

Shire of Denmark	
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COUNCILLORS	
CEO	
DIR of FINANCE	
DIR of PLANNING	<input checked="" type="checkbox"/>
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

Cherry Martin,  
P.O. Box 7173,  
Shenton Park, WA 6008  
5/9/2011

Planning Department,  
Shire of Denmark,  
PO Box 183,  
Denmark, WA. 6333

Dear Sir / Madam,

I am applying to the Council to exercise its discretion to allow the use of 3 Knowles Court, Denmark as a Holiday Home for short term rental.

*et* This is not a change of use, as the home has in fact been used in this way since it was built in 1999. It was built as a holiday home by 3 related families, and has been rented for short term use when not being used by family members ( see attached brochures ). I recently purchased the property on 19/7/2011 and would like to combine using the house myself as a holiday house, together with short term rental when I am not there myself.

I plan to maintain the property to a high standard. I have already engaged a contractor to maintain the lawn and gardens on a regular basis. I own a business in Denmark ( The Koorabup Motel ) and my resident managers there would be the managers for this property as well.

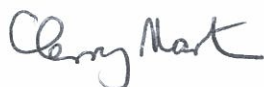
I believe that this property is ideally suited to use as a holiday home. The property is of a high standard and is set on 3300 square metres of land which adjoins a forest. As such, it would appeal to families for a family holiday.

I do hope that the Council will look on this application favourably. I believe that the use of the home for more of the time, together with being professionally managed, will mean that the house is better maintained than if it were vacant for large periods of time.

I have not been able to determine what fees are to be paid for this application. Can you please invoice me for the fees due.

I look forward to hearing from you,

Yours sincerely



Cherry Martin



# Denmark Holiday Home

We have a beautiful holiday home that is in Denmark. We would like to share it more with our friends, whilst at the same time, generate a few dollars to offset some of the expenses.

Denmark is a sleepy town in the SW of western Australia, and is well known for it's huge forests, amazing beaches, and wonderful wineries/galleries/local produce.

Our home is a modern architecturally designed home by Peter Overman, and is warm, cosy and eclectic... all very necessary qualities in Denmark.

The home sits on the edge of a magnificent protected forrest, and has views across the Wilson Inlet and Nullakai Peninsular to The Southern Ocean.

The house has 2 queen bedrooms and a kids bunkroom that sleeps 6. There are 2 bathrooms and all the usual things you'd expect to find in a comfortable home plus a few extra holiday features (fully equipped kitchen, spa, laundry, BBQ, TV/video/DVD/CD, log fire, hot outdoor shower, campfire, hammock under the trees...).

But the best part is the natural beauty of the area and the sense of relaxation that kicks in when you slow down enough to embrace "Denmark time".

The drive from Perth to Denmark is 4,5 hours straight down the Albany highway, so a minimum 3 night stay is a good idea.

We are not renting out the home commercially, we are simply offering it to trustworthy family/friends at the following "mates rates":

\$150/night (up to 4 people).

More than 4 people (adult or children): additional \$25 per person per night (max 10 people).

Minimum 3 night stay.

In addition to this, there is a one-off cleaning charge, regardless of the length of stay. This is \$100/visit.

All enquiries to  
Christine and Kevin Cass-Ryall  
Phone: 040 719 7906  
Email: [chriskevin@westnet.com.au](mailto:chriskevin@westnet.com.au)



# Denmark Holiday Home

## THE FACTS...



### **How do I get there?**

Denmark is 4.5 hrs down the Albany Highway via Armadale, Williams, Kojanup and Mt Barker. Once you arrive in Denmark, please follow the attached map to Lot 21 Peace St, Denmark. Our home is only a few minutes from Denmark town. Please park anywhere on the grass surrounding the home, but please be aware that the grass gets soft in wet weather and appreciates gentle driving. There is no dedicated driveway, but an obvious grass clearing between the trees.

### **What shall I take?**

**Please take your own bath and beach towels.** Otherwise, the home is setup with everything that you would expect.

There are a number of supermarkets in town that are open 7 days a week so food supplies are easy to get. But if you arrive late at night, please make sure you have some warm and yummy food with you as the supermarkets all close around 6pm. You are welcome to use items from the pantry. However, if you use something up, please replace it with a product of similar quality.

There are plenty of restaurants, cafes, pubs and wineries in and around Denmark, which offer great options for breakfast, lunch and dinner. There is a file in the house (in the cupboard near the bar stools) with our suggestions and favourites. Please feel free to add to this.

### **What about the beds?**

Linen is provided so all the beds are made up with fresh linen. All beds have pillows and warm feather doonas. Extra blankets are available in the blanket box under the single bed in the kids' bunkroom. The 2 x queen beds have electric blankets. There are hot water bottles in the kids' bathroom cupboard.

### **What about shoes?**

This is a "soft shoe house" so please leave all boots and runners outside or in the basket inside the front door, especially in wet weather. We recommend you take some slippers...you'll be glad of them: in the evenings (year-round)!

### **And clothes?**

It's often very cold at Denmark so be sure to pack lots of warm layers. Even in the summer, after swimming all day, the weather in the evening can get very cool. You will find a rack of coats in the queen bedroom that you are welcome to use if you "get caught".

And don't forget your bathers, surfboards and wetsuits... swimming in Denmark is magnificent year-round.

### **TV/Audio Unit**

The TV/DVD/CD/Video/radio is a little more mature than the rest of the home and can be a bit temperamental! **Please refer to the instructions provided.** This will save a lot of frustration! If you get in a muddle, turn everything off and start again.

We receive ABC 1, SBS 1, WIN and GWN. Being in the country, occasionally the TV signal goes down and one of the stations is temporarily unavailable. Should this happen, the other stations and the DVD will still work.

### **CDs, DVDs, Books etc**

Feel free to take along your favourites. There is also a collection of CDs, DVDs, Videos, cookbooks, novels etc for use while in our home. Please do not remove these. There is also a DVD hire store in town.

### **Phones?**

We find that our mobile phone reception is good at the house, although can be intermittent in the surrounding country area. There is no access to the landline at the house.

### **When I arrive, what do I do?**

The power and gas will already be on when you arrive. If it's cold, we suggest you light the fire and open a bottle of red straight away! Now, unpack and relax....that's it!

### **Anything I need to know about the fire?**

There should be wood, kindling, firelighters and matches in the woodboxes (on either side of the fireplace). Slide the lever all the way to the left while you light the fire, and keep the door ajar just a little until the wood has caught fire. Once you shut the door and have the fire blazing, you can (crudely) adjust the temperature with the slider (left = hot, right=warm). The fire will not last the whole night, but there is a gas heater to use on chilly mornings!

**Please re-stock the wood and kindling in the firebox, and leave it full when you leave.** The wood heap is outside the back door. The axe is kept in the storeroom next to the laundry. Please return it here when not in use.

Spare matches are in the pantry. If you run low on firelighters, can you please replace these.

## MORE FACTS...

### What about the power and gas? ...Just in case

The power/fuse box is in the storeroom next to the laundry. Please leave this on all the time.

The hot water system, hotplate and BBQ are gas. There are 2 gas bottles outside the kitchen window. One will be in use and the spare will be full. If you run out of gas (you will know this because the water will suddenly go cold!), please switch the lever on the top from one bottle to the other. The torch is in the cupboard near the bar stools. **THEN, please text or ring**

**Christine/Kevin (0407 197 906) so we can arrange a replacement bottle to be delivered. This is very important.**

In case of a power failure, there are candles and a torch in the cupboard near the bar stools.

### And the rubbish?

Household rubbish is collected every Fri morning (recycling is every fortnight). If you are in the home on a Thurs/Fri, please put the bins out on the Thurs night.

When you leave, please put all the rubbish in the outside bins, and put both bins on the roadside, ready for the next collection.

### BBQ

The BBQ is on the deck off the lounge. It is connected to the gas so please do not disconnect. Please clean it up after use, and put the cover back on before you leave.

### Pizza Maker

There is an electric pizza maker in the wire drawers in the pantry. It seems to work best if you keep it on setting 2-5.

### Hammock

The hammock is stored in a blue plastic box in the storeroom next to the laundry. There are 2 chains in the tall trees in the middle of the large grassed area (between the house and the road) to attach the hammock. Please enjoy a good book on a sunny day and don't forget to take it inside at nighttime. The dew is very heavy. ...Year round.

### Outdoor Campfire

You are welcome to use the outdoor campfire unless there is a total fire ban in place. Please use dead wood from the forrest rather than the firewood that's for the indoor fire. Having the kids scrounge around for wood is half the fun!

If in summer, before using the campfire, please phone 1300 657 209 (FESA) or 9848 0300 (Fire management officer at the Denmark Shire) to check to see if there are any fire restrictions in place.

Always put the fire out with the hose before going to bed or leaving the property.

### Pets

If you wish to take pets, please check with Chris and Kevin first.

### Emergency Contact

If you have any problems, please call Christine (0407 197 906) or Kevin (0407 197 907). Our neighbours (on the estuary side) are Marisa and Martin Anderson. They are local residents and are very helpful.

### Cleaning

One-off cleaning charge applies to all guests, regardless of the length of stay: \$100/visit. Please leave this in a glass on the kitchen bench, as cash for the cleaner to pick up.

### Payment

\$150/night (up to 4 people).

More than 4 people (adult or children): additional \$25 per person per night (max 10 people).

Minimum 3 night stay

Please make your payment into the following bank account:

Commonwealth Bank

BSB 062370 Account 824703809

Name of account: Christine Cass-Ryall.

Can you please email us once deposited  
chriskevin@westnet.com.au

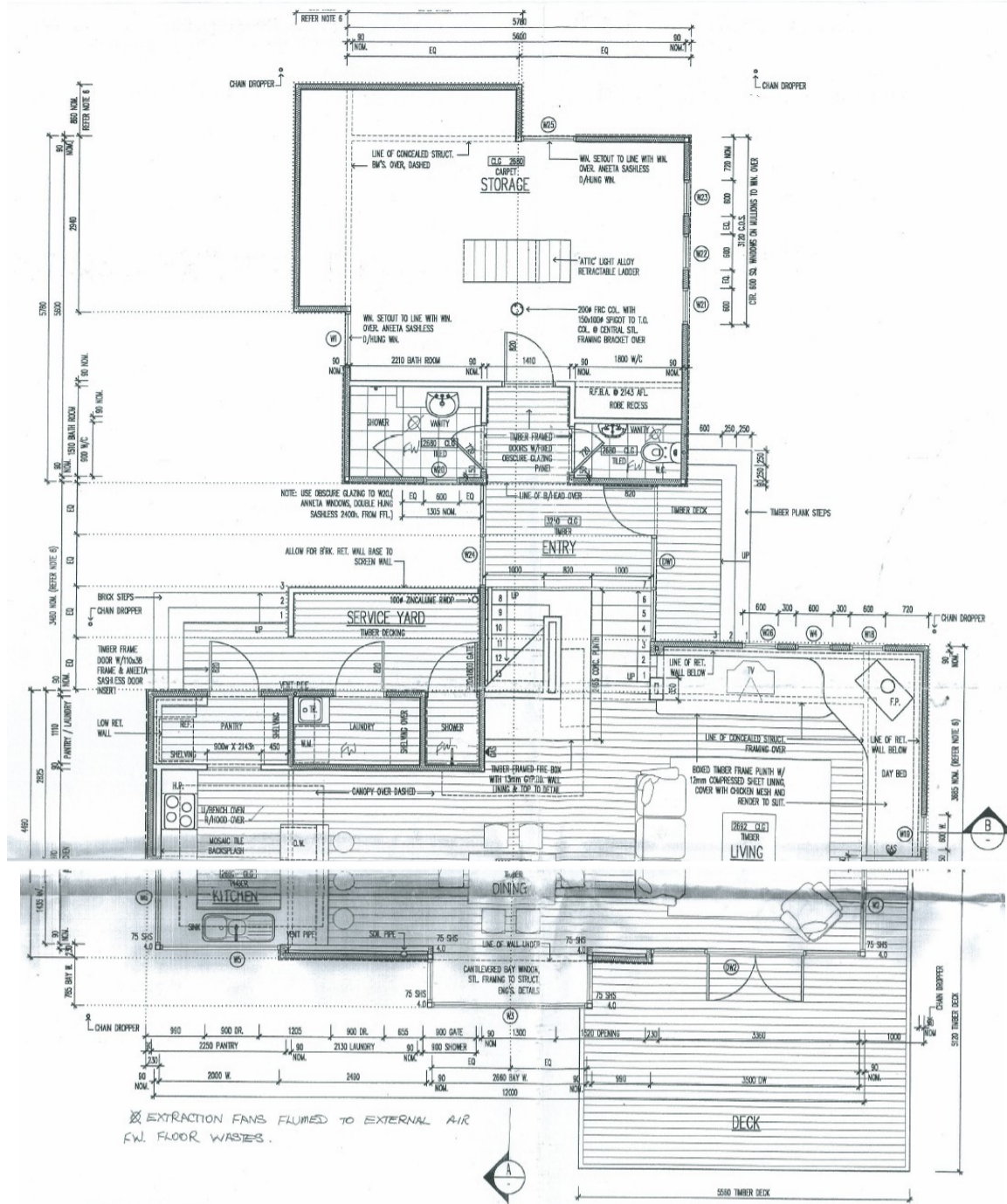
### Leaving checklist

- Please leave the cleaning money in a glass on the kitchen bench (\$100/visit).
- Please check that the electric blankets and gas heater are turned off.
- Please leave the kitchen clean, and put all dishes away. The cleaner will clean floors, bathrooms and toilets.
- Please clean out the fridge and leave it on.
- Put all rubbish in the outside bin, and leave the bins on the roadside ready for collection.
- Make sure the fire is out.
- Top up the woodbox, especially kindling.
- Clean BBQ plate and put cover back on.
- Lock all the doors, and close all the windows.
- Text/phone Chris (0407 197 906) if you ran out of gas and needed to change over the gas bottles.
- Generally, please leave the house neat and tidy, as you found it on arrival.
- Please return the keys to Christine/Kevin in Perth.

Sometimes, with the best of care, mishaps occur. Please let us know of any breakages/problems so that we can sort them out.

## ENJOY

Christine and Kevin Cass-Ryall



**GROUND FLOOR PLAN**  
SCALE 1:50

**GENERAL NOTES**

- NOTE 1:  
STUD WALLING SHOWN AS NOM. 90mm TH. ACTUAL DIMENSIONS TO BE DETERMINED ON THE BASIS OF THE AGREED CONSTRUCTION METHOD AND FRAMING REQUIREMENTS.
- NOTE 2:  
ALL STRUCTURAL, STEEL AND TIMBER FRAMING SHOWN IS INDICATIVE ONLY AND BASED ON ASSUMED REQUIREMENTS. ALL ACTUAL DIMENSIONS AND STRUCTURAL REQUIREMENTS ARE TO BE DETERMINED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- NOTE 3:  
TYPICALLY, UNLESS OTHERWISE NOTED, INTERNAL WALL FINISH TO BE CSB (C/P) OR W/ LINING. CEILING FINISH ARE TO AREAS NOTED AS CSB WALL CLADDING INTERNALLY TO ENTRY AND TILING TO NET AREAS. USE MOISTURE RESISTANT C/P OR PL TO NET AREAS TYPICALLY. NOTE ALLOW FOR LOW CAVITY BRK. RET. WALLS W/ CSB/C. FALL & PARKING EXT. TO SERVICE YARD, W-E CORNER OF LIVING AND PANTRY/CHEN AREA.
- NOTE 4:  
TYPICALLY, ALLOW TO TILED AREAS, 6mm 'PINK' VALVED BACKING SHEETS TO NET AREA WALLING AND COMPRESSED SHEET SUB-FLOOR SHEETING TO FLOORS, SCORED AND TILED AS REQUIRED WITH WATER PROOF MEMBRANES AS REQUIRED.
- NOTE 5:  
SUSPENDED FLOOR AREAS (FIRST FLOOR TYPICALLY) TO BE TIMBER FRAMED WITH STRUCTURAL SHEETING TO TOP OF, UNLESS OTHERWISE NOTED (REFER NET AREAS AND TIMBER DECKING EXTERNALLY). CARPET FINISH BY OWNER.
- NOTE 6:  
NOTE 6 \*\*\* SETOUT WIDTH TO ZINCALUME BONED PROTRUSIONS TO BE BASED ON SETOUT TO DIM, AS DETERMINED BY 4 EQ. STD. 800 ENTRY DOOR PANEL. NOTES WITH FRAMING TO SUIT.

**LEGEND**

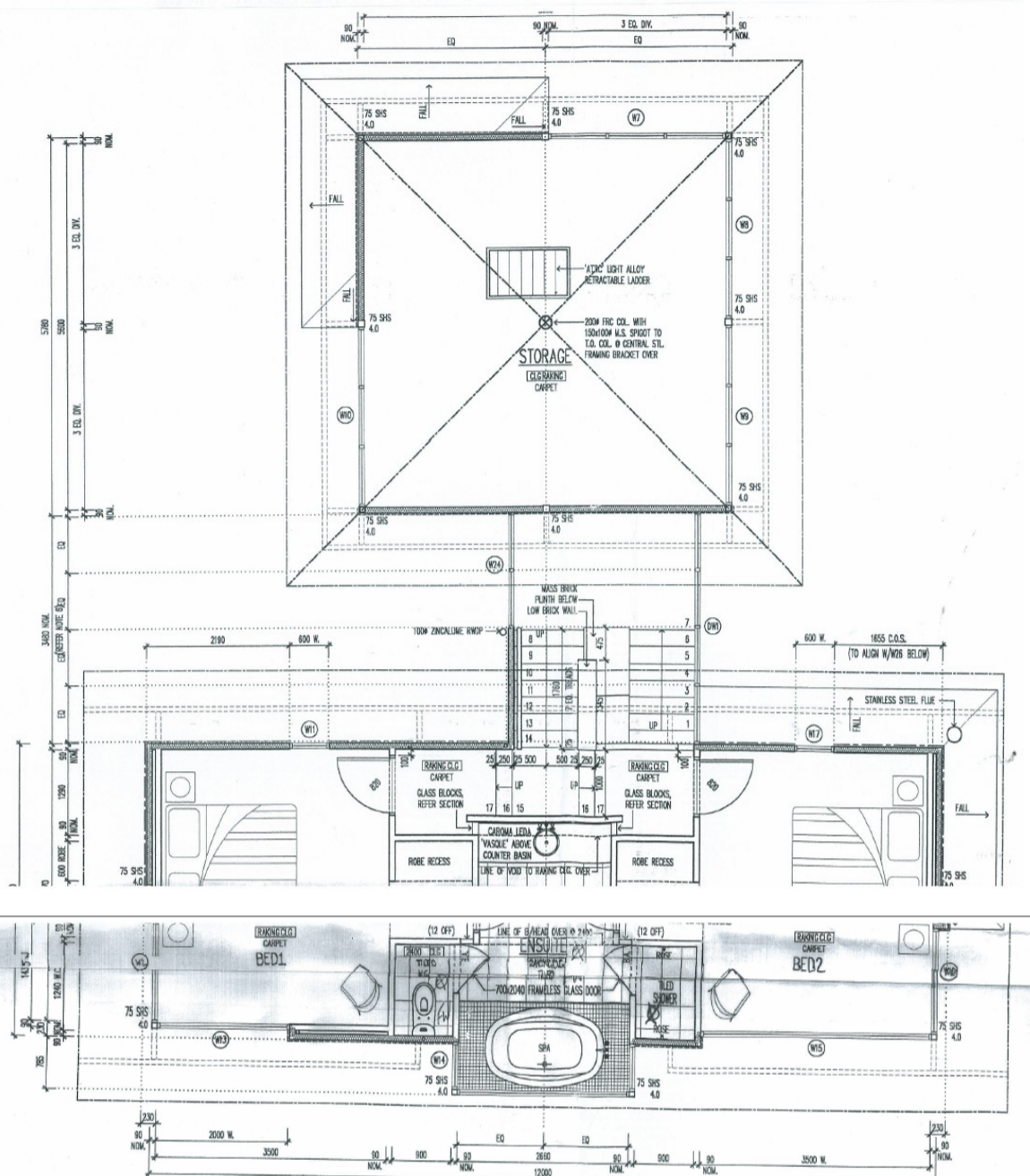
- INTERNAL STD. FRAMING
- STD. FRAMING W/ SELECT CSB WEATHEREX MILLWOOD SHOOTY WALL CLADDING (DASHED LINE TYPE), BATT INSULATION TO WALLS SHOWN HATCHED, RATING AS SPECIFIED
- STD. FRAMING W/ SELECT COLORBOND CUSTOM ORB PROFILE WALL CLADDING EXTERNALLY. ALLOW FOR PRESSED CORNER/WINDOW FLASHINGS. BATT INSULATION TO WALLS SHOWN HATCHED, RATING AS SPECIFIED
- CSB FIBRE CEMENT WALL CLADDING SHEETS. TYPICALLY 600 WIDE SHEETS WITH CONTINUOUS LENGTHS ONLY. VERTICAL JOINT TO CENTERLINE OF DOWNSTREAM WINDOW AND AT EXTERNAL CORNERS. BATT INSULATION TO WALLS SHOWN HATCHED, RATING AS SPECIFIED

**ABBREVIATIONS**

- A/C AIR CONDITIONING
- BL. BEAM
- CTR. CENTER / CENTRED
- EXT. EXTERNAL
- F.A. FACE OF
- GALV. HOT DIPPED GALVANISED
- INT. INTERNAL
- M/ND MONOLITHIC CONCRETE FINISH
- M.S. MILD STEEL
- NOM. NOMINAL DIMENSION
- R./J.B.A. REINFORCED FLAT ARCH OVER
- RNP 75# ZINCALUME RAIN WATER DOWNSPE
- S.S.T. STAINLESS STEEL
- T.O. TOP OF
- W.R. CEDAR WESTERN RED CEDAR

REV. A  
**ROBINSON RESIDENCE**  
LOT 221, KNOWLES COURT, DENMARK, W.A.

DATE: 07/02/00 TIME: 10:27:46  
DRAWING: PLUMBING JOB #: 9902  
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**FIRST FLOOR PLAN**

SCALE 1:50

**GENERAL NOTES**

- NOTE 1: STUD WALLING SHOWN AS NOM. 80mm TH. ACTUAL DIMENSIONS TO BE DETERMINED ON THE BASIS OF THE AGREED CONSTRUCTION METHOD AND FRAMING REQUIREMENTS.
- NOTE 2: ALL STRUCTURAL STEEL AND TIMBER FRAMING SHOWN IS INDICATIVE ONLY AND BASED ON ASSUMED REQUIREMENTS. ALL ACTUAL DIMENSIONS AND STRUCTURAL REQUIREMENTS ARE TO BE DETERMINED BY A LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- NOTE 3: TYPICALLY, UNLESS OTHERWISE NOTED, INTERNAL WALL FINISH TO BE 13MM GYP. BO. WALL LINING. EXCEPTIONS ARE TO AREAS NOTED AS CSR WALL CLADDING INTERNALLY TO ENTRY AND TRING TO WET AREAS. USE WATERPROOF RESISTANT GYP. BO. TO WET AREAS TYPICALLY. NOTE ALLOW FOR LOW CAVITY BTK. RET. WALLS W/COAC. FILL & PARING EXT. TO SERVICE. VARD. N-E CORNER OF LIVING AND PANTRY/DINER AREA.
- NOTE 4: TYPICALLY, ALLOW TO TILED AREAS, 6mm PANK MILARBOARD BACKING SHEETS TO NET AREA WALLING AND COMPRESSED SHEET SUB-FLOOR SHEETING TO FLOORS. SCORED AND TILE AS REQUIRED WITH WATER PROOF MEMBRANES AS REQUIRED.
- NOTE 5: SUSPENDED FLOOR AREAS (FIRST FLOOR TYPICALLY) TO BE TIMBER FRAMED WITH STRUCTURAL SHEETING TO TOP OF, UNLESS OTHERWISE NOTED (REFER WET AREAS AND TIMBER DOCKING EXTERNALLY). CARPET FINISH BY OWNER.
- NOTE 6: SETOUT WIDTH TO ZINCALUME BORED PROVISIONS TO BE BASED ON SETOUT TO DIM, AS DETERMINED BY 4 EQ. STD. 820 ENTRY DOOR PANEL. NOTICES WITH FRAMING TO SUIT.
- NOTE 7: ALLOW FOR REMOVABLE TILED ACCESS PANEL TO FRONT OF SPA WITH HENT PANEL TO WALL OF ADJOINING W.C. RECESS.

**LEGEND**

- INTERNAL STD FRAMING
- STUD FRAMING W/SELECT CSR WEATHEREX MILLWOOD SMOOTH WALL CLADDING (DASHED LINE/TYPE), BATT INSULATION TO WALLS SHOWN HATCHED, RATING AS SPECIFIED
- STUD FRAMING W/SELECT COLORBOND CUSTOM ORB PROFILE WALL CLADDING EXTERNALLY, ALLOW FOR PRESSED CORNER/WINDOW FLASHINGS, BATT INSULATION TO WALLS SHOWN HATCHED, RATING AS SPECIFIED
- CSR FIBRE CEMENT WALL CLADDING SHEETS, TYPICALLY 600 WIDE SHEETS WITH CONTINUOUS LENGTHS, ONLY VERTICAL JOINT TO CENTERLINE OF SCREENED BEDROOM WINDOWS AND AT EXTERNAL CORNERS, BATT INSULATION TO WALLS SHOWN HATCHED, RATING AS SPECIFIED

**ABBREVIATIONS**

A/C	AIR CONDITIONING
BM	BEAM
CTR.	CENTER / CENTRED
EXT.	EXTERNAL
F.O.	FACE OF
GALV.	HOT DIPPED GALVANIZED
INT.	INTERNAL
MONO	MONOLITHIC CONCRETE FINISH
M.S.	MILD STEEL
NOM.	NOMINAL DIMENSION
R.F.A.	REINFORCED FLAT ARCH OVER
RMP	75M ZINCALUME RAIN WATER DOWNPIPE
S.STL.	STAINLESS STEEL
T.O.	TOP OF
W.R. CEDAR	WESTERN RED CEDAR

EXTRACTION FANS FLUMED TO EXTERNAL AIR  
FW. FLOOR WASTES

REV. A




**ROBINSON RESIDENCE**  
LOT 221, KNOWLES COURT, DENMARK, 1

DATE: 07/02/08 TIME:  
DRAWING: PLANNING PLANNING JOB #

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**SCHEDULE OF SUBMISSIONS: PROPOSED HOLIDAY HOME (STANDARD) – NO. 3 (LOT 221) KNOWLES COURT, DENMARK**

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
1	<p>[REDACTED]</p> <p>Resident of Knowles Court.</p>	<p>We are writing with regards to the proposal above. As long term residents of Knowles Court we would like to voice our concern at having a holiday accommodation in our midst. This is a quiet and private street and we feel it to be a huge concern for us and our neighbours that we could potentially have holiday makers coming and going. I have listed below some of our worries.</p> <ul style="list-style-type: none"> <li>• At present we are all very aware of who lives around us. If this proposal goes ahead we will have unknowns in our street i.e. will dog's be allowed, parties etc.</li> <li>• Holiday makers are not going to have the same respect for an area as permanent residents do i.e. fire bans. This home has a large fire pit that has been of concern to us many times in the past</li> <li>• Extra traffic coming and going in a street that has a number of small children and dogs. All locals are aware of who lives here and drive appropriately, would visitors do the same?</li> <li>• This home has no official driveway into the property off of the road. Why? (We have seen our neighbours drive used when the grass is wet and slippery).</li> </ul> <p>Basically, what we want is for our concerns to be taken seriously and for it to be put on the record that we really do not want to share our quiet street and lifestyle with the unknown of many different holiday makers.</p>	<ul style="list-style-type: none"> <li>• The proposal to use the property for holiday home purposes is a use able to be considered given the recent gazettal of Amendment No. 124.</li> <li>• The applicant will be made aware of their responsibilities associated with fire risk in the area. There is no evidence to support the perception that visitors to the Shire are more of a fire risk than residents.</li> <li>• Dwellings typically generate 10 vehicle movements per day. There is little evidence to suggest vehicle movements associated with a proposed holiday home, particularly one limited to no more than 6 people, generates any additional effects on the road network in terms of volumes beyond what could be reasonably expected/associated with a dwelling.</li> <li>• Driver behaviour is not a land use planning issue and there is nothing to suggest that holiday home occupiers will have disregard for local traffic conditions.</li> <li>• If approved, the applicant will be required to construct a vehicle crossover to Council specifications and provide two car parking spaces on site.</li> </ul>
2	<p>[REDACTED]</p> <p>Resident of Knowles Court.</p>	<p>With reference to holiday rental 3 Knowles Court, Denmark, being a resident since 2005 we are not in favour of it being used as holiday rental as the Highland has always had a very safe and secure feeling. To have short term tenants come and go lends itself to neighbourhood insecurities with the possibilities young group bookings, parties and noise. The application states it has been a rental since 1999 when in fact to our knowledge it was owned by three families and used alternatively.</p> <p>We do not agree with holiday rental in the Highland and as a ratepayer would be disappointed should the application be granted.</p>	<ul style="list-style-type: none"> <li>• Notwithstanding advice from the applicant, Planning Services have no record of a Holiday Home having approval to operate from this address. Whilst it may be difficult to screen potential holiday makers and there is always some risk associated with renting properties on a short stay basis to unknowns, however the manner in which these facilities tend to operate is self regulating to a certain degree. Owners of such properties have a vested interest to ensure that the operation does not generate legitimate complaints, as each approval is valid for a single year only.</li> <li>• Annual Registration of the premise to operate as a Holiday Home will only be issued where no legitimate complaints have been received and Planning Services and Health Services are satisfied the property is operating in accordance with any conditions of approval.</li> </ul>

<p>3</p>	<p>   Resident of  Knowles Court. </p>	<p>We are writing to object the recent proposal for the house number 3 Knowles Court to be used as commercial holiday accommodation.</p> <p>The applicants suggestion that this does not constitute a change of use is factually incorrect and quite misleading and we believe as such should be removed from the application. This house has never been approved for holiday accommodation and the fact that the previous residents occasionally allowed their friends come to stay is inconsequential.</p> <p>The Highland Park is a well established neighbourhood which comprises of mostly retired couples or families with young children. We know almost every household by face if not in fact by name. Even the neighbourhood pets are known by all. We have two young girls who frequently ride their bikes/scooters on the street and we are deeply concerned about the level of risk to their safety not to mention possible noise pollution that may arise from frequent usage by a variety of individuals.</p> <p>In particular we are concerned about a number of important factors:</p> <ul style="list-style-type: none"> <li>• We note that the application does not impose a maximum number of guests so potentially large groups of young adults could occupy the house. The house has only two bedrooms. However, the large back room and loft have been bunked with numerous beds. These rooms are labelled as storage on the building plans so people should not be allowed to sleep in these rooms.</li> <li>• Lack of designated and clear driveway, encourages strangers to use various paths to the house, which may mean that a car can emerge from any point of the block (this has occurred on numerous occasions with the previous owners). This again poses a safety risk to children including our two young girls.</li> <li>• Lack of fencing and clear delineation of property may mean that individuals could wander in and out of adjacent properties. This would be particularly of concern if dogs are permitted at the home.</li> <li>• Also permitting one house to become a commercial holiday accommodation would set a precedent for a number of other homes which are currently only private holiday homes to also follow suit.</li> <li>• We understand that it can be very difficult to get police to attend after-hours episodes of public disturbance in Denmark. As such, we are worried about who will keep the peace if loud parties and anti-social behaviour occur.</li> </ul> <p>We would like to sincerely request the shire council to consider the issues we have raised carefully. We are very aware that these are not our concerns alone, but a number of other neighbours have expressed their anxiety that their normally quiet, settled neighbourhood and street could become significantly impacted by the introduction of frequent holiday makers.</p>	<ul style="list-style-type: none"> <li>• Notwithstanding advice from the applicant, Planning Services have no record of a Holiday Home having approval to operate from this address.</li> <li>• This proposal is the first such proposal in this vicinity. By approving the use there is the potential for precedence to be set; noting that a significant amount of the housing stock in Denmark is rental homes, holiday homes, or vacant and infrequently used by absentee owners.</li> <li>• Refer to comments provided in Submission 4.</li> <li>• Since advertising the proposal the applicant has advised the number of people being sought to be accommodated on site at any one time is six, meaning the proposal is classified as a Holiday Home (standard). This generally equates to a single family, or a small group of friends.</li> <li>• Refer to comments provided in Submission 1.</li> <li>• There are no relevant TPS No. 3 provisions relating to fencing. The applicant could construct a fence around the property, however this is generally discouraged in this area as it allows unrestricted wildlife access, particularly for the kangaroos in the vicinity. It is not recommended that fencing be provided; rather it would be more appropriate that should approval be forthcoming, a condition of approval prevents holiday makers from taking pets, such as dogs, with them.</li> <li>• Noted - this is generally a policing matter. Refer to comments provided in Submission 2.</li> </ul>
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<p>4</p>	<p>[REDACTED]</p> <p>Resident of Knowles Court.</p>	<p>Thank you for the notification and opportunity to comment regarding this planning application. Our concerns regarding the use of the house as short term holiday accommodation are listed below</p> <p>Although the brochure contained with the application was from the previous owners of the house, we had observed that over the past 2-3 years that the son/brother of the joint owners occupied the house as a residence with his children. Previous to that the vast majority of the occupied time was owner families/relatives/friends at school/public holidays/weekends. Several times over the year one family might stay for several weeks at a time. We were familiar with those people as occasional neighbours, knowing they had an emotional, social and monetary investment in our immediate neighbourhood. We 'knew' who our neighbours were which gives a sense of community, trust and stability to the living environment.</p> <p>Short term commercial holiday accommodation is a significantly different use. The focus is on a profit more than offsetting building and maintenance costs. It is noted the managers will be the managers of the Koorabup Motel. It indicates the ability to maintain a significant commercial profile and the likelihood of a frequent flow of short term tenants particularly at peak times when there is likely to be overflow accommodation required. Apart from the information on the previous owners pamphlet there is no indication of a minimum stay for this property. There is potential for changing tenants on a daily basis plus extra traffic for commercial cleaning of the premises. It is unfair on surrounding residents who made a decision to buy into a quiet, less densely housed residential area and a cul-de-sac to be happy with what could be a significantly increased traffic flow and drivers who are unfamiliar with the neighbourhood.</p> <p>This special residential area initially was an area where there was to be no fences between properties. Although some people have installed fences (or partial fences as we have done, children and pets can (at times) have clear access to the road at the front of the proposed short term holiday property. This is particularly so for the neighbours on the inlet side who are permanent residents and the neighbours on the forest side who tend to visit more at school holiday times as there is no fence on any side of the proposed holiday house. Both those neighbours have young children and pets. We as residents are particularly careful when entering the road from driveways or alternately returning to houses along Knowles Court to be aware of children and animals as both at times are regularly to be seen on the road, either walking or playing. I have noticed other local drivers also being very cautious. This is a hazard that commercial holiday renters would not be aware of. Looking for the accommodation for the first time drivers are likely to be distracted. From a personal perspective we would like to know that visiting grandchildren would be walking and playing in a safe neighbourhood. Also, that if</p>	<ul style="list-style-type: none"> <li>• The previous ownership arrangement is of little relevance to this application. From a planning perspective, whilst a sense of community is an important aspect of any residential area, the alternative could be that the property is permanently vacant and unused, which may be the preference of surrounding residents however as a Holiday Home is a use that is able to be considered in the zone, the applicant is able to make such an application.</li> <li>• Conditions of approval reference that a holiday maker can stay for up to three months in any one dwelling, available for holiday home purposes. The ownership arrangement of the property is not a planning issue, nor is how the owner chooses to let the premise. The assessment of and any conditions of approval should this be granted are consistently applied and have in the past proven to be effective in the management of Holiday Homes within the Shire. Holiday homes, by their very nature, often competing against one another are consistently maintained to a high standard in order to make them attractive to potential holiday makers. There is no evidence to suggest the maintenance schedule of a holiday home is any less than that associated with a standard residential dwelling. By having a manager living within the Shire, any issues can be almost immediately remedied.</li> <li>• It is acknowledged that some residents have specifically chosen to live in particular areas with a high percentage of permanent residents, noting the perceived security and community benefits of doing so. The recent amendment to the TPS No. 3 has concluded that whilst the operational effects of proposed holiday homes are minimal, the ownership arrangements within particular areas can be heavily influenced by the ability of people to let their dwellings for short periods.</li> <li>• Refer to comments provided in Submission 3.</li> <li>• There is no evidence to suggest wildlife is at risk from holiday makers.</li> <li>• Refer to comments provided in Submission 2.</li> <li>• There is no evidence to suggest excessive antisocial behaviour occur within holiday homes at levels above that associated with permanent dwellings.</li> <li>• Annual inspections of all properties within the Shire of Denmark ensure that the dwelling itself complies with the Annual Fire Regulation Notice. As part of the assessment</li> </ul>
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our dog occasionally strays onto or across the road to visit the neighbour, it would be relatively safe as it has been until now.

Native wildlife (kangaroos) are common and quite an attraction. We would be concerned about extra traffic being a risk as well as the potential for malicious injury particularly when people are in holiday mode and excess alcohol has been consumed.

General behaviour can change when groups get together and alcohol or drugs are involved. This is more likely to occur when on holiday, particularly for some population groups. Using this house as commercial holiday accommodation sets up the potential for at least disruptive, and at most threatening, unsafe behaviour from some guests. We have not seen any annoying, threatening or unsafe behaviour from any permanent neighbours or their guests.

Fire is a very high risk in this area with forest adjacent to the house. We know that it is very easy to have a fire escape even though it is thought to be out. There is potential for holiday makers with less personal investment in the area to either take a risk and light a fire outdoors or be unaware of making sure it is safely extinguished before leaving. Either way, with the dry summer forest so close the risk is one, that as residents, we do not need.


Potential for noise. As residents we are able to address neighbourly concerns in an atmosphere that looks for positive progress because we know one another. We are respectful of neighbours need for quiet – it is a large part of why many of us moved here. There is space between houses but sound carries very easily particularly in the evening. We don't mind the occasional party on a weekend. With short term holiday accommodation there is increased potential for noise issues and not only on the weekend. We have heard (both personally and anecdotally) of local areas (e.g. Weedon Hill) where neighbours and little can be done. Police are reluctant to attend unless there is an emergency. We would find it very difficult and unsafe to address such concerns with people we are not noise does become an issue for familiar with and who have no personal link to the neighbourhood.



Approval of this application sets a precedent for the possibility of more commercial short term holiday accommodation. There is no indicator of a limit being set in the council policy from discussion with council staff. We strongly recommend this area being kept as permanent or long term residential. As per the recent planning documents, there are already two preferred areas for short term holiday accommodation. This area is not one of them.

Is there a limit on the number of guests at any one time? How would this be


process the applicant is expected to include fire safety information, including a fire evacuation plan, fire safety and responsibilities and legal requirements such as hard-wired smoke alarms.

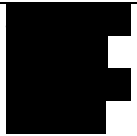
- All activities associated with the dwelling will be required to be undertaken to comply with the Environmental Protection (Noise) Regulations 1997, which specify appropriate noise limits. In Weedon Hill, an area with a significant number of holiday homes, noise complaints are likely to be generated by the smaller residential lot sizes found in this area and the smaller separation distances between dwellings. It is noted few complaints have been received by the Shire, and should the Police fail to follow up on complaints received, this is a policing matter. There is no evidence to support a poor response or unwillingness to respond to complaints received.
- Refer to comments provided in Submission 3.
- The application will be limited to no more than six people at any one time.
- Inspections by the Shire's Principal Environmental Health Officer at time of licence renewal will be undertaken to ensure no more than six people are able to sleep in the dwelling at any one time (bed numbers etc).
- The provision of window treatments is a matter for the applicant to address should they consider is required.
- The owner of the property will manage the property.

		<p>checked and enforced? The house plans indicate 2 bedrooms and some storage spaces. One storage space as indicated on the plan currently has 5-6 bunk beds that can be seen through the window. I believe this combined with loft and actual bedroom space could bring the number of guests to 10 or more. I find this number unacceptable.</p> <p>Privacy for guests and neighbours. There appear to be no window coverings for some of the living and bedroom areas. We do not wish to look straight into those rooms at night. Guests may also appreciate privacy window treatments.</p> <p>Houses in our street that have been used as non or less commercial holiday houses and occupied for a smaller percentage of the year have all been appropriately maintained with lawn cutting and outside maintenance from our observations. Neighbours have also looked out for each other and made contact with the owner if an issue has arisen. Having a middle agent can actually make some issues harder to address as there is less likelihood of personal contact with the owner.</p> <p>Thank you for considering these issues. There is potential for significant safety and neighbourhood issues to arise. We indicate our strong concern for maintaining the unique appeal of our residential neighbourhood which would be negatively impacted by approval for short term holiday accommodation.</p>	
5	 Resident of Peace Street	<p>I hereby wish to register my strong objection to the granting of the above application on the following grounds:</p> <p>Holiday rentals, by their very nature, have the potential to cause disturbances to quiet residential neighbourhoods. Late night partying, loud music and, alcohol induced, inappropriate behaviour are fairly common. Numerous letters to local newspapers in WA holiday destinations testify to this, and Denmark has certainly not been immune in the past.</p> <p>This is one of the few residential areas which enjoy an abundance of native wildlife. To many of the residents this contributes to the charm of the area, and enhances the enjoyment of our properties. Holiday makers often bring dogs which play havoc with the native wildlife.</p> <p>This particular venue has aspects of great concern to me. The plans show a two bedroomed house with a semi-separate double story building, labelled as a store. This "store" is roughly seventy square meters, and has a bathroom and a toilet. The lower "store" does not appear to have access for large objects such as boats or jet skis. The upper "store's" only access is a ladder. This area while being rather impractical as a store, would certainly make a wonderful dormitory, with no end of room for great numbers of beds, stretchers or blow-up mattresses.</p>	<ul style="list-style-type: none"> <li>• Refer to comments provided in Submission 4.</li> <li>• Refer to comments provided in Submission 3.</li> <li>• Refer to comments provided in Submission 3.</li> <li>• The applicant is responsible for ensuring on-going compliance with any conditions of approval. The approval is valid for a period of 12 months and should the holiday home be found to be operating outside the conditions of approval, a licence renewal will not be issued. The applicant is a Denmark resident and will be in a position to actively manage the premise. In addition inspections by the Shire's Environmental Health Officer will ensure the correct number of bed etc are provided.</li> <li>• The vegetation is not protected. The use of the dwelling is not required to be screened. The effects of Holiday Homes have been proven to be similar to those associated with a Single House, and vegetative screening is not required. Given the position of the dwelling, situated well back from Knowles Court, it is not deemed that the visual impacts of using the dwelling for Holiday Home purposes are any different to those which currently exist.</li> </ul>

		<p>Numerous restrictions may be placed on holiday rentals, but in truth these are very seldom enforceable by either the absentee landlord, or the Shire. This is particularly true of “after hours” disturbances. Despite good intentions of the owner, renters are often economical with the truth regarding numbers, pets and activities in holiday rentals.</p> <p>Furthermore, it was not particularly confidence inspiring when the new owners immediately removed noise attenuating shrubbery that semi-screened the property from neighbours to the south and south-east. I would not be objecting to a B &amp; B application, where the owners would be on site to exercise full-time control, and take responsibility for guest’s activities.</p> <p>In conclusion, it is to be hoped that the Council will not see fit to grant this application, and thus avoid a potential source of disturbance to a quiet neighbourhood with a rural ambiance.</p>	
6	 Resident of Peace Street	<p>I wish lodge an objection to the granting of holiday rental rights on the above property.</p> <p>What little screening existed on the property was recently removed. This would also affect the level of noise we experience.</p> <p>People on holiday are often less inhibited then they would be at home, and are often rowdy. Letters in this regards have often been published in the Denmark Bulletin. For irresponsible renters there are often no repercussions for inappropriate behaviour that impacts on neighbours. As no national register of holiday renters that cause disturbances exists, they just choose another venue for their next vacation.</p> <p>The home in question has ample room to accommodate large numbers of sleepover guests, and as such is too suited for use as a party venue, which would have a negative effect on the quality of life of the permanent residents in the area.</p> <p>We have in the past suffered nuisance, from irresponsible holiday makers dogs that are let loose and cause havoc amongst the local kangaroo population.</p> <p>I sincerely hope that the council will not accede to what could potentially be a threat to the quality of life, of the ratepayers in our neighbourhood.</p>	<ul style="list-style-type: none"> <li>• Refer to comments provided in Submission 5.</li> <li>• This is a legitimate point, in that there is no national register for holiday makers. This being said, experience in the Denmark context confirms low incidence rates associated with Holiday Homes, previous complaints directed at the Denmark Bulletin have often been associated with proposals on smaller residential lots, often associated with the advertising phase of any assessment.</li> <li>• Refer to comments provided in Submission 3.</li> <li>• Refer to comments provided in Submission 3.</li> </ul>
7	 Resident of Jamieson	<p>It had come to our attention that a house adjacent to ours has recently made planning application to become a “Holiday Home”. This, I am told, comes as an unfortunate result of a recent approval by Council to allow Holiday Homes in residential areas; subject to Planning Approval. There are several good reason why this one should not be permitted.</p>	<ul style="list-style-type: none"> <li>• Refer to comments provided in Submissions 2 and 3.</li> <li>• Refer to comments provided in Submission 4.</li> <li>• Refer to comments provided in Submission 4.</li> <li>• Refer to comments provided in Submission 4.</li> <li>• Amendment 124 has previously considered the general amenity effects of holiday homes in certain zones.</li> </ul>

	Heights	<p>I don't take lightly my objections to this commercial development, and thus wanted to be properly informed, so I visited the Shire offices and looked at all the documents.</p> <p>To begin, the applicant uses as part of her argument that the house was "in fact used this way since it was built in 1999". Actually this is quite irrelevant. If the previous owner used the house as a Holiday Home, they did so without Planning Consent. This argument makes as much sense as my arguing that I should be allowed to put up a shed without Planning Consent, because others have also done so. If everyone thought like this, we would have chaos in our civil society.</p> <p>This house is actually a 2 bedroom home with what shows to be 2-storey "storage area" in the front. A recent inspection of this "storage area" reveals bunk-beds and leads me to suspect that this is in fact, a dormitory, for who knows how many tenants.</p> <p>The document the applicant has provided says that they propose to have as many as 10 occupants. This would amount to a Large Holiday Home. But this is also very hard to police. How many people are staying there; 6, 8, 10 or 12? Who's "just visiting"? Who's "just here for the party"? And when a Holiday Group is becoming a nuisance, "who do we call to tell them to turn the volume down?" Do we call Perth, to talk to the Owner; or maybe we call the Koorabup Motel. No point calling the police; they aren't interested in noisy parties.</p> <p>This commercial venture is at the very top of the hill, and in the centre of our residential district. Sound, noise and what not carries up here. Holiday revellers aren't known for keeping quiet.</p> <p>The basic function of a Planning Department is to preserve the value of the ratepayer's property. Allowing a "Holiday Home" in the middle of our residential estate will do just the opposite, and be a potential for future problems. Please do not give consent to this venture.</p>	<p>Generally holiday homes operate without complaint and the number of complaints are few, and significantly less than those generated by permanent residents. The perception that holiday homes generate significant adverse amenity effects is untrue, and many holiday homes to operate in a manner that would not be obvious to local residents. Larger sized sites as found within the many special rural and special residential zones are deemed to be suitable for such a land use, noting the larger lot sizes, separation between dwellings etc.</p>
8	<p>Resident of Knowles Court</p>	<p>We wish to voice our objection to the planning application for the holiday home at 3 Knowles Court Denmark.</p> <p>The residents in this neighbourhood who are generally long term and include retirees and young families have paid a premium to live in an area that is close to town but is also quiet.</p> <p>A holiday home that is managed by the staff at the Koorabup Motel is a strong chance to disrupt this peaceful lifestyle that we enjoy on this quiet street.</p> <p>As we read the application it seems to us that this would not be just a</p>	<ul style="list-style-type: none"> <li>• There is no evidence to link the management by Koorabup Motel to unruly holiday makers..</li> <li>• The Holiday Home will be made available to anyone (or group not exceeding six persons).</li> <li>• Refer to comments provided in Submission 4.</li> <li>• Refer to comments provided in Submission 2.</li> <li>• Refer to comments provided in Submission 1.</li> </ul>

		<p>continuation of a few friends staying but a full on commercial enterprise open to whoever wants to pay to stay there.</p> <p>Having read of the problems at Weedon Hill in the past we have no desire to have these same issues brought here to our doorstep.</p> <p>There is no guarantee that it would only be quiet families who would stay there but the very nature of renting a holiday home (the more people in, the less cost per person) lends us to be concerned about groups of young people and football clubs etc.</p> <p>Another concern we have regarding this residence is the fact that there is no driveway leading off the road onto the premise which adds an element of danger when driving or walking past as you don't know exactly where the vehicles will come out from. I cannot understand how this was originally allowed and I can only believe that extra traffic will only add to the danger of a child being collected by a car that just comes shooting out through the trees on the grassed area.</p> <p>So to sum up we would ask that you please respect the wishes of the people who live here and deny this application. We thank you for taking the time to read this letter.</p>	
9	 Resident of Peace Street.	<p>We wish to register our opposition to the above-mentioned development. Our concerns are outlined below.</p> <p>When we purchased our block of land in the Highlands estate, it was on the understanding that the area was zoned residential. We expected to live in a quiet location where we would get to know and trust neighbours with similar aspirations. Holiday-makers do not necessarily share these aspirations. They may be considerate neighbours in their own homes, but may behave quite differently away from home (late nights, loud music, noisy parties). We are concerned about the potential lack of consideration for local residents, particularly children and older people.</p> <p>We are also concerned about the increased traffic generated by large groups with multiple cars coming and going during the day and night. Increased traffic per se is not the issue – we expect that traffic will increase as new houses are built in the area. However, most local residents adjust to the conditions (ie children, pets, unfenced properties, kangaroos). We are also happy to see tourists driving by, as they tend to drive slowly through the area, taking in the views and looking out for kangaroos.</p> <p>Our concern is that the turnover of large groups of short term holiday-makers creates a different type of traffic risk and inconvenience to residents, associated</p>	<ul style="list-style-type: none"> <li>• This is a consideration for Council, as previously stated this is the first application of its type since the amendment to the TPS No.3 was gazetted. The application has the ability to set precedence for future similar applications. The submitters would have bought knowing at that time that such a use was not permissible. Whilst there is no evidence to suggest such a land use devalued surrounding residential properties in terms of monetary value (which is not a planning issue) the change in land use permissibility of Holiday Homes in the Special Residential zone has the potential to change ownership and use patterns markedly.</li> <li>• Refer to comments provided in Submission 3.</li> <li>• It is generally expected that no more than two vehicles will be associated with the use of this dwelling, occasionally this may extend to three should three couples use the property, however in general the number of vehicles accessing and parking on the property will be consistent with the numbers associated with residential dwellings.</li> <li>• Refer to comments provided in Submission 3.</li> <li>• Refer to comments provided in Submission 3.</li> <li>• Refer to comments provided in Submission 8.</li> <li>• Refer to comments provided in Submission 3.</li> </ul>

		<p>with higher speed, increased alcohol consumption, and general lack of consideration. We are also concerned about the welfare of our resident kangaroos that have a rightful sense of ownership of the local roads and verges, but no road sense whatsoever.</p> <p>We have been told that the proposed development application is for up to 10 people; this number alone has the potential to create serious disturbance for neighbours. The layout of the proposed holiday house could accommodate even large numbers. It is likely that restrictions on numbers would be very difficult to monitor or enforce. Reports of problems in other areas of Denmark indicate that it is difficult to control noise levels and general antisocial behaviour of holiday-makers.</p> <p>We have been informed that proposed bookings for the holiday accommodation would be made through the Koorabup Motel. This would suggest that bookings would not be limited to unknown friends and family, but rather to larger groups of “unknowns”, making it an extension of the Koorabup Motel business.</p> <p>Finally, granting approval for one holiday accommodation business would set the precedent for applications from existing and future property owners. There are still many vacant blocks in the Highlands and neighbouring estates and we would not wish to see these being bought or developed for the purpose of setting up holiday accommodation businesses.</p> <p>We thank you for the opportunity to express our concerns and trust that you will give them serious consideration.</p>	<ul style="list-style-type: none"> <li>•</li> </ul>
10	 Resident of Knowles Court.	<p>We are writing with our objection to the proposed holiday home accommodation.</p> <p>The applicant claims that the house has been used as a holiday rental. If so it was illegal, as only due to a recent amendment in zoning are applications as a holiday rental possible. When looking to buy property in this zone we were notified that holiday rentals were not possible and this informed our purchase choice. Any claim that a pre-existing holiday rental situation exists should be treated as void.</p> <p>The house is large and the applicants brochure claims 10 people can stay, possibly more. This would classify it as a ‘Large Holiday Home’ and would attract large groups, which often leads to noise and disturbance in the neighbourhood.</p> <p>Given that the applicant is already an owner of significant accommodation in the area, we would expect the property to be heavily advertised and used. The claim that the property would be used more as a home than a holiday rental cannot be enforced by the shire, and therefore cannot be considered to favour the application.</p>	<ul style="list-style-type: none"> <li>• Refer to comments provided in Submission 2.</li> <li>• Refer to comments provided in Submission 3.</li> <li>• Should approval be granted the dwelling can effectively be rented on a short stay basis all year round. The Shire can enforce any relevant conditions of approval and should the premises be found to be unsatisfactorily managed or operating outside of its conditions of approval the premises will not be licensed at the time of licence renewal.</li> <li>• Refer to comments provided in Submission 4.</li> </ul>

		<p>We selected the location for the quiet, and suitability of raising our children. We expect them to be able to feel secure and visit friends on foot or bike. Visitors often have little regard for local conditions, and could pose a risk to the children's safety.</p> <p>The area is largely populated with families and retirees, with whom a community is established, and reasonable degree of peace is expected. If there are problems with a holiday home there is little or no accountability on the part of the landlord or the visitor.</p> <p>For all the above reason we strongly object to the approval of the application. We hope that our concerns and those of nearby residents will be heard.</p>	
11	<p>[REDACTED]</p> <p>Resident of Tame Close.</p>	<p>Referring to the above reference for proposed development of holiday home accommodation, would like to lodge our comment against this proposal, due to it being in a residential area with permanent residents in close proximity.</p>	<p>Refer to comments provided in Submission 1.</p>
12	<p>[REDACTED]</p> <p>Owner of property in Knowles Court</p>	<p>We wish to express our objection to the proposed development at 3 Knowles Crt, Denmark.</p> <p>We are concerned for the safety and security of our dwelling if the proposed application is approved. Our house is adjacent to the forest, effectively surrounded by trees on three sides (the forest being the main reason we initially chose to build in Denmark). All the residents of the area are acutely aware of the need for extreme care with regard to fire safety. We are concerned that itinerant holiday-makers may not have the same awareness or concern and therefore may place our house and other residences in the area in danger.</p> <p>As a holiday home, our house is often unattended. This has never caused us concern before as we have known all our neighbours and the residents in the surrounding area keep an eye on our property and contact us if they feel the need. This situation will obviously change if the proposed application is approved and we are concerned for the safety and security of our property.</p> <p>We appreciate the opportunity to lodge this submission and hope our concerns will be given serious consideration.</p>	<ul style="list-style-type: none"> <li>• Refer to comments provided in Submission 4.</li> <li>• It is considered unlikely that holiday makers, staying in such a premise would be of such a nature to commit offences, noting their details are required for bookings; the applicant is required to maintain a register of visitors to the premise making identification of any visitors who break the law relatively simple.</li> </ul>