

Application for Short term Accommodation

488 Ronaldshaw Road Tenterden WA 6321

Applicant – Daniel Barbour and Amy Chadbourne

This application is for approval to run a short stay accommodation at the Shearers Quarters at 488 Ronaldshaw Road Tenterden (Lot 833). The building structure/layout will remain original – farm worker accommodation style with a communal kitchen and two bathrooms.

The Shearers Quarters is an existing structure situated within the living compound of the farm. See aerial photo below.



The intent is to rewire and replumb which will include an approved septic system. As the property is not on mains water, all water for visitor use will come from rainwater tanks. We understand that a UV type filtration system will be required. The system will be installed by a licenced contractor and the filter will be replaced according to a schedule.

Five bedrooms will be available with sleeping arrangements for up to 12 guests.

Two bathrooms with a shower, toilet and hand basin will be available.

A kitchen/dining area will be communal and available for all to use.

5 parking bays will be available – one for each room

A landscaping plan has been obtained and planting has commenced.

The owners will manage the property.

The map below is taken from DFES' Map of Bush Fire Prone Areas. The Shearers Quarters and nearby buildings do not fall within the Bush Fire Prone Area (pink shading).



To support the application, a Management Plan, Code of Conduct and an Evacuation Plan is included.

MANAGEMENT PLAN

488 RONALDSHAW ROAD TENTERDEN

SHEARERS QUARTERS SHORT STAY ACCOMMODATION

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1. Introduction

Ronaldshaw Shearers Quarters is a short-term accommodation facility located at 488 Ronaldshaw Road Tenterden, Western Australia. Formerly accommodation for shearing teams, the building has found a new lease of life. The accommodation style of the building is part of Australian farm history and has been left as it was when shearing teams stayed – bedrooms, a communal kitchen and two communal bathrooms.

This Management Plan outlines standards of behaviour for guests to ensure the relaxed and welcoming nature of the amenity is maintained. The plan seeks to minimise any adverse impact on other guests and neighbours, ensure safety, and an enjoyable stay for all.

2. Host (Owner) Details

Contact details for the Host (owners) of the Shearers Quarters is shown below. Daniel and Amy can be accessed at all times.

Daniel Barbour and Amy Chadbourne

Daniel – 0427 088 296

Amy – 0428 598 456

Email – *to be confirmed*

3. Accommodation Details - Use of Premises

The property will be rented as either five separate rooms or as one unit to a group of people. Either options may accommodate up to 12 people. Four bedrooms will accommodate two people and the fifth larger bedroom may accommodate up to four people.

Two bathrooms (toilet, shower and hand basin in each) are available to guests as well as a kitchen/dining area.

A verandah on two sides of the facility enables guests to sit and relax. A separate BBQ and a fire pit area (available for fires only during winter) is available to guests.

Five parking bays adjacent to the Shearers Quarters are available – one bay for each room.

4. Booking and Check In

Guests may book a stay at this address via the short stay accommodation provider Airbnb or through the site's website. Additional information about the facility can be obtained through the facility's website – (*note – website address to be determined*).

As part of booking online, guests must read and agree to the Terms and Conditions as well as the Code of Conduct to progress the booking.

Check in time will be from 2.30pm to 7.30pm on the day of arrival.

Check-out time is before 10.30am on the day of departure.

Details of all guests staying at the property is to be provided at the time of booking including full name and home address, email address and telephone number. The Host is to be advised of any guest changes before the arrival date.

Guests will receive check-in details prior to arrival. All pre-check-in components must be completed before these details are made available. Payment is to be made in full and the rental agreement which includes acceptance of the Code of Conduct and acknowledgement of the Terms and Conditions must be signed.

As part of check-in details, a secure lockbox code will be issued. A key for the relevant room will be inside the lockbox. On departure, keys are to be placed in a key return box.

Stays are to be for a minimum of two nights.

5. On-Site Guest Register

A register of all guests will be kept by the Host and may be available for inspection. Information included in the register is listed below.

- The full name and usual place of residence of the guest/s.
- The date of arrival and departure of the guest/s.

6. Complaints Management

Whilst the Shearers Quarters is located in a rural area there are residential properties nearby.

It is expected that guests will respect other guests and neighbours and noise is to be kept to a minimum. Unreasonable noise or behaviour will not be tolerated after 9.00pm.

Guests that do not respect this policy may be asked to leave the property at any time of day or night and no refund will be applicable.

If guests and/or neighbours are having issues with behaviour or property management they are encouraged to contact the Host using the information provided.

A Register of Complaints (including responses) will be maintained by the Host.

7. Maintenance and Cleaning

Routine maintenance (building and grounds) will be scheduled regularly by the Host. If required, emergency maintenance will occur at the time reported.

Routine maintenance will preferably be performed at a time between occupancies unless it is an emergency.

Cleaning of the facility including the bathrooms and eating areas will also be managed by the Host.

The bedrooms will be serviced and cleaned at every check out. If a stay is for longer than seven days the room will be serviced and cleaned on a weekly basis.

When guests are in residence, the two bathrooms and kitchen/dining areas will be cleaned on a daily basis.

8. Waste Management

Guests are advised to place all rubbish and recycling items in the allocated bins. Bins are available in bedrooms, bathrooms and the kitchen. Recycling is strongly encouraged.

Rubbish will be disposed of using the Shire of Cranbrook's household rubbish/recycling collection.

9. Information for Guests

A 'Guest Handbook' is available for guests and provides information on the items listed below.

- Aerial map of the Shearers Quarters and local area
- Manager contact details
- Evacuation Plan
- Emergency contacts including the local Police station and hospital
- Code of Conduct/House Rules
- Rubbish disposal
- Check in/out information
- Wifi password
- Local eating places, pubs, shops, swimming pool etc.
- Local attractions.

Ronaldshaw Shearers Quarters

Code of Conduct

The Shearers Quarters is someone's home. Please treat it with care and respect.

- Check-in from 2.30pm to 7.30pm.
- Check-out before 10.30am.
- No pets allowed.
- Please DO NOT feed the emu. She is not a pet.
- Respect other guests and neighbours and keep noise to a minimum. Unreasonable noise is not tolerated. Please maintain a quiet house (both inside and out) after 9.00pm. Guests that do not respect this policy may be asked to leave the property and no refund will be applicable.
- Guest visitors are not permitted onto the property without prior permission from the Host. Please be respectful of this rule and to other guests who are staying.
- Car parks are numbered and are allocated to a room. Please park in the relevant car parking bay.
- Rubbish and recycling is to be placed in the separately marked rubbish bins.
- Please wash your own dishes and put them away. Treat the kitchen as you would your own.
- The Shearers Quarters are in a bush fire zone and smoking is not permitted on the property.
- Fires are only permitted in the fire pit area during fire season (dates provided in Guest Handbook).
- Any faults, damage or breakages must be reported to the Host. On departure please leave the property in a clean and tidy state. We reserve the right to charge guests for unreasonable damage and breakages, lost keys, or if extra cleaning is necessary.
- Please close and lock all windows and doors when you leave and place the room key in the key return box.

Our Shearers Quarters are a shared space, meaning there may be other guests staying. Be mindful of this and leave communal spaces (kitchen, bathroom, BBQ and fire pit area) tidy.

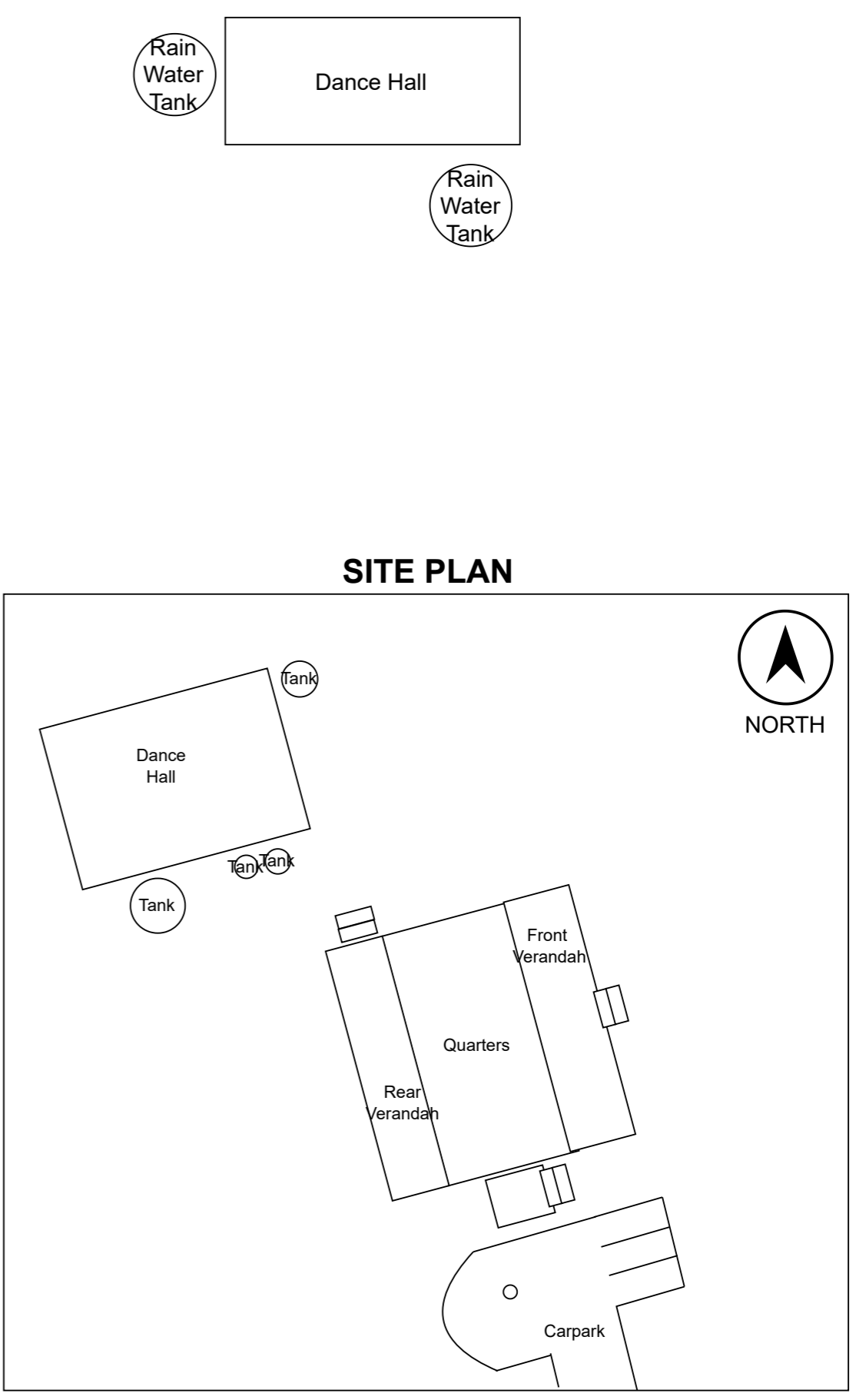
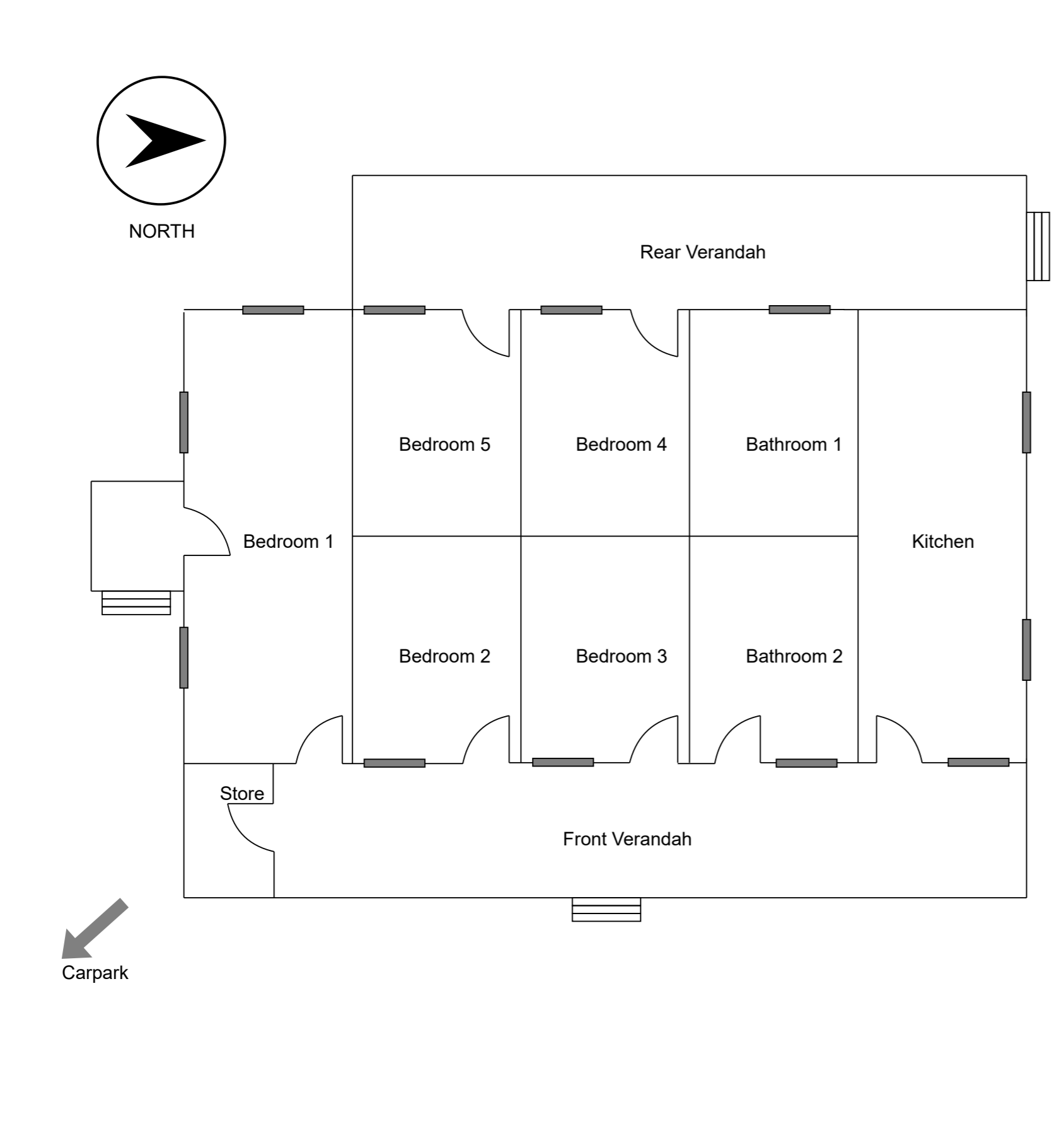
Thank you and enjoy your stay.

Daniel and Amy

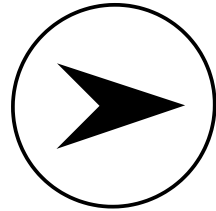
SITE PLAN – 488 RONALDSHAW ROAD, TENTERDEN



FLOOR AND SITE PLAN



FLOOR PLAN

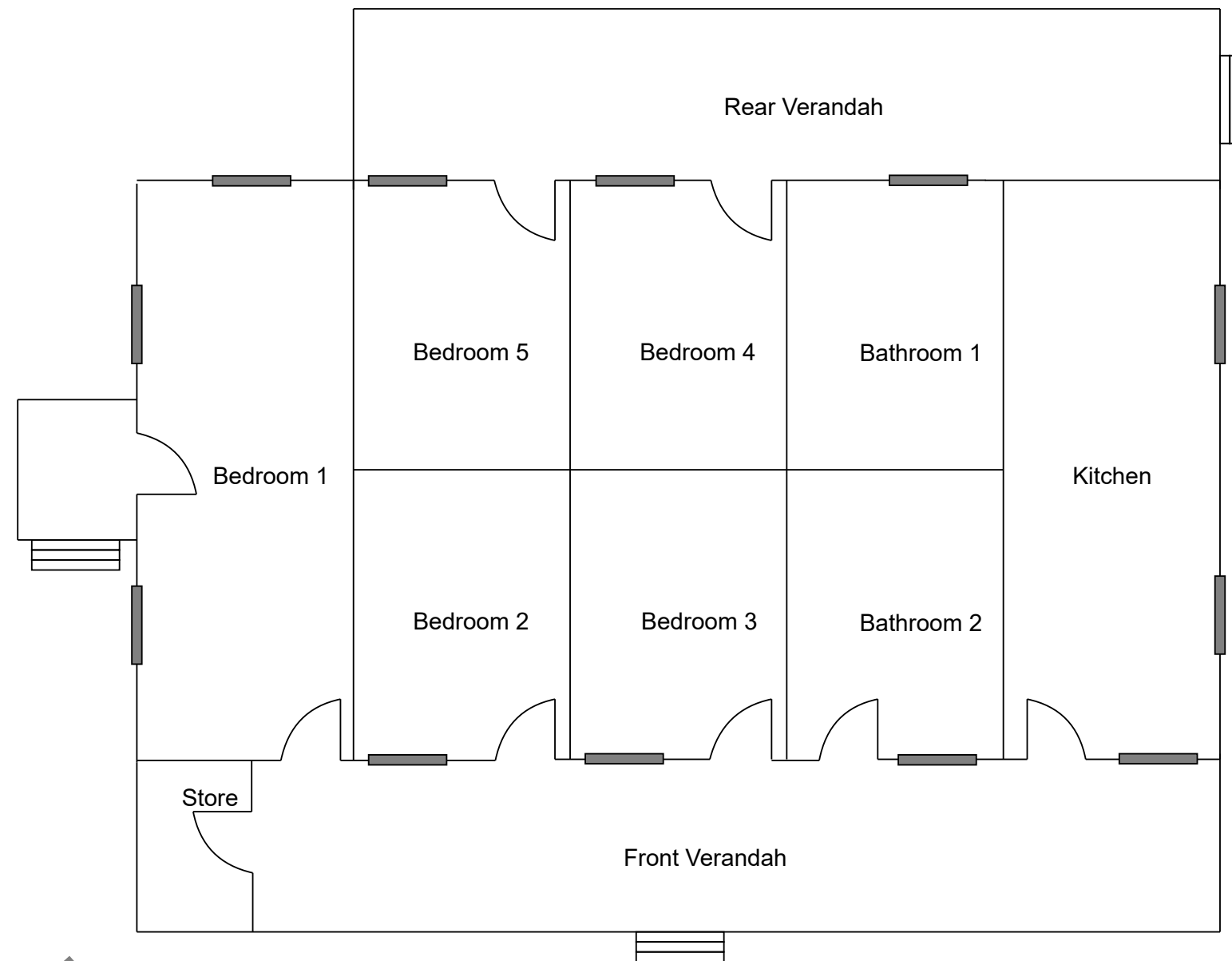


NORTH

Rain Water Tank

Dance Hall

Rain Water Tank



Carpark











Ronaldshaw Shearers Quarters

EVACUATION PLAN

488 Ronaldshaw Road Tenterden

