

**10 March 2023**

SHIRE OF CHAPMAN VALLEY  
PO BOX 1  
CHAPMAN VALLEY ROAD  
NABAWA WA 6532

RE: 3287 CHAPMAN VALLEY ROAD NABAWA

APPLICATION FOR PLANNING APPROVAL  
PROPOSED SHORT TERM HOLIDAY ACCOMMODATION

Please find attached Application for Planning Approval for the above, along with a floor plan, site plan and site diagram.

The intention is to use the entire three (3) bedroom one (1) bathroom dwelling as short term holiday accommodation, with the beds configured to sleep a total of six (6) as per the attached floor plan. Commencement date will be immediately following consent being granted. There is ample parking in either of the two driveways.

The property will be managed by us, the Owners, who will manage check in and check out either in person or via the coded lock box bolted on the front verandah.

We will undertake the cleaning or engage contract cleaners to ensure the property is cleaned thoroughly before and after use. The rubbish will be removed via the rubbish bin collection service paid to the Shire. Cleaning equipment and consumables and all other materials such as linen and toiletries will be stored in the locked garage at the north rear of the property. (This is shown as the 'shed' on the site plan.) This is also accessed by a coded lock box with a different code, bolted to the external wall of the garage.

House rules will be supplied to the tenants prior to booking, on confirmation of booking and a copy will be supplied at the premises. The list will include, but not be limited to: the maximum people allowed at the dwelling; rules relating to the accommodating of pets; notification of local laws regarding noise pollution, pets etc..

Both our mobile numbers will be provided to tenants. They will also be supplied to the Shire and the neighbours, to be used should there be a breach of rules that impact the neighbours in any way. We reside locally in Waggrakine so can respond quickly to any issues.

All safety legislation will be complied with. This includes the existing hard-wired smoke alarm, and provision of fire extinguisher, fire blanket and first aid kit at the property. All swimming pool safety legislation will continue to be applied.

In reference to parts (a) i. to v., (b) and (c) of the 'Accompanying Information' for Application for Planning Approval; Following Cyclone Seroja, all major repairs and renovations have been completed at the property and it is not proposed at this stage that there will be any further development at the property, rendering any consequences or impact of development irrelevant. There will be no impact, other than continued residential dwelling of tenants, with only existing development being used.

The popularity of local dining, event and function experiences such as the Nabawa Valley Tavern, Nukara, Burnt Barrel, Chapman Valley Fishing Park and Lavender Valley Farm along with local wildflower tours and The Chapman Valley Show, has meant there are enquiries about local accommodation. We believe The Valley Cottage will be an asset to Chapman Valley, and appreciate your consideration of our proposal.

Yours sincerely

Mark & Cassandra Ramshaw



River Rd

Post Office Lane

Nabawa-Northampton Rd

Valley Rd

Chapman

Tuart Av



D78858 30  
6929 m<sup>2</sup>

D35871 17  
807 m<sup>2</sup>

D35871 16  
807 m<sup>2</sup>

D70452 28  
8627 m<sup>2</sup>

D35871 18  
807 m<sup>2</sup>

P ROAD  
1.1958 ha

D35871 19  
807 m<sup>2</sup>

Chapman Valley

69.1

20.12

18.11

40.31

26.15

20.12

40.11

22.13

127.2

40.11

20.12

40.11

20.12

40.31

20.12

Site Plan

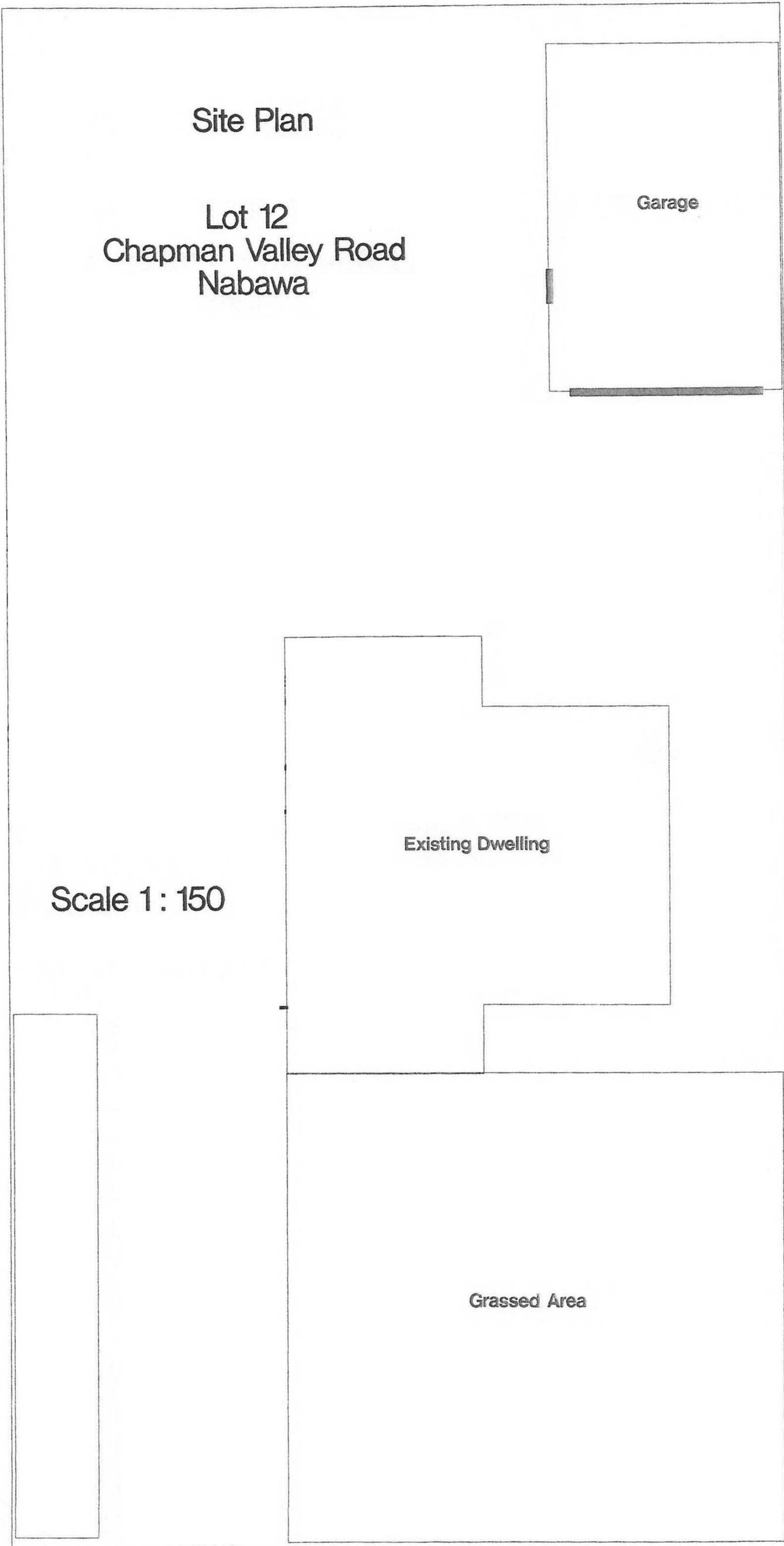
Lot 12  
Chapman Valley Road  
Nabawa

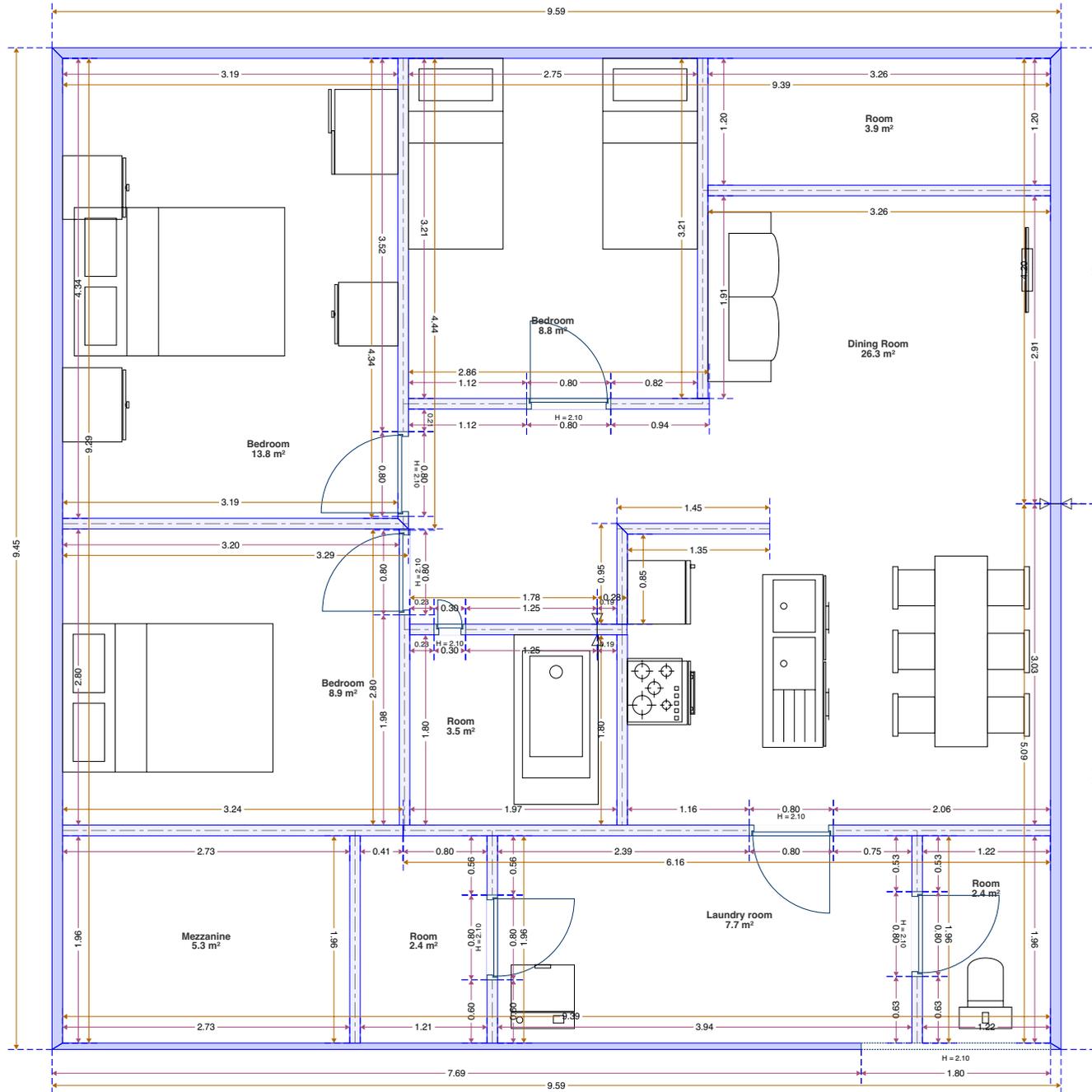
Garage

Existing Dwelling

Scale 1 : 150

Grassed Area





Scale

0

5m



