

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 83 Smith Street Denmark

PROPERTY MANAGER DETAILS:

Name: Sue Anderson

Address: 83 Smith Street Denmark

Telephone Number: 0417403644

Email: 599543210@gmail.com

The nominated Property Manager will:

- Have day-to-day management of the holiday home;
- Specifically respond to complaints pertaining to guest behaviour made before 1am, within a two hour timeframe;
- In relation to any other complaints, respond within a reasonable timeframe but within 24 hours.

DETAILS OF RESERVATIONS ARRANGEMENTS (please tick all applicable):

Internet (please specify) ARR B&B

Denmark Visitor Centre

Property Manager

Other (please specify) phone 0417403644

DUTIES OF PROPERTY MANAGER

- 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);
- Liaise with tenants for the occupancy and vacation of the premises;
- Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions;
- Ensure the premises are 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 premises, available for inspection by the Shire of Denmark upon request;
- Ensure the premises are 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.

NOTE: Should the property not have access to Council waste collection services, please provide details of how waste shall be disposed of: _____

HOLIDAY HOME - CODE OF CONDUCT

PROPERTY ADDRESS: 813 Smith Street Denmark

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 their stay coincides with collection days.

Your collection day is: Friday

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 Manager's discretion. No refunds will be made.

HOLIDAY HOME - FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 8B Smith Street Denmark

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: _____

Denmark Police: 9848 0500

Shire of Denmark: 9848 0300

Denmark Hospital: 9848 0600

EMERGENCY INFORMATION

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

ABC Radio: 630AM

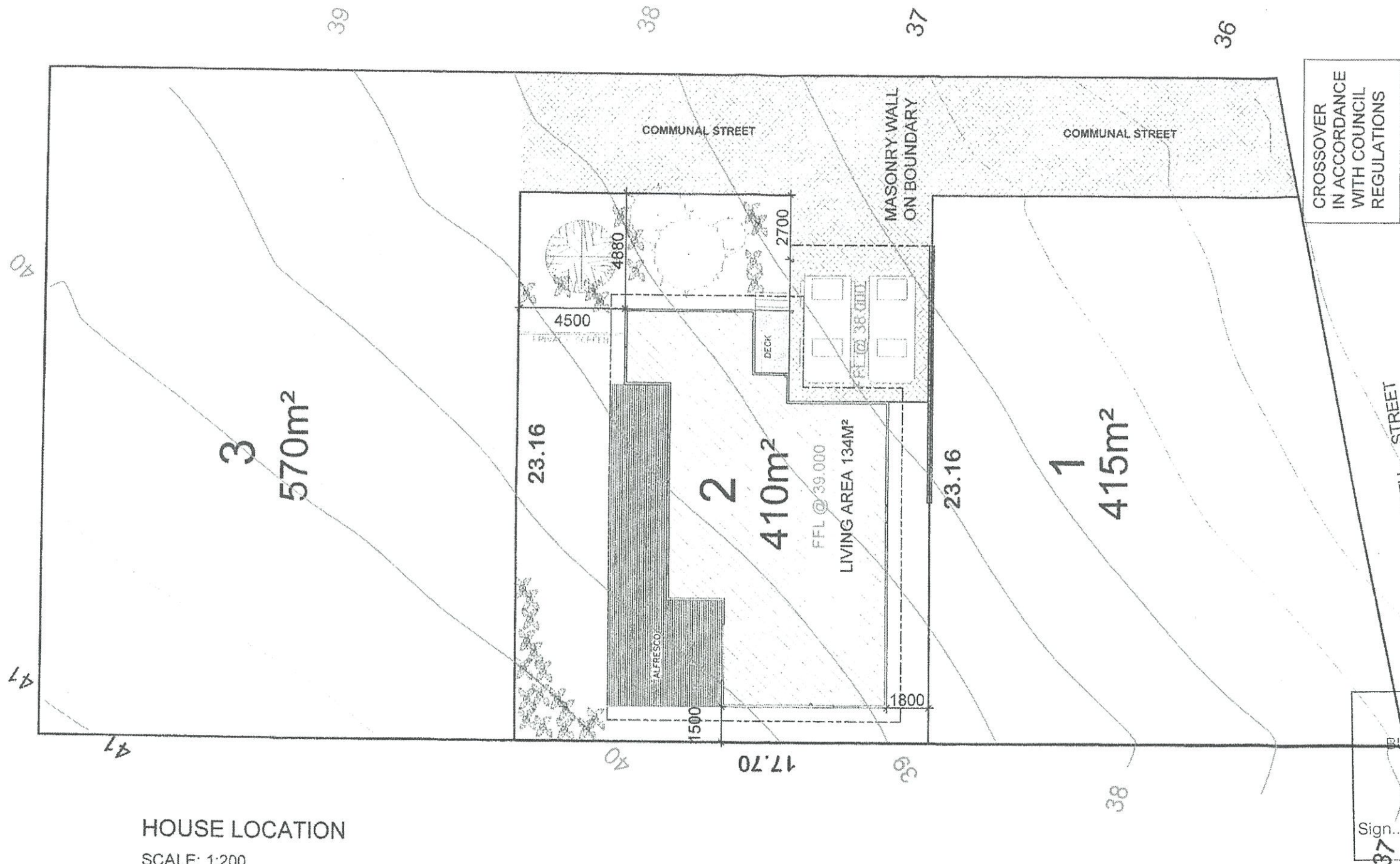
DFES: www.dfes.wa.gov.au/
132 500 for SES emergency assistance
13 DFES (13 33 37) for emergency information

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

HOLIDAY HOME – FLOOR PLAN OF PREMISES

Attach floor plan of the dwelling showing the following:

- *Hardwired smoke alarms (required in all bedrooms and passageways)*
- *Fire blanket (in kitchen)*
- *Exit lighting in the paths of exit*
- *Fire extinguishers*
- *External taps/garden hose locations*
- *'You Are Here' symbol.*



HOUSE LOCATION
SCALE: 1:200

SHIRE OF DENMARK
APPROVED
BUILDING PERMIT DATE
7 8 1 5 A 23 SEP 2014
Sign [Signature]
BUILDING SURVEYOR

RECEIVED
1 8 SEP 2014



p: 98481808
m: 0410024606
e: obd@westnet.com.au
35 heather rd
ocean beach denmark wa

ANDREW FINIGAN
UNIT SMITH STREET
DENMARK WA 6333

HOUSE LOCATION

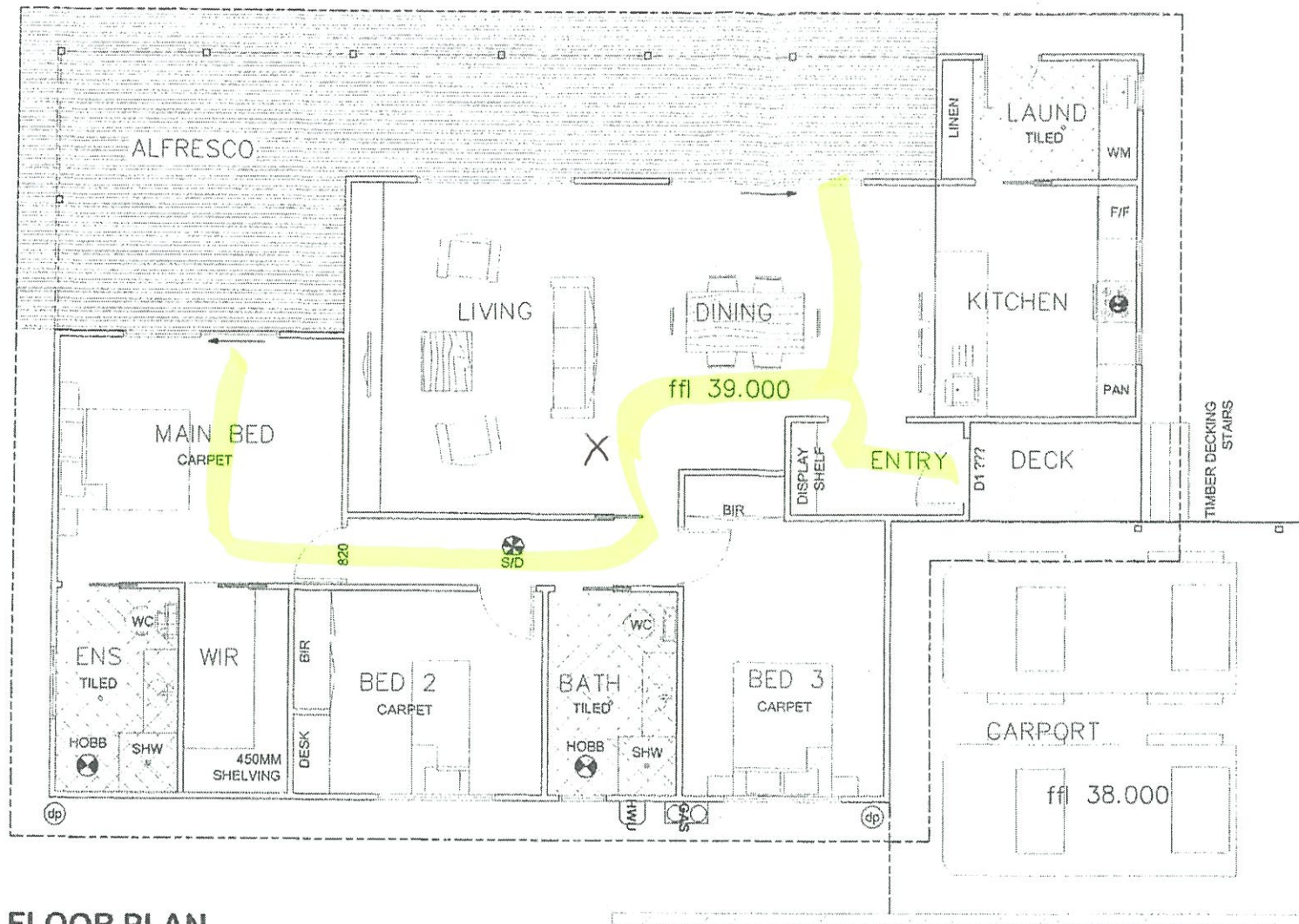
DATE:
10.02.2014
SCALE:
1:200

DRAWING NO

2

DRAWN BY:
CIE DADKED

X = you are here
 [yellow highlight] = escape route



SCALE 1:
100

LEGEND

- SMOKE DETECTOR
- DOWN LIGHT
- DOUBLE GPO
- SINGLE GPO
- STANDARD EXHAUST
- TV POINT
- PH POINT
- WALL LIGHT
- LIGHT, HEATER, FAN

INFORMATION NOTES:
 FINIGAN RESIDENCE
 COLOURBOND CUSTOM ORB
 ROOF PITCH:
 ROOF @7°
 COLOURBOND GUTTERS, FASCIAS AND
 FLASHINGS LEAF FREE GUTTERS
 WALL CLADDING : WEATHER BOARDS
 INSTALL TO JAMES HARDI SPECIFICATIONS ON
 90X35 STUD FRAME WALL.
 WINDOWS ALL SINGLE GLAZED ALUMINUM
 FRAMES GENERALLY SLIDING AND AWNINGS.
 HI-LITE WINDOWS 1-2 DOUBLE GLAZED TO
 COMPLY WITH ENERGY RATING.
 RAKED CEILING IN LIVING AREAS ONLY, FLAT
 CEILING - GYPROCKED AND STANDARD CORNICE.
 FLOORING: 19MM TIMBER THROUGHOUT LIVING,
 CARPET TO BEDROOMS, TILED
 IN BATHROOM, ENSUITE AND LAUNDRY .
 R3.5 INSULATION ROOF BATT, R2.5 INSULATION
 WALL BATTS , PERMIFLOOR INSULATION TO
 UNDER FLOOR, SISILATION WALL WRAP AND
 ANTICON REFLECTIVE WATERPROOF MEMBRANE
 R1.3 TO CEILING.

FLOOR PLAN

SCALE 1: 100

TOTAL LIVING 134M²
 ALFRESCO 44M²
 ENTRY DECK 3M²



18 SEP 2014



p: 98481808
 m: 0410024606
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 35 heather rd
 ocean beach denmark wa

ANDREW FINIGAN
 UNIT SMITH STREET
 DENMARK WA 6333

ELECTRICAL FLOOR PLAN

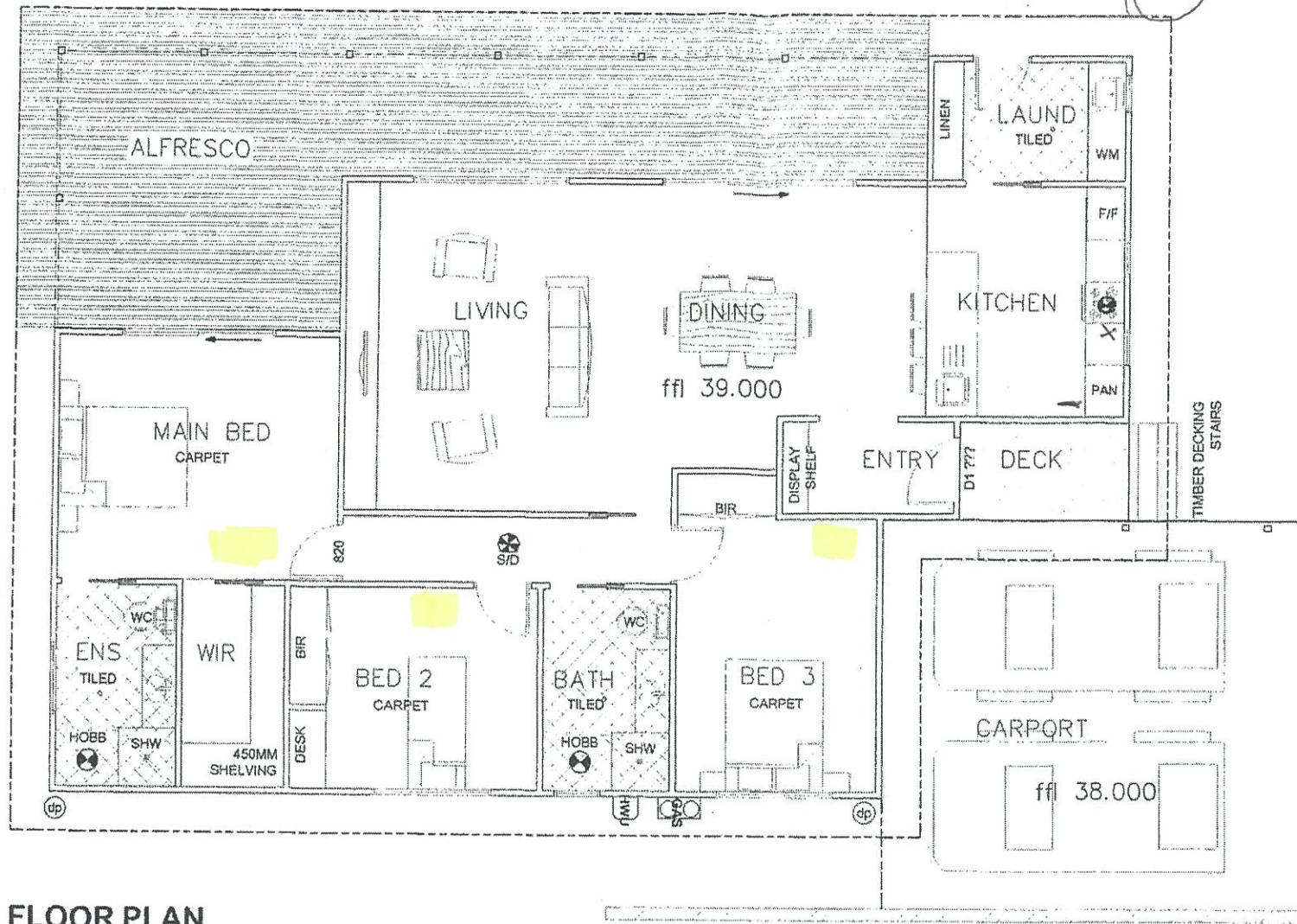
DATE:
10.02.2014
 SCALE:
1:100

DRAWING NO

7

DRAWN BY:
SIIF PARKER

Handwired Smoke Alarms
 - Fire Blanket
 - Fire Extinguishers
 - Extend Tap + Garden Hose



SCALE 1:
100

LEGEND

-  SMOKE DETECTOR
-  DOWN LIGHT
-  DOUBLE GPO
-  SINGLE GPO
-  STANDARD EXHAUST
-  TV POINT
-  PH POINT
-  WALL LIGHT
-  LIGHT, HEATER, FAN

INFORMATION NOTES:

FINIGAN RESIDENCE

COLOURBOND CUSTOM ORB
 ROOF PITCH:
 ROOF @7"
 COLOURBOND GUTTERS, FASCIAS AND
 FLASHINGS LEAF FREE GUTTERS

WALL CLADDING : WEATHER BOARDS
 INSTALL TO JAMES HARDI SPECIFICATIONS ON
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 R1.3 TO CEILING.

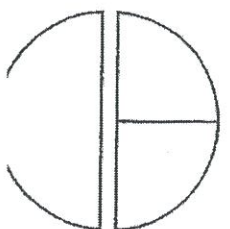
FLOOR PLAN

SCALE 1: 100

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 ENTRY DECK 3M²



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ELECTRICAL FLOOR PLAN

DATE:
 10.02.2014
 SCALE:
 1:100

DRAWING NO

7

DRAWN BY:
 SHIF PARKER

SCHEDULE OF SUBMISSIONS: PROPOSED HOLIDAY HOME (STANDARD) – NO. 8B (STRATA LOT 2/LOT 254) SMITH STREET, DENMARK (A5639; 2016/154)

20 December 2016 - Attachment 8.1.1b

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>We are writing to lodge an objection to the proposal for No.8B being approved as a Holiday Home (Standard). The reasons for our objection include:</p> <ul style="list-style-type: none"> • The specific area is primarily residential and there would be a significant and detrimental impact on the surrounding houses, compared to the existing situation. • Number 8B is situated in the middle of a set of strata houses, and is surrounded by a high number of adjoining houses (6). This compares to other holiday homes in the locality, which adjoin only one or two houses, or are located on a corner block. • If No.8B was to become open for holiday stays, whether through a tourism agency or AirBNB, there will be an increase in traffic, people movements and consequential noise, compared to a long term residential area. • The house does not have adequate parking for cars. Parking at the house requires use of a common driveway, which may cause problems between the other houses on the strata block, with the potential for disputes to occur. • There are no off-street pedestrian paths, to ensure safe passage for pedestrians in that area. <p>We strongly request that this proposal be rejected.</p>	<ul style="list-style-type: none"> • Holiday Homes are permitted in a majority of zones within the Shire of Denmark, and are described within Town Planning Scheme Policy 19.5 (Policy 19.5) as “private residential dwellings that are leased out for short term accommodation for a continuous period not exceeding three (3) months”. Holiday Home (Standard) is an ‘SA’ use in the Residential zone under Town Planning Scheme No. 3 (TPS No. 3); meaning the use may be permitted at Council’s discretion subject to public advertising of the proposal. • The number of properties which directly adjoin a proposed Holiday Home is not considered valid grounds for refusal in relation to new applications. • As per Policy 19.5, speculative concerns such as noise or the behaviour of occupants cannot be considered as grounds for refusal in relation to new applications. • 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 further noted that the potential negative

			<p>aspects associated with holiday homes could occur at any residence, whether lived in by permanent residents or holiday makers.</p> <ul style="list-style-type: none"> • The property has sufficient parking onsite. Two parking bays are required for a Holiday Home (Standard) as per Policy 19.5 (which is the same requirement for a grouped dwelling as per the Residential Design Codes (R-Codes). In this instance the property has a carport with space to park one vehicle, and a separate uncovered parking bay adjoining the house. • It is acknowledged that there are no pedestrian paths currently on Smith Street – the consideration of this proposal does not exacerbate such situation; noting that the provision of paths on residential streets is being considered by the Shires Paths and Trails Advisory Committee where they have not been provided as the time of the original subdivision approval.
S2	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjoining landowner</p>	<p>May I begin by pointing out that the accompanying photo of Smith Street is out of date and there is a further property affected by this proposition? I assume that the current property owners of the lot directly in front of no. 8B did not miss out on an opportunity to comment?</p> <p>I have counted the number of rate payers whose properties directly abut no. 8B and there are 6 of us. I believe that this is not common (one would usually only find 2 or 3 properties that adjoin and are affected by such propositions). On that ground alone I believe this makes the property in question unsuitable for the proposed usage. Any adverse effects which reasonably we can't know about until AFTER such a proposal goes ahead, affects the quality of living for a substantial number of ratepayers.</p> <p>My husband and I ask that the proposal be rejected. Should this go ahead, I would ask that the small privacy wall that currently exists between our home and 8B, currently a latticed affair, be replaced by a fully screened partition at the current owner's expense.</p> <p>I hope the Shire can be relied upon to give thoughtful consideration to a</p>	<ul style="list-style-type: none"> • All directly adjoining landowners are consulted where required as part of a development application, regardless of whether land is vacant or not. It should be noted that in relation to the lot referenced, as it is a strata lot that forms part of the parent lot (as is the case with the subject strata lot), all three (3) strata lot owners consented to the lodgement of the development application. • The number of properties which directly adjoin a proposed Holiday Home is not considered valid grounds for refusal in relation to new applications. • Two separate timber privacy screens currently exist at the alfresco at the rear of the property. Following receipt of this submission, the applicant has installed a matching timber gate to connect the gap between the two screens – refer Attachment 8.1.1d. • The screens are considered to meet the definition of an acceptable visual screening device under

		<p>proposal by a lone ratepayer that affects so many other ratepayers.</p>	<p>the R-Codes. As per Part 5.4.1 C1.2 of the R-Codes, screening devices to restrict views from development which overlooks adjoining properties is required to be at least 1.6 metres in height, at least 75% obscure, permanently fixed and made of durable material.</p> <ul style="list-style-type: none">• It should be noted that the alfresco does not trigger visual privacy provisions under the R-Codes, and the existing timber screening was not a requirement/condition of the original development approval for the house.• It should be noted that there is currently a 1.2m high wire fence on the boundary between the two properties which is not a 'sufficient' fence as defined by the Shire's Local Laws Relating to Fencing. A sufficient fence within the Residential zone is a 1.8m high solid fence constructed of steel sheeting, fibre cement, timber, stone, masonry and the like.• Dividing fences are a civil matter between landowners which the Shire does not get involved in, however it is considered that a 1.8m high solid fence would largely eliminate any impact on the privacy of adjoining properties. As per the Dividing Fences Act 1961, a landowner is legally entitled to reclaim 50% of the cost of a sufficient fence from adjoining landowners. The applicant has advised Planning Services that they are considering erecting a sufficient dividing fence in the future having regard to the relevant provisions of the Dividing Fences Act 1961.• Overall it is considered that the existing timber privacy screens will ensure impacts from those utilising the alfresco area are minimised accordingly and it is not considered there is a need to provide for solid screening as proposed by the submitters.
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Jon Creedon

From: Sue Anderson [REDACTED]
Sent: Thursday, 24 November 2016 6:16 AM
To: Jon Creedon <planner3@denmark.wa.gov.au>
Subject: Re: OCR161042657 - RE: OCR161042595 - Advice of Submissions Received - Development Application - Holiday Home (Standard) - No. 8B (Strata Lot 2) Smith Street, Denmark (2016/154; A5639)

Hi Jon,

Apologies, I forgot to mention that I have already had a gate constructed between the two screens and am happy to supply a photograph if necessary. Thanks Sue

On Wed, Nov 23, 2016 at 6:43 PM, Sue Anderson [REDACTED] wrote:

Thank you for your email John.

I confirm that I would like this matter brought before the next ordinary council meeting. I reiterate my intention is in the future to address the issue of the boundary fence. I believe the fence is currently non compliant and that my neighbour and I bear equal responsibility regarding the cost. Can you please clarify that the next opportunity to have this situation resolved is at a meeting on the 20th December and that the outcome will be concluded before the Christmas break.

Thanks in anticipation Sue

On Wed, Nov 23, 2016 at 4:48 PM, Jon Creedon <planner3@denmark.wa.gov.au> wrote:

Hi Sue,

I have spoken to the adjoining landowner about our suggestion of filling the gap between the two existing screens with a gate of similar style/construction. Unfortunately they are unwilling to accept any alternative other than their original request of the screens being upgraded to a completely solid screen, and the gap between the two screens enclosed.

Therefore our only real option is to bring the application to the next Ordinary Council Meeting for determination. Could you please confirm whether you wish to proceed with bringing the application to Council, or alternatively upgrade/alter the existing screens so they are solid as described above.

Regards,

Jon Creedon

Senior Town Planner, Shire of Denmark, PO Box 183, Denmark WA 6333

Phone: (08) 9848 0313 Mobile: 0458 853 029 Email: planner3@denmark.wa.gov.au Website: www.denmark.wa.gov.au

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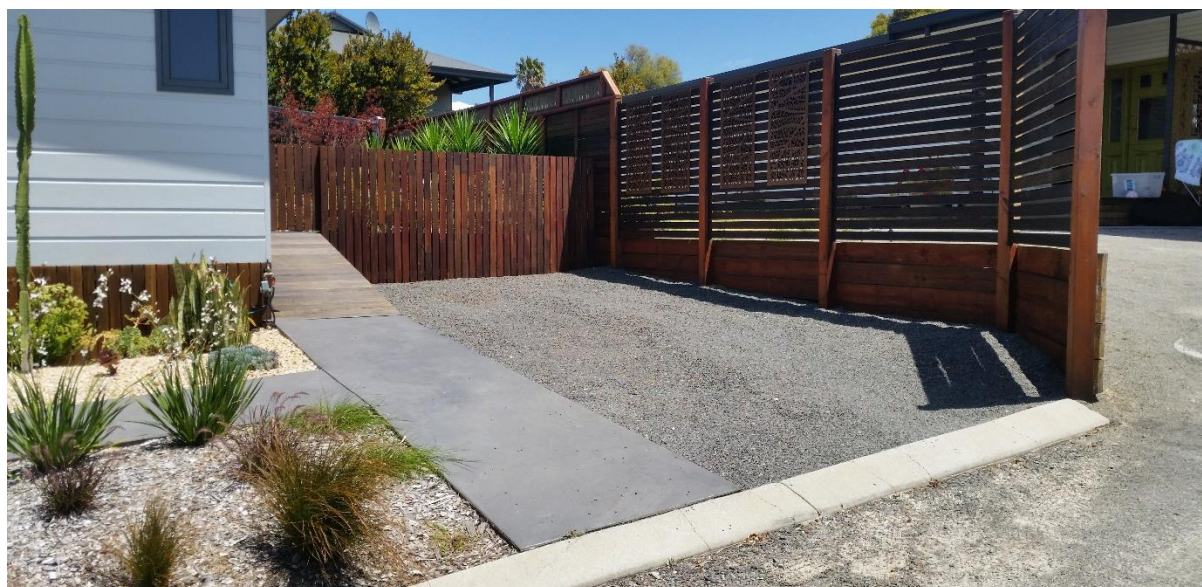
SITE VISIT RECORD FORM

Subject Site: No. 8B (Strata Lot 2) Smith Street, Denmark

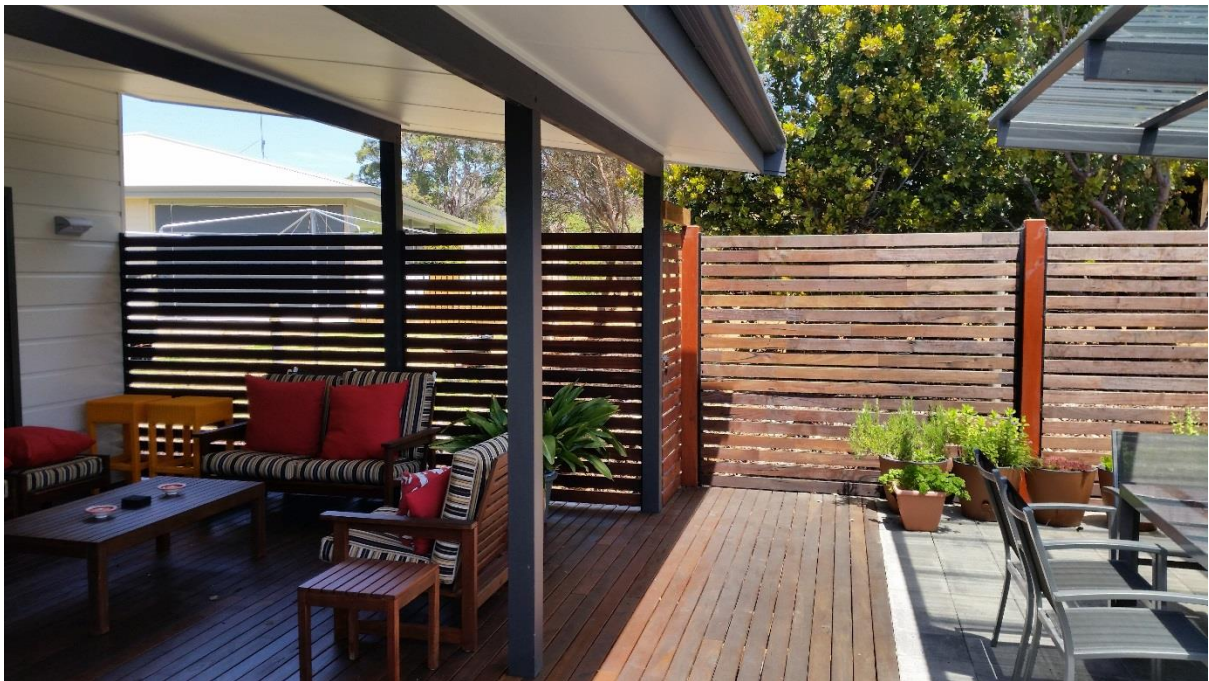
Date: 8 December 2016

By Whom: Senior Town Planner Jon Creedon

File Ref: A5639 (2016/154)



Two parking spaces provided.



Existing timber privacy screening viewed from the outdoor living area of the subject property. Note: The gate was installed to connect the two separate screens by the applicant following receipt of two submissions from adjoining landowners.



View of alfresco/area of screening on the subject property from the backyard of the adjoining property. Note: existing wire dividing fence is not in accordance with a 'sufficient fence' for the Residential zone as per the Fencing Local Law.