



COVERING LETTER

April/2026

City of Rockingham
Civic Boulevard
Rockingham
Western Australia 6168

APPLICATION FOR CHANGE OF USE TO SHORT-STAY ACCOMMODATION.

17 NINDA ROAD SHOALWATER

The owners of this property is seeking approval to offer Short-Term Accommodation in a one bedroom self-contained section of their house.
(Effectively an attached granny flat).

The owners live at the property, but are away for periods of time so if approval is granted, the property will be managed by Easy Home Rentals.

We specialise in Short-Term Accommodation management and have the procedures in place to ensure neighbours and surrounding property owners are not adversely affected.

Guests must agree to a strict Code of Conduct during their stay which includes minimising noise and only parking in designated areas.

We install noise monitors in most properties to alert us if guests are making excessive noise after 9pm. We then deal with the disturbance immediately by contacting the guests. If they continue to disturb neighbours the Terms of Occupancy give us the authority to insist they vacate the property.

We also use specialised software to automatically check each guest's rating with Short-Stay Web Sites. If they have previously caused disturbances or damage we do not accept the booking.

This software also requires guests to provide additional identification information which is automatically checked and verified before each booking is confirmed.

Attached is a detailed Management Plan and associated information to enable the City of Rockingham to assess this application to allow the owners to provide short-term accommodation to people visiting the area for business or holidays.

Yours Sincerely,

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