

Re: Proposed Development - Airbnb Accommodation at 9 Sandown Close, Tarcoola Beach

I am writing to provide information regarding the proposed development of our property at 9 Sandown Close, Tarcoola Beach as an Airbnb accommodation. The property, previously our family home, will be managed and cared for by my parents, who will reside on-site.

Description of the Development:

The proposed development involves the use of the existing dwelling as a short-term accommodation for tourists and visitors to Geraldton. No additional work or changes need to be made.

The property sleeps 10 people comfortably across four bedrooms, and 2 bathrooms. Configured as follows:

- Bedroom 1: King bed
- Bedroom 2: King bed
- Bedroom 3: Queen bed
- Bedroom 4: 2 sets of bunk beds

As the property is located in a quiet area and within walking distance to the beach, it is an ideal location for guests seeking a relaxing and comfortable stay.

Environmental and Social Impact:

We do not anticipate the proposed development to generate significant emissions or disturbances, including noise, vibration, smell, light, electrical interference, or waste products. The property's bin collection will be increased to weekly, with an additional bin provided by the council.

As the property was previously our family home, we do not expect the noise levels to exceed what was previously experienced. There is ample parking available at the front of the property.

Employment and Operation:

My parents will be employed as the on-site caretakers and managers of the property. Additionally, 1-2 cleaners will be employed on an as-needed basis. We will regularly visit the property (weekly) to ensure everything is running smoothly. Leah will oversee the management of the property and the bookings that we will receive via airbnb, booking.com and google.

The property will operate 24/7, with check-in and check-out times arranged in advance with guests. The date of operation will commence upon approval of this development.

Machinery and Equipment:

There is no significant machinery or equipment proposed for use in the operation of the development. Any appliances and equipment used will be standard household items, which will not generate excessive noise or emissions.

We believe that the proposed development will not pose any significant safety or health hazards to nearby residents and occupiers of land and buildings.

We are confident that the property will be a valuable addition to Geraldton's tourism accommodation options.

