



**LET GO**  
bnb management

**DEVELOPMENT APPLICATION**

**PROPOSED SHORT-TERM ACCOMMODATION**

**58 Dampier Avenue  
Mullaloo WA 6027**

**February 2026**

## Development Application – 58 Dampier Avenue Mullaloo WA 6027

### INTRODUCTION

Let Go Pty Ltd is pleased to submit this development application, as detailed below:

<b>Property Address</b>	<b>58 Dampier Avenue Mullaloo WA 6027</b>
<b>Lot Size</b>	709 m <sup>2</sup>
<b>Existing Use</b>	Residential
<b>Heritage Listed</b>	No
<b>Local Planning Scheme Zoning</b>	R20
<b>Landowner/s</b>	
<b>Applicant</b>	
<b>Proposed Development</b>	Change of Use to Short-Term Accommodation
<b>Development Value</b>	N/A (Change of Use)

### Subject Site

The site subject of the development application is 58 Dampier Avenue Mullaloo WA 6027. The site contains an established double storey house, three bedroom residential dwelling, with a two car garage.

The site is R20 zoned under the City of Joondalup 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, workplaces etc. The site is serviced by public transport via bus route 461 (Stop ID: 18326). Refer below for the Locality Map.



**Zoning Map**



**Locality Map**

## PROPOSAL

The development applicant proposes a Change of Use to Short-Term Accommodation at 58 Dampier Avenue Mullaloo WA 6027, which includes the following:

- A maximum occupancy of six (6) people, accommodated in the three (3) existing bedrooms.
- A maximum of two (2) car parking spaces, provided on-site in the garage and additional driveway parking.
- Use of the outdoor area limited to between 8:00am to 10:00pm on any day, to mitigate potential late night noise disturbances to adjacent neighbours.
- Installation of a noise monitoring device at the dwelling, to ensure effective management of the property and to mitigate any potential noise and amenity impacts to surrounding neighbours.
- Installation of CCTV at the dwelling entrance, to ensure effective management of the property and to monitor the number of guests and any unapproved visitors.
- No parties permitted at the accommodation, no loud music, no stays of less than two nights, and all visitors are to be approved by the property manager.
- 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.
- A professional short-term accommodation management company, Let Go Pty Ltd, has been engaged to manage all aspects of the accommodation – including bookings, property management and guest behaviour.

The above property management provisions have been carefully considered to ensure that the short-term accommodation operates in harmony with the neighbourhood, and to ensure that potential adverse amenity or operational impacts are mitigated. This therefore ensures that the accommodation is consistent with the local residential character and amenity, as well as consistent with the local planning scheme zoning of the property.

The dwelling would be occupied by small groups or families, similar to how the dwelling would be occupied if it were used as a permanent residential dwelling. The maximum number of people ensures that the property is not booked by large groups or parties.

The limitations set out in the Management Plan and Code of Conduct - including no parties, no loud music, no use of the outdoor area after 10:00pm, no visitors without management consent, and all parking on-site - place strict controls on the use of the dwelling to mitigate potential noise and disturbance to surrounding residents. In fact, these controls are more onerous than how a permanent residential dwelling within the area could be used.

Refer to **Attachment 2 - Management Plan** and **Attachment 3 - Code of Conduct**.

## ACCOMMODATION MANAGEMENT

### Company Management

As detailed in the Management Plan, the short-term accommodation would be managed by a professional, experienced short-term accommodation management company, who are the applicants for this development application.

Let Go Pty Ltd has been operating in Western Australia for over six years and currently manages over 100 short stay properties across Perth, annually hosting over 22,000 + nights with 3,000 + reservations annually for 2023.

The Let Go team includes highly experienced and qualified real estate and property management professionals, who manage the property online listing, booking processes, guest screening, guest concierge, housekeeping services and property management.

Let Go is a Perth-based company, with the head office in Stirling. This ensures staff are available for hands-on management and prompt resolution of any issues.

Let Go management contact details are made available to all guests for properties under our management and we are obliging to provide our contact details to all adjacent neighbours in the rare chance of an issue arising. We are contactable 24/7 and typically able to attend properties in person within an hour for emergencies.

Short-stay accommodation is not subject to the same stringent rules of the *Residential Tenancy Act 1987* in favour of a tenant and their rights to occupy a premise. Therefore, we have significant power to be able to manage any potential antisocial behaviour.

We are financial members of ASTRA (Australian Short-Term Rental Accommodation Association) and have adopted their comprehensive National Code of Conduct. You can always be assured of our best intentions and respect for the public amenity of the neighbourhoods in which we work.

Airbnb and short-term accommodation deliver a staggering economic contribution to Western Australia and to its local government authorities. In a 56-page report commissioned by Deloitte into the economic effects of Airbnb in Western Australia, it was identified that in just one year between 2015-2016 in WA 171,500 Airbnb guests spent \$155m, supporting 780 jobs and \$100 million in GSP. These figures have grown exponentially in recent years and are of enormous benefit to local businesses, residents, guests, and the tourism sector.

Our management procedures and guest handbooks include providing local recommended tips for nearby shops, restaurants, entertainment, and attractions. This local spending supports local businesses within the local government area.

## **Property Management**

Let Go have established proactive processes to ensure properties are appropriately advertised, booked, and occupied in accordance with a Management Plan and Code of Conduct. This includes screening guests, not allowing parties on site, limiting outdoor / courtyard hours, limiting loud music, and being easily contactable to resolve any issues. Let Go do not allow the company's reputation or the client's property to be impacted by taking on guests that do not abide by the rules.

Let Go are contactable 24 hours a day, 7 days a week 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.

In our online Airbnb listing, which the guest(s) must agree to before booking with us (and also included in the guest handbook), we have extensively listed our house rules with respect to the property and other nearby residents of the surrounding area AND amenity. Priority is given to adherence to our noise and parking policy.

We specify a mandatory minimum stay length of two (2) nights as we find this significantly deters any unwanted targeting for parties or gatherings. We also have a booking cut-off time after 7:00pm so that we can't allow last-minute and late-night bookings to occur from opportunistic and likely undesirable guests.

Guests and visitors must not engage in any anti-social behaviour and must minimize their impact on the residential amenity of neighbours and the local community. 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.

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 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.

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.

## Property Monitoring

Two important tools Let Go use to effectively manage properties are real-time Noise Monitoring and CCTV devices, which are remotely monitored by Let Go and with an alert system in place. This is successfully used at approximately 24 of their current properties and would be installed at 58 Dampier Avenue Mullaloo WA 6027. The property owners have agreed to the upfront cost and ongoing monitoring fees, to ensure their property is well managed. Refer below for examples of the devices currently used at other Let Go properties.



**'Room Monitor' real time noise monitoring system**

## Conclusion

As demonstrated above, the development application for a change of use to short term accommodation at 58 Dampier Avenue Mullaloo WA 6027 can be considered consistent with the planning aims and objectives that apply to the subject site and to the proposed land use. The proposal is suitable for development approval, as it is generally consistent with the intent of the local planning scheme zoning and applicable local planning policy, and as the proposal will not have a demonstrated significant impact on the amenity of neighbouring residential properties.

Potential noise, traffic and amenity impacts have been mitigated through strict occupancy limits, house rules, and management controls. Operation of the accommodation would therefore be compatible with surrounding residential development, and comparable with how other permanent residential dwellings would be occupied and used.

Approval of the application subject to ongoing implementation of the Management Plan by Let Go Pty Ltd, a professional and experienced short-stay management body; and occupation of the premises by all guests in accordance with the Code of Conduct will enable effective and appropriate operation of the short-term accommodation.

We kindly request your favourable consideration of our application to change the use of the property to short-term accommodation and trust that our professional management is thoroughly demonstrated, along with our commitment to maintaining local amenity.

Please contact me at the below contact details should you seek any further clarity or additional information relating to the development application.

## Attachments

1. Development Plans
2. Management Plan
3. Code of Conduct