

Subject: Ongoing Management Plan & Written Justification – 5 Mayne Place, Tarcoola Beach WA 6530 in accordance with Clauses 4.2 and 4.3 of the Local Planning Policy (LPP)

1. Ongoing Management Plan (Clause 4.3)

i. Amenity of Adjoining / Nearby Land Uses

The property is situated in a quiet residential beachside suburb of Tarcoola Beach, which is characterised predominately by single-dwellings and coastal recreation uses. We will ensure the amenity of adjoining and nearby land uses is preserved by:

- Providing each guest with a **House Rules document** that clearly outlines expectations regarding respectful behaviour, noise curfews, parking, outdoor use, and waste management.
- Restricting outdoor social activity after **10:00 pm** to protect neighbouring residents from late-night disturbance.
- Limiting maximum guest numbers consistent with any approved occupancy limit, thus ensuring parking, outdoor usage and associated impacts remain proportional to the residential surroundings.

ii. Managing Noise Impacts of Visitors

To manage and mitigate noise associated with short-stay use:

- Guests are informed prior to arrival that excessive noise, amplified music, gatherings and parties are **not permitted**.
- The property manager (or nominated local contact) will be available **24 hours** and will respond to any noise complaint immediately.
- In the event of a noise complaint: the manager will contact the guest by phone (within minutes) and attend the property promptly if required to enforce house rules or facilitate guest departure.
- Persistent non-compliance will result in cancellation of the booking and the guest being asked to leave, and future bookings will not be accepted from that guest.

iii. Day-to-Day Management of the Premises

Key and Access Management:

Guests will be provided access via a secure smart-lock / keypad system (or lock-box) to allow for **late or self check-in** without requiring the owner or manager's physical presence at that moment. Full instructions will be sent in advance, including arrival time, check-in code, and emergency contact number.

On-site Assistance & Local Manager:

A designated local manager (or nominated agent) will maintain oversight of the property and is reachable at all times. They will attend the property promptly if required (maintenance, guest assistance, complaint resolution). The host's contact details will be provided to guests for any urgent matters.

Cleaning and Waste Management:

- Professional cleaners will service the property after each booking, ensuring a high standard of cleanliness, linen change, bathrooms refreshed and general maintenance.
- Waste management will conform with Council guidelines: guests will be instructed on correct bin usage (general waste, recycling, organics) and bins will be taken to the kerb /collection point by the cleaner or manager on the scheduled day. Outdoor/alfresco areas will be kept tidy, and rubbish removed promptly to prevent amenity or pest impacts.
- The property's outdoor spaces (patio, garden) will be maintained in good order, with vegetation trimmed and lighting maintained to ensure safe and courteous guest use.

iv. Relevant Site-Specific Matters: Fire Management / Emergency Response & Risk Management

Given the coastal setting at Tarcoola Beach and potential for bushfire or marine hazards, the following arrangements are in place:

- The property is equipped with compliant **smoke alarms**, a **fire extinguisher** and a **fire blanket** in the kitchen. A fire-evacuation plan and emergency instructions will be displayed prominently at the property for guests (including local emergency numbers, muster point, nearest evacuation route).
- Guests will receive a **Visitor Emergency Information Sheet** on check-in, outlining:
 - Local bushfire/evacuation alerts and contacts (e.g., Department of Fire & Emergency Services).
 - Procedure should an emergency occur (power outage, storm, fire, medical).
 - Location of first-aid kit and nearest medical facility.
- The host/manager will conduct periodic inspections (at least once per season) to ensure fire safety compliance (clear vegetation, maintain firebreaks if required, ensure access for emergency vehicles).
- Risk management also covers guest safety: information on safe beach swimming, currents, marine life, and clear instructions about outdoor lighting, stairways, slippery surfaces and night-time access.

v. Handling of Complaints

- A complaints register will be maintained, logging: date/time of complaint, guest details, nature of complaint, action taken, outcome, follow-up.
- On receipt of a complaint (by phone, email or neighbour): the manager will contact the guest **immediately by phone**, address the issue promptly and if necessary attend the property in person as soon as possible.
- Where the complaint involves noise or disturbance to neighbours, the manager will follow up with the neighbour to confirm resolution. Persistent issues will lead to termination of the guest stay and future exclusion of the guest.
- Guests will be made aware of this process in their arrival information and house rules, thereby reinforcing accountability and ensuring neighbour amenity is protected.

2. Written Justification – (Clause 4.2 Location)

This section outlines how the location of the property at 5 Mayne Place aligns with the requirements under Clause 4.2 of the City's LPP for short-stay accommodation.

i. Proximity to Key Tourism Attractions

- The subject property is located in Tarcoola Beach, a coastal suburb of the City of Greater Geraldton, providing visitors direct access to beach and ocean recreation. Wikipedia+1
- Guests benefit from the beachside setting, walking access to surf beach, shoreline walks and open coastal views, which are strong tourism draws in the region.
- Additional attractions in the Geraldton area (within a short drive) include oceanfront parks, water sports, fishing charters, and regional visitor experiences, enhancing the property's appeal for tourism-based accommodation.

ii. Proximity to Activity Centre, Facilities & Services

- Tarcoola Beach is situated a short distance from the Geraldton town centre and associated commercial areas, meaning guests have ready access to shops, cafés, restaurants, and essential services.
- The suburb enjoys established infrastructure and amenities, supporting short-stay accommodation use in a serviced location (rather than a remote or isolated environment).
- The property is located in a residential neighbourhood with surrounding dwellings, which demonstrates integration with existing land uses and infrastructure networks.

iii. Infrastructure Networks (Bicycle, Walking, Transport)

- The coastal environment supports pedestrian and bicycle access: guests can easily walk to the beach, coastal paths and local open spaces, promoting active tourism and minimal reliance on vehicle movements.
- The property is accessible via local road networks and is within reasonable distance of public transport links servicing the broader Geraldton region, thereby enabling guest mobility.
- The existence of existing residential infrastructure (roads, utilities, sewage, water, waste collection) supports the sustainable operation of short-stay accommodation and helps ensure the activity does not impose undue new burden on infrastructure.

iv. Summary

In summary, the location of the property satisfies the intent of Clause 4.2: the premises is located within an established beachside suburb with existing services, infrastructure, and attractions. The proximity to the coast, local amenities, walking and cycling networks, and tourism demand means the short-stay accommodation use is appropriate for the site and supports the City's objectives for tourism, visitor accommodation and efficient land use.

Conclusion

The proposed short-stay accommodation at 5 Mayne Place, Tarcoola Beach will be managed professionally to ensure minimal impact on amenity, while supporting the local tourism economy. The management measures described above (Clause 4.3) and the locational context (Clause 4.2) demonstrate the proposal aligns with the relevant LPP provisions.