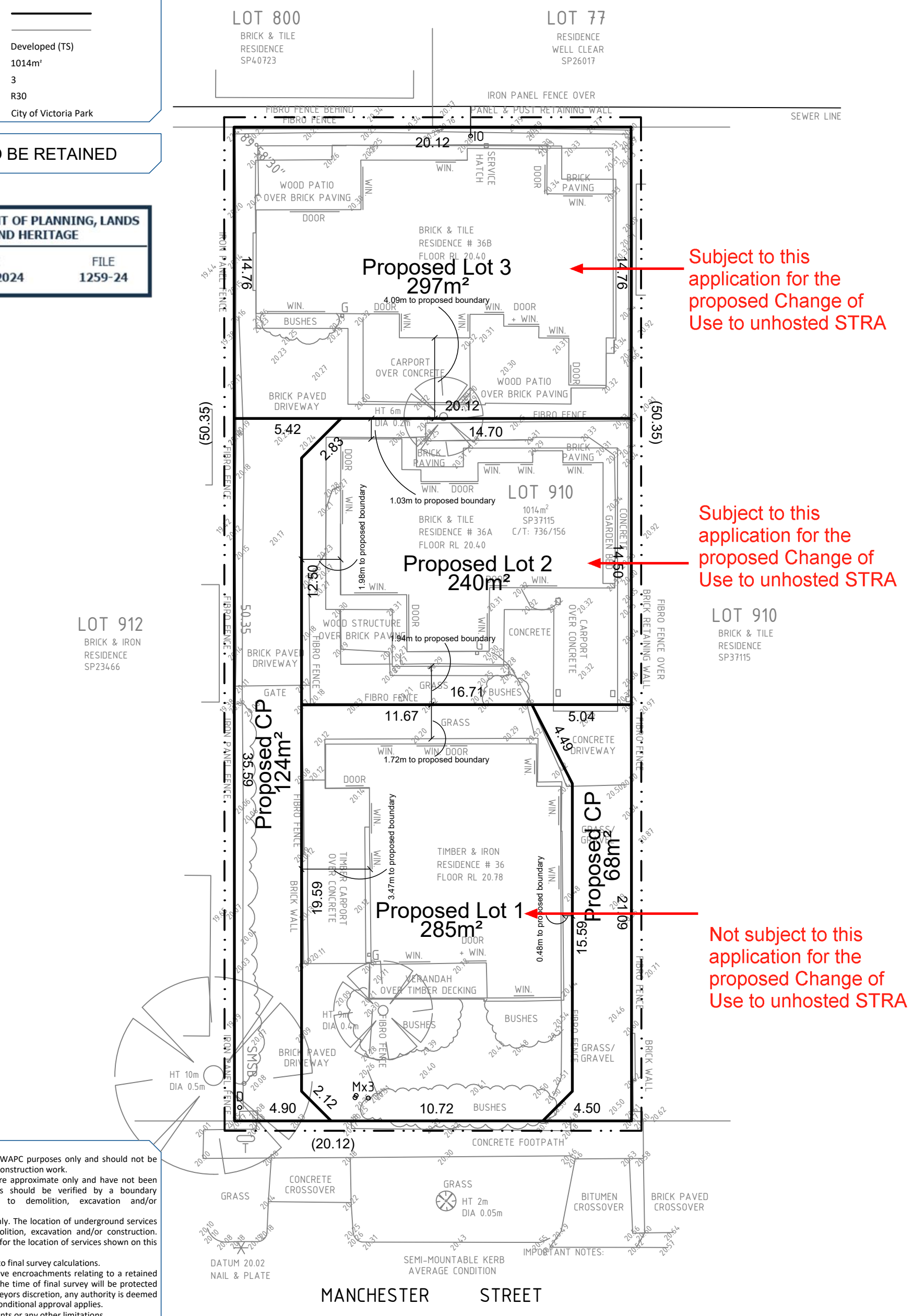
LEGEND	
SUBJECT AREA	
PROPOSED LOT BOUNDARY LINE	
PROPERTY FEATURES	
BASE SURVEY	Developed (TS)
TOTAL LOT SIZE	1014m²
PROPOSED NUMBER OF LOTS	3
ZONING	R30
LOCAL GOVERNMENT	City of Victoria Park

HOUSES TO BE RETAINED

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
11-Dec-2024	1259-24



Subject to this application for the proposed Change of Use to unhosted STRA

Subject to this application for the proposed Change of Use to unhosted STRA

Not subject to this application for the proposed Change of Use to unhosted STRA

IMPORTANT PLAN NOTES

1. This plan has been prepared for WAPC purposes only and should not be used for any detail design and/or construction work.
2. Boundaries shown on this plan are approximate only and have not been re-established. These boundaries should be verified by a boundary re-establishment survey prior to demolition, excavation and/or construction.
3. The plan shows visible services only. The location of underground services should be verified prior to demolition, excavation and/or construction. Developed takes no responsibility for the location of services shown on this plan.
4. All dimensions shown are subject to final survey calculations.
5. Any existing or future building/eave encroachments relating to a retained dwelling or future dwelling(s) at the time of final survey will be protected via suitable easements at the surveyors discretion, any authority is deemed to have accepted this, if a WAPC conditional approval applies.
6. Check title for easements / covenants or any other limitations.
7. Check with council for any other limitations to the land or zoning.
8. Soil type has not been confirmed as part of this survey.
9. The information shown on this plan is current only for the date of survey.
10. Developed accepts no responsibility for any physical on site changes for the area shown on this plan after the date of survey.
11. Extent and limit of survey completed as per the agreed scope between Developed and the client.
12. This note, company logo and information below is an integral part of this plan and must not be removed.

PROPOSED 3 LOT + CP SURVEY STRATA SUBDIVISION

36 MANCHESTER STREET, VICTORIA PARK

CLIENT: DEVELOP CAPITAL

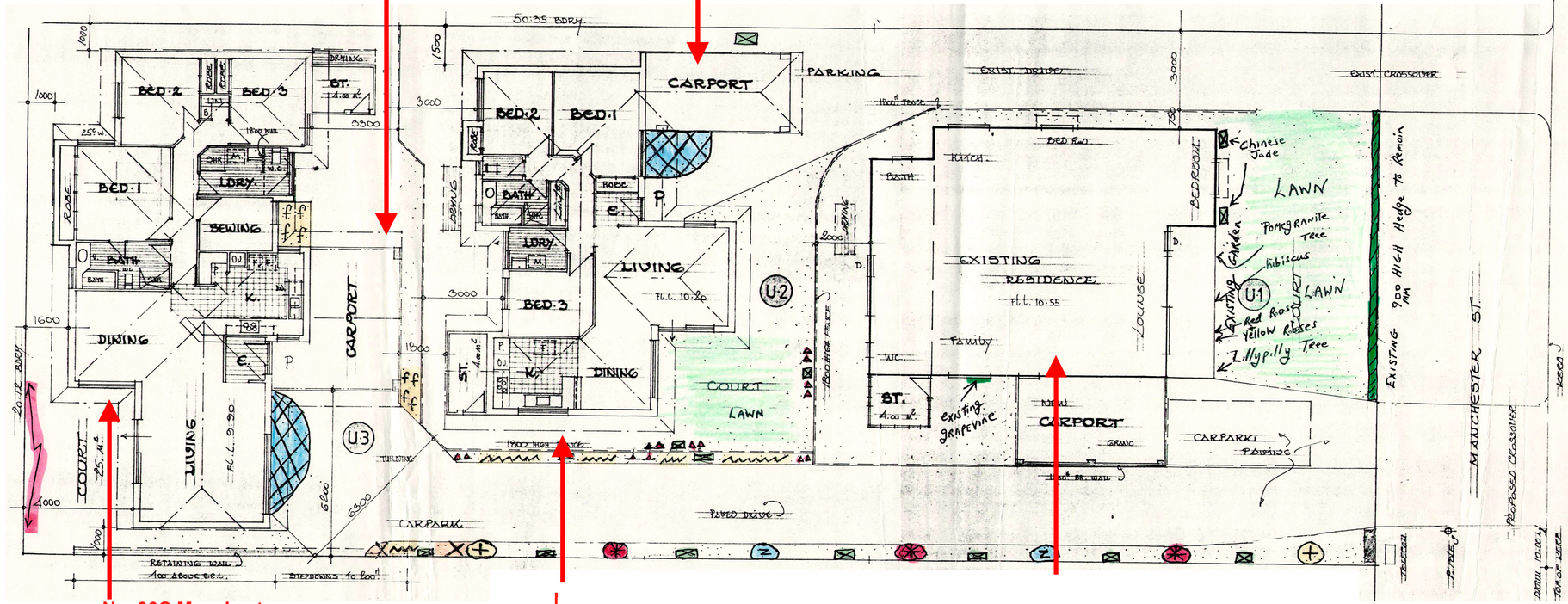
NORTH	PLAN	REV.
	PN24488 01	B
	DRAWN	APPROVED
	LF	DP
SCALE:	DATE	DESCRIPTION
1:200 @ A3	03/12/2024	WAPC

Developed

PLANNING | SPATIAL | DELIVERY

A: 1 / 294 - 296 Rokeby Road, Subiaco Western Australia 6008
P: PO Box 662, Subiaco Western Australia 6008
P: (08) 6119 9175 E: projects@developedproperty.com.au W: www.developedproperty.com.au

You acknowledge and agree that a full copy of Developed Property Pty Ltd's Terms and Conditions which are available (here) have been made available to you. By engaging Developed Property Pty Ltd to provide any service, you confirm your acceptance of the Terms and Conditions and acknowledge and agree that they shall apply to the provision of this report and all future services of any kind provided to you by Developed Property Pty Ltd Any information or scenarios provided does not imply that such information is correct or future events shall occur but serve only to illustrate some possible outcomes. The owner and/or anyone using these plan(s) understands that the future cannot be predicted with any certainty. The owner and/or anyone using these plan(s)is responsible for all decisions and agrees that under no circumstances the producers of this report will be held liable for any actions taken by the owner and/or anyone using these plan(s). This document cannot be used in any court proceedings or relevant mediation without Developed Property Pty Ltd's consent prior. No Financial Advice. No underground survey Conducted. No Licensed Valuation Conducted. No building approvals Checked. Copyright 2024 © Developed Property. All Rights Reserved. This plan is a preliminary design only conducted from a desktop assessment. No formal approvals relate to any design shown below. No financial decisions should be made from this plan. This plan is the property of developed property pty ltd and remains subject to wapc approval, local government assessment and / or any other relevant authorities.



Subject to this application for the proposed Change of Use to unhosted STRA

Subject to this application for the proposed Change of Use to unhosted STRA

Not subject to this application for the proposed Change of Use to unhosted STRA

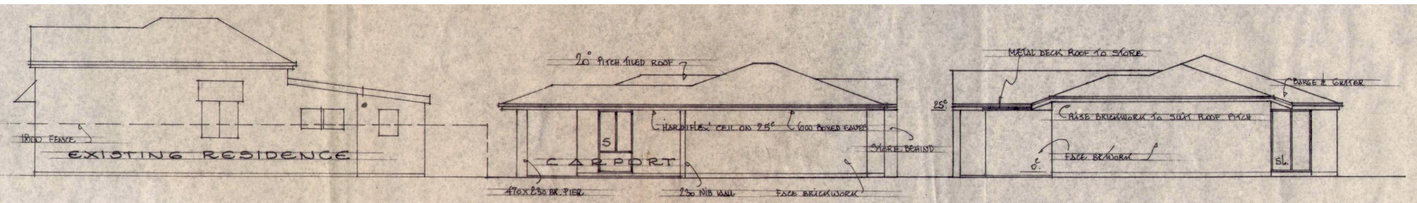
KEY

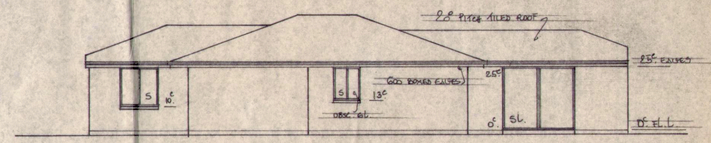
- LEPTO GRANDIFLORA
- LITTLE John Bottlebrush
- GREEN SHRUB
- Chinese Jade
- ground cover plant
- Green Succulent Flowers (a)
- Green Succulent Flowers (b)
- Pellegonias + Geraniums (Pink and Red)
- assorted ferns + cover plants + Chinese jade + Variegated mother-in-Law Tongue
- fff assorted ferns
- assorted pot plants
- LAWN
- EXISTING Hedge

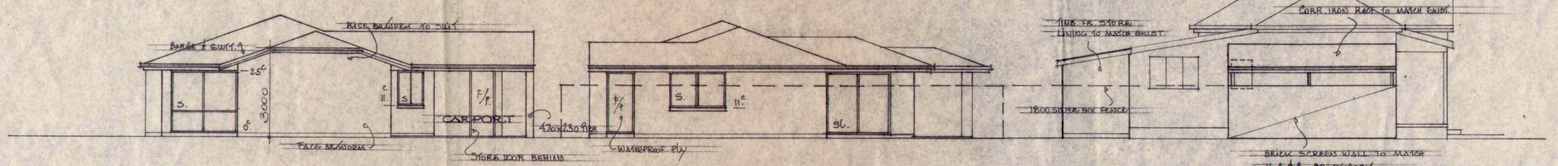
Floor Plan and Car Parking Location

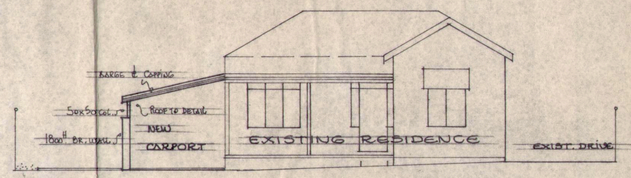
for Unhosted STRA at 36B & 36C Manchester Street, Victoria Park

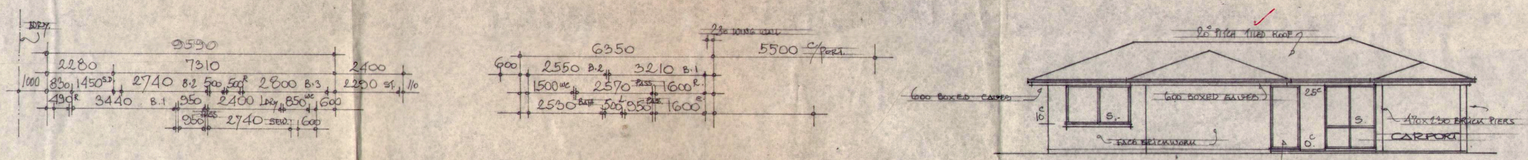
Scale 1: 100

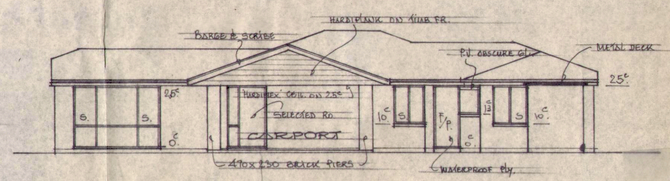

EXISTING RESIDENCE
CARPORT
SOUTH ELEVATION

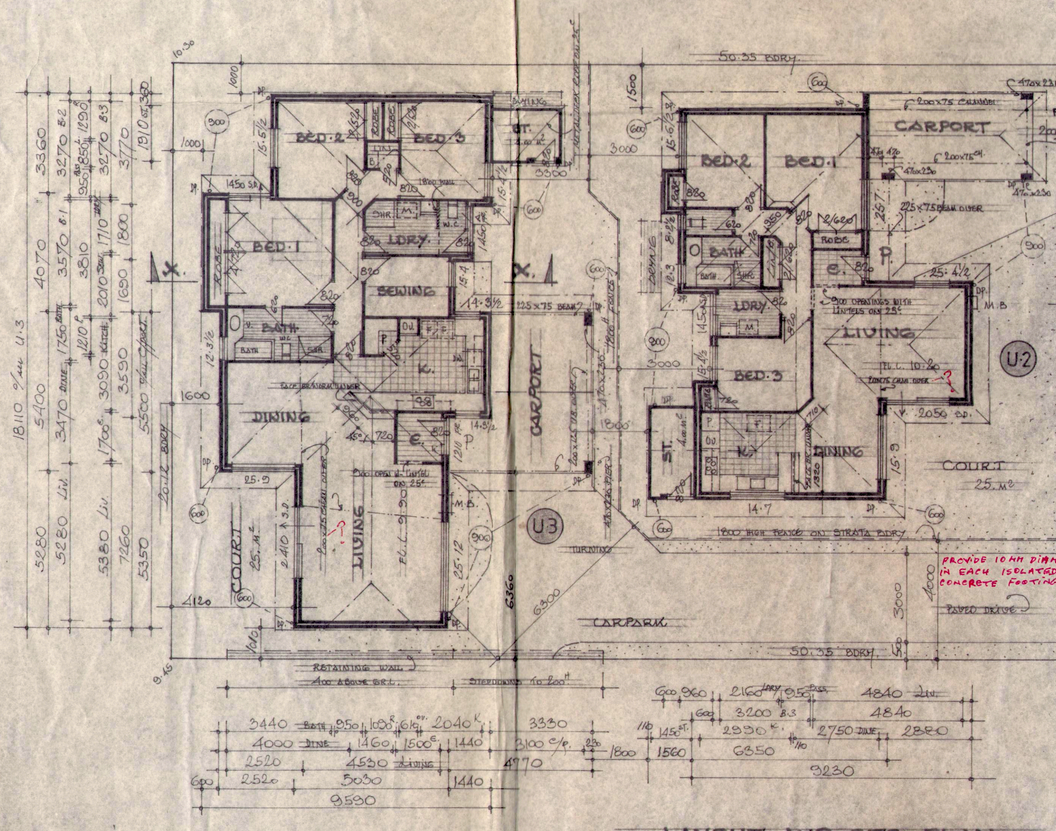

EAST ELEVATION U·3

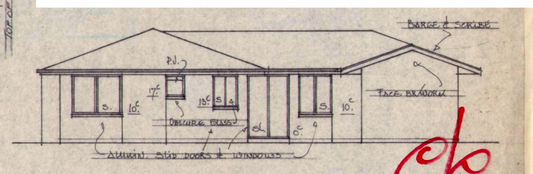

NORTH ELEVATION
NOTE: U·3 FLOOR LEVEL 300 LOWER THAN U·2 FL.L. (SEE PLAN)
SEE SHEET No 2 FOR CARPORT DETAILS


EXISTING RESIDENCE
CARPORT
WEST ELEVATION U·1


U·2 WEST ELEVAT.


U·3 WEST ELEVATION


LAYOUT AND SITE PLAN
EXISTING RESIDENCE
CARPORT
EXIST. DRIVE
EXIST. CROSSOVER
MANCHESTER ST
SIGHT LINE
PROVIDE 10 MM DIAMETER GALVANISED BAR IN EACH ISOLATED BRICK PIER TO CARPORT, HOOK TO CONCRETE FOOTING, TIE TO ROOF BEAM
NOTE: UNLESS OTHERWISE INDICATED ALL INTER WALLS ARE 90 MM AND ALL CAVITY WALLS 250 MM THICK
NOTE BUILDER: PROVIDE OWNER WITH FOLLOWING ALTERNATIVES:
• RAISE U·3 WALL PLATE BY ONE COURSE TO 25°
• REDUCE U·3 RETAIN. WALL AND SAND PAD BY 2 COURSES, RISING FROM BRICKWORK AND HAVING FLOOR 2° HIGHER THAN SAND PAD


U·2 EAST ELEVATION

LET GO
bnb management

CODE OF CONDUCT

These rules apply to all guests and visitors to this property

House Rules

1. **Parties & Gatherings** – This property has a strict no-party policy. Prior permission must be obtained from management for any visitors.
2. **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 between 10:00pm to 9:00am every day.
3. **Outdoor Use** – Outdoor areas, courtyard and balcony use is strictly between the hours of 8:00am to 10:00pm every day. All guests must make their way inside the property and keep noise to a minimum from 10:00pm.
4. **Car Parking** – Car parking is to be on-site in the allocated car bays only. Guests must not block access to neighbouring driveways/properties.
5. **Smoking** - This property has a strict no-smoking policy. If there is a clear odour of any smoking odour upon checkout or cigarette butts have been found, guests will be charged a deodorising fee.
6. **Pets** – This property has a strict no-pets policy. If there is a clear animal odour and/or if pet hair has been discovered upon checkout, guests will be charged a cleaning fee.
7. **Rubbish** - Rubbish and recycling items are to be disposed of in the correct allocated council bins and placed outside for weekly collection.
8. **Security** - All doors and windows should be locked when the property is not occupied, and the security alarm used (where applicable).

PROPERTY MANAGER / EMERGENCY CONTACT DETAILS

-
-
-
-

LET GO

bnb management

MANAGEMENT PLAN

SHORT-TERM ACCOMMODATION

36 B & C Manchester Street,
Victoria park, WA 6100

August 2026

CONTENTS PAGE

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1. Property Overview

This Management Plan applies to the short-term rental accommodation operating at the subject property. The Plan outlines the operational management measures that will be implemented to ensure the accommodation is managed responsibly and in a manner that protects the amenity of neighbouring properties and the surrounding community. The Plan addresses matters including guest management, parking, house rules, noise management, waste management, booking procedures, complaint handling, and ongoing property management by Let Go.

The property is conveniently located at 36A Manchester Street Victoria Park WA 6100 and is a short distance to Kmart East Victoria – 1.0km, Kent Street Senior High School – 650m, Vic Park Market – 850m, State Street Reserve – 450m, Victoria Park Assembly – 500m, Victoria Park Hotel – 550m, Funky Momo – 600m, BOLT Fitness Victoria Park – 500m, Atsara Café – 850m, Hawthorne Park – 750m and provides a high level of amenity to tourists, interstate and local visitors looking for short term accommodation in a residential type setting.

The accommodation is intended to provide temporary lodging for individuals, couples, families, and small groups seeking short-term accommodation in a residential setting. The property is not intended to be used for parties, functions, events, large gatherings, or any activity that may adversely impact the amenity of neighbouring residents.

The property will continue to operate in a manner consistent with a residential dwelling. Guest numbers will remain within the approved accommodation capacity of the dwelling, and the use will not require any building works or alterations that increase the property's occupancy beyond its intended residential design.

Parking will be accommodated within the designated on-site parking facilities provided at the property. Guests are informed of available parking arrangements prior to arrival and are required to comply with all parking requirements and house rules. The operation of the accommodation is not expected to generate vehicle movements beyond those ordinarily associated with a residential dwelling.

Management is committed to ensuring that the property is operated responsibly and that appropriate measures are implemented to minimise impacts on neighbouring properties, maintain residential amenity, and comply with all relevant approval conditions and regulatory requirements.

Property Address	36 B & C Manchester Street, Victoria Park
Number of Bedrooms	**36B**: Three (3) Bedroom & **36C**: Three (3) Bedroom
Max Number of Guests	**36B**: Six (6) Guests & **36C**: Six (6) Guests
Car Parking Location	Driveway to front of property
Total Car Parking Bays	**36B**: 1 & **36C**: 1
Check-In Method	Self -check in via lockbox

Outdoor Use	No use of outdoor areas (courtyard, balconies etc) between 10:00pm to 8:00am.
Visitors	Visitors require management consent. No overnight visitors.
Pets	No pets permitted at the property
Parties & Gatherings	No parties of gatherings permitted
Music & Noise	No loud music, movies, noise etc to be heard outside the property between 10pm to 9am
Smoking	No smoking permitted at the property

2. Company Background

Let Go is a professional short-term accommodation management company providing end-to-end management services for residential accommodation properties across Western Australia. Services include property marketing, booking management, guest screening, guest communications, housekeeping coordination, maintenance management, and compliance monitoring.

The Let Go team comprises experienced property management professionals who oversee all aspects of guest stays, including reservation management, guest vetting, check-in and check-out procedures, housekeeping coordination, maintenance response, and neighbourhood amenity management.

Let Go is a Perth-based company with its head office located in Stirling, Western Australia. This local presence enables timely responses to guest enquiries, maintenance issues, and any concerns raised by neighbouring residents or local authorities.

Property Manager Contact Details

-
-
-
-

Management contact details are provided to all guests prior to arrival and are available throughout the duration of each stay. Contact details may also be provided to neighbouring residents upon request to facilitate the prompt reporting and resolution of any property-related concerns.

Management is available 24 hours a day, 7 days a week and will respond to complaints, emergencies, or compliance issues as a priority. Where required, management can attend the property in person to investigate and resolve issues.

As a professionally managed short-term accommodation provider, Let Go implements comprehensive guest screening procedures, house rules, booking

controls, and complaint management processes to minimise the risk of anti-social behaviour and to protect the residential amenity of the surrounding neighbourhood. Let Go is a member of the Australian Short-Term Rental Accommodation Association (ASTRA) and supports industry best-practice standards for the responsible operation of short-term rental accommodation.

Management is committed to ensuring that the property is operated in a manner that is respectful of neighbouring residents, maintains the character and amenity of the local area, and complies with all relevant approval conditions and regulatory requirements.

3. Guest Screening & Booking Process

All booking requests are subject to a comprehensive screening and verification process prior to confirmation.

Where available through the booking platform, management may review and verify the following information:

- Guest full name, contact number and email address;
- Confirmation of payment;
- Government-issued identification;
- Guest profile information and reviews from previous hosts;
- History of compliance with house rules and platform standards;
- Number of guests included in the booking;
- Purpose of the stay; and
- Any other information reasonably required to assess the suitability of the booking.

Management may require additional information from prospective guests, including identification documents, confirmation of the names of all occupants, and responses to a pre-booking questionnaire designed to assess compliance with the property's house rules and management requirements.

All bookings are assessed individually, and management reserves the right to refuse, cancel, or decline any booking request that is considered unsuitable or presents an unacceptable risk to the property, neighbouring residents, or local amenity.

As part of the booking process, guests are required to acknowledge and comply with the property's House Rules, including restrictions relating to parties, gatherings, noise, visitor numbers, parking, waste management, and neighbourhood amenity. Guests are also provided with information regarding the property's strict no-party policy prior to arrival.

House Rules are displayed on the booking platform, communicated during the booking process, and included within the Guest Handbook provided at the property. Management maintains direct communication with guests before, during, and after their stay and retains booking correspondence to assist with compliance monitoring and issue resolution where required.

The property operates with a **mandatory minimum stay requirement of two (2) nights**. To further minimise the risk of inappropriate use, management may restrict last-minute bookings were considered necessary, and bookings are generally not accepted after **7:00pm on the day of arrival**. These measures assist in reducing the likelihood of parties, events, anti-social behaviour, and other activities that may adversely impact neighbouring properties and the surrounding community.

This guest screening and booking process is designed to promote responsible guest behaviour, ensure compliance with the property's management requirements, and protect the residential amenity of neighbouring properties and the wider community.

4. 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.

All guests are reminded that any check-ins or check outs occurring during noise-sensitive hours must comply with the property's quiet hours requirements and be conducted in a manner that minimises disturbance to neighbouring residents

Guests will be provided with secure self-check-in access using the property's designated access method.

- Secure lockbox

Detailed instructions for the applicable access method will be provided prior to arrival. Access codes and collection details are managed securely and updated regularly to maintain the security of the property.

Check-in instructions are issued to guests approximately two (2) days prior to arrival through the booking platform for security purposes. The instructions include photographs and detailed guidance showing the property's location, the applicable access method, entry procedures, allocated parking arrangements, and the location of council waste and recycling bins.

5. Guest Handbook & Code of Conduct

When a guest checks in, they are encouraged to read our 'Guest Handbook' which provides them with all the important information they need to know to have an enjoyable, safe & respectful stay.

The Handbook includes the company's contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection days, public transport, nearby amenities, sights, and attractions in the area and more.

Guests will also always have access to booking platform during their stay and are required to communicate with their property managers on this platform so all details pertaining to their booking are documented. The booking platform also provides guests with the hosts contact details.

The guest handbook which we have created is very comprehensive which significantly mitigates any risk and issues regarding the stays.

Included in the Guest handbook is the Code of Conduct – which summarises the house rules for all guests and any approved visitors. It also provides property management and emergency contact details.

The Code of Conduct is printed on a one-page, laminated document and affixed in a prominent place/s at the dwelling.

6. House Rules

The following House Rules are displayed at the property:

1. **PARTIES & GATHERINGS** – This property has a strict no party policy. Prior permission must be obtained from management for any visitors.
2. **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 between 10pm to 9am every day.
3. **OUTDOOR USE** – Outdoor areas, courtyard and balcony use is strictly between the hours of 8:00am to 10:00pm every day. All guests must make their way inside the property and keep noise to a minimum from 10:00pm.
4. **CAR PARKING** – All guest vehicles must be parked within the allocated on-site parking bays. Parking in a manner that obstructs neighbouring properties, driveways, footpaths, or public access is strictly prohibited.
5. **SMOKING** - This property has a strict no smoking policy. If there is a clear odour of any smoking odour upon checkout or cigarette butts have been found, guests will be charged a deodorising fee.
6. **PETS** - We have a strict no-pets policy. If there is a clear animal odour and/or if pet hair has been discovered upon checkout, guests will be charged a deodorising fee.
7. **RUBBISH & WASTE MANAGEMENT –** Rubbish and recycling must be disposed of in the designated council waste and recycling bins provided at the property. Guests are required to comply with all local council waste management requirements, including waste separation and collection procedures. Waste must be securely always contained and must not be stored in public view or

create a nuisance to neighbouring properties. Management and housekeeping staff will monitor compliance and ensure bins are maintained and presented for collection as required.

8. **SECURITY** - All doors and windows should be locked when property is not occupied, and the security alarm used (where applicable).

7. Hygiene, Comfort & Waste Management

Waste and recycling are to be managed in accordance with the applicable local council requirements, strata by-laws (where applicable), and any property-specific waste management procedures. Guests are provided with information regarding bin locations, waste separation requirements, and collection arrangements.

Guests are required to dispose of all general waste and recycling in the designated bins provided at the property. Excess waste must not be stored in public view or left outside designated waste storage areas.

Housekeeping staff monitor waste management practices during routine servicing and at each guest departure. Where necessary, housekeeping will assist with rubbish removal, bin presentation for collection, and maintaining the cleanliness of bin storage areas.

Bin locations and contents may be inspected during housekeeping visits to ensure compliance with property requirements and to minimise the risk of waste-related issues, including litter, odours, or vermin.

The property provides a fully equipped kitchen, including food storage facilities, to support guest comfort and hygiene. Should any pest or vermin issues arise, management will arrange for prompt inspection and treatment by a qualified pest control contractor and implement appropriate preventative measures.

All linen and towels are professionally laundered between guest stays to maintain a high standard of cleanliness and hygiene.

Property facilities, including exhaust fans, air-conditioning and heating systems, are regularly inspected and maintained. Guests are encouraged to report any maintenance concerns promptly so that appropriate action can be taken.

A washing machine and dryer (where provided) are available for guest use during their stay to support guest comfort and convenience.

Bin & Waste Removal

Collection days, bin locations, and waste disposal requirements are communicated to guests through the Guest Handbook and pre-arrival information. Guests staying during scheduled collection periods may be requested to place bins in the designated collection area and return them to their storage location after collection.

Management and housekeeping staff monitor compliance with waste management requirements and will promptly address any issues to ensure the property remains clean, hygienic, and consistent with the residential amenity of the surrounding neighbourhood.

8. Maintenance

The owners of the property can be provided with real-time access of the bookings calendar and may regularly schedule maintenance works in between guests stays to ensure the property is kept up to our property and guest's expectations. Property maintenance is regularly reported and resolved swiftly either during or after guest's stays depending on the severity so that the appearance of the property meets or exceeds the standard of neighbouring properties.

9. Safety

The property includes compliant RCDs and Smoke Alarms. A licenced 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 first aid kits.

If required, we can consider fire extinguishers, fire blankets and implementing 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, hospitals & fire station and that our emergency contact number is '000'.

10. Noise Mitigation & Complaints Procedure

Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 10:00pm and 8:00am Monday to Saturday and 10:00pm – 9:00am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.

Guests and visitors must not engage in any anti-social behaviour and must minimize their impact upon the residential amenity of neighbours and local community.
In our online Airbnb listing, which the guest(s) must agree to before booking with us and the also included in the guest handbook, we have extensively listed our house rules in respect to the property and other nearby residents of the surrounding area & amenity. Priority is given to adherence of our noise and parking policy.

If guests fail to adhere to our house rules, they will be at risk of having their booking cancelled immediately. We, police, security, rangers, or other engaged professionals may attend in person to have the guest/s removed, lockbox code and digital door lock/s may also be required to be changed depending on the circumstances.

If we receive any complaints about guests, they will be dealt with immediately upon receipt of said complaint. We will contact the guests informing them of the situation and any breach of house rules and based on the severity of the breach then the reservation may be terminated.

We are contactable 24/7 and our phone numbers and e-mail addresses are provided to our guests upon confirmation of booking and are also advertised in the property for easy access.

We are more than happy to provide these contact details to nearby neighbours for us to be even more effective in managing our properties.

Professionals and/or police may be engaged to attend during & after normal business hours to minimise disruptions to neighbours.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action. From receipt of a complaint, it is extremely rare for an issue to extend beyond just a few minutes, and we aim to resolve all issues within 30 minutes – 1 hour total.

Complaint Records

All complaints relating to the property will be formally recorded and maintained by Let Go as the appointed short-term accommodation manager.

Complaints may be submitted by neighbours, guests, members of the public, the property owner, or relevant authorities through the following online form:

Complaint and Feedback Form:
https://forms.monday.com/forms/d0ef719d27d8f27ff41c8f3bf7f78108?r=use1

Each complaint record will include, where available:

- The date and time the complaint was received
- The complainant's name and contact details
- The address or location from which the complaint was made
- Details of the incident, including the date and time it occurred
- Any supporting photographs, videos, correspondence, or other evidence
- Actions taken by Let Go to investigate and resolve the matter
- Communications with the guest, complainant, owner, contractors, security personnel, police, rangers, or the local government
- The final outcome and date the matter was closed

The Property Manager will be responsible for reviewing, managing, and maintaining the complaint records. Relevant members of the Let Go Compliance, Guest Services, Maintenance, and Housekeeping Teams may assist with investigating and documenting the matter where required.

Complaint records will be stored securely within Let Go's property management and task-management systems and retained for future reference, compliance monitoring, and provision to the local government upon request.

Complaints will be addressed promptly in accordance with the Noise Mitigation and Complaints Procedure. The existing Management Plan states that complaints will be acted upon immediately, complainants will be kept informed, and supporting evidence may be requested to assist with the investigation.

11. Security

A Ring surveillance video recording camera may be installed at the property and located at the front entrance. The system may be used to monitor activity at the property's primary access point and assist with property security, guest verification, and compliance with house rules. The camera is positioned externally and does not monitor private internal living areas. Guests are informed of the presence and purpose of any external security cameras prior to arrival through the booking platform, house rules, guest handbook, and check-in information.

We may also install a NoiseAware noise monitoring device within the property. NoiseAware monitors sound levels within the dwelling and can notify both guests and property management when noise levels exceed predetermined thresholds for a sustained period. The system does not record conversations or audio content and is designed to assist with noise management and compliance with the property's noise policy, particularly during designated quiet hours between 10:00pm and 8:00am. Guests are informed of the presence and purpose of the device prior to arrival through the booking platform, house rules, guest handbook, and check-in information.

This technology supports compliance with the House Rules regarding excessive noise and provides the following benefits:

- **Peaceful Neighbourhood Amenity** – Management can be alerted to potential noise disturbances before complaints are received, helping to maintain a peaceful environment for neighbouring residents.
- **Complaint Management** – Time-stamped noise level data assists management in objectively assessing and responding to noise-related complaints, whether during a guest's stay or following departure.
- **Proactive Prevention** – Early awareness of elevated noise levels allows management to contact guests and address potential issues before they escalate, promoting compliance through timely and respectful communication.

The use of security and noise monitoring technology assists in protecting the residential amenity of the surrounding neighbourhood while supporting responsible guest behaviour and effective property management.