

Oceanview Forest Stays Pty Ltd

117 Meares Avenue

Parmelia WA 6167

Email: oceanviewforeststays@outlook.com

12 March 2026

City of Rockingham

Statutory Planning Services

Civic Boulevard

Rockingham WA 6168

Dear Sir/Madam,

**Re: Application for Permanent Development Approval – Unhosted Short-Term Rental Accommodation
(Holiday House)**

Lot 237 - 3 Craig Mews, Safety Bay

I am writing to submit an application for ongoing development approval for the operation of an Unhosted Short-Term Rental Accommodation (Holiday House) at the above property.

The property previously received temporary development approval on 12 March 2025, valid until 12 March 2026, under delegated authority of the City of Rockingham.

Since receiving this approval, the property has been operated in accordance with the approved House Management Plan and all conditions of approval, including guest limits, minimum stay requirements, parking controls, quiet hours, and complaint management procedures. The accommodation is designed primarily for families and responsible travellers, and operational measures are in place to prevent parties or disruptive behaviour.

To further strengthen management of the property, a professional short-term rental management system (Guesty) has been introduced to centralise bookings, manage guest communications, and synchronise booking calendars across accommodation platforms. This system prevents booking conflicts and assists in maintaining consistent oversight of all reservations.

An updated House Management Plan is attached to this application reflecting current operational procedures and management arrangements.

The property continues to be managed directly by myself, Tomoki Hattori, with operational support from Horizon Retreat, a short-term rental management company that I established and where I serve as Director. I

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reside approximately 12 minutes from the property and remain available to respond promptly to any operational matters or concerns raised by neighbours.

I respectfully request that the City consider granting permanent approval for the continued operation of the Holiday House. The property has been operated responsibly and in a manner consistent with the residential character of the area, and I remain committed to ensuring ongoing compliance with the City's requirements.

Please do not hesitate to contact me should any further information be required.

Yours faithfully,

Tomoki Hattori

Director of Oceanview Forest Stays Pty Ltd