

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

- a) to recognize 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 location; where proponents addresses are 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 11 (No. 11) Shenton Street, for the purpose of a Holiday House.

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 11 (No. 11 Shenton Street) resides within the Geraldton area and can easily access the site, should need be for any disputes or up-keep of the development. The Manager, Kobie Pember, will be available to attend to any potential issues that arise with regard to Visitors. As required in accordance with clause 4.5 of the City's Local Planning Policy for Holiday Houses, Kobie's contact Details will be listed on a sign that will be erected on-site and will be clearly visible from the street. The intention 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 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 (No. 11) Shenton Street, Geraldton 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 and 4.2 - Location:

The location of the subject site, no 11 Shenton St, Geraldton, is considered to be suitably located in terms of utilizing the existing Single House for use as a Holiday House. The selected site is in close proximity to St John of God Hospital, Geraldton Regional Hospital, Catering for workers and visitors to town requiring the services of the hospitals and chemist.

The site is also less than a 2 minute walk to three local High schools and 4 mins walk to the town centre. 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.

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 single garage, with an additional minimum depth of 4.5m. fronting the garage for this residing is space for 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 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 onsite car parking provided for the Holiday House.

Site-specific matters;

Risks potentially associated with the site are essentially eliminated through suitably maintaining the exterior and/or interior of the site by the Manager. Fire Management is addressed through maintaining the fire alarms already installed and hard-wired in. 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 utilizing the Holiday House. In the rare event of the Manager being unavailable there is an additional Family Member and a regular cleaner 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.

Managing noise impacts of visitors;

As noted above, the Holiday House on 11 Shenton Street Geraldton, 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 using 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 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;

Site manager Kobie Pember who is 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 Contact Details 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 11 Shenton Street Geraldton. A fire exit plan and fire extinguisher made available and Any additional requirements imposed by Airbnb regarding fire safety measures will be addressed accordingly.

The Manager, Kobie Pember is available via phone and could be contacted immediately should a complaint arise. Kobie is able to visit the property as soon as possible should a complaint arise.