

I am pleased to submit this application for approval to operate the existing 3-bedroom, two-bathroom dwelling at 469B Chapman Road, Bluff Point as short-stay accommodation. The property is ideally located in a quiet, low-density residential area and I believe it is well suited to this use with minimal impact able to be appropriately managed.

a. Amenity of adjoining and nearby land uses

The property is situated in an established residential area of Bluff Point where the predominant land use is single houses on generous lots. All immediate neighbours are residential dwellings occupied by permanent residents or used as long-term rentals. The surrounding area is characterised by its peaceful, family-friendly atmosphere and proximity to beaches and parks.

Short-stay use of the dwelling will not alter the external appearance of the property and will remain entirely consistent with the residential character of the neighbourhood. Guest numbers will be limited to a maximum of 6 persons to ensure the intensity of use remains comparable to that of a large family occupying the home.

b. Managing noise impacts of visitors

To protect the amenity of neighbours, the following measures will be implemented:

- House Rules prohibiting excessive noise (particularly between 10 pm and 8 am) will be prominently displayed inside the property and included in every booking confirmation.
- Guests will be required to acknowledge and agree to the House Rules (including a “good neighbour” policy) at the time of booking.
- A 24/7 local contact number (mine) will be provided to all guests and to immediate neighbours.
- Security-bond conditions will include forfeiture for substantiated noise complaints.
- Outdoor living areas will be encouraged for use only until 10 pm through signage and House Rules.

c. Day-to-day management of the premises

The property will be professionally managed by myself as the owner and permanent Geraldton resident, with the assistance from a local co-host/cleaning team when required. Day-to-day management will include:

- All bookings taken through established platforms (Airbnb) and direct bookings.
- Electronic smart-lock system installed allowing keyless entry via unique guest codes that automatically expire at checkout – ensuring 24/7 access for late arrivals without the need for physical key collection.
- On-site assistance available within 30 minutes for any urgent matters (I reside less than 5 minutes away).
- Cleaning will be done by the manager and co-manager (Jake & Karolin Hishon) between every booking
- Wheelie bins presented and retrieved on collection day by the managers.

d. Site-specific matters – fire management, emergency response and visitor safety

- The dwelling is fully compliant with current building and health regulations and is equipped with interconnected smoke alarms, fire extinguishers and fire blanket in the kitchen. Please see floor plan for locations
- An Emergency Information Folder is provided in the property detailing evacuation routes, location of fire-fighting equipment, emergency contact numbers (000, my 24/7 number, and nearest hospital).
- The property has excellent vehicular access and turning areas for emergency vehicles.

e. Complaints handling procedure

In the unlikely event of a complaint:

- The complainant is encouraged to contact me directly on my 24/7 mobile number (which will also be displayed on a small sign at the front of the property).
- I will immediately telephone the registered guest/s to remind them of their obligations under the House Rules.
- If the behaviour continues or the complaint is serious, I will attend the property in person as soon as possible (and in any event within 30 minutes) to resolve the matter.
- Repeated or serious breaches will result in termination of the booking and eviction if necessary, with support from WA Police if required.
- A complaints register will be maintained and made available to the City upon request.

I am committed to operating this short-stay accommodation in a responsible and neighbourly manner and to maintaining the high standard of amenity that Bluff Point residents enjoy.

Written Justification – Clause 4.2 Location

Short-Stay Accommodation – 469B Chapman Road, Geraldton

The subject property at 469B Chapman Road is ideally located to satisfy the objectives of Clause 4.2 of the City's Local Planning Policy relating to the location of short-stay accommodation. The property is within close proximity to Geraldton's key tourism attractions, activity centres, public facilities, and transport/infrastructure networks as detailed below.

1. Proximity to Key Tourism Attractions

469B Chapman Road is situated only:

- **1.8 km** (3-minute drive or 8-minute cycle) from **Geraldton CBD** and the iconic **Geraldton Foreshore, Marina, and Museum of Geraldton**.
- **2.5 km** (4-minute drive) from the award-winning **Point Moore Lighthouse** and the popular **Town Beach / Pages Beach** area.
- **3.5 km** (5-minute drive) from **Separation Point** and the start of the famous **Chapman Valley wine and wildflower tourism route**.
- **4–6 km** from major coastal attractions including **St Georges Beach, Tarcoola Beach, Back Beach**, and the **HMAS Sydney II Memorial** on Mount Scott (approximately 7–9 minute drive).
- **12–15 km** (15-minute drive) from the **Greenough Wildlife & Bird Park**, historic **Greenough Hamlet**, and the start of the **Kalbarri and Houtman Abrolhos Islands** day-tour routes.

These distances place the property within the highly desirable **coastal tourism strip** that attracts the majority of Geraldton's visitors, particularly those seeking beach, heritage, and nature-based experiences.

2. Proximity to Activity Centres and Commercial Facilities

- **Geraldton Regional Activity Centre (CBD)** – 1.8 km (3-minute drive) Contains major supermarkets (Coles, Woolworths, Spud Shed), cafes, restaurants, banks, pharmacies, medical centres, and retail services.
- **Northgate Shopping Centre** (Stirlings Central) – 2.2 km (4-minute drive) Major regional centre with Coles, Kmart, specialty stores, and dining options.
- **Bluff Point local convenience store, café, and takeaway** – approximately 600 m (7-minute walk or 2-minute drive).

The property is therefore within easy walking, cycling, or short driving distance of all daily shopping and dining needs, reducing reliance on private vehicles.

3. Access to Public Transport and Infrastructure Networks

- **Bus stops** on Chapman Road (Route 850 & 851) – less than **100 m** from the front door, providing frequent services to Geraldton CBD, beaches, and regional centres.

- Direct frontage to **Chapman Road**, a primary arterial route with sealed shoulders suitable for cycling.
- Located on the City's **coastal shared-path network** – continuous pedestrian/cycle paths run along Chapman Road connecting Bluff Point to Geraldton CBD, the foreshore, and northern beaches (including direct links to the popular **Chapman River Regional Park** trails only 1.5 km away).
- Close proximity to the **Geraldton Airport** – 12 km (12-minute drive) via North West Coastal Highway.

4. Alignment with Tourism Demand and City Strategic Objectives

Chapman Road between Geraldton and Sunset/Bluff Point is recognised as one of the City's most sought-after short-stay accommodation corridors due to its proximity to beaches, the CBD, and coastal cycle/walk paths. Recent approvals along this corridor (including nearby properties on Chapman Road) demonstrate Council's support for well-located short-stay accommodation in this zone. The subject site at 469B is consistent with this established pattern of development and will contribute positively to the City's tourism offering without adversely impacting residential amenity.

Conclusion

469B Chapman Road is exceptionally well located to meet the Clause 4.2 location criteria. It offers future guests convenient access to Geraldton's premier beaches and tourism attractions, the regional activity centre, daily services, and an extensive network of public transport, walking, and cycling infrastructure. Approval of short-stay accommodation at this address will support the City's tourism economy and align with existing policy outcomes in this highly desirable coastal location.

Should you require any further information or clarification, please do not hesitate to contact me.