

The property will be operating as short-term accommodation through platforms such as Airbnb and Stays. This application formalises that use and ensures compliance with local regulations.

No structural changes are proposed as part of this application. The home retains its residential character and integrates well within the surrounding neighbourhood. Guest numbers are strictly capped at six, and a set of House Rules has been developed to maintain the amenity of the area. These rules address noise limits, respectful use of the property, waste disposal, parking, and other considerations to minimise any potential impact on neighbours. Please find further information located in our enclosed written submission.

We are committed to operating this accommodation responsibly, in a manner that supports local tourism while respecting the expectations of nearby residents.

The property will operate as a fully furnished short-term rental with no structural modifications. It will retain its residential character, ensuring that its amenities and impact on the neighbourhood remain unchanged.

- **Proximity to Local Attractions:** The property is ideally located adjacent to a **park** and within **800 meters of Drummond Cove Beach**, providing guests with convenient access to coastal leisure activities and recreational spaces. This enhances its appeal for tourists and short-term visitors seeking a relaxing and quiet stay which is our pitch.
- **Guest Capacity:** Maximum of six guests per booking.
- **House Rules:** Strict guidelines on noise levels, waste disposal, parking, and respectful use of the property to maintain neighbourhood harmony.
- **Parking:** Two designated on-site parking bays in the garage, with additional space for trailers at the back entrance.

Proposed Hours and Days of Operation

The property will be available for bookings **year-round**, with a minimum stay requirement of **two nights** to reduce turnover disruptions.

- **Check-in time:** 3:00 PM
- **Check-out time:** 11:00 AM

Employment and Management

- **Maximum Employees:** No more than **two cleaners** will be employed at any given time on a casual basis to maintain the property.
- **Property Management:** The owners (Andrew and Katie Nguyen) will oversee operations, ensuring guest compliance with house rules and addressing concerns promptly.
- **Guest Access:** Secure lockbox entry for convenience, with management available via phone and in-person support if required.

Neighbourhood Impact and Compliance

The property will continue to integrate seamlessly within the residential area, with no anticipated noise, safety, or health hazards. Measures to ensure minimal disruption include:

- **Noise Monitoring:** Devices to regulate sound levels and prevent disturbances.
- **Emergency Preparedness:** Fire and emergency management plans available on-site.

- **Complaint Handling:** A dedicated contact for neighbours to report concerns, ensuring swift resolution.

Conclusion

This proposal aligns with Geraldton's growing demand for short-term accommodation while maintaining the integrity of the neighbourhood. The property will operate responsibly, supporting local tourism and economic growth without altering its character or amenities.