

SHORT STAY ACCOMMODATION REQUEST FOR

24b NETTLETON WAY, SAFETY BAY, WA, 6169

Details of Operations:

The proposed short term stay accommodation at 24b Nettleton Way, Safety Bay will be primarily marketed through Rockingham Visitors Centre via their website and on other platforms that Rockingham Visitors Centre use to advertise their accommodation.

The property owners reside on the same street close to the above property. The property owners will be the first point of contact when dealing with any problems, complaints or emergencies that may arise. They will also provide the housekeeping, maintenance, mowing and gardening services to the property. If the need arises the owners will hire cleaners, gardeners or maintenance contractors through the Rockingham Visitors Centre.

The accommodation will **not** be used as party accommodation. All accommodation bookings will be approved by the property owners before bookings are made to try to ensure that suitable guests are welcomed to the property.

Strata Management Consent:

See attached approval letter from the owners of 24a Nettleton Way.

Scale of Operations:

A minimum of 3 nights will be required to book, although for most bookings the property owners would prefer longer staying guests. A maximum of 5 guests is proposed for the property. Check in time will be 10 am and check-out time 2 pm, unless negotiated beforehand and only at a time that would not disturb the neighbours. The owners will require one full day to clean and prepare the property for the next guests.

Double bookings should not occur as the property owners will be notified prior to any bookings being confirmed and will work in conjunction with Rockingham Visitors Centre to avoid this scenario.

Site and Floor Plan:

See attached documents.

Timetable of Operations:

The property would operate on a full time basis, unless maintenance requirements dictate otherwise.

Customer Car Parking & Equipment Storage:

There is parking for 2 cars under a double carport and room for 2 extra cars in the driveway. Parking on the lawn or council verge is not permitted.

There is a shed for equipment storage and space under the patio and around the property to store beach, cycling or other equipment.

House Rules:

The property manager/property owners will respond to any reported anti-social behaviour or other problems, complaints or emergencies.

The owners meet and welcome guests to the property to ensure guests are always aware of the house rules and safety information. A Welcome file has been developed for guests. It will be presented to guests on arrival and can be sent electronically prior to arrival. The welcome file includes: owners contact details and emergency contacts; house rules and expectations (eg. no smoking, parties or excessive noise); safety information (eg. location of window keys, fire extinguisher, fire blanket, first aid, evacuation procedures, etc); information about the property; information about local shops, businesses, restaurants, hospitals, etc; and information about the Rockingham area. **See Hello House Welcome file at the end of this document.**

Bushfire Prone Areas

The property is not located in a bushfire zone.

Emergency Contact Details

Nearby neighbours have the owners' emergency contact details. These details will be shared with others if required.

Development Approval Conditions

The owners will abide by the above conditions by providing visitors with a copy of the House Management Rules and ensure that they are observed. They will also check that adjoining properties have the correct contact details for the owners in case of non-compliance of the above conditions. A Visitor Log Book will be maintained by the owners and they will report to the City as required (eg. visitor booking dates and times, and number of complaints received, as well as the responses to those complaints).

See Hello House Welcome Information on the next page.

HELLO HOUSE



Information for Guests

Welcome!



Be kind to the house.

Be nice to the neighbours.

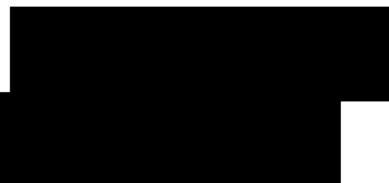
RELAX AND ENJOY YOURSELF!

Hello, and welcome to Hello House. I hope you enjoy your stay. Please find below some important safety and housekeeping information, and also some information about Safety Bay and the surrounding areas. Please take the time to read this information as it will help to make your stay a comfortable, safe and enjoyable one.

Thank you for choosing to stay at Hello House!

*With kind regards from
Carol*

Phone:



July 2026

Housekeeping and House Rules

Rental Rules

Unless you have prior permission to do otherwise, guests must adhere to these rules:
No smoking, no parties, no pets, no extra guests staying, no changes to the property.

Fire and Safety Equipment

You will find a box with a fire extinguisher and fire blanket in the linen cupboard.

Keys for Doors and Windows

Keys for doors/windows are in the pantry and will be allocated on your arrival.

Connecting to the WiFi

The WiFi code can be found at the back of this file and also on the the modem.

Forgotten something?

Feel free to text me if you have forgotten something. We might have what you need!

Be kind to the neighbours

This is a happy, friendly and **quiet** neighbourhood. Please help to keep it that way. No late night noise, excessive day time noise or disturbances.

Be kind to the house

Please do your best to look after Hello House. Accidental breakages of crockery are to be expected, so no need to worry about those. Please be particularly mindful of: the **piano**, the **benchtop** and the **laminated flooring** (see below).

The Kitchen Benchtop

Do not cut food directly on the benchtop. Please use the breadboards provided. There are extras in the narrow cupboards above the cooktop. Please be mindful when cooking with ingredients that can **stain the bench**. Wipe spilt food off quickly. Feel free to use a **plastic tablecloth** from the linen cupboard to cover the bench if you are getting take-away that might stain. If you do make a stain please leave it to me to remove. Don't scrub or use chemicals as this could cause permanent damage.

The Piano

Enjoy playing the piano gently - no thumping the keys. Watch fingers when opening/closing the lid and please supervise children. No food/drinks on the piano, or anything that can scratch it. Think of the neighbours and don't play late at night.

The Laminate Flooring

If you spill liquid on the laminate flooring wipe it up quickly. Leaving liquid on the floor will make the floorboards swell. Avoid scratching or chipping the flooring.

Cleanliness

Please keep the house clean and tidy and wash dishes regularly. If you leave food and dirty dishes around you will attract ants. Safety Bay is famous for them!

Rubbish Disposal

Please empty the kitchen bins before retiring at night. Not doing so could result in an annoying ant invasion overnight. There are two bins under the kitchen sink - one for FOGO waste and the other for general waste. Our City Council has strict rules on waste management, so we ask that you please read the brochure in this file to familiarise yourself with the rules. Note that you must only use biodegradable bags in the FOGO bin. Normal kitchen tidy bags can be used in the general waste bin. Both kinds of bin bags are provided. Please empty the kitchen bins and place the rubbish and any clean recyclable materials in the correct bin outside. The **RED** bin is the general waste bin. The **GREEN** bin is for garden waste and most foodstuffs (see FOGO brochure). The **YELLOW** bin is for clean recyclable materials. **Bin day is Monday**, but as the truck can arrive early we put that week's bins out on Sunday night.

Kitchen Appliances

There is a full kitchen with an electric oven and gas stovetop. Please do not leave kitchen appliances unattended when toasting or cooking. **When grilling in the oven, you must leave the oven door open.** When using the cooktop, be aware that there is a low flame setting which can initially appear as if the burners are turned off. Check **knobs** are turned off rather than relying on looking at the burners. There are pots and pans in the kitchen and you will find other items in the pantry, including a slow cooker, sandwich toaster, rice cooker and roasting pans.

Energy Saving and Water Use

Please be mindful to turn off lights and heating/cooling when you go to bed or leave the house. Wash clothes in cold water where possible. Ensure water is not wasted.

Air Conditioner

Please remember to **TURN OFF** the air conditioner when you leave the house and when you retire at night. The controller for the air conditioner is in the TV cabinet. The air conditioner will heat/cool the main living area – not the whole house. Close the two sliding doors for efficiency when using the air conditioner.

Washing

Towels, bedding and tea towels will be changed on your cleaning day. Towels for washing can be left in one of the baskets in the laundry. If you need extra supplies of linen, please text me. There is laundry detergent in the laundry cupboard, as well as clothes pegs. Use cold water to wash if possible and please **turn off the taps on the wall after using the washing machine**. Not doing so can lead to burst pipes and flooding. Instructions for the washing machine are included in this file.

Bathroom and Hairdryer

There is a hairdryer and other personal essentials in the bathroom. Please keep the hair dryer well away from water to avoid electrocution.

The BBQ and Patio Area

See the attached brochure on how to use the BBQ. Please take care when using the BBQ and always to turn off the gas bottle when finished. BBQ tools are in a kitchen drawer. Please note that the patio table is glass and is not a suitable for heavy items.

Gardening/Mowing

We will need to enter through the side gate to water the patio plants every 2 or 3 days, depending on the weather. We will text you in advance. The front lawn will be mowed as required.

Board and Other Games

There are a number of board and other games in the house for your entertainment. You will find them in the study and in the back bedroom. Please pack away after use.

Candles and Sprays

Please do not burn candles or use room sprays, other than the sprays provided. The next guests may suffer from allergies and some sprays can permeate the walls.

For Your Health, Safety and Security

Emergency Phone Numbers (See also brochure in this file)

Police, fire and ambulance: 000 in an emergency only

Police: 131 444 (See above for emergencies)

Rockingham Police: 9528 8000 (often not in attendance)

State Emergency Services Rockingham: 9527 2560

Rockingham Hospital: 9599 4000

Rockingham City Council, including City Safe and Rangers: 9528 0333

Vets: Malibu 9528 3333, Warnbro 9592 1797, Baldivis (open 24 hours) 9524 1466

Security

Lock all doors and windows when you go out. For your personal safety, lock up securely at night. It is advisable to keep outer security doors locked when you are at home during the day. This is generally a safe area, but it's better to be safe than sorry.

Smoke Alarms

Two smoke alarms are situated in the hallway. They are very loud when they sound. Check for smoke and fire. The alarm will stop when smoke clears.

Fire Extinguisher and Fire Blanket

You will find a box with a fire extinguisher and fire blanket in the linen cupboard.

First Aid Kit

There is a first aid kit in the linen cupboard. There are also some extra first aid supplies (eg. asthma puffer) in a box next to the first aid kit.

Evacuation/Access to Door and Window Keys

For your safety, please take your bedroom's window key from the rack in the pantry and put it in your bedroom, where you will be able to find it quickly in an emergency. Please also leave door keys near the back and front doors so they can be located in an emergency. If possible, evacuate via the front or back doors.

Gas Stove and Other Kitchen Appliances

Do not leave appliances unattended when toasting or cooking. Ensure gas stove is turned off after use. Check the knobs are turned off rather than looking at the burner. Warning: If the burner is on low it can appear as though it is off.

Main Water Stopcock

Is in the front garden near the big palm tree. The one near the letterbox is for 24a.

Gas Shut off Valve and Meter Box

The electricity meter box and gas meter boxes are on the wall outside the front door.

Power Outages

There are torches throughout the house. There is also a rechargeable lantern in the linen cupboard. Check the Western Power website for information on the outage.

Parking in the Carport

Please check the height of the carport before trying to park high vehicles under it. Also, please park well away from the lounge sliding glass door.

Backing out of the driveway

Please back out slowly and carefully, watching for people and bins at the end of the driveway. Take care not to hit the lamp post on the other side of the road.

Driving along Nettleton Way

Nettleton Way is very bendy. The first bend from the Ernest Street end is completely blind so be careful and drive slowly.

Snakes and Spiders

There are dangerous snakes and spiders in this area. Take care in the back garden and when walking along the foreshore. Don't move leaf litter or allow children to play in leaf litter as snakes and spiders can be hiding there.

Lip on Patio

There is a small lip around the patio. Be careful not to trip and also take care on the paving adjoining the driveways.

Clothes Line

The clothes line is low so I have pegged two brightly coloured cloths on it to remind you to take care. If you move these when hanging washing please replace them later.

Need Some Supplies?

Malibu Fresh Essentials

Malibu Fresh is on top of the list for a reason. It's my favourite shop! Situated five minutes away in the Malibu Shopping Centre, Malibu Fresh is a specialty shop supplying all your fresh and other essentials. Take a Malibu Fresh bag out of the linen cupboard and stock up on all your vegies, meats, pizzas, olives, cheese, vegan meals, fresh pasta and much more! Sandwiches, salads and juices are made daily. Get your coffee fix while you're there!

Safety Bay Shopping Area

Bayside Shopping Centre on the corner of Penguin and Safety Bay Roads is only a five minute drive. It is a lovely little shopping area with a variety of businesses, including: a café, two restaurants, a post office/newsagency, a bakery, a patisserie, a butcher, IGA, fish and chip shop, bottle shop, health shop, gift shop, picture framer/gallery, two beauticians and a hair dresser. There is also a medical centre next door.

Shopping Centres in the Area

Bayside Shopping Centre (Safety Bay Road (north/south), Safety Bay)

Malibu Shopping Centre (Malibu Road, Safety Bay)

Charthouse Shopping Centre (Charthouse Road, Waikiki)

Shoalwater Shopping Centre (Safety Bay Road (north/south), Shoalwater)

South Waikiki Shopping Centre (Safety Bay Road (east/west) and Hokin Street, Waikiki)

Waikiki Village Shopping Centre (Read Street, Waikiki)

Warnbro Fair Shopping Centre (Read Street, Warnbro)

Rockingham City Shopping Centre (Read Street, Rockingham)

Supermarkets

IGA: Safety Bay (Bayside Shopping Centre) is the closest IGA. There is also one in the Shoalwater, Malibu and Chighthouse Centres.

Woolworths: The closest is at Waikiki Village (my favourite) and there is one at the Rockingham Shopping Centre and at Warnbro Fair.

Coles: At the Rockingham Shopping Centre and at Warnbro Fair.

Chemists

There are chemists in all of the above locations.

Bakeries

Seagulls Bakery in the Bayside Shopping Centre is great for speciality bread. Also there is a Bakers' Delight at Charthouse and Rockingham Shopping Centres.

Butchers

Bayview Butchers is very good. It's in Bayside Shopping Centre, Safety Bay.

Warnbro Quality Meats is excellent. It's in South Waikiki Shopping Centre.

The Gourmet Butcher on Rockingham Beach Road is famous for its speciality products.

Glens Gourmet Meats in Rockingham Shopping Centre is also good.

Bottle Shops

BWS on McLarty Road in Safety Bay is my favourite. There is a Cellarbrations in the Bayside Shopping Centre and a Big Brews in the South Waikiki Shopping Centre. All other shopping centres also have bottle shops.

Health Shops

Safety Bay Health Foods in the Bayside Shopping Centre is excellent.

Gift Shops

There are a number of gift shops along the Rockingham Foreshore.

Newsagencies

At all of the above centres, except Malibu.

Beautician/Massage/Hairdressing

There are two beauticians in/around the Bayside Shopping Centre. Lavender Lady is nice. There are hair salons in every centre.

Libraries

Safety Bay Library is next to Wilson Park along Safety Bay Road and is close to the Bayside Shopping Centre.

Dining

The Rockingham Visitor Centre website lists a wide range of cafes, restaurants, hotels and bars in our local area. Many of our dining facilities offer take away and home delivery. There are some menus for local eateries in this file.

...around Safety Bay

Azacca in Safety Bay offers outdoor and indoor dining, good food, beer, wine and cocktails. You can walk there in 25 minutes.

Virisat Indian Restaurant in Safety Bay is good. It is BYO and open for dinner.

Cardamon Pod is a licensed Indian restaurant opposite the Bayside shops.

Kao Suay Thai in Stargate Shopping Centre, Charthouse, is take-away and dine in.

Café Barco is licensed and is on Safety Bay Road opposite the Bent Street Boat Ramp. It is a 15 minute walk along the foreshore or a two minute drive. Barco's opens at 7.00 am and serves breakfast and lunch, and usually closes at 3 or 4 pm.

Bayside Barista is a certified gluten free restaurant with great food and coffee. They open early for those who want a take-away coffee or brekkie on their way to work. They close around 3 pm.

The Bay Patisserie on Penguin Road has Vietnamese food, pies and pastries.

Pengos Café is open 7 days a week from 8.00 am until 3.00 pm. It is situated on Mersey Point, which is the departure point for the Penguin Island ferry. Please note that the island is closed during the winter months but the café is open.

Charthouse Café is a nice café in the Charthouse Shopping Centre.

Pizza: The Shed Pizza on Penguin Road (behind Azacca) is dine-in and take-away. Bayside Pizza on Safety Bay Road is also popular.

Fish and Chips: The Bent Chip on Bent Street is close and very good. Bayside Fish Shack in Safety Bay is also good, and so is Penguin Tuckerbox in Shoalwater. Check opening days/times on their websites as they only operate on certain days.

...around Rockingham

The Rockingham Foreshore has an amazing array of cafés, restaurants and bars along the foreshore and on surrounding streets. For absolute beachfront dining with great views, go the end of Railway Terrace to **The Knock** and **Latitude 32**, or choose another of the fabulous restaurants along that strip. Some of my favourites in the Rockingham area are: **Kinarree Thai**, **Rusticos Tapas Bar**, **Wing Ho Chinese**, **The Village Chinese** and **Little Hanoi Restaurant**.

Syren Street Rockingham is a nice little “eat street” that runs along the east side of the Rockingham Shopping Centre. It has an array of bars and restaurants, including a sports bar and a Scottish pub.

Some Other Pubs and Taverns in the Area: Warnbro Tavern, The Leisure Inn/Swinging Pig, Port Kennedy Tavern and Hank’s Bar and Bistro, with my favourite being the Port Kennedy (PK) Tavern.

...a little further afield

Baldivis has some great places to eat and also a good shopping centre. I recommend **Catalano & Co** in Makybe Drive, Baldivis for great Italian food. There is also a German Restaurant and a good Indian restaurants in the area.

Peel Manor House is along Old Mandurah Road and is famous for its High Teas.

The Vernon Arms Tavern and **Whitelakes Brewing** are next to each other on Old Mandurah Road. They offer old world charm and good food in a country setting.

King Road Brewing Company is a very popular brewery and restaurant. It has speciality beer and a variety of food, and is set in the countryside along King Road, Oldbury. It is around a 35 minute drive from here. It’s great for the kids too!

Mandurah is an amazing place to visit. There are so many places to eat and things to see and do in Mandurah. Have a look at the Mandurah Visitor Centre website. I recommend visiting Dolphin Quay and also having a walk along the estuary foreshore. Along the road to Mandurah, you might like to stop at Secret Harbour, Singleton or Golden Bay for a coffee or a walk along the beach. There are nice taverns in those locations too.

Tourism and Entertainment

Visit the Rockingham Visitor Centre

View the Rockingham Visitor Centre website for information on what to see and do in the Rockingham area. Perhaps drop in to the centre at 19 Kent Street Rockingham. The friendly staff will be able to help you with everything you need to know. The phone number for the centre is 9592 3464.

Some Suggestions

Visit perfect **Penguin Island** (seasonal).

Watch the sunset from a gazebo along the **Safety Bay foreshore**.

Walk along the path overlooking the **Shoalwater Islands Marine Park**.

Walk along **Rockingham Foreshore**. Play in Bell Park and hide behind the trees.

Walk around **Point Peron** for some exercise and a history lesson. Beware of snakes.

Drive the 20 km scenic **Rockingham Coastal Drive**, known as Tourist Drive 202.

Go to the little **Rockingham Museum**.

Visit **Lake Richmond** and the Naragebup Environment Centre.

You also may like to

Go to the movies. We have two movie theatres.

Swim at Aquajetty (open all year) or Rockingham Aquatic Centre (closes in winter).

Go to Pilates or Yoga. Google some venues.

Getting Around

Rockingham has a train station connecting us to Mandurah in the south and Perth (and further afield) in the north. The train station is at the corner of Read Street and Rae Roads, Rockingham. Our Bus Station is in Clifford Street next to the Rockingham Shopping Centre. Google the Transperth website for more information. You can also get around by Taxi or Uber. Google our local companies.

Safety Bay Road: There is often some confusion about Safety Bay Road. Please note that Safety Bay Road runs along the coast to the roundabout at the Safety Bay Yacht Club, then turns right, running past Bayside Shopping Centre and towards Rockingham. The continuation of the coast road after the Yacht Club is called Arcadia Drive. To assist, I have noted whether the location is Safety Bay Road east/west or north/south in this document.