

HOLIDAY HOME
PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS:

PROPERTY MANAGER DETAILS:

Name: ~~ALICE BILKING~~ T.B.A.

Address: T.B.A.

Telephone Number: T.B.A.

Email: T.B.A.

Details of where bookings are made:

Internet (please specify):

Denmark Visitor Centre: YES

Property Manager:

Other (please specify):

NOTE: In relation to the nominated Property Manager, the following is applicable:

- is a person/company that will have day-to-day management of the holiday home; and
- will specifically respond to complaints pertaining to guest behaviour made before 1am within a two hour timeframe; and
- in relation to any other complaints will respond, within a reasonable timeframe but in any event within 24 hours.

DUTIES OF PROPERTY MANAGER

General Information: The Property Manager will supply readily visible in the kitchen or living area of the home the Code of Conduct, the Property Management Plan and the Fire and Emergency Plan (including the Fire Evacuation Route). Other duties include:

- Liaise with tenants for the occupancy and vacation of the premises;
- Ensure the correct maximum number of people is staying overnight in accordance with planning approval conditions;
- Ensure the premise is registered with the Shire of Denmark as a Holiday Home provider;
- Ensure guests are aware of the Code of Conduct;
- Ensure guests are aware of the Fire and Emergency Plan;
- Maintain a register of all people who utilise the premise, available for inspection by the Shire of Denmark upon request;
- Ensure the premise is clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation; and
- Ensure rubbish and recycling bins are put out and collected as required.

2 December 2014 - Attachment 8.1.2a

OFFICE COPY



HOLIDAY HOME CODE OF CONDUCT

PROPERTY ADDRESS:

32 GILBERT AVE

The following Code of Conduct governs tenant behaviour and use of the property. The tenant agrees to follow the guidelines below, for themselves and any visitors they allow at the property:

TENANTS: A responsible adult (over 18 years of age) shall be on site at all times when children are present. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: The tenants agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and 10pm Friday and Saturday.

VEHICLE PARKING: The tenants agree to use the parking spaces provided and not to park on lawn or garden areas on the property, or on the street verge or street itself outside the property. The guests agree not to park any additional vehicles on the property in excess of the parking spaces provided.

SHIRE REGULATIONS: The tenants agree to all Shire regulations, including noise and fire limitations.

PREMISE CONDITION AND CLEANLINESS: The tenants agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Tenants are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the tenants stay will be paid for by the tenants.

FIRES: The tenants agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. Tenants are responsible for the putting out and collection of the bins where your stay coincides with collection days.

Your collection day is:

KEYS: At the end of the agreed tenancy, tenants agree to lock the premise, close all windows and return the keys to the Property Manager. Any lost or damaged keys will be replaced at the tenant's expense.

TERMINATION OF ACCOMMODATION: If tenants are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately the accommodation booking may be terminated with 2 hours notice at the Property Managers discretion. No refunds will be made.

DATE: 1/5/14

HOLIDAY HOME
FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS:

FIRE SAFETY INFORMATION:

The following floor plan of premises clearly identifies the location of:

- Hardwired smoke alarms;
- Fire blanket (in kitchen);
- Exit Lighting (if required);
- Fire Extinguishers; and
- External Taps/Garden Hose Locations; and
- A fire evacuation route leading to the nearest main road; and

Please attach a floor plan for each level of the premise with the above clearly located and identified.

The above information is to be clearly displayed in accordance with the Property Management Plan.

EMERGENCY CONTACT DETAILS:

FOR ALL EMERGENCIES DIAL 000

Property Manager:

Denmark Police: 9848 0500

Shire of Denmark: 9848 0300

Denmark Hospital: 9848 0600

EMERGENCY PROCEDURE:

In the event of a fire or emergency, evacuation information may be broadcast or available from the following sources:

ABC Radio: 630AM

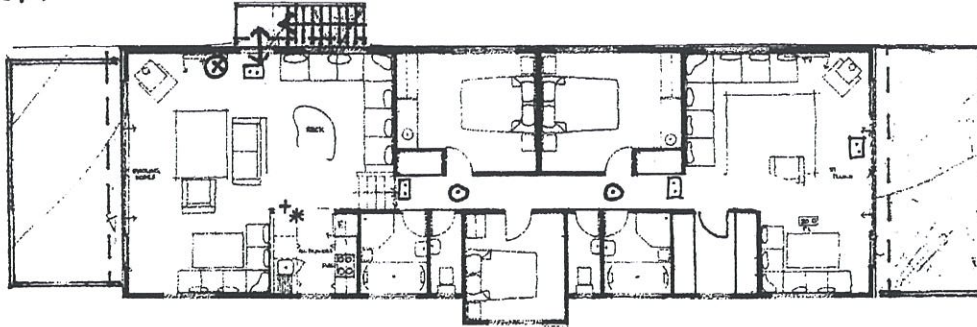
FESA: www.fesa.wa.gov.au/alerts
1300 657 209

Shire of Denmark: www.denmark.wa.gov.au

RECEIVED
16 SEP 2014
BY: _____

FLOOR PLANS OF PREMISE

**PROPERTY ADDRESS:
32 GILBERT AVE**



LEGEND

○ ● Hardwired smoke alarms

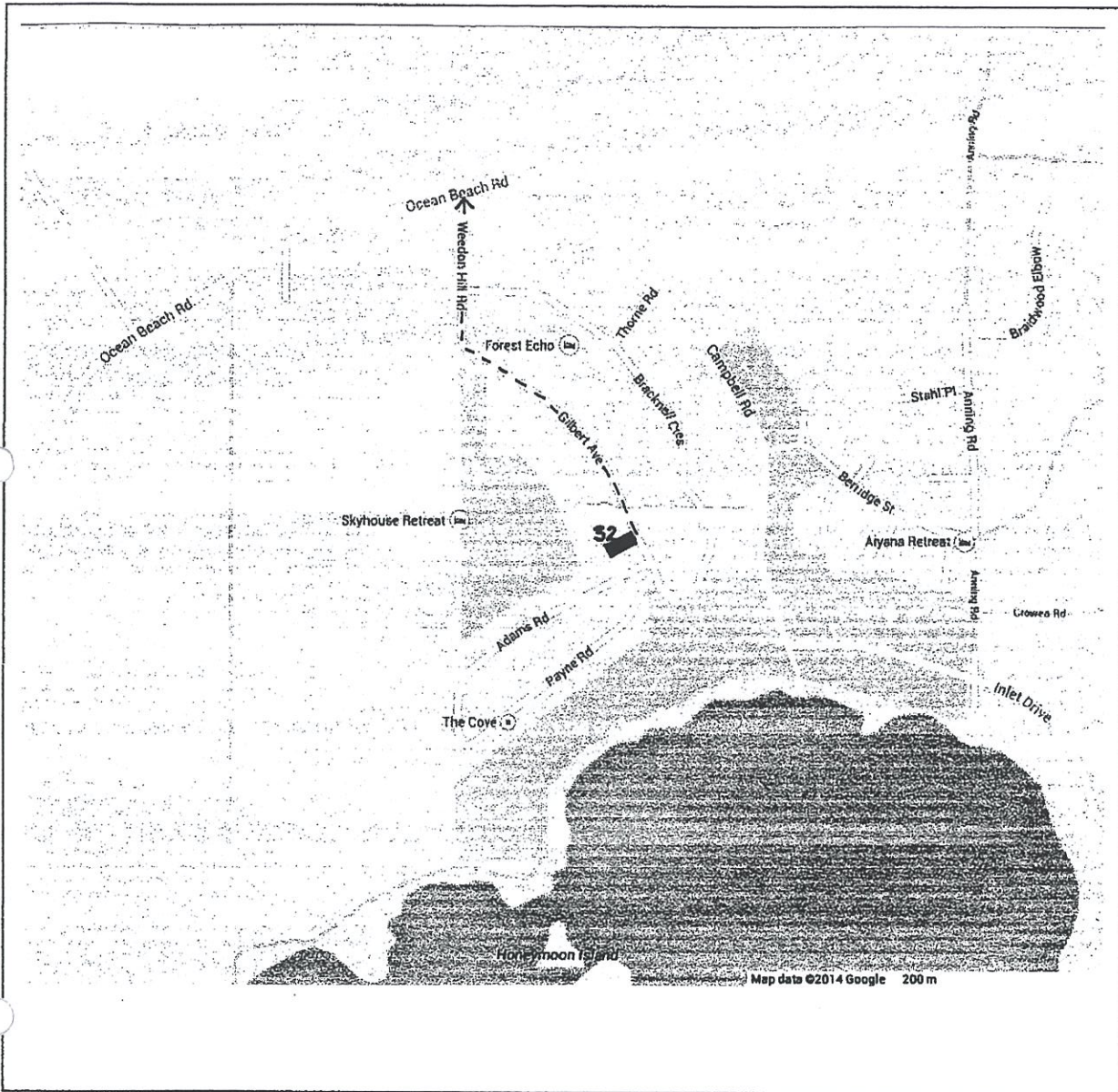
+ Fire blanket (in kitchen)

◻ ● Exit Lighting (if required)

* Fire Extinguishers

⊗ You are here.

FIRE EVACUATION ROUTE



PROPERTY ADDRESS:

LEGEND

Subject Property
32 GILBERT AVE

Roads to be used in the first instance for Emergency Evacuation
GILBERT AVE, OCEAN BEACH ROAD

P1.

2014/07 - Holiday Home Application

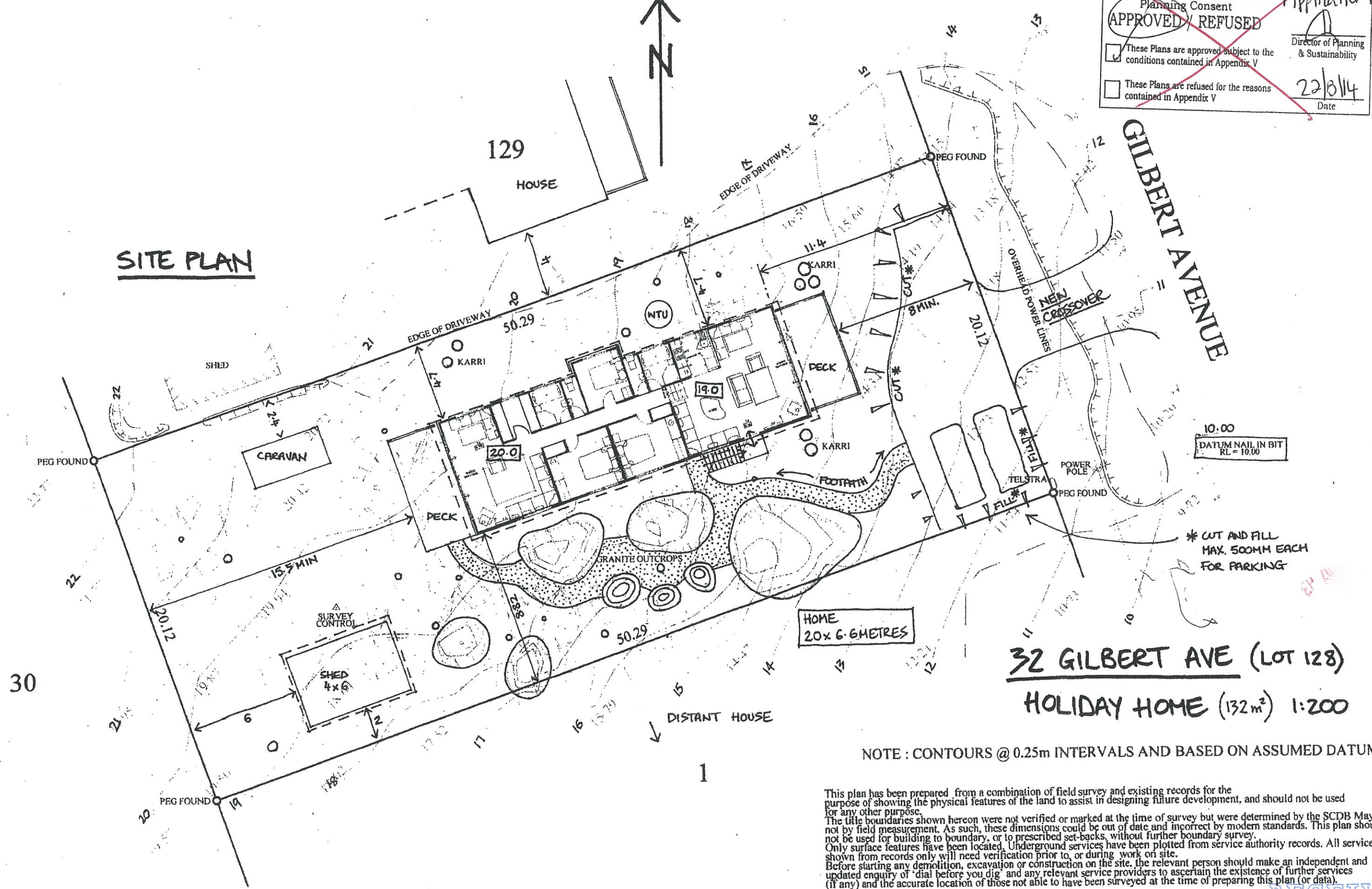
Shire of Denmark
 Planning Consent
 APPROVED / REFUSED

These Plans are approved subject to the conditions contained in Appendix V

These Plans are refused for the reasons contained in Appendix V

Director of Planning & Sustainability
 Date 22/01/14

SITE PLAN



10.00
 DATUM NAIL IN BIT
 RL = 10.00

* CUT AND FILL
 MAX. 500MM EACH
 FOR PARKING

32 GILBERT AVE (LOT 128)
HOLIDAY HOME (132m²) 1:200

NOTE : CONTOURS @ 0.25m INTERVALS AND BASED ON ASSUMED DATUM

This plan has been prepared from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.
 The title boundaries shown hereon were not verified or marked at the time of survey but were determined by the SCDB May 09, not by field measurement. As such, these dimensions could be out of date and incorrect by modern standards. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.
 Only surface features have been located. Underground services have been plotted from service authority records. All services shown from records only will need verification prior to, or during work on site.
 Before starting any demolition, excavation or construction on the site, the relevant person should make an independent and updated enquiry of 'dial before you dig' and any relevant service providers to ascertain the existence of further services (if any) and the accurate location of those not able to have been surveyed at the time of preparing this plan (or data).

RECEIVED
 16 SEP 2014

SCHEDULE OF SUBMISSIONS: PROPOSED HOLIDAY HOME (STANDARD) – No. 32 (LOT 128) GILBERT AVENUE, DENMARK (2014/180)

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
S1	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjoining landowner.</p>	<p>My wife [details omitted by officer] and I, are retirees in our 70's, and have been Denmark residents since 2005. We reside at [details omitted by officer].</p> <p>I would appreciate if Council would allow us to submit our objection to this particular application.</p> <ul style="list-style-type: none"> • We would like to <i>strenuously lodge our opposition, again</i>, in relation to the approval for the proposed Holiday Home at No. 32 Gilbert Avenue! • We would also like to thank the Shire of Denmark for setting out planning guidelines regarding Holiday Homes under Town Planning Scheme no – 19:4. – and wish to bring to your attention to Section 3 – directly related to – “Objectives” – clauses 1 and 2 – • <u>To ensure that the predominant residential nature and character of neighbourhoods are retained.</u> • To minimise negative impacts of Holiday Homes on the AMENITY of adjoining residents. • These clauses truly gets to the heart of all aspects regarding this application under consideration! • <u>During the past four years approval for No 28 Gilbert Avenue, on our Northern boundary and the home directly adjoining our Western boundary – (entry from No. 4 Adams Road) – were subsequently approved as Holiday Home Rentals! Whilst Lot No 30 Gilbert Avenue, which co – adjoins our rear boundary, is also a Holiday home.</u> • <i>Since these approvals were granted, we have been subjected to the following events: -</i> <i>Cars wheelspinning – loud parties – till all hours in the morning – up to 20 people – thumping music – swearing – abusive and offensive behaviour – excessive drinking – conflicts – bags of overflowing rubbish just simply dumped – a call for Police assistance, all to no avail!!!</i> • <u>The over representation of Holiday Home Rentals</u> have become exploitative and detrimental to our neighbourhood and we cannot stress strongly enough the negative impact these present to all the permanent residents on Weedon Hill! 	<ul style="list-style-type: none"> • That the holiday home will negatively affect the neighbourhood amenity is speculative and not grounds for refusal. However should there be a situation whereby noise emanating from the property/incidences of antisocial behaviour is of concern to surrounding neighbours, the details of the Property Manager are provided to the surrounding neighbours such that in the first instance the Property Manager can be contacted to address such issues. There is also the ability to contact the local Police depending on the seriousness/severity of the issue. • In circumstances where valid complaints regarding a holiday home are received, the Shire has the right to not renew the approvals to operate. • It is noted that the Shire has no records of complaints in regards to the issues raised by the submitter. • In terms of being bound by holiday homes on all boundaries, refer back to point 1 and 2 above. Should valid complaints be received during operation, the Shire has the right to not renew the approval for the holiday home. It is further noted that the potential negative aspects associated with holiday homes could occur at any residence, whether lived in by permanent residents or holiday makers.

		<ul style="list-style-type: none"> • And, let's not go down the path of <u>Property Managers</u> controlling the anti – social behaviour of tenants, as this is an issue that belongs in the theory world only! • <i>Let's be crystal clear regarding this particular application!</i> <p><i>The obvious reasons for constructing this residence are for the occasional holidays of the owner, with it being – <u>primarily for Commercial Holiday Rental purposes during the remainder of the year!</u></i></p> <ul style="list-style-type: none"> • Let's please also consider the fact that most residential blocks on Weedon Hill are <u>long and narrow, which means, most homes are constructed only a few meters from adjoining boundaries, not like areas such as the Highlands, where larger blocks mean the homes are situated much further apart and are subsequently not subject to the same noise and privacy factors as are the residents on Weedon Hill!</u> • [Details omitted by officer] and I are deeply concerned at the prospect of <u>being surrounded on all boundaries by 3 Holiday Home Rentals and the prejudicial affect this will present to our lifestyle, privacy and AMENITY!</u> • <i>We simply request that you do not dismiss our objection on the grounds that the issues are either "<u>Perceived</u>" or "<u>Subjective</u>", as all the factors stated are <u>on going for all the local residents on Weedon Hill!</u></i> • <i>Therefore we sincerely trust that common sense and due consideration will prevail in the decision making process!</i> 	
S2	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner.</p>	<p><u>Covering Email</u> I fail to see how a management plan can change the irrefutable fact that our 1-kilometre stretch of local area is suffering already (and has been for some time) from seriously diminished residential and neighbourhood amenity caused by unchecked commercial holiday home development. It is easy, if time-consuming, to research the numbers! These important aspects of the viability of this (or any) local residential area can not be allowed to deteriorate further by granting permission for further commercial holiday accommodation development.</p> <p><u>Submission</u> Thank you for the opportunity to comment on the proposal that 32 (Lot 128) Gilbert Avenue be zoned commercialised holiday home accommodation. We</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to the number of holiday homes in Weedon Hill. • In terms of potential negative impacts on the neighbourhood and management of such issues refer comments associated with the submission above. • Should maintenance/management issues arise such as an over sensitive sensor light, the contact details of the local property manager will be provided to nearby landowners so that such issues

		<p>are aware of the precedent that has been set in the town for such accommodation and appreciate the invitation to respond to the proposal. We write to lodge our objection to the proposal on several grounds and to put a case for ignoring the precedent on Weedon Hill on this present and future occasions.</p> <p>We feel that the proposal for the above property to be a commercial holiday home (standard) is neither compatible with nor complimentary to the existing residential living environment and amenity of the local area. Already, as acknowledged in your Policy 19.4, we have had increased commercialisation of people's holiday homes which has led to unwelcome changes in the character and amenity of parts of our Weedon Hill neighbourhood, where we have lived as permanent residents for well over thirty years. However, precedence can not be considered 'carte blanche' for continuing the practice when the continued existence of the predominant long-established amenity for permanent residents is threatened by unchecked unwelcome changes for commercial gain of absentee owners.</p> <p>It is obvious that the unwelcome changes relate almost exclusively to the behaviour of tenants, very many of whom have and make absolutely no connection to the ambience of the neighbourhood and are there on their own holiday pleasure with little consideration or appreciation for the residential amenity they occupy temporarily, or the rights to that amenity of the actual long-term resident of neighbours. With respect to this we have already experienced:</p> <ul style="list-style-type: none">• The irritation of a house being built close to the rear adjoining boundary with the result that we heard all too clearly the sounds of occupancy. We were quite grateful when we discovered that it was a second holiday residence belonging to a Perth family who would hence not be in permanent residence for the foreseeable future. However, a year later the owners applied for its Class 1 residential status to be changed to holiday accommodation. We were very grateful when this application did not succeed.• The problem with visitors straying into our property. We had to deal (not unpleasantly) with children and teenagers doing so. With no fences, and the topography of the area difficult to fence as well as little desire or real need to do so being a tacit agreement between neighbours in residence and part of the neighbourliness of our area, we felt threatened by the	<p>can be addressed.</p> <ul style="list-style-type: none">• The perceived negative impact of holiday homes on local character and amenity is subjective. As raised in the submission, much of this comes down to the behaviour of holiday makers, which can be addressed on an individual basis, in the first instance by the local property manager, with the potential for the Shire to revoke or not renew planning approval for the holiday home if issues are consistently not addressed.• It is not envisioned that traffic would increase beyond what is reasonable for a suburban street, noting that no more than 6 persons can be accommodated at any one time.• It is noted that the proposed development has a suitable area for parking, which is located at the front of the dwelling with clear access from the road, which should prevent issues associated with holiday makers accessing the wrong property and navigating difficult accessways.• It is noted that the Shire has no records of complaints in regards to the issues raised by the submitter.
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		<p>potential for litigation in the case of injury, as well as damage to our garden which was a tempting adventure playground. We resented the loss of our amenity and privacy and a need to outline our boundaries with perfectly ordinary people who, on holiday, appeared to have no understanding that our yard could not be part of their stay.</p> <ul style="list-style-type: none">• The need to deal with many weeks of absentee owner over a sensor-light that appeared to be sensitive to mere air movement for 24 hours a day. (When visitors were there, we asked them on more than one occasion to turn off the switch so that we were not disturbed by its searchlight qualities at night; and we remarked to them that the light was frequently on during the day as well). Frustrating continued failure to fix the problem resulted in our removing the light bulb and informing the owners.• Visitors arriving there very late at night to begin their holiday. We did not appreciate the disturbance by their raised and (understandably) excited voices that often continued for some time with late-night suppers.• The problem of a succession of vehicle drivers learning to negotiate a very difficult driveway with the accompanying loud shouts of instructions and vehicle tyres skidding and squealing on sand and rock.• Drivers of visitor-vehicles (if state or non-DE plates are any indication) 'hooning' up and down Gilbert Avenue hill at all hours. Other streets are obviously not spared this experience, of course.• Acquaintances on the hill concerned that there has been on more than one occasion confusion over which house visitors are coming to and being disturbed late at night by people expecting that they have arrived at their holiday accommodation when they are greeted at the door by someone whom they have woken up.• Suffering the insult of a fishing boat parked near our boundary for days containing an unknowable quantity of fish in a steadily advancing state of putrefaction. We could do nothing else but keep windows closed when our polite request for the fish to be removed and properly dealt with, and the boat or the vessels that had contained the fish cleaned, was seen as a cause for amusement by the family, which included children, one of whom was a very small girl. We were told to mind our own business, and, of course, it was our business. Where to go for help with these unpleasant holiday-makers, who displayed little cognisance of our society's values, was something not know to anyone. <p>It is obvious that it is not possible to control the behaviour of tenants who</p>	
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destroy the amenity of the residents of Weedon Hill, whether in adjoining properties or not. To whom do aggrieved residents appeal at midnight or at midday? Are they to be supplied with a telephone number to call? And can there be an immediate response and appropriate consequence applied that fits the crime? By whom? With what authority? A Code of Conduct presupposes emotional intelligence and empathy, not just money to pay the rent, and, no matter how good, cannot be legally enforced or transgressions with to the satisfaction of long-term resident neighbours when tenant behaviour does not resemble in the least the character of the neighbourhood created by its long-term residents; and probably does not resemble their normal behaviour in their own environments.

Our town is more than a tourist destination or a holiday-home park: it has more than 5000 permanent residents – whose presence in it, varied contributions to its amenity, and care for the character of their residential neighbourhoods – make our town what it is. Arbitrarily declaring certain areas holiday home zones, presumably because of their environs and/or outlook, promotes rank commercialisation which, if allowed to continue to increase, will ever negatively impact on residents – not only those adjoining – and the character of the neighbourhood. A residential area cannot be permitted to become a de facto holiday park or its residents required to be accommodating to the holiday-maker disturbance we have experienced in yet more commercialised home accommodation.

With respect to the proposal for 32 Gilbert Avenue, we note that if the commercial aspect of holiday home classification for the single dwelling to be built there goes ahead, then 30 Gilbert Avenue, which has been occupied by its owners for something like 10 years, will have commercial holiday homes on three of its four boundaries (the road being its fourth). This cannot be seen as fair or acceptable to anyone where the impact of three adjoining holiday homes on three sides of the home of a permanent resident in a residential area can be considered not only negative in its impact, but also arguably discriminatory. For our part, we have heard unpleasant raucous noise from holiday makers on the deck of 28 Gilbert Avenue at a very late hour, and do not want to experience any more, closer still at 32.

We do not want to be seen unnecessarily obstructive, but...

We do not want to experience the impact of more people coming and going in

		<p>a house in our neighbourhood who have no connection with or interest in the existing ambience of it.</p> <p>We do not want to have the threat of our property not continuing to have the neighbourly respect and mutual 'neighbourhood watch' environment we have established over many years with residents both in our street and others.</p> <p>We do not think that properties in a residential area that we have been associated with for 36 years should be able to continue to be changed to holiday status on the whim of more absentee owners who would be welcome to join this neighbourhood by building a residence for their own holiday enjoyment and that they might occupy permanently at some future time.</p> <p>No one here has bought a block and built in this area with advice from Council of the threat of anxiety, turmoil and disadvantage over a future change to commercial use of a dwelling on a nearby residential quarter-acre block during holiday seasons.</p> <p>We do not want to have our existing residential living environment increasingly adversely affected by transients who have already and will likely continue, whilst 'in holiday mode', to disturb our sleep; show no respect or appreciation for our space, privacy, property and local area and its amenity; behave offensively; make unacceptable noise via 'partying' and 'road-rage driving'; create road hazard with parking; and generally treat our neighbourhood like a holiday park.</p> <p>On a positive note, we are aware of one holiday home on Weedon Hill which has its owners as neighbours, said owners able to state that they have experienced no problems. We are happy to state that a B&B on Weedon Hill works very well and we live happily next door to it. In both these cases, obviously, because the owners are actually in residence, their visitors appear to have an attitude that reflects the respect for the neighbourhood demonstrated by their hosts. Their 'car behaviour' seems normal as well. These management styles work for everyone, and their properties are always in a cared-for state.</p> <p>Some years ago, we appreciated Councils stated concern for the probable need for the provision of, control of the minimising of the impact of small-scale tourist accommodation and we feel that the limit has been reached in our</p>	
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		<p>immediate local area. Small-scale does not mean that everyone wishing to join the fad of building a second residence for commercial purposes in a desirable place in the country can expect to be permitted to do so. A residential area is simply that, and there has to come a time when numbers of second residences in our local have to be able to be prevented from being commercialised, and built for the owners use only, rather than for income and tax-break creation.</p> <p>That time has come for the residents of Weedon Hill. Other permanent residents, not just adjoining landowners, living on Gilbert Avenue, Bracknell Crescent and Thorne, Payne and Adams Roads should be given the opportunity to be part of this consultation process about retaining the predominant residential neighbourly amenity of Weedon Hill that is important to its permanent residents and is threatened by increasing commercialising of second residences of absentee owners being permitted.</p>	
S3	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner.</p>	<p>We are owners of [details omitted by officer].</p> <p>Thank you for your letter regarding the owner of the above property submitting a second application to council to use the home as a Holiday Home. We have read the results of the Council meeting held on August 19th 2014 and were pleased to read the reason for change for the refusal of the first submission.</p> <p>We were also pleased to read the Council Resolution 050814, especially Item 8.1.1./2 “a general review of Town Planning Policy No. 19.4. – Home Holidays including consideration of possible removal of Weedon Hill from preferred area 1”.</p> <p>We would like to submit our objection to this proposal for a Holiday home (commercial business) on Lot 128/32 Gilbert Avenue, Denmark, on the grounds that Weedon Hill has reached saturation point in the number of Holiday Homes (commercial businesses) in relation to permanent residents in a residential area.</p> <p>We both hope that Council will consider Permanent Residents in this matter and maintain the status quo (ie their decision made on August 19th) and if required to do so to defend their decision at the State Administrative Tribunal Directions Hearing on December 10th 2014.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to the number of holiday homes in Weedon Hill.
S4	<p>Details omitted as per Council Policy.</p>	<p>As owners and occupants of [address deleted] Weedon Hill, we strongly oppose the planned construction of a holiday home at Number 32, Lot 128 Gilbert Avenue Weedon Hill. While this may seem selfish and inconsiderate on</p>	<ul style="list-style-type: none"> • That the holiday home will negatively affect the neighbourhood amenity is speculative and not grounds for refusal.

	<p>Submitter is a nearby landowner.</p>	<p>our behalf, we feel it is no more inconsiderate that the plans of the applicant. Purchasing a block and immediately building a holiday home on it, the applicant will not be adding to, nor enhancing the community. Instead their aim is obviously only financial gain with no consideration to their neighbours.</p> <p>In the fifteen years that we have lived and raised a family at [address deleted], we have continually been dismayed by the antisocial behaviour shown by visitors occupying holiday properties on Weedon Hill. The peace and tranquillity of this wonderful area is so often destroyed by drunken, rowdy and abusive holidaymakers. We, along with our children have witnessed this behaviour firsthand.</p> <p>A recent count of properties on Gilbert Avenue revealed that only nine are occupied permanently. A further count of Payne and Adams Roads on Weedon Hill revealed that sixteen properties are rental accommodation. While we and our neighbours take pride in our properties and maintain good housekeeping principal the same cannot be said for holiday accommodation on Weedon Hill. Hardly surprising considering their aim is to make as much money from holiday makers with the lease outlay.</p> <p>In an area which is widely joked about being 'the biggest fire risk on the South Coast' it would be ludicrous that the Shire would even consider more holiday properties.</p> <p>Our thoughts are with the owners of Number 30 Gilbert Avenue Weedon Hill. Should this proposed construction proceed, it would result in them having holiday properties on both sides of the residence as well as a holiday home on their rear boundary.</p> <p>We only hope that common sense will prevail and a decision by the Shire will clearly state that enough is enough.</p>	<ul style="list-style-type: none">• Should there be a situation whereby noise emanating from the property/incidences of antisocial behaviour is of concern to surrounding neighbours; the details of the Property Manager are provided to the surrounding neighbours such that in the first instance the Property Manager can be contacted to address such issues. There is also the ability to contact the local Police depending on the seriousness/severity of the issue.• In circumstances where valid complaints regarding a holiday home are received, the Shire has the right to not renew the approvals to operate.• In terms of property maintenance, it is considered that competition from other holiday homes and other commercial incentives encourages holiday home owners to maintain their properties to a high standard to appeal to holiday makers and contribute to the community aesthetics. The subject dwelling is proposed to be a high quality, architectural design, with care given to the retention of the natural features of the site.
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Michael and Eva Willicombe
3A Chudleigh Street
Fremantle 6160
Western Australia
Tel: 9336 7974
Mob: 04382 77668
Surf1@hotmail.com

11th November 2014

**Ref: 32 Gilbert Avenue, Denmark;
Holiday Home - standard.**

Dear Sir,

With reference to the objections received today to our application we will resubmit our previous submission (edited to save paper) regarding objections generally and our specific design, as part two of this submission, because the objections are primarily the same as previously. In Part One we will however make some new comments about misconceptions that continue and the position we are in trying to comply with Council requirements.

Part One

1. No.30 Gilbert Avenue currently has only ONE neighbouring property that is a holiday home. The holiday home “to the rear/west” is actually separated by another property in between; but you can see it.
2. In September Council approved a “LARGE” holiday home (not the smaller “standard” size) in Lights Road on EXACTLY the same size and dimensions lot as ours (“narrow”?). This is where there are FIVE adjoining properties. We have only three adjoining properties and we of course are applying for the smaller “standard” size holiday home. We feel here that we need to repeat the far superior design mitigation of our home in relation to neighbours amenity for comparison; NONE OF SUCH DESIGN MITIGATION EXISTS in the Lights Road approval:
 - a. The parking for the house is located at the front, away from [] neighbour’s house, their driveway, and entrance etc, to avoid light and noise disturbance, AWAY FROM ALL NEIGHBOURS IN FACT IN THIS REGARD.
 - b. The entrance, by footpath, to the house is away from [] neighbour’s house [], AWAY FROM ALL NEIGHBOURS IN FACT IN THIS REGARD.
 - c. Outdoor areas for the house have been designed away from [] neighbour’s house, at the front and rear, AWAY FROM ALL NEIGHBOURS HOUSES IN FACT IN THIS REGARD.
 - d. The windows in our house will all be toughened glass, which is a modern fire protection measure that has the added benefit of reducing noise transfer, by up to plus 50% (6mm toughened).

Note: CAPITALS are added text to emphasise the comparison of our application and the inferior design in the Lights Road approval granted by Council. [] omissions are Gilbert Street specifics. Apologies to owners of Lights Road holiday home, comparisons are purely to make a point.

2. Objections have got to the point of cataloguing smelly fish stories... Do no locals fish?! While it pains us to go there we feel we have to point out that our holiday home will be a high end home with expensive Norwegian wood burning stoves (with 75% not 50% efficiency...), heat pump driven spa (2 person indoor, not a party tub!...), expensive heat pump hot water system, expensive electric induction cooking in gourmet kitchen, reverse cycle heating and cooling throughout, state of the art water treatment (not smelly/water table contaminating septic like others) etc etc. There is NO WAY ON THIS PLANET that we will be letting to anyone not well vetted who might damage our home.
Apologies to fishing men, and women.

Note: On this issue of complaints we ask that the complaints concerning No.30 Gilbert Ave and the closest (but its not adjacent) holiday home in Adams Road (unsure of address) be tabled covering the last year for Committee? – details of complainants can be withheld for privacy; a broad summary list will be sufficient.

3. We are making every attempt to follow the requirements of Council's Scheme and policy on residential amenity on our block in Gilbert Avenue. We are not clear felling our block like others. We have spent many thousands of dollars on the best tree surgeon in Denmark to save and conserve our fabulous karri trees, and design in between them (on our "narrow" lot ☺). We are not relying on neighbours for our (residential) amenity of a Karri tree woodland setting... We are not quarrying like Council has recently approved in Payne's road for our house, to create some long concrete driveway cutting down trees... we are not disturbing one single lovely granite boulder... In short we are protecting the very residential amenities that make Wheedon Hill different to Mount Lawley/Perth; and much better than most.
4. On the issue of the specific holiday home we are building we are again doing the best to follow Council's scheme and policy, in the selection of the block (limited number of neighbours) and in the specific tailored design mitigation measures to avoid any possible adverse impact on ANY neighbour. This is above and beyond anything any other holiday home in Denmark has undertaken to date; in the absence of any design guidelines for holiday homes still it has to be said.
5. We are happy to fence to keep those pesky children "in" our property... and this can be added as a condition if Council so wishes ☺.

We remain without animosity to anyone and just hope for a speedy resolution of our application.
Thanks in advance to Councillors for their consideration.

Regards

Michael And Eva Willicombe

Part Two – Comments previously submitted (edited to save paper) to Council in response to objections

The 6.3 high wall mentioned [] is in fact only 4 metres in height where adjacent to the northern neighbours house at No.30. The northern neighbours house is in fact TALLER than ours, at approximately 5 metres in height, and with higher floor levels [approx. 1.2 metres higher]. This has been a misconception in the past, hopefully now clarified. The fact is there will be no loss of light to windows in No.32 and in reality light levels will improve due to the skyline being opened up by the removal of high canopy trees where our house is being built [Planning Approval for house already granted]. Remember these neighbours windows are SOUTH facing.

The northern neighbours at No.30[], have raised concerns about the use of the house for holiday home accommodation. In response to this aspect of the design we would say that we have made every effort to avoid any possible negative impact with the specific design of the house, as follows:

- a. The parking for the house is located at the front, away from this neighbour's house and driveway, and entrance etc, to avoid light and noise disturbance.
- b. The entrance (by footpath) to the house is away from this neighbour's house, on the opposite (southern) side; away from all neighbours' houses in fact.
- c. Outdoor areas for the house have been designed away from this neighbour's house, at the front and rear.
- d. The windows in our house will all be toughened glass, which is a modern fire protection measure that has the added benefit of reducing noise transfer, by up to plus 50% (6mm toughened). This is so neither neighbour will be disturbed by screaming children! etc.

In all these respects our house design is far better considered than most holiday homes in Denmark.

Complaints about driveways and the coming and going of cars and fishing boats are valid, to a degree, but we would [] state our design is superior to avoid such conflicts with vehicles and their coming and going.

Fire risk is mentioned as a concern here. As a new home our house will be built to modern standards and as such be at a MUCH reduced risk than 95% of the (older) houses in the area. It will also be a much reduced risk TO neighbours in this same regard (particularly compared to the vacant block before, untouched for at least 10 years). We will be retaining most of the mature karri trees on our block and simply clearing the understorey and maintaining the block as low fire fuel level – the most effective fire risk control; one that the Council should be doing more about... [Note the reserve on the hill...].


General objections (bundled) to holiday homes:

There is clearly a group in the Denmark area who object to the notion of any holiday homes as a matter of course but we are confident the Council is right in its general support for holiday homes, in the appropriate designated areas [as written in its Town Planning Scheme]. This has been a position of Council, and written in the Scheme for many years now; it is certainly nothing new. Holiday homes are an essential part of the local economy and without them many service businesses that all residents enjoy (whether temporary or permanent residents) would not survive.

ATTACHMENT 8.1.2d

Map of Nearby Registered Holiday Homes



 Registered Holiday Homes