

**RE: Application Unhosted Short Term Rental Accommodation – 8 Hosken Street, Bluff Point
In accordance with Holiday Houses LPP**

Please find detailed below the following information relating to our application for unhosted short term rental accommodation:-

1. Property Details:

8 Hosken Street, Bluff Point

Registration: STRA6530P2HI855C

Occupancy: 6 guests

The house has 3 bedrooms, 2 bathrooms, kitchen, laundry, airconditioned living area, lounge area, office, outside courtyard, locked double garage and driveway for off-street parking.

It will be available for short-stay accommodation suitable for individuals, couples or small families.

a) Written Justification:

Re: Clause 4.2 – Location

Proximity to Tourist Attractions, facilities and infrastructure networks:-

Located in Bluff Point the property is close to the beach, ocean recreation and open spaces which are sought after when visiting the region. Guests can enjoy being situated close to the beach with walking access, coastal shoreline paths for walking and cycling and enjoying coastal views.

The property is also located close to the heart of Geraldton allowing visitors to explore many of the local attractions within the City and surrounding areas with ease. Some of these include:

- Beresford Foreshore Walk, 0.5km including walk and bike paths, BBQ areas, beach access
- Horizon Glass Ball Tourist Attraction, approx. 1km
- Midalia's Beach and Playground 2km
- Rundle Park and St Georges Beach, 0.7km
- Bluff Point Shopping Centre, including deli, butcher, chemist, 500m
- The Broady Restaurant & Bar, 0.9km
- The Wintersun Restaurant & Bar, 500m
- Geraldton CBD including supermarkets, fast food outlets, restaurants, and cafes, as well as local attractions such as Sydney Memorial, Geraldton Museum, Art Gallery, and Foreshore, 3-5km
- Point Moore Lighthouse, 10min drive.

The property is accessible via local roads and within reasonable distance of public transport.

Summary

In summary the location of the property meets the intent of Clause 4.2 as it is located within an established area with existing services, infrastructure, and attractions. It is near beaches, local attractions, walking and cycling paths and food and restaurants.

b) Ongoing Management Plan:

Re: Clause 4.3 – 'On-going Management of the Holiday Houses LPP'

i) The amenity of adjoining/nearby land uses.

8 Hosken Street is a stand-alone house with its own private driveway in the suburb of Bluff Point. Entry to the house is via the front door or side sliding door, ensuring convenient access with no

interference to neighbouring residents. Our guests will be individuals or couples, or small families/groups. House rules will be provided when booking and also outlined in the Guest Book, clearly stipulating the expectations regarding behaviour, noise curfews, parking, outdoor use and waste management ensuring a respectful and quiet environment for neighbours. These measures are designed to maintain a quiet, considerate environment and protect the amenity and privacy of adjoining and nearby properties.

ii) Managing noise impacts of visitors.

When booking, guests will be informed of house rules and expectations, and these will also be stipulated in the Guest Book kept in the house. There is a strict zero-tolerance policy for parties, excessive noise, or loud music with quiet hours between 10pm and 9am to maintain a peaceful and respectful environment for neighbours. Check-in will generally occur during the day and is completed via a secure lockbox, allowing guests smooth and easy access on arrival. Ongoing management will ensure these standards are consistently communicated and upheld to maintain the amenity of the surrounding area.

iii) Day to day Management

Key and Access Management:

The Arrival Guide will be sent to guests via the Airbnb platform before arrival including:

- Directions to the property, including map.
- Parking instructions
- Step by step check in instructions (for self check in) including:
 - Secure lock-box instructions with visitor-specific access code allowing for late arrival access
 - Contact Emergency Number

On Site Assistance:

The host lives locally and will be available to assist with any access queries or other issues from guests. In the event the host is not in town a co-host will be available and the contact details updated. They will attend the property promptly if there is required maintenance, guest assistance or complaint resolution. Other than in an emergency, any maintenance contractors will be engaged to attend during normal business hours to minimise disruptions to guests and neighbours. Host contact details will be on a sign at the property.

Cleaning and Waste Management:

Check out information and expectations will be advised in the booking information and also in the Guest Book kept in the house.

- Check-out before 10am on agreed departure date.
- Guests to leave property clean and tidy.
- Guests to remove all rubbish to outside bins on departure.
- Once guests have vacated the host will attend the property for inspection, deep cleaning, linen change and any maintenance.

Waste Management will conform with Council guidelines: guests will be advised of correct bin usage and bins will be taken to the kerb for collection on the scheduled day.

iv) Relevant site-specific matters.

(including fire management/emergency response plans for visitors and managing risks for visitors).

The house is equipped with compliant smoke alarms, a fire extinguisher and a fire blanket. The fire extinguisher and fire blanket are stored in the kitchen. The smoke alarms are positioned outside Bedroom 1 and between Bedroom 2 and 3 (as marked with an "S" on the floor plan). Emergency contact numbers and urgent care phone and addresses are provided in the Guest Book. There is no smoking/vaping stipulated when booking and signs are to be displayed in the unit.

v) Handling of complaints – how they will be handled.

If there happens to be any noise issues or complaints they will be responded to promptly — either by contacting the guests directly via phone or by attending the property in person if required, to resolve the issue and ensure compliance with house rules. We reside in Geraldton and are readily available via the Airbnb app or by phone. If necessary, we can attend the site in person on short notice. If out of town, a designated co-host will be available to assist and manage any guest or property-related matters should they arise.

c) Access and Car Parking

Re: Clause 4.4

The property has a double garage, which allows for parking of two vehicles. In addition, there is a driveway long enough for additional vehicles or a boat or trailer if required. This ensures that no cars will be parked on the verge or street and all parking is fully contained within the property.

d) Signage of the LPP:

Re: Clause 4.5

A sign will be erected with the Manager's name and contact details once approval is received, and neighbours are provided with manager contact details also. These details will also be available inside of the property.