

Justification Letter for 33 Rathay Street, Victoria Park WA 6100

Proposed variations

1) 5.5.1 [REDACTED]

Pitch of the roof is low pitch to maximise the internal ceiling heights to maintain the seem feel of the weatherboard character houses with high ceilings. The low pitch roof is not clearly visible from the front street scape due to being obscured entirely by a the carport which is positioned directly in front and tree coverage. The low pitch roof is for construction ease to eliminate the need for a box gutter system, and to maximise northly facing roof suitable for future solar installation.

When viewed from the streetscape, the front of the ancillary dwelling has been designed with vertical cladding planned to be painted black as if to imitate a fence like appearance so as not to detract from the original dwelling which is currently painted blue but will be re-painted white, with a black door.

2) 5.1.3 Lot Boundary Setbacks

Designed the wall of the ancillary dwelling on the boundary to best utilise the block size and makes more effective use of space for the occupants to create a private courtyard from the main dwelling. The solar passivity has not been compromised of the adjoining property due to it being a northern boundary. The slab will be built to natural ground level to reduce building bulk and overlooking to the adjoining property.

In regards to bedroom 2 and the study of the extension to the main dwelling, the position of the windows have been designed with one of the windows built high (1950 above FFL) and the other will be obscured with frosted glass.

3) 3.10- Visual Privacy

Screening along the back fence will be erected to prevent overlooking from the North west facing windows/doors as part of the main dwelling.

APPENDIX 2: Management Plan Template

SHORT STAY ACCOMODATION MANAGEMENT PLAN

33 Rathay Street, Victoria Park, WA, 6100

29th July 2023

1. BACKGROUND

The property is located at 33 Rathay Street, Victoria Park. The main residence is a 3 bedroom and 1 bathroom (with a study). The dwelling proposed to be short stayed is an [REDACTED] attached to the main property. The self-contained [REDACTED] is 1 bedroom, 1 bathroom with a kitchen, living, dining and laundry facilities, including an outside drying court separate from the main property. The auxiliary dwelling has its own separate entrance from the main property and a private courtyard which opens up from the living area. It will share the two car carport where one spot will be reserved for the Short Stay Guests and the other for the residents of the main property.

Rathay Street provides an ideal location situated within walking distance of both Victoria Park and East Victoria Park café strips, as well as being well serviced by public transport with bus stops located along Berwick Street, Kent Street and Albany Hwy. It is also a convenient walk or short drive to the Park Centre Shopping Complex. Victoria Park is well positioned being 20 minutes drive from the airport and 10 minutes to the city making it perfect for holiday makers or FIFO workers needing short term accommodation.

2. OBJECTIVES OF MANAGEMENT PLAN

This management plan forms the framework from which the owners of 33 Rathay Street will ensure the short stay accommodation and its guest confirm too in order minimise any impact to the existing surrounding residents.

3. MANAGEMENT STRATEGIES

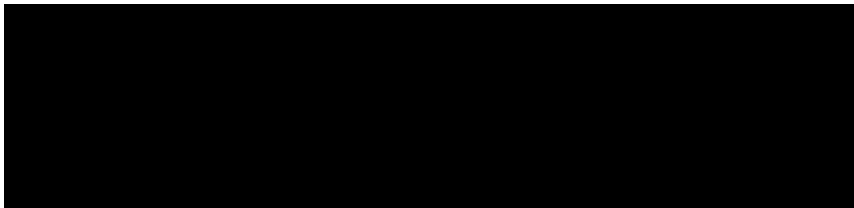
3.1 MANAGER

The owners & management of the short stay accommodation will be a shared responsibility of both [REDACTED] who both reside in the main property at 33 Rathay Street.

The owners will be contactable 24 hours a day to respond to any issues that may arise at the short stay dwelling.

Both [REDACTED] acknowledge that any changes will be provided to the town in an updated revision of the management plan and submit 2 weeks prior.

CONTACT DETAILS OF PROPERTY MANAGERS



3.2 CHECK-IN/CHECK-OUT

Check in will be available from 2pm onwards and check out by 10am.

Guests will be able to access the self-contained dwelling via keyless entry with a personalized entry code provided through a short stay app such as Airbnb, Stayz etc. The code will be provided prior to check in. This will ensure both security of the property as well as its guests.

Guests checking in after 9pm will be able to check in via the keyless entry and will be asked to keep noise to a minimum.

Late check out may be granted by the property managers at the time of booking where no disruption to cleaning & turnover of the short stay will occur to subsequent guest check-ins.

MITIGATION AND COMPLAINTS PROCEDURE

Guests will have exclusive use of a self-contained courtyard area. The house rules will indicate that no parties or pets will be allowed, and a noise curfew will be in place after 10pm on Sunday-Thursday and after 12pm Fri-Saturday. As the owners live in the adjoining property, any noise disturbances will be addressed with guests as soon as practicable.

The complaints management form will be provided to all adjoining property owners and short stay guests. Neighbours of adjoining properties and short stay

guests are encouraged to address any concerns directly with the property managers and owners of 33 Rathay Street.

On receiving notification of concerns from neighbours or guests, the property managers will respond within 1 hour, and promptly action these concerns to find a suitable resolution. Feedback will be provided to the complainant that appropriate actions have been taken to resolve the issue and prevent further occurrences.

It is hoped that neighbours will not need to take any complaints to the council via the complaints management form and concerns will be addressed adequately by the property managers.

If Short stay guests are not satisfied with the outcomes of concerns raised by them or the resolution from neighbours complaints, they will have the ability to contact the short stay company directly e.g Stayz, Airbnb etc.

Revisions to the management of the property are to be reflected in an updated version of the Complaints Management Form which is to be provided to the adjoining property owners and tenants within two weeks of change of management.

3.3 USE AND MAINTENANCE

The courtyard of the auxiliary dwelling will be exclusively used by the short stay guests and all maintenance will be resolved by the property manager/s (owners of main property).

All landscaping and gardens will be maintained on a regular basis by the property managers and scheduled between guest stays where allowable for minimal disturbance.

3.4 SAFETY, HYGIENE AND SECURITY

3.4.1 SAFETY

The self-contained dwelling will be fitted with a smoke alarm that is tested regularly. Fire blanket and an extinguisher will be supplied.

A first aid kit will be provided .

Details of the locations of the safety equipment will be noted in the guest handbook.

HYGIENE AND COMFORT

The self-contained dwelling will have a kitchen including a pantry for food storage, a general waste and recycle bin located within the kitchen, and the property will be treated for pests every 12 months. A dedicated general waste and a shared recycle garbage bin will be accessible to guests and located within the carport.

Clean Linen & towels will be provided to guests. Guests will also have access to their own washer & dryer and their own drying court facilities within their exclusive courtyard area.

The self-contained dwelling will be air-conditioned throughout the kitchen/living areas and bedroom.

There will be an exhaust fan in the bathroom as well as a rangehood in the kitchen.

SECURITY

Access to the self-contained dwelling will be via a keyless entry with a personalized entry code provided through a short stay app such as Airbnb, Stayz etc. The code will be provided prior upon check in. This will ensure both security of the property as well as its guests. The owners have chosen a keyless system to avoid loss of keys by guests or the risk of guests getting keys cut and being able to access the property at a later date.

The main dwelling has two security cameras fitted one near the main entry and another in the carport. Both cameras can capture all entry/exits.

The carport gate is electronically operated and the guests will be provided a key fob which will be located within a combination keylock box at the entry of the short stay dwelling.

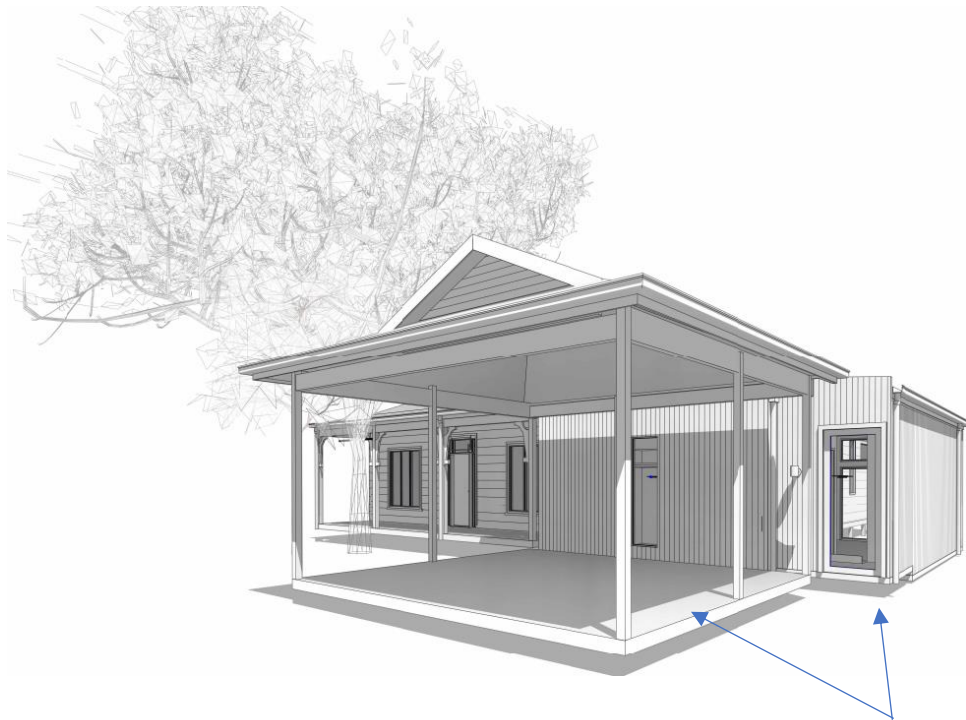
3.5 CAR PARKING

The property has two carports within the carport.

One car park will be designated to the main dwelling and the other to be used by the guests of the short stay dwelling. The short stay dwelling is allocated the right hand side car park within the carport.

The number of vehicle trips to and from the property is that of a family who own

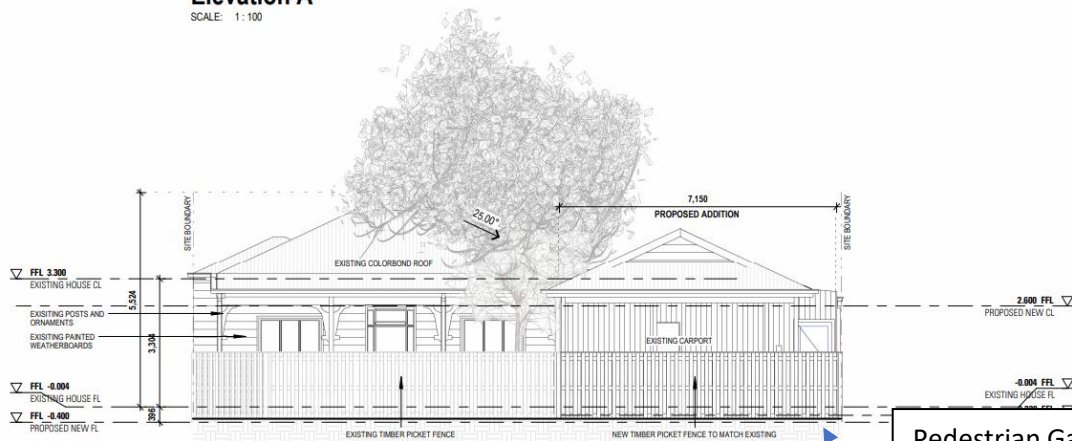
two vehicles.



Short stay entrance and right hand side car park bay allocated to the short stay

Elevation A

SCALE: 1:100



Elevation A1

SCALE: 1:100

Pedestrian Gate access to the short stay dwelling main entrance from the street & electronic gate for car park entry.

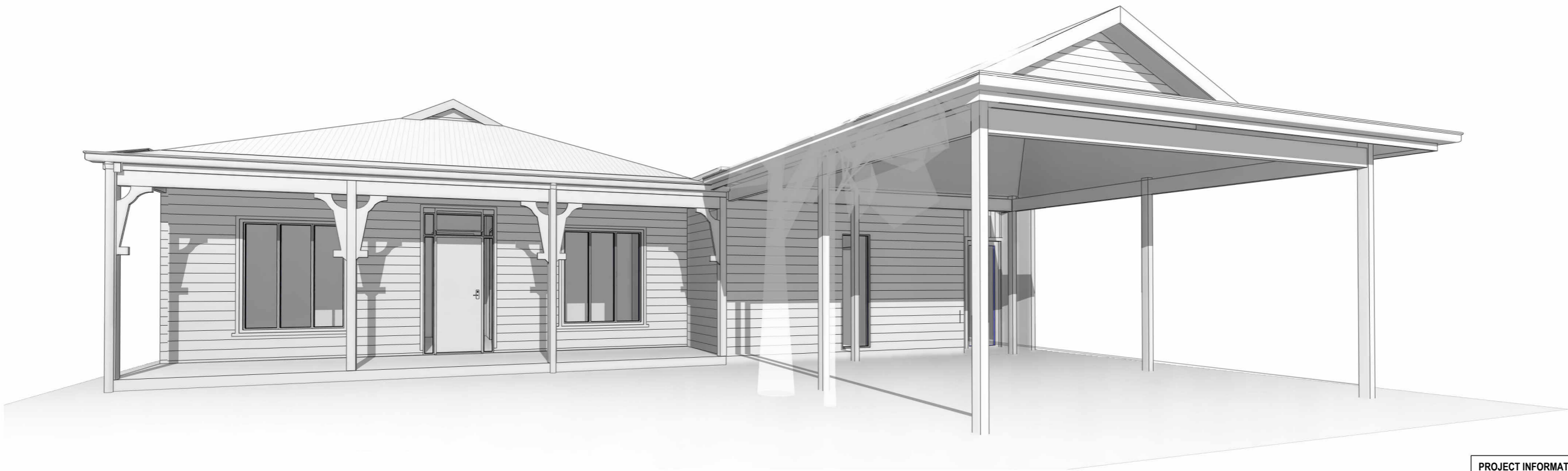
3.6 House Rules/Code of Conduct

This Management Plan shall be kept at the premises at all times, and the House Rules/Code of Conduct shall be displayed in a prominent position within the premises.


The house/rules and code of conduct shall include the following:

- No parties
- No pets
- Noise to be kept to a minimum after 10pm Sunday- Thursday and after 12pm on Friday & Saturday.
- Check out is 10am, check in is after 2pm. Late check ins after 9am, noise must be kept to a minimum

Failure to comply with the house rules/code of conduct will result in a verbal warning and following that any further non-compliance will result in eviction from the premises.



PROJECT INFORMATION		
PROJECT NO.	DRAWING NO.	SHEET NAME
1024	01	PERSPECTIVE
1024	02	SITE
1024	03	GROUND FLOOR
1024	04	ELEVATION 1
1024	04a	ELEVATION 2
1024	05	SECTIONS
1024	06	GROUND FLOOR ELECTRICAL PLAN
1024	07	SLAB PLAN
1024	08	DRAINAGE PLAN
1024	09	MAIN INTERNAL ELEVATIONS
1024	10	AUX INTERNAL ELEVATIONS
1024	11	AUX INTERNAL ELEVATIONS
1024	12	AUX INTERNAL ELEVATIONS
1024	13	ROOF DETAIL 1
1024	14	SLAB DETAIL 1
1024	15	SLAB DETAIL 2 - DEB WALL
1024	16	LINTEL DETAIL
1024	17	BRACING DETAIL 1
1024	18	BRACING DETAIL 2

		PERSPECTIVE	CLIENT:	PROJECT: LOT 2 (33) RATHAY STREET, VICTORIA PARK, WA 6100	SP/DP/PS: SP24759	REVISIONS: 1 2 3	DATE: 10/04/2023	THIS PLAN MAY NOT BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF THE OWNER	
		SHEET NO: 01			A3				DESIGN: CUSTOM
									JOB NO: 1024
									LOT: 2

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
60%	403m²	188m²	47%	TOWER HAMLETS	53%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COLORBOND	3300	N/A	HOUSE	SINGLE STOREY

STRUCTURAL FOOTINGS DISCLAIMER

STRUCTURAL FOOTINGS ARE TO BE A MINIMUM 1200mm HORIZONTALLY FROM SEWER AND STORMWATER INFRASTRUCTURE INCLUDING HOUSE CONNECTION AND BE FOUNDED A MINIMUM 300mm BELOW THE ZONE OF INFLUENCE.

FLOOR LEVELS

ALL FLOOR LEVELS AND OTHER SITE SPECIFIC DETAILS ARE DESIGN DETAILS ONLY AND ARE SUBJECT TO CHANGE DUE TO CONSTRUCTION TOLERANCES AND SITE VARIABLES.

NBN ESTATE

NBN ESTATE - NATIONAL BROADBAND NETWORK. PLEASE THE JOB SUPERVISOR TO ENSURE THE CORRECT METHOD OF INSTALLATION IS IMPLEMENTED.

DOWNPIPE

ELECT METER BOX

GAS METER BOX

INT FUSE BOX

GAS HWS

GAS CYLINDER

SOLAR HWS

AC

AC CONDENSER

SOLAR PANEL

MUSTER POINT

BATTER
(WITH DIRECTION OF FALL)

RATHAY STREET

	SITE		CLIENT:	PROJECT: LOT 2 (33) RATHAY STREET, VICTORIA PARK, WA 6100	SP/DP/PS:	SP24759	REVISIONS:	DATE:	10/04/2023	THIS PLAN MAY NOT BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF THE OWNER
	SHEET NO: 02	A3			DESIGN:	CUSTOM			1	
					JOB NO:	1024			2	
					LOT:	2			SCALE:	
							ISSUE: WORKING DRAWINGS			

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
60%	403m²	188m²	47%	TOWER HAMLETS	53%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COLORBOND	3300	N/A	HOUSE	SINGLE STOREY

CENTER WINDOW
UNLESS DIMENSIONED ALL WINDOWS ARE TO BE CENTERED TO THE ROOM IN WHICH THEY ARE LOCATED. IF A WINDOW IS NOT CENTERED OR DIMENSIONED - ASK THE JOB SUPERVISOR

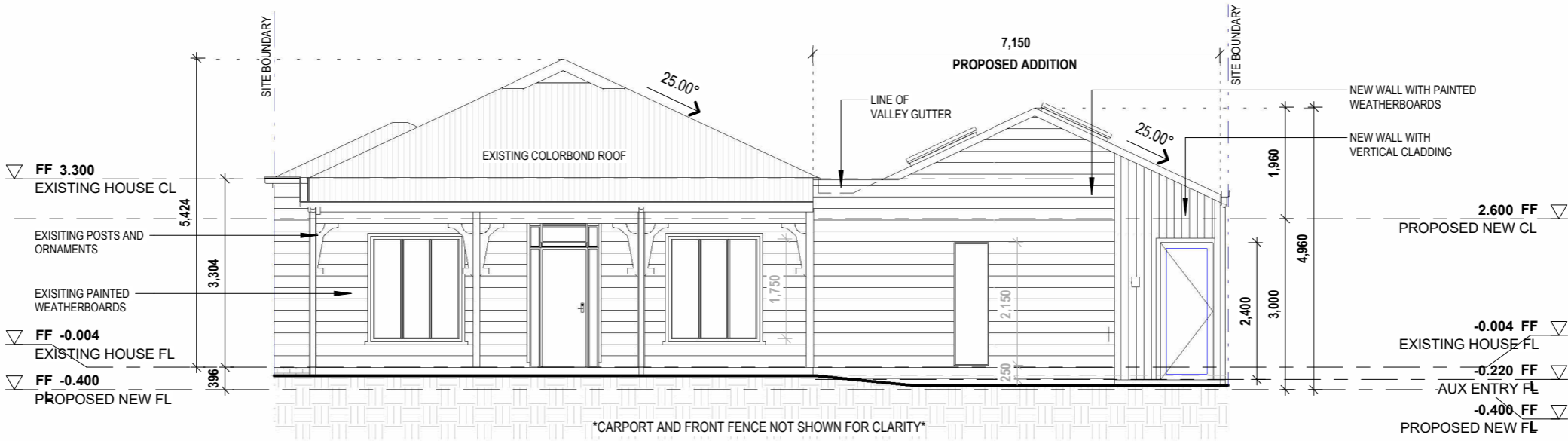
DOOR HINGES
LIFT OFF DOOR HINGES TO W/C DOOR/S
TO COMPLY WITH THE NCC SECTION 3.8.3



	GROUND FLOOR		CLIENT:	PROJECT: LOT 2 (33) RATHAY STREET, VICTORIA PARK, WA 6100	SP/DP/PS:	SP24759	REVISIONS:	DATE: 10/04/2023	THIS PLAN MAY NOT BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF THE OWNER	
	SHEET NO: 03	A3			DESIGN:	CUSTOM				1
					JOB NO:	1024				2
					LOT:	2				SCALE:
						ISSUE: WORKING DRAWINGS				

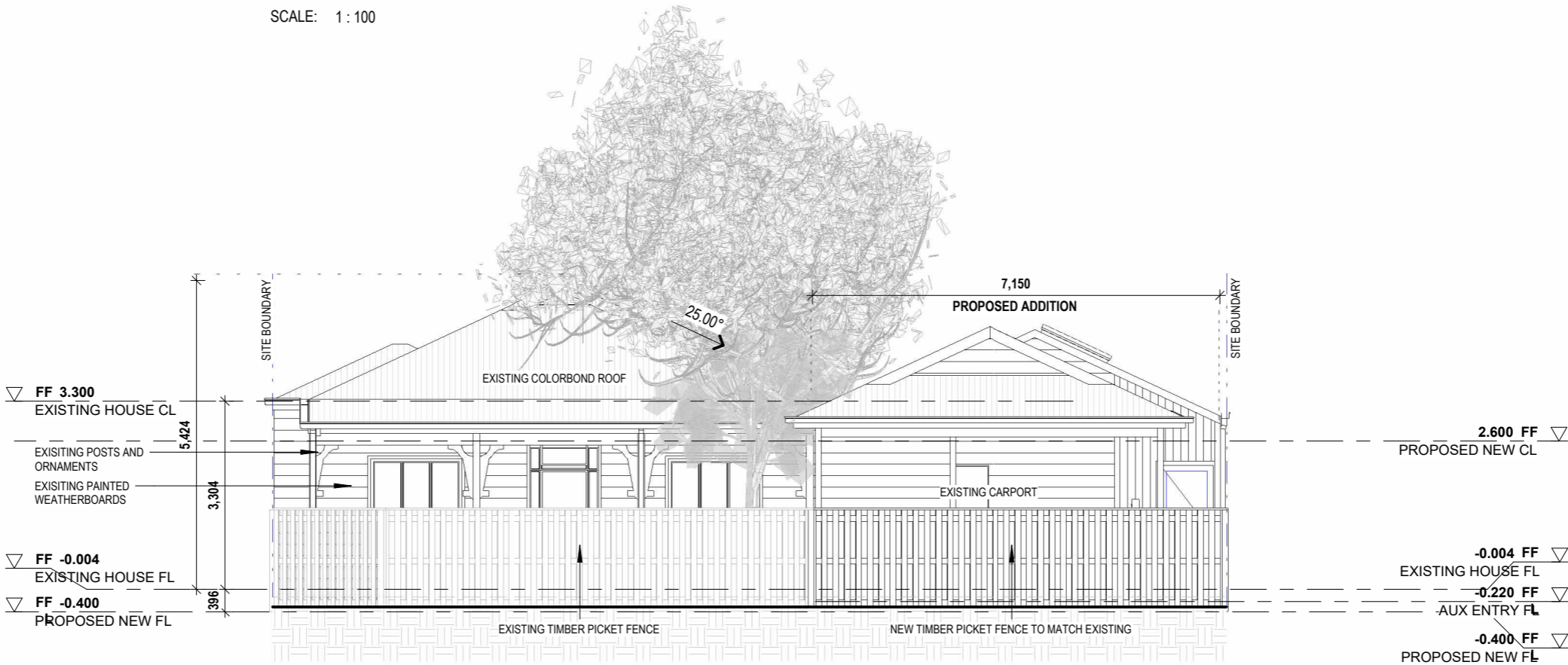
MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
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TERMITE MANAGEMENT SYSTEM - ELEVATIONS
SLAB PENETRATIONS SMARTFILM/TERMIFANGE - PERIMETER SMARTFILM (UNLESS UPGRADE TO TERMIMESH) TERMITE MANAGEMENT TO BE IN ACCORDANCE WITH NCC PART 3.1.3 & AS 3660 PART 1 - 2000/2014.



Elevation A

SCALE: 1 : 100



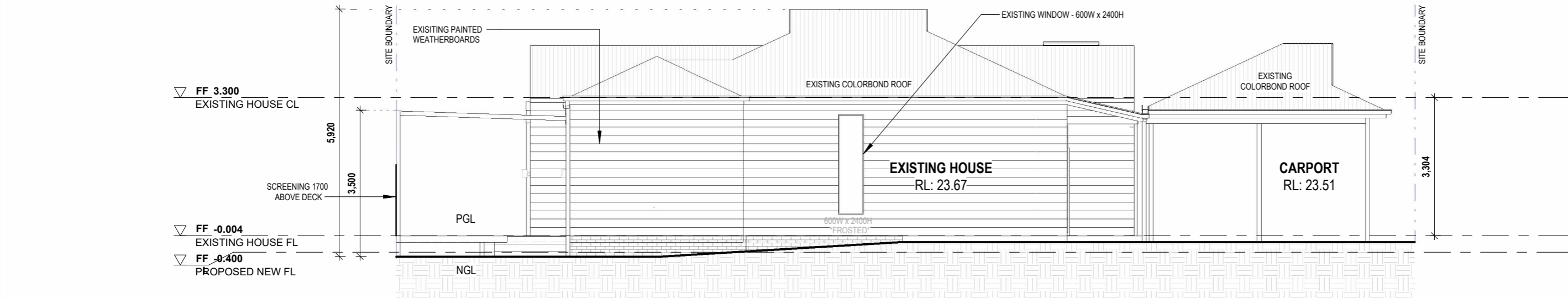
Elevation A1

SCALE: 1 : 100

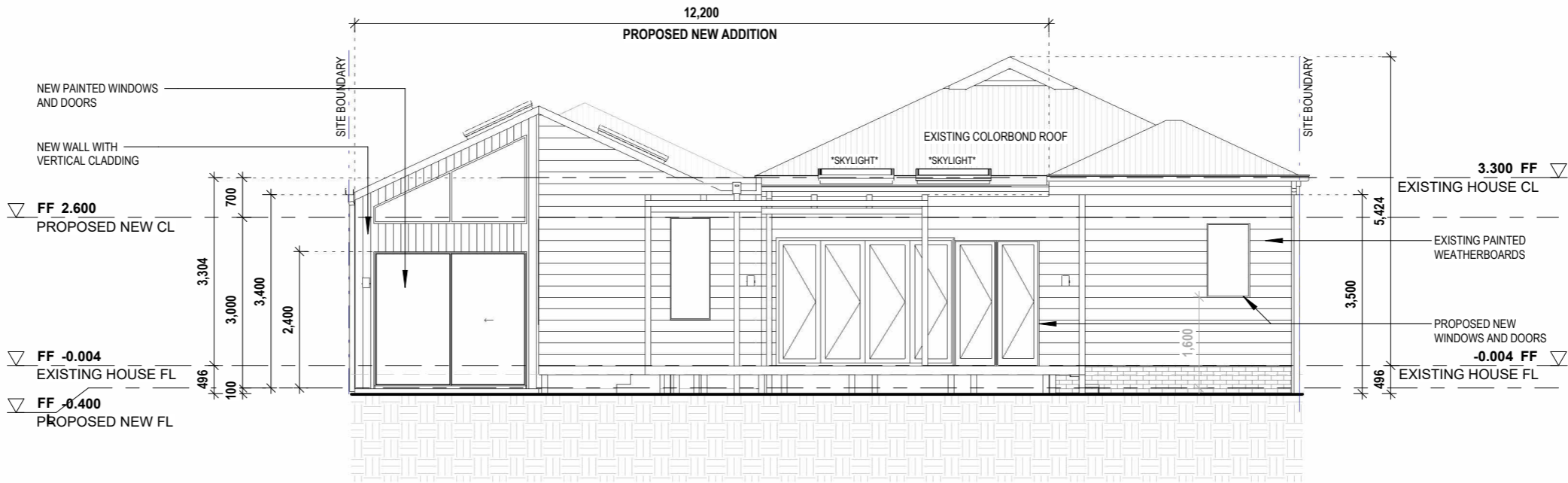
	ELEVATION 1		CLIENT:	PROJECT: LOT 2 (33) RATHAY STREET, VICTORIA PARK, WA 6100	SP/DP/PS:	SP24759	REVISIONS:	DATE: 10/04/2023	THIS PLAN MAY NOT BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF THE OWNER
	SHEET NO: 04	A3			DESIGN:	CUSTOM			
					JOB NO:	1024			
					LOT:	2			
							ISSUE: WORKING DRAWINGS		

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
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TERMITE MANAGEMENT SYSTEM - ELEVATIONS
SLAB PENETRATIONS SMARTFILM/TERMIFANGE - PERIMETER SMARTFILM (UNLESS UPGRADE TO TERMIMESH) TERMITE MANAGEMENT TO BE IN ACCORDANCE WITH NCC PART 3.1.3 & AS 3660 PART 1 - 2000/2014.



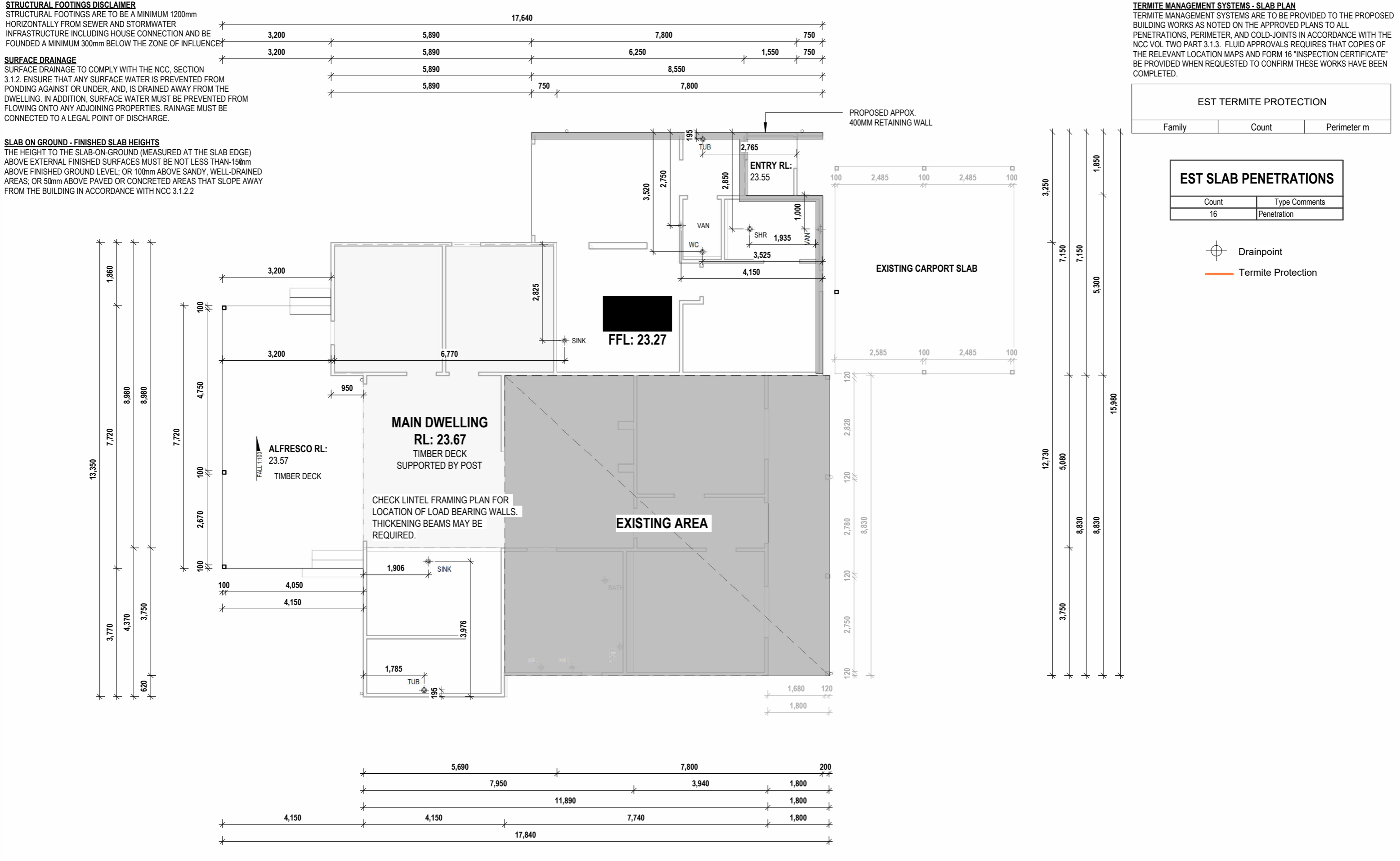
Elevation B
SCALE: 1 : 100



Elevation C
SCALE: 1 : 100

	ELEVATION 2		CLIENT:	PROJECT: LOT 2 (33) RATHAY STREET, VICTORIA PARK, WA 6100	SP/DP/PS:	SP24759	REVISIONS:	DATE:	10/04/2023	THIS PLAN MAY NOT BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF THE OWNER
	SHEET NO: 04a	A3			DESIGN:	CUSTOM			1	
					JOB NO:	1024			2	
					LOT:	2			SCALE:	

MAX SITE COVER:	SITE AREA:	BUILDING AREA:	SITE COVER ACHIEVED:	LOCAL AUTHORITY:	PERMEABILITY:	TERMITE BARRIER:	WIND RATING:	NOISE CAT:	BAL RATING:	SOIL CLASS:	GAS SOURCE:	INTERNET:	POWERLINE	GREYWATER	ROOF MATERIAL	GF CEILING	FF CEILING	BUILD TYPE	CONSTRUCTION TYPE
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	SLAB PLAN		CLIENT:	PROJECT: LOT 2 (33) RATHAY STREET, VICTORIA PARK, WA 6100	SP/DP/PS:	SP24759	REVISIONS:	DATE:	10/04/2023	THIS PLAN MAY NOT BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF THE OWNER
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					JOB NO:	1024			2	
					LOT:	2			3	
									SCALE:	



	PERSPECTIVE 2		CLIENT:	PROJECT:	SP/DP/PS: SP24759	REVISIONS:	DATE: 10/04/2023	THIS PLAN MAY NOT BE COPIED IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF THE OWNER
	SHEET NO: 09	A3		LOT 2 (33) RATHAY STREET, VICTORIA PARK, WA 6100	DESIGN: CUSTOM		1	
					JOB NO: 1024		2	
				LOT: 2	SCALE:		3	