

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Michele Frost and Kirri Charters
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	P.O. Box 813
Suburb	Roma
State	QLD
Postcode	4455
Country	AUSTRALIA
Contact number	0408463976
Email address (non-mandatory)	jacque.leigh@hotmail.com
Mobile number (non-mandatory)	0408463976
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/>	Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/>	No – proceed to 3)

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

#### 3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**  
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		16	Edward st	Tambo
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4478	L3	RP619346	Blackall-Tambo
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
 Not required

#### 4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**  
*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.*

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

<b>6.1) Provide details about the first development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
To operate short term rental accommodation (Airbnb) from 2 existing dwellings (House and flat)
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.2) Provide details about the second development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.3) Additional aspects of development</b>
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Operate an Airbnb/short term accommodation	short term accommodation	2	120m <sup>2</sup>

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> No	

### Division 2 – Reconfiguring a lot

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

*Note: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Blackall-Tambo Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

### 17) Does this development application include any aspects that have any referral requirements?

*Note: A development application will require referral if prescribed by the Planning Regulation 2017.*

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

#### Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

#### Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Ports – Brisbane core port land ( <i>where inconsistent with the Brisbane port LUP for transport reasons</i> ) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
<b>Environmentally relevant activities</b>	
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
<b>Hazardous chemical facilities</b>	
23.2) Is this development application for a <b>hazardous chemical facility</b> ?	
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>	



### **Clearing native vegetation**

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)  
 No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### **Environmental offsets**

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter  
 No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area  
 Yes – the development application involves premises in the koala habitat area outside the koala priority area  
 No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Water resources**

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development  
 No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### **Waterway barrier works**

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application  
 No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **Marine activities**

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*  
 No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

**Quarry materials from a watercourse or lake**

23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- No

Note: Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

**Quarry materials from land under tidal waters**

23.10) Does this development application involve the removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- No

Note: Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

**Referable dams**

23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- No

Note: See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

**Tidal work or development within a coastal management district**

23.12) Does this development application involve tidal work or development in a coastal management district?

- Yes – the following is included with this development application:
  - Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)
  - A certificate of title
- No

Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

**Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
- No

Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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**Brothels**

23.14) Does this development application involve a material change of use for a brothel?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
- No

**Decision under section 62 of the Transport Infrastructure Act 1994**

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- No

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

### 25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

Date received:  Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

## LETTER/REPORT DESCRIBING THE PROJECT

### THE MATERIAL CHANGE OF USE FROM RESIDENTIAL DWELLING TO SHORT TERM ACCOMMODATION.

We wish to open up our property at 16 Edward street Tambo as short term accommodation to locals, travelers, tourists and contractors.

Since the commencement of Oakwood House (18 Edward st) next door as short term accommodation, we have met increased demand for accommodation of this kind, and we really feel the town is benefitting from this.

While there are other great accommodation options in town, we have found that airbnbs/short term rentals attract a different market looking for more amenities and a “home away from home”, and many of which would not have stopped off in Tambo if it had not been for our current Airbnb option.

While the 2 properties will offer the same service as short term accommodation, we are hoping to attract a somewhat different market for each.

18 Edward st “Oakwood House’ is primarily booked by families, groups of friends and contractor groups, sleeping up to 13 people.

Whereas 16 Edward st, will offer accommodation for smaller groups up to 6 people. Children under 12 will not be permitted.

The main house is 2 bedroom and 1 bathroom and will sleep up to 4 people. And the granny flat is one room with an ensuite and will sleep up to 2 people. A total of 6 people between the two dwellings.

The main house will be rented separately to the granny flat unit. Meaning 2 different groups will be able to stay on the property at one time. The total being 6 people at any one time.

Privacy screening and separate pathways and entrances will further divide the 2 dwellings. The only shared amenity being the laundry and laundry toilet.

A 2 bay carport is provided, 1 space allocated for each dwelling.

Like Oakwood House, there will be house rules which must be followed and agreed to before booking.

### ROSEWOOD COTTAGE

The main house is called “Rosewood Cottage”. Its architectural style is consistent with that of an 1870’s – 1890’s workers cottage, although we are yet to confirm its official year of construction. We found it is noted in Jan Lestranger’s’ book “Belle of the Barcoo” as being one of four original homes of Edward street built on a bed of logs.

Given that this beautiful little cottage is perhaps one of Tambo’s oldest cottages, we have decided to highlight the historical features, and decorate the home in period style décor and

enhance its rustic appeal and old world charm, while fitted out with all the modern conveniences and necessities of modern day living.

The cottage consists of 2 bedrooms (queen and double bed). And sleeps up to 4 people.

The cottage is perhaps quite unique and would be a very memorable stay for those wanting to experience a more specific or “historical” experience. The cottage will no doubt stand out among the crowd of airbnbs (on a statewide or even national scale), as being attractive to a specific type of niche customer who has an appreciation for history, especially that of Australian pioneering history and architecture.

And considering Tambo is the oldest town in the central west, we feel the cottage would be a nice fit for the town, and would compliment it quite well.

### THE GARDENIA SUITE

We tossed the idea about for a while, being unsure as to if a separate rental would be feasible in this situation. We decided that it was more feasible to have the 2 dwellings rented separately, rather than together as one unit for one group (Although the option is there for one group to rent both).

We are still not entirely decided on a name for the granny flat. At this stage, we have come up with ‘The Gardenia Suite’ as it’s a “garden suite”, a term that seems to be becoming an increasingly popular alternative to “granny flat”.

The flat is located behind the cottage and it looks to be a much more modern build. This flat is attached to the laundry. Although they each have separate entrances.

A separate path leads to the doorway of the flat, and a privacy screen makes each entrance (cottage and flat) extremely private.

Guests of each dwelling would be made aware that another bookable dwelling is located on the property and that laundry and yard would be shared.

The flat itself consists of a decent size room containing a double bed for 2 people, built in wardrobe, kitchenette area, ensuite (shower, toilet and basin), and its own patio and its own undercover car space.

16 EDWARD ST TAMBO

ROSEWOOD COTTAGE

&

THE GARDENIA SUITE



OPERATIONAL MANAGEMENT  
PLAN FOR  
SHORT-TERM ACCOMMODATION

22. 4. 24

**PROPERTY ADDRESS:**

16 EDWARD ST, TAMBO QLD 4478

# Table of Contents

16 EDWARD ST  
TAMBO

01	Cover Page
02	Contents Page
03	Background & overview
04	Objectives of Management Plan
05	Booking requirements
06	Guest screening procedures
07	Check-in & check-out procedure
08	Guest handbook
09	Mitigation & complaints procedure
10	Use & maintenance
11	Safety
12	Hygiene, comfort & waste management
13	Security
14	Car parking
15	House Rules
16	Development Approval
17	Summary



### 3. BACKGROUND & OVERVIEW

16 Edward street Tambo was purchased in 2021 by Michele & Kirri Frost, a mother-daughter team, who have a love for old houses and history. The property needed some long awaited TLC and now after almost 3 years, it stands proud as a property fit to airbnb!

#### ROSEWOOD COTTAGE

Guests can take a step back in time when they stay in this quaint 150 year old cottage. Filled with rustic charm and period features, utilising modern conveniences and optimised for guest comfort, Rosewood Cottage has two bedrooms, with a queen bed, double bed, and spare camp stretcher, available for up to 4 guests (ages 12+) per booking. Guests can enjoy free WiFi, a spacious, modern kitchen and bathroom and air conditioning throughout. Winter time is a treat with the electric fireplace. Lay back on the recliner lounge to enjoy a cinema-like experience with the large wall mounted TV, a Telstra TV box and a NETFLIX subscription with unlimited shows and movies. The bathroom is equipped with both shower and separate bath for those who want to lay back and soak in all the tranquility with a complimentary bath pamper pack.

And a 19th century cottage wouldn't be complete without its iconic front verandah for those who enjoy a cuppa in the fresh country air, or a breakfast watching the sun rise. It's also an excellent vantage point to spot the native birds in the nearby bottle trees. On the opposite side of the house, the "sun lounging" patio allows guests the opportunity to catch some extra sun, a luxury pastime in the colder months. And the giant bottle trees scattered around the property offer the most beautiful shade any time of the day.

#### THE GARDENIA SUITE

Tucked away behind the cottage, a garden suite named "The Gardenia Suite", is the perfect little hide-away for singles or couples who want to enjoy some peace and tranquility in a quiet street. The Suite has its own private ensuite and patio and offers guest a kitchenette for simple meals. Guests are able to use the shared laundry for washing, drying and ironing clothes, and the grounds and garden offer plenty of space to sit and relax under the bottles trees.

A large 2 bay carport allocates parking for both the cottage and the suite, and plenty of space for maneuvering large vehicles. The property is conveniently located just less than 500m (5 minute walk) from the CBD, local tennis courts, pool and the parks.

For simple contact and availability of the hosts, Michele & Kirri Frost are contactable via the below contact details:

M: 0408463976

E: [rosewoodcottage@outlook.com.au](mailto:rosewoodcottage@outlook.com.au)

Our contact details are made available to all guests. We (or a dedicated caretaker) are contactable 24/7 and typically able to attend the property in person within 2 minutes in the case of an emergency.

Short-term accommodation is a unique experience, and the guiding principles of our Code of Conduct are to treat this property as your own home, respect your neighbours & leave it as you find it.

Airbnb and short-term accommodation deliver a great economic contribution to the Blackall-Tambo region and are of enormous benefit to local businesses, residents, guests, and the tourism sector.

Part of our management procedures & guest handbooks include providing local recommended tips for nearby shops, restaurants, cafes, entertainment, sights, attractions & much more. This local spending allows local business in the council area to thrive and continue or expand their operations. We find from speaking with the business owners and staff they are very grateful for this contribution we provide.

## 4. OBJECTIVES & MANAGEMENT PLAN

To clearly outline and demonstrate the professional management procedures implemented by Michele and Kirri to ensure the smooth operational management of the subject property whilst mitigating perceived disruptions to the local amenity & surrounding areas.

## 5. BOOKING REQUIREMENTS

We anticipate an occupancy rate of a 50% and above

We do not specify a mandatory minimum stay length, however we encourage guests to stay additional nights with promotional specials and discounts for multiple night stays.

We also have a booking cut-off time after 7:00pm to prevent last minute and late-night bookings to occur from opportunistic and likely undesirable guests.

## 6. GUEST SCREENING PROCEDURES

When a guest requests or books a stay at this property, we can view or determine whether the guest's profile includes their required verification steps:

- Contact details including full name(s), phone number & e-mail address
- Acceptance of our stipulated house rules
- Confirmed payment
- Profile photo (if set)
- Government issued ID (such as driver's licence or passport)
- Written reviews/recommendations from other hosts
- Their overall star rating which can be categorised for items such as observance

of house rules, cleanliness & communication

- Total number of guests & location based
- Their reason for visiting Tambo & booking the property

We can then further screen the potential guest by cross referencing linked social media accounts, obtaining names of all guests, requiring government issued ID that all guests are required to submit upon successful booking confirmation. We have set a "pre-booking questionnaire" requesting applicable responses in relation to the above.

Once we have carried out a thorough check of the prospective guest, we then have a right to refuse, accept or cancel the reservation. Prior or after acceptance of the booking, we also send our "party screening" message which essentially reiterates our stance on no parties to be hosted at the premises and encourages guests to cancel their booking if that is their intent.

Our set of house rules are displayed both on the online listing and in our comprehensive guest handbook which is located inside the property in the kitchen. A copy of the house rules are also sent to the guest via online/email Three (3) times. First time with the initial welcome message, the second time 3 days prior to check in, and the third time on the day of check in. We can add additional house rules to suit the property, location, neighbourhood, or councils desires.

The Airbnb platform is one of the main platforms we will list on and most of our communication is done through the application itself as we are backed by Airbnb's platform, "professional host" support and \$1m USD host guarantee & \$1m USD host protection insurance underwritten by Lloyd's of London. The cottage and suite will also be available on Booking.com.au, Vrbo.com.au, Tripadvisor.com.au and our own website We also have a separate private insurance policy for the property and business.

Once a guest is confirmed, our direct phone numbers are automatically exchanged for any further required communication. We privately message our guests before, during and after their stays and all the correspondence is saved for our own records.

For peace of mind and assurance of how rare significant issues are, Brent Thomas, former Head of Public Policy of Airbnb Australia has said on record that just a mere 0.004% of claims through Airbnb are for amounts exceeding \$1000.

## 7. CHECK IN & CHECK OUT PROCEDURE

Check-in is from 3:00pm until 8pm. We obtain from the guests their arrival time so we can then match it with the security cameras so we can keep track of the correct number of guests entering the property and cars also.

The property includes detailed visual and written easy check in instructions and guests find them extremely easy to follow and do not cause any disruption in checking in or out of our property.

Check-out is at 10am or earlier on their departure date.

A secured tamper resistant lockbox is installed onsite at the property for guests to check-in and check-out with ease. We also offer a 'meet & greet' service and like to find out when their estimated time of arrival will be and may offer to meet the guest from time to time to welcome them to the property if required.

Our check-in instructions are issued to guests three (3) days prior to their arrival and are issued through the relevant online booking platform for safety & security. The guests will be issued with detailed check-in instructions to guide them through the whole process, they will receive a photo of the property, how to access the lockbox, how to access the front/back door, a photo of the parking space and where the council bin is located.

## 8. GUEST HANDBOOK

When a guest checks in, they are encouraged to read our 'Guest Handbook' which provides them with all the important information they need to know to have an enjoyable, safe & respectful stay. This handbook lists the property owners/hosts contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection day, public transport, nearby amenities, sights, and attractions in the area and more.

Guests will also always have access to the relevant online booking platform during their stay (through the use of free WiFi) and are required to communicate with their property owners/hosts on this platform so all details pertaining to their booking are documented. The online booking platform also provides guests with the hosts contact details. The guest handbook which we have created is very comprehensive which significantly mitigates any risk and issues regarding the stays.

## 9. MITIGATION & COMPLAINTS PROCEDURE

We are contactable 24/7 and our phone numbers and e-mail addresses are provided to our guests upon confirmation of booking and are also advertised in the property for easy access.

We are more than happy to provide these contact details to nearby neighbours for us to be even more effective in managing our property. In all our online listings, which the guest(s) must agree to before, or just after booking (depending on the booking platform) with us and the also included in the guest handbook, we have extensively listed our house rules in respect to the property and other nearby residents of the surrounding area & amenity. Priority is given to adherence of our noise and parking policy.

If guests fail to adhere to our house rules, they will be at risk of having their booking cancelled immediately. We, police, security, or other engaged professionals may attend in person to have the guest/s removed, lockbox code and door lock/s may also be required to be changed depending on the circumstances.

If we receive any complaints about guests, they will be dealt with immediately upon receipt of said complaint. We will contact the guests informing them of the situation and any breach of house rules and based on severity of the breach then the reservation may be terminated.

Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 8pm and 7am Monday to Saturday and 8pm – 9am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.

- Offensive and excessive noise is prohibited and may result in termination of permission to occupy the property, eviction, and extra charges for damage, security, and other expenses, which may be deducted under the terms and conditions.
- Guests and visitors must not engage in any anti- social behaviour and must minimize their impact upon the residential amenity of neighbours and local community.

Professionals and/or police may be engaged to attend during & after normal business hours to minimise disruptions to neighbours.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action. From receipt of a complaint, it is extremely rare for an issue to extend beyond just a few minutes, and we aim to resolve all issues within 30 minutes – 1 hour total. Real time noise monitoring may also be installed in the property for noise mitigation.

This technological device will enable three important criteria to appease non-conformance to the House Rules outlining “excessive noise after 8pm”.

- Peaceful Night's Sleep - Assurance that if a noise nuisance is created by guests, the management is aware before complaint calls need to be made.
- Protection Against Complaints - Time stamped data allows management to quickly validate or invalidate a complaint about noise, in real-time or post check-out of guests are often easy targets for false, perceived, or real noise complaints.
- Proactive Prevention - With early awareness of a noise issue, management can proactively prevent larger problems. This can always be done in a friendly, positive manner. Guests generally want to follow the rules and appreciate friendly outreach

## 10. USE & MAINTENANCE

The owners/hosts of the property have real-time access of the bookings calendar and may regularly schedule maintenance works in between guests stays to ensure the property is kept up to our property and guest's expectations. Property maintenance is monitored regularly and if reported is resolved swiftly either during or after guest's stays depending on the severity so that the appearance of the property meets or exceeds the standard of neighbouring properties and strata by-laws. The property is well maintained and looked after by the owners and the appropriate contractors are engaged to carry out works when necessary.

## 11. SAFETY

The property includes compliant circuit breakers and Smoke Alarms. A licenced electrician may be required to provide an electrical safety certificate from time to time to make sure the property is compliant and safe. We also offer a standard first aid kit, snake bite kit, and a fire blanket in the kitchen nearby the stove.

If required by the Blackall-Tambo regional council, we can consider fire extinguishers, extra fire blankets and implementing an emergency safety plan in case of a fire.

In our detailed guest handbook, guests are provided with the contact details for the local police station, hospitals & fire station, other important contacts and that our emergency contact number is '000'.

A list of the emergency contacts is situated on the wall beside the landline phone for ease of use and navigation in the case of an emergency.

Battery operated lanterns are distributed throughout the property (in each bedroom and in the kitchen and living area) in the case of a power outage. All important safety information is sent to the guest 3 days prior to check in and are included in the guest guidebook

## 12. HYGEINE, COMFORT & WASTE MANAGEMENT

Rubbish is to be disposed in accordance with the local council policies, strata by-laws & procedures for weekly collection on Wednesday. Any excess rubbish must not be left in sight of a public area and is removed by housekeeping. Guests are notified & reminded to place all rubbish in bins at the property.

The cleaning & housekeeping team are also asked to attend and assist with rubbish disposal at checkout and if the property is vacant. Bin location & contents are monitored by housekeeping at each check-out and we may gather photo/evidence of this so we can effectively & efficiently maintain the bins to mitigate risk of problems.

The property includes a fully functional kitchen/kitchenette with fridge and pantry for food storage in each dwelling and there has never been problems with vermin or pests – if this changes then we can send professional pest control companies to rectify this swiftly and implement measures to prevent occurrence in future.

The linen and towels are washed onsite between every guest stay, following strict hygiene/sanitary guidelines, using water 60 degrees or greater. The linen/towels are hung out to dry, before being ironed, folded and stored in our lockable linen storage cupboard.

Exhaust fans & air conditioning/heating appliances are regularly checked by the housekeeping teams and repaired or replaced if required, guests are also encouraged to report maintenance to us immediately upon discovery so that swift resolution can be made.

A washing machine and clothes line are provided for guest convenience to use during their stay to wash their clothes as required.

## 13. SECURITY

We have installed 4 WiFi surveillance cameras around the exterior of the premises. one (1) by the front door, Two (2) by the back door showing 2 different angles and one (1) pointed at the driveway.

Footage provides an expansive view of the front door/yard and back door/yard of the property which are the only entry points, this is to further ensure compliance and observance of house rules.

These Surveillance cameras also have the ability for real time audio capture (although due to state law we have this feature disabled), inter com system for conversing with guests, as well as siren alarm which can be activated by the owners through the mobile app, live video and motion sensor recordings stored in the cloud for 30 days.

All camera functions are managed through the mobile app on the owners phone.

## 14. CAR PARKING

The property comes with four (4) allocated car-bays. Both are undercover. One (1) bay for each dwelling, and Two (2) extra.

Short-term tourist guests will often have just one car between them. However during the booking process, guests will be able to provide us with further information regarding the number of vehicles. Although there is street parking, we do not advertise this as being available for guests and certainly do not expect any parking issues from our experience as short term guests typically have less cars than long term residents.

Further, we provide details for local taxi and bus companies.

As stated in our online listing, in the house rules section under 'Things to Know' is our parking information, it is also listed again in the 'Space' section of the listing

As the property will be used for residential purposes, we expect no excessive number of trips to and from the property and we further request that consent is granted for visitors and guests to further mitigate and monitor the usage of the property & parking.

## 15. HOUSE RULES

Guests are required to follow house rules during their stay. These rules are able to be viewed on our listing, in which the guest must agree to prior to booking. Upon booking, an automatic message is forwarded to the guest with a copy of the full house rules again with a message requesting that the guest follows the rules as a condition of their stay.

The house rules are sent again three (3) days before arrival, and a third time on the day of arrival.

A framed set of house rules are also displayed on the wall in a prime position in the house, and included in the guest hand book situated on the kitchen counter bench.

The rules are designed primarily to prevent disruptions in the house, neighbourhood and environment, encourage respectful behaviour and stipulate what is not permitted such as pets, smoking, parties/events, candles, etc. If rules are observed to be broken, then we may ask the guest/s to leave.

The house rules are as follows...



# HOUSE RULES

- ❖ Please Note: There are surveillance cameras in use on the outside of premises.

## FORBIDDEN ACTIVITIES

- ❖ Parties/events are not permitted
- ❖ No smoking inside
- ❖ Strictly no candles or campfires/bonfires
- ❖ No illegal substances allowed on premises
- ❖ No illegal activities permitted
- ❖ No Pets allowed
- ❖ Please respect the noise curfew. This is a residential area. Please keep noise to a minimum between 6pm and 7am. Furthermore, please refrain from unreasonably loud noise at any time. i.e revving up of vehicles, subwoofers, loud music, etc.

If forbidden activities are observed during/after your stay you may be asked to leave with no refund given and/or reported to the relevant authorities and booking website for guest misconduct. You will also have to pay any compensatory costs that may be incurred.

## UNAUTHORISED GUESTS

- ❖ We do not allow unauthorised guests to stay or use the property. Only guests, who have been booked, paid for and names provided are authorised to use the house.

Otherwise, for each unauthorised guests who uses the house, regardless of whether or not the guest sleeps the night, will incur a \$50 fee per day/night, which will be charged to you via the booking platform.

## CHECK IN/CHECK OUT TIMES

- ❖ Please respect the check in and check out times. Check in is from 3pm to 9pm. Check out is until 10am.

You may request early or late check in/check out. A \$50 early check in/late check out fee applies.

## HOUSEKEEPING

- ❖ A maximum of one (1) bed is allocated per guest. You are welcome to choose any bed you wish. It may be appropriate to shut off doors to any rooms not being used. If more beds (than the total number of guests) are used or disarrayed, then an additional linen fee of \$25 per extra bed will apply.
- ❖ Please leave furniture and decor in place. Otherwise an additional staging fee may apply, starting at \$25.
- ❖ You will need to pay for any damages or breakages.
- ❖ Please leave the house in a decent condition. While we do not expect the house to be left in the exact condition you found it, we do kindly request the following:
  - Please be kind & clean up after yourself.
  - Please clean the stove/oven after use.
  - Please ensure dishes are washed, dried & put away in the place you found them.
  - Please don't eat or drink in the bedrooms
  - Please pack up used board games, card decks & books & return to the cabinet.
  - Please take care and do your best to keep dining chair upholstery, sofa fabric and bed linen free of stains.
  - Please take rubbish out upon checkout

Otherwise an additional cleaning fee may apply, starting at \$25.

- ❖ Please take extra care of your keys. Lost keys will incur a replacement fee of \$100.
- ❖ Please use the check-out checklist provided upon checking out.
- ❖ Last but not least... Enjoy your stay ☺

## 16. DEVELOPMENT APPROVAL

The site is subject to development approval which can be reviewed on the Blackall-Tambo Regional councils website.

The site has been approved by council for material change of use to operate as an Airbnb as of June 2023.

Any future developments will require council approval, and the appropriate steps will be taken for any such development.

## 17. SUMMARY

We are committed to implementing the careful, safe and professional management procedures of our Airbnb/short term stay business to ensure the smooth operational management of the subject property. We are fully prepared for mitigating perceived disruptions to the local amenity & surrounding areas.

We have made efforts to prevent the neighbourhood, environment, residents and guests from encountering any potential hazards or disruptions that could possibly arise as a result of the short term stay, no matter how rare an occurrence or how unlikely it may be.

In summary, we are fully committed to actively implementing the management procedures outlined in this management plan to ensure the smooth operational management of the subject property whilst mitigating perceived disruptions to the local amenity & surrounding areas.