

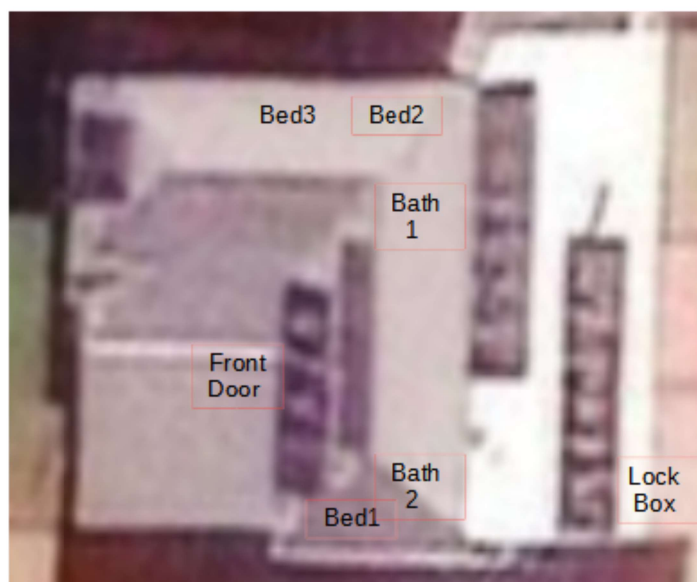
Application for Development Approval – Details requested.

Site Plan

235 Ocean Drive, Port Denison Site plan



Location of Bedrooms and Bathrooms



We have been operating this Short Stay holiday home for approximately 7 years prior to this requirement for a development approval from the Shire. This application is purely for the purpose of operating a Short Term Rental. The property is used to accommodate couples or families with pets at a reasonable rate. We live at the property and have got to know most of our neighbours who have not objected to us using the property for short stay. We have a local cleaner who attends to cleaning and maintenance as required. We use local contractors and have never had an issue we could not deal with. The property has RCD's installed in accordance with the Electricity Regulations 1947 to protect all power points and lighting circuits. Smoke alarms have in been installed and maintained regularly. We have no pool or spa and do not serve food.

Location: - 235 Ocean Drive, Port Denison. This is located within 100m of the sea. The big4 caravan park is directly in front, Granny's beach, the Marina and Southerlies are a short walk to the south. The Irwin river and walk paths to the north go to Dongara. Skate Parks, Cinema, Bowling and the recreation centre are nearby

Number of Guests. The property sleeps a maximum of 6 guests. There are 2 living rooms and 2 bathrooms. Kitchen, laundry (with washing machine), patios rear and front. Guests are allowed to bring pets mainly dogs once again no complaints regarding the pets or clean up.

Vehicles are parked on the driveway, in the garage or in the rear entrance to the property, via the Port Leander entrance.

The house is deep seweraged, supplied with mains water and has rubbish bin collection weekly.

Complaints Management: complaints are managed under the house rules – guests contact Stayz or the owners and owners action as appropriate. Property reviews guests and host are recorded (rated through Stayz) and used to resolve complaints. Complaints register can be established but we have found the reviews through Stayz adequate. We have not received any complaints that need immediate action.

No parties to be held at the property. This is a house rule and has never been an issue.

Check-in and check out procedures: check in provided via the Stayz website and the local representative provides support as required. For security reasons and owner usage this is not advertised. Locked box code provided 24 hours before entry and code changed regularly. Check in time 2pm and check out 10am cleaner then cleans the property before next guests enter. Standard procedure for most short stays or hotels, caravan parks etc.

Access and Parking: Adequate parking is available on the property for a boat, trailer, caravan or even a truck etc. No street parking required. We have front and back access to the property, enough parking for approximately 6 vehicles.

Management Plans: Neighbours have our phone number to contact us should there be any noise or anti social behaviour. Also the cleaner will attend to any immediate guest need. Pets are permitted at the property which is fully fenced and our vetted guests are aware once again house rules they must not leave the pet unattended at the property and must clean up after them otherwise they are not invited back.

As previously mentioned keys are held in a locked box and the code changed regularly therefore guests can arrive at anytime.

Guests are advised of the rubbish collection day and must put the bin on the kerb for the shire waste collection.

Fire management guests are to leave via the safest of the 4 exits should a fire break out and of course phone “000” as would anyone in the case of an emergency.

In the event of a complaint the owners have the guests phone numbers and will make contact immediately.

This property has been registered as required under the Short Term Rental Accommodation Act 2024.