

DEVELOPMENT APPLICATION



LOT 526 (NO.32) WOODLAKE RETREAT, KINGSLEY

**PROPOSED CHANGE OF USE – FROM ‘SINGLE HOUSE’ TO
‘HOLIDAY HOUSE’ (SHORT STAY ACCOMMODATION)
CITY OF JOONDALUP**

Prepared for

John Sparey and the landowners to change the current approved use of the existing dwelling on Lot 526 (No.32) Woodlake Retreat, Kingsley from 'Single House' to 'Holiday House'.

Prepared by

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Name	Position	Document Revision	Date
Mr Carlo Famiano	Town Planner	Planning Report	10 April 2026

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10 April 2026

Chief Executive Officer
City of Joondalup
PO Box 21
JOONDALUP WA 6919

Dear Sir/Madam

**APPLICATION FOR DEVELOPMENT APPROVAL
PROPOSED CHANGE OF USE FROM 'SINGLE HOUSE' TO 'HOLIDAY HOUSE'
LOT 526 (NO.32) WOODLAKE RETREAT, KINGSLEY
CITY OF JOONDALUP**

We act on behalf of John Sparey and landowners as their consultant town planners and hereby lodge an Application for Development Approval seeking the City of Joondalup's approval for to change the current approved use of the existing single detached dwelling on Lot 526 (No.32) Wooklake Retreat, Kingsley from 'Single House' to 'Holiday House' to provide much needed premium short term housing within the Kingsley locality, in close proximity to an Activity Centre and adjacent the Lake Goollelal Regional Reserve.

Please find enclosed the following information to assist the City of Joondalup's consideration and processing of the application:

- A completed and signed 'Application for Development Approval' form;
- A complete and signed 'Metropolitan Region Scheme Form 1';
- A copy of the Certificate of Title for the subject land;
- A copy of the ASIC statement for the company;
- A copy of the Management Plan prepared in support of the application; and
- A copy of the plans prepared in support of the application.

We request that the invoice for any development application fees payable be addressed to Mr John Sparey via email to john.sparey84@gmail.com at the City's earliest convenience.

In assessing the application, we request that the City of Joondalup give due consideration to the following information prepared in support of the application:

LOCATION & PROPERTY DETAILS

Location

The subject land is located within the eastern part of the Kingsley locality, adjacent the Lake Goollelal Regional Reserve and approximately 140 metres west of the Kingsway Activity Centre located on the corner of Wanneroo Road and Hepburn Avenue (see Figure 1 – Location Plan).



Figure 1 – Location Plan

A review of the immediate locality has identified that the subject land is located within a well-established and well serviced part of the Kingsley area, with convenient access to the following key nodes:

- i) Various public open space reserves (including the regional reserve adjacent the subject land);
- ii) Public transport (bus routes) along Wanneroo Road;
- iii) A comprehensive regional road network (i.e. Wanneroo Road, Hepburn Avenue and the Mitchell Freeway);
- iv) A pedestrian access network along the existing road network (including along Wooklake Retreat);
- v) The nearby Kingsway Activity Centre, which includes a wide range of facilities such as medical, retail and entertainment uses; and
- vi) On-street car parking along Wooklake Retreat.

Given the above, this application seeks the relevant development approval to change the current approved use of the existing single detached dwelling on the subject land from 'Single House' to 'Holiday House' to provide short stay housing options to support the needs of the community (i.e. residents requiring short periods of accommodation), provide short stay accommodation to support the tourism industry and support growth of the surrounding commercial centres by attracting new visitors to the centre.

Property Details

The land subject to this application is legally described as Lot 526 on Plan 24055 on Certificate of Title Volume 2201, Folio 466. The land is currently owned by Nissi Investments Pty Ltd (see Appendix 1 – Certificate of Title).

Lot 526 is irregular in shape, comprises an area of 372m² and is relatively flat throughout given the historical development of the land. Furthermore, the subject land comprises vehicular access from Woodlake Retreat along its western lot boundary.

The subject land is currently developed and used for ‘Single House’ purposes and contains a number of physical improvements including a two-storey dwelling, boundary fencing and a sealed driveway (see Figure 2 – Aerial Site Plan & Figure 3).



Figure 2 - Aerial Site Plan



Figure 3 – The existing dwelling on the subject land.

ESSENTIAL SERVICES

Lot 526 is served by an extensive range of essential service infrastructure including power, water, reticulated sewerage, stormwater drainage, gas, NBN and telecommunications.

The subject land is also served by an efficient local and district road network with convenient access to Wanneroo Road, Hepburn Avenue and the Mitchell Freeway. Lot 526 also contains good access to a nearby public transport service (i.e. bus routes) that operates along the Wanneroo Road, within the nearby Activity Centre and along Hepburn Avenue (see Figure 4 – Public Transport Network).

In addition to the above, the local road network throughout the area provides a good pedestrian path network that links the subject land to bus stops, public open space reserves and the nearby shopping centre.

The accessibility to the public transport network and pedestrian path network provides an alternative form of transportation for occupiers of the dwelling.

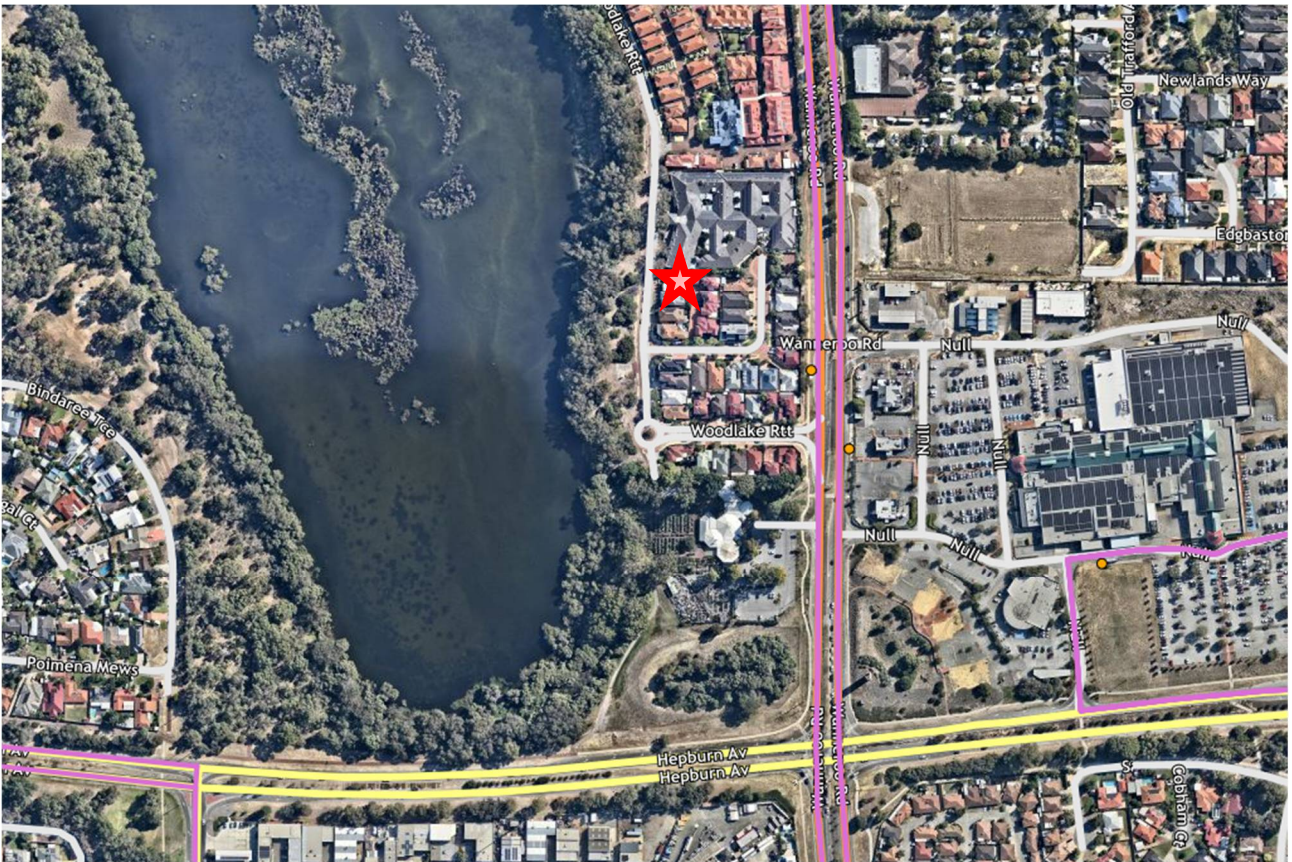


Figure 4 – Public transport network (marked in pink – MNG Mapping)

PROPOSED CHANGE OF USE

This application seeks the City of Joondalup's approval to change the current approved use of the existing dwelling on Lot 526 from 'Single House' to 'Holiday House' to facilitate the use of the dwelling on a short term basis and to service a wide range of needs (i.e. tourism, people moving between homes and/or people with short term employment). Details of the proposed use are as follows:

- i) The dwelling will be available for lease on a short term basis not exceeding eighty nine (89) days;
- ii) The property will be listed on Bookings.com, Airbnb and the agent's direct bookings website. The platforms provide instant confirmation of a booking and ID verification;
- iii) The minimum stay is three (3) nights;
- iv) The maximum number of occupants within the dwelling is six (6) persons;
- v) The short stay accommodation will be managed by an experienced agent (i.e. 'John Sparey');
- vi) An agent will manage and control the operations of the short stay accommodation. This includes undertaking the following tasks:
 - Check in/check out procedures (self-check in/check out procedure).
 - Conduct/behavior within the dwelling during occupation, including noise restrictions.
 - Car parking for vehicles.

- Provide cleaning and provide any supplies if required.
 - Measures to deal with complaints.
 - Health and safety matter.
- vii) The dwelling will be aimed to provide short-term accommodation to cater for tourist, executives and for temporary usage by families;
- viii) The existing dwelling on Lot 526 comprises the following configuration:
- Three (3) bedrooms and two (2) bathrooms;
 - A two (2) car garage and driveway along the land's Woodlake Retreat frontage.
 - A large open living area;
 - Alfresco area; and
 - The Short Stay accommodation does not have a reception on-site.
- ix) The dwelling will not be hired for parties, functions and/or gatherings;
- x) No signage is proposed for the site; and
- xi) No additions and/or alterations are proposed to be undertaken to the existing dwelling to accommodate the use of the dwelling for short stay accommodation purposes.

A copy of the site plan and floor plans of the dwelling area attached in Appendix 2.

A Management Plan has also been prepared in support of this application for the City's review. The Management Plan provides 'house rules' and establishes an acceptable standard of behaviour for guests and visitors to minimise any adverse impacts on the landowner/neighbours (see copy attached).

STATUTORY REQUIREMENTS

Metropolitan Region Scheme

The subject land is currently classified 'Urban' zone under the Metropolitan Region Scheme (MRS)(see Figure 5 – MRS Map), which comprises the following definition is provided as a guide to its stated purpose/s in the MRS:

"Urban Zone - Areas in which a range of activities are undertaken, including residential, commercial recreational and light industry."

The proposed use of the existing dwelling on the subject land for short stay accommodation ('Holiday House') purposes is considered to be consistent with the defined intent of its current 'Urban' zoning classification under the MRS and has scope to be approved.

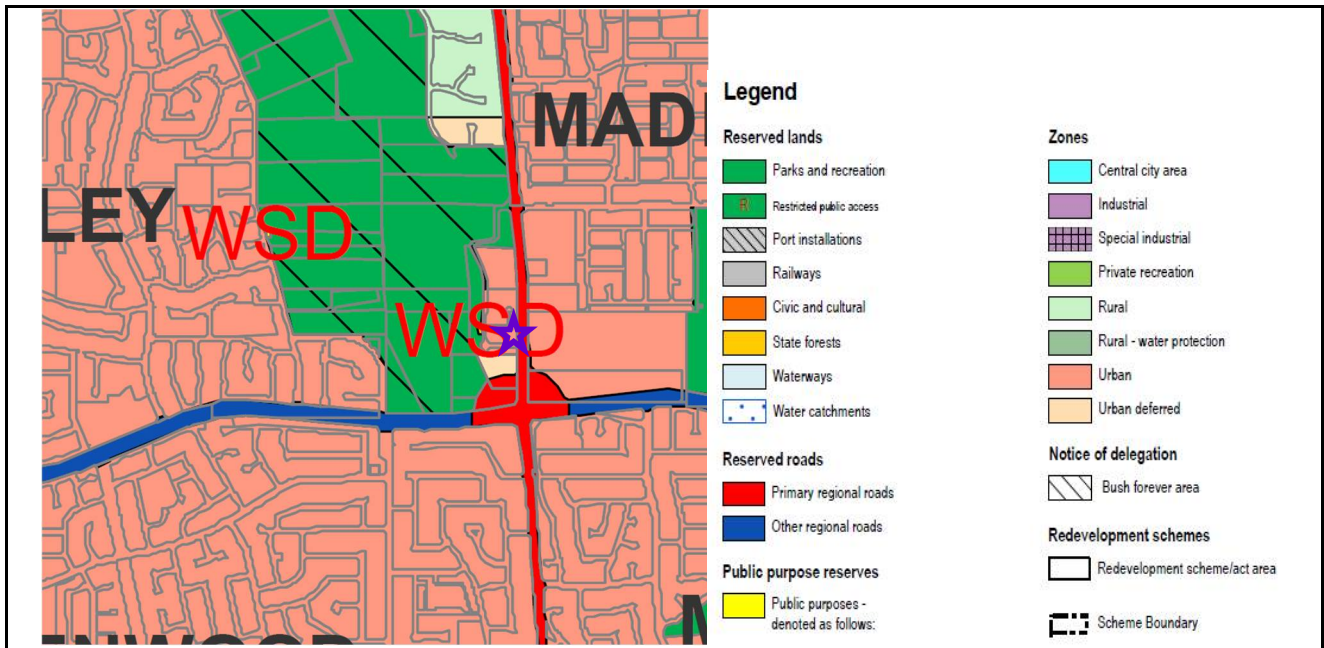


Figure 5 – MRS Map

City of Joondalup Local Planning Scheme No.3

The subject land is classified 'Residential' zone under the City of Joondalup's current operative Local Planning Scheme No.3 (LPS No.3) with a density coding of R40 (see Figure 6 – Scheme Map).

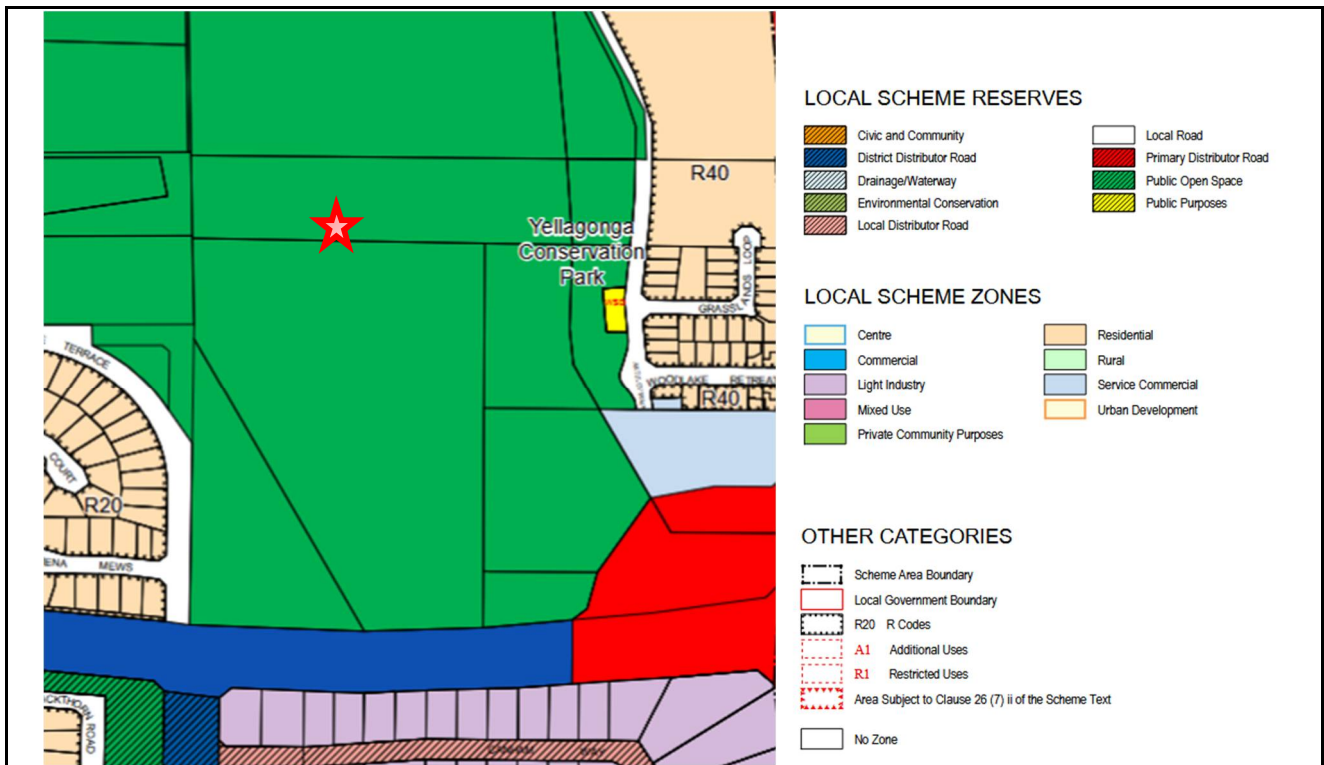


Figure 6 – Scheme Map

Part No.6 Division 2 of the City's LPS No.3 provides the definitions for the various uses that are currently approved and apply to this application. Table 1 below provides an overview of the land use definitions and permissibility within the zone:

Table 1– Land Use & Permissibility

LAND USE	DEFINITION	USE PERMISSIBILITY
Holiday House	<i>Means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast</i>	Discretionary (“D”) use meaning that the use is not permitted unless the local government has exercised its discretion by granting development approval.

Council's stated objectives for all land classified 'Residential' zone under LPS No.3 are:

- a) *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- b) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- c) *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

The proposed use of the existing dwelling on the subject land for 'Holiday House' purposes is consistent with the objectives of the land's current 'Residential' zoning classification in LPS No.3 for the following reasons:

- The proposed short stay accommodation allows for a variety of uses/housing choices within the residential area and offers flexibility for occupants/residents seeking to stay within the Kingsley area for a short period;
- The proposed use will retain the existing built form along the street and retain the residential character within the immediate area;
- The use will compliment to the surrounding residential development and will support the nearby Activity Centre;
- It will allow for the productive use of the existing dwelling on the subject land and offer high quality short stay accommodation with access to public transport and various other key nodes;
- The subject land comprises good access to various nodes (i.e. an Activity Centre and regional reserve). As such, the use of the existing dwelling for short stay accommodation will support tourism within the area; and
- The proposed use will provide for an increase in the diversity of housing types/products within the area by providing a dwelling that can be leased for short periods of time (i.e. less than six consecutive weeks), therefore providing a mix of housing types. This will assist with introducing a non-residential type use that compliments the surrounding residential development.

The City of Joondalup have prepared a 'Short-Term Accommodation Local Planning Policy' to provide a guide and development provisions for the operation of a short-term use within the City of Joondalup. This application has been prepared having due regard for the City's Policy.

Development Standards

The proposed use of the land for short-stay accommodation has been prepared having due regard for the provision of the City of Joondalup' Local Planning Scheme No,3 and any relevant Local Planning Policies (in particular the City's 'Short-Term Accommodation Local Planning Policy').

It is noted that the City's Local Planning Policy prescribes that the on-site car parking standard for land used for 'Holiday House' purposes (calculated on guest numbers) and that the bays comply with the parking requirements in R-Codes in terms of access and bay design. The existing dwelling comprises two (2) on-site car parking bays (i.e. a double garage) and therefore complies with the City's Policy for the accommodation of six (6) guests. It should be noted that there is also adequate space along the driveway of the subject land to accommodate additional car parking.

As previously mentioned, this application does not propose any additions and/or alterations to the existing dwelling and therefore does not require any further assessment under the R-Codes.

Bushfire Prone Areas

The subject land has been identified by the Department of Fire and Emergency Services (DFES) as being located within a bushfire prone area (see Figure 7 – DFES Mapping). As the dwelling is existing and this application does not propose any additions/alterations, it is contended that a BAL report in this instance.

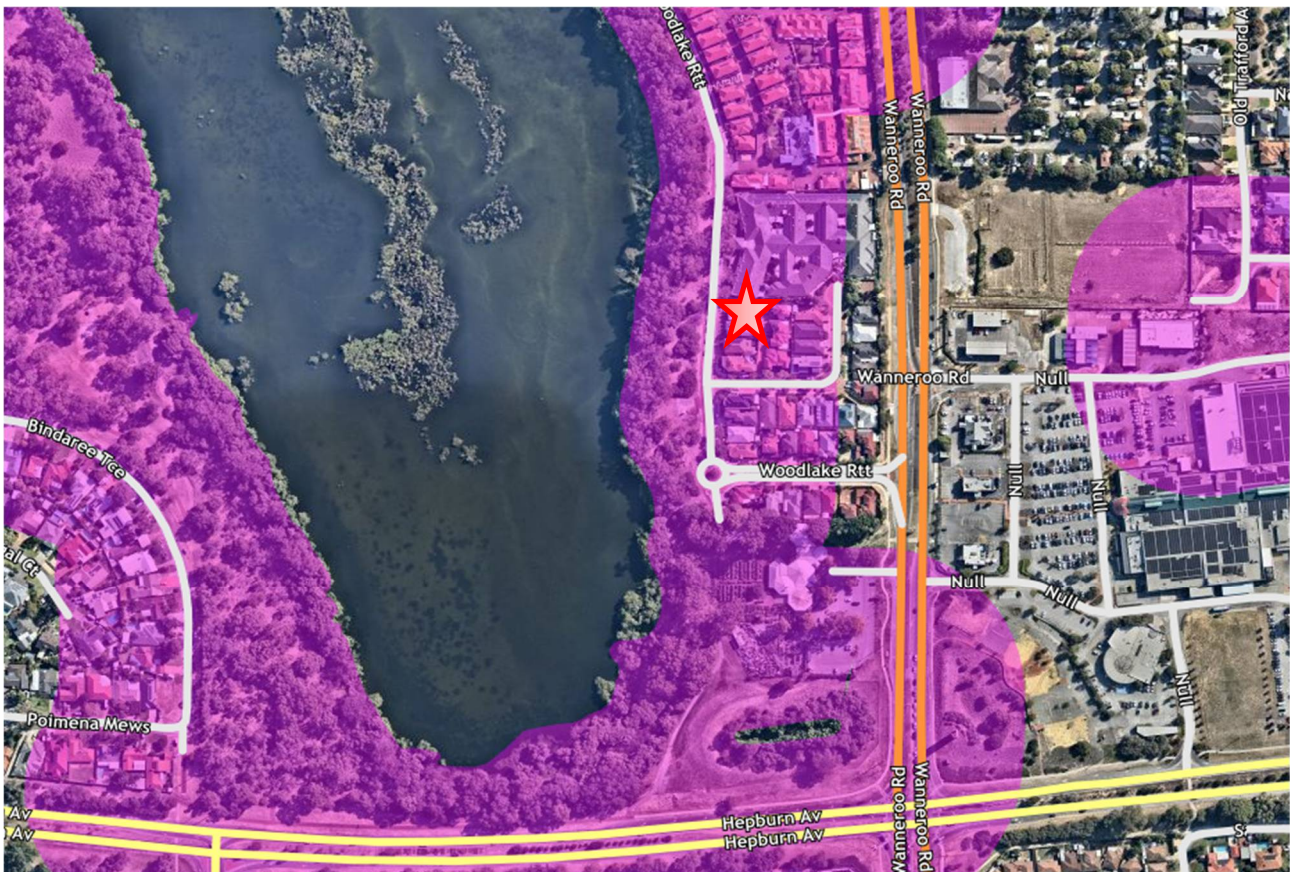


Figure 7 – DFES Mapping

State Planning Policy No.54. – Road and Railway Noise

The subject land is located in close proximity to Wanneroo Road, which is a regional road (see Figure 8). As this application does not propose any additions/alteration to the existing dwelling, it is contended that an acoustics report is not required in this instance to address the requirements of State Planning Policy No.5.4 (SPP No.5.4) in terms of road noise.

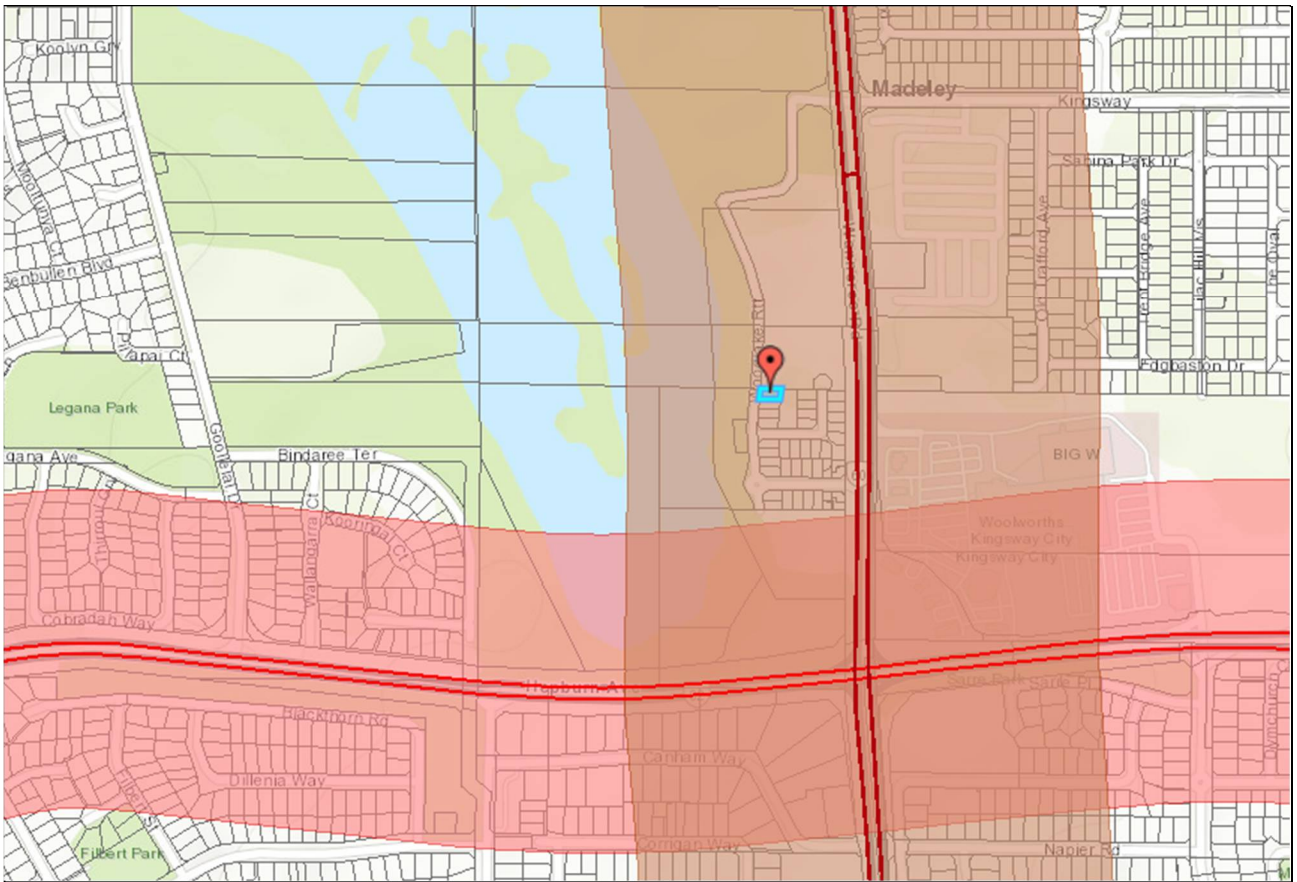


Figure 8 – State Planning Policy No.5.4 (PlanWA)

SUMMARY OF JUSTIFICATIONS

Having regard for all of the above, it is contended the proposed use of the existing single detached dwelling on Lot 526 (No.32) Woodlake Retreat, Kingsley from 'Single House' to 'Holiday House' purposes is suitable and capable of being approved by the City of Joondalup for the following reasons:

- The proposed short stay accommodation use (i.e. Holiday House') is consistent with the general objectives of the land's current 'Urban' zoning classification under the Metropolitan Region Scheme.
- The use of land within the 'Residential' zone is listed as a discretionary use within the City of Joondalup Local Planning Scheme No.3 and can therefore be considered/approved on merit following advertising for public comment.
- The proposed use is consistent with the stated objective of the 'Residential' zone prescribed within the City of Joondalup's LPS No.3.
- The proposed use has due regard for the provisions prescribed within the City Local Planning Policy.
- The proposed use on the land will not compromise the existing character, amenity or compatibility of land uses in the immediate locality or give rise to any land use conflicts.
- The proposed short stay accommodation for the existing dwelling on the subject land will be contained entirely within the internal confines of the dwelling and is therefore unlikely to have any adverse impacts on the visual amenity or character of the immediate locality.
- The proposed use of the existing dwelling on the subject land will provide for a short term lease for families and/or executives in an area that comprises a wide range of infrastructure/services, including access to public transport, an activity centre and a wide variety of public open space reserves.
- The proposed use will cater for tourism needs within the area with access to various attractions (i.e. the adjacent regional reserve, easy access to the coast and the Hillarys boat Harbour/tourism precinct).
- The proposed short stay accommodation will allow for a diversity of uses within the area and provide high quality short stay accommodation within close proximity to the coastline.
- The use of the existing dwelling on the subject land for short stay accommodation will be professionally managed by an experienced agent. This will include the control of tenant behavior to ensure that occupants will not cause a nuisance to the adjoining residential properties.

CONCLUSION

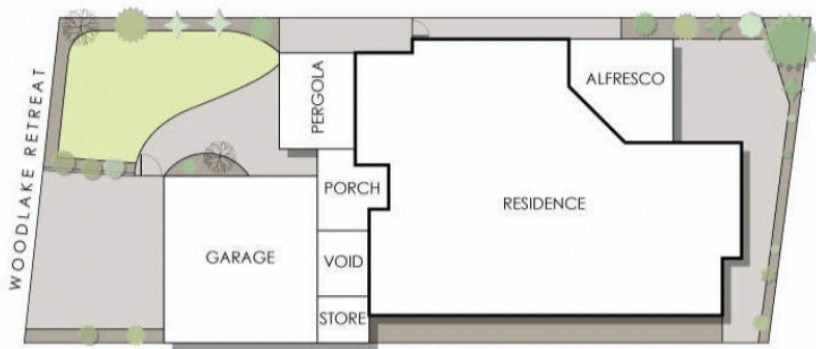
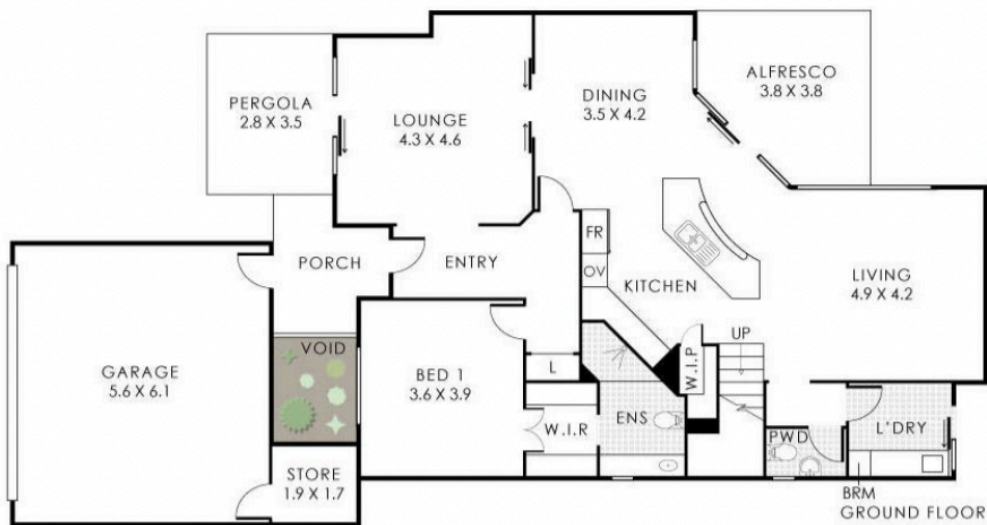
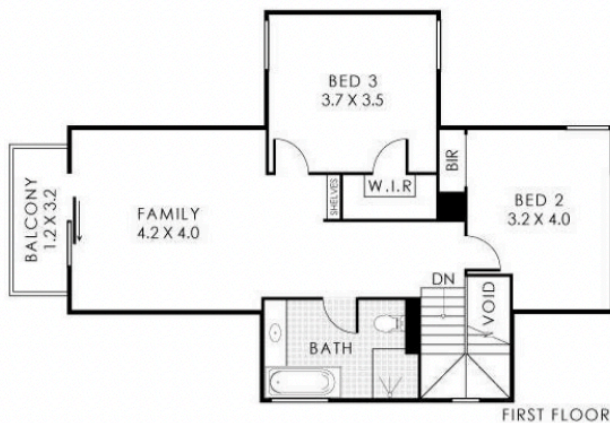
The proposed change of use of the existing single detached dwelling on Lot 526 (No.32) Woodlake Retreat, Kingsley for short stay accommodation purposes ('Holiday House') will allow the improved use of the subject land and will not adversely impact the amenity of the immediate locality. In fact, the proposal will assist with providing a diversity of land uses and accommodation within a popular locality that is in within close proximity to various key nodes.

In light of the above information and justification, we respectfully request the City of Joondalup's favorable consideration and approval of the Application for Development Approval to change the current approved use of the existing dwelling on Lot 526 (No.32) Wooklake Retreat, Kingsley from 'Single House' to 'Holiday House' at its earliest convenience.

CF Town Planning & Development
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APPENDIX 1 – CERTIFICATE OF TITLE

APPENDIX 2 – DEVELOPMENT PLANS



32 Woodlake Retreat, Kingsley

Residence 181m² | Store 3m² | Garage 34m² | Balcony 4m² | Alfresco 12m² | Pergola 10m² | Porch 6m²

Total Area 250m²

This floorplan is for illustration purposes only to show the layout of the site. It has been made to ensure the accuracy of the floor plan. All measurements shown are an approximate representation only. Measurements are not to account for wall thickness or roof area under eaves. CDB Creative will not be held responsible for any errors, omissions, misrepresentation or use of any information. Not to be used for any other purpose. www.cdbcreative.com.au

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