

Amenity of Adjoining/Nearby Land Uses

The subject property is a fully fenced 3-bedroom unit facing Chapman road with a short walk to the beach. The property can accommodate up to six guests per night, featuring three bedrooms and 2 bathrooms.

The property includes its own private dual lockable garage as well as a singular outdoor car space. Guests will be advised that there is a maximum of 3 vehicles allowed on site. Please see attached ground floor plan with highlighted designated parking areas. As such, there will be no impact on street or verge parking.

A comprehensive property guide will be provided onsite to assist guests with property use and expectations.

Check-in typically occurs between 2:00 PM and 7:00 PM, and check-out is before 10:00 AM, minimizing disruption to the neighbourhood. For late arrivals, a secure lockbox system is in place to provide flexible key access.

Managing Noise Impacts of Visitors

Clear house rules will be provided at the time of booking and reiterated prior to arrival. These include:

- Strict occupancy limits to control noise and vehicle use
- Prohibition of events or parties
- Following of Strata By-Laws
- Observance of designated quiet hours in accordance with the City of Greater Geraldton guidelines

The host's contact details will be prominently displayed at the property entrance, ensuring neighbours can report any concerns directly. The host will be available to respond promptly to any issues that arise.

Day-to-Day Management

The host resides locally and is readily available to provide on-site support if required, although systems have been implemented to minimise contact where appropriate. Guests will receive detailed check-in/check-out instructions in advance of their stay. A secure lockbox system is used for key collection.

Cleaning is carried out on the day of departure by the property manager with possibility of employing a cleaning service in future. Cleaning includes laundering of all linen, surfaces and high-touch areas thoroughly sanitised.

Waste will be managed in line with the City's collection schedule, and recycling options will be utilised when available. The host or cleaner will ensure bins are placed out accordingly.

Site-Specific Management – Fire Safety & Emergency Response

The property is equipped with a wired smoke alarm system and holds a current electrical safety certificate. An emergency action plan will be installed and prominently displayed for guests within the dwelling. The emergency plan will show emergency contact details, fire extinguisher and first aid kit locations, exits and assembly points. The host will be contactable at all times for urgent matters.

In addition, guests will have access to Airbnb's 24-hour safety support line, offering direct connection to trained agents and assistance in contacting local emergency services if the host is unreachable.

Handling of complaints

Complaints from neighbours or other parties are treated with the utmost urgency. Upon receipt of a complaint, guests are to be contacted immediately by phone, and the responsible manager will attend the premises in person as soon as possible to assess the situation and ensure compliance. All complaints are recorded and repeat, or serious breaches may result in the cancellation of current and future bookings.

Written Justification – Clause 4.2 'Location' under the City's Holiday Houses Local Planning Policy (LPP)

The property is well-located for short-term accommodation. Being centrally located and a 5-minute drive to all major shopping centres plus being close to the beach and Geraldton foreshore we feel it's in a prime location for tourists to stay and enjoy all Geraldton has to offer.

Its proximity to existing Airbnb and The Broadwater Resort accommodation providers further demonstrates its suitability for use as a holiday house, consistent with the character of the area and the objectives of the Local Planning Policy.

We are committed to responsible property management and to maintaining a positive relationship with the local community. Should any further information be required, I would be pleased to provide it.