

DEVELOPMENT APPLICATION

Holiday House (Short-Term Rental Accommodation)

Property Address

15 Nigel Crescent, Tarcoola Beach WA 6530

Applicant

Ashley and Melissa Sojan

Proposal

The applicant seeks Development Approval from the City of Greater Geraldton for the use of the existing dwelling at 15 Nigel Crescent, Tarcoola Beach as a "Holiday House" (short-term rental accommodation / Airbnb).

The proposal involves the short-term letting of the existing residential dwelling to visitors and tourists for temporary accommodation purposes. No building works or structural alterations are proposed as part of this application.

1. Property Description

The subject site is located within the suburb of Tarcoola Beach and contains an existing single residential dwelling.

The property:

- Is fully established as a residential dwelling;
- Has existing on-site parking facilities;
- Is connected to reticulated services;
- Is suitable for temporary accommodation use;
- Is located within an established residential area with convenient access to beaches, tourism attractions, retail services and transport routes.

The proposed use will operate as a small-scale holiday accommodation business using online booking platforms such as Airbnb and Stayz.

2. Proposal Details

The dwelling will be made available for short-stay accommodation for tourists, visitors and holidaymakers.

Key operational details are as follows:

- Maximum guest numbers: 6
- Number of bedrooms available: 3
- Length of stay: Short-term accommodation only
- Booking platform: Airbnb and/or similar platforms
- Management contact
- Check-in/check-out managed electronically or by appointment
- No functions, parties or events permitted
- Guests required to comply with house rules and local laws

The dwelling will remain residential in appearance and character.

3. Compliance with Holiday Houses Local Planning Policy

The proposal is consistent with the objectives of the City's Holiday Houses Local Planning Policy.

Residential Amenity

The use will be managed to ensure minimal impact on neighbouring properties.

Measures include:

- Guest behaviour rules;
- Noise restrictions;
- Limits on guest numbers;
- Restrictions on parties and events;
- After-hours contact details for complaints or emergencies.

Guests will be informed that the property is located within a residential area and respectful behaviour is required at all times.

Parking

Adequate on-site parking is available for guests.

Guests will be instructed to park within the property and not obstruct footpaths or neighbouring properties.

The proposal is not expected to create unacceptable traffic impacts.

Waste Management

Suitable waste collection facilities are available on-site.

Guests will be provided instructions regarding rubbish disposal and bin collection days.

Management Arrangements

The property will be professionally managed by the owner. Who currently resides in a neighboring property with easy and quick access required if needed.

A 24-hour contact number will be provided to nearby residents and the City if required.

Management procedures will include:

- Guest screening;
- House rules;
- Complaint response procedures;
- Emergency contact availability;
- Monitoring of bookings and occupancy.

Key Collection and Security

Guest access to the property will be managed through a secure lock box installed at the property.

Guests will be provided with access instructions and unique entry details prior to arrival to ensure secure and convenient check-in and check-out procedures.

Emergency and Safety Measures

The property will contain a fire extinguisher and smoke alarms in accordance with residential safety requirements.

A list of important emergency contact numbers, including local emergency services, hospital contacts and the property manager's contact details, will be clearly displayed.

4. Compatibility with the Locality

Tarcoola Beach is a coastal residential area that already accommodates tourism and visitor activity associated with Geraldton's beaches and holiday attractions.

The proposed use is considered compatible with the surrounding locality because:

- The dwelling remains residential in form;
- No external commercial appearance is proposed;
- The scale of use is small and low-impact;
- The proposal supports local tourism and economic activity;
- Impacts can be appropriately managed through conditions of approval.

5. Hours of Operation

The accommodation may operate year-round on a short-term accommodation basis.

Guest access and departures will generally occur during normal daytime and evening hours.

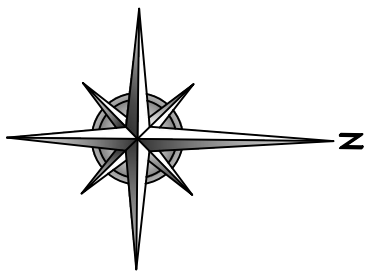
6. Conclusion

The proposed Holiday House at 15 Nigel Crescent, Tarcoola Beach is consistent with the City of Greater Geraldton Holiday Houses Local Planning Policy and is considered an appropriate small-scale tourism accommodation use.

The proposal:

- Supports local tourism;
- Maintains the residential character of the area;
- Provides appropriate management measures;
- Minimises impacts on neighbouring residents.

Accordingly, approval of the application is respectfully requested.

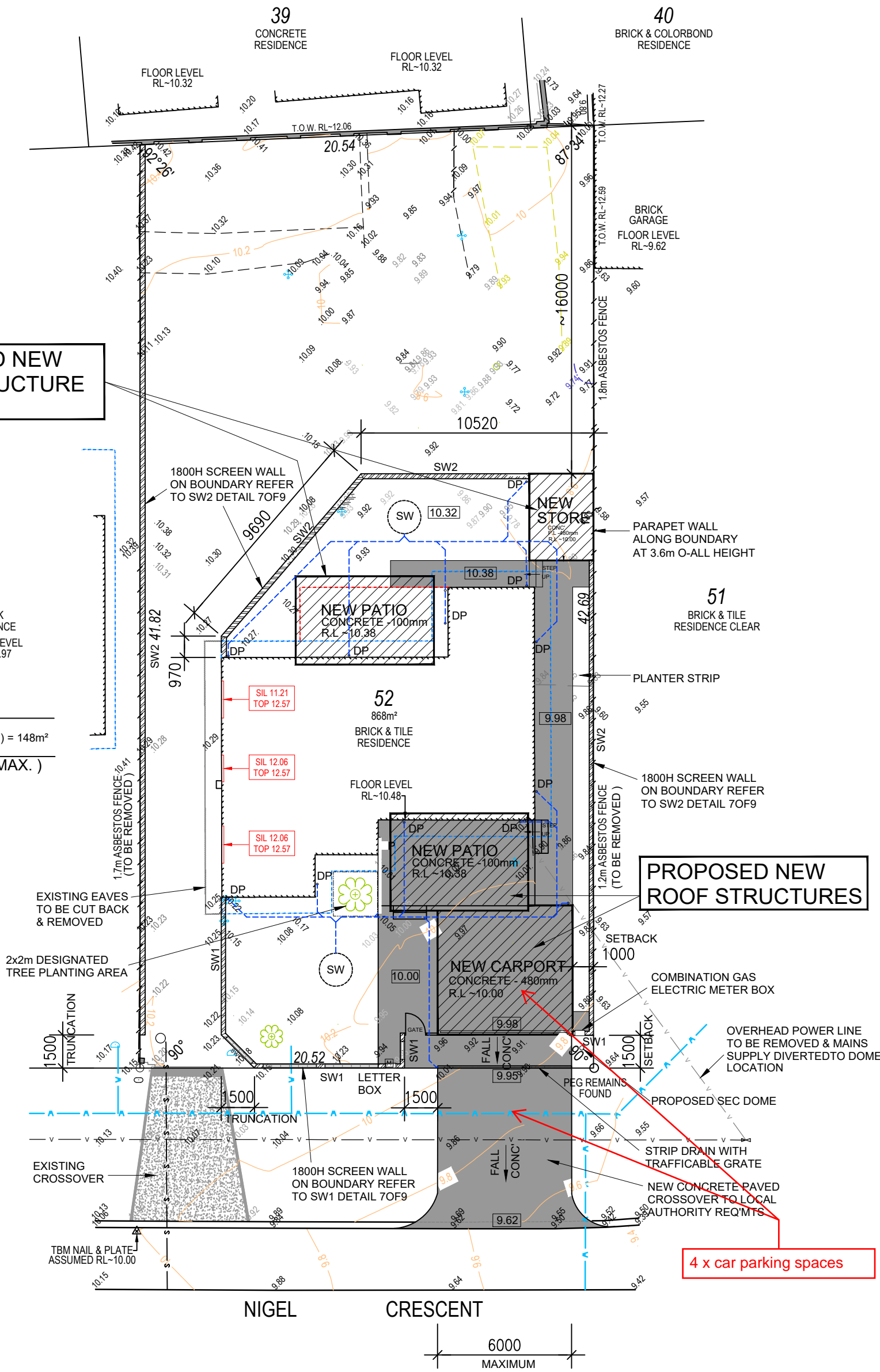


PROPOSED NEW ROOF STRUCTURE & STORE

ZONING R20
 LOT AREA 868m²
 TOTAL SITE COVERAGE HOUSE (136m²) + STORE (12m²) = 148m²
 ~ 148/868 x 100 = 17.05
TOTAL SITE COVERAGE = 17.05% (50% MAX.)

LEGEND

- T.B.M.
- GATE
- POWER POLE
- WATER METER
- TAP
- BRICK PILLAR
- COMMUNICATIONS PIT
- POSSIBLE SEWER PC
- VEGETATION
- FENCE
- CHANGE IN GRADE
- TOP OF BANK
- TOP OF KERB
- BOTTOM OF KERB
- ROAD CENTRE
- BRICK WALL
- BUILDING
- ROOFLINE
- POWERLINE
- ASSUMED WATER ALIGNMENT
- ASSUMED SEWER ALIGNMENT
- CONCRETE PAVING
- PROPOSED FINISHED LEVEL
- PROPOSED NEW STRUCTURE
- 100mm STORM WATER DRAIN
- 65mm PVC DOWNPIPE
- 1500 x 1500 DEEP SOAKWELL



PROPOSED NEW ROOF STRUCTURES

4 x car parking spaces

SITE PLAN
 SCALE 1:200 @A3

STORMWATER

FORMULA FOR SANDY SUBSOILS (RESIDENTIAL)
 TOTAL IMPERVIOUS AREA * IN m² x 0.9 / 60
 = STORAGE VOLUME REQUIRED IN m³
 * TOTAL IMPERVIOUS AREA (ROOFS, PAVING ETC.)
 TOTAL IMPERVIOUS AREA = 308m² (ROOF + PAVING)
 308 x 0.9 / 60 = 4.62m³ OF STORAGE REQUIRED
 1500Ø x 1500D SOAKWELL = 2.65m³
 IE: 2 x 1200Ø x 1200D SOAKWELLS = 5.30m³ PROVIDED
 IT IS THE BUILDERS RESPONSIBILITY TO ENSURE ALL STORM WATER IS CAPTURED & OR CONTAINED ON SITE BY MEANS OF SOAKWELLS, RW TANKS ETC.



0428 855 828 designs@tpdrafting.com.au www.tpdrafting.com.au

RevNo	Revision note	Date	Signature	Checked	Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
0	ISSUE FOR CDC & BUILDING PERMIT	10.12.2024		TPD			PROPOSED ADDITIONS AT LOT 52 #15 NIGEL CRESCENT, TARCOOLA BCH FOR A. & M. SOJAN	

Designed by	Checked by	Approved by - date	Filename	Date	Scale
TPD				01.07.2024	1:200@A3

Job#	Edition	Sheet
24-44	REV0	30F9

House Rules & Guest Code of Conduct

HOUSE RULES & GUEST CODE OF CONDUCT

15 Nigel Crescent, Tarcoola Beach WA 6530

Welcome to our holiday home. To ensure all guests and neighbours enjoy a safe and peaceful environment, the following house rules apply at all times.

1. Maximum Occupancy

The maximum number of guests permitted at the property is 6 persons unless otherwise approved in writing.

2. No Parties or Events

Strictly no parties, events, gatherings, weddings or functions are permitted at the property.

3. Noise

Guests must respect neighbouring residents at all times.

- Quiet hours apply between 10:00 PM and 7:00 AM.
- Excessive noise, loud music or disruptive behaviour is not permitted.

4. Parking

- Guests must use designated on-site parking areas only.
- No parking on verges, footpaths or neighbouring properties.

5. Smoking

Smoking is not permitted inside the dwelling.

6. Pets

Pets are not permitted unless specifically approved in writing by the owners.

7. Waste Disposal

Guests are required to:

- Place rubbish in the appropriate bins;
- Follow local bin collection arrangements;

- Ensure excess waste is not left outside the property.

8. Property Care

Guests must:

- Keep the property clean and secure;
- Report any damage immediately;
- Leave the property in a tidy condition upon departure.

9. Behaviour

Anti-social behaviour, illegal activity, excessive intoxication or disturbance to neighbours will not be tolerated.

10. Check-In and Check-Out

- Check-in and check-out times must be complied with unless otherwise arranged.
- Late departures may incur additional charges.

11. Emergency Contact

Property Manager / Contact:

12. Breach of Rules

Failure to comply with these rules may result in:

- Immediate termination of the booking;
- Additional cleaning or damage charges;
- Notification to booking platforms;

- Possible involvement of local authorities if required.

Thank you for respecting our home and neighbours.

13. Key Collection

Guest access is provided via a secure lock box located at the property.

Access instructions and lock box details will be provided prior to arrival.

14. Fire Safety and Emergency Contacts

The property is equipped with smoke alarms and a fire extinguisher for guest safety.

Emergency contact information, including:

- Police, Fire and Ambulance (000)
- Geraldton Regional Hospital
- Property Manager contact details

will be displayed prominently inside the dwelling.