

Search here



Stroud St

Stroud St

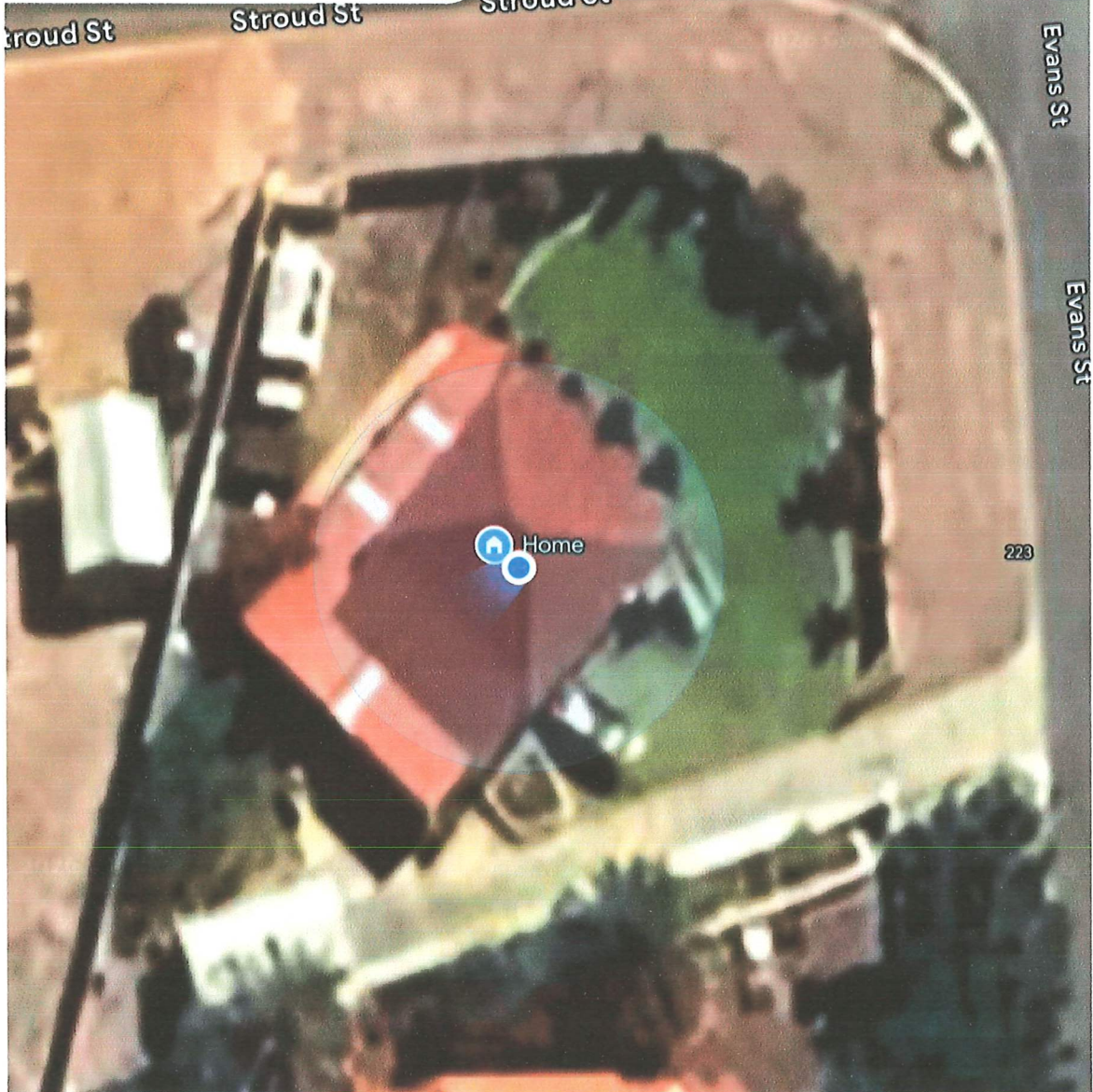
Stroud St

Stroud St



Evans St

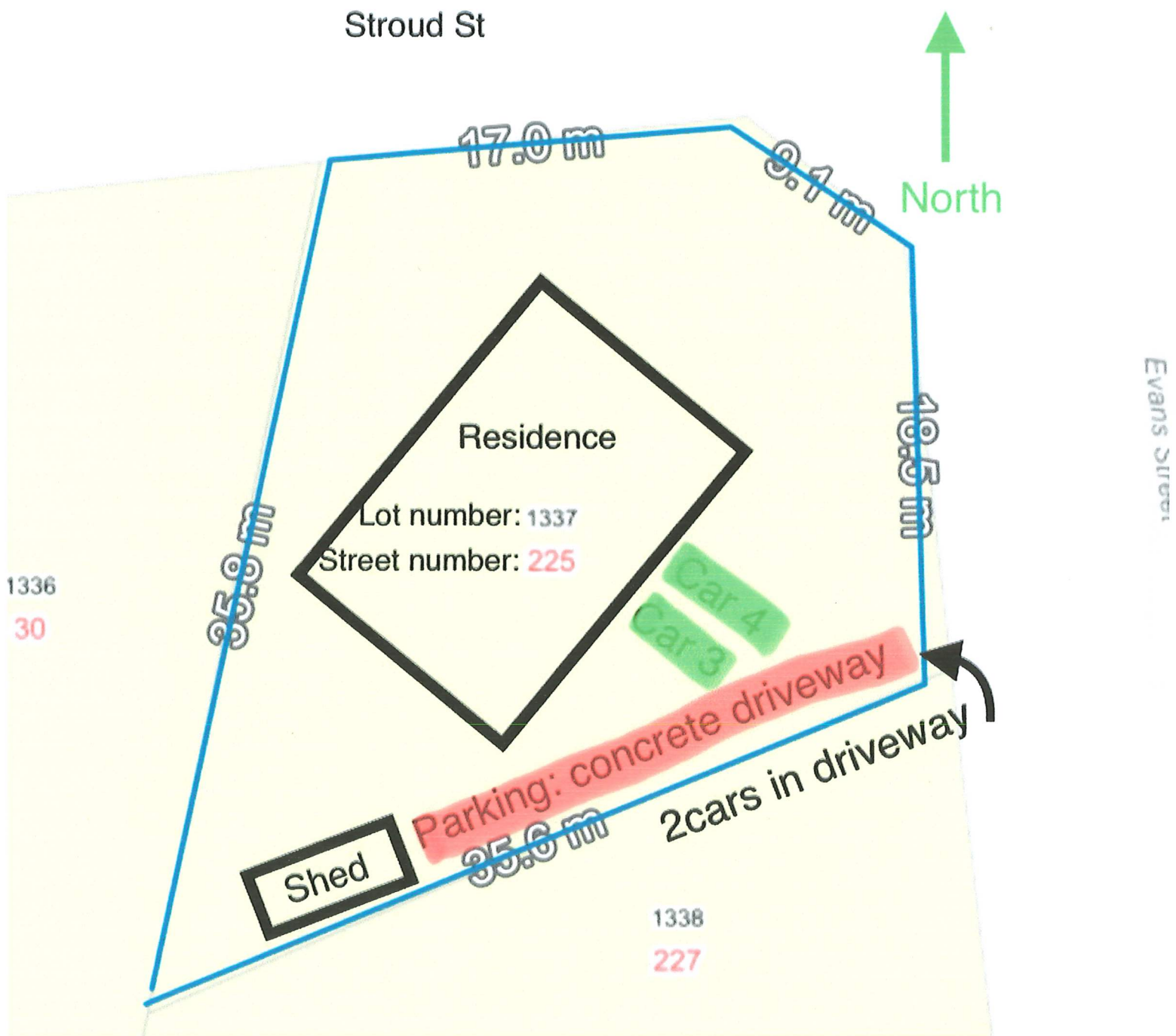
Evans St



223

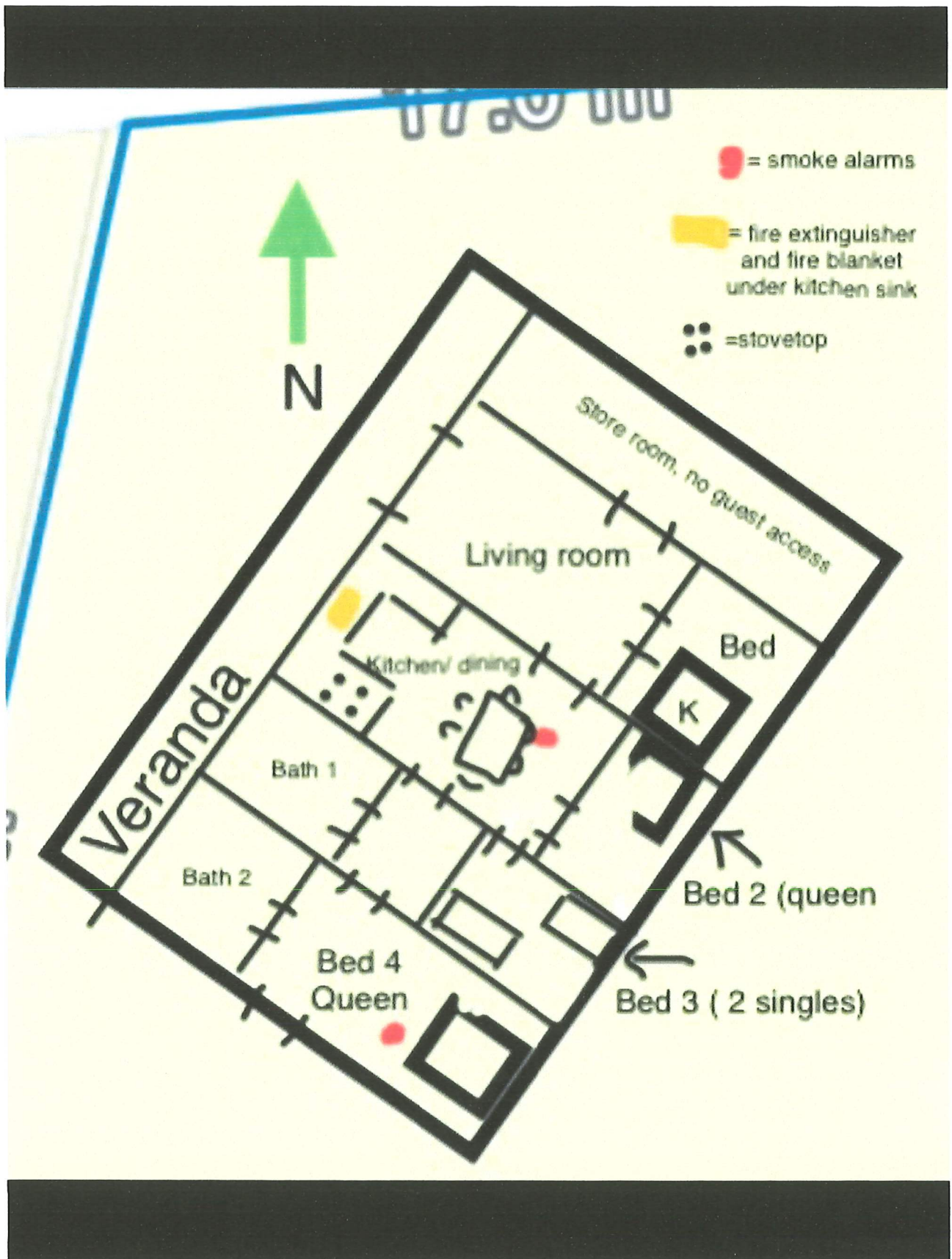
SITE MAP: 225 EVANS ST, Beachlands 6530

AERIAL



PARCEL	ADDRESS	END DATE	END DATE
--------	---------	----------	----------

FLOORPLAN : 225 EVANS ST, Beachlands 6530



# Management Plan 14.5.2026

Holiday Accommodation Whole Home- 225 Evans St, Beachlands 6530

The application proposed that the existing building be used for holiday accommodation.

The owners are planning to travel for a mid-long term timeframe, therefore are applying to holiday let their home so that they are not locked in to a long term rental agreement and have the flexibility to return to the property.

In the owners absence, they will enlist an experienced short term accommodation property co-host to manage the listing, including cleaning and guest liaison. This co-host lives locally and is available and able to deal with any necessary issues at the property.

## Suitability of the Property:

The home has 4 bedrooms, 2 bathrooms, A full kitchen with a microwave, fridge, gas cooktop and oven, all kitchenware, Reverse cycle air conditioning, Washing machine in seperate laundry, living space with couch and tv, outdoor dining and undercover area, large grassed yard and concrete driveway. Safety features are 2 smoke alarms and a fire extinguisher with fire blanket (located under the kitchen sink). The home has internet and security cameras.

Bedrooms are one king, two queens and a room with two single beds to accommodate a maximum of 8 guests. We do not anticipate having a full house very regularly. The most likely group of 8 would be a family or families with children. The property has a large fenced yard and excellent privacy for neighbours, great for families when kids need to run around and play.

Nothing physically needs to be changed to the building as it is already connected to water, mains power and sewerage systems and the unit has a gas hot water system.

Geraldton Foreshore is a 3 minute drive or 15 minute walk from the property, with footpaths the entire route. There are also bus stops on Francis st just about 100m from the property. Geraldton CBD with all the restaurants, shopping facilities are a 5-minute drive from the property. The closest supermarket is Rigters IGA. The property is in a very central and accessible location in Beachlands.

## Management of the Property:

The home is a standalone house, with accommodation for a maximum of 8 people per night. The accommodation will have minimal impact on neighbours. There is adequate parking (long concrete driveway can fit 2 large vehicles, with further space on the lawn for 2 more vehicles) on the property to allow for additional vehicles which won't impact on neighbours. The operation and cleaning of the holiday accommodation will be undertaken by the owners and a paid manager who lives around the corner or a full time cleaner.

The holiday accommodation will be advertised online through websites such as AirBNB. Guests will have a physical guide book available to look through which gives a run through of the facilities and emergency evacuation procedures. The key will be made available by use of a locked key box. The home will have clear signs within the dwelling of emergency

evacuation procedures and manager telephone contact details. Check in/out procedures should happen during the day and won't cause any noise impact. Manager and cleaner will be available for contact via phone or through Airbnb 24/7.

The guests will be provided with House Rules and a Property Guide, which will include details on the limits of visitor's numbers and times, to reduce both noise and vehicle number impact.

We also have 3 cameras on the property which cover the front of the property (driveway), side verandas and one which covers the rear of the Airbnb which ensures only approved guests are coming onto the property.

The home will have a 2 night minimum stay to reduce vehicle and guest movement in and out of the property. Check in time is 2pm, checkout is 10am.

Management of property on a day-to-day basis:

Check in/out instructions are sent within the booking system. The key will be supplied via a locked box. The code will be supplied to the guest on the day of their arrival. Processes and systems will be setup to reduce the contact guests need to have with the manager, unless desired.

Cleaning will occur on the day of check-out, coordinated by the manager.

Waste Disposal will occur through the residence waste system including the use of local recycling options. Any extra waste will be taken directly to Meru waste facility.

Management of noise impacts of visitors:

Guests will be provided with House Rules including no events/parties and noise cut off times (9pm weeknights, 10pm weekend nights). The manager will be aware of any breach of noise issues likely before they become a complaint due to activity on cameras. If a complaint occurs, the manager will be able to quickly attend in person or contact the guest via phone. Next door neighbours can contact the manager or the owners directly with any concerns which will be dealt with swiftly.

Through the booking system the manager will have direct communication with guests to rectify anything if the manager is not on the property. Through rating-based sites, guests will endeavour to act in their best interests and behaviour to avoid bad reviews.

Relevant site-specific matters:

Signage will be installed inside the home with emergency evacuation instructions. A fire blanket and extinguisher is provided in the kitchen. A property guide is provided to guests prior to arrival outlining practical details of the property, appliances etc. including a detailed map on how to access the holiday home. A sign will be erected with the managers name and contact details once approval has been received, and these details will be readily available inside the property as well.

Pet Friendly Accommodation

We have a secure fenced yard that guests have access to for their dogs.

We will have a limit of 2 pets per booking. Guests will be made aware that dogs are not to be left alone at the property is incessant barking will be an issue.