

This letter is to request approval of our home to be used as a Holiday House rental and outline the general nature of the proposed use of the house located at 32 Stuart Road, Moresby.

We are proposing that our home be rented out as a holiday home. Our home is a 4-bedroom 2-bathroom, however, we propose to rent out only three rooms, with the other to be locked off for our own storage purpose. Both bathrooms will be accessible by the renters. This will ensure only a maximum of 6 people will be able to stay at any one time.

The property is located a 15–20-minute drive northeast of Geraldton and is in a beautiful country style location within a short distance to all that Geraldton has to offer.

As the purpose of the home will still be for dwelling, we do not believe there will be any additional emission of noise, vibration, smell, light, electrical interference, fumes, smoke, dust, oil and other waste products, vehicular traffic generation and any health or safety hazards to nearby residents and/or occupiers of land and buildings.

The holiday home will be a family run business, therefore, there will be no major employment of persons. we will be employing family members to manage and maintain the property.

Our home is located in Moresby and is built in the centre of a 5-acre property. There are adjoining properties to the North, West and South with good boundary fencing, and ample space separating the properties.

The accommodation is suitable for couples, small families and groups with a maximum of 6 people. The rules, shared with guests through both the Airbnb platform and guest rules, specifically prohibit further guests, parties or events. Quiet hours are also designated between 9pm and 7am. There is abundant off-street parking (see site plan), with room for caravans or boats to park without interfering with any neighbours' activities.

The Holiday home will be advertised on the Airbnb platform, where guests are provided with check in procedures and a guest book.

The guest book details the facilities, house rules and emergency procedures, fire extinguisher locations along with the owners and host's contact details. Day to day management Check in and check out procedures are sent from the Airbnb platform along with step-by-step pictures to guide the process.

If the host is unable to meet the guest, the key will be placed in a locked box with the exact location and code provided via the Airbnb platform.

The host will be available to assist with any queries or issues, and their contact details will be provided by the Airbnb platform.

Contact will be made with all neighbours and they will be given the hosts contact number so they can contact the host directly if there are any problems with noise and rule breaking. There will also be a sign with these details visible from the road.

After approval, signage will be located at the front of the property on the gate, stating the owner and hosts names and contact details.

Cleaning will occur as soon as possible after checkout with waste and recycling being disposed of correctly.

It will be used as a holiday dwelling; therefore, the hours of operation will be over a full 24-hour period when the property is rented. No extra machinery will be required, and the vehicular movement would be no more than if we were living in the home.