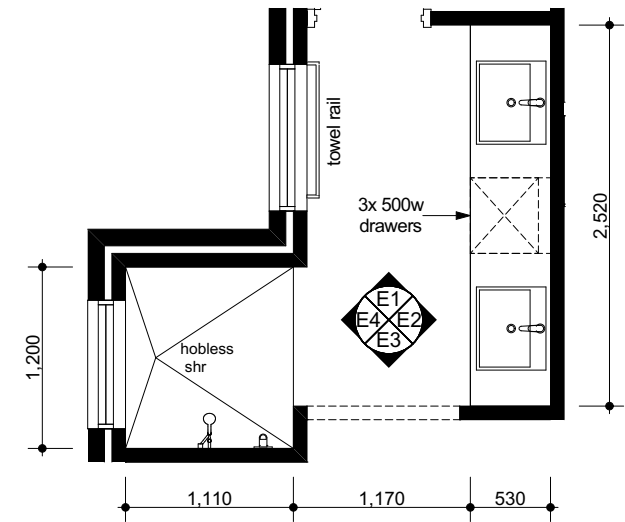
L2 Laundry
1:50



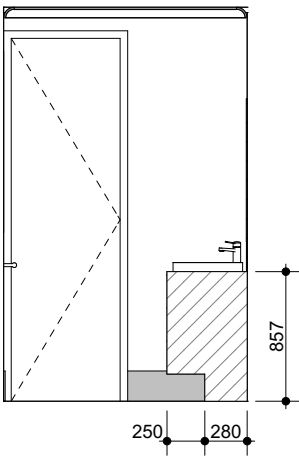
L3 Laundry
1:50



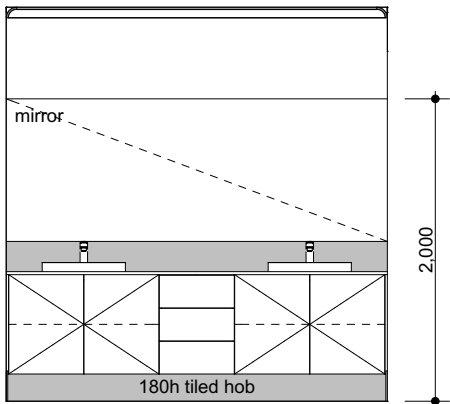
Std Shelf Layout
1:50



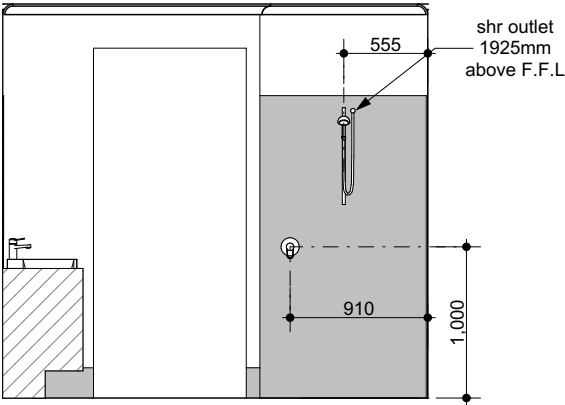
Ensuite Layout
1:50



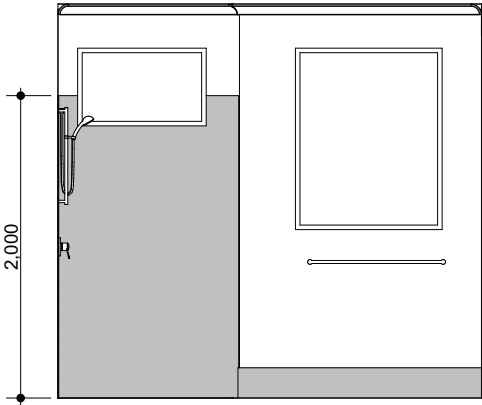
E1 Ensuite
1:50



E2 Ensuite
1:50



E3 Ensuite
1:50



E4 Ensuite
1:50

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

N

CLIENT: Gregory Rossiter

06-Jan-2022

CLIENT: Dale's Specifiation

06-Jan-2022

BUILDER: Casey Rykaczuk

07-Jan-2022

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AMENDMENTS:
1 Contract 18/11/21 PR

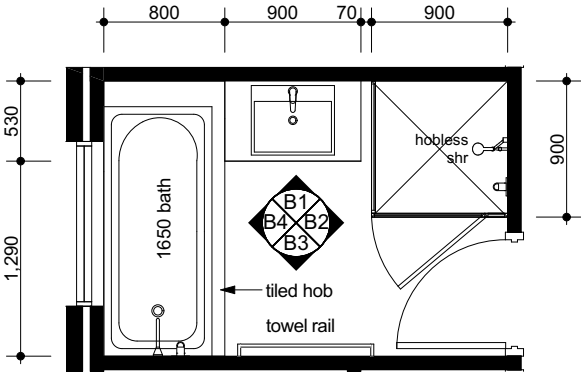
CLIENT: Mr. G Rossiter & Ms. L Van Moorsel
ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH
SHEET: 9 of 18
JOB NUMBER: 56668/9



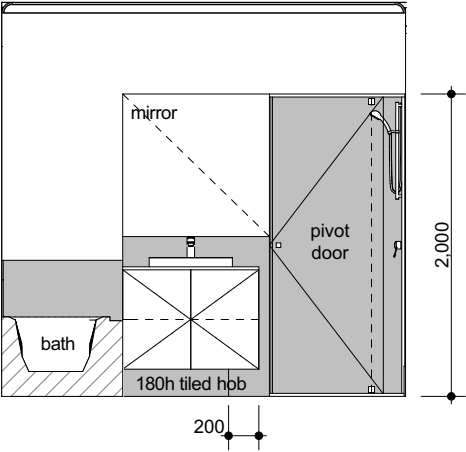
Duplex Lot 1 Room Layouts

(Dale's Specifiation)

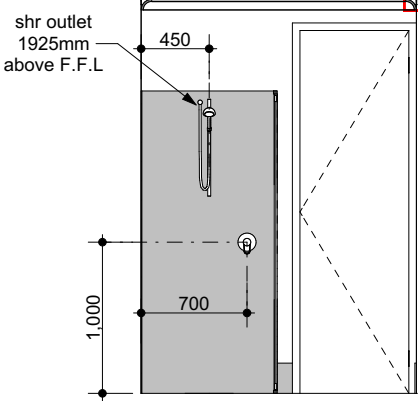
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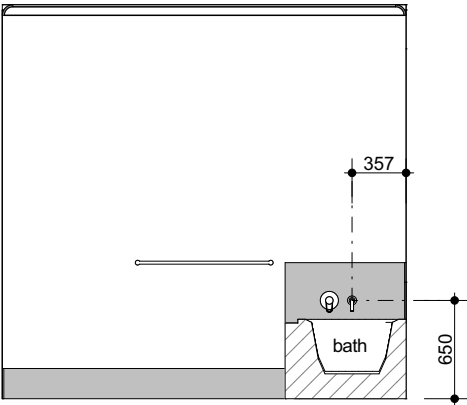
Bathroom Layout
1:50



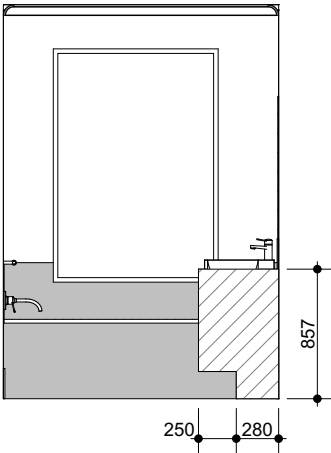
B1 Bath
1:50



B2 Bath
1:50



B3 Bath
1:50



B4 Bath
1:50

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

N

CLIENT: *Gregory Rossiter* 06-Jan-2022

CLIENT: *Gregory Rossiter* 06-Jan-2022

BUILDER: *Casey Rykaczuk* 07-Jan-2022

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AMENDMENTS:

1 Contract

18/11/21

PR

CLIENT: Mr. G Rossiter & Ms. L Van Moorsel

ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH

SHEET: 10 of 18

JOB NUMBER: 56668/9

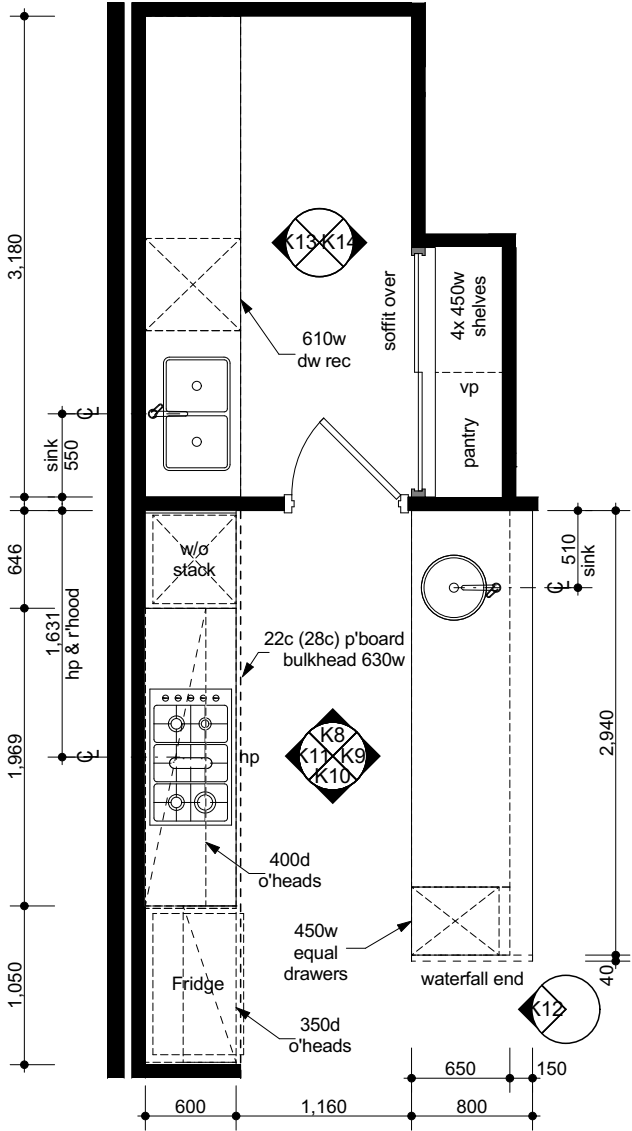


Duplex Lot 2 Room Layouts

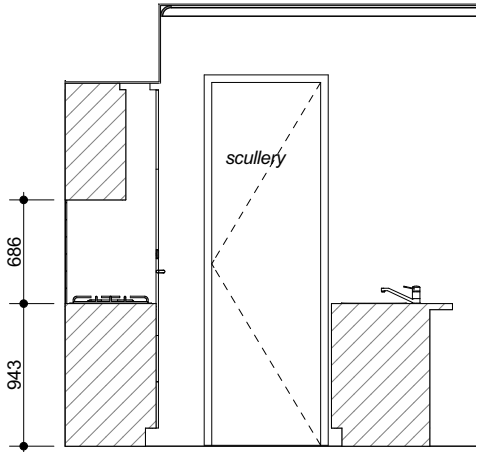
(Dale's Specification)

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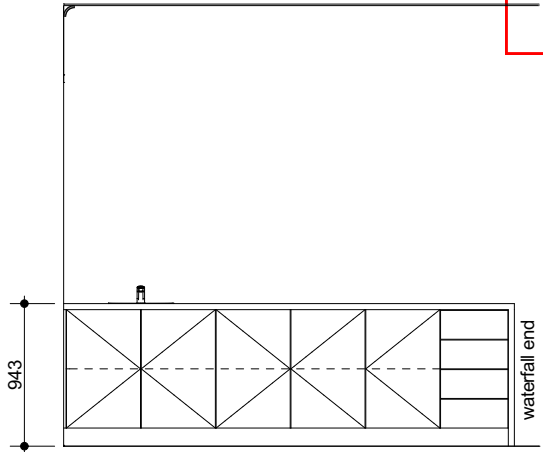
Splashback
Splashback to Kitchen
shown shaded



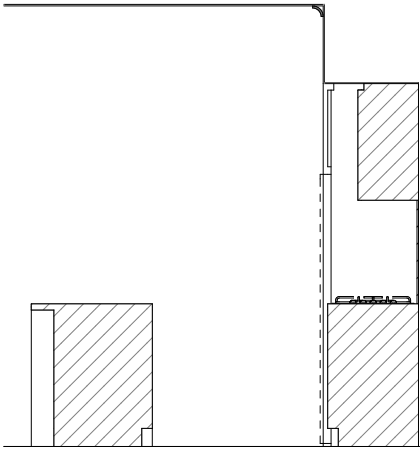
Kitchen / Scullery Layout
1:50



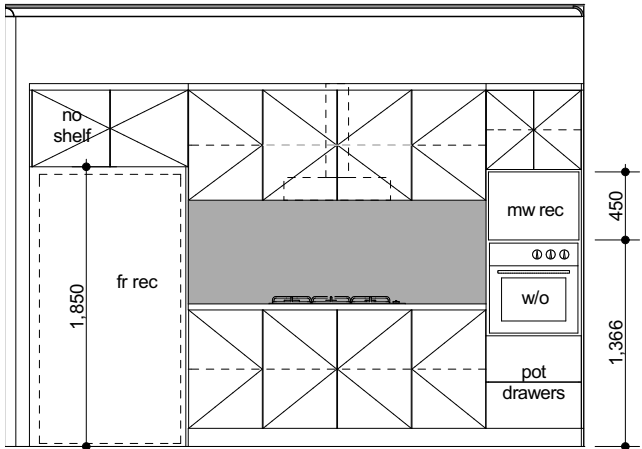
K8 Kitchen
1:50



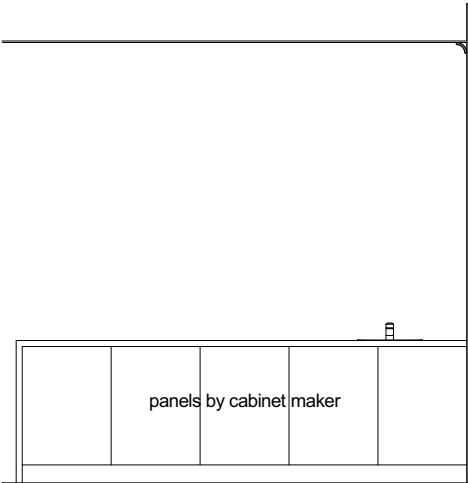
K9 Kitchen
1:50



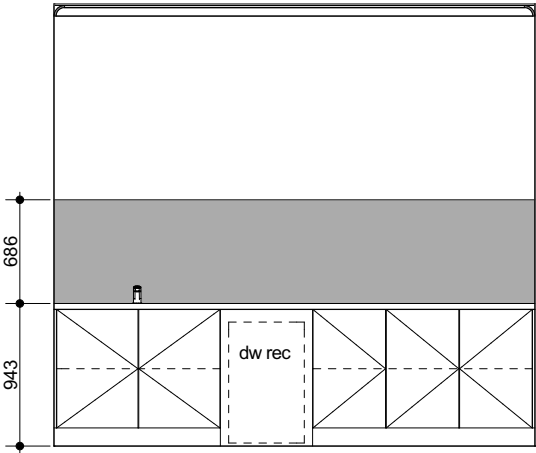
K10 Kitchen
1:50



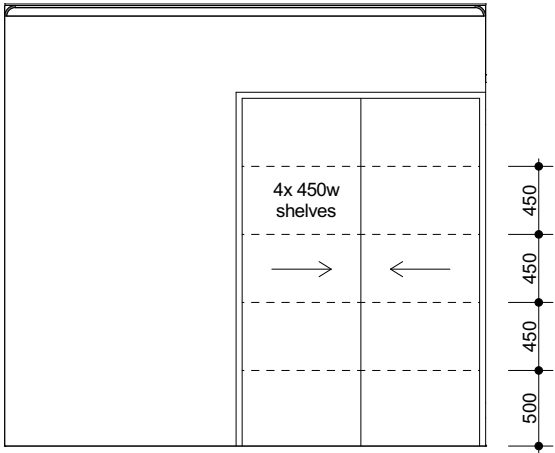
K11 Kitchen
1:50



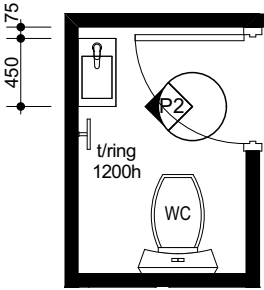
K12 Kitchen
1:50



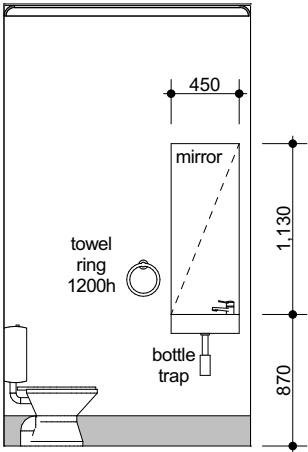
K13 Scullery
1:50



K14 Scullery
1:50



Powder Layout
1:50



P2 Powder
1:50

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

	CLIENT: <i>Gregory Rossiter</i>	06-Jan-2022
	CLIENT: <i>L Van Moorsel</i>	06-Jan-2022
	BUILDER: <i>Casey Rykaczuk</i>	07-Jan-2022

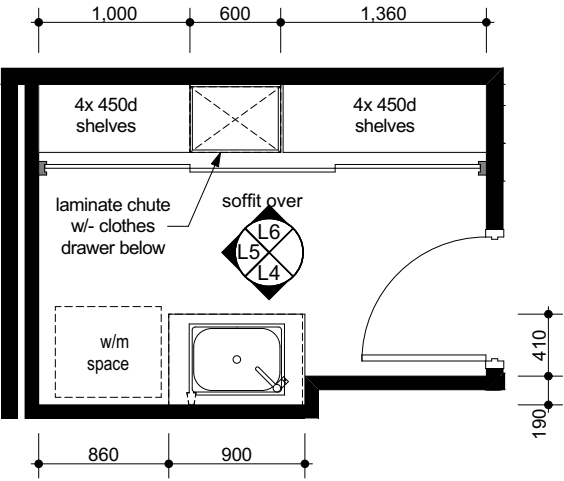
AMENDMENTS:		
1 Contract	18/11/21	PR

CLIENT:	Mr. G Rossiter & Ms. L Van Moorsel	SHEET:	11 of 18
ADDRESS:	Lot 1 (#20) Hammond Street, WEST PERTH	JOB NUMBER:	56668/9

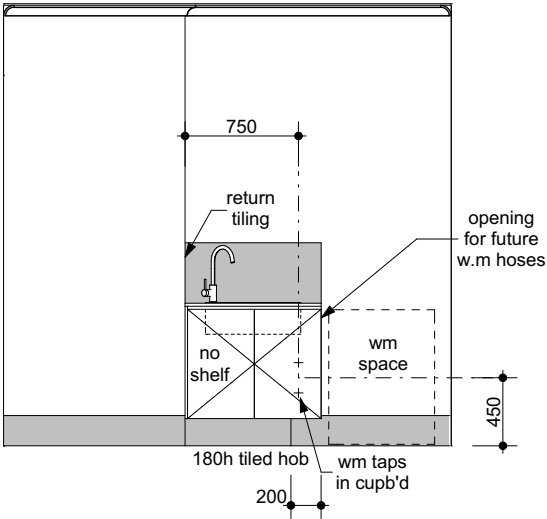


Duplex Lot 2 Room Layouts
(Dale's Specification)

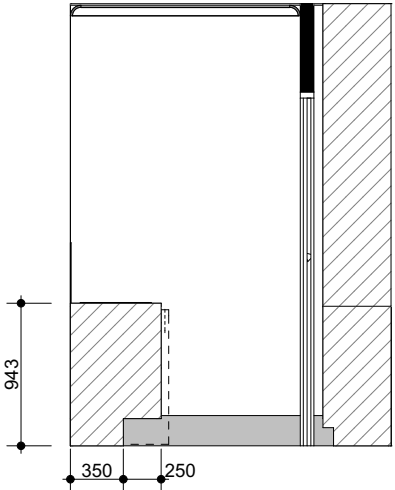
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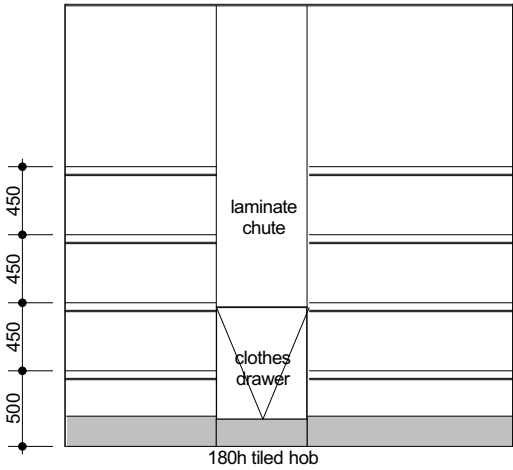
Laundry Layout
1:50



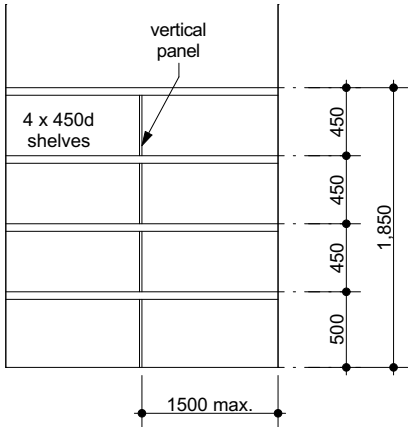
L4 Laundry
1:50



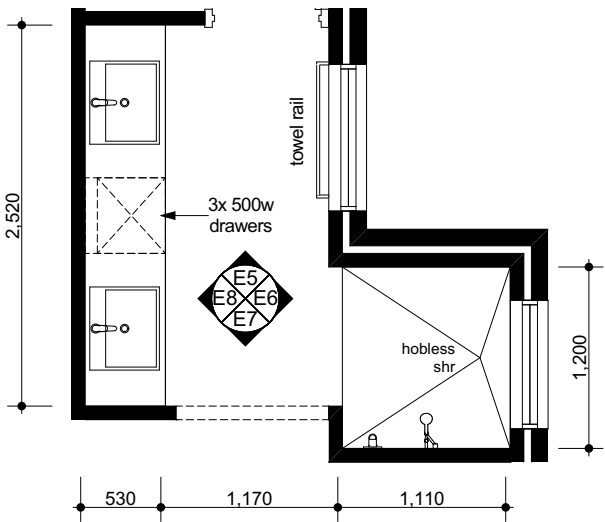
L5 Laundry
1:50



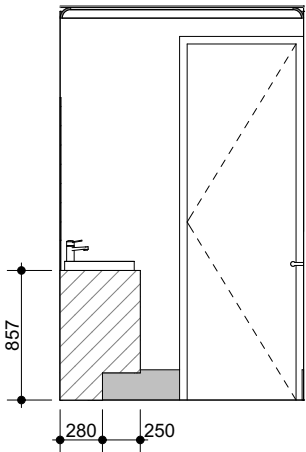
L6 Laundry
1:50



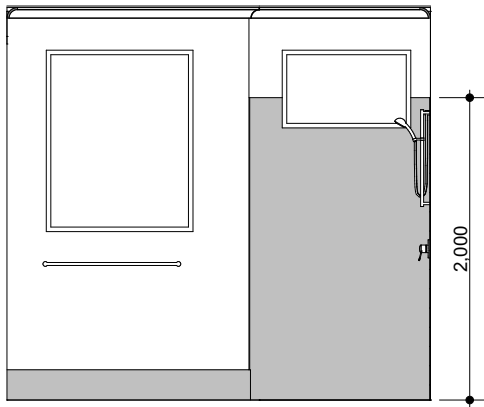
Std Shelf Layout
1:50



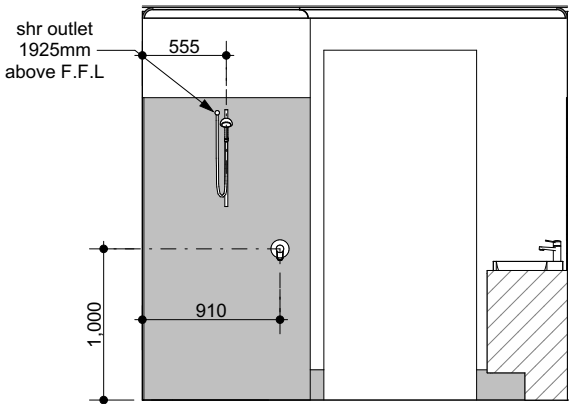
Ensuite Layout
1:50



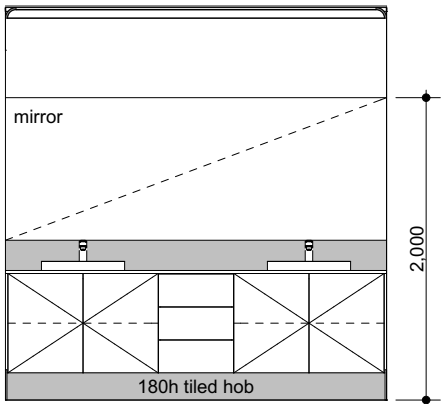
E5 Ensuite
1:50



E6 Ensuite
1:50



E7 Ensuite
1:50



E8 Ensuite
1:50

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

N

CLIENT: *Gregory Rossiter* 06-Jan-2022

CLIENT: *Lisey Rykaczuk* 06-Jan-2022

BUILDER: *Lisey Rykaczuk* 07-Jan-2022

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AMENDMENTS:

1 Contract

18/11/21

PR

CLIENT: Mr. G Rossiter & Ms. L Van Moorsel

ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH

SHEET: 12 of 18

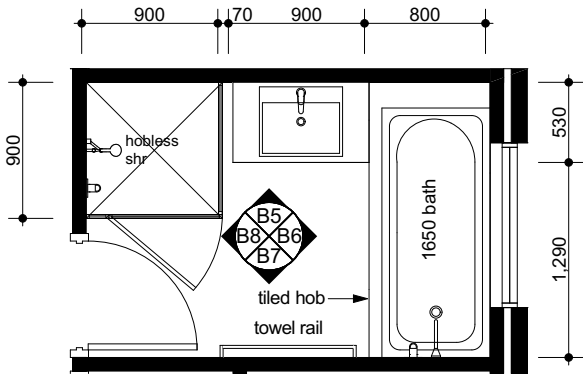
JOB NUMBER: 56668/9



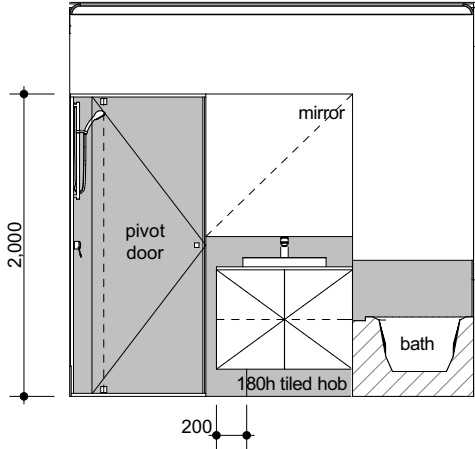
Duplex Lot 2 Room Layouts

(Dale's Specifiation)

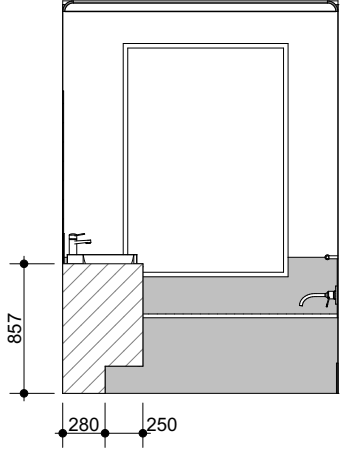
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30 Jan 2025



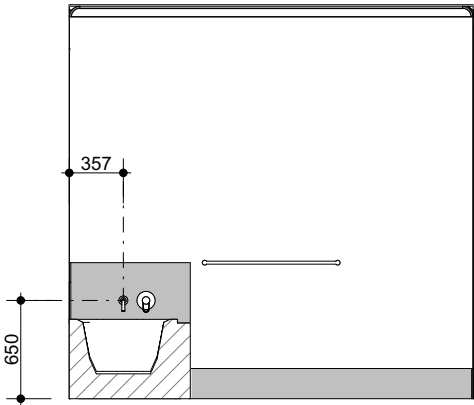
Bathroom Layout
1:50



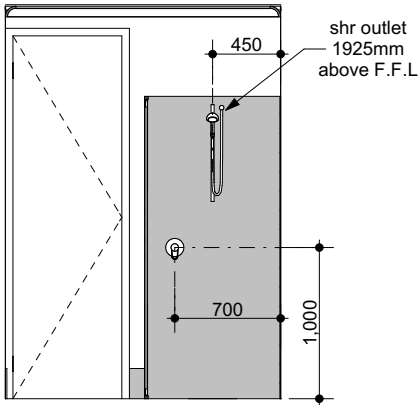
B5 Bath
1:50



B6 Bath
1:50



B7 Bath
1:50



B8 Bath
1:50

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

	CLIENT: <i>Gregory Rossiter</i>	06-Jan-2022
	CLIENT: <i>Lisey Rykaczuk</i>	06-Jan-2022
	BUILDER: <i>Lisey Rykaczuk</i>	07-Jan-2022

AMENDMENTS:		
1	Contract	18/11/21 PR

CLIENT: Mr. G Rossiter & Ms. L Van Moorsel		SHEET: 13 of 18
ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH		JOB NUMBER: 56668/9

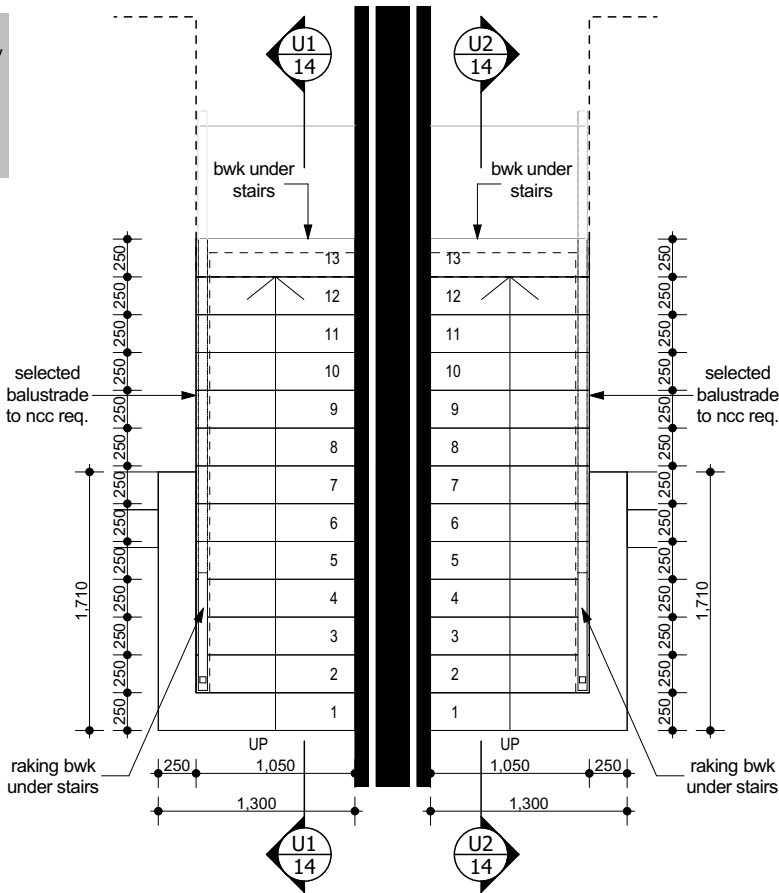


Duplex
(Dale's Specifiation)

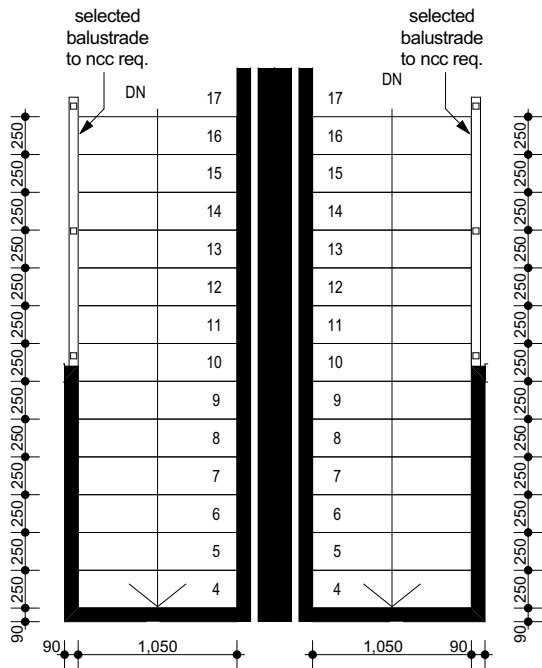
CITY OF VINCENT
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Stair Note
Stair tread surfaces to be compliant
with NCC Table 3.9.1.4

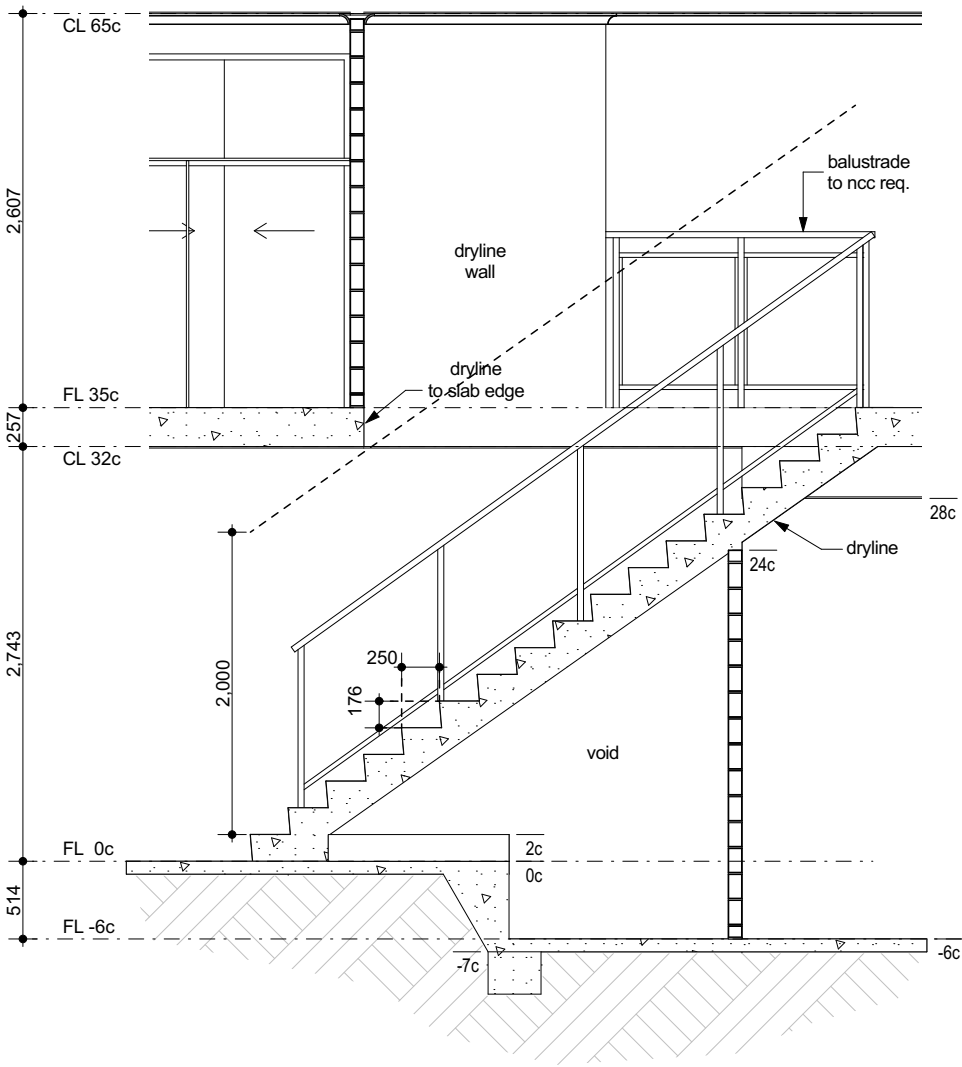
Balustrade / Handrail Note
- Handrail/balustrade construction to comply
with NCC part 3.9.2.
- Minimum height of balustrade & handrails
to be 1000mm above floor level.
- Openings in balustrade to be maximum of
125mm



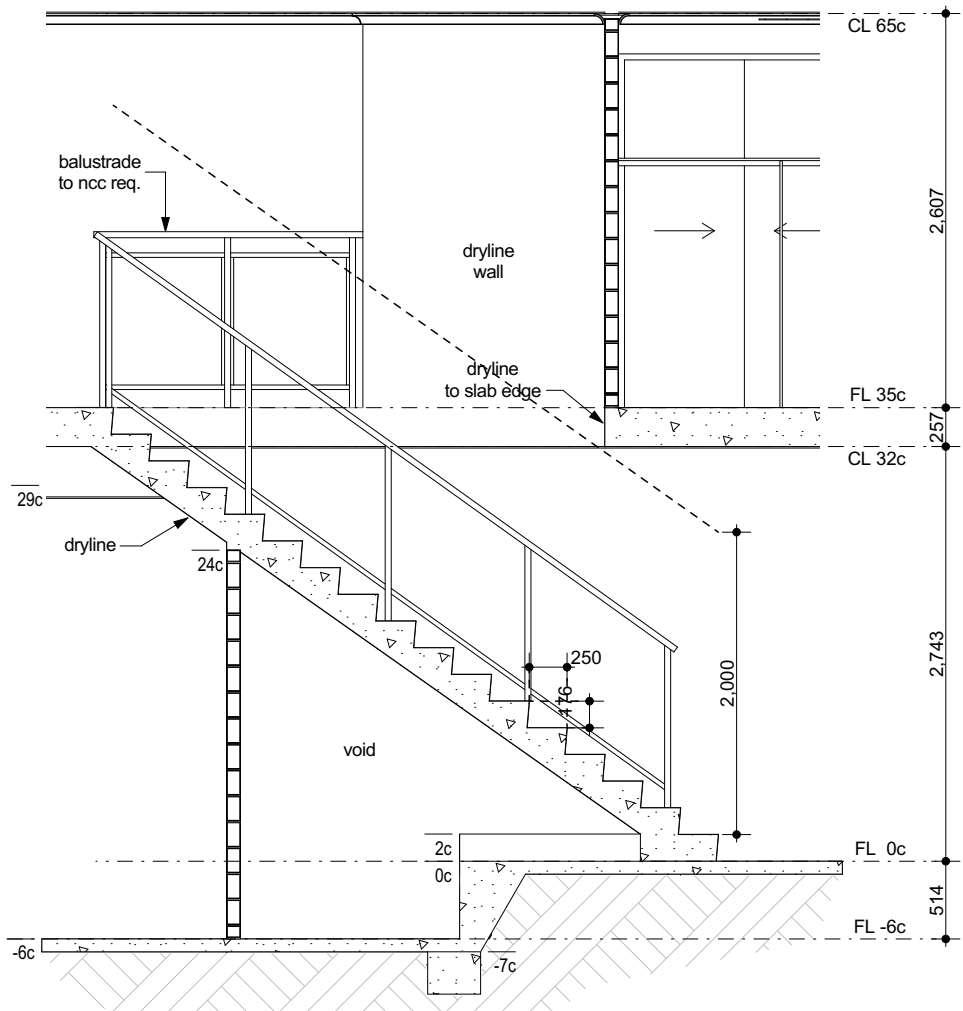
Ground Floor Stair Layout
1:50



First Floor Stair Layout
1:50



U1 Stairs - Lot 1
1:50



U1 Stairs - Lot 2
1:50

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

N

CLIENT: *Gregory Rossiter* 06-Jan-2022

CLIENT: *Lacey Rykaczuk* 06-Jan-2022

BUILDER: *Lacey Rykaczuk* 07-Jan-2022

AMENDMENTS:

1 Contract

18/11/21

PR

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CLIENT: Mr. G Rossiter & Ms. L Van Moorsel

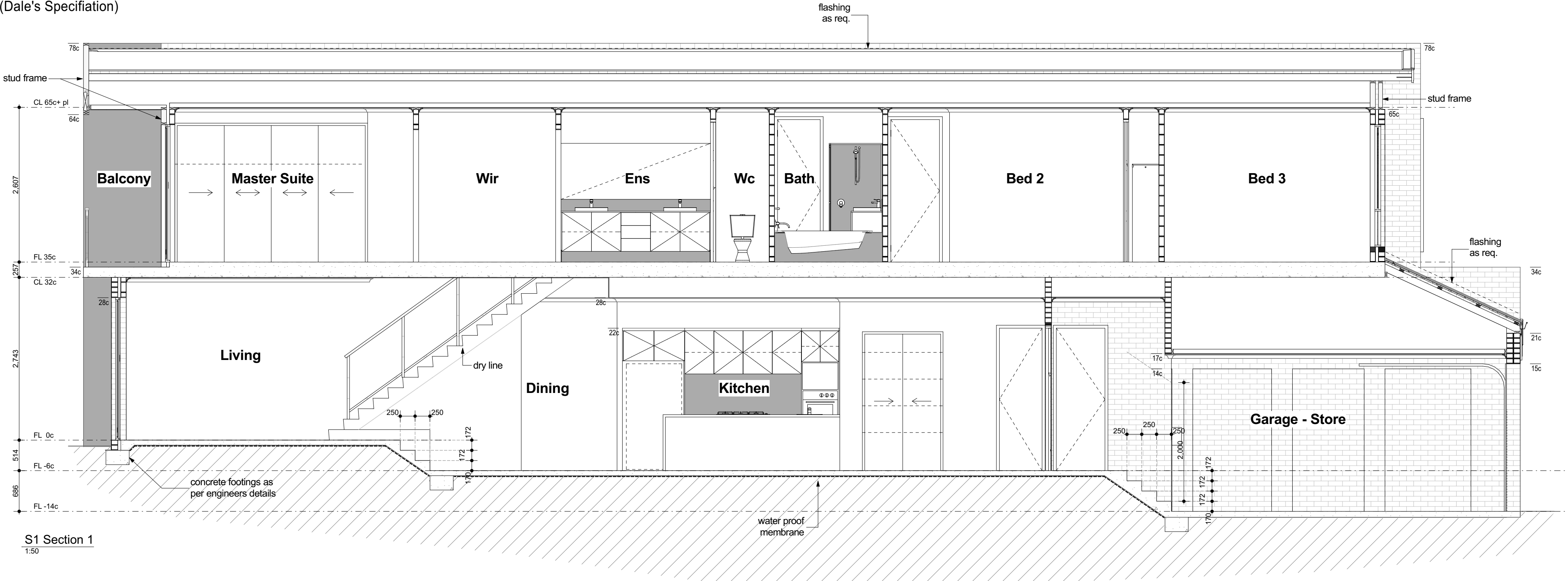
ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH

SHEET: 14 of 18

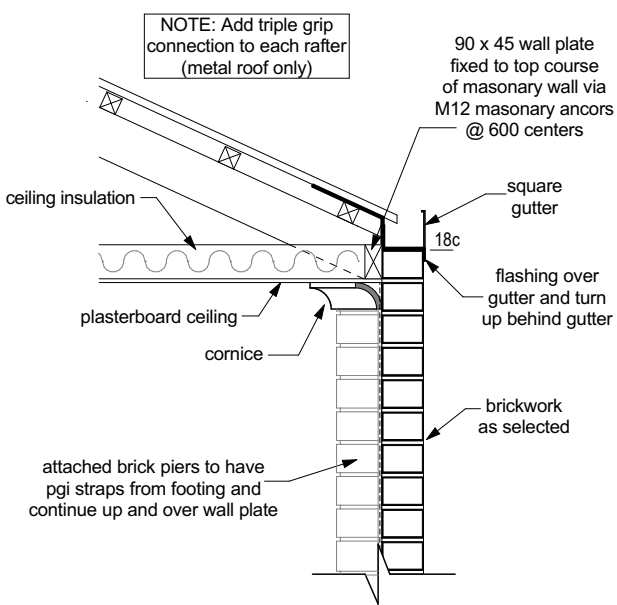
JOB NUMBER: 56668/9



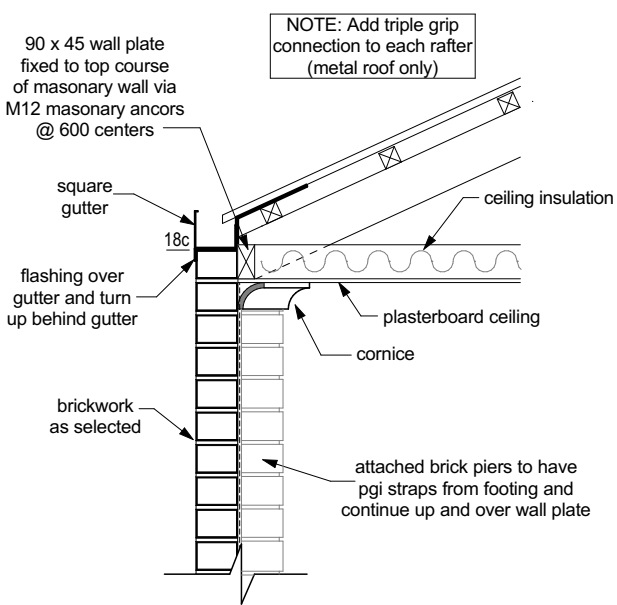
Duplex
(Dale's Speciation)



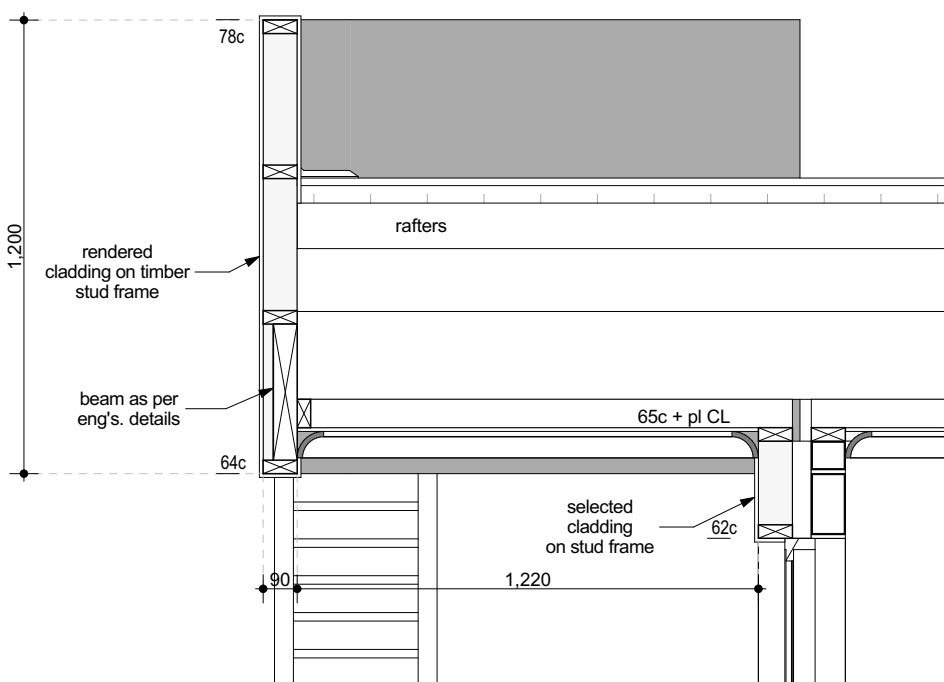
S1 Section 1
1:50



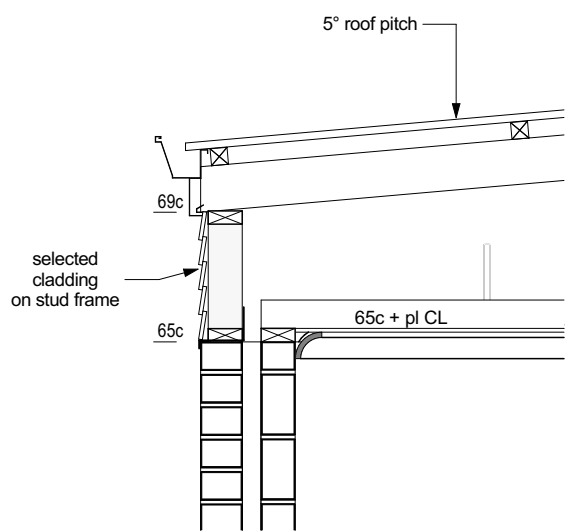
L1 Garage B'dry Wall Detail (D1)
1:20



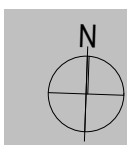
L2 Garage B'dry Wall Detail (D2)
1:20



Balcony Roof Detail (D3)
1:20



First Floor Eaves Detail (D4)
1:20



CLIENT: Gregory Rossiter 06-Jan-2022
CLIENT: Mr. G Rossiter 06-Jan-2022
BUILDER: Casey Ryan 06-Jan-2022

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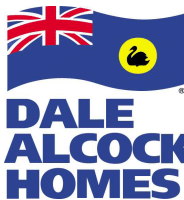
AMENDMENTS:
1 Contract 18/11/21 PR

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

CLIENT: Mr. G Rossiter & Ms. L Van Moorsel
SHEET: 15 of 18

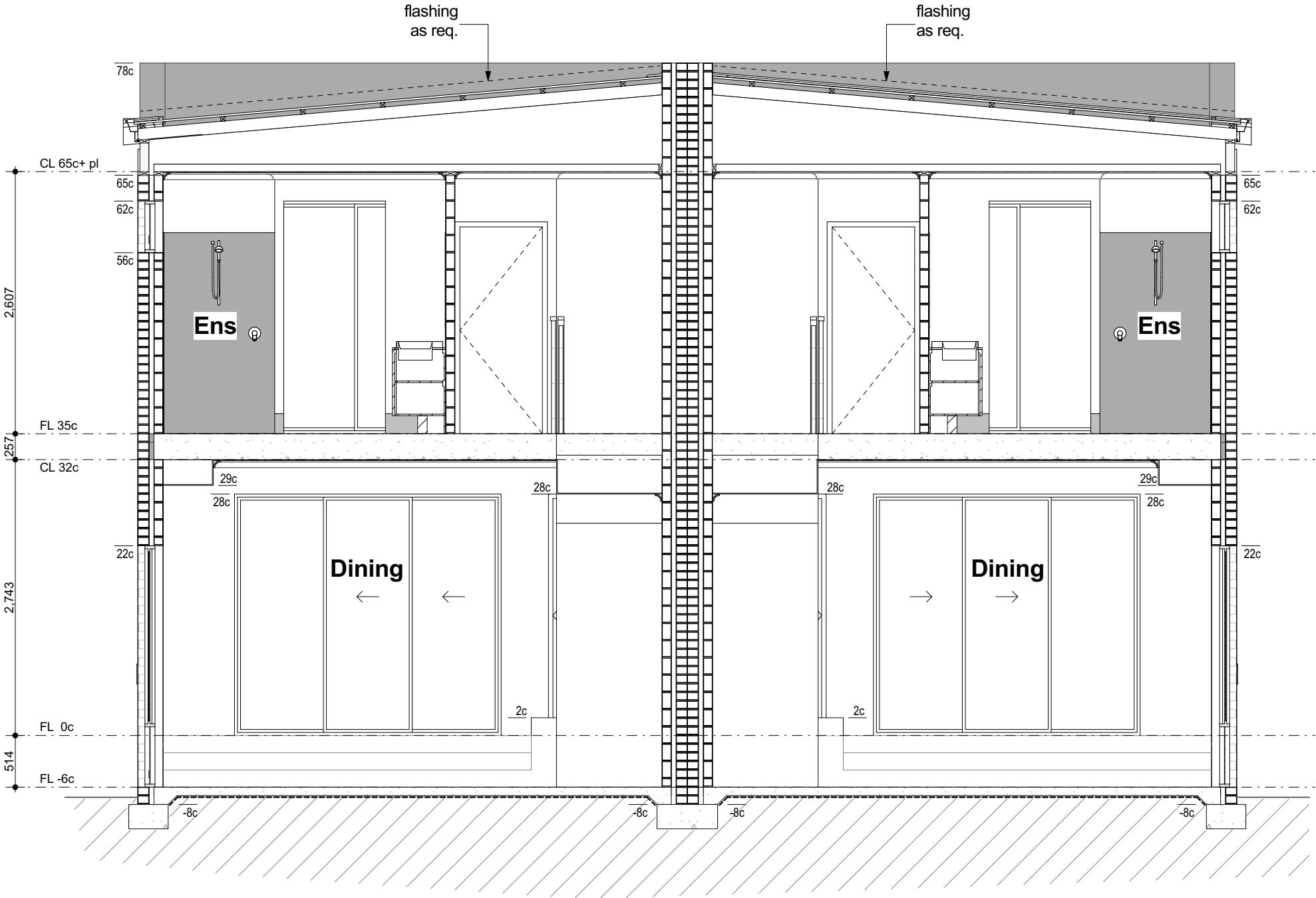
ADDRESS: Lot 1 (#20) Hammond Street, WEST PERTH

JOB NUMBER: 56668/9

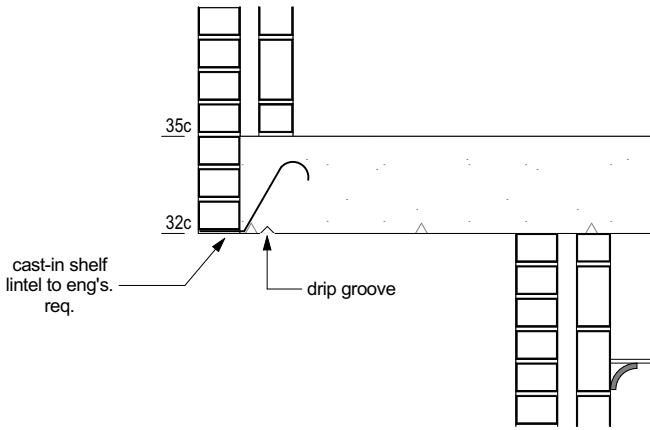


Duplex
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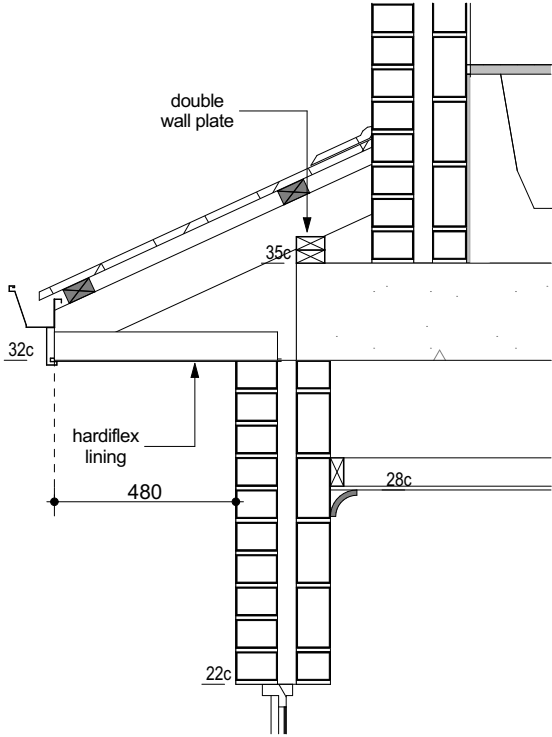
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S2 Section 2
1:50



Slab O'Hang Detail
1:20



Lower Roof Detail
1:20

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N

CLIENT: Gregory Rossiter

06-Jan-2022

CLIENT: Dale Alcock

06-Jan-2022

BUILDER: Casey Rykaczuk

07-Jan-2022

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AMENDMENTS:
1 Contract 18/11/21 PR

CLIENT:
Mr. G Rossiter & Ms. L Van Moorsel

ADDRESS:
Lot 1 (#20) Hammond Street,
WEST PERTH

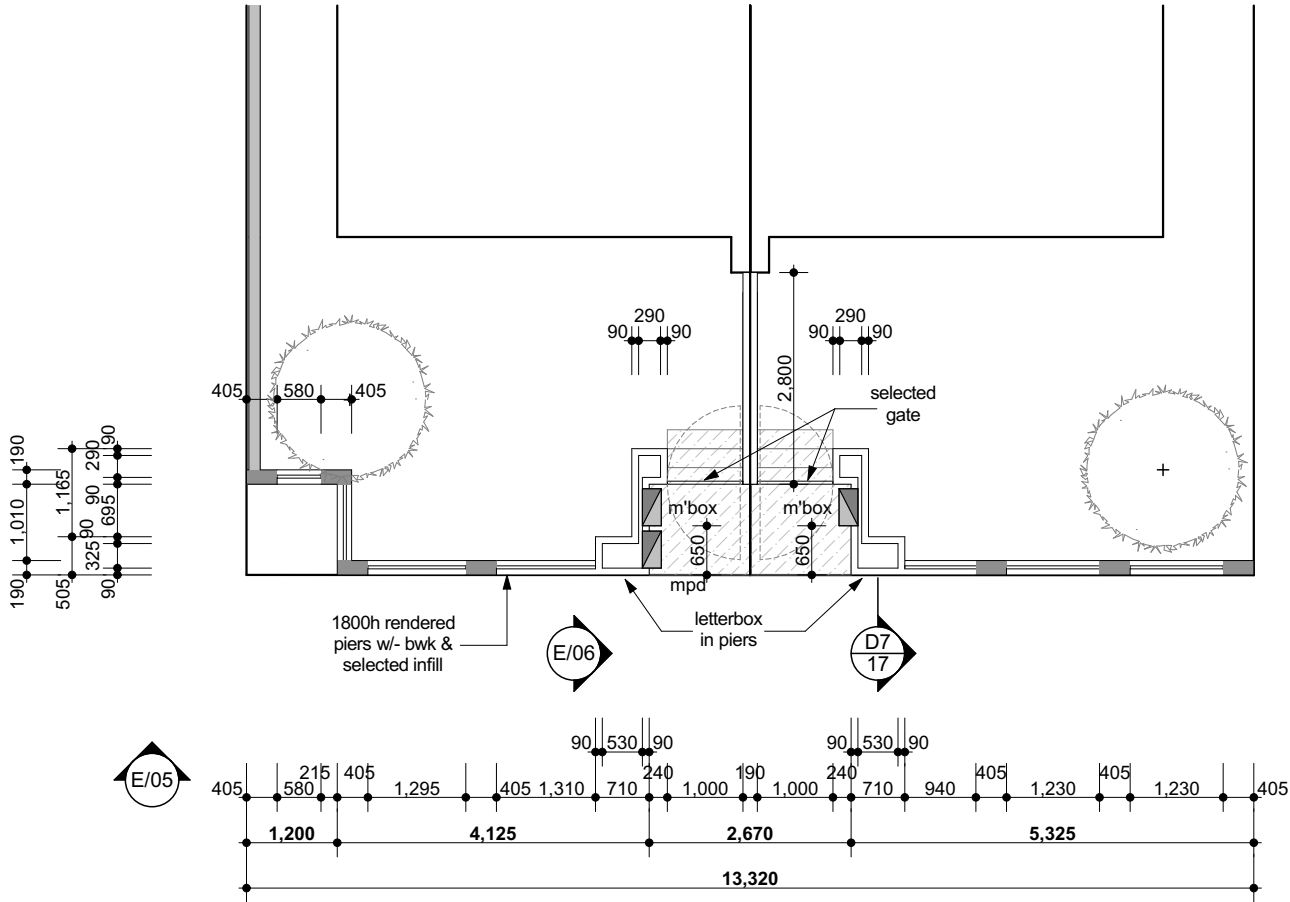
SHEET:
16 of 18

JOB NUMBER:
56668/9

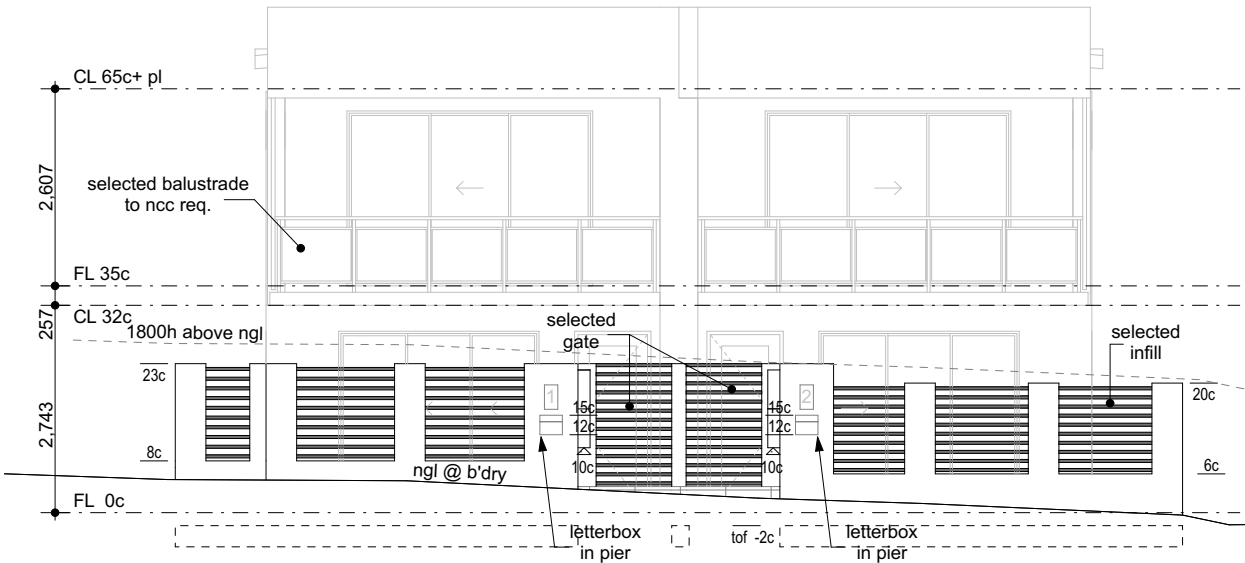


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(Dale's Specifiation)

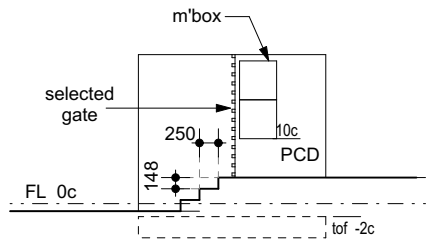
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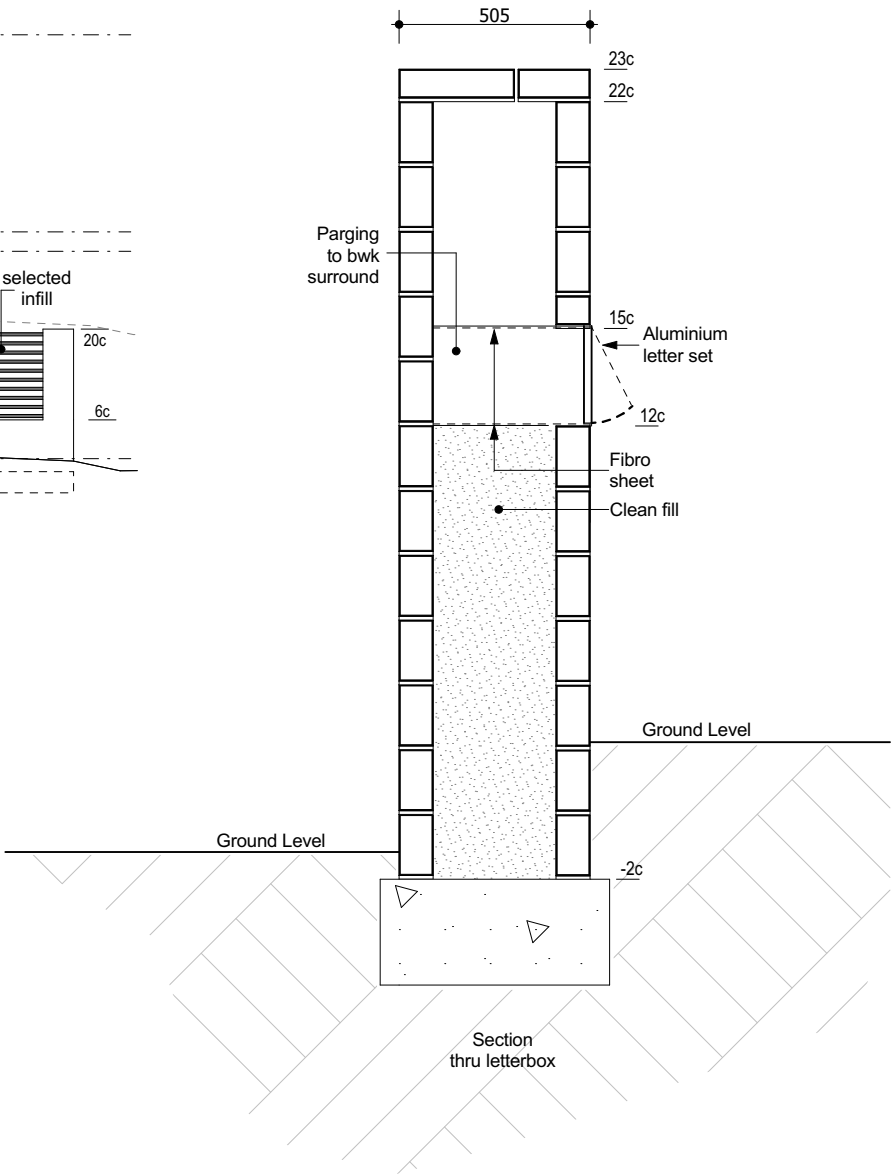
Screen Wall Layout
1:100



E/05 Screen Wall Elevation
1:100



E/06 Screen Wall Elevation
1:100



Letterbox Detail D7/17
1:20

BIMcloud: ABN BIM CLOUD - BIMcloud/WA/DAH/Jobs/56000/56600/56668/Drafting/56668

	CLIENT: <i>Gregory Rossiter</i>	06-Jan-2022
	CLIENT: <i>Casey Rykaczuk</i>	06-Jan-2022
	BUILDER: <i>Casey Rykaczuk</i>	07-Jan-2022

AMENDMENTS:		
1	Contract	18/11/21 PR

CLIENT:		SHEET:
Mr. G Rossiter & Ms. L Van Moorsel		17 of 18

ADDRESS:
Lot 1 (#20) Hammond Street,
WEST PERTH

JOB NUMBER:
56668/9

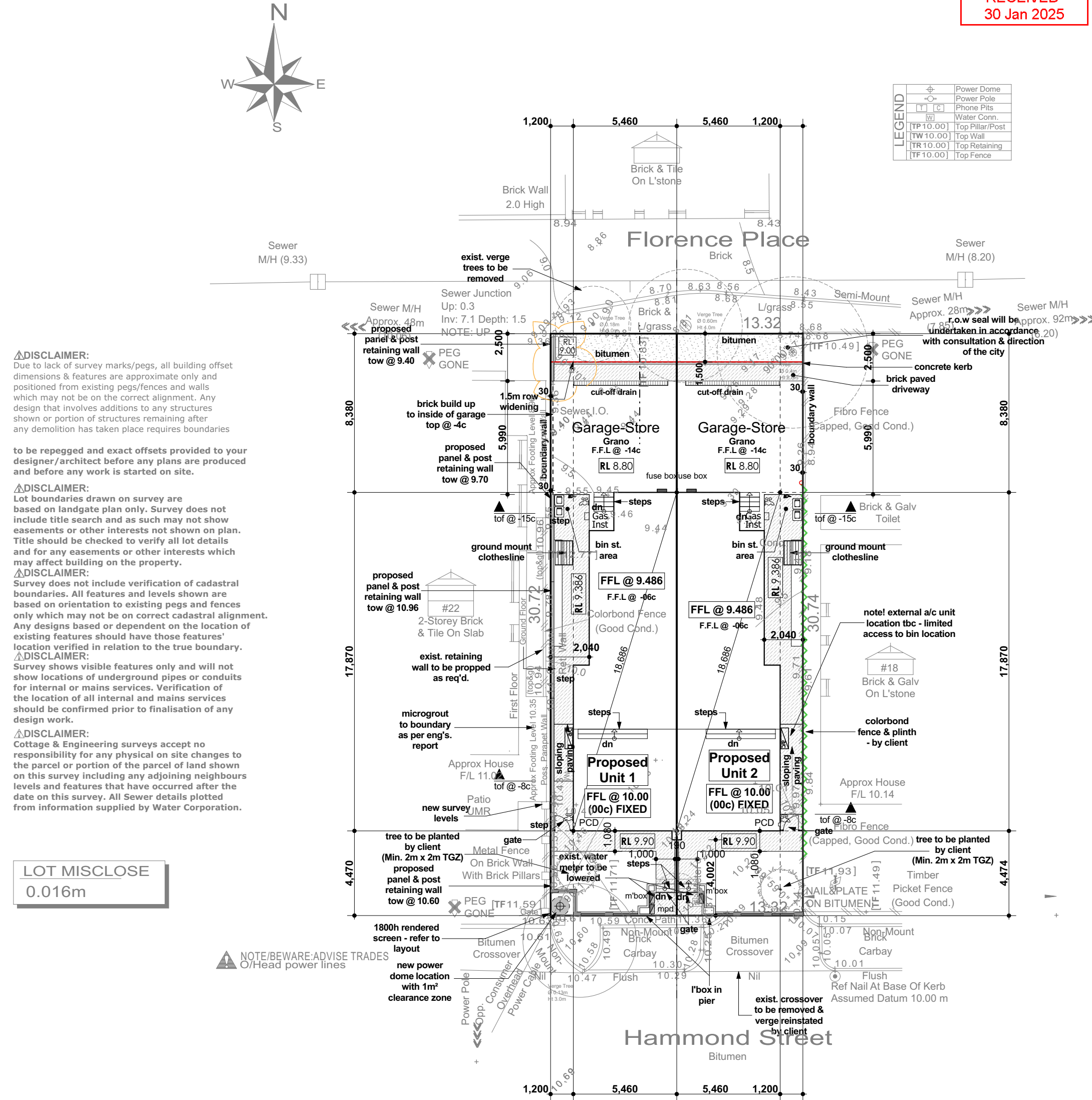


Duplex
(Dale's Specifiation)

refer to original
siteplan for all
removed items



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DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

LOT MISCLOSE
0.016m

Site Plan - Proposed
1:200

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CLIENT:	Gregory Rossiter	06-Jan-2022
CLIENT:	L Van Moorsel	06-Jan-2022
BUILDER:	Casey Rykaczuk	07-Jan-2022

AMENDMENTS:
1 Contract 18/11/21 PR

CLIENT:
Mr. G Rossiter & Ms. L Van Moorsel
SHEET:
18 of 18
ADDRESS:
Lot 1 (#20) Hammond Street,
WEST PERTH
JOB NUMBER:
56668/9

