

Clause 4.2 – Location

4.2.1 Key Tourism Attractions

The subject property is located directly adjacent to **Tarcoola Beach**, one of Geraldton's key coastal tourism and recreation destinations. The beach is extensively used for swimming, walking, fishing, and general recreation and is recognised as a high-amenity coastal area attractive to visitors and short-term occupants.

4.2.2 Proximity to Activity Centres, Facilities & Infrastructure

The property is located approximately:

- **3–5 minutes' drive** from the **Geraldton Foreshore Activity Centre and Marina precinct**
- **5 minutes' drive** from the **Geraldton CBD**, including supermarkets, cafés, retail services, and medical facilities
- Within close proximity to public transport routes along Glendinning Road

The site is serviced by an established **dual-use pedestrian and cycling pathway network** along the Tarcoola Beach foreshore, providing safe and efficient connectivity to Bluff Point, the foreshore precinct, and the CBD.

4.2.3 Appropriateness of Location

The underlying factor in determining suitability is proximity to where visitors desire to stay. Given its beachfront location, coastal amenity, and proximity to key activity centres and infrastructure, **Lot 207 is an appropriate and logical location** for holiday house use and aligns with the intent of the Holiday Houses LPP.

Clause 4.3 – On-going Management (Clause 4.3.3)

- **Local Management / On-site Assistance:**
The proponent is **locally based in Geraldton**, with a designated local property manager available **24 hours a day, 7 days a week**. Attendance at the property can occur promptly if required.
- **Cleaning & Waste Management:**
The dwelling will be professionally cleaned after every booking. Guests are provided with written instructions regarding waste separation and disposal using **City of Greater Geraldton kerbside collection bins**.
- **Emergency Management Response Plan:**
The dwelling is fitted with smoke alarms, a fire extinguisher, and a fire blanket. A written **Emergency Management and Evacuation Plan** is provided to guests, including emergency contact numbers and the location of **Geraldton Regional Hospital**.
- **Complaints Handling:**
Any complaints will be responded to immediately via phone contact with guests. Where required, the local manager will attend the property in person. Records of complaints and actions taken will be maintained.

Clause 4.4 – Access and Car Parking

- A minimum of **two (3) on-site car parking bays** is provided within the property boundary.
- All parking is contained **entirely on site**.
- **No verge or street parking** is proposed or permitted.

Clause 4.5 – Signage

In accordance with Clause 4.5 of the LPP, a sign will be installed on site, clearly visible from the street, displaying the manager's contact details as follows:

Directional signage will not be relied upon, with guests provided digital maps and instructions.

Plans and Supporting Documentation

The application is supported by:

- Site Plan (scale not less than 1:200) identifying **Lot 207**, north point, existing dwelling, and on-site parking
- Floor Plan showing internal layout and location of fire safety equipment
- Management Statement
- Emergency Management & Response Plan

Conclusion

Given the high-amenity coastal location, proximity to activity centres, and the robust management measures proposed, the use of **Lot 207 (CT Volume 1517 Folio 855)** as a holiday house is considered appropriate and consistent with the objectives of the Holiday Houses Local Planning Policy.

Management Statement – Holiday House

Property: 85 Glendinning Road, Tarcoola Beach WA 6530

Land Description: Lot 207 on Certificate of Title Volume 1517 Folio 855

This Management Statement demonstrates how the holiday house will be managed to protect residential amenity and ensure compliance with the Holiday Houses Local Planning Policy.

Management Responsibility:

The proponent is locally based in Geraldton, and a designated local property manager is available 24 hours a day, 7 days a week to respond to any issues and attend the property promptly if required.

Guest Management:

- Maximum of four (6) guests
- No parties or events permitted
- House rules provided prior to and during stays

Noise Management:

- Quiet hours between 10:00 pm and 7:00 am
- Immediate response to noise complaints

Cleaning & Waste Management:

- Professional cleaning after each stay
- Waste managed using City of Greater Geraldton kerbside collection bins

- Fire safety equipment including smoke alarms, a fire extinguisher, and a fire blanket is installed in accordance with the Emergency Management & Response Plan

Parking Management:

- Minimum of two (3) on-site car parking bays
- No verge or street parking

Complaints Handling:

- Complaints will be responded to immediately, with on-site attendance if required

Commitment to Compliance:

- The holiday house will operate in full compliance with all development approval conditions and the Holiday Houses Local Planning Policy

Emergency Management & Response Plan – Holiday House

Property: 85 Glendinning Road, Tarcoola Beach WA 6530

Land Description: Lot 207 on Certificate of Title Volume 1517 Folio 855

This Emergency Management & Response Plan has been prepared to ensure the safety of guests occupying the holiday house and to provide clear procedures in the event of an emergency. The plan aligns with the Holiday Houses Local Planning Policy and supports the associated Management Statement.

Emergency Contacts:

- Emergency (Police, Fire, Ambulance): 000
- Geraldton Regional Hospital: 194–196 Serpentine Road, Geraldton WA 6530 | Phone: (08) 9956 2222

Fire Safety Equipment:

- Smoke alarms installed throughout the dwelling
- Fire extinguisher located in the kitchen area
- Fire blanket located in the kitchen area

Fire Emergency Procedure:

- If a fire is detected, evacuate all occupants immediately
- Call 000 and request Fire Services
- Only attempt to extinguish a small fire if it is safe to do so
- Do not re-enter the dwelling until emergency services declare it safe

Evacuation Procedure:

- Exit the dwelling via the nearest safe exit
- Assemble at a safe location away from the dwelling and roadways
- Account for all occupants

Medical Emergency Procedure:

- Call 000 immediately in the event of a medical emergency
- Provide first aid if trained and safe to do so
- Notify the local property manager as soon as practicable

Power Failure / Utilities:

- In the event of a power or utility failure, notify the local property manager
- Emergency lighting (where provided) and torches should be used

Severe Weather Events:

- Monitor weather warnings issued by the Bureau of Meteorology
- Secure loose items and remain indoors where safe
- Follow directions issued by emergency services

Communication to Guests:

- This Emergency Management & Response Plan is provided to guests prior to and during their stay
- Emergency contact numbers are displayed within the dwelling

Review and Compliance:

- The holiday house will operate in full compliance with all development approval conditions