

THE HERMITAGE

50 ONSLOW STREET GERALDTON

Ongoing Management items 4.3

a) the amenity of adjoining/nearby land uses;

The Hermitage is located in a discreet area and on a large block of land. The only adjoining residential property in its vicinity is the nursing home Juniper Hillcrest. It is not expected that the use of The Hermitage by visitors/tenants will have any impact on the nursing home. Indeed, availability of The Hermitage as a visitor house will service the residents of the nursing home as a place of close for visitors of residents to stay overnight in close proximity .

b) managing noise impacts of visitors;

The Hermitage will be marketed to visitors/tenants as a retreat rather than a holiday house with visitors being informed of the retreat nature of the place through promotional media and welcoming material and to keep noise to a minimum.

c) outlining how the premises will be managed on a day-to-day basis (including how keys are easily available for late entry, providing on-site assistance and confirming arrangements for cleaning/waste management);

The premises are owned by the Roman Catholic Bishop of Geraldton and leased at a peppercorn rent to Monsignor Hawes Heritage Incorporated (MHHI). MHHI is a registered DGR Charity. All funds generated through the use of The Hermitage as a retreat/holiday house, after operational costs are deducted, will be expended on the maintenance and conservation of the heritage of Monsignor Hawes, which includes The Hermitage itself.

Keys to access the property, both during daytime hours and after hours, will be available in a Key Lock Box accessible at the front of the property. Visitors will be informed by management upon booking the facility of the location and key Lock Box location and code to access the keys to the property. The key Lock Box number will be regularly changed by management.

The management will attend to any needs of visitors/tenants via mobile phone or by on-site assistance as required.

The management will attend to the cleaning of the premises after each visitor/tenant stay and all waste management.

d) relevant site specific matters including fire management/emergency response plans for visitors and managing risks for visitors; and

Electrically wired fire alarms are located in the two main rooms of The Hermitage. A fire extinguisher is also available in the Entry.

An emergency evacuation plan is located in the Entry of The Hermitage.

Cautionary signage is located where any risks have been identified.

e) the handling of complaints (it is expected that the tenant be contacted by phone immediately and the proponent visit the property as soon as possible).

Visitors/tenants will be provided with a mobile phone number to contact the managers Jason and Debra to handle all complaints.

Access and Car Parking 4.4

4.4.1 All car parking is to be contained on-site and no verge area should be used for car parking.

There is a three vehicle on-site car parking capacity, one in a lockable garage and two through a newly installed double gate directly adjacent to the garage.

4.4.2 At a minimum, it will be necessary to provide 2 on-site car parking bays for up to 6 guests and a further 2 on-site car parking bays for between 7 to 12 guests. Tandem parking will only be permitted for maximum of one vehicle behind another vehicle.

The maximum number of guests will be 3 persons.

4.4.3 It is common for holiday makers to have a boat, tailer, caravan etc. and there should be additional space allocated for such.

There is a large 13 bay bitumen parking lot with no time restrictions located directly in front of The Hermitage at 50 Onslow Street. By observation this is rarely used and would easily accommodate a boat, trailer, caravan etc. without any inconvenience to other users.

4.4.4 All vehicle access (including crossovers) and car parking areas are to be constructed to the approval of the local government

Access to both the garage and double gate can be achieved via the current crossover.

Signage 4.5

A sign must be erected on-site and clearly visible from the street that has the manager's name and contact details. Proponents of holiday houses will be expected to send directional maps to patrons and tourist bureaus and use other methods for directional purposes rather than relying on signage

A sign meeting this prescription is currently being made and erected.

Visitors/tenants will be provided with directional maps when they have made a booking of The Hermitage. Directions will also be available through web and social media sites associated or linked to The Hermitage.

The Geraldton Visitors Centre will be provided with a brochure for The Hermitage that will have on it a directional map and link to its web and social media sites.