

Application for Holiday Rental

Property Address: 18 Heather Road, Ocean Beach W.A.

Owners: Peter and Candy Clement

We would like to apply for Holiday Rental for our home situated at the above address. We have owned the property since 1993 and have previously rented it as a holiday rental.

We have had permanent tenants renting since 2005, and this ended in June 2013.

We have refurbished the property by:

- Freshly painted throughout.
- Newly carpeted.
- Refurbished kitchen.
- All new appliances and white goods.
- New beds and furniture.
- New window treatments.
- Garden improved with wood chip mulch and pea gravel.
- Colorbond cladding to two external walls.
- Extended the veranda around the northern end of the house.

Candy will be the primary manager of the property and Peter will be the secondary manager. We would like to be very involved in providing a memorable and comfortable holiday to the prospective tenants, and maintain the property to a high standard.

We are very fortunate to have beautiful views to Ocean Beach and the Inlet. We are also well positioned for access to the Bibullmin Trail on Mt Hallowell which is only metres from the house.

We are excited to potentially promote all that Denmark has to offer to our future tenants and feel that we are well informed as Denmark has been our permanent home for the past twelve years.

Yours faithfully



Peter and Candy Clement

RECEIVED
10 MAR 2014

HOLIDAY HOME
CODE OF CONDUCT

PROPERTY ADDRESS: 18 HEATHER ROAD, OCEAN BEACH, WA 6333

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.

RECEIVED
10 MAR 2014
OFFICE COPY

HOLIDAY HOME
PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 18 HEATHER RD, OCEAN BEACH W.A. 6333

PROPERTY MANAGER DETAILS:

Name: CANDACE JUDITH CLEMENT

Address: 26 BULLICH RD, DENMARK W.A. 6333

Telephone Number: 98409423

Email: clementcandace@yahoo.com.au

Details of where bookings are made:

Internet (please specify): Stayz

Denmark Visitor Centre:

Property Manager: CANDACE CLEMENT

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.

RECEIVED
10 MAR 2014

DATE:

HOLIDAY HOME
FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 18 HEATHER RO, OCEAN BEACH (DENMARK) WA 6333

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: 98409423 Mobile 0488409423
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
10 MAR 2014

PROPERTY ADDRESS:

18 HEATHER RD
DENMARK
WA 6333

FLOOR PLANS OF PREMISE

UPPER FLOOR PLANS (Insert)

LOWER FLOOR PLANS (Insert)

LEGEND

Garden Hose/Taps ●

Hardwired smoke alarms ●

Fire blanket (in kitchen) —

Exit Lighting (if required) ●

Fire Extinguishers ●

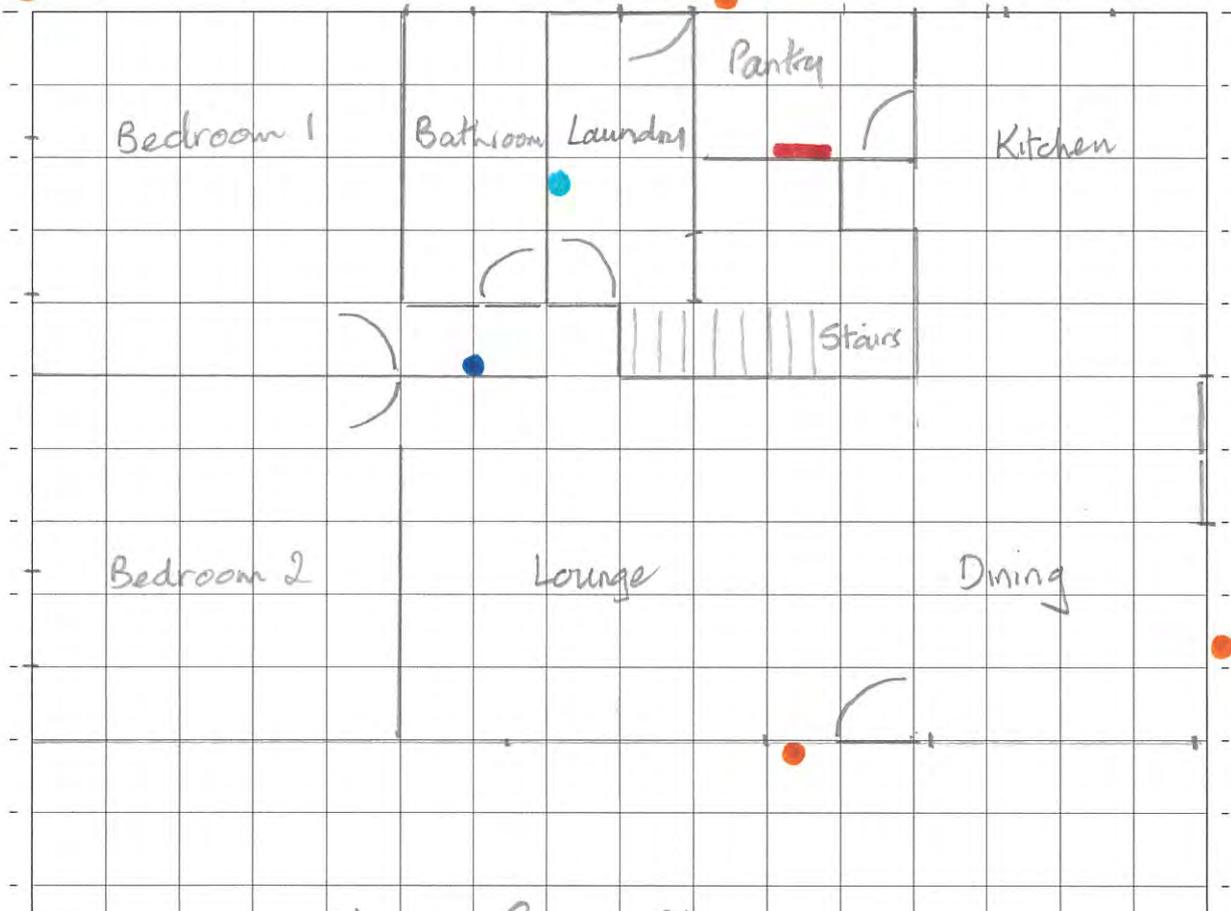
You are here.

RECEIVED
10 MAR 2014

on Veranda post.

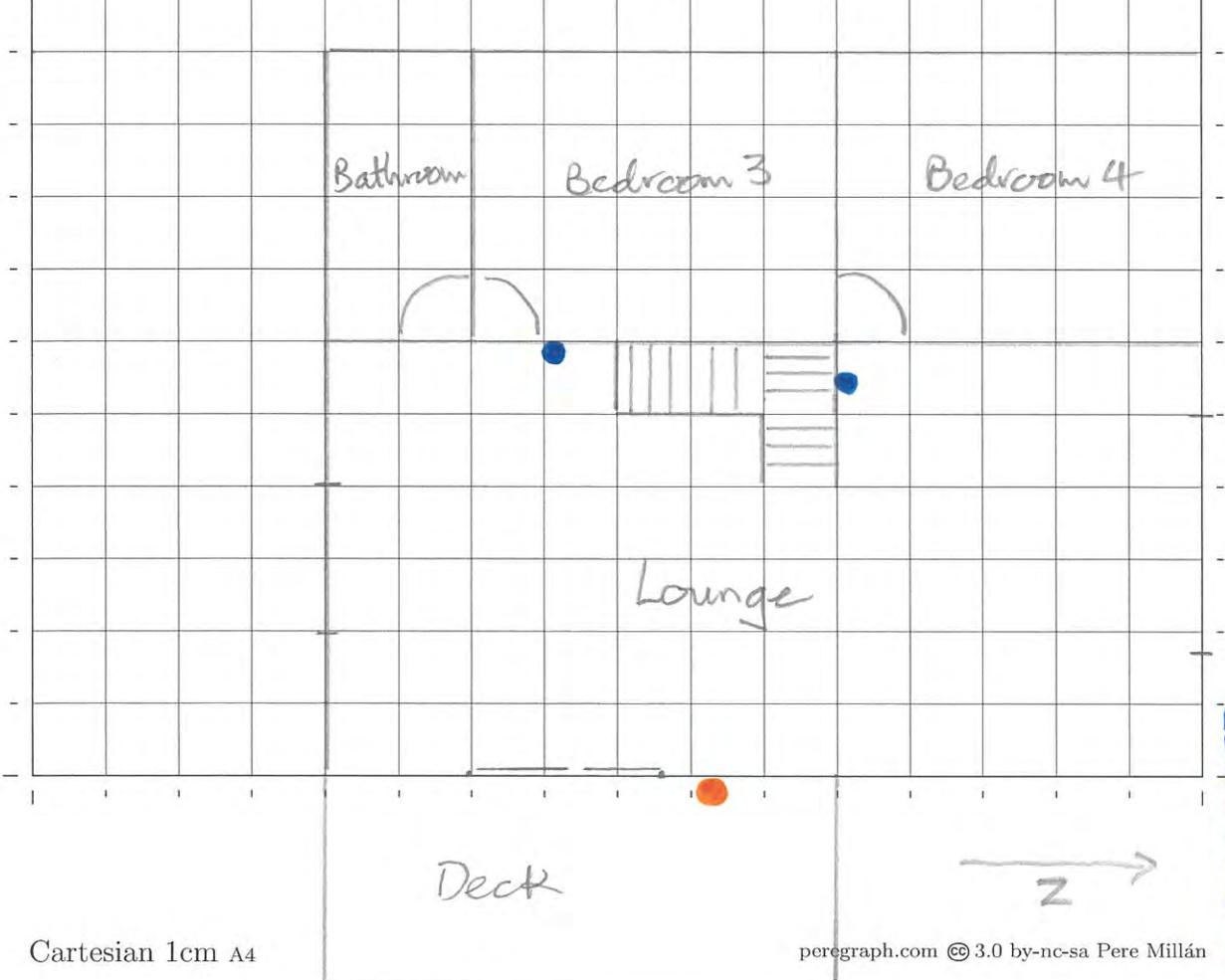
Fresh Rainwater tank

Lower floor plan



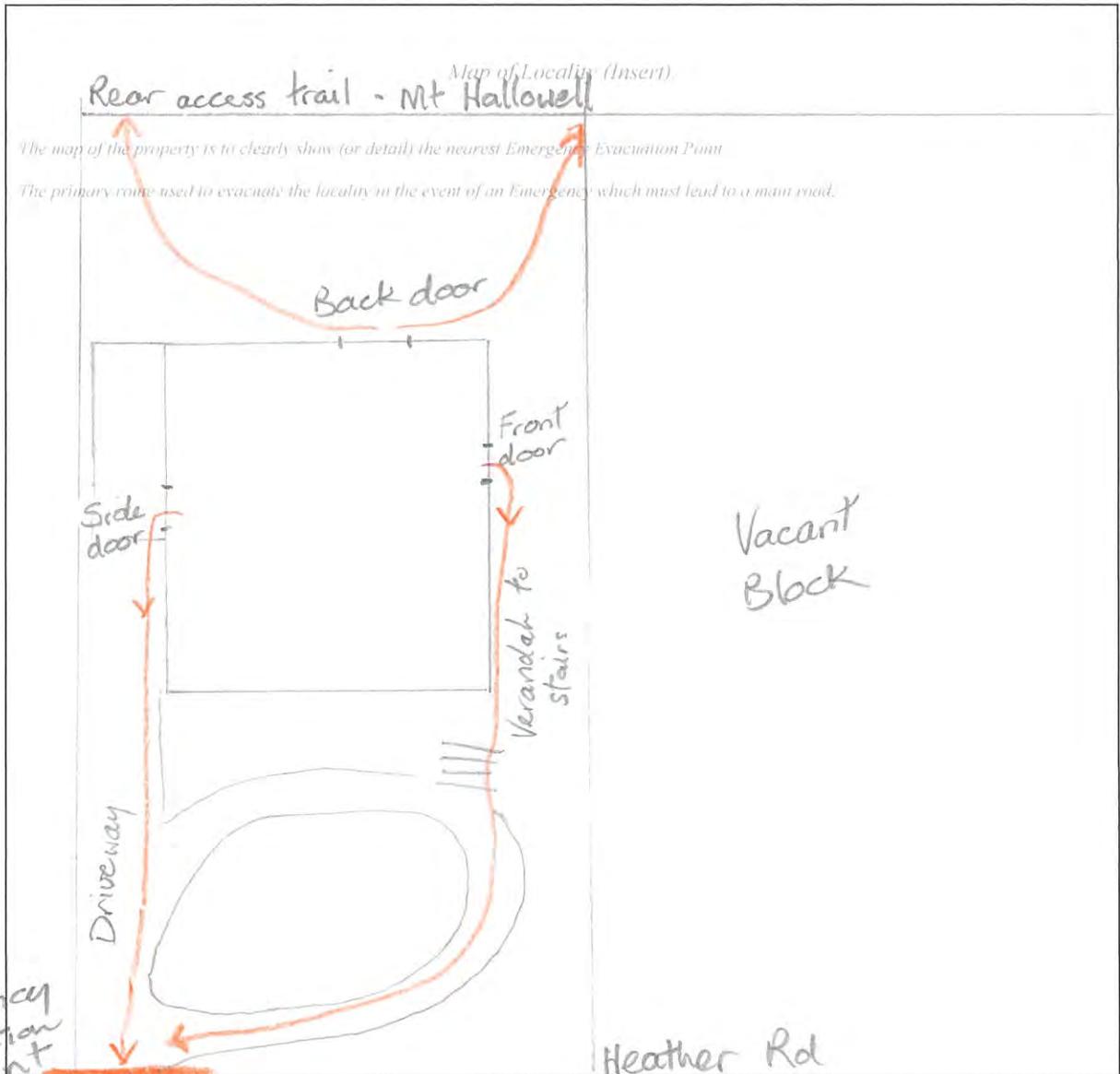
on Veranda post.

Upper floor Plan



RECEIVED
10 MAR 2014

FIRE EVACUATION ROUTE



PROPERTY ADDRESS: 18 HEATHER RD

LEGEND



Subject Property

Roads to be used in the first instance for Emergency Evacuation

Heather Rd

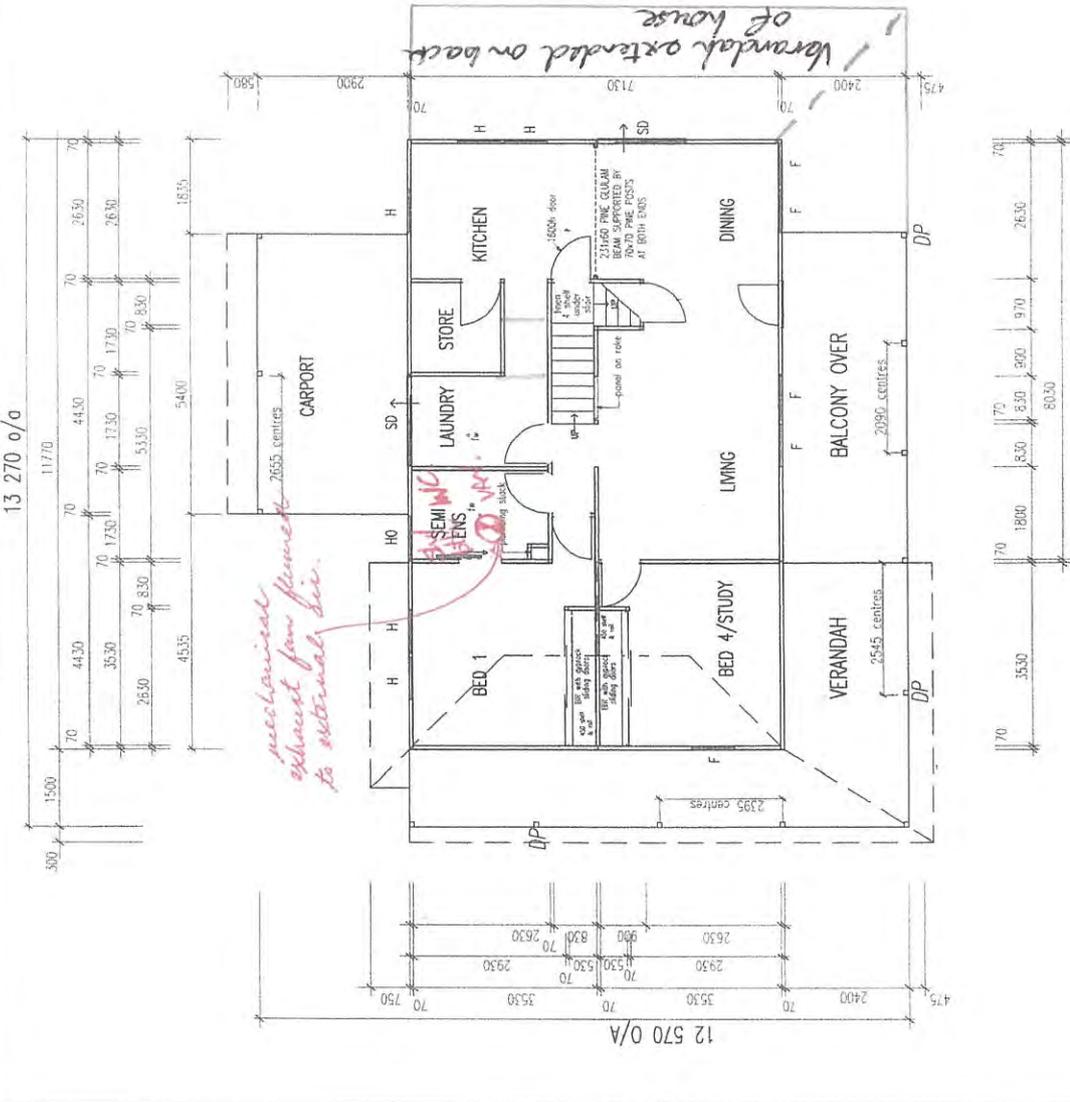
RECEIVED
10 MAR 2014

RECEIVED
10 MAR 2014

FLOOR PLAN

SCALE 1:100

GROUND FLOOR

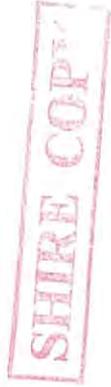


13 270 o/a

12 570 o/a

8170 o/a

9 670 o/a



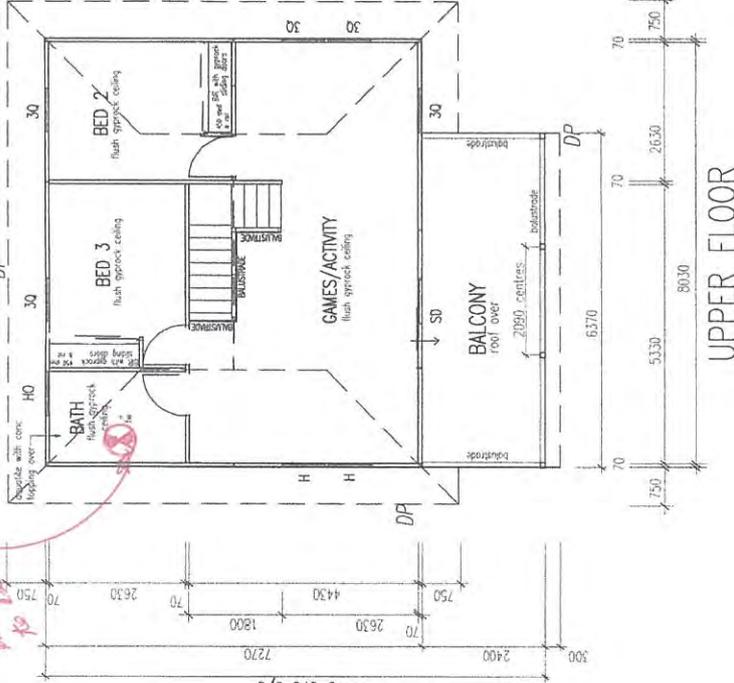
WINDOW SCHEDULE	
F	Full height
3/4	3/4 height
H	Half height
G	1/4 height
SD	Sliding door
G	Obscure glass
PV	Permanent Ven
SPV	Permanent Ven

DOOR SCHEDULE	
20	External doors
23	Internal doors

Where W.C. doors open lift off hinges to be or fit off hinges to be or

ALL RATED TO PA.1800

UPPER FLOOR



proposed residence for:
MR & MRS CLEMENT
to be constructed on:
LOT 89 HEATHER ROAD, DENMARK

SCALE AS SHOWN.
DATE DRAWN: 01/09/1993
JOB NUMBER: 2766
DRAWN BY: TRACEY OAKES
CHECKED BY:

PAGE No

HOUSE TYPE: BLACKWOOD KIT

No. IN SET

AMENDMENT

DATE

COPYRIGHT 2766P

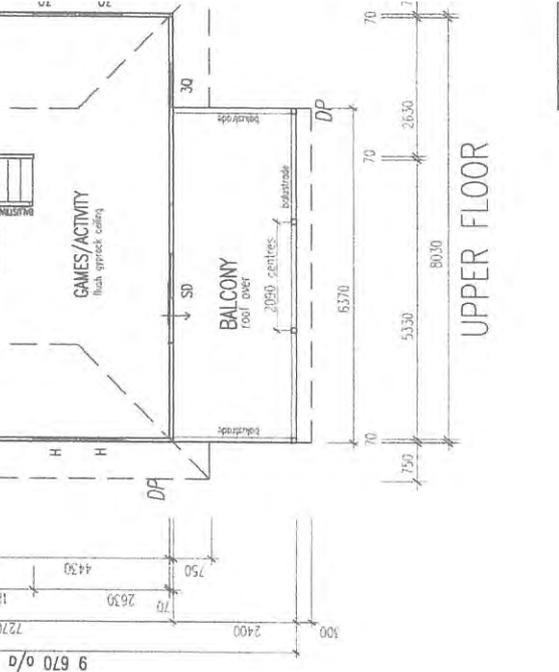
CAUTION - DO NOT SCALE F AS DISTORTION CAN OCCUR IN

8170 O/A

9 670 o/a

13 270 o/a

12 570 O/A



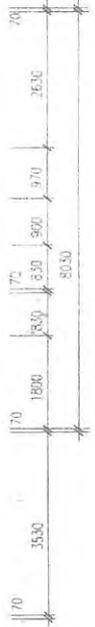
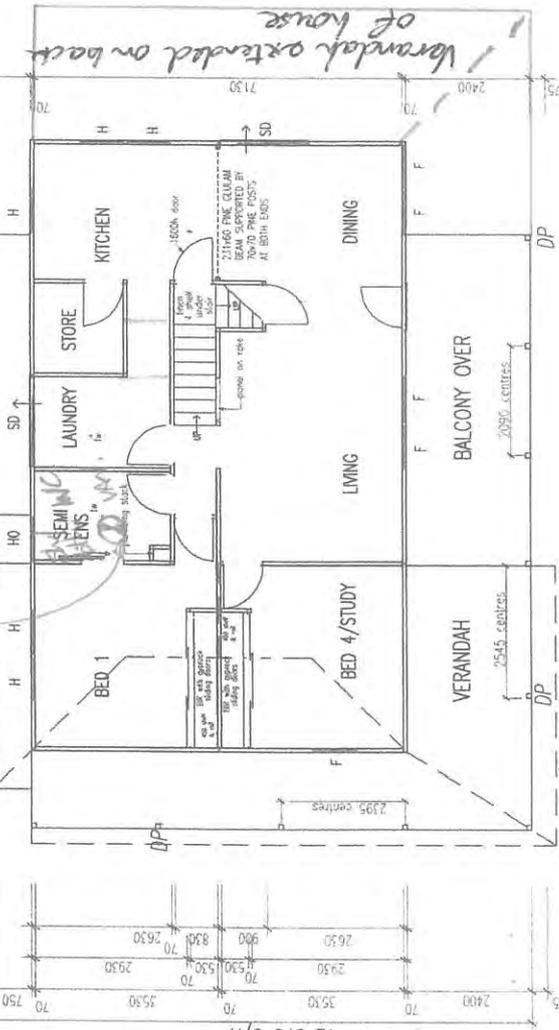
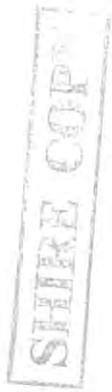
WINDOW SCHEDULE

F	Full height
Sy	3/4 height
H	Half height
G	1/4 height
SD	Sliding door
G	Obscure
PV	Permaner
SPV	Permaner

DOOR SCHEDULE

External doors	
Internal doors	
Where w.c. doors	
lift off hinges to	

ALL RATED TO F1



FLOOR PLAN
SCALE 1:100

DATE	AMENDMENT	HOUSE TYPE: BLACKWOOD KIT	PAGE No	SCALE AS SHOWN.	proposed residence for:
			No. IN SET	DATE DRAWN: 01/09/1993	MR & MRS CLEMENT
				JOB NUMBER: 2766	to be constructed on:
				DRAWN BY: TRACEY DAKES	LOT 89 HEATHER ROAD, DENMARK
				CHECKED BY:	
					COPYRIGHT 2766P
					CAUTION - DO NOT SCALE AS DISTORTION CAN OCCUR

RECEIVED
10 MAR 2014



RECEIVED
10 MAR 2014



RECEIVED
10 MAR 2014



RECEIVED
10 MAR 2014

SCHEDULE OF SUBMISSIONS: PROPOSED HOLIDAY HOME (LARGE) – NO. 18 (LOT 89) HEATHER ROAD DENMARK (2014/45; A499)

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
1	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner.</p>	<p>I am writing to object to this proposal. My reasons are:</p> <ol style="list-style-type: none"> 1. The possibility of a big increase of noise, in particular, party type noise ie music played loud and late by often inconsiderable holiday makers who think they are “in the bush”. 2. The possibility of a big increase in vehicle traffic, especially for a large house equals even more vehicles. 3. The possibility of holiday makers bringing their dogs which bark at everything in a strange environment, including people walking on the road/firebreak at the back of the property and kangaroos and rabbits. 4. The possibility that permission being granted for this proposal would set a precedent for more holiday rentals in Heather Road with a never ending increase in all the above. <p>From the tone of your letter I feel as if my objections are futile. Someone who wants to make money in a residential area seems to have more rights than someone who has made a home in that residential area for 26 years. The goalposts get changed for some reason. My rates have always been paid yet I very much doubt that buys me any respect as regards to my objections to the commercialisation of my environment.</p> <p>I would very much like to know why there is “no obligation from the Shire of Denmark to refuse this proposal on the basis of an adjoining landowners objections”. Where are my rights as a law abiding ratepayer.</p> <p>Heather Road is a lovely residential area. The granting of this proposal would be the beginning of the end of that environment. I strongly object to it.</p> <p>Furthermore, I also strongly object to my personal details (name and address) being made publicly available should the “application be referred to the council for determination”. I am a very private person.</p>	<ul style="list-style-type: none"> • The applicants have advised (in response to the submissions) that ‘House Rules’ for guests and visitors will be displayed on the website (refer attachment 8.1.1.c). Should there be a situation whereby noise emanating from the property 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 not envisioned that traffic would increase beyond what is reasonable for a suburban street. It is noted that as per the applicant’s submission the total number of guests will be limited to 8 (as opposed to the maximum of 12 permitted for a Holiday Home (Large)). • The applicant has indicated that they do not intend to allow dogs at the holiday home given that the yard is not fenced. However, should this change it is acknowledged that dogs in strange environments can behave differently than they do in a familiar environment. Should residents experience consistent barking, the Shire’s Rangers should be contacted such that they can attend the property and discuss the matter further with the owners of the dog having regard to the provisions of the Dog Act 1976. • Each application for a Holiday Home is assessed on its merits, noting that Heather Road is in an area where Holiday Homes are a discretionary use (subject to advertising). It should be noted that the subject property has previously been approved and subsequently used as a Holiday Home (period from 1996-2005). • Comments received from advertising a development proposal are considered and

27 May 2014 - Attachment 8.1.1b

			balanced with technical opinion so that decision making produces equitable outcomes.
2	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner.</p>	<p>Further to earlier email I am writing to indicate my concerns about 18 Heather Road, Ocean Beach being zoned as a 'large' holiday rental. Reference: A499; (2014/2015)</p> <p>The verandah faces our property and the upstairs balcony will allow direct view into my daughter's bedroom. As a holiday rental the verandah is more likely to have people sitting outside etc as they're on holiday than if it were a general rental property.</p> <p>There's no fencing on the side of the property that faces our home - a fence would assist with noise management and privacy.</p> <p>The street is quiet and family focused with many children who play out on the verges and between the homes of their families - my concern would also be regarding traffic management and increased traffic, as well as having increased numbers of strangers in our street. I feel it may change the dynamic of the freedom for the kids to freely play between the homes as we'll need to be more vigilant of stranger danger.</p> <p>This is dependent on the number of adults allowed to stay at the property. But there is the potential for at least 4 cars to be added to our streets traffic if the property is zoned approved for 8 adults upward.</p> <p>Basically my thoughts are that a 'large' holiday rental could potentially be detrimental to the street.</p> <p>I would want to know what the let policy is and who was managing the property - they would need to be locally situated (in my opinion) so as to be available swiftly for any issues that might arise. Currently I believe the property managers are listed as the rental property's address.</p>	<ul style="list-style-type: none"> • The applicant has advised that they intend to plant trees along the eastern boundary to provide some screening. It is noted that there is a vacant property between the subject property and that of the submitter, as such visual privacy setbacks in relation to the Residential Design Codes are compliant. It is suggested that the submitter can address privacy concerns (such as a fence /screening to the bedroom window) on their property. • It is not envisioned that traffic would increase beyond what is reasonable for a suburban street. It is noted that as per the applicant's submission the total number of guests will be limited to 8 (as opposed to the maximum of 12 permitted for a Holiday Home (Large)). • Whilst there is potential for at least 4 cars depending on the arrangement of guests, this is the case for any suburban dwelling depending on the household structure. • The property manager is local to Denmark, with a cleaner residing on Heather Road also available to monitor the house. A copy of the Property Management Plan with contact details for the Property Manager will be provided to adjoining and nearby households.
3	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner.</p>	<p>I am in receipt of your letter (dated 25th March 2014) re: the above, and wish to strongly object to an approval being given to the owners of the above residence.... listed below are my reasons, not necessary in that order.</p> <p>The noise factor, which no one should have to put up with.</p> <p>Parties that have been held at number 18 (whilst being rented) have been disruptive in the street the past years, people walking down the street under the influence at 4 in the morning...we do not have street lights, mobile phone service, and calls to the police usually go to Armadale or Midland.</p>	<ul style="list-style-type: none"> • The applicants have advised (in response to the submissions) that 'House Rules' for guests and visitors will be displayed on the website (refer attachment 8.1.1.c). Should there be a situation whereby noise emanating from the property 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

		<p>Parking on the street will be common and a danger late at night.</p> <p>There would be at least 20 children living in this small street.</p> <p>No. 17 Heather road has already been granted a license.</p> <p>As a ratepayer I therefore object to the above residence being given a licence, and I would like to see that the council, now that they have extended their Town boundaries, also give thought to allowing a certain few only of the above holiday homes per areas...with Holiday homes and Rented homes, becoming more and more prevalent, the style of living is changing in Denmark, and people are not as concerned with being part of a community, they are not going to be here long enough, and if coming from Perth etc are certainly not used to this anyway.....</p>	<p>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.</p> <ul style="list-style-type: none">• As advised by the applicant, the behaviour of holiday home tenants is more easily controlled by the landowner/property manager than a general rental where the problem occurred. Also refer comment above.• The subject property has ample room for parking to accommodate parking onsite.• The comment on the number of children is noted.• Noted.
--	--	--	--

Response to objections for the Application of Holiday Rental at 18 Heather Rd, Ocean Beach.

The house sleeps 8 people maximum.

Submission N^o 1 point 1.

On application for their stay there will be "House Rules" for guests and visitors displayed on the web page and also displayed at the house. This document is enclosed.

The residents can be evicted if they breach these rules. We have employed a cleaner who lives in Heather Road and is able to monitor the house and noise etc.

Point 2.

There is ample parking at the house with a garage and a round driveway in front of the house, with extra parking. The amount of vehicle traffic would not be any different if it was a permanent rental.

Point 3.

We do not allow dogs at our holiday rental. The property is not fenced and therefore not pet friendly.

Point 4.

We are not in control of what other home owners propose to do with their homes.

Submission number 2.

Point 1+2. There is a vacant block between our house and this neighbour's house. The neighbour does not have a fence on their property. They could also erect a screen in front of this window. A fence would not block the

2014/45

File of Rental	
10014525961	
- 9 MAY 2014	
EP6	A499
COUNCILLORS	
CEO	
DIR of FINANCE	
DIR of PLANNING	✓
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

views from the deck as it is on the second story.

We plan to plant trees along the eastern side of the house to give our guests more privacy from the neighbours. This will give our neighbour some screening from our verandah.

Point 3. We personally know many residents in the street who do not have children and have lived in this street for many years. Children need to be aware of their surroundings where ever they are. Any visitors to residences are "strangers". In the ^{Rental} Application it is stated that they (guests) are staying in a residential st and are to be mindful of their neighbour House Rules. Increase in traffic has been addressed previously.

Point 4. A holiday rental that sleeps 4 could have 4 cars.

Point 5. I can understand these concerns. We hope that we will be able to choose our guests carefully. We do not want a house full of partying teenagers. We will also ask for a bond of \$300 with every stay and along with the house rules we are hopeful of deterring any unruly behaviour.

Point 6. We live 18 km from town and can be at Heather Rd in 15 minutes. As stated previously our cleaner lives in Heather Rd. and has a direct view to the property. If any problems occur they will be addressed promptly.

Submission N° 3.

Point 1. We are not sure what the "Noise factor" refers to.

It could be loud music, laughter and banter around the Bar BQ, Children playing in the garden, Cars being revved Dogs barking. Over the last six months while renovating the house we have heard all of these noises from the

neighbours in the street.

Our House Rules have times stated when any "noise" shall cease.

pt 2. It is very unfortunate that this has happened in the past when the house was a general rental.

Fortunately we have more control of the tenants behaviour with the house being a Holiday Rental. Again referral to House Rules & Bond.

Point 3. There is ample parking at the house. No street parking is necessary.

Point 4. Unsure what point is being made by stating how many children live in the street.

When we lived in Heather Rd with small children it was a no through Rd and very quiet.

It is now a through Rd with much more traffic accessing Heavy Tree Rd, Tukatle etc. and has many more residences. Children need to be aware of traffic where ever they may be.

Point 5. N^o 17 is no longer operating as a Holiday Rental. It has permanent tenants.

Point 6. Not relevant to our application of Holiday Rental.

Holiday Rental - House Rules for Guests and Visitors

House Rules are provided at the Property to ensure that Guests and Visitors know and comply with the specific Rules governing their permission to enter and occupy the Property.

4.1 General requirements

- a) Guest and Visitors must comply with all House Rules, By-Laws and instructions from the Manager and security services during their stay; and
- b) Guests must notify the Manager of any disputes or complaints from neighbours as soon as is practicable.

4.2 Noise and Residential amenity

- a) Guests and Visitors must not create noise which is offensive to occupiers of neighbouring properties especially between 10pm - 8am and during arrival and departure at any time throughout the occupancy;
- b) Offensive noise is prohibited and may result in termination of permission to occupy the Property, eviction, loss of rental paid and extra charges for security and other expenses which may be deducted from Security Deposit or Bond under the Terms and Conditions; and
- c) Guests and Visitors must not engage in anti-social behaviour and must minimise their impact upon the residential amenity of neighbours and local community.

4.3 Visitors

- a) Guests are responsible for ensuring the limits set on Visitor numbers is complied with at all times; and
- b) Guests are responsible for ensuring that Visitors comply with these House Rules.

4.4 Gatherings or functions

- a) The Property is not a "party house" and any such activities are strictly prohibited; and
- b) Any gathering, celebration or entertainment permitted at a Property must not conflict with residential amenity and must comply with all the other requirements.

4.5 Parking

- a) Guests and Visitors are to comply with parking regulations and other requirements set out below and show consideration to neighbours and other vehicles; and
- b) Parking arrangements at the Property are as follows:

4.6 Garbage and recycling

- a) Guests and Visitors are to dispose of garbage and recycling in accordance with the usual practice at the Property (as set out below) in the allocated bins, and excess rubbish must not be left in public or common areas; and
- b) Garbage and recycling arrangements at the Property are as follows:

4.7 Security

Whenever you are absent from the Property, close all windows and doors to maintain security and prevent rain and water damage.

4.8 Swimming pool/spa (if applicable)

- a) The swimming pool/spa must not be used between the hours of 10.00pm and 7.00am.
- b) No glassware is permitted in the pool.

4.9 Deck and balcony areas

[Manager to describe]

4.10 Smoking

Smoking is/is not permitted indoors. [Manager edit as required]

4.11 Pets

Pets are/are not permitted indoors. [Manager edit as required]

4.12 BBQ

4.13 Damages and breakages

Damages and breakages must be reported to the Manager.

4.14 On departure arrangements

Arrangements for keys, security, dishwashing, rubbish, etc are:

4.15 Emergency Contact

In the event of an emergency relating to the Property, please telephone
on

4.16 Compliance

- a) Breach of these House Rules is a breach of the Terms and Conditions of occupancy.
- b) The Owner and Manager reserve the right to terminate permission to occupy and to evict from the Property, Guests or Visitors who refuse to follow these House Rules or who cause a nuisance.