

i. Amenity of Adjoining/Nearby Land Uses

The property is situated on a large block with a significant buffer between neighbouring dwellings. Our closest neighbour is approximately 30–40 metres away, with the next closest around 100 metres away. This provides natural separation to minimise any disturbance.

ii. Managing Noise Impacts

Clear house rules will prohibit parties, loud music, and any disruptive behaviour. Quiet hours will be enforced between **9:00pm and 8:00am**. Guests will be reminded of these expectations in the welcome pack, Airbnb listing, and pre-arrival messages.

iii. Day-to-Day Management

- **Manager:** will be the main point of contact.
- **Check-in/out:** A secure lockbox will allow guests to check in at any time.
- **Cleaning:** A professional cleaning team will service the property after each stay.
- **Waste Management:** Guests will be asked to place bins out on Wednesday evenings for Thursday morning collection.
- **Gardening:** Regular gardening will be maintained by contractors.

iv. Site-Specific Emergency & Risk Management

A safety plan will be available in the home and welcome pack, outlining:

- Emergency contact numbers
- Fire extinguisher and smoke alarm locations
- Evacuation map with exit routes
- Location of firebreaks and shed access

The premises is equipped with working smoke alarms and a fire extinguisher will be installed in the kitchen and shed.

v. Complaint Handling

Guests will be provided with a 24/7 contact number. In the event of a complaint, we (or our designated local contacts) will contact guests by phone immediately and attend the property as soon as practical—generally within 30 minutes.

Clause 4.2 of the City of Greater Geraldton's *Holiday Houses Local Planning Policy* outlines location-based criteria for assessing suitability for short-term accommodation. We believe 21 Manning Place, Utakarra, meets these criteria for the following reasons:

- **Low Conflict Potential:** The dwelling is set on a large block (approx. 4,200 sqm) with significant separation from neighbouring properties (30–100m), reducing the likelihood of noise or amenity conflicts.
- **Adequate Access:** The property has safe and direct vehicle access and offers over 650sqm of gravel parking—accommodating far more than the minimum two bays for six guests. No verge parking will be required.
- **Tourism Demand:** The property is within convenient driving distance to Geraldton's coastal and regional attractions, catering to tourists seeking a peaceful and self-contained retreat.
- **Manager Responsiveness:** On-site management is based locally, and a support network is available for rapid response to complaints or issues.