

Development Application Submission Form

This submission form is provided for your convenience. There is no obligation to make a submission. If you wish to make a submission, please complete this form and email to: planning@belmont.wa.gov.au or post to: City of Belmont, Locked Bag 379, Cloverdale WA 6985.

Written submissions should be lodged with the City within the required comment period. If no comments are received by the closing date, we will assume that you have no comment you wish to make and the application will be assessed and determined on its merits and without any further consultation.

Please note also that although submissions will assist the City in making a determination on the application, they should not be construed as the sole basis for the City's decision. The application will be determined on the relevant planning merits and the City may not agree with all or part of your submission.

DEVELOPMENT APPLICATION DETAILS	
DA Number:	425/2025/LAND
Property Address:	295 Alexander Road BELMONT 6104 (St Lot 1 SP 71331)
Proposed Development:	Change of Use to Short Stay Accommodation
Zoning:	Residential R20
Enquiries:	Planning Officer, Richard Trethowan 9477 7400

DETAILS OF PERSON(S) MAKING SUBMISSION			
<input type="checkbox"/> I am an Owner and Occupier or <input type="checkbox"/> I am an Owner or <input type="checkbox"/> I am an Occupier			
Name(s):			
Affected Address:			
Postal Address: (if different to above address)			
Telephone No:		Email:	
Signature:		Date:	

Note: submissions should be based on planning merit. A 'How to Make a Submission on a Town Planning Proposal' fact sheet is available for viewing from: www.belmont.wa.gov.au.

Submission:

Additional lines over page. Attach additional sheets if required.

[illegible]

Attach additional sheets if required.

0402217962 dewarc@iinet.net.au or pappaskchen@gmail.com

8nd September 2025

The Chief Executive Officer
City of Belmont
Locked Bag 379
Cloverdale WA 6985

**Subject: Submission Regarding Proposed Short Stay Accommodation Application at
295 Alexander Road, Belmont**

Dear Sir/Madam,

This submission provides an overview of the proposal for a short stay holiday accommodation application located at **295 Alexander Road, Belmont**. We are seeking approval for the use of our existing dwelling as a short stay holiday accommodation.

We believe this proposal aligns with the evolving needs of the City of Belmont and offers several benefits to the local community and visitors.

1. Overview of the Proposal:

- **Property Description:** 3-bedroom, 2-bathroom property with secure onsite garage parking
- **Proposed Use:** Short-term rental to tourists/business travellers
- **Number of Guests:** Maximum 6 guests can be accommodated at any one time.
- **Operating Model:** Professionally Managed Property
- **Target Market:** Families, business travellers, visitors attending events at Optus Stadium, Conventions Centre etc with close proximity to airport

2. Compliance with City of Belmont Planning Framework:

- Property is located near to Great Eastern Highway which offers access to public transport & tourist amenities.
- Property is 90 metres from bus stop which is a high frequency public transport stop with direct route to Perth City, Kings Park and Airport.
- Property complies with City of Belmont's relevant planning policies, local laws, and the Residential Design Codes (R-Codes) pertaining to short stay accommodation.
- Attached detailed Management Plan outlines how our proposal addresses common planning considerations, such as:
 - **Parking and Traffic:** 2 garaged parking spots which is adequate for the proposed number of guests. Property is set back from the main road with dedicated driveway parking additional to the garaged parking.

- **Privacy & Noise:** Property has high security fencing creating privacy and a security barrier between properties. Property experiences environmental noise due to its located on a main road with vehicle/bus traffic and close proximity to the airport.
- **Waste Management:** General & Recycled waste bins are provided which will effectively manage the waste for the property.
- **Safety and Security:** The following measures are in place for guest and neighbourhood safety. Smoke detectors, Fire extinguisher/fire blanket, secure entry with House Alarm, Sensor Entry Light & secure window/door locks.

3. Benefits of the Proposal:

- **Economic Contribution:**
 - Conveniently positioned in the suburb of Belmont, this fantastic property lies just a short drive from Perth's key attractions – the Swan River, Kings Park and stunning city beaches. Within the neighbourhood, guests can explore pretty parks and playgrounds and enjoy dining, shopping and entertainment supporting local businesses, restaurants & shops which increases tourism spend in the area.
- **Tourism and Accommodation Options:**
 - The property being a residential house enhances the diversity of accommodation options available in Belmont.
 - Address is in a high demand location with proximity to Perth Airport, Optus Stadium, Ascot Racecourse, Perth CBD.
- **Property Maintenance and Investment:**
 - The property is on a main street and it always well-maintained and potentially enhanced as a result of the short stay operation.

4. Code of Conduct and Management Plan: Summary below – Full details attached

- **Communication with Guests:** Guests are informed of house rules, local quiet hours, and emergency procedures via booking platform agreement and via guest handbook located in the kitchen.
- **Contact Person/Manager:** Hometime Property Manager and Local Host - details within the attached Management Plan
- **Noise Management:** Guest Acceptance of House Rules which include quiet hours
- **Waste Management:** Cleaners, Property Managers and Guests instructed on rubbish requirements
- **Regular Maintenance and Cleaning:** Property is cleaned upon guest check out to a high standards. Property deep clean is undertaken Quarterly and gardening and outside cleaning is attended to fortnightly. Pool is maintained but local pool cleaner on their recommended Summer & Winter schedules. Property is inspected quarterly for any unreported maintenance to keep the property to a high standard.

- **Security Measures:** Secure entry with House Alarm, Sensor Entry Light & secure window/door locks

5. Conclusion:

We believe that our proposed short stay accommodation at 295 Alexander Road, Belmont is a well-considered and managed proposal that will positively contribute to the City of Belmont. We are committed to being responsible operators and good neighbours.

We respectfully request the City of Belmont's favourable consideration of our application. We are available to discuss any aspects of this proposal further at your convenience.

Thank you for your time and consideration.

Sincerely

c papanastasiou

Mihali & Chenelle Papanastasiou

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MANAGEMENT PLAN

Short Term Accommodation

Professionally Managed by Hometime

Address

295 Alexander Road, Belmont, WA 6104

August 2025

Chenelle Pappas

dewarc@inet.net.au

+61402217962

<https://stays.hometime.io/2373>

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Quick Action Sheet

Overview of current and optional measures; proposed pathway for resolving other issues.

Current Measures

Area	Action
Parking	<ul style="list-style-type: none"> House rules provided to all guest before booking and during stay. Dedicated Driveway available. Garage also available for 2 parked cars Only small-medium cars allowed (excl. 4x4, caravans, vans, trailers, etc.) No parking outside of dedicated bays is permitted (street, verge, lawn parking not acceptable etc.)
Insurance	<ul style="list-style-type: none"> Landlord Insurance noting Holiday Accommodation covered by EBM Insurance Additional Short-term Rental Insurance, covering guest damage, fire & potential guest accidents covered by AIRCover
Noise	<ul style="list-style-type: none"> House rules provided before booking and during stay Pre-screening of tenants: ID is required Only families or small groups looking for a quiet retreat Minimum of 3 day stays to avoid short term gatherings / party bookings/ etc. Strict no party / gatherings policy in place
Waste & Bins	<ul style="list-style-type: none"> Cleaners & property manager are instructed to ensure rubbish removal We ask guests during their stay to also roll the bin to the verge on collection days and to roll it back in when it has been emptied to ensure they can keep using the bins provided

Optional Measures

Area	Proposal
Noise	<ul style="list-style-type: none"> A noise monitoring device can be installed inside the property, notifying guests of their breach of noise levels and request for immediate stop via SMS, also allowing for reliable tracking of events
Reviews	<ul style="list-style-type: none"> Any unforeseen issues that may arise will be addressed swiftly and efficiently aiming for everyone's satisfaction in the complex. Please email for any suggestions or requests.

Problem Resolution

Area	Proposal
Urgent Issues	<ul style="list-style-type: none"> Guests are provided with Hometime Guest Support contact details as well as the local host's phone number. Guests can reach out by SMS or phone any time

Developing Concerns	<ul style="list-style-type: none"> Please reach out by email or via the local dedicated property host direct phone number (provided on check-in details). We will aim to remedy within 1 – 2 weeks. Otherwise, we ask for feedback every 6 months to get feedback and further develop the management plan.
Unresolvable Issues	<ul style="list-style-type: none"> If larger problems arise that cannot be resolved satisfactorily by the local host or Hometime within a reasonable time frame (3 – 6 months) following course of action is available to all owners: City of Belmont to request assessment of issues with accommodation: (08) 94777222. The City of Belmont can revoke short-term accommodation license

Property Overview

The property overview outlines a management plan for short-stay accommodation. The 3 bedroom property is located just a 7 minute drive from Perth Airport and a short 1 minute walk to the nearest public transport. This small compact property is in a high demand location with proximity to Perth Airport, Optus Stadium, Perth CBD, Swan River & Kings Park. It's a great option for small groups, families, or individuals looking for a relaxed home-like stay away from home, or for those traveling for work. However, it is not suitable for larger groups, parties, or late-night activities that are more suited for hotels or other tourism precincts. Hence, it will only be made available to families and small groups to ensure the environment of the property is not disturbed.

The property will be occupied and managed like an ordinary residential dwelling, and the number of guests and car bays will be consistent with the bedrooms and car bays that the property has been designed for. This means there is no need for any building works or modifications to increase capacity beyond what a typical residential dwelling can accommodate and has been designed for.

Guests can only use the dedicated car parking bays and are advised of parking limitations in the area prior to booking and reminded during their stay. As the unit will be used like a residential dwelling and rented to those who seek a quiet, home-like retreat, we do not anticipate excessive vehicle trips to and from the property.

The property offers a pool which is set on a regularly cleaning schedule by local Belmont based company (Pooltime) which will continue to have scheduled maintenance throughout guest stay breaks. The pool is complete with a safety gate for all guests safety during their stay.

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Property Overview Continued

Property Address	295 Alexander Road, Belmont. WA 6104
Number of Bedrooms	THREE (3)
Max Number of Guests	Maximum of SIX (6)
Total Car Parking Bays & Car Parking Location	THREE (3); 1 car permitted for parking in the driveway Maximum of 2 cars permitted parking in the garage Street & verge parking is not permitted.
Outdoor Use	As per house rules, guests are expected to observe quiet hours between 10 pm–9 am and remain respectful of neighbours. Outdoor area uses between 7:00am to 10:00pm every day, all guests must make their way inside the property and keep noise to a minimum from 10:00pm. Same rules apply for pool use.
Visitors	Prior permission must be obtained from local host for any visitors.
Pets	Strict no pet policy.
Parties & Gatherings	Strict no parties & gatherings policy.
Music & Noise	Parties and loud music are not permitted under house rules. If guests breach these conditions, our local host will intervene, and they may be required to leave the property. 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.
Smoking / Vaping	Strict no-smoking / no-vaping policy.
Insurance	Short Term Accommodation / Landlords Insurance ('Accidental Damage' Coverage) to cover buildings, contents, accidental loss, damage, & legal liability.
AirCover by AirBnB	A complimentary, comprehensive protection for hosts from AirBnB

Management of Property

The Property is under Professional Property Management by Hometime with a local dedicated host. Hometime's local dedicated host contact details will be made available to all guests, and we will provide these contact details to all adjacent neighbours in the rare chance of an issue arising. We are contactable 24/7 and typically able to attend the property in person.

As short-stay accommodation is not subject to the same stringent rules of the Residential Tenancy Act 1987 that apply to long-term leases, we have significant power to manage any potential antisocial behaviour and maintain the integrity of the area. You can be assured of our best intentions and respect of the public amenity and neighbourhood.

Guest Screening & Booking Process

When a guest requests or books a stay at our property, we check for the following:

- Contact details (name, phone, email)
- Acceptance of house rules
- Confirmed payment
- Profile photo (if set)
- Government-issued ID
- Written reviews/recommendations from other hosts
- Overall star rating, including observance of house rules, cleanliness, and communication
- Total number of guests and their location
- Reason for visiting Perth and booking the property
- We further screen potential guests by:
 - Cross-referencing social media accounts
 - Obtaining names of all guests
 - Setting age limits for guests (26 years and older)
 - Requiring government-issued ID

We will also have a pre-booking questionnaire and reserve the right to refuse, accept, or cancel reservations.

Before or after accepting a booking, we send a message reiterating our no-party stance and encourage guests to cancel their booking if that is their intent.

Our house rules are displayed online and in a guest handbook located in the kitchen. We also add additional rules as needed.

Once a guest is confirmed, we exchange phone numbers for further communication. We message guests before, during, and after their stays, with all correspondence saved for our records.

We anticipate approximately one booking per week with an estimated average trip length of 6-8 nights. We require a minimum stay of three nights to deter party-goers and have a booking cut-off time of 48 hours.

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.

Guests will enter the property with ease using the keys provided in a lockbox secured safely to the side of the property. This code is sent via email prior to check-in.

Our check-in instructions will be issued to guests three (3) days prior to their arrival and will be 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 pot and where the council bins are located.

Guest Handbook & Code of Conduct

We provide a 'Guest Handbook' for all guests upon check-in which includes important information for their stay, such as the local host's contact details, emergency plan, house rules, parking rules, bin collection days, public transport, nearby amenities, sights and attractions in the area and more. Guests are required to communicate with us via the booking platform (eg. Airbnb) for general matters, or contact the local host directly for any urgent issues. The handbook also includes a Code of Conduct summarizing the house rules for all guests and visitors, as well as local host and emergency contact details, which significantly mitigates any risk and issues regarding the stays.

House Rules

- Parties & Gatherings – This property has a strict no party policy. Prior permission must be obtained from local host for any additional visitors.
- 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 during quiet hours between 10:00pm to 9:00am every day.
- Outdoor Use – Outdoor areas use is strictly between the hours of 7:00am to 10:00pm every day. All guests must make their way inside the property and keep noise to a minimum from 10:00pm.
- Car Parking – Car parking is to be on-site in the allocated car bays only.
- Smoking & Vaping – This property has a strict no-smoking / no-vaping policy. If there is a

clear odor of any smoking odor upon checkout or cigarette butts have been found, guests will be charged a deodorizing fee.

- Pets – We have a strict no-pets policy. If there is a clear animal odor and/or if pet hair has been discovered upon checkout, guests will be charged a deodorizing fee.
- Rubbish – Rubbish and recycling items are to be disposed in the correct allocated council bins and placed outside for weekly collection.
- Security – All doors and windows should be locked when the property is not occupied.

Hygiene, Comfort & Waste Management

- Guests must dispose of rubbish and recycling in allocated bins for weekly collection every Thursday morning, following local council policies and procedures.
- Housekeeping will remind guests to use allocated bins and remove any excess rubbish from sight.
- Housekeeping will attend to rubbish disposal at checkout and when the property is vacant.
- Housekeeping monitors bin location and contents and may gather evidence to maintain the bins and mitigate risks.
- The property has a fully functional kitchen with no vermin or pest problems. Professional pest control can be arranged if needed.
- Linen and towels are laundered off-site by a professional service.
- Exhaust fans, air conditioning, and heating are checked and repaired or replaced as needed.
- A washing machine and dryer are available for guest use.

Maintenance

As the owners of the property, we will have real-time access and control of the bookings calendar and may regularly schedule maintenance works in between guest stays to ensure the property is kept up to mine and the guests' expectations. Property maintenance is regularly reported and resolved swiftly either during or after guests' stays depending on the severity that the appearance of the property meets or exceeds the standard of the neighbouring properties.

We currently have a gardener that maintains the backyard every 4 weeks which we will continue to provide. They have advised that they will carry out fortnightly inspections and notify me of any damage or anything that needs to be brought to my attention.

The property is on a main street and it is always well-maintained and potentially enhanced as a result of short stay operations.

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Safety

The property includes compliant RCD's and Smoke Alarms. A licensed 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 a first aid kit.

If required, we can consider fire extinguishers, fire blankets and to implement 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, hospital & fire station and that our emergency contact is '000'.

Noise Mitigation & Complaints Procedure

We want all guests to enjoy their stay and respect our neighbours' peace and quiet. Before booking, guests must agree to our simple house rules that minimize noise and disturbance. If a rule is broken, we'll take immediate action to resolve it. We're available 24/7 and provide our contact details to guests and neighbours for any concerns. If there's a complaint, we investigate and inform the guest/s of the situation and any rule breach. Depending on the severity, we may cancel the reservation and require the guest/s to leave immediately. We may also involve professionals to minimize disruptions to neighbours. We aim to resolve issues within 30-60 minutes of receiving a complaint and keep complainants informed throughout the process.

Security

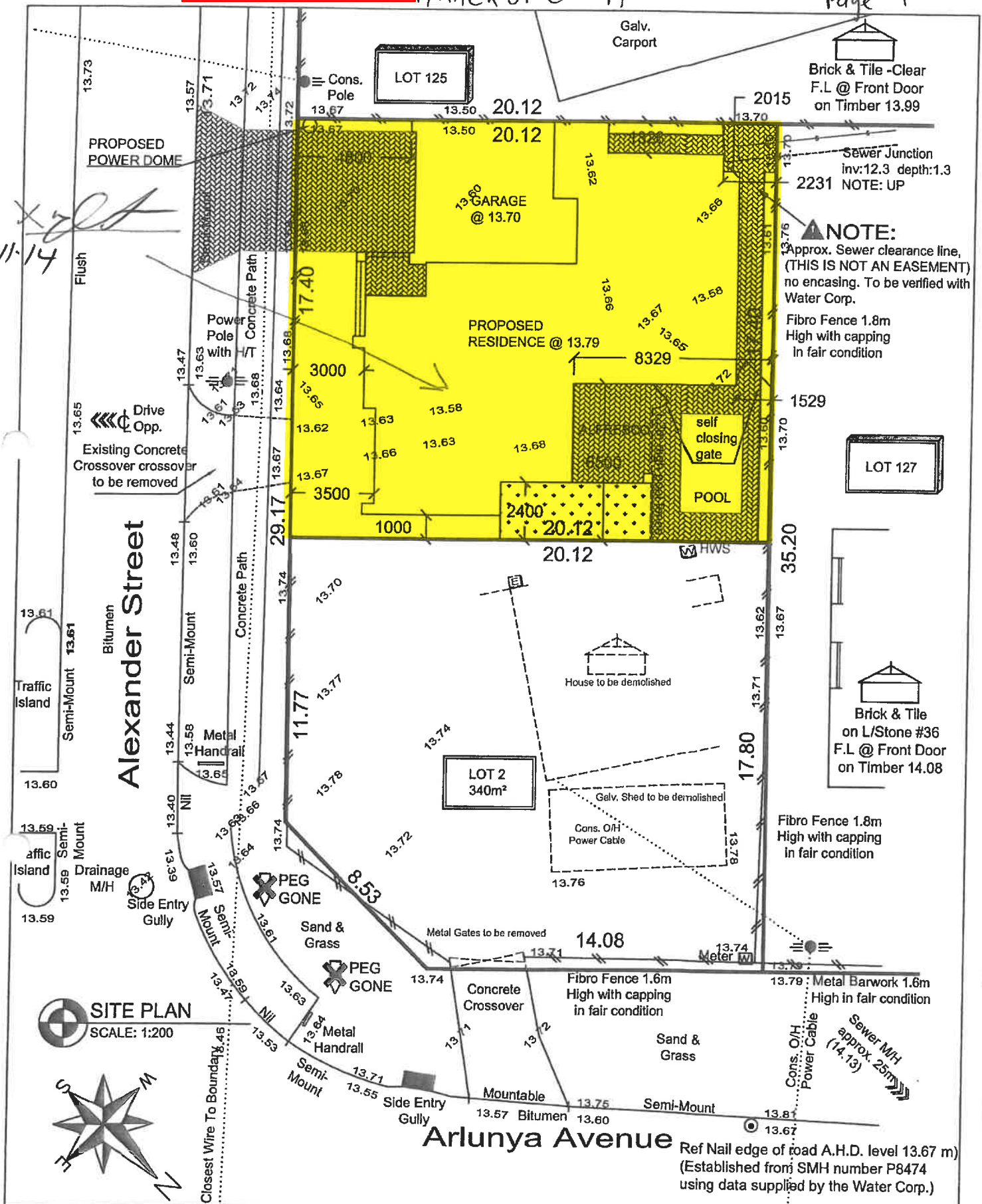
Hometime Property Management take safety and security very seriously. We screen all booking applications to ensure the safety of all residents, and we prioritize small families or groups. If any issues arise such as theft or property damage, we have swift measures in place to handle them.

We value our guests and believe that friendly outreach and positive communication can go a long way in ensuring a safe and enjoyable stay for everyone.

Review Periods

As owners we want to make sure that we are always available to address any concerns or issues that may arise with our short-term accommodation. To do this, we keep in close contact with our Property Management Company Hometime, our local dedicated host and we hold a review every quarter of the year to make sure the property is running as it should, the guest feedback is satisfactory, and the neighbours are happy with the running of the short-stay with no complications or disruptions caused.

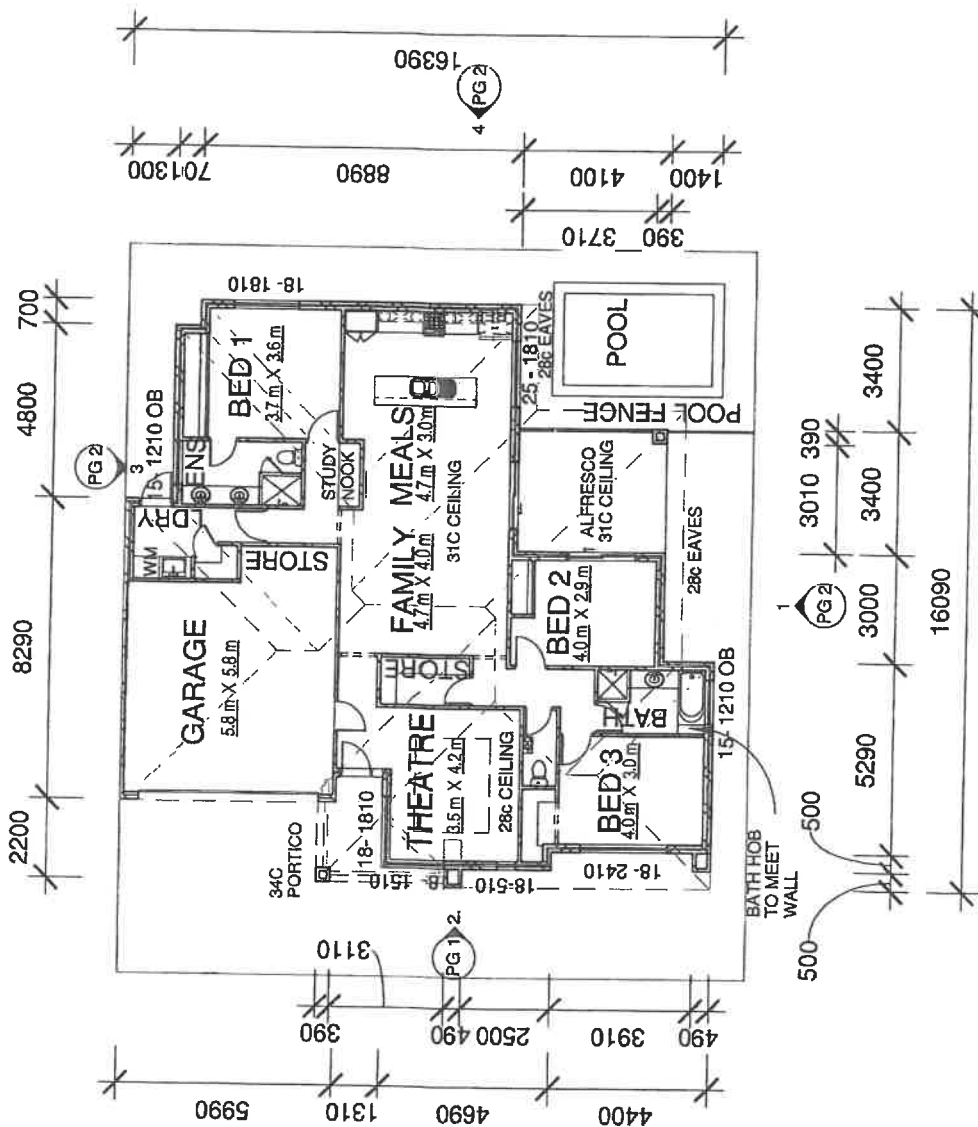
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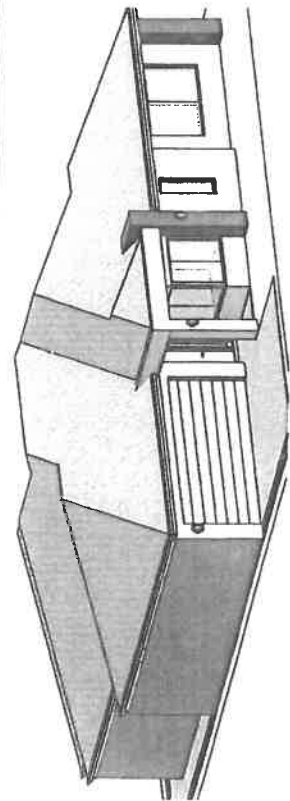
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								SITE PLAN	NOTE:	REVISION:
								SCALE: 1:200 DATE: 4/11/14 DRAWN: JM	© THIS DOCUMENT IS COPYRIGHT AND MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM PETER GRYGIEL	SHEET NO. 1 of 1

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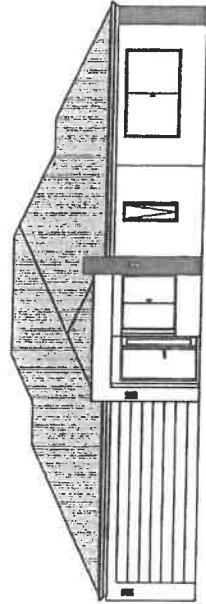
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GROUND FLOOR
1:200



PERSPECTIVE VIEW 1



ELEVATION 2

Revisions	
Project No:	Revision:
Drawing Set: RFQ	R-Code: R 20
Title: GROUND FLOOR (A4)	
Scale: 1 : 200	Sheet No:
Date: 4/11/14	Approved:
Drawn: JM	Status:
Client: MIHALI	PG 1 OF :
Plot No:	

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