

***Re: Application for Development Approval for 3 Hadda Way, Mahomets Flats, WA 6530***

**General**

The property comprises of two single-storey, detached, two-bedroom units on a single title. One of the units is currently rented to a long-term tenant, with the other intended to operate as a holiday home.

We have been providing short to medium-stay accommodation at the other unit on the title, with the majority of tenants working temporarily at the hospital, which is within walking distance. Past bookings have ranged from two weeks to six months and as such, fixed-term leases were more applicable to the situation. In addition to increasing use of AirBnB by employers, we also receive enquiries from tourists in search of short stay holiday accommodation due to the proximity to the beach. The unit is set up with a double or queen bed in each bedroom, resulting in a maximum of four guests. Stays are a minimum of one week and the property is currently advertised via Air BnB.

**Location**

The unit is located in an area of high tourism amenities, being located directly across the road from Back Beach. Hadda Way intersects the coastal cycle/footpath, a popular recreation feature stretching along the whole of the Geraldton city coast, while the popular Tarcoola Surf Club is located eight minutes' walk from the unit. The property is also located 1.5km from the significant windsurfing/kiteboarding site at Separation Point.

In the past, the units have also been selected due to being located a flat 2km walk from the Geraldton Regional Hospital. It is also less than 3km to the centre of town with its multiple tourist facilities. The units are located next to the Ocean West Holiday Park, while holiday units are also located on Nemesis Place, meaning that the holiday home will have minimal impact on adjoining residential properties.

**4.3 On-going Management**

**a) The amenity of adjoining/nearby land uses**

The property comprises two detached dwellings (units), which are separated by a fence and have their own private access via a shared driveway. The entire property is surrounded by fencing (either Colourbond fencing or brick wall) and is demarcated clearly within the property boundary. Located between the Ocean West Holiday Park and vacant land, operation of the unit as a holiday home will have minimal impact on adjacent land users.

**b) Managing noise impacts of visitors**

At the time of booking and within the welcome pack within the units, tenants are provided with "house rules" including a no events/parties requirement and noise curfew (9pm weeknights, 10pm Weekend nights). The presence of the tenant in one of the units ensures that the owner or property manager can be quickly alerted to any noise issues, while the owner and manager of the Ocean West

facility next door also have the owner's contact details. If a complaint occurs, the owner and the property manager live less than 15 minutes from the holiday home and one or both individuals can attend in person as soon as practicable.

**c) Management on a day-to-day basis**

Check-in is set for 15:00 and check-out for 10:00. Check-in/out instructions are sent within the booking system and procedures are via a coded key lock box that the guests have access to after booking.

The owner and property manager are readily available for assistance, with a 24-hour contact number provided to guests at the time of booking. As stated previously, both individuals live within 15 minutes of the property. In the event that both individuals are unavailable, a close friend with extensive property management experience is located within five minutes of the property and tenants/guests are provided with their details in case of emergency.

Cleaning will occur on the day of check-out and the owner or property manager will be present for each vacate clean. Additional cleaning by the owner/property manager may be provided at the request of the guest. Cleaning will typically occur 10:00-15:00 to align with check-in/out procedures and not more than once per week. Garden maintenance is undertaken by a separate contractor and is conducted on an as-needed basis. No maintenance works or use of power tools will be undertaken on public holidays unless urgently required to ensure safety.

Rubbish and waste disposal will occur as per the CGG waste disposal procedures. All guests are advised of the appropriate refuse collection days and the wheelie bin is located in a prominent position. Currently, the tenant in the other unit ensures that the bins are put out (and returned) in a timely manner; when they are unavailable the owner or property manager conducts the same check. If excess rubbish is present at check-out, this is removed from site and disposed of appropriately.

**d) Relevant site-specific matters**

AirBNB requires a house manual; an electronic copy of which is available to guests when they book, while a hard copy is located within the unit. The manual includes emergency numbers and details of various emergency services. Given that the greatest risk at the site is exposure to high wind, and the fact that both the owner and property manager are members of the SES, there is a particular emphasis on the dangers of storm damage.

Both units are equipped with smoke detectors and have multiple points of entry/egress in the case of an emergency. Mobility aids have been installed in the bathroom and toilet of the holiday unit. Both units underwent extensive electrical safety checks at the time of purchase (December 2021) and appropriate electrical compliance standards met.

**e) The handling of complaints**

As stated previously, the owner and property manager are readily available for assistance, with a 24-hour contact number provided to guests at the time of booking. Both individuals live within 15 minutes of the property and can attend the property as soon as is practicable. The tenant at the unit

and the owner and manager of the holiday park next door have the owner's contact details. Through the booking agency, the property manager also has direct communication with guests.

#### **4.4 Access and Car Parking**

All car parking is contained on site, within the property demarcation, with no parking to occur on the verge area. Tenants are advised at the time of booking that there is sufficient parking for two vehicles per unit, with both units having carports and space for a secondary vehicle. Tenants are advised ancillary vehicles (e.g. boats, trailers etc.) may be parked in a paved area adjoining the shared driveway with advanced notice.

#### **4.5 Signage**

In the event of the approval of the development, a sign will be erected on site, displaying the property manager's name and contact details. At the time of booking, tenants/guests are provided with a map to the property as well as the address and key box code, ensuring that they are not reliant on signage.