



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

**Development Application – Proposed Short Stay Accommodation
SL3 (36c) Denham Road Denham Road, Denham**

The owner of the abovementioned strata lot had planning approval to use an existing dwelling for short stay accommodation in 2023, however the approval period was limited to twelve (12) months.

The owner has lodged an application seeking a new approval to rent out their existing dwelling unit at 36C Denham Road for short stay accommodation. The Shire may consider issuing a new approval for a longer time period of three (3) years.

Prior to determining this application, the Shire would like to provide the general public with an opportunity to comment on the proposal. The plans can be viewed at the Shire of Shark Bay 65 Knight Terrace, Denham during office hours.

Should you wish to make a submission on the proposal, your comments (in writing) will need to be lodged with Council within 28 days by **17 May 2024**.

Please note, if no comments are received by the closure date, we will assume that you have no comment you wish to make and the application will be assessed and determined on its merits and without any further consultation.

Should you have any queries relating to the proposed application, please do not hesitate to contact the Shire's Planning consultant, Ms Liz Bushby on 0488910869 (between Tuesday and Friday) or email liz@tخطيط.com.au.

Dale Chapman
Chief Executive Officer
18 April 2024

MANAGEMENT PLAN

1. PROPERTY ADDRESS: UNIT 3 (c) 36 DENHAM RD.

2. PROPERTY MANAGER DETAILS:

Name: CHRISTINE GALVIN 53 BROCKMAN ST

Address: DENHAM. WA 6537

Phone Number: _____

Mobile: 0419901872

Email: christinegalvin@bigpond.com

3. DETAILS OF RESERVATION ARRANGEMENTS (PLEASE TICK ALL APPLICABLE):

Internet (please specify) VRBO HOME AWAY WEBSITE.

Property Manager _____

Other (please specify) _____

4. DUTIES OF PROPERTY MANAGER:

- Supply, readily visible in the kitchen, dining or living area of the house, the Code of Conduct, the Management Plan and the Fire and Emergency Plan;
- Ensure guests are aware of the the Code of Conduct (Annexure A), the Management Plan and the Fire and Emergency Plan (including the Fire Evacuation Route);
- Ensure that an A3 laminated copy of the Fire Evacuation Route Plan is displayed in a prominent place near a front or back door, living area or kitchen of the house.
- Ensure that the maximum number of people staying overnight for each booking of the premises is consistent with planning approval conditions;
- Maintain a record / register of all bookings, available for inspection by the Shire of Shark Bay upon request;
- Ensure the premises are clean and minatained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation; and
- Ensure rubbish and waste disposal bins are put out and collected as required.

5. MAINTENANCE AND ACCESSIBILITY

Who will be responsible for ensuring that a fire extinguisher will be provided?	OWNER ANTHEA MONGER
Who will inspect the premises regularly to ensure that the smoke alarms and fire extinguisher are in working order?	MANAGERESS CHRIS GALWIN. ARTHUR EYRE ELECTRICAL
What arrangements are in place for cleaning the house before each booking?	MANAGERESS CHRISTINE GALWIN
Is there a working outdoor hose available to guests?	YES IN COURTYARD.
If windows are fitted with locks, are the keys provided to guests?	NO KEYS
Are guests given keys to all external lockable doors, including security doors?	YES
What arrangements are in place for maintenance of external yard areas?	MAINTENANCE AS REQUIRED. Rick mooney.

**MANAGEMENT PLAN – ANNEXURE
CODE OF CONDUCT FOR GUESTS**

PROPERTY ADDRESS: UNIT 3 36 DENHAM RD

The following Code of Conduct governs guest behaviour and use of the property. All guests are to follow the Code of conduct for themselves and any visitors they allow at the property.

GUESTS:

- 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.
- There shall be a maximum of 6 guests on the property at any one time.

NOISE AND NUISANCE:

- Guests are not to cause or permit nuisance at the property.
- This includes excessive noise, disruptive behaviour or anti-social behaviour.
- Noise should generally cease after 9.00pm Sunday to Thursday and 10.00pm Friday and Saturday.
- The property manager may contact any guests where noise levels are deemed unacceptable.

VEHICLE PARKING:

- Guests shall park all cars and any trailers, caravans or boats on the property at all times.
- Guests shall not park on the verge or on the street outside of the property.

PREMISE CONDITION AND CLEANLINESS:

- It is all guests responsibility to leave the premises in a clean and tidy condition upon vacating.
- All fittings and chattels are to be left in their original condition and position that they were in at the beginning of each stay.
- Guests are to notify the Property Manager of any damage or disrepair within 24 hours of this occurring.
- Any damage repairs or excessive cleaning that is attributed to guests stay will be paid for by the guests.

FIRES:

- No candles or open fires are permitted on the property.
- All guests should read the Fire and Emergency Response Plan.

RUBBISH DISPOSAL:

- All rubbish is to be placed in the bins provided.

Optional:

- Guests are responsible for taking out the outdoor rubbish bin where their stay coincides with collection days.
- Your collection day is: TUESDAY & FRIDAY

KEYS:

- At the end of your stay please:

Lock the premises (including all doors and windows) and return the keys to the property manager:

Leave the keys on the dining table or kitchen bench and lock them in the house:

Other (please specify) _____

TERMINATION OF ACCOMMODATION:

The Property Manager reserves the right to terminate accommodation if guests are found to have contravened any part of the Code of Conduct. No refunds will be made where termination is made due to a breach of the Code of Conduct.

Complaints

- All immediate issues or complaints will be directed to the manageress. The manageress will take action to fix the issue to the best of their ability. The owner will also be made aware of any problems that arise.
- All issues and complaints will be attended to in a timely fashion by the manageress and or owner.
- All guests will be supplied with a code of conduct in regards to noise levels, check in check out times, designated parking zones and shared zones and general consideration for other guests and residents.
- If the issue is serious and requires police intervention then the police will be called.
- The manageress is a local resident and will be regularly checking that the rules are being adhered too.
- The manageress will be responsible for the regular cleaning and maintenance issues that need attending and employ the relative professionals to carry out any such maintenance or repairs that arise.
- The property will be kept in a neat and tidy fashion at all times.

Parking

- The area directly in front of unit 3 is the main area designated for guests to park their vehicle.
- If further parking for boats is required the guest may use the common area at the end of unit 4 to park boats or extra vehicles. This area is a common area so the guest must not block the access way or take up the entire space. It is to be shared by other guests/residents.

Bins

- Guests are required to empty bins from inside before the depart and place the green wheelie bin on the curb side for collection on the designated day.
- Guests must not leave any unwanted items at the property. They are required to leave the property in the same condition as it was when they arrived.
- No fish to be cleaned at the premises. Guests must use the fish cleaning facilities on the foreshore.

Confirmation & Information

- All guests are sent an email outlining the terms and conditions. The booking agent VRBO rates guests ensuring that we only permit guests who are low risk.
- We hold a bond to ensure that all guests adhere to the terms and conditions.
- This unit allows 6 persons to stay with a total of 5 beds. In the main bedroom there is a queen bed whilst the second bedroom has 4 single beds.
- The unit has a strict "NO SMOKING" inside policy.
- The unit also has a "NO PARTIES" policy.
- All maintenance and repairs are carried out asap by a local contractor.

Code of conduct

Check in time is 2pm and checkout is 10am.

The unit is for a maximum of 6 Persons staying at any time.

caravans/campers may be parked at the property but not to be used for accomodating extra guests.

Smoking is not permitted in the unit.

Cigarette butts must be disposed of correctly, in bins, not on the ground. This will incur a clean up fee/loss of bond.

Guests are expected to keep noise levels to a minimum and act in a respectful fashion to other guests/owners on the property.

Property to be left in the same condition

Any damage or breakages need to be reported to the manageress when possible.

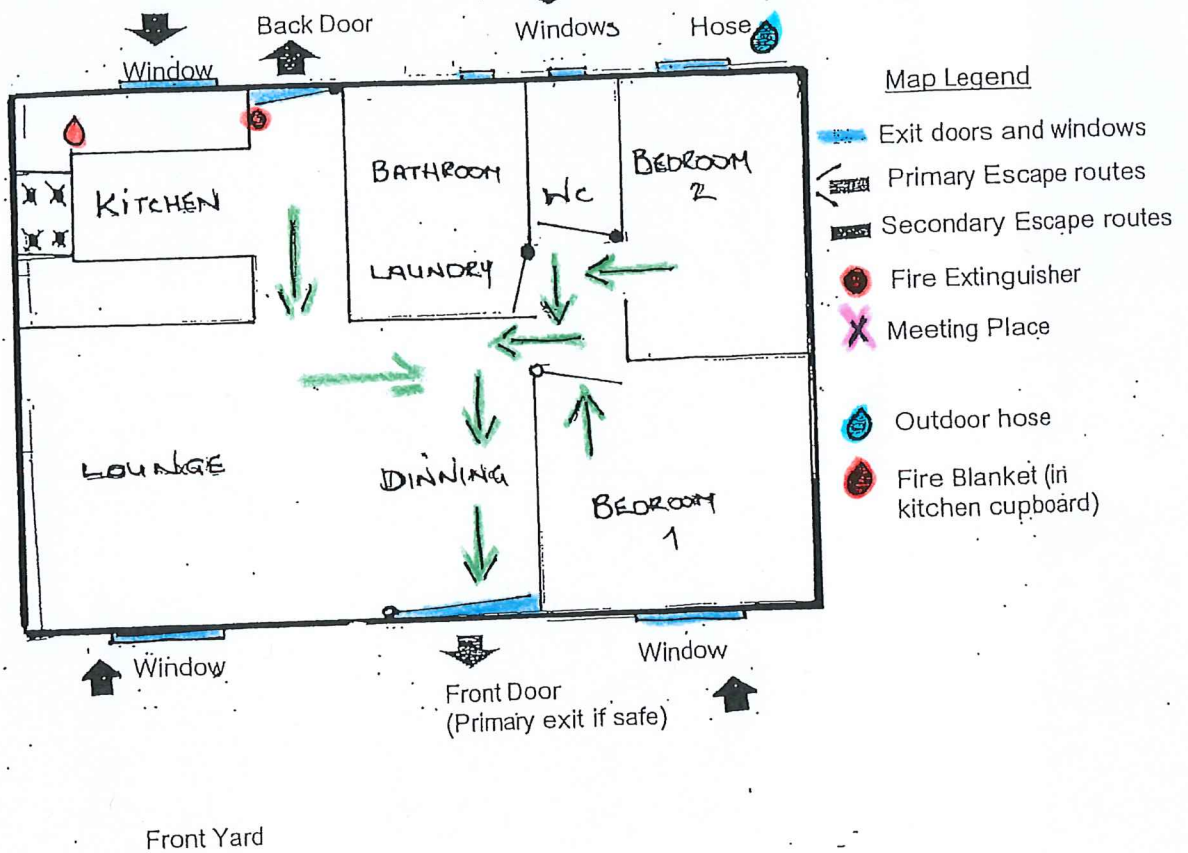
FIRE AND EMERGENCY PLAN

1. PROPERTY ADDRESS: 36 C DENHAM ROAD

Fire Extinguisher Location : (description of room) KITCHEN

***Insert a floor plan. An example plan is below.*

2. FIRE EMERGENCY EVACUATION PLAN (to be displayed in house)



In Case of Fire:

- All guests to exit the house immediately. Adults should take all children outside.
- Call emergency services on '000' once you have safely exited the house.
- Assemble in the driveway near the letterbox. Do not go back into the house.
- Follow all instructions by emergency personnel.

3. EMERGENCY CONTACT DETAILS:

FOR ALL EMERGENCIES DIAL TRIPLE ZERO – 000 for Police, Fire or Ambulance

A. Property Manager Contact

Name: CHRISTINE GALVIN Mobile: 0419 901872

B. State Emergency Service: 132 500 or mobile: 0417 097 330

4. USEFUL SOURCES OF INFORMATION:

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

ABC Radio 846am

ABC RN: 107.5FM

DEPARTMENT OF FIRE AND EMERGENCY SERVICES – www.dfes.wa.gov.au
13 DFES (13 33 37)

5. CYCLONES:

The Bureau of Meteorology issues cyclone advice to the public through a Cyclone Watch and Cyclone Warning – www.bom.gov.au/cyclone The Department of Fire and Emergency Services then issues Community Alerts to keep people informed and safe - www.dfes.wa.gov.au. The Alert System changes to reflect the increasing risk to your life and advises what you need to do before, during and after a cyclone.

CYCLONE WATCH is used when damaging winds are expected to affect communities within 48 hours.

CYCLONE ALERT is used when damaging winds are likely to affect communities within 24 hours.

DFES then issues the following cyclone alerts:

BLUE ALERT Get ready for a cyclone. You need to start preparing for cyclone weather.

YELLOW ALERT Take action and get ready to shelter from a cyclone. You need to prepare for the arrival of a cyclone.

RED ALERT Take shelter immediately. You need to go to shelter immediately.

ALL CLEAR The cyclone has passed but take care. Wind and storm surge dangers have passed but you need to take care to avoid dangers caused by damages.

6. USEFUL CONTACT INFORMATION (NOT FOR EMERGENCIES):

Silver Chain Health Centre – 9948 1400

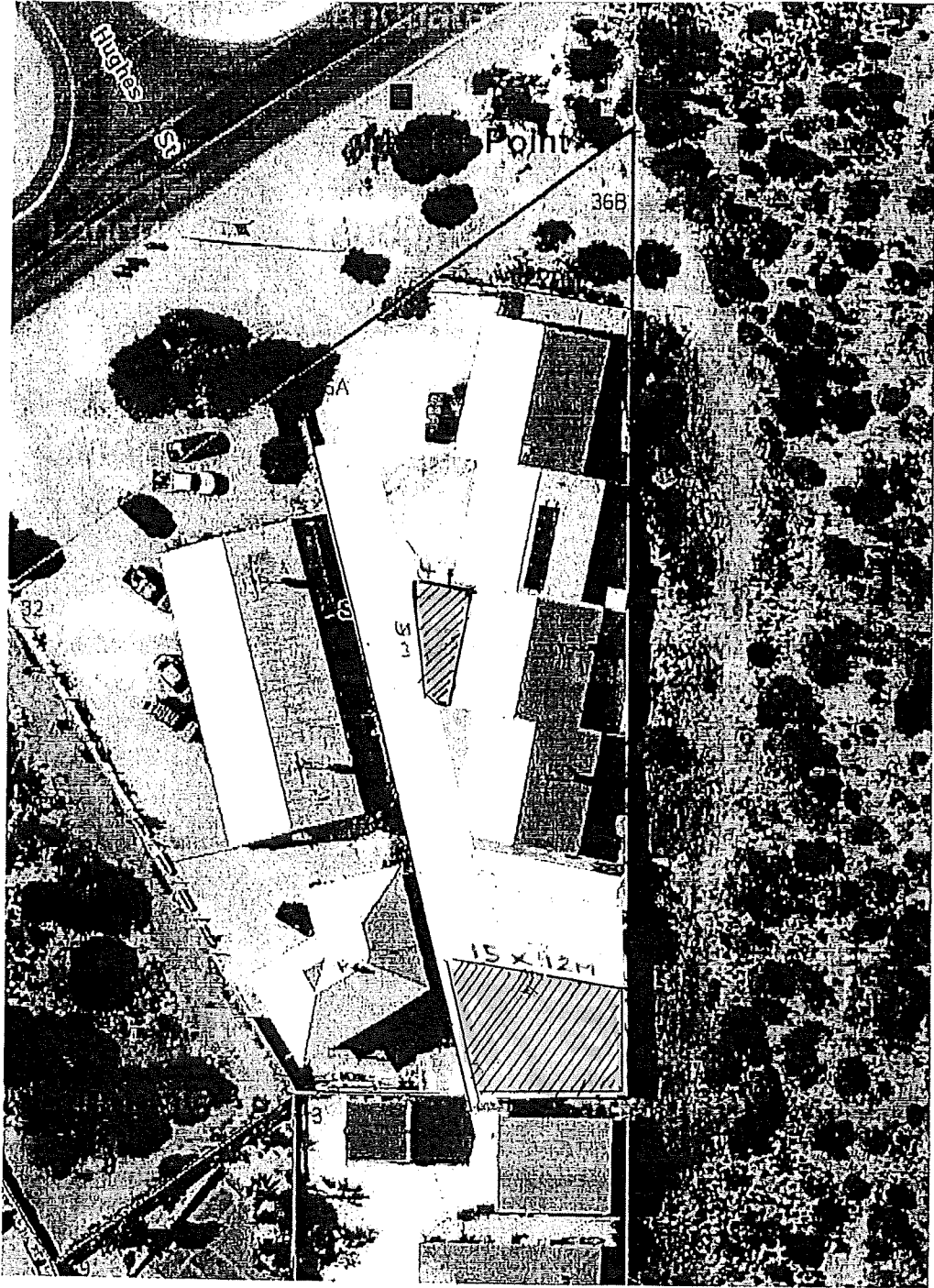
Denham Police Station (for general enquiries) – 9948 1201

Shire of Shark Bay – 9948 1218

3. MUSTER POINT PLAN:

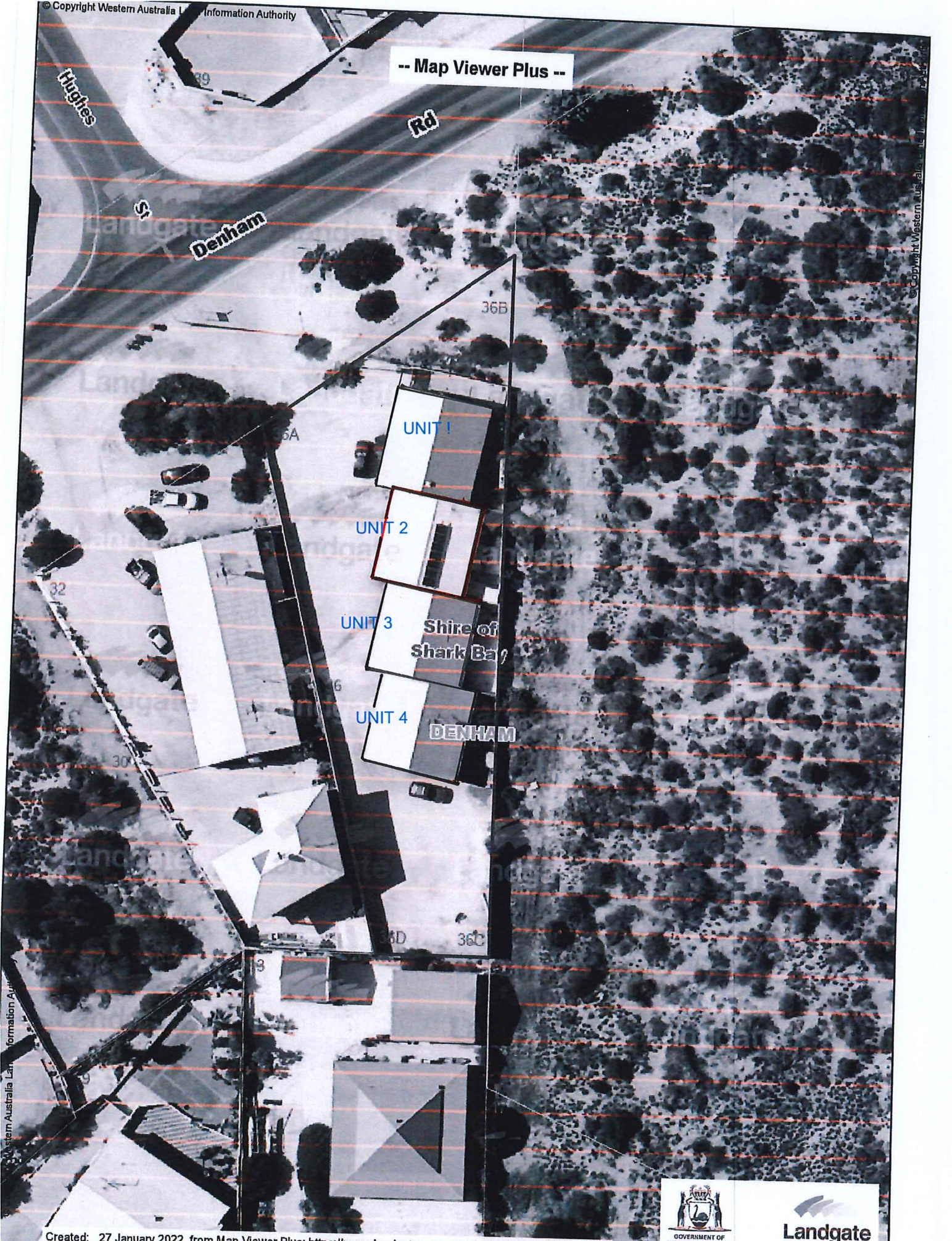


PARKING FOR UNIT 3



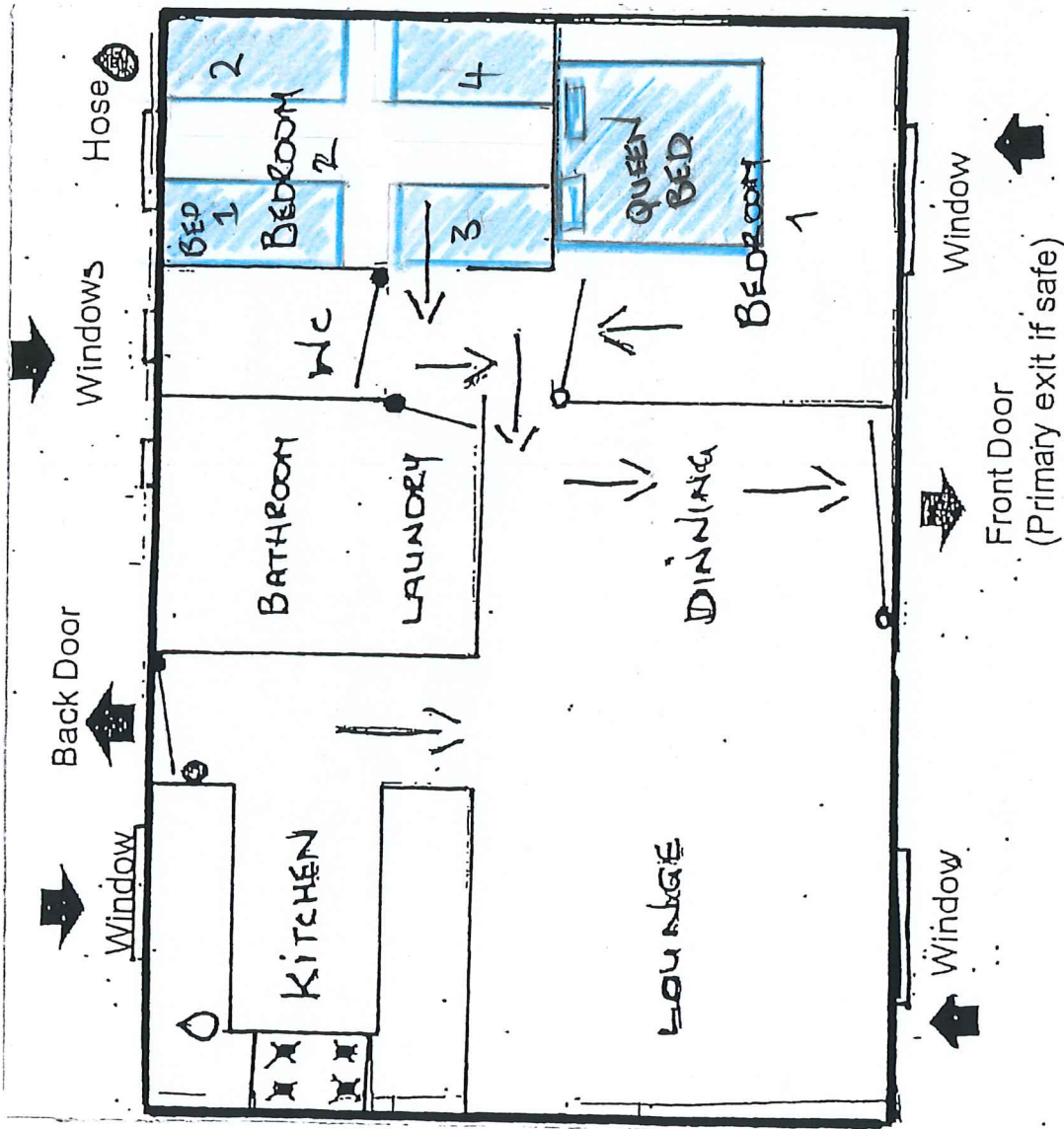
PARKING IN FRONT OF UNIT 3
OCCASSIONAL BOAT PARKING
ON THE COMMON AREA AT
THE REAR OF THE PROPERTY

-- Map Viewer Plus --



Created: 27 January 2022 from Map Viewer Plus: <https://maps.landgate.wa.gov.au/maps-landgate/registered/>





4 x SINGLE BEDS

1 x QUEEN BED.

TOTAL 5 BEDS FOR 6 PERSONS.

Front Yard