

**RE: A17461 - Development Application for Holiday House - Lot 8 (No. 114)  
Brand Highway, Tarcoola Beach**

**The amenity of adjoining/nearby land uses.**

The property is a stand alone dwelling located at the front of Brand Highway on a massive backyard and front yard opposite Geraldton Motor Inn (other side of Brand Highway) and other short term accommodation nearby including Ibis, Waves Geraldton, etc. The accommodation is suitable for up to 6 occupants per night noting this is a 3 bedroom property plus the enclosed patio extension that can be utilised as back up bedroom (sofa bed will be available to use).

This property has its own driveway with vehicle access gate, and overflow parking at the backyard that can give enough space for cars, trailers, small caravan and/ or boat; meaning no vehicles will be left on verges or street sides.

There would be a property guide (instructions where to and how to) available inside the property for occupant's reference.

Check in and check out procedures usually happen during the day (i.e. check in between 2-7pm and check out before 9am) so it won't cause any noise impact. Just in case of late check-ins, keys can be easily accessed through a safety box with code combination.

**Managing noise impacts of visitors.**

We will set clear house rules to start with from advertising and reiterate the expectations to minimise noise upon booking like number of people allowed (this will reduce both noise and vehicle number impacts), no events/parties, quiet time window during weekdays and weekend set by the City of Geraldton

The host will put her name and contact details at the front of the property to be available for the neighbours to contact her when complaints arise and she can immediately come and resolve the issue.

**Outline 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 host resides in the area so she is readily available for on-site assistance. Though processes and systems are already set up to reduce the contact between visitors and host. Please also note that through our booking system, the mobile number of the host will be available for the visitors too to have direct communication when needed once the reservation is confirmed.

Check in and check out instructions are sent within the booking and procedures are via lockbox ( where keys to be taken too ) that the guests have access from their check-in time. Arrival and departure are happening in a normal manner to any other standard tenancy.

Cleaning will occur the day of check-out, coordinated by the host through third party cleaning company including washing of the linens. Waste management is not expected to be an issue, with the small size of the dwelling and short term stay. Disposal will occur in line with residence's scheduled waste disposal day including use of local recycling options if available ( either the host or the cleaner can take the bin out)

**Relevant site specific matters. Demonstrate how site specific matter will be addressed including fire management and emergency response plans for visitors and managing risks for visitors etc.**

The property was set up with an approved wired smoke alarm system and newly issued electrical safety certificate. Also, fire extinguishers will be installed and visible in the property.

The visitor will be provided with available emergency contact numbers in the area and it should be posted somewhere that is easy to see. The visitor can directly contact the host for any emergency related issues and if for some reasons they can't

connect with her, Airbnb has a dedicated 24-hour safety line that can be contacted by phone, email or chat to get priority access to specially trained safety agents .The visitor will also be provided with important information how to access Airbnb emergency services to help them connect with relevant emergency department in the area when needed.

**Written justification addressing the clauses under ‘Clause 4.2 Location’ of the City’s Holiday Houses Local Planning Policy (LPP).**

The property is in a very ideal location. It is very central close to amenities like Wandina shopping centre and other big supermarkets like Aldi, Woolies or Coles, plus its close proximity to town centre, fastfood outlets and taverns. They are all approximately 5 mins drive; can walk to beach and parks in surrounding areas. Not to mention, lodges are in the vicinity, perfect indication that the location is very suitable for short term accommodation.