

**DEVELOPMENT APPLICATION HOLIDAY HOUSE
LOT 169 NO 20 BUCKINGHAM STREET, MOUNT TARCOOLA**

Application for Holiday House – 20 Buckingham Street, Mount Tarcoola

1.0 Application Details

Registered Proprietor	
Property Description	Lot 169, 20 Buckingham Street, Mount Tarcoola
Certificate of Title	169/P2119
House Number:	20
Existing Land Use	Single dwelling
Proposed Use	Holiday House

2.0 Planning Considerations

City of Greater Geraldton Local Planning Scheme No 1	Residential R20
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>
Adjoining Land Use	□ Residential

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Local Planning Policy (Holiday Houses)	4.1 General (Amenity/Compatibility)	
	Amenity/Compatibility	□ The characteristics and amenity of the locality will not be compromised by the proposal. □ No changes to the external fabric of the dwelling is proposed. □ 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	
	□ Location	□ Residential area □ 5min drive to beach.
	□ Located within 400m of an activity centre and interconnected travel networks	□ 200m to Paringa Park □ 225m to a small shopping complex, good vehicle access. □ Footpaths and dual-use paths along all routes.
	□ Desirable location for visitors	□ Easy/close access services and facilities for guests – walking and cycling distance. □ 1 minute drive to Chemist and Doctors surgery □ 1 minute drive to Woolworths and Seacrest Shopping Centre □ Access to passive recreation with nearby park/s. □ Fuel Stations are only a 4-minute drive from the house □ The main highway is just down the hill from the house which makes it easy to get into the town centre and anywhere else people need to go □ The beach is a 15-minute walk or a 3-minute drive from the address. □ The town centre is a 6-minute drive from the house

	4.3 On-going Management	
	☐ On-going management and proposal does not create inappropriate impacts	☐ See proposed management plan in Section 3. ☐ The property owner/manager will maintain a concerns register.
	☐ Owner/manager proximity	☐ A manager-appointed representative resides in Geraldton and will be able to attend the site within fifteen (15) minutes as required.
	☐ Management Plan	☐ See the management plan in Section 3.
	4.4 Access and Car Parking	
	☐ All contained on site ☐ 4 bays ☐ Parking for other vehicle types ☐ Access constructed	☐ Compliant ☐ Compliant ☐ Compliant ☐ Compliant
	4.5 Signage	
	Manager contact details	☐ To be provided directly to guest/s. ☐ To be provided to adjoining property owners/occupiers.

3.0 Management Plan

Manager Details	Contact details to be listed in dwelling.
Concerns Register	☐ Manager will commence a concerns register to include: • Details of party reporting concern • Date/Time of Concern • Nature of concern • Action to remedy concern To be made available for inspection as required.
Neighbour consultation	☐ Manager has engaged with the owners/occupiers of adjoining lots: • 22 Buckingham Street, Mount Tarcoola • 18 Buckingham Street, Mount Tarcoola ☐ They have advised the proponent they have no objection to the proposed AirBNB. ☐ Both owners/occupiers 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.
Booking Platform	☐ Property to be listed on short-stay accommodation provider website/s. ☐ Most accommodation provider websites are generally peer review platforms with strict criteria for manager and guest responsibilities and expectations.
Maximum Occupation	☐ Five (5) people.

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Booking Procedures	☐ All via electronic booking platform. ☐ Review and accept house rules at time of booking. ☐ Of particular note: • No parties/events • Quiet time between 11:00pm and 8:00am, including during arrival and departure from the property. • Zero tolerance to noise and will result in termination of the rental. • Outside pets on request/approval
Check-In Procedure	☐ Check-in to be after 2.00pm ☐ Keyless entry door handle with visitor-specific access code. ☐ Manager available for access queries from other guests as required. ☐ External security cameras.
Check-Out Procedure	☐ Check-out before 10am ☐ Guest to leave property clean and tidy. ☐ Guest to remove rubbish to outside bins on departure. ☐ Cleaner to present to the property for inspection, cleaning, and maintenance once guest vacated.
Manager responsibilities, cleaning and maintenance	☐ General hosting responsibilities/requirements. ☐ Manager responsibility at the conclusion of every booking • Cleaning (contract cleaner/ Manager clean) • Laundry (contract cleaner/ Manager clean) • 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. Cleaner/Manager to take bin to streetside for pickup weekly.

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Guest Guide	□ Available in dwelling and to be provided in booking platform/s app in guest welcome message: • 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
Parking	See site plan at Appendix A. Parking for up to 4 vehicles.
Signage	□ 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): • 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.
Emergency & Fire Management	□ Refer Appendix B Floorplan extract □ Kitchen fire blanket. □ Fire extinguishers (2): laundry and main living/kitchen area. □ Smoke detectors installed throughout the dwelling.