

**SHIRE OF KATANNING
LOCAL PLANNING SCHEME NO.5**



NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

Planning and Development Act 2005
Shire of Katanning

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Property Address: Lot 16 (No.18) Clive Street, Katanning

Proposal: Use of the existing approved single house on the abovementioned property for short term rental accommodation purposes (i.e. a 'holiday house').

Details of the proposal are attached.

Comments on the proposal are now invited and can be emailed to admin@katanning.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 130 KATANNING WA 6317 by no later than **Wednesday 4 December 2024**. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

Peter Klein
Chief Executive Officer
Shire of Katanning

31 October 2024

08/10/2024

Katanning Shire

PO Box 130

KATANNING WA 6317

To Katanning shire

Attached is an application to for a Development approval number for Short Term Rental
Accommodation at 18 Clive St, KATANNING WA 6317

Thanks

A handwritten signature in cursive script that reads "Suzanne Leckie".

Suzanne Leckie

PO Box 887

KATANNING WA 6317

0427215648

mrsfox@westnet.com.au

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1537 381

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 16 ON DIAGRAM 55345

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SUZANNE MICHELLE KAHL OF 18 CLIVE STREET, KATANNING

(T H385718) REGISTERED 10/3/2000

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. T4136/1921 EASEMENT BENEFIT SEE SKETCH ON VOL 1537 FOL 381. REGISTERED 1/1/1921.
2. EASEMENT BENEFIT - SEE DIAGRAM 4118 AND SECTION 167A TLA.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1537-381 (16/D55345)
PREVIOUS TITLE: 1497-843
PROPERTY STREET ADDRESS: 18 CLIVE ST, KATANNING.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KATANNING

MANAGEMENT PLAN - SHORT TERM ACCOMMODATION

Management Plan

The Management Plan provides important information to ensure that the operation of the premises maintains safety and amenity for guests and nearby neighbours. The elements of the Management Plan are in accordance with the requirements of the Local Shire Planning Policy - Short Term Accommodation.

Property Address:	
Lot Number:	16 (4 441)
Address:	18 Clive Street KATANNING WA 6317
Host/Managers/Emergency Contacts details:	
Name:	Jamie Shuttleworth & Suzanne Leckie
Address:	PO Box 887 KATANNING WA 6317
Phone:	0416168802 / 0427215648
Email:	fox@westnet.com.au / mrsfox@westnet.com.au
Provide details of after hours and emergency procedures:	As above
Signature:	<i>Suzanne Leckie 8/10/24</i>
Property Owner Details:	
Owner name:	Suzanne Leckie
Address:	PO Box 887 KATANNING WA 6317
Phone:	0427215648

Email:	mrsfox@westnet.com.au		
Signature:	<i>Suzanne Lechie 8/10/24</i>		
Accommodation details:			
Maximum number of guests:	6	Maximum number of visitors:	6
Minimum night stay requirements:	2	Will a host be present on site?	no
Guest arrival time:	2:00pm	Guest departure time:	10:00am
Provide details of what portions of the dwelling will be available for and used by guests:	The house only , front parking		
Provide details of check in and check out procedures:	Lockbox with keys and phone number		
Guest screening:			
Provide details on how the host intends to screen prospective guests:	Must have an existing AIRBNB review		
Noise and amenity:			
Provide details on what measures will be in place to minimise noise impact to neighbouring properties:	Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 10pm and 7am Monday to Saturday and 10pm – 9am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy. Neighbours have our phone number		
Provide details of what measures will be in place for minimising the impact of antisocial activity to neighbouring properties:	Neighbours have our phone number / listing on Airbnb says no parties		
Provide details on how guests will be notified of their responsibilities and expectations:	Via Airbnb		

Complaints handling procedures:

Contact details for complaints:	Jamie Shuttleworth & Suzanne Leckie 0416168802 / 0427215648
Provide details on how complaints will be handled:	Jamie Shuttleworth & Suzanne Leckie 0416168802 / 0427215648 will attend the property if necessary
Expected response times to complaints:	1 hour
Please provide any process for notification or eviction of guests:	Liaise with guests and Airbnb

Car parking:

Provide details of off-street car parking (if available):	Room for 4 vehicles in front driveway
Provide details of on-street parking requirements/restrictions for guests and visitors:	No on-street parking
How will guests be notified of this information:	Listed on Airbnb