

June 2025

DEVELOPMENT APPLICATION

PROPOSED SHORT-TERM ACCOMODATION

30 Langler Street,
EAST VICTORIA PARK WA 6101

1 Introduction

This development application has been prepared seeking planning approval for a short-term accommodation permit at 30 Langer Street, East Victoria Park, as detailed below:

Property Address	30 Langer Street, East Victoria Park WA 6101
Lot Size	287m2
Existing Use	Residential
Heritage Listed	No
Local Planning Scheme Zone	R30
Landowner's	
Applicant	
Proposed Development	Change of Use to Short-Term Accommodation
Development Value	

1.1 Subject Site

The site subject of the development application is 30 Langer Street, East Victoria Park. The site contains an established single storey, three bedroom residential dwelling, with one car bay. The house has been fully renovated to a high standard.

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 Proposal

The development applicant proposes a Change of Use to Short-Term Accommodation at 30 Langer St, East Victoria Park, which includes the following:

- ▶ 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 or events are permitted at the accommodation, no loud music, no pets, no smoking, no stays of less than three nights, and all visitors are to be approved by the property owners.
- ▶ A Management Plan has been prepared to establish the guest screening and booking process, house rules/guest conduct, property management, and complaint handling.
- ▶ A Code of Conduct for all guests has been prepared and will be provided to all people when booking and displayed prominently at the accommodation.

The property management measures outlined above have been thoughtfully developed to ensure that the short-term accommodation operates in a manner that is compatible with the surrounding neighbourhood. These measures are specifically aimed at minimising any potential impacts on local amenity or the day-to-day functioning of the area. As a result, the accommodation remains in keeping with the established residential character and amenity of the area and aligns with the property's zoning under the local planning scheme.

The dwelling will be used by small groups or families, reflecting how it would typically be occupied if it were a permanent residence. A maximum occupancy limit is in place to prevent use by large groups or parties. The restrictions detailed in the Management Plan and Code of Conduct — including no parties, no loud music, no use of outdoor areas after 10pm, no visitors without prior approval from management, and all vehicles to be parked on-site — provide strict guidelines for how the property is to be used, helping to reduce any potential disruption or noise for nearby residents. In fact, these controls are more stringent than those that apply to a standard permanent residence in the area.

Refer to **Attachment 1 - Management Plan**

3 Accommodation Management

We've put proactive systems in place to ensure our property is properly advertised, booked, and occupied in line with our Management Plan. This includes carefully screening guests, strictly prohibiting parties or events, limiting the use of outdoor spaces and courtyards during certain hours, restricting loud music, and not allowing smoking or pets. We're also easily contactable to handle any concerns that may arise.

Our commitment to maintaining a high standard means we only host guests who hold 5 star Airbnb ratings and respect the rules – we won't compromise our 'Guest Favourite' status by accepting bookings from those who don't.

We're available 24/7, and guests receive our contact numbers as soon as their booking is confirmed. These details are also clearly displayed inside the property. We've built strong relationships with our neighbours and they've been given our contact information too, so we can respond quickly and effectively to any issues.

Our Airbnb listing outlines our house rules in detail, and guests must agree to these before confirming their stay. These rules are also included in the guest handbook at the property. We place a strong emphasis on following our policies around noise and parking, to ensure a peaceful environment for everyone.

To help prevent any misuse of the property, we enforce a minimum three-night stay and do not accept bookings after 7:00pm. These measures reduce the risk of attracting guests looking to host parties or cause disruption.

All guests and visitors are expected to behave responsibly and with respect for our neighbours and the broader community. Excessive or offensive noise is not tolerated at any time, particularly between 10pm and 7am (Monday to Saturday) and 10pm to 9am (Sundays and public holidays), including during arrival and departure.

Any breach of our house rules may result in immediate cancellation of the booking. Complaints are taken seriously and acted on straight away. We'll contact the guest involved to advise them of the issue, and depending on how serious the breach is, the stay may be ended early.

4 Conclusion

As outlined above, the application for a change of use to Short-Term Accommodation at 30 Langler Street, East Victoria Park aligns with the relevant planning objectives and intentions for the site and proposed use. The proposal is suitable for development approval, as it is broadly consistent with the aims of the local planning scheme and related local policies and is not expected to cause any notable impact on the amenity of neighbouring residential properties.

Potential issues relating to noise, traffic, and general amenity have been addressed through firm occupancy limits, clearly defined house rules, and strong management procedures. As such, the operation of the short-stay accommodation is compatible with the surrounding residential area and will reflect the typical use and behaviour expected from long-term residential homes.

We respectfully seek approval of this application on the basis that we as experienced Property Managers will continue to oversee day-to-day operations in line with the established Management Plan. All guests will be required to comply with a comprehensive Code of Conduct, ensuring the accommodation is run in a responsible and neighbourly manner.

We kindly request your support in granting approval for the change of use to short-term accommodation. We believe our track record and approach to professional property management clearly demonstrate our commitment to protecting the local amenity and being good neighbours.

If you require any further details or clarification regarding this application, please don't hesitate to get in touch using the contact details provided below.

4.1 Contact Details



