

Belynda Parker
2 McNaboe Court
Port Denison 6525
0409355746

Re: Application for approval of Un-hosted Short-Term Rental Accommodation at 9 Abbot Terrace, Port Denison WA, 6525.

Please find attached completed application for development approval for short term accommodation at my property 9 Abbot Terrace, Port Denison, hereafter referred to as "The Property". In accordance with the Short-Term Rental Accommodation Local Planning Policy, prepared under Schedule 2, Part 2 of the deemed provisions in

the Planning and Development (Local Planning Schemes) Regulations 2015 and the Shire of Irwin Local Planning Scheme No. 5, I provide the following detailed management plan for review and approval.

Article 5.1: Location

The Property is situated in a river side estate which includes residential, short-term accommodations and ongoing land development. Access is via Ocean Drive and the property backs onto undeveloped land adjacent to the Irwin River. There is limited impact to local traffic and residents of Port Denison.

It is well positioned to access nearby fishing spots and beaches, historical sites and social attractions by foot and/or short drive

- South Beach
- Marine Foreshore/Kailis Museum
- Irwin River walk
- Dongara Denison Drive-In
- Dongara Golf Course
- Historic Dongara Hotel

Article 5.2: Number of Guests

The property is advertised to accommodate a maximum of 3 families and up to 9 guests, consistent with policy requirements. This number is appropriate given the property's 4-bedroom 2 Bathroom configuration. The property boasts large indoor entertaining spaces which extends to a spacious outdoor relaxation and entertaining area. The maximum occupancy and configuration ensure adequate space and facilities for all guests.

Article 5.3: Complaints Management

Contactable Manager: I am the designated manager for the property and will be available 24/7 via the message service of the booking app and alternatively via mobile phone. Guests are also provided an alternative contact number of family members who can also be contacted should I not be able to be reached.

Proximity Management: In the event of a complaint, incident, or emergency, guests and neighbours are instructed to contact me immediately, after emergency services have been engaged (where required). A family member or I will attend the property to deal with the matter dependant on situation.

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Complaint Handling: All complaints from guest, neighbours and the Public will be logged including details of resolution, and records will be submitted with renewal applications as required.

Article 5.4: Guest Check-In and Check-Out Procedures

Clear check-in and check-out procedures are provided at least 24 hours prior to checkin to the incoming guests via the app messaging system

Check-in times are:

Check-in from 3pm

Check-out by 11am

Keys are accessible via a secure lockbox and guests are supplied location and code prior to arrival

Article 5.5: Access and Parking

Parking is contained entirely within the property boundary. The property has a 5 car driveway along with gravelled areas at the front for overflow. The property also has gravelled access down the eastern side to allow for caravans and boat trailers commonly used by visitors to the town.

Article 5.6: Signage

A sign displaying my name (as property owner and manager) and contact details will be installed in a visible location at the front east side of the property near the water main.

Guests receive detailed directions to the property within the 24 hours before their check in time of their booking, which includes directions to the property and contact details for assistance during check in.

Article 5.7: Waste Management

As a rateable property, waste is collected kerbside weekly, and the guests are advised of the property's allocated bin day. If the rubbish bin provided becomes full before the weekly collection, I have an additional bin that can be swapped out with the full bin and the waste taken directly to the Irwin recycling Station.

Article 5.8: Management Plan Details

Amenity Impacts: Noise and anti-social behaviour will be monitored through booking rules which guests agree to before they request a reservation. These include quiet hours between 11pm - 7am and prohibition of parties or events.

Pets: Pets may be booked at the property for an additional fee. Guests are advised of requirements for managing their pet whilst staying and upon vacating The Property. Any complaints related to noise will be dealt with per the complaint handling process stipulated.

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Daily Management: Our Airbnb listing is managed through the reservation request method. As such, we vet each booking request by reviewing the guest profile, reviews, and by advising guests that each adult staying at the property must be added to the booking or we will cancel the reservation. Persons under 18 years of age are not permitted without a parent or carer.

Cleaning services are provided by local business Flawless Cleaning, with back up services in place. Guests are offered mid-stay linen and/or cleaning services if they are staying for longer than a week.

All property information including local emergency numbers and evacuation process is provided to guests in our property guidebook left in a visible location upon check in.

Emergency Response: Fire safety plans and equipment are in place, including mains powered smoke alarms located in the hallways adjacent to bedrooms, as well as RCD installations.

A 2.5kg ABE Dry Powder Fire Extinguisher is located in the kitchen area, as well as a fire blanket.

An emergency assembly area is designated at the front of the property and guests are required to assemble here in the case of an emergency.

Article 5.9: Application Information

A site plan showing parking allocation, internal floor plan displaying safety equipment locations and emergency information and this management plan comprise this submission.

Article 5.10: Fees

The required application fee, as detailed in the policy, will be paid upon submission of this application.

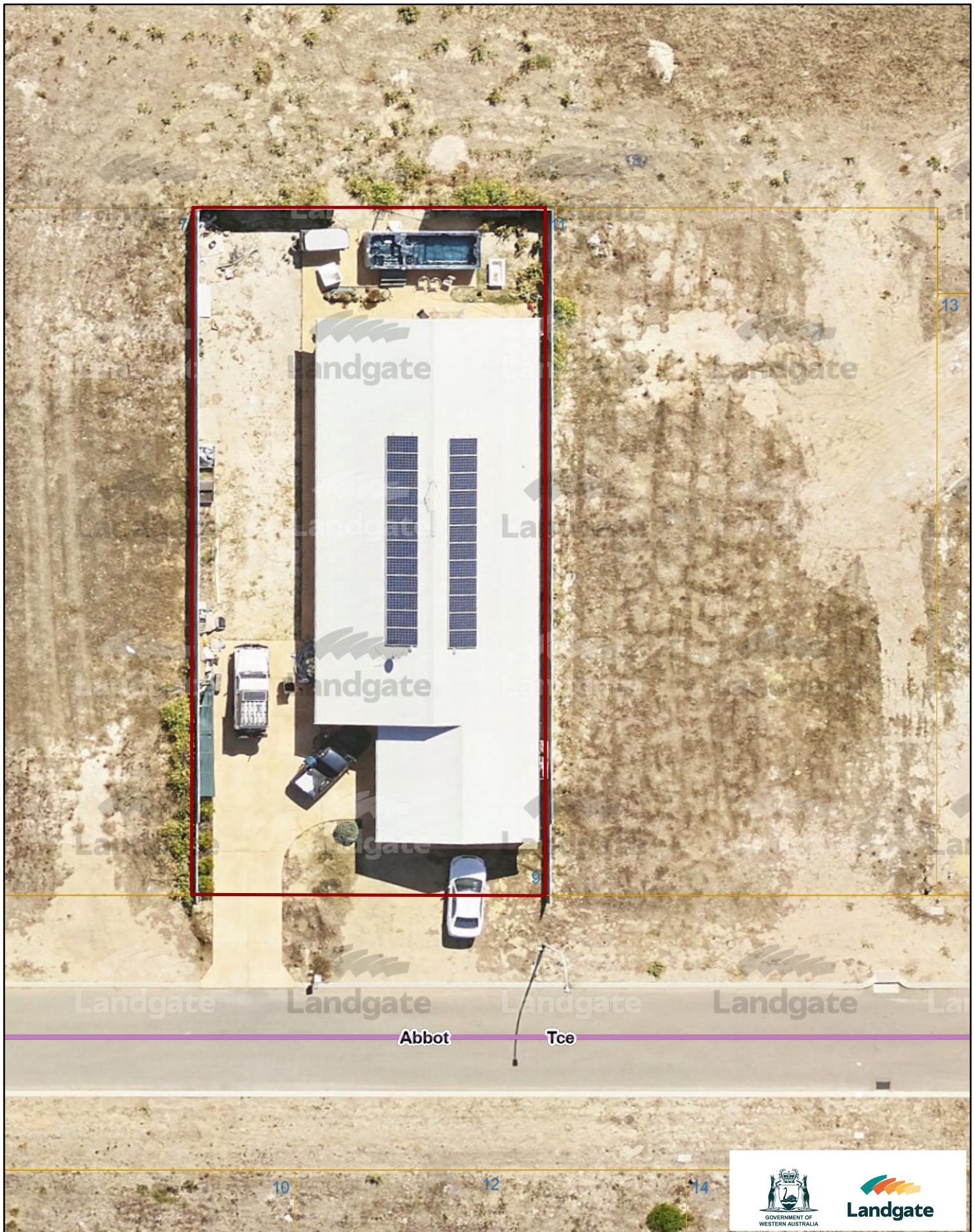
Article 5.11: Time-Limited Approvals

I acknowledge that approval is limited to 12 months and will submit renewal applications annually, ensuring all required documentation and evidence of effective management is provided.

5.12 Further Information

The *Short-Term Rental Accommodation Registration number is STRA65255LLBG7PO*

The property has residual current device (RCD's) and smoke alarms installed (and maintained) in align with current government regulations.



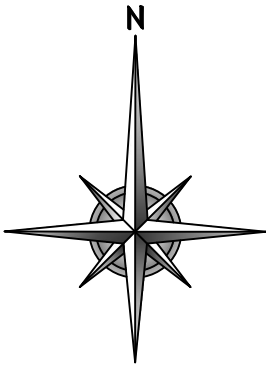
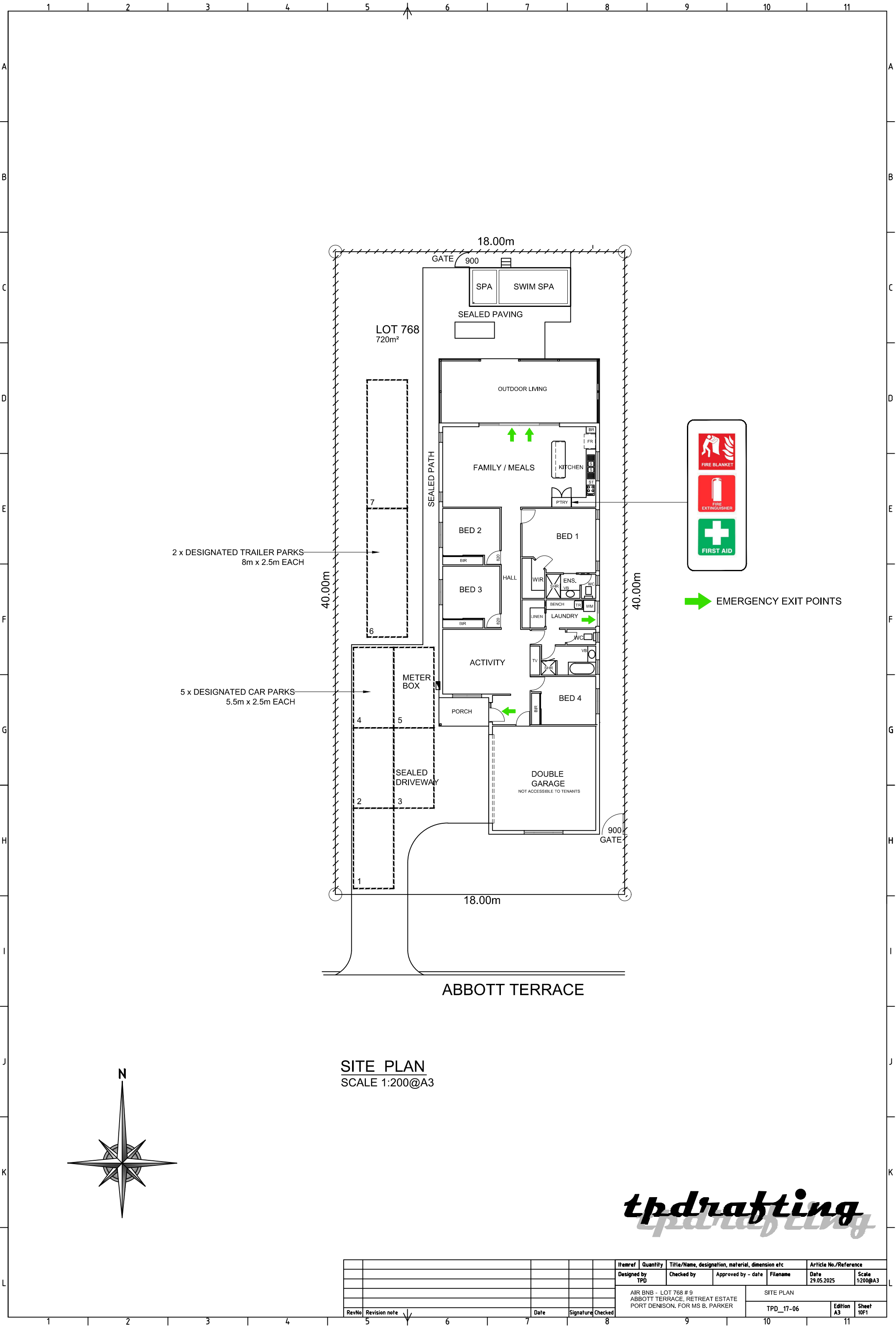
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SITE PLAN
SCALE 1:200@A3

tpdrafting

RevNo		Revision note	Date	Signature	Checked	Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference		
						Designed by	TPD	Checked by	Approved by - date	Filename	Date	29.05.2025	Scale
						AIR BNB - LOT 768 # 9 ABBOTT TERRACE, RETREAT ESTATE PORT DENISON. FOR MS B. PARKER					SITE PLAN		
											TPD_17-06		Edition A3
											Sheet 10f1		