19th October 2026

MANAGEMENT PLAN

PROPOSED SHORT-TERM ACCOMODATION

30 Langler Street,

EAST VICTORIA PARK WA 6101

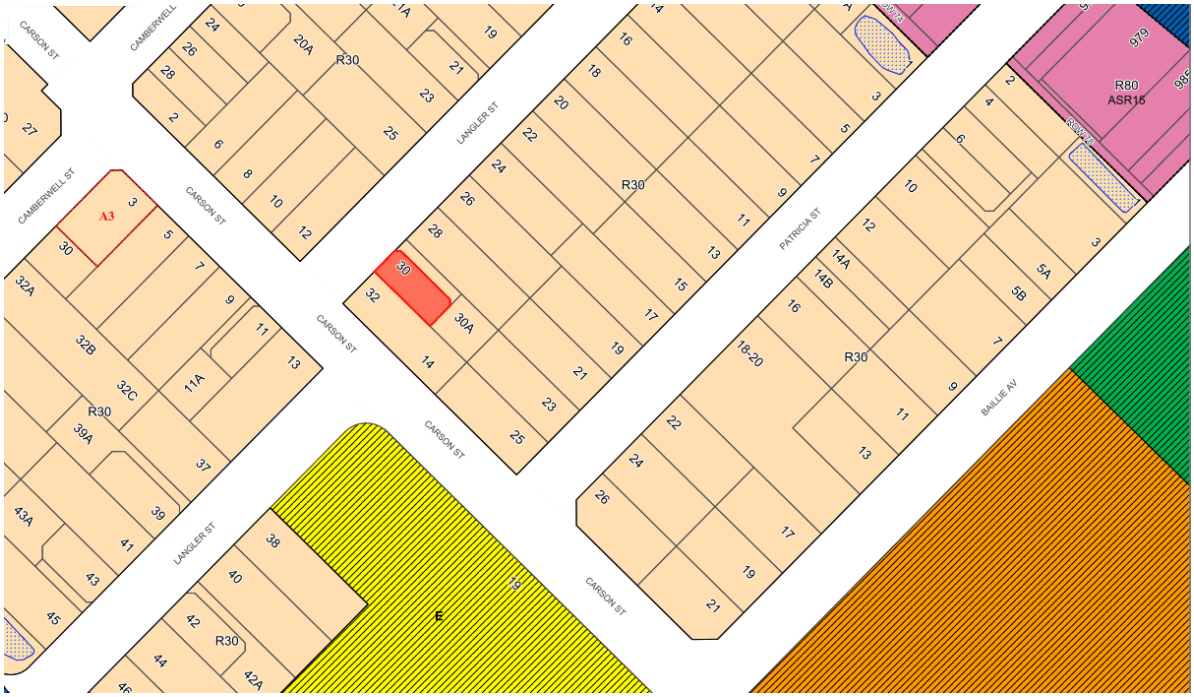
1 Background

Property Address	30 Langler Street, East Victoria Park WA 6101
Lot Size	287m2
Parking Bays	1
Heritage Listed	No
Local Planning Scheme Zone	R30
Landowner's	
Bedrooms	3
Bathrooms	2
Property Type	Single Dwelling, 1 storey

1.1 Subject Site

The site subject of the development application is 30 Langler Street, East Victoria Park. The site contains an established single storey, three bedroom residential dwelling, with one car bay.

The site is zoned R30 under the Town of Victoria Park Local Planning Scheme (refer below the zoning map). The area immediately surrounding the site is an established low density use area. The broader locality includes shopping centres, tourist areas, eateries, workplaces etc. The site is serviced by public transport via numerous bus routes on Albany Highway, Berwick Street and Shepperton Road (refer below for the locality map).



Zoning Map



Locality Map

2 Objectives of Management Plan

This Management Plan is in place to ensure the property is operated in a responsible and well-regulated manner that upholds the safety, comfort, and amenity of both guests and the surrounding community. This includes ensuring all guests are made aware of, and comply with, clearly defined house rules that reflect local council regulations and community expectations. The Management Plan outlines proactive measures to prevent issues such as excessive noise, unauthorised gatherings, and inappropriate use of the property, and sets out a clear process for addressing any concerns swiftly and effectively should they arise.

It also ensures that the property is maintained to a high standard of safety and cleanliness, fostering a comfortable environment for guests while minimising disruption to neighbours. Ultimately, the Management Plan serves as a framework for balancing the enjoyment of guests with the protection of local amenity, in line with all relevant planning policies and compliance obligations.

3 Management Strategies

3.1 Managers

Owner and Manager	Owner and Manager

are the owners and managers of 30 Langler Street, East Victoria Park.

Their close proximity enables them to maintain consistent oversight of the short stay accommodation and its guests.

Guest experience is a top priority. Prior to check-in guests are provided with number and can also utilise the Airbnb platform for communication. All communication is responded to promptly and any issues or concerns raised by guests are addressed without delay.

have managed the property as short-term accommodation for the past 11 years and bring a high level of experience to its operation and management. Over the years, they have welcomed numerous returning guests and have consistently maintained a 'Guest Favourite' status on Airbnb, reflecting the many positive and satisfied guest experiences. Typically, guests are only accepted to stay at the property if they have a 5 star rating on Airbnb.

3.2 Check-in/Check-Out

Check-in	Check-out
After 3:00pm	Before 10:00am

Guests are provided with check-in and check-out instructions prior to their arrival. The property operates with a self check-in and check-out system, using a key drop box located to the left of the veranda. The access code for the drop box is shared with guests 24 hours before their stay, along with clear instructions on which keys correspond to each door.

Upon departure, guests are asked to return the keys to the drop box. Early check-in or late check-out requests are occasionally made, and if able to accommodate them, permission is granted on the condition that noise to a minimum between the hours of 10:00 pm and 7:00 am to ensure consideration for neighbouring properties.

3.3 Mitigation and Complaints Procedure

Guests are provided with the house rules prior to their stay. These rules have been carefully developed to minimise the risk of noise disturbances or complaints from neighbouring properties. The guest rules include:

- A maximum occupancy of guests (4) people, accommodated in the three (3) existing bedrooms
- A maximum of one (1) car parking space provided on-site as a designated car bay at the front of the property.
- Use of the outdoor area limited to between 7am to 10pm on any day, to mitigate potential late night noise disturbances to adjacent neighbours.
- No parties, events or gatherings are permitted at the accommodation
- No loud music
- No pets
- No smoking or vaping within the home or in any external areas within the property boundary
- No stays of less than three nights, and all visitors are to be approved by the property owners.

In the 11 years of operation, no noise or disturbance complaints have ever been received during a guest stay. However, a clear plan of action is in place should an issue arise.

Neighbouring properties have been provided with mobile number to facilitate direct communication if needed. In the event of a noise complaint or disturbance, would promptly contact the guests via the Airbnb platform and/or their personal phone number to inform them of the concern and request immediate action eg. lowering music volume or reducing noise levels.

If the issue is not resolved within 15 minutes of initial contact, will attend the property in person to address the matter directly with the guests. In the unlikely event that the issue cannot be resolved through these steps, the appropriate authorities would be contacted.

Should guests have any concerns or complaints, are also available to liaise directly with neighbouring residents to resolve matters swiftly and respectfully. Properties on Langler, Carson and Patricia Streets are consistently respectful, and noise disturbances have not been an issue in the area.

3.4 Use and Maintenance

The property at 30 Langler St, East Victoria Park is used exclusively as short-term accommodation and is maintained to the highest standard, both inside and out. The gardens are meticulously cared for by and on a regular basis, with a professional lawn mowing service also contracted to ensure the grounds remain tidy and well-presented.

The porch, car bay, pathways, and verge are regularly cleared of any debris to maintain a clean and welcoming environment for guests.

3.5 Safety, Hygiene and Security

3.5.1 Safety

The safety of guests and the neighbouring community is taken seriously and is of the utmost importance. The property complies with all relevant safety requirements, including a fitted and operational smoke alarm and a fire extinguisher. A wall mounted first aid kit is also provided for guest use and is located in the laundry.

3.5.2 Hygiene and Comfort

The house features a fully equipped kitchen for guests to enjoy, including cutlery, crockery, and a range of appliances. A selection of non-perishable pantry staples (such as herbs, spices, and cooking oil) are available for guests to use during their stay.

Guests are kindly asked to:

- Remove any remaining food items from the fridge at the end of their stay
- Ensure all dishes are cleaned and put away
- Dispose of all rubbish in the appropriate council bins

A dishwasher is also available for added convenience.

The kitchen is fitted with a rangehood, and both bathrooms are equipped with exhaust fans to maintain ventilation and air quality.

Pest control is managed by a professional service, covering both termites and general pests. Vermin bait stations are installed in the roof space and are replenished as needed to minimise any risk of infestation.

All linen and towels are provided for the duration of your stay. After each visit, they are stripped and laundered to prepare for the next guests. A washing machine, dryer, and large trough are also available for guest use.

A professional cleaner attends the property between each booking to ensure the house is kept in immaculate condition. Guests also have access to a vacuum cleaner, mop, and brooms should they wish to tidy up during their stay.

Heating and cooling are provided via a ducted system and a reverse cycle split system, ensuring comfort year-round.

3.5.3 Security

The house is equipped with comprehensive security features to ensure guest safety and peace of mind. All external doors and windows are fitted with secure locks, and the front entry includes a security door for added protection.

Security screens have been installed on the glass panels adjacent to the front door, as well as on the bathroom window. Additionally, the property is fitted with a security alarm system.

3.6 Car Parking

A designated car bay is located at the front of the property. In line with the maximum occupancy, guests are permitted to bring one (1) vehicle for the duration of their stay.

Due to the property's close proximity to local cafés, eateries, and other amenities, most destinations are within easy walking distance, minimising the need for guests to drive during their stay.



Designated Car Bay