
1. Overview of Proposal

This planning submission seeks approval for the **continuation of the existing use** of a two-level dwelling, with the downstairs and upstairs level operating as **short-stay accommodation**

No physical works, structural changes, additions, or alterations are proposed. All existing access, parking, fencing, ground levels and landscaping remain unchanged. The application simply formalises the current lawful use.

Each apartment accommodates a **maximum of two guests**, ensuring the use remains low-intensity, quiet, and compatible with the surrounding residential environment.

2. Site Context

The property is situated on a **generous corner block** in a low-density residential neighbourhood, located directly opposite the **picturesque Spalding Golf Course**. This position provides a natural buffer and scenic outlook while maintaining separation from surrounding dwellings.

The location has excellent access to nearby amenities:

- A **short walk or cycle** to the Spalding River Walk
- A **four-minute drive** to the nearest beach
- A **five-minute walk** to the Wintersun Hotel and Green Street Deli

The site layout, generous open space, and proximity to recreational and hospitality facilities make it particularly well-suited for low-impact short-stay accommodation.

3. Planning Considerations

3.1 Use, Intensity & Compatibility

The dwelling contains two fully self-contained apartments, each used **solely for short-stay accommodation** and each limited to **two guests**.

Only the **downstairs** apartment is **pet-friendly**. The backyard is enclosed by a **large, secure Colorbond fence**, ensuring pets remain contained and do not impact neighbouring properties.

The proposal does **not** introduce any increase in guest numbers, activities, noise, operating hours, or intensity of use. The continuation of these low-key, well-managed short stays is entirely consistent with the surrounding residential character.

3.2 Traffic, Access & Parking

The property benefits from **ample off-street parking**, accessible from both **Pollett Street** and **Green Street**. This dual-access arrangement ensures convenient parking for guests and avoids any reliance on verge or street parking.

Traffic movements are minimal due to the low guest capacity, and the proposal does not result in any increase in traffic or parking demand.

3.3 Safety, Management & Amenity

Both apartments are managed directly by the owners, who maintain the property to a **high standard**. Key management measures include:

- **24-hour contact details** provided to all guests
- **Regular servicing** of both apartments
- **Immediate attention** to any maintenance issues
- **Displayed evacuation plans** in both apartments, clearly outlining exit routes and emergency procedures

These practices ensure responsible, safe, and neighbour-friendly operations. There are no recorded complaints or issues arising from the existing use.

3.4 Landscaping, Ground Levels & Built Form

All existing **ground levels, fencing, landscaping and structures** remain unchanged. No building works, earthworks, new hardstand areas or alterations are proposed. The existing layout and built form will continue to sit comfortably within the streetscape.

4. Compliance Summary

The continuation of the existing short-stay use is considered appropriate because it:

- Maintains low-intensity use (maximum two guests per apartment)
 - Has no physical or structural changes
 - Provides ample off-street parking from two street frontages
 - Operates safely with evacuation plans and 24-hour guest support
 - Is actively managed and regularly serviced
 - Includes secure fencing for the pet-friendly downstairs unit
 - Fits harmoniously within the residential streetscape
 - Benefits from a scenic, amenity-rich and highly walkable location
 - Supports local tourism in a respectful, low-impact manner
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5. Conclusion

This proposal seeks approval solely for the continuation of an **existing, well-managed, low-impact short-stay accommodation use** within a two-level dwelling. The use has operated successfully and without issue, supported by responsible onsite management, strong safety measures, and a generous site layout.

For the reasons outlined above, the proposal is considered consistent with the intentions of the Residential zone and compatible with the surrounding neighbourhood.