

Short-Term Accommodation Justification Report

Application for Change of Use (Unhosted Short-Term Accommodation)

Property Address: 7/22 Knutsford Street, North Perth, WA 6006

Zoning / Local Authority: City of Vincent

WA STRA Registration Number: STRA6006BBR41318

Property Manager: Short Term Rental Perth – Charmaine Powell (+61 0459487838 |
hello@perthshorttermstays.com.au)

1. Proposal Overview & Intent

This planning justification report supports a **Development Application for a Change of Use** to allow the subject residential apartment to operate as an unhosted short-term rental accommodation for **more than 90 nights within a 12-month calendar period**. The property holds a valid state-issued registration number (**STRA6006BBR41318**). It features **2 bedrooms** and **1 designated undercover car park**, making it ideal for low-impact corporation, holiday, or family stays.

2. Operational Capacity & Parking Management

To preserve the local residential amenity of North Perth, strict occupancy and vehicle restrictions are integrated into the booking framework:

- **Guest Capacity:** Based on the **2-bedroom configuration**, maximum overnight occupancy will be strictly capped at **4 guests**, avoiding overcrowding.
- **Vehicular Controls:** The property features exactly **1 allocated undercover car park**. Guests will be given exclusive access keys/remotes to this secure bay.
- **Visitor Restrictions:** Guest check-in instructions explicitly dictate that no additional visitor vehicles are permitted to utilize communal strata visitor bays, ensuring zero encroachment on existing long-term residents.

3. Professional Management Plan & Oversight

Because the unit operates on a year-round basis (exceeding 90 nights), daily operations are handed to a dedicated, localized property firm, **Short Term Rental Perth**, managed by **Charmaine Powell**.

- **24/7 Escalation & Complaint Handling:** The property manager acts as the primary contact for neighbors and the City of Vincent. Any local amenity or noise complaints will be triaged and addressed within a strict window.

- **Guest Vetting:** Industry-standard identity checks and screening protocols are applied to filter out high-risk or party bookings.
- **Code of Conduct Implementation:** Every guest must sign a binding agreement reflecting the City of Vincent Short-Term Accommodation Code of Conduct prior to arrival, detailing zero tolerance for anti-social behavior.

4. Legal Compliance & Strata Integrity

- **Strata Approval:** The building's **Strata By-laws explicitly permit short-term letting**. This commercial framework operates in harmony with the building's internal regulations, avoiding legal friction with the council or the strata company.
- **Health & Safety Compliance:** The apartment is fitted with compliant, hard-wired smoke alarms and working Residual Current Devices (RCDs). The structural balcony fencing meets regular WA safety codes to mitigate risks for traveling families.
- **Security Control:** Secure building envelopes are maintained via strict key tracking and secure check-in methodologies implemented by the property manager.

5. Amenity Impact Assessment (Noise & Waste)

The proposal satisfies the objectives of the *City of Vincent Local Planning Policy for Short Term Accommodation* by preventing negative neighborhood impacts:

- **Noise Regulations:** All guests are bound by the *Environmental Protection (Noise) Regulations 1997*. Balconies cannot be used for loud gatherings, and strict quiet hours are mandated from **9:00 PM to 7:00 AM**.
- **Waste Strategy:** The property manager supervises regular bin collection days. Explicit visual guides are placed inside the apartment instructing guests on sorting recyclables and utilizing the building's standard disposal shoots/bins appropriately.

6. Conclusion

Operating this 2-bedroom unit through a licensed professional manager supports North Perth's tourism and local business economy without depleting standard neighborhood harmony. Given the valid **STRA registration**, dedicated undercover parking, structural safety features, and permissive Strata By-laws, the City of Vincent is respectfully requested to approve this Change of Use application.

Code of Conduct & Emergency Contacts

Perth Short Term Stays

7/22 Knutsford Street
North Perth, WA 6006

+61 459487838

hello@perthshorttermstays.com.au

Code of Conduct

Purpose

This Code of Conduct establishes the professional standards expected of all individuals involved in managing, maintaining, cleaning, and operating the property.

Professionalism

Act courteously, honestly and respectfully at all times.

Guest Privacy

Respect guest privacy and confidentiality. Do not enter the apartment during a stay unless authorised or in an emergency.

Integrity

Report damage immediately and never use or remove guest belongings.

Safety

Follow all fire and safety procedures and report hazards promptly.

Property Care

Maintain the apartment to the highest standard before every guest arrival.

Cleaning Standards

Follow approved cleaning procedures and restock all guest amenities after each stay.

Communication

Respond promptly to guests and keep the owner informed of incidents or maintenance issues.

Respect for Neighbours

Observe strata by-laws and ensure guests comply with quiet hours – 9pm to 7am.

Compliance

Comply with all applicable Western Australian laws, Airbnb standards and building regulations.

Zero Tolerance

Theft, harassment, discrimination, substance abuse while on duty, dishonesty and breaches of confidentiality will not be tolerated.

Emergency Contacts

Service	Perth Short Term Stays
Police / Fire / Ambulance (Emergency)	000
State Emergency Service (Storms/Floods)	132 500
Poisons Information Centre	13 11 26
Western Power (Power Faults)	13 13 51
Water Corporation (Emergency)	13 13 75
Property/ Manager	+61459487838
Nearest Hospital	Royal Perth Hospital or Sir Charles Gairdner Hospital

Emergency Procedures

- Call 000 immediately if there is a life-threatening emergency.
- If safe, evacuate the apartment using the nearest exit.
- Do not use lifts during a fire.
- Use the fire extinguisher or fire blanket only if it is safe to do so.
- Notify the Property Owner/Manager as soon as possible after any incident.
- Complete an incident report following any emergency.

Acknowledgement

I acknowledge that I have read and understand this Code of Conduct and agree to comply with its requirements.

Name: _____

Signature: _____

Date: _____

Short Term Stay Management Plan

Property Address:

7/22 Knutsford Street

North Perth, WA 6006

hello@perthshorttermstays.com.au

+61459 487 838

Property Overview

- Property Type: Fully furnished apartment
- 2 bedrooms
- 1 bathroom
- Sleeps up to 4 guests
- Located on the second floor
- One secure covered on-site garage space for one vehicle

Property Features

- Fully equipped kitchen
- Comfortable living and dining area
- Laundry facilities
- High-speed Wi-Fi
- Smart TV
- Air conditioning/heating (if applicable)
- Quality linen and towels provided
- Self check-in (smart lock or lockbox)
- Secure covered parking for one vehicle

Safety Features

- Smoke detector
- Fire alarm
- Fire extinguisher
- Fire blanket
- First aid kit
- Emergency contact information
- Emergency evacuation instructions

House Rules

- Maximum of 4 guests
- No smoking
- No parties or events
- Quiet hours: 9:00 pm – 7:00 am

- Respect neighbouring residents
- No pets unless pre-approved

Target Guests

This apartment is ideal for couples, small families, business travellers, healthcare professionals, and visitors to Perth seeking a comfortable stay close to the CBD.