

Proposed holiday House at Lot 8, number 32 Stroud Street, Beachlands

The land parcel for this application for planning approval is zoned Residential, R40, and the City's discretion is sought regarding the proposed use of this residential dwelling as a holiday house.

The objectives for holiday houses, as per the City's Local Planning Policy are:

- a) To recognise the increasing market demand for holiday accommodation and to provide operators and other stakeholders with clarity on the issues that the local government wishes to address.
- b) To encourage holiday houses in residential dwellings in appropriate zones and locations where the proponent addresses relevant issues and suitably manages the use on an ongoing basis.
- c) To ensure that these types of uses do not compromise the amenity of residential areas or nearby residents.

The objectives outlined above are addressed below for your consideration.

Location

The house is in close proximity to tourism centres. It is a seven minute walk to both Separation Point beach and Greys Beach, and a ten to fifteen minute walk to the Foreshore and the CBD.

The amenity of adjoining / nearby land uses:

The property is a dwelling consisting of a single house, with perimeter fencing. The accommodation has 3 bedrooms and sleeps a maximum of 6 people per night. The property is located on Stroud Street near the intersection with Francis Street, with one neighbouring house on the east side and a City of Geraldton access lane to a sump on the west side, separating the home from other neighbours.

Management of noise impact of visitors:

Tenants will be provided with "house rules" stating parties are not allowed and noise cut off times (quiet between the hours of 10pm to 7am). If a complaint occurs both co-owners live a fifteen minute drive away and can attend in person or via telephone as soon as practicable. Security cameras are installed on the outside at the front of the house to monitor the front door and driveway – guests are made aware of this in the house information on the booking site.

Management of property on a day-to-day basis

Check in/out instructions are sent within the booking system and entry is via a lockbox that guests have access to from their check-in time. Arrival and departure will happen in a normal manner to any other tenancy. The owners are readily available for any on site assistance, if however co-owners are unable to attend the accommodation will be unavailable. Cleaning will occur the day of check-out. Disposal will occur through the normal council waste disposal procedures.

Relevant Site specific matters: The house is equipped with smoke detectors, a current fire extinguisher and fire blanket in the kitchen. A property guide is provided to the tenants on booking outlining practical details of the property eg: appliances, non smoking policy, pets policy and includes instructions on how to access the house.

Management of Complaints

A personal relationship is already established with the immediate neighbour on the east side of the property and any complaints regarding guests can be made directly to the owners via phone or email. Owners names and contact information will also be on the signage that will be erected as per the City's requirements for any further complaints to be addressed. The property will be listed on Airbnb which requires the owners/managers to comply with the platform's lease requirements.

Car Parking

The holiday home has a driveway that has access to Stroud Street with parking for one car with the minimum 4.5m depth, and there is a similar space for additional parking at the rear of the property. Another parking space could be created at the front of the house alongside the entry path within the property boundary as shown on the included parking plan.

Signage

A sign will be erected with the owners names and contact details once approval is received, these details are also provided at the time of booking.

Separate landlord insurance that covers short term rental accommodation is in effect.