

Supporting Evidence Appendices

The pages below formed part of the management material stamped as approved under DA 5.2025.61.1. They are reproduced as evidence of the previously accepted layout and management arrangements. If any inconsistency arises, the stronger requirement in this current plan applies.

Appendix A Previously Approved Floor Plan

12. Floorplan

6/60 Smith Street
Highgate, WA 6003

Realmark

CITY OF VINCENT
DA No. 5.2025.61.1
22 August 2025
APPROVED
Refer to Decision Notice
Senior Urban Planner

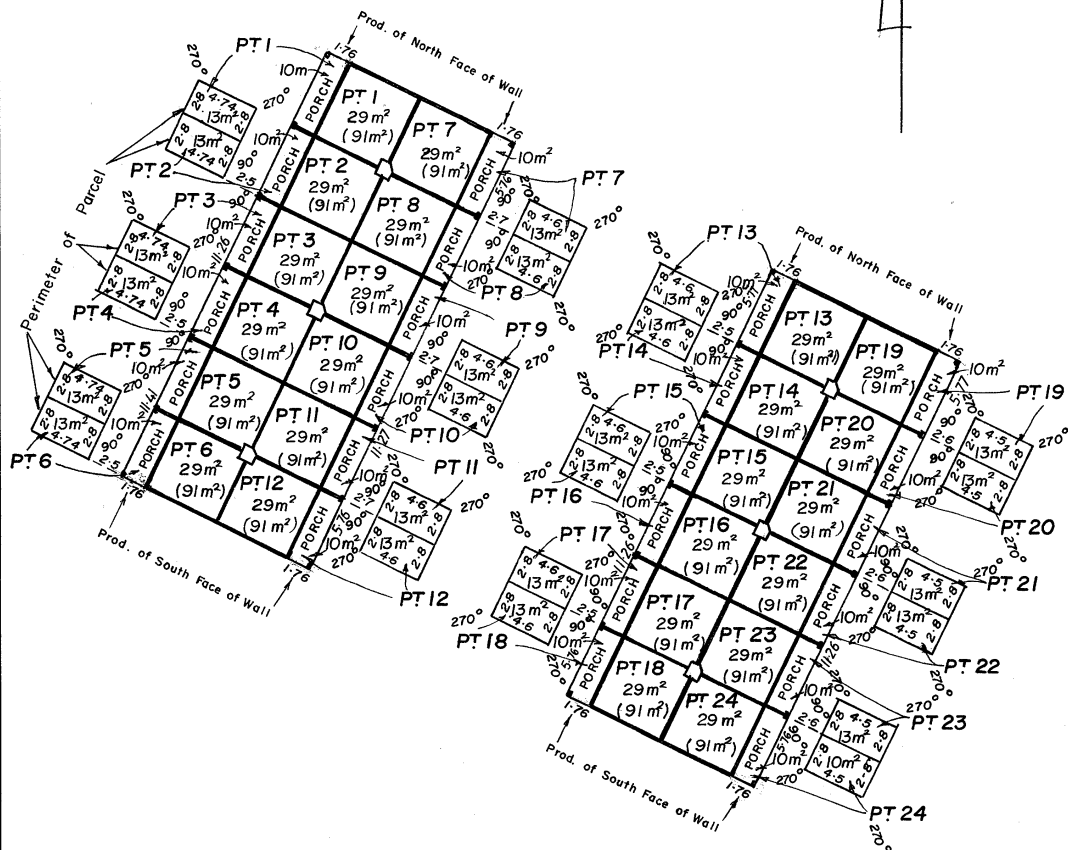
Version 3 [01-July-2025]

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STRATA PLAN No. 16992

GROUND FLOOR

- NOTE:- 1. LOTS RESTRICTED TO SEC. 6(1) ACT 33 OF 1985
 2. THE STRATUM OF PART LOTS EXTERNAL TO THE BUILDINGS
 EXTENDS BETWEEN 2 METRES BELOW & 5 METRES ABOVE
 THE UPPER SURFACE OF THE GROUND FLOOR OF THE
 RESPECTIVE LOTS EXCEPT WHERE COVERED.



FOR RESIDUE OF PART LOTS SEE SHEET 2

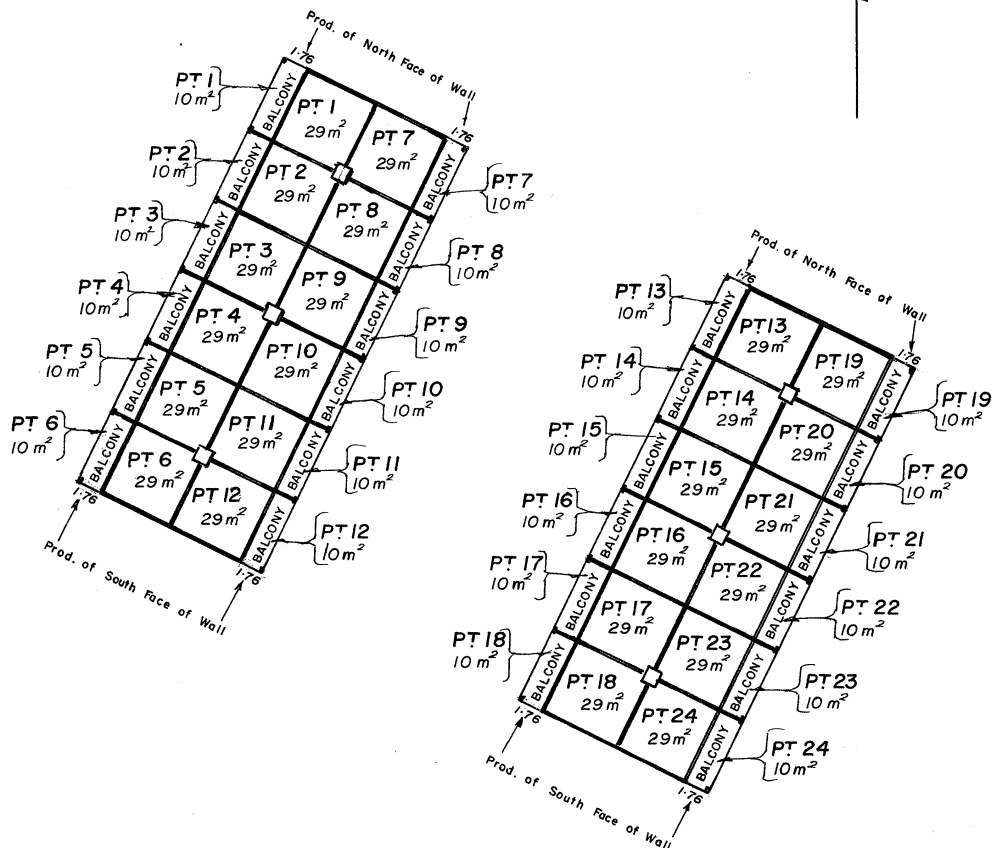
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41445/6/85-1M-S/7658

STRATA PLAN No. 16992

FIRST FLOOR

LOTS RESTRICTED PURSUANT TO SEC 6(1) OF ACT 33 OF 1985



FOR RESIDUE OF PART LOTS SEE SHEET 1

Scale 1 : 400

41445/6/85-1M-S/7658

Parking Management Plan

Updated: 08-Oct-2024
Property: 6/60 Smith Street, Highgate, Western Australia
Maximum Occupancy: 4 Guests

Off-Street Parking in Allocated Bay #6:



- ✓ Only one car per stay is allowed.
- ✓ All guest parking is off-street in the designated parking bay #6.
- ✓ Never park in any other bay, even for a few seconds. Our neighbours need access to their designated spot at all times.

Minimizing Street Parking Impact:

- ✓ To further reduce the impact on neighbours, guests are reminded to avoid using street parking.

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DA No. 5.2025.61.1

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Senior Urban Planner

Acoustic Report

Prepared 19-Feb-2025 by the applicant in accordance with Local
Planning Policy 7.5.21

1. Property Details

Address: 6/60 Smith Street, Highgate, Western Australia

Type of Construction: Brick

2. Noise Sources

Common Noise-Generating Activities: Guest conversations, TV, music, appliances, outdoor areas

Mechanical Equipment: 2x split system air conditioners

Expected Noise Levels: Minimal

3. Surrounding Environment

Distance to Neighbouring Residences: The property is an end townhouse in a row of six. It shares an adjoining wall with Unit 5 (left) and Unit 12 (rear).

Attached Dwellings: Yes, the townhouse is connected to neighbouring properties.

Nearby Noise-Sensitive Locations: None identified.

4. Noise Management Measures

House Rules: Quiet hours from 10:00 PM to 7:00 AM are enforced and outlined in the house rules, which are visible at the time of booking.

Soundproofing Measures: Carpets are installed upstairs to reduce noise transmission.

Noise Complaints History: No past noise complaints have been reported.

5. Compliance & Monitoring

Guest Awareness: Noise policies, including quiet hours, are specified in the house rules, which guests acknowledge when booking.

Monitoring & Response: The property owner will address any reported noise concerns promptly.

Neighbour feedback will also be monitored to ensure compliance.

6. Conclusion

The townhouse at 6/60 Smith Street, Highgate, has minimal noise impacts due to its brick construction, limited mechanical noise sources, and enforcement of quiet hours. Noise mitigation measures, including carpeting and clear guest policies, further support compliance with Local Planning Policy 7.5.21. The owner is committed to addressing any concerns swiftly to ensure ongoing compliance and neighbourhood harmony.

CITY OF VINCENT
DA No. 5.2025.61.1

22 August 2025

APPROVED
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Operations Management Plan

Parking Management Plan and Code of Conduct

Unhosted short term rental accommodation



Plan detail	Information
Property	Unit 6 60 Smith Street Highgate WA 6003
Property type	Two bedroom townhouse with one exclusive use car bay
Maximum occupancy	Four registered guests in total including children and infants
STRA registration	STRA6003L57DSY4E
Previous development approval	City of Vincent DA 5.2025.61.1
Owners and operators	
Plan date	17 September 2026

Prepared for a new development application under the City of Vincent Local Planning Policy Short Term Accommodation reviewed 12 August 2025.

1. Purpose and commitments

This plan governs the operation of the unhosted short term rental accommodation at Unit 6 60 Smith Street Highgate. It is intended to protect residential amenity, prevent parking and noise impacts, and give guests, neighbours and the City a clear and enforceable response process. The plan is binding on the owners, any appointed manager and every guest. It will be supplied to guests before arrival, displayed at the premises and made available to the City on request.

The owners seek approval for a maximum of four registered guests. The proposal acknowledges that the City policy indicates two on site bays for four to six guests, while the property has one exclusive use bay. The requested variation is supported by the one vehicle limit, the ban on visitors, pre booking verification, the two bedroom layout and the prior operation of the accommodation without any known substantiated noise, parking or compliance complaint.

Operational limit	Binding commitment
Guests	Maximum four registered guests in total, including children and infants
Visitors	No unregistered visitors at any time
Vehicles	Maximum one vehicle for the entire booking
Parking	Exclusive use bay allocated to Unit 6 only; no visitor, communal or street parking
Minimum stay	Three nights for a booking that falls over a weekend; two nights otherwise
Quiet hours	10 pm to 7 am, with reasonable residential noise required at all times
Events	No parties, gatherings, functions, commercial activities or amplified outdoor sound
Smoking	No smoking or vaping within the premises or common property

2. Property and management contacts

Role	Contact details	Availability
Owners and operators	Matthew Turner and Nadia Turner matt.peter.turner@gmail.com	24 hours during every booking
Primary mobile		24 hours during every booking
Perth attendance contact		Able to attend the premises within 30 minutes when required
Emergency services	000 for life threatening emergencies 131 444 for non urgent police assistance	As required

The primary mobile numbers are displayed on the required A4 identification sign, included in the guest manual and have already been provided to the adjoining properties. The owners remain responsible for compliance even where a cleaner, contractor or local representative performs an operational task.

The Perth attendance contact, Jane Sexton, is the owners' sister and is familiar with the property, the strata layout and the emergency procedures. She can attend the premises within 30 minutes when required and assists with post-stay inspection and cleaning.

The owners occupy the dwelling for approximately three months each year and remain active in the Paddington Court residents' WhatsApp group. This provides an established channel for prompt communication with neighbours and maintains the owners' direct connection with the complex.

3. Planning context and policy position

3.1 Residential location

The premises are in the Residential zone and have a close interface with adjoining homes. The application does not claim that every prescriptive location standard in clauses 1.1.2 and 2.1.1 of the City policy is satisfied. The proposal instead seeks assessment on its individual merits under the policy direction that a non complying application is assessed against clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015 and the objectives of Local Planning Scheme No. 2 and the policy.

The property is a two bedroom townhouse within an established inner urban setting. It has no external alteration connected with the use. Guests are prohibited from holding gatherings or receiving visitors, and the use is managed as temporary accommodation for one registered travel party rather than as an entertainment venue.

3.2 Surrounding land use and development context

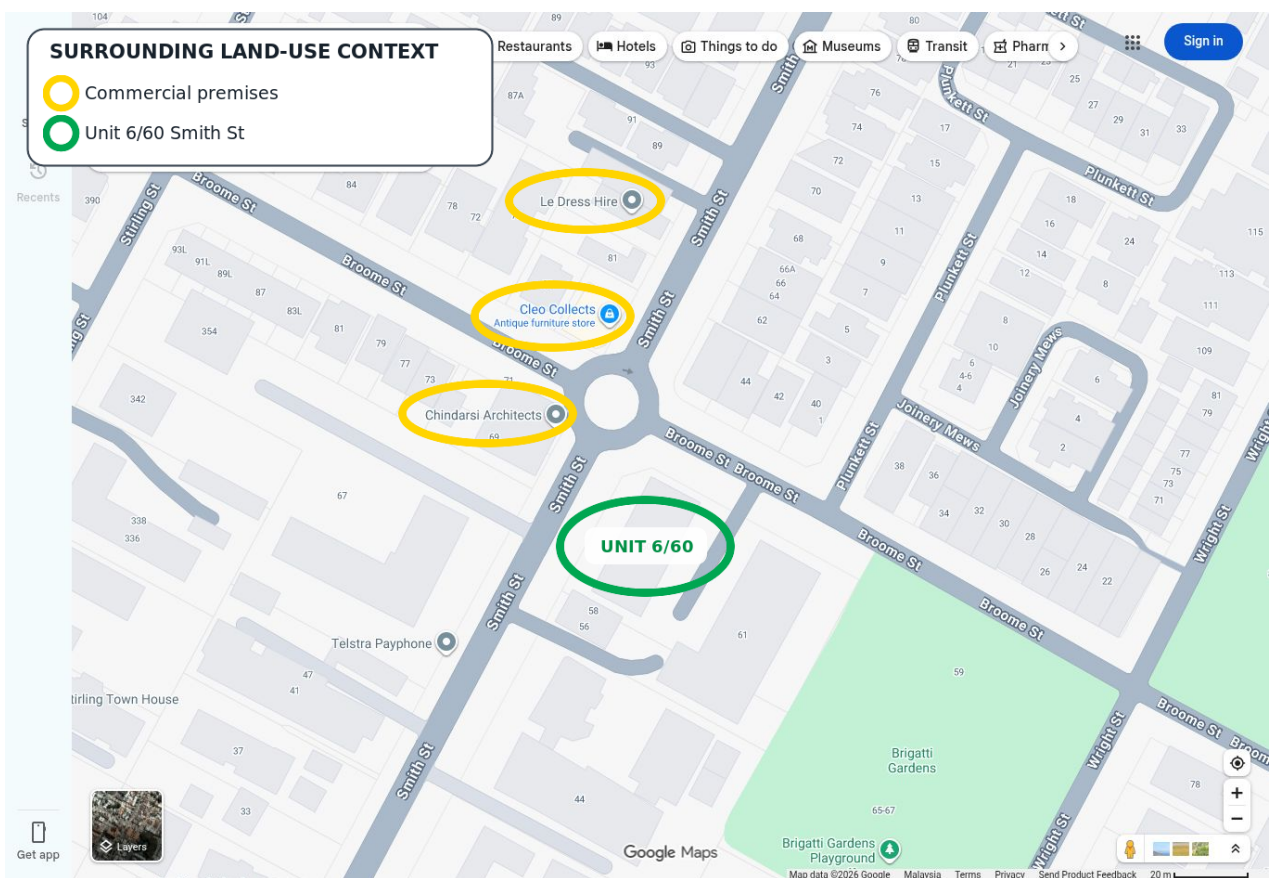
Unit 6 is located within the Residential zone, but its immediate surroundings include established commercial premises. Chindarsi Architects operates from 73 Smith Street, the Cleo Collects furniture showroom operates from 75 Smith Street, and Le Dress Hire operates nearby on Broome Street. These businesses are close to Unit 6 and the Smith Street roundabout and contribute regular daytime business activity to the immediate locality.

Directly opposite Unit 6, the State-approved Smith Street Build-to-Rent Project at 49-67 Smith Street is under construction. The approved project contains 109 one- and two-bedroom dwellings: 78 social housing dwellings,

22 affordable housing dwellings and nine specialist disability dwellings with onsite overnight assistance. Construction is a current source of daytime activity and noise. It is included as factual context and is not relied upon as a permanent non-residential use or as a prediction about future residents.

The nearby commercial premises provide evidence of established non-residential activity close to the property. Together with the scale and present construction activity of the development opposite, they demonstrate that Smith Street has an active inner-urban context. The application does not claim that Unit 6 is in a Mixed Use zone or that every location standard is satisfied. It asks the City to consider this surrounding context as part of the merits assessment required for a proposal that departs from the policy standards.

The proposed accommodation remains a low-intensity residential use: one registered travel party, a maximum of four guests, one vehicle and no visitors, parties or gatherings. These binding limits, together with the operating history and active management controls in this plan, protect the amenity of adjoining homes.



3.3 Operational history

The premises previously operated under City development approval DA 5.2025.61.1. To the owners' knowledge, its operation has not resulted in any substantiated neighbour complaint, parking complaint, noise complaint, compliance action or callout attributable to guests. The core controls used during that period remain: a four person limit, one vehicle only, guest screening, quiet hours and direct owner management. This revised plan clarifies and strengthens those controls to address the current policy.

DA 5.2025.61.1 approved the same maximum of four guests and one-vehicle arrangement together with the management controls in the 2025 plan. The stamped floor plan, waste plan, parking plan and acoustic report from that approval are reproduced in the appendices as evidence. They do not replace this plan; the current plan retains and strengthens those controls.

A nil complaints register, booking summary and supporting platform records should accompany the application so the City can test this statement against its own compliance records.

4. Justification for four guests

Approval is requested for four guests because this is the normal functional capacity of a two bedroom dwelling and allows the accommodation to serve a family travelling together. Four guests comply with the policy bedroom occupancy standard of no more than two guests aged 18 or over per bedroom. This plan is more conservative by counting every person, including children and infants, within the four person cap.

Assessment issue	Proposal response
Occupancy	Four persons is a modest cap for two bedrooms and remains below the policy dwelling maximum.
Typical booking	The accommodation primarily serves overseas and interstate visitors travelling as one family or household group, commonly two adults and two children.
Vehicle demand	One travel party is permitted one vehicle only. A booking is not accepted until the guest confirms that the entire party can comply.
Visitors	No visitors are permitted, preventing the approved occupancy from expanding during the day or evening.
Parking supply	One exclusive use bay is available. Guests cannot use visitor or communal bays and are instructed not to park on surrounding streets.
Demonstrated impact	The owners are not aware of any substantiated guest related noise, parking, amenity or compliance issue during prior operation.
Enforcement	A second vehicle, unregistered person or gathering is a serious breach requiring immediate correction and may result in termination of the stay.

The parking departure is therefore acknowledged rather than concealed. The requested outcome is four guests subject to an enforceable one vehicle condition. Headcount does not of itself create a second vehicle when the booking is one travel party and the vehicle limit is disclosed, accepted and monitored before arrival.

5. Booking and guest screening

No booking is accepted until the booking holder completes the following screening process.

1. The booking is made through a recognised booking platform or another channel that verifies the account holder's identity and retains a written booking record.
2. The booking holder provides the purpose of the stay, the full number of occupants, the name of every adult and the ages of children.

3. The owner checks verified identity, prior host reviews and booking history where available. Guests with a positive booking history are preferred. A guest without prior reviews is accepted only after enhanced direct communication and satisfactory verification of identity, purpose of stay, party composition and vehicle arrangements.
4. Third party bookings are not accepted. The verified booking holder must stay at the premises for the full booking.
5. The booking holder confirms in writing that there will be no more than four people, no visitors, no party or event and no more than one vehicle.
6. Local, same day or high risk bookings are subject to enhanced questioning and may be declined where the purpose or proposed conduct is unclear or inconsistent with this plan.
7. The Code of Conduct is supplied before arrival and must be accepted in writing before check in instructions are released.

A booking will be declined where information is incomplete, inconsistent or indicates a risk of unauthorised visitors, multiple vehicles, a gathering or disturbance. Screening is based on booking conduct and operational risk and will be applied consistently with applicable anti discrimination law.

6. Check in and check out

Stage	Procedure
Before arrival	The owner confirms guest names, total occupancy, one vehicle declaration, arrival time and written acceptance of the Code of Conduct.
Check in	Self check in is available from 3 pm through a secure key lockbox. Arrival instructions are sent before arrival, and the access code is released only to the verified booking holder after screening and written acceptance of the Code of Conduct. The code must not be shared.
Arrival	The guest parks in the marked bay allocated to Unit 6. The booking holder confirms arrival and reports any issue promptly.
During stay	The owner remains contactable 24 hours. Guests must report additional people, lost keys, damage, safety issues or neighbour contact immediately.
Check out	Check out is by 10 am unless agreed in writing. Guests secure doors and windows, remove food and rubbish as instructed, return keys and leave the bay clear.
Post stay	The Perth attendance contact inspects and cleans the premises after each stay. Linen and towels are replaced and laundered off site. Any excess occupancy, parking breach, damage, safety issue or complaint is recorded and considered before any future booking by that guest.

7. Noise and amenity controls

- Noise must comply with the Environmental Protection (Noise) Regulations 1997 and must remain reasonable for a residential setting at all times.
- Quiet hours are 10 pm to 7 am. During quiet hours there is to be no audible music, raised voices, door slamming, outdoor socialising or other noise that can be heard from adjoining properties.

- A Minut smart device monitors sound volume only and does not record conversations. It sends an immediate alert to the owners when sustained indoor noise exceeds the configured threshold.
- A Ring doorbell camera covers the exterior entrance only and sends arrival and departure notifications to the owners to assist with occupancy compliance. No camera operates inside the dwelling.
- A Minut alert results in an immediate written reminder to the booking holder. Repeated alerts, an alert during quiet hours or an alert supported by a neighbour complaint triggers direct telephone contact and, where required, attendance by the Perth contact.
- The townhouse is of brick construction and is carpeted upstairs to reduce sound transmission. The two split-system air conditioners are the only significant mechanical equipment identified in the previously approved acoustic report.
- Parties, functions, gatherings, commercial activities and amplified outdoor sound are prohibited.
- No unregistered visitor is permitted. The only people allowed at the premises are the guests named in the booking.
- Outdoor areas and common property are not to be used for entertaining. Guests must move indoors by 9 pm and keep doors and windows closed where needed to prevent noise transfer.
- Guests must enter and leave quietly, particularly at night, and must not loiter in driveways, parking areas or common property.
- The owner will respond to any credible complaint immediately under section 12. A serious or repeated breach may end the stay without refund, subject to the booking terms and applicable law.

8. Privacy and conduct near adjoining homes

- Guests must respect the privacy, security and lawful use of neighbouring homes and common property.
- Guests must not photograph or film neighbouring properties or residents, use a drone, look over fences or enter any area not forming part of Unit 6 or its access route.
- Children remain under adult supervision in outdoor and common areas.
- The driveway, path and access areas must remain clear. Guests must not block another resident's bay, gate, bin access or pedestrian route.
- No sign other than the required A4 identification sign will advertise the use at the premises.

9. Security and emergency management

- Doors, windows, locks, smoke alarms, the fire extinguisher and the fire blanket are checked as part of the property inspection and maintenance program.
- Access details are issued only to the verified booking holder. Keys and codes must not be copied, photographed publicly or provided to another person.
- The guest manual identifies emergency exits, the location of safety equipment, the property address and the numbers 000 and 131 444.
- For an immediate threat to life, fire or serious crime, guests must call 000 first and then notify the owner.
- Lost keys, security concerns, damage, fire alarm activation and essential service failures must be reported immediately.
- Access codes are changed or credentials withdrawn where compromise is suspected and at the end of any stay involving a security concern.

10. Waste cleaning and maintenance

Matter	Management requirement
Waste	Guests separate waste into the lime-green-lid FOGO bin, yellow-lid recycling bin and red-lid general waste bin and place it in the designated bin bay shown in the guest guide. Waste must not be left in common areas or beside bins. The stamped waste plan and bin-location map are reproduced in the appendices.
Bin presentation	The owner, cleaner or manager handles bin presentation and return unless written instructions specifically allocate that task to the guest.
Cleaning	The Perth attendance contact cleans and inspects the premises between stays. Linen and towels are replaced and laundered off site. Rubbish, damage, safety equipment, security, cleanliness and signs of excess occupancy are checked before the next guest arrives.
Maintenance	Defects affecting security, plumbing, electrical safety, smoke alarms or access are reported and addressed promptly by a suitable contractor.
Pests and odour	Food is stored and removed appropriately. Any pest, odour or hygiene issue is addressed before the next check in.

11. Pet management

Pets are not permitted unless the owner has given prior written approval. An approved pet must not be left unattended, enter neighbouring property or common areas other than for access, create noise or nuisance, or leave waste. The guest must remove waste immediately and comply with all strata by laws and applicable local laws. Approval may be withdrawn where a pet causes a disturbance. Assistance animals will be managed in accordance with applicable law.

12. Complaints management procedure

Neighbours have been given the primary 24-hour mobile numbers and may make a complaint by call, text or WhatsApp. The owners also participate in the Paddington Court residents' WhatsApp group. The owner will treat the complainant respectfully, avoid disclosing guest personal information and focus on stopping and documenting the reported impact.

Time from report	Required action
Immediately	Record the caller's details if offered, the address affected, the nature of the issue, date and time, and whether there is an immediate safety risk.
Within 5 minutes	Acknowledge the complaint and contact the booking holder with a direction to stop the conduct or correct the parking issue immediately.
Within 15 minutes	Confirm with the complainant where appropriate that the issue has stopped. If it has not, issue a final direction and activate the Perth attendance contact.

Time from report	Required action
Within 30 minutes	The Perth contact attends where remote intervention has not resolved the issue or attendance is reasonably required.
Urgent or serious issue	Call emergency services where necessary. A party, violence, deliberate damage, excess occupancy, refusal to comply or a second vehicle may justify immediate termination of the stay.
Within 24 hours	Complete the complaint register, record evidence and action, notify the City if required, and review whether further controls or guest exclusion are necessary.

12.1 Complaint register

The following information is retained and made available to the City on request.

Field	Record
Reference number	
Date and time received	
Complainant contact if provided	
Nature and exact details	
Booking and guest contacted	
Action taken and time	
Time resolved	
Follow up and preventive action	

13. Parking Management Plan

13.1 Parking supply and requested variation

Unit 6 has one exclusive use off street bay. The current City policy indicates two on site bays for four to six guests. Approval is therefore sought for a one bay shortfall subject to the binding controls below. The proposal does not rely on a communal or visitor bay and does not transfer expected guest parking demand to Smith Street.

- Only one vehicle is permitted for the entire booking, regardless of the number of guests.
- Before acceptance, the booking holder must confirm the number of vehicles and agree that the booking will use no more than one vehicle.

- The exact Unit 6 bay is identified in the check in instructions and by a photograph. Guests must park wholly within that bay.
- Visitor, communal, other residents' and street parking must not be used by guests or anyone associated with the booking.
- If a party intends to arrive in more than one vehicle, the booking is declined unless the party changes its arrangements before acceptance.
- If an unapproved second vehicle arrives, it must leave immediately. Failure to comply is a serious breach and may result in termination of the stay.
- Deliveries and rideshare vehicles must use lawful short duration stopping areas and must not obstruct driveways, footpaths or another bay.
- Parking instructions and the one vehicle limit appear in the listing, pre booking communication, Code of Conduct and check in message.

13.2 Basis for accepting the shortfall

The requested variation is limited to one bay and is supported by the operational profile of a single travel party, commonly a family, rather than separate room bookings. The dwelling is not let by the room. Four guests can therefore arrive together in one ordinary vehicle. Public transport, rideshare and walking access to inner Perth also allow guests to travel without a second vehicle. The owners' prior operating experience has not identified guest related street parking demand or a substantiated parking complaint.

Appendix D reproduces the stamped parking plan and photograph identifying the exclusive-use Bay 6. Current check-in instructions also identify the bay by photograph. The one-vehicle limit may be imposed as a condition of approval.

14. Identification signage

Before operation under a new approval, one A4 sign will be installed at the front of the dwelling in a position visible from the street, subject to strata requirements and the City Local Planning Policy Signs and Advertising. No larger promotional sign is proposed.

15. Code of Conduct for guests

The booking holder accepts responsibility for every person in the booking and must ensure this Code is followed. A breach may result in a direction to stop the conduct, attendance by the local contact, termination of the booking and recovery of costs where permitted.

1. Maximum occupancy is four registered guests in total, including children and infants. Only the people named in the booking may enter or stay at the property.
2. No visitors, parties, functions, gatherings or commercial activities are permitted.
3. Quiet hours are 10 pm to 7 am. Keep noise at a reasonable residential level at all times and move indoors by 9 pm.
4. Only one vehicle is permitted. Use only the bay allocated to Unit 6. Do not use street, visitor, communal or another resident's parking.
5. Do not obstruct driveways, gates, footpaths, bins or common property. Enter and leave quietly.
6. Respect neighbours' privacy. Do not photograph, film, use a drone, look into or enter neighbouring property.
7. Children must be supervised in outdoor and common areas.
8. No smoking or vaping is permitted within the premises or common property.
9. Pets require prior written approval and must never be left unattended.
10. Place rubbish in the designated bins and do not leave items in common areas or beside bins.
11. Do not share keys or access codes. Report lost keys, damage, safety issues and neighbour concerns immediately.
12. Follow every reasonable direction from the owner or manager. Serious or repeated non compliance may end the stay.
13. A Minut device monitors sound levels without recording conversations. An exterior Ring doorbell monitors arrivals and departures. No camera operates inside the dwelling.
14. A party, excess occupancy, an unapproved second vehicle, antisocial behaviour, refusal to follow a direction, or a serious or repeated noise breach may result in immediate termination of the stay, subject to the booking terms and applicable law.

16. Policy compliance matrix

Policy clause	Policy matter	Plan response
1.1.2	Residential location within stated walkable distances	Departure acknowledged. Merits assessment requested; no false claim of full locational compliance.
1.1.3	Outdoor areas minimise amenity impact	No outdoor entertaining; guests move indoors by 9 pm; quiet hours and privacy controls apply.
1.2.1	No communal or visitor parking	Complies. Only the exclusive use Unit 6 bay may be used.
1.2.2	Parking Management Plan	Included in section 13, including location, demand controls, neighbour protection and shortfall justification.
1.3.1	Code of Conduct	Included in section 15 and displayed/provided to guests.

Policy clause	Policy matter	Plan response
1.4.1	Complaints procedure and records	Included in section 12 with five-minute guest contact, attendance within 30 minutes where required and a detailed complaint register.
1.5.1	Pets not left unattended	Included in section 11.
2.1.1	Interface with non residential use and existing activity	Merits assessment requested. Established commercial premises at 73 and 75 Smith Street and nearby Le Dress Hire evidence non-residential activity close to the property. The Residential zoning and residential project opposite are accurately disclosed.
2.2.1	Visitor limit and hours	Stricter control: no unregistered visitors at any time.
2.2.2	Minimum stay	Three nights over a weekend and two nights otherwise.
2.3.1	No more than two adult guests per bedroom	Complies. Two bedrooms and four total occupants, counting children and infants in the cap.
2.4.1	Two bays indicated for four to six guests	One bay provided. Variation expressly requested with one vehicle undertaking and enforcement controls.
2.5.1	Operations Management Plan matters	Noise monitoring, screening, security, emergency equipment, privacy, waste, cleaning, check in and out, neighbour contacts, pets and signage are addressed.
2.6.1	A4 identification sign	Committed before operation; wording provided in section 14.

17. Monitoring and review

- The owners review the plan after any complaint, breach, change to the booking platform, change to strata by laws or change to City policy.
- The complaint register, booking records and written vehicle declarations are retained and supplied to the City where lawfully requested.
- House rules and listing text must remain consistent with this plan. Where there is an inconsistency, the stricter requirement applies until corrected.
- No increase to guest numbers, visitors or vehicles is permitted without any further approval required by the City.
- The owners will cooperate with reasonable compliance enquiries and implement additional proportionate controls where a verified issue identifies a gap in this plan.
- The Minut and Ring devices are checked as part of the property inspection program. Relevant alert and communication records are retained with the complaint or incident record where a potential breach occurs.

18. Supporting material for lodgement

The following supporting material is included in this plan:

- Surrounding land-use context map identifying Unit 6 and nearby commercial premises

- Appendix A stamped floor plan approved under DA 5.2025.61.1
- Appendices B and C stamped waste plan, bin-location map and separation instructions
- Appendix D stamped parking plan and photograph identifying exclusive-use Bay 6
- Appendix E stamped acoustic report

The following documents should accompany the development application as separate attachments:

- Previous approval DA 5.2025.61.1 and all conditions
- City correspondence dated 10 September 2026
- Current STRA registration confirmation
- Booking history showing party size, length of stay and vehicle information where recorded
- Complaint register showing nil substantiated complaints, if accurate
- Relevant platform rating and reviews as dated evidence of responsible operation
- Strata by-laws and any required strata consent or confirmation
- Photograph of the installed A4 identification sign

19. Source documents

[City of Vincent Local Planning Policy Short Term Accommodation](#). Reviewed 12 August 2025; policy standards and approval period provisions used throughout this plan.

[City of Vincent 49 to 67 Smith Street Highgate project page](#). Official description of the 109 dwelling project and development references.

[Western Australian Government Smith Street Build to Rent Project](#). Official construction program and project description; completion stated as Q4 2027.

City of Vincent stamped approved Short-Term Rental Accommodation Management Plan and Code of Conduct, Version 3 dated 1 July 2025, DA 5.2025.61.1, approved 22 August 2025.

20. Owner declaration

We confirm that this plan accurately states the controls we will apply to every booking. We accept responsibility for ensuring that guests and any person acting on our behalf comply with it. We will not operate beyond the scope of any development approval, lawful exemption, STRA registration, strata by laws or other applicable requirement.