

VISITOR MANAGEMENT PLAN

PROPERTY ADDRESS: 2/26 Osborne Esplanade, Kingston Beach

PLANNING PERMIT REF.DA-2026-120

CONDITION NO.:NA

CURRENT MANAGER'S NAME: [REDACTED]

CURRENT MANAGER'S NO.: [REDACTED]

SECOND MANAGER'S NAME: [REDACTED]

SECOND MANAGER'S NO.: [REDACTED]

This visitor management plan sets out the requirements which must be met while the visitor accommodation use operates at this property in order to limit, manage and mitigate unreasonable impacts upon the amenity of surrounding properties.

1. Manager of Property

The Manager who is specified above is the initial Manager. If the initial Manager and/or their phone number changes, a new name and/or phone number will be provided within 24 hours to:

- (a) the Planning Division of the Kingborough Council by emailing kc@kingborough.tas.gov.au
- (b) To assist with the smooth management of the Property, a second Manager has been nominated in advance as specified above

It is the Manager's responsibility to ensure that all bookings and use of the property comply with this visitor management plan.

2. The Number of Guests

The maximum number of guests allowed to stay at any one time is two. Guests will be able to book the accommodation via Airbnb. Pets are not allowed.

3. Car Parking

There is 1 car spot available on-site as per the Strata, catering to a maximum of four guests at any one time. It will be specified in the Code of Conduct that this is the only car spot to be utilised on the property as other bays belong to neighbouring residents.

4. Guest arrival and departure procedures and Noise control measures

Check-in is available through a lock box. Guests will receive an automated message when it's time to check in with the code and the location of the lock box as well as a check-out message with basic instructions. After checking out, the property is inspected to ensure everything was done according to procedures. Check-in will be after 3pm and Check-out before 10am. The exception to this will be when the property is being utilised for personal use throughout the year.

A Code of Conduct will be easily accessed through the airbnb website when listed where it will state the below

- a) The property and surrounding residence are to be treated with respect
- b) Quiet hours are from 11pm to 7am
- c) No smoking, vaping or use of e-cigarettes inside the property.
- d) Property is not to be used for parties or functions
- e) The Code of Conduct will be also printed and left inside the property.

The Manager of the property will monitor the behaviour of all guests. Guests are required to promptly report any problems or incidents within the property to the Manager. All complaints will be addressed professionally, with effective actions taken to resolve any issues.

If any neighbours make any complaint to the Manager of the Property, the Manager of the visitor accommodation will immediately address that complaint. If the Manager's directions are not complied with, then the booking may be terminated immediately.

A copy of the proposed Code of Conduct is included below.

5. Garbage and Household Waste

Guests are responsible for ensuring bins are placed for collection each Sunday night and returned to their designated location the following day. The Manager will manage this process when the property is unoccupied on these days.

It is understood that this Visitor Management Plan will be circulated to our neighbours within the Strata, as well as those next to and behind the property prior to the commencement of the visitor accommodation use.

Code of Conduct for 2/26 Osborne Avenue, Kingston Beach

Respect for Neighbours

- Please keep noise levels to a minimum, especially between 11:00 PM and 7:00 AM.
- Avoid loud music, parties, or disruptive behaviour that may disturb others.
- Be mindful of shared spaces and common areas where applicable.

Occupancy & Visitors

- The maximum number of guests allowed is 2
- No unregistered guests or overnight visitors without prior approval.
- Unauthorised gatherings, parties, or events are strictly prohibited.

Property Care & Cleanliness

- Please treat the home with respect and leave it in the same condition as you found it.
- Clean up after yourself and dispose of trash in the designated bins.
- Do not remove or damage any furniture, appliances, or decor.
- Smoking is strictly prohibited inside the property

.Check-in & Check-out

- Check-in time is after 3pm, and check-out time is before 10am.
- Late check-out must be approved in advance.
- Before leaving, ensure all doors and windows are locked, and keys are returned as instructed.

Car Parking

- There is 1 designated car spot and visitors are to **only** park in this bay marked for Apartment 2, as the other parking bays are allocated to the

neighbouring residents. There is a car spot allocation map included in this folder to assist further with identifying this car spot.

Pets Policy

- Pets are not allowed on the property.

Damages & Liability

- Guests are responsible for any damage they cause during their stay.
- Report any accidental damages as soon as possible to avoid additional charges.
- The host is not responsible for lost, stolen, or damaged personal items.

Emergency Contact Information

- In case of emergency, call 000
- For any urgent property-related issues, contact



Violation of Rules

- Failure to comply with this Code of Conduct may result in additional charges, cancellation of the booking, or removal from the property without a refund.

Thank you for respecting our home and these guidelines. We hope you have a fantastic stay!