

This letter addresses the relevant provisions of the LPP, including **Clauses 4.2 (Location), 4.3 (On-going Management), 4.4 (Access and Car Parking), and 4.5 (Signage).**

Clause 4.2 – Location

4.2.1 Key Tourism Attractions

The subject property is located approximately **850 metres (10–12 minutes' walk)** from the **Bluff Point Foreshore**, a recognised coastal recreation area offering walking paths, lookout points, and ocean views. The property is also located approximately **1.1 kilometres** from the **Chapman River recreational corridor**, which is a well-utilised tourism and leisure destination.

4.2.2 Proximity to Activity Centres, Facilities & Infrastructure

The property is located approximately:

- **400 metres (5 minutes' walk) to Bluff Point local shops and services**
- **3.5 kilometres (approximately 5 minutes' drive) to the Geraldton CBD and Foreshore Activity Centre**, including supermarkets, cafés, retail outlets, and medical facilities

The site is serviced by established **pedestrian pathways and cycling routes along Chapman Road**, providing safe and efficient connectivity to surrounding residential areas, the foreshore, and the CBD. Public transport services are also available within close proximity to the site.

4.2.3 Appropriateness of Location

The underlying factor in determining suitability is proximity to where visitors desire to stay. Given the close proximity to neighbourhood services, coastal amenity, recreational facilities, and the Geraldton activity centre, **Lot 36** is considered an appropriate 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 (2) 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:

HOLIDAY HOUSE

Manager: [REDACTED]
24-Hour Contact: 0401001517

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 36**, 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 proximity to coastal amenities, activity centres, and the robust management measures proposed, the use of **Lot 36 (CT Volume 1484 Folio 937)** as a holiday house is considered appropriate and consistent with the objectives of the Holiday Houses Local Planning Policy.

Management Statement – Holiday House

Property: 5 Hemsley Place, Bluff Point WA 6530

Land Description: Lot 36 on Certificate of Title Volume 1484 Folio 937

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 (4) 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 (2) 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: 5 Hemsley Place, Bluff Point WA 6530

Land Description: Lot 36 on Certificate of Title Volume 1484 Folio 937

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
- Local Property Manager:

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