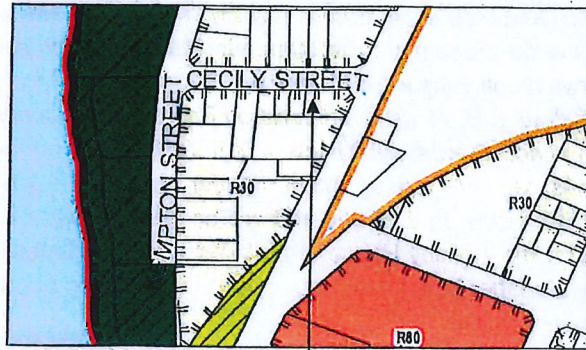


**PROPOSED HOLIDAY HOUSE ON LOT 12 (NO. 14) CECILY STREET, BLUFF
POINT (BIOCOASTAL CORPORATION PTY LTD)**

The land parcel subject to this application for planning approval is zoned 'Residential' under the City's Town Planning Scheme No. 1 (Greater Geraldton) and pertains to a residential density coding of R30. The City's discretion is sought regarding the proposed use of the residential dwelling as a holiday house. It is noted the provisions of the City's local planning policy for 'R-Codes – Holiday Houses' applies to the proposed use of the dwelling.



Location of Subject Site

Extract from City's Town Planning Scheme No. 1 (Greater Geraldton)

The objectives for Holiday Houses are outlined under clause 3.0 of the City's Local Planning Policy and state as follows:

- 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 as outlined above, in addition to the Policy Measures outlined under clause 4.0 of the City's Local Planning Policy for Holiday Houses, are addressed below for your consideration.

A Management Statement also accompanies this application for Town Planning approval, for the City's consideration in your assessment of utilising the existing Single House on Lot 12 (No. 14) Cecily Street, for the purpose of a Holiday House.

The Manager's contact details are as follows:

~~Manly McAllay~~
Phone ~~087 000 000~~
Email ~~manly.mcallay@cityofbluffpoint.co.za~~

With regard to the City's Local Planning Policy for Holiday Houses, the provisions are addressed as follows:

Clause 4.1 – General Matters and On-Going Management:

In accordance with clause 4.1.1 the Holiday House will be effectively managed consistently as the landowner/s of the site, Lot 12 (No. 14) Cecily Street reside within the Bluff Point area and can easily access the site, should need be for any disputes or up-keep of the development. The Manager, Manny McAllay, will be available to attend to any potential issues that arise with regard to visitors. Noting also that 2 of the 3 Directors of Blocoastal Corporation Pty Ltd reside in the Bluff Point area. As required in accordance with clause 4.5 of the City's Local Planning Policy for Holiday Houses, Manny's name, phone number and email address will be listed on a sign that will be erected on-site and will be clearly visible from the street. The intention is for the Holiday House to be listed on the Airbnb platform, which also requires the Manager of the Holiday House to operate in accordance with Airbnb's holiday lease policies.

As noted above a Management Statement accompanies this application for Town Planning approval for the City's consideration as to how the proposed Holiday House on Lot 12 (No. 14) Cecily Street, Bluff Point is to be effectively managed.

In addition to rules for holiday makers imposed by Airbnb as part of their thorough booking process, it is noted that visitors utilising the Holiday House are required to abide by the Environmental Protection (Noise) Regulations 1997 (Noise Regulations). The accompanying Management Statement also outlines how the Manager of the proposed Holiday House on Lot 12 (No. 14) Cecily Street, Bluff Point, will be able to respond to any complaints should they arise as a result of misconduct by visitors occupying the dwelling.

The existing Single House comprises 3 bedrooms. A maximum of 6 guests will be allowed at the time of taking bookings for the holiday house. The provision of clause 4.1.4 under the City's Local Planning Policy for 'Holiday Houses' is suitably addressed.

Clause 4.1.1 b and 4.2 - Location:

The location of the subject site, Lot 12 (No. 14) Cecily Street, is considered to be suitably located in terms of utilising the existing Single House for use as a Holiday House. The subject site is in close proximity to L'Attitude (zoned 'Tourism' under the City's Town Planning Scheme No. 1 (Greater Geraldton)) and the Bluff Point Shopping Centre (zoned 'Commercial' under the City's Town Planning Scheme No. 1 (Greater Geraldton)).

The subject site is also less than a 3 minute walk to St George's Beach and Rundle Park, areas zoned 'Foreshore' under the City's Town Planning Scheme No. 1 (Greater Geraldton). In accordance with clause 4.1.1 b and clause 4.2 under the City's Local Planning Policy for 'Holiday Houses', the site of the proposed Holiday House is considered appropriately facilitated in terms of location.

With regard to existing adjoining residential development facilitated on western Lot 6 (No. 12) Cecily Street, Bluff Point, there are no major openings to habitable rooms within the length of wall adjacent to the subject site, Lot 12 (No. 14) Cecily Street, Bluff Point. The sidewall of the proposed Holiday House on Lot 12 (No. 14) Cecily Street comprises the kitchen, dining and outdoor living areas. This length of wall is facilitated adjacent to the existing solid sidewall, garage and vehicular access point associated with the existing dwelling on Lot 6 (No. 12) Cecily Street, Bluff Point. There is no anticipated adverse impact on the amenity of the western adjoining dwelling as a result of the proposed Holiday House.

The rear wall of the proposed Holiday House comprises wet areas, a bedroom and the dining room. Such areas are considered to be associated with low volume of noise production and are not anticipated to adversely impact the two adjoining Grouped Dwellings associated with the overall 7 Grouped Dwelling development facilitated on Lot 3 (No. 305) Chapman Road, Bluff Point. The amenity of adjoining residential development is not anticipated to be compromised as a result of the proposed Holiday House facilitated on Lot 12 (No. 14) Cecily Street, Bluff Point.

Clause 4.4 – Access and Car Parking:

All car parking for the proposed Holiday House is to be contained on-site. The existing Single House comprises a double garage, with an additional minimum depth of 4.5m fronting the garage for the residing of two additional vehicles. Whilst it is anticipated only two motor vehicles will utilise the site when leased by holiday makers, the additional area fronting the double garage allows for a boat, trailer or caravan, or additional motor vehicles. The provisions of clause 4.4 of the City's Local Planning Policy for Holiday Houses, pertaining to Access and Car Parking is considered to be suitably addressed, with sufficient on-site car parking provided for the Holiday House.

The proposed Holiday House is anticipated to integrate sympathetically with existing development within the locality. The Holiday House is appropriately positioned for holiday makers to utilise the beach and tourist attractions such as L'Attitude, which is in close proximity to the site. The Holiday House is not anticipated to adversely impact adjoining residential development. The character of the locality is not compromised as a result of the proposed Holiday House.

Thank you for your consideration of the above planning application. If you have

Amenity of adjoining/nearby land uses;

The subject site abuts Lot 13 (No. 309) Chapman Road to the east, which is also owned by Biocoastal Corporation Pty Ltd and is proposed to be utilised as a Holiday House. Southern adjoining Lot 3 (No. 305) Chapman Road, Bluff Point comprises a 7 Grouped Dwelling development, with two-storey dwellings facilitated on site. The western adjoining dwelling on Lot 4 (No. 8) Cecily Street exists with a blank wall adjacent to the western side boundary of the subject site, the garage and associated vehicular access point associated with the western adjoining dwelling are also adjacent to the western boundary of the subject site. The existing dwelling on Lot 12 (No. 14) Cecily Street to be utilised as a Holiday House is facilitated with the alfresco outdoor living area fronting the primary street and directly adjacent to the garage location associated with the dwelling on Lot 4 (No. 8) Cecily Street. The remainder of the Holiday House adjacent to the western boundary comprises the kitchen and dining rooms, which is associated with a lower volume of noise than the living area, which is central to the dwelling. The areas of the dwelling adjacent to the existing Grouped Dwelling development on No. 305 Chapman Road are also associated with low volumes of noise, being the dining, bedroom, and wet areas. There are no areas of the proposed Holiday House associated with a high production of noise adjoining an existing habitable living area. There is no anticipated adverse impact in terms of the amenity of existing adjoining residential development.

The Holiday House is to be listed for availability via the Airbnb platform, for holiday accommodation. Airbnb has strict Policies in place for guests utilising their platform which require occupants to adhere to a 'no party Policy'. The requirements Airbnb provide for prospective holiday makers to adhere to at the time of booking holiday house accommodation ensure there is no adverse impact in terms of the amenity of adjoining/nearby land uses. Holiday makers utilising the Holiday House are required to respectfully consider the residents of adjoining houses with regard to noise and behaviour.

Managing noise impacts of visitors;

As noted above, the Holiday House on Lot 12 (No. 14) Cecily Street, Bluff Point, is to be listed for availability via the Airbnb platform, which provides a vast range of holiday accommodation. Airbnb has strict Policies in place for guests utilising their platform, requiring occupants to adhere to a 'no party' Policy.

The requirements Airbnb provide for perspective holiday makers to adhere to at the time of booking accommodation via their platform predominantly ensures there is no adverse impact in terms of the amenity of adjoining or nearby land uses. Holiday makers utilising the Holiday House are required to respectfully consider the residents of adjoining houses, with particular regard to noise and behaviour.

In addition, it is noted that guests will be required to abide by the Environmental Protection (Noise) Regulations 1997 (Noise Regulations), which blanket the State with regard to noise requirements.

On-going management of premises;

The subject site is owned by Biocoastal Corporation Pty Ltd and is Managed by Manny McAullay. There are 2 of 3 Directors of Biocoastal Corporation Pty Ltd living in the Bluff Point area, who are available to attend the site at short notice should any issues arise with holiday makers utilising the site. As required in accordance with clause 4.5 under the City's Local Planning Policy for Holiday Houses, The Manager's name, phone number and email address will be provided on a sign positioned on-site.

There will be an electronic lock box at the front door, where keys for guests will be exchanged. The instructions for guests to access the keys will be provided at the time of nearing their arrival. In the event guests are unable to access keys, the Manager's details will be available, and communication will generally take place via Airbnb communication channels. Maintaining communication via the Airbnb platform under which the Holiday House is advertised, ensures Airbnb policy is adhered to and maintains efficacy through streamlining the booking process.

Rubbish disposal will be shared between the Manager and Cleaner employed to care-take the site. Bins will be placed on the verge to be emptied on Council's specified bin collection days. The Cleaner will ensure tidiness of the house upon departure of guests and will notify the Manager of any issues requiring immediate attention. The Manager will maintain the area external to the dwelling, in terms of garden and yard maintenance.

There are fire alarms installed in the dwelling existing on Lot 12 (No. 14) Cecily Street, Bluff Point. Noting the dwelling was constructed in 2022 and is new. Any additional requirements imposed by Airbnb regarding fire safety measures will be addressed accordingly.

The Manager, Manny McAullay, is available via phone and may be contacted immediately should a complaint arise. Manny is able to visit the property as soon as possible should a complaint arise. In the event Manny is unable to attend another of the Directors of Biocoastal Corporation Pty Ltd is able to attend the site, should a complaint arise regarding guests occupying the Holiday House.

Site specific matters;

Risks potentially associated with the site are essentially eliminated through suitably maintaining the exterior and interior of the site by the Manager. Fire Management is addressed through maintaining the fire alarms already installed and hard-wired in, noting the dwelling was constructed in 2022. Any additional requirements for Fire Management will be imposed by Airbnb as part of advertising the Holiday House on their platform. A plan of the house outlining exits, fire alarm locations and fire extinguisher locations will be displayed in the Holiday House, where Airbnb requires this to be done as part of their Policy.

Handling of complaints;

The Manager's details will be clearly displayed on a sign positioned on-site, as required under clause 4.5 of the City's Local Planning Policy for Holiday Houses. The Manager is available for immediate contact via phone and is able to visit the site as soon as possible, should any issues arise as a result of guests utilising the Holiday House. In the rare event of the Manager being unavailable there is an additional Director of Biocoastal Corporation Pty Ltd available to attend the site. As noted above, Airbnb the platform with whom the Holiday House will be advertised for perspective guests, holds strict policies in place for guests to adhere to, predominantly preventing inappropriate impacts, with particular regard to noise, for adjoining/nearby properties.

Signage;

A sign will be installed on-site listing the following details:

Manager: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

In accordance with the City's Local Planning Policy for Signage, the single sign for the Holiday House will not exceed an area comprising 0.2m².