

**DEVELOPMENT APPLICATION HOLIDAY HOUSE
LOT 10, 29 EASTCOTT WAY, TARCOOLA BEACH**

Application for Holiday House – 29 Eastcott Way, Tarcoola Beach

1.0 Application Details

Property Description	LOT 10, 29 EASTCOTT WAY, TARCOOLA BEACH
Certificate of Title	10/P11976
House Number:	29
Existing Land Use	Single dwelling
Proposed Use	Holiday House

2.0 Planning Considerations

City of Greater Geraldton Local Planning Scheme No 1	Residential R20
Proposed Land Use	Holiday House
Land Use Definition	Holiday House: <i>means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast</i>
Adjoining Land Use	□ Residential

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Local Planning Policy (Holiday Houses)	4.1 General (Amenity/Compatibility)	
	Amenity/Compatibility	<ul style="list-style-type: none"> <input type="checkbox"/> The characteristics and amenity of the locality will not be compromised by the proposal. <input type="checkbox"/> No changes to the external fabric of the dwelling is proposed. <input type="checkbox"/> All parking to be contained on-site, with no street/verge parking. <input type="checkbox"/> Guests will be required to adhere to the house rules (which they review and accept through the booking process).
	4.2 Location	
	<input type="checkbox"/> Location	<ul style="list-style-type: none"> <input type="checkbox"/> Residential area <input type="checkbox"/> 300m walk to the beach.
	<input type="checkbox"/> Located within 400m of an activity centre and interconnected travel networks	<ul style="list-style-type: none"> <input type="checkbox"/> Beach 300 m <input type="checkbox"/> Mount Tarcoola Shopping Centre 400 m <input type="checkbox"/> Mount Tarcoola Primary School 800 m <input type="checkbox"/> Geraldton CBD 3 km <input type="checkbox"/> Glendenning Park 250m
	<input type="checkbox"/> Desirable location for visitors	<ul style="list-style-type: none"> <input type="checkbox"/> Easy/close access services and facilities for guests – walking and cycling distance. <input type="checkbox"/> 2 minute drive to Chemist and Doctors surgery <input type="checkbox"/> 2 minute drive to Woolworths and Seacrest Shopping Centre <input type="checkbox"/> Access to passive recreation with nearby park/s. <input type="checkbox"/> Fuel Stations are only a 1-minute drive from the house <input type="checkbox"/> The main highway is behind the house which makes it easy to get into the town centre and anywhere else people need to go <input type="checkbox"/> The beach is a 300m walk or a 2-minute drive from the address. <input type="checkbox"/> The town centre is a 6-minute drive from the house

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	4.3 On-going Management	
	<input type="checkbox"/> On-going management and proposal does not create inappropriate impacts	<input type="checkbox"/> See proposed management plan in Section 3. <input type="checkbox"/> The property owner/manager will maintain a concerns register.
	<input type="checkbox"/> Owner/manager proximity	<input type="checkbox"/> A manager-appointed representative resides in Geraldton and will be able to attend the site within fifteen (15) minutes as required.
	<input type="checkbox"/> Management Plan	<input type="checkbox"/> See the management plan in Section 3.
	4.4 Access and Car Parking	
	<input type="checkbox"/> All contained on site <input type="checkbox"/> 6 bays <input type="checkbox"/> Parking for other vehicle types <input type="checkbox"/> Access constructed	<input type="checkbox"/> Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> Compliant <input type="checkbox"/> Compliant
	4.5 Signage	
	Manager contact details	<input type="checkbox"/> To be provided directly to guest/s. <input type="checkbox"/> To be provided to adjoining property owners/occupiers.

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3.0 Management Plan

Manager Details	Contact details to be listed in dwelling.
Concerns Register	<p>☐ Manager will commence a concerns register to include:</p> <ul style="list-style-type: none"> • Details of party reporting concern • Date/Time of Concern • Nature of concern • Action to remedy concern <p>To be made available for inspection as required.</p>
Neighbour consultation	<p>☐ Manager has engaged with the owners/occupiers of adjoining lots:</p> <ul style="list-style-type: none"> • 31 Eastcott Way, Tarcoola Beach • Other side of the property is a catchment area, no housing <p>☐ They have advised the proponent they have no objection to the proposed AirBNB.</p> <p>☐ Both owners/occupiers have contact details for the Manager for contact at any time as required.</p> <p>☐ The proponent/manager is committed to ensuring that the use of the property for Holiday Accommodation does not negatively impact adjoining landowners/occupiers and has a zero-tolerance policy towards antisocial behaviour and non-compliance with house rules by guests.</p>
Booking Platform	<p>☐ Property to be listed on short-stay accommodation provider website/s.</p> <p>☐ Most accommodation provider websites are generally peer review platforms with strict criteria for manager and guest responsibilities and expectations.</p>
Maximum Occupation	☐ Six (6) people.

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Booking Procedures	<ul style="list-style-type: none"> □ All via electronic booking platform. □ Review and accept house rules at time of booking. □ Of particular note: <ul style="list-style-type: none"> • No parties/events • Quiet time between 11:00pm and 8:00am, including during arrival and departure from the property. • Zero tolerance to noise and will result in termination of the rental. • Outside pets on request/approval
Check-In Procedure	<ul style="list-style-type: none"> □ Check-in to be after 2.00pm □ Keyless entry door handle with visitor-specific access code. □ Manager available for access queries from other guests as required. □ External security cameras.
Check-Out Procedure	<ul style="list-style-type: none"> □ Check-out before 10am □ Guest to leave property clean and tidy. □ Guest to remove rubbish to outside bins on departure. □ Cleaner to present to the property for inspection, cleaning, and maintenance once guest vacated.
Manager responsibilities, cleaning and maintenance	<ul style="list-style-type: none"> □ General hosting responsibilities/requirements. □ Manager responsibility at the conclusion of every booking <ul style="list-style-type: none"> • Cleaning (contract cleaner/ Manager clean) • Laundry (contract cleaner/ Manager clean) • General property maintenance as required (contractor as required) □ Other than in an emergency, any maintenance contractors will be engaged to attend during normal business hours to minimise disruptions to guests and neighbours. □ All guests will be requested to put their rubbish into an external bin. Cleaner/Manager to take bin to streetside for pickup weekly.

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Guest Guide	<p>□ Available in dwelling and to be provided in booking platform/s app in guest welcome message:</p> <ul style="list-style-type: none"> • Manager Contact details • Code of Conduct/House Rules • Emergency Procedures • Emergency Contact Details • Rubbish procedures and location of external bins, • Check-out procedures • Use of property equipment/facilities • Details of local attractions/information
Parking	<p>See site plan at Appendix B.</p> <p>Parking for up to 6 vehicles.</p>
Signage	<p>□ No external signage to be installed: whilst this is contrary to the LPP, the proponent is concerned that external signage will advertise the property as holiday accommodation. Therefore, there may be times when the property is vacant, and this may increase the potential for vandalism/burglary, etc.</p> <p>□ The following are in place to ensure guests can identify the property and which will minimise the likelihood of guests mistakenly attending other properties (and impacting adjoining owners/occupiers):</p> <ul style="list-style-type: none"> • Street numbering. • At the time of reservation, guests will be provided with directions to property and instructions for access to dwelling. • Manager details will be provided at the time of reservation, enabling guests to contact directly should issues arise at the time of check-in. • Manager Contact details to be provided in Guest Guide.
Emergency & Fire Management	<p>□ Refer Appendix A</p> <p>□ Floorplan extract □ Kitchen fire blanket.</p> <p>□ Fire extinguisher: laundry area</p> <p>Smoke detectors installed throughout the dwelling.</p>