

**DEVELOPMENT APPLICATION HOLIDAY HOUSE
 LOT 1353 ON DEPOSITED PLAN 163010 NO 206 EVANS STREET, BEACHLANDS
 OPERATIONS AND MANAGEMENT PLAN**

1.0 Application Details

Registered Proprietor	
Property Description	Lot 1353 on Deposited Plan 163010 Evans Street, Beachlands
Certificate of Title	1800/413
House Number:	206
Existing Land Use	Single dwelling
Proposed Use	Holiday House

2.0 Planning Considerations

City of Greater Geraldton Local Planning Scheme No 1	Residential R40
Proposed Land Use	Holiday House
Land Use Definition	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>
Land Use Permissibility in Mixed Use zone	A
Adjoining Land Use	<ul style="list-style-type: none"> ▪ Residential ▪ Vacant

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Local Planning Policy (Holiday Houses)	4.1 General (Amenity/Compatibility)	
	Amenity/Compatibility	<ul style="list-style-type: none"> ▪ The characteristics and amenity of the locality will not be compromised by the proposal. ▪ No changes to the external fabric of the dwelling are proposed. ▪ Property is well maintained, presents well, and contributes positively to the streetscape. ▪ All parking to be contained on-site, with no street/verge parking. ▪ Guests will be required to adhere to the house rules (which they review and accept through the booking process).
	4.2 Location	
	<ul style="list-style-type: none"> ▪ Location 	<ul style="list-style-type: none"> ▪ Walking distance to town centre and foreshore/beach. ▪ 3min drive town centre and foreshore/beach. ▪ 800m to Geraldton Regional Hospital. ▪ 900m to café/shops Gregory Street. ▪ 1km to Central Regional TAFE
	<ul style="list-style-type: none"> ▪ Located within 400m of an activity centre and interconnected travel networks 	<ul style="list-style-type: none"> ▪ 300m to Francis Street Recreation Oval ▪ 500m to Beachlands Community Garden ▪ Good vehicle access. ▪ Footpaths and dual-use paths along road network.

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	<ul style="list-style-type: none"> ▪ Desirable location for visitors 	<ul style="list-style-type: none"> ▪ Easy/close access services and facilities for guests including walking and cycling distance. ▪ Access to passive recreation with nearby park/s. Foreshore and west end beaches easily accessible. ▪ Location very popular with health workers requiring ease of access to the health services precinct including Geraldton Regional Hospital, St John of God Hospital, WACRH and associated specialist and allied services. Longer term stays offered to health workers.
	4.3 On-going Management	
	<ul style="list-style-type: none"> ▪ On-going management and proposal does not create inappropriate impacts 	<ul style="list-style-type: none"> ▪ See proposed management plan in Section 3. ▪ The property owner/manager will maintain a concerns register.
	<ul style="list-style-type: none"> ▪ Owner/manager proximity 	<ul style="list-style-type: none"> ▪ An owner-appointed manager resides in Geraldton and will be able to attend the site within twenty (20) minutes as required.
	<ul style="list-style-type: none"> ▪ Management Plan 	<ul style="list-style-type: none"> ▪ See the management plan in Section 3.
	4.4 Access and Car Parking	
	<ul style="list-style-type: none"> ▪ All contained on site ▪ 2 bays ▪ Parking for other vehicle types ▪ Access constructed 	<ul style="list-style-type: none"> ▪ Compliant ▪ Compliant ▪ Compliant ▪ Compliant

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	4.5 Signage	
	Manager contact details	<ul style="list-style-type: none"> ▪ To be provided directly to guest/s. ▪ Adjoining property owners previously provided with contact details for property manager.

3.0 Management Plan

Manager Details	Contact details to be listed in the “Welcome” pack provided within the booking App for guests on arrival.
Concerns Register	<ul style="list-style-type: none"> ▪ Manager will commence a concerns register to include: <ul style="list-style-type: none"> • Details of party reporting concern • Date/Time of Concern • Nature of concern • Action to remedy concern <p>To be made available for local government review as required.</p>
Neighbour consultation	<ul style="list-style-type: none"> ▪ The owners have contact details for the Manager for contact at any time as required. ▪ The proponent/manager is committed to ensuring that the use of the property for Holiday Accommodation does not negatively impact adjoining landowners/occupiers and has a zero-tolerance policy towards antisocial behaviour and non-compliance with house rules by guests.

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<p>Booking Platform</p>	<ul style="list-style-type: none"> ▪ Property listed on short-stay accommodation provider website. https://www.airbnb.com.au/rooms/1030132521878885515?adults=2&location=Geraldton%2C%20Western%20Australia%2C%20Australia&search_mode=regular_search&source_impression_id=p3_1733880010_P3_JB3UmLeiqHK_cG&previous_page_section_name=1001&federated_search_id=17a28d3e-0566-4cf2-8b40-834d5e88d2e6&quests=1 ▪ Accommodation provider websites are generally peer review platforms with strict criteria for manager and guest responsibilities and expectations.
<p>Maximum Occupation</p>	<ul style="list-style-type: none"> ▪ Five (5) people.
<p>Booking Procedures</p>	<ul style="list-style-type: none"> ▪ All via electronic booking platform. ▪ Review and accept house rules at time of booking. ▪ Of particular note: <ul style="list-style-type: none"> • No parties/events • Quiet time between 11.00pm and 7.30am, including during arrival and departure from the property. • Zero tolerance to noise and will result in termination of the rental. • No pets permitted.
<p>Check-In Procedure</p>	<ul style="list-style-type: none"> ▪ Check-in to be after 2.00pm ▪ Secure lock-box with visitor-specific access code. ▪ Manager available for access queries from other guests as required. ▪ Security screens/double locks
<p>Check-Out Procedure</p>	<ul style="list-style-type: none"> ▪ Check-out before 10am ▪ Return keys to secure lock-box. ▪ Guest to leave property clean and tidy. ▪ Guest to remove rubbish to outside bins on departure. ▪ Professional cleaner to present to the property after checkout for inspection, cleaning, and maintenance once guest vacated. ▪ Manager attends property prior to guest arrival to confirm standard of accommodation.

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<p>Manager responsibilities, cleaning and maintenance</p>	<ul style="list-style-type: none"> ▪ General hosting responsibilities/requirements. ▪ Manager holds overall responsibility for property management including: <ul style="list-style-type: none"> • Cleaning (contract cleaner) • Laundry (contract cleaner) • General property maintenance as required (contractor as required) ▪ Other than in an emergency, any maintenance contractors will be engaged to attend during normal business hours to minimise disruptions to guests and neighbours. ▪ All guests will be requested to put their rubbish into an external bin. Manager or cleaner to take bin to streetside for pickup weekly.
<p>Guest Guide</p>	<ul style="list-style-type: none"> ▪ Available in dwelling and to be provided in booking platform/s app in guest “Welcome” message: <ul style="list-style-type: none"> • Manager Contact details • Code of Conduct/House Rules • Emergency Procedures • Emergency Contact Details • Rubbish procedures and location of external bins, • Check-out procedures • Use of property equipment/facilities • Details of local attractions/information
<p>Parking</p>	<p>See site plan at Appendix A.</p> <p>Parking for up to 5 vehicles.</p> <p>Garage at rear of property excluded from guest use (used for storage gardening tools, lawnmover etc).</p>

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<p>Signage</p>	<ul style="list-style-type: none"> ▪ No external signage to be installed: whilst this is contrary to the LPP, the proponent is concerned that external signage will advertise the property as holiday accommodation. Therefore, there may be times when the property is vacant, and this may increase the potential for vandalism/burglary, etc. ▪ The following are in place to ensure guests can identify the property and which will minimise the likelihood of guests mistakenly attending other properties (and impacting adjoining owners/occupiers): <ul style="list-style-type: none"> • Street numbering. • At the time of reservation, guests will be provided with directions to property and instructions for access to dwelling. • Manager details will be provided at the time of reservation, enabling guests to contact directly should issues arise at the time of check-in. • Manager Contact details to be provided in Guest Guide.
<p>Emergency & Fire Management</p>	<ul style="list-style-type: none"> ▪ Kitchen fire blanket. ▪ Smoke detectors installed in living area.

