

ZigZag Retreat
20 Ocean View Parade
Gooseberry Hill WA 6076

23 July 2025

Planning & Development Department
City of Kalamunda
Kalamunda WA 6076

RE: DEVELOPMENT APPLICATION – USE NOT LISTED (UNHOSTED SHORT TERM RENTAL ACCOMMODATION)

Dear Sir or Madam,

Please find below the supporting statement and operational management plan for ZigZag Retreat, a proposed unhosted short term rental accommodation (STRA) located at 20 Ocean View Parade, Gooseberry Hill.

1. Introduction

ZigZag Retreat is a luxury short-stay accommodation offering panoramic views of the historic Zig Zag Scenic Drive, Perth's flatlands and coastline. This residence is a private home that will be made available for unhosted short-term accommodation.

The property is designed for families, couples, and small groups seeking a peaceful escape surrounded by nature.

2. Use of Premises

The existing dwelling is proposed to be used as unhosted STRA. It includes:

- 4 bedrooms (4 queen beds)
- 2.5 bathrooms
- Fully equipped kitchen, open plan living and dining area
- Infinity pool
- TV room
- BBQ and seasonal wood-fired pizza oven
- Recreational activities: board games and lawn games
- Outdoor entertainment areas

Maximum occupancy: 9 guests

3. Operational Management Plan

A. Occupant Code of Conduct

All guests must agree to a code of conduct upon booking and in writing at check-in. This includes:

- No parties, events or functions
- No loud music or noise before 7:00AM or after 10:00PM
- No additional guests beyond those booked
- Smoking only permitted in designated outdoor areas
- Respect for neighbours, the environment and local wildlife

The Code of Conduct is displayed in the guest welcome manual and reinforced through the Air BnB and Booking.com platforms.

B. Noise Mitigation Measures

- Guests are instructed to maintain reasonable noise levels, especially during evenings and early mornings.
- No outdoor amplified music is permitted.
- All windows and doors are double-glazed to minimise sound transmission.
- Clear signage throughout the property reminds guests of noise curfews (10 PM–7 AM).

The property is surrounded by landscaped gardens and natural buffers, helping reduce noise impact to neighbours.

C. Parking

The property can accommodate up to 15 vehicles off-street, located within the boundary of the property.

- All vehicles are parked on a gravel/compacted surface, well screened from view.
- There is no street or verge parking required or permitted.
- Parking layout has been designed to avoid congestion or visual impact to neighbours.

D. Guest Arrival and Departure

- Check-in: From 3:00 PM
- Check-out: By 11:00 AM
- Guests are provided with digital access and instructions to limit disruption to neighbours.

E. Complaint and Contact Management

Guests can reach the property manager at any time for support.

- Complaints can be made by neighbours via a dedicated mobile number and email address.
- All complaints will be responded to within 2 hours (or immediately in the event of noise complaints).

F. Safety & Security

- Smoke alarms, fire extinguishers and a first aid kit are installed and maintained.
- Property boundaries are fenced and gated.
- No CCTV is used, in line with guest privacy protocols.
- Emergency evacuation plan is provided.

4. Summary

ZigZag Retreat is intended to operate as a peaceful, professionally managed short-stay accommodation that respects the surrounding environment and residential community. The site is ideally suited due to its privacy, layout, and natural buffers.

We believe the proposal satisfies the planning intent of the City of Kalamunda's STRA policy and the Planning and Development (Local Planning Schemes) Regulations 2015.

Should any further information be required, we would be happy to provide it.

Warm regards,

Two handwritten signatures in blue ink. The first signature on the left is 'Paul Brady' and the second signature on the right is 'Louise Malm'.

Paul Brady and Louise Malm
Owners/Managers – ZigZag Retreat
20 Ocean View Parade, Gooseberry Hill WA 6076