

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:	504/2024
Property Address:	1 Wendron Street CLOVERDALE 6105 (Lot 26 PL 8633)
Proposed Development:	Change of use from 'Single House' to 'Holiday House'
Zoning:	Residential R20
Enquiries:	Planning Officer, Penny Wallis 9477 7504

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.

Accommodation Proposal

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Introduction

Demand Segments

1. FIFO Workers:

FIFO workers often require short-term accommodation during their transit between work sites and home. This demographic typically seeks convenience, safety, and affordability. Our properties are ideally located to serve this market, with easy access to public transport and essential amenities.

2. International Students and Travelers:

While the demand from this segment is currently moderate, it presents an opportunity for growth. Many international students and travelers are looking for short-term stays as they transition to longer-term housing solutions. Our accommodations can provide a welcoming environment for these individuals.

3. Families and Event Visitors:

Families visiting for school holidays or special events often seek budget-friendly options. By offering competitive rates and family-friendly amenities, we can capture this market segment as well.

Location

The strategic location of our proposed accommodations is a key factor in their viability. Each property is situated to maximize accessibility and convenience for our target customers:

- most convenience to access to public transport from/to airport;
- parking space to avoid impact to neighbor and avoid decreasing appeal of the area;

1 Wendron street, Cloverdale, WA 6105	abbr. 1wendron
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- under 100m away to bus stop 14208 to airport T1-2;
- under 100m away to bus stop 14197 from airport T1-2 to the hosting, Belmont Shopping Center and CBD;
- under 50m away to bus stop 26954 to Belmont Shopping Center and CBD;

Parking space:

- more than 3 cars on-site parking;

Accommodation Requirements

1wendron

- Typical residential dwelling with 3 rooms 1 bathroom and 1 toilet;
- There is queen bed for each room;
- A fully equipped kitchen, laundry facilities, and an outdoor gazebo with a designated smoking area.

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Duration of Stay

To align with our target market's needs, we will implement a maximum stay of 1-2 nights for each booking. However, we are flexible and open to special requests for extended stays based on guest circumstances, ensuring we cater to individual needs while maintaining operational efficiency.

Special Requests

We understand that unforeseen circumstances can arise, and we are committed to accommodating special requests whenever possible. These may include:

- Flight Cancellations or Delays: We will work with guests to provide alternative accommodations in case of unexpected travel changes.
- Natural Disasters or Unforeseen Issues: In the event of emergencies, we will prioritize guest safety and comfort.
- Extended Stays: Guests who face challenges in securing long-term housing may request an extension, which we will consider based on availability.

All special requests are considerable, subject to room availability and discount offer will be applied to sharing and helping the guest.

Human Resource

Our team will consist of myself and a dedicated assistant responsible for preparing and maintaining the properties. We will ensure that all accommodations are cleaned and prepared to the highest standards before each guest's arrival. Compensation for our staff will adhere to Fair Work regulations, including salary and superannuation, ensuring fair treatment and compliance with labor laws. Staff will receive training on hospitality best practices, customer service, and emergency procedures to ensure a safe and pleasant experience for all guests. Regular performance evaluations will be conducted to maintain high-quality service standards.

Conclusions

In conclusion, this proposal outlines a unique opportunity for the City of Belmont to support responsible short-term rentals that cater to the evolving needs of travelers while respecting the community's values. We believe that our approach will not only meet market demand but also contribute positively to the local economy and community.

I look forward to the opportunity to discuss this proposal further and explore how we can work together to enhance the City of Belmont's hospitality offerings. Thank you for considering our proposal.

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Management Plan

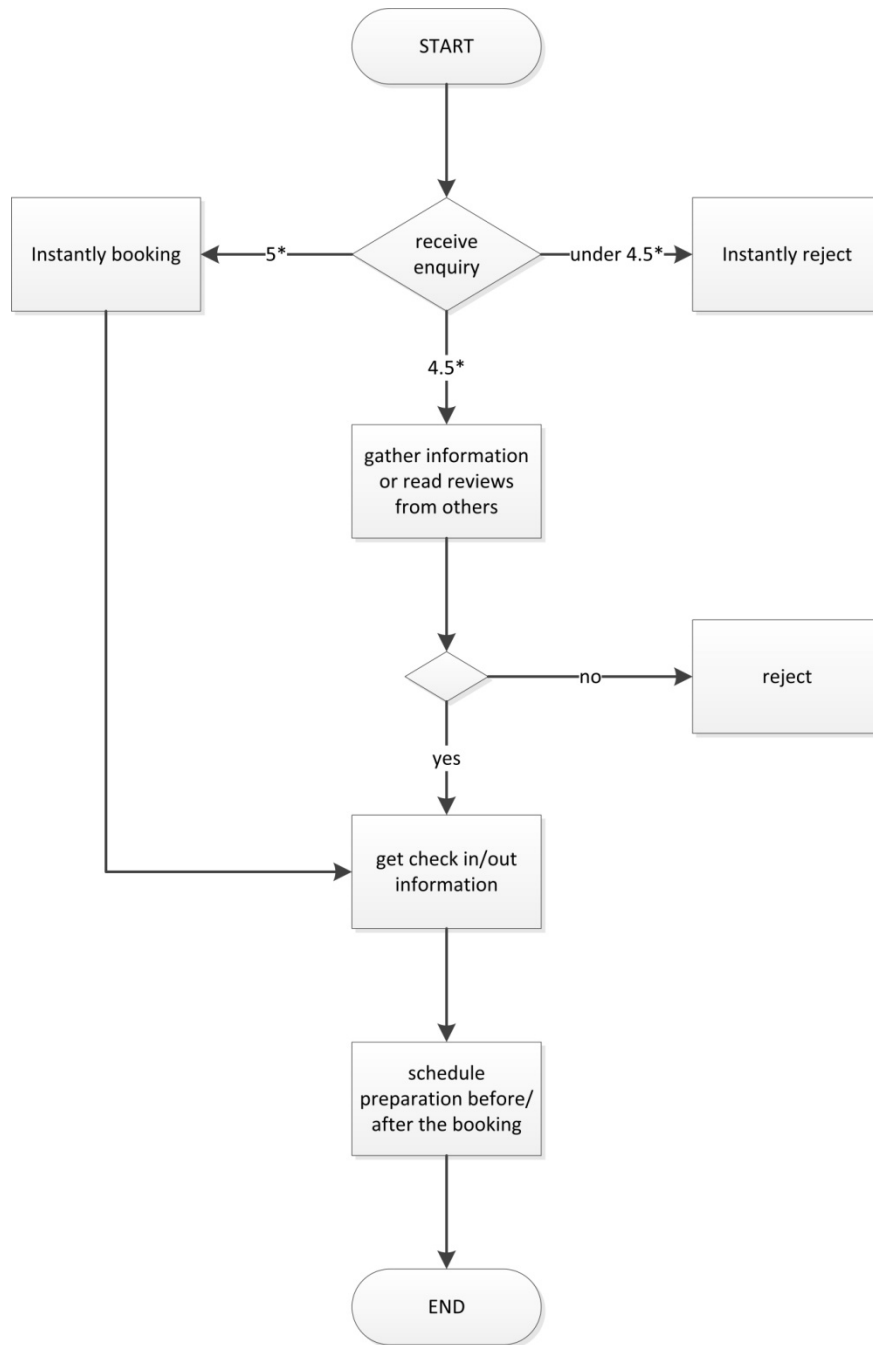
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Code of Conduct for Guests

Procedure



The Code of Conduct is designed to establish and maintain a respectful and enjoyable environment for all guests and residents. Adherence to these guidelines is mandatory and contributes significantly to the overall quality of the guest experience. Violations of the Code may result in corrective action, including but not limited to warnings or eviction from the premises.

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Pre-requisition Criteria

Before making a booking, guests must meet the following criteria to ensure a harmonious and pleasant stay:

- A five-star review from the booking platform community.
- agree with the house rules;
 - Smoking Policy: smoking is permitted only in designated areas to ensure the comfort of all guests and to comply with health regulations.
 - Occupancy Limit: A maximum of one guest is allowed per room.
 - Cleanliness Standards: Guests are expected to maintain cleanliness after using any amenities or shared areas.
 - Device Usage: Guests must turn off electronic devices when not in use.
- Respectful Behaviour: Guests are required to demonstrate respect for neighbours and maintain appropriate behaviour at all times. This includes being mindful of noise levels, especially during late hours, and engaging in courteous interactions with all residents.

Guest Obligations

Guests have a responsibility to report any damage or maintenance issues immediately. Prompt reporting allows for timely resolution and helps maintain the quality of the property for all guests. Failure to report damages may result in additional charges to the guest's account.

Complaints Management Procedure

Guests are provided the contact phone number of the property manager. And it is displayed in the common area and within each guest room, available for guest queries or complaints.

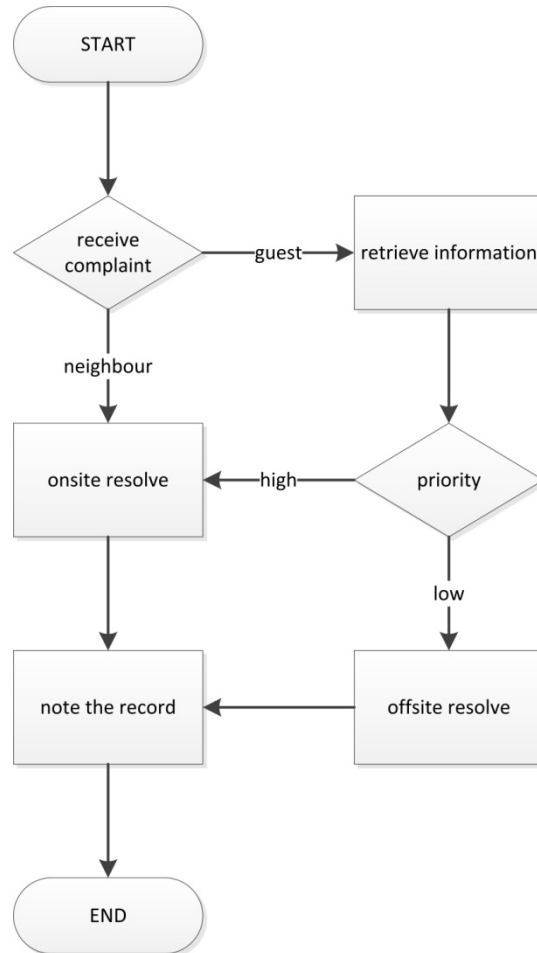
Neighbors are provided with the owner's or manager's direct contact number for any urgent concerns or complaints related to the property or guest behavior.

High Priority Treatment: Complaints originating from neighbours will be treated as high priority, regardless of the nature of the complaint. The process will include:

- Immediate onsite assessment by the property management team.
- Engaging with the guest involved to understand the situation and mediate if necessary.
- Implementing solutions to mitigate any issues, such as noise disturbances or safety concerns.

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Procedure



Control of Anti-Social Behavior and Conflict Prevention

Guests will be informed of local regulations, quiet hours, and expectations for respectful behaviour through the check-in guide and posted notices throughout the property.

Quiet hours are enforced from 10 PM to 6 AM on weekdays and from 10 PM to 8 AM on weekends. Guests are encouraged to observe these hours to ensure a peaceful environment for all residents. During these hours, guests should refrain from loud conversations, music, or other activities that may disturb others. Guests are expected to maintain courteous interactions with neighbours and other residents at all times. This includes being considerate of noise levels, especially during late hours, and engaging in respectful communication.

In instances of anti-social behaviour, guests will receive a formal notice outlining the nature of the violation. Repeated violations may result in the cancellation of their stay and a negative review following the completion of the booking. Our aim is to maintain a safe and welcoming environment for all guests, and we take any breaches of conduct seriously.

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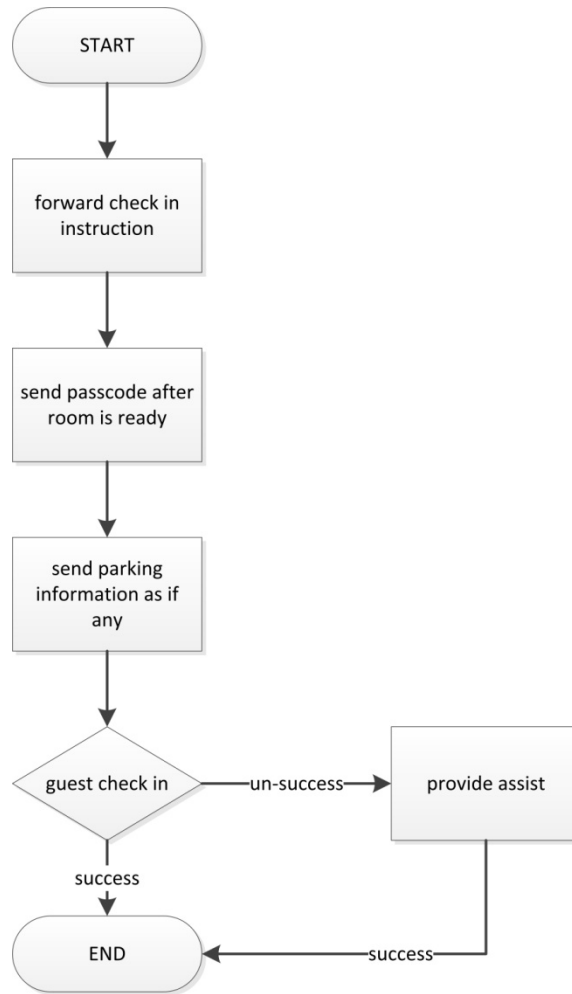
Guest Check-In and Check-Out Procedures

To ensure a smooth and efficient experience, guests must adhere to the check-in and check-out times specified on the booking platform:

- Check-in Time: Guests may check in from 2 PM onwards.
- Check-out Time: Guests must check out by 10 AM.

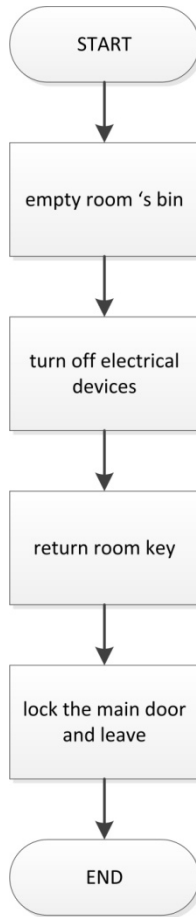
Late check-out requests will also be considered based on availability, and guests should notify us as soon as possible if they require additional time. Failure to check out on time may result in additional charges.

Check-in



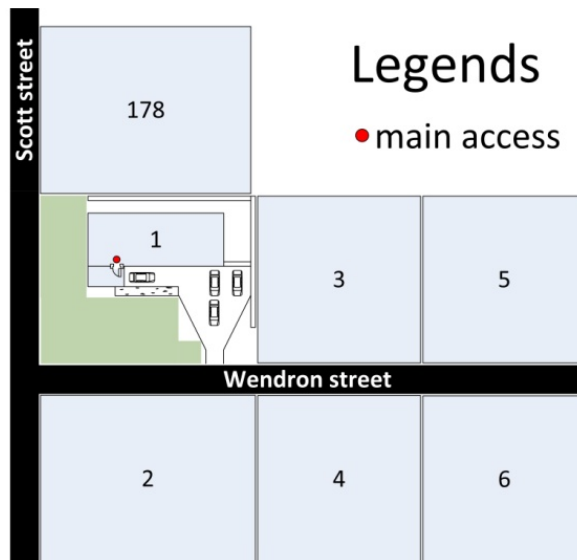
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Check-out



Management of Car Parking

Parking Area



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Guests have to park

- only park in assigned area within the premises;

Waste Management and Guest Expectations

Each room is equipped with a reusable small bin for personal use. Upon check-out, guests are encouraged to empty this bin into the larger bin located in the kitchen area.

The kitchen features three clearly labelled bins for waste disposal:

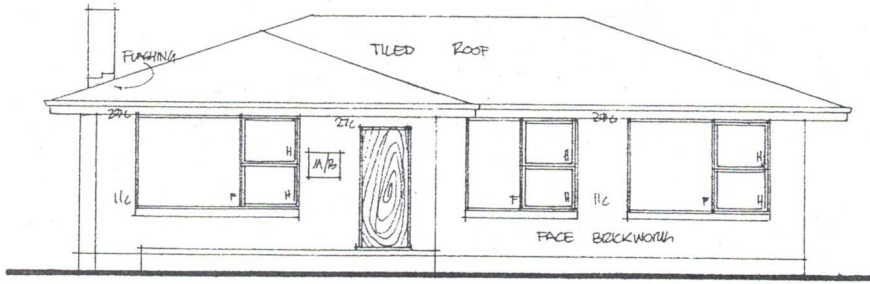
- **General Bin:** This bin is designated for non-recyclable waste and is equipped with a bag for easy disposal. Guests are encouraged to minimise waste generation where possible.
- **Recycling Bin:** A large box bin is available for recyclable materials, promoting environmentally responsible practices. Guests should familiarise themselves with local recycling guidelines to ensure proper sorting.
- **Green Caddy:** Located on the kitchen sink table, this caddy is intended for organic waste, such as food scraps. Guests are encouraged to use this bin to support our sustainability initiatives.

If guests are unable to dispose of their waste due to time constraints, it is our responsibility to manage this during the preparation of the room for the next guest.

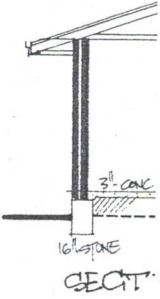
Our team is also tasked with properly classifying waste types and ensuring they are placed in the appropriate outside wheelie bin. Additionally, we will conduct a thorough check to rectify any incorrectly sorted waste in the bins to uphold our commitment to sustainability and cleanliness.

We encourage all guests to engage in environmentally friendly practices during their stay. This includes reducing water and energy consumption, recycling, and properly disposing of waste. Our commitment to sustainability is reflected in our operations, and we appreciate the cooperation of our guests in this endeavour.

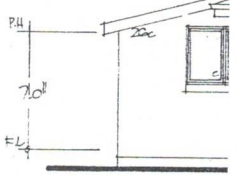
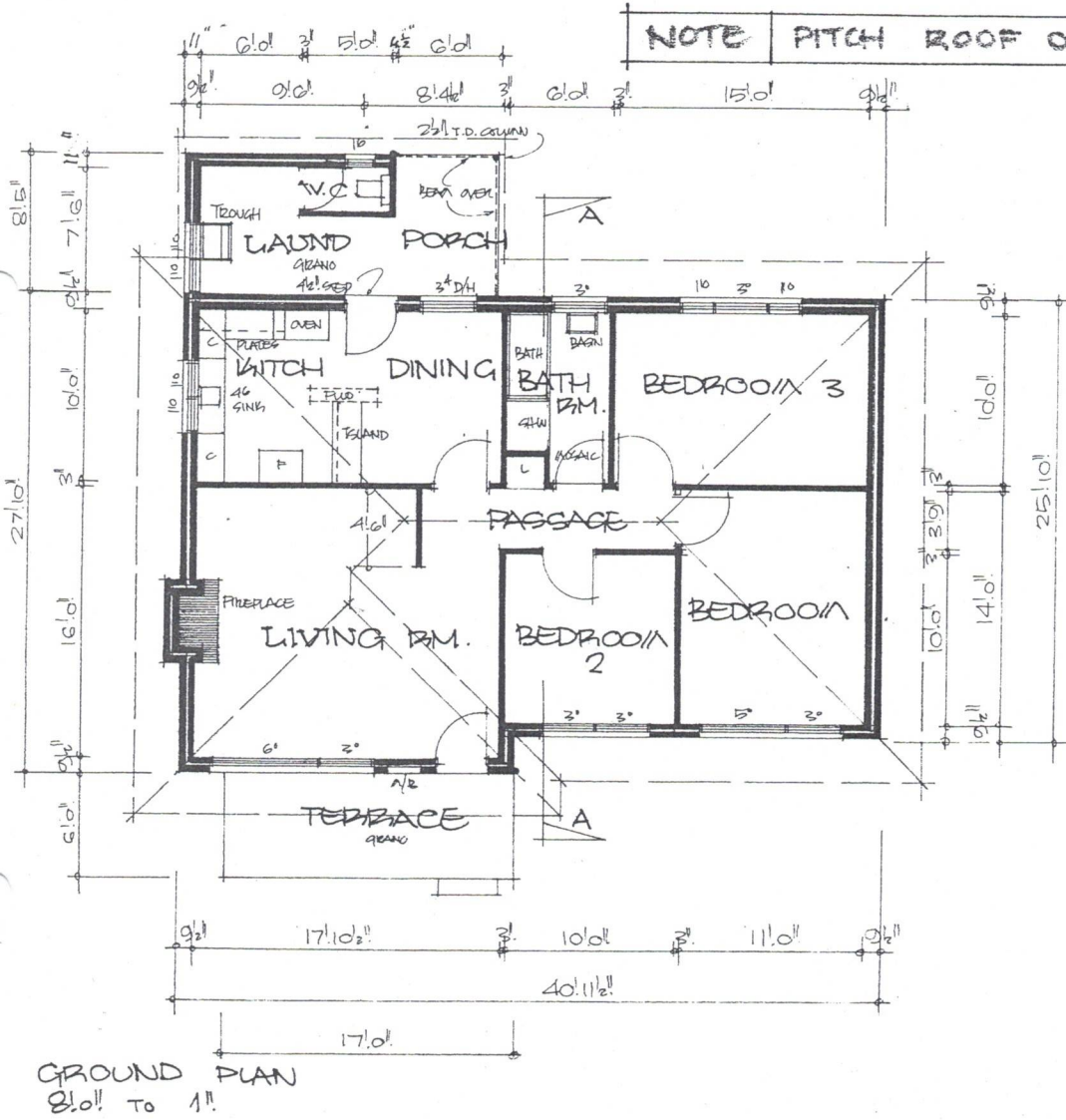
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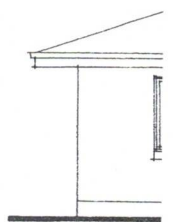
FRONT ELEVATION



NOTE PITCH ROOF ON EXTERNAL 4:



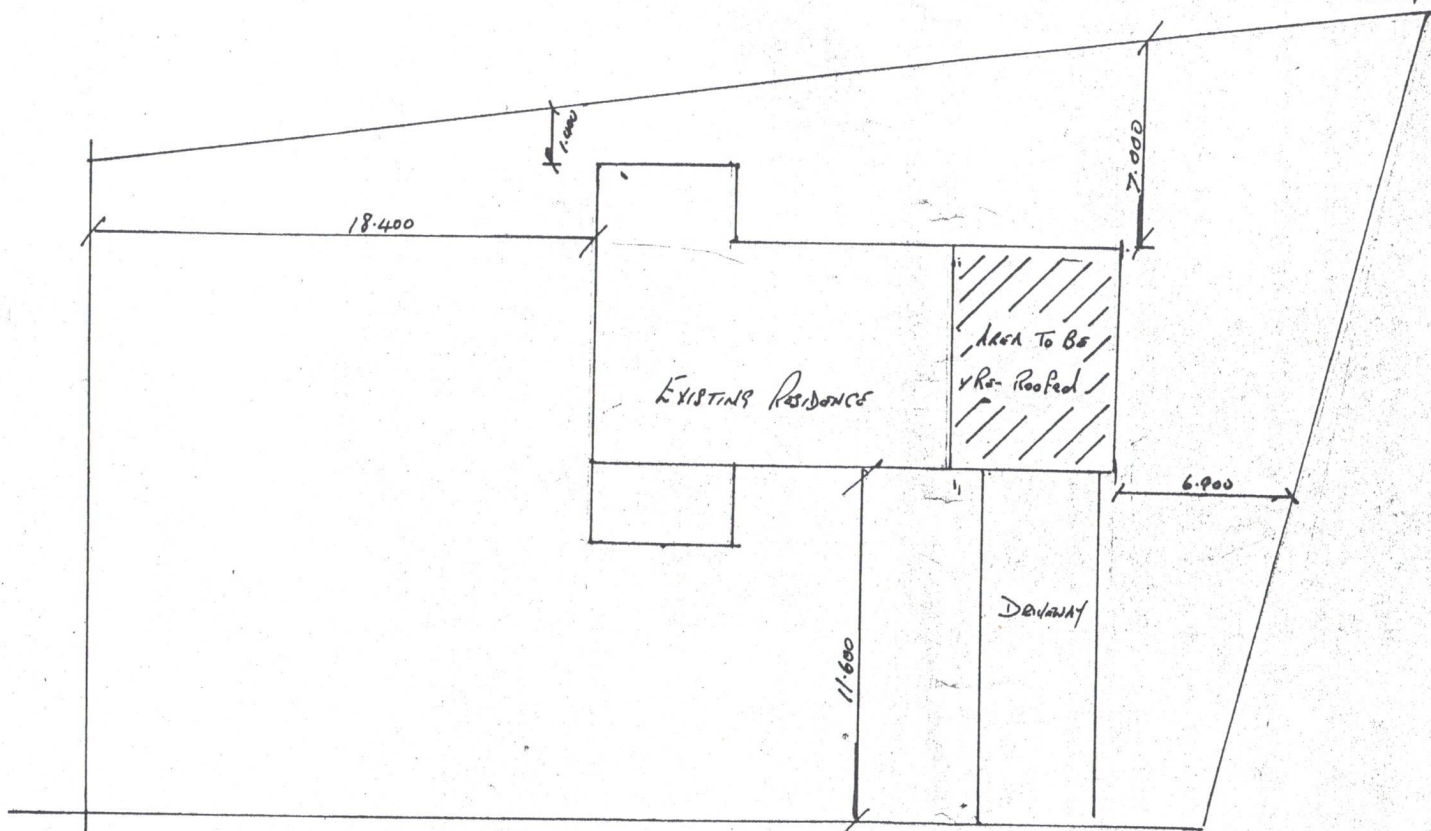
SIDE E



REAR

LAND
PROPOSED
ON LOT

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1:200

Block PLAN. 1:200.

No 1 WENDRON ST.

175
150 x 25mm RIDGES

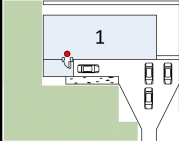
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low exers 2000

Scott street

Legends

● main access



Wendron street

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