



SHIRE OF SHARK BAY
PUBLIC NOTICE

Development Application – Existing Grouped Dwelling (For Short Stay Accommodation) At Strata Lot 1 (1a) Mead Street, Denham

The Shire has received a planning application proposing to use the existing dwelling at lot 1 (1a) Mead Street for short stay accommodation. The dwelling is on a strata lot and forms part of a two grouped dwelling development.

The owner lives in the second dwelling at 1b Mead Street and will manage the short stay accommodation in the other unit at 1a Mead Street. If additional car parking is needed, it will be provided in common property, in front of an existing shed.

Any initial approval (if granted) would be limited to a twelve (12) month period.

Prior to determining this application, the Shire would like to provide you with the opportunity to comment on the proposal. The development plans can be viewed below or 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 within 28 days by 3 April 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.

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke, representing the signature of Dale Chapman.

Dale Chapman
Chief Executive Officer
27 February 2024

Attachment 2

Street View 1A Mead Street



Car & Boat Parking
Ample room for cars
and boat on the
property (maximum 2
cars and 1 boat at any
one time)

Attachment 2

Aerial View 1A Mead Street

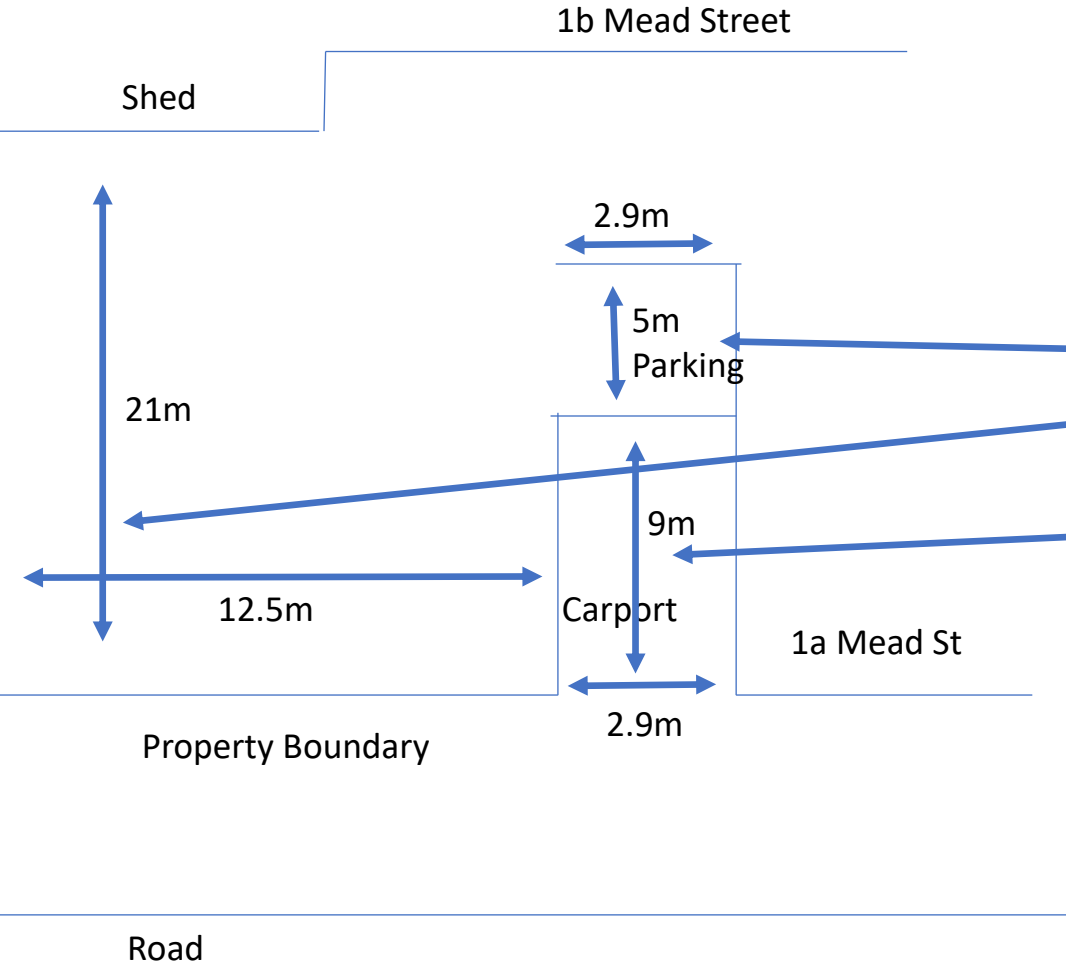
Car & Boat Parking
Ample room for 2 cars and
1 boat on the property

Common access area

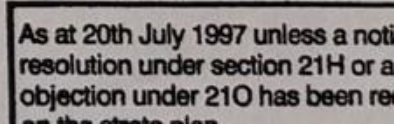


Attachment 2

Parking Dimensions
1A Mead Street



Strata Plan 1 Mead Street



MANAGEMENT PLAN

GOLDEN SUNSET

1. PROPERTY ADDRESS: 1a MEAD STREET, DENHAM

2. PROPERTY MANAGER DETAILS:

Name: **BELLE ARRIOLA** (property owner)

Address: 1b Mead Street, Denham

Phone Number: **0447 136 480**

Email: belle.arriola@yahoo.com.au

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

- ☒ Internet (please specify) : Bookings are initially generated through the following websites:
- Bookings.com.
- ☒ Property Manager : All bookings are finalised through the owner, who is the Property Manager.
- ☐ Other (please specify) N/A

4. DUTIES OF PROPERTY MANAGER:

The owner has recently renovated this property as a short stay holiday accommodation. The following points will be standard practice for the management of this property:

- 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, 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 register of all bookings, available for inspection by the Shire of Shark Bay upon request;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation;
- Ensure rubbish and waste disposal bins are put out and collected as required; and

- Should guests have additional cars or larger boats, then offsite secure parking options are provided to ensure no additional vehicles are parked at the property or on the verge.

5. MAINTENANCE AND ACCESSIBILITY

| | |
|---|--|
| Who will be responsible for ensuring that a fire extinguisher will be provided? | Owner / Property Manager (already installed) |
| Who will inspect the premises regularly to ensure that the smoke alarms are in working order? | Owner / Property Manager (already installed) |
| Who will inspect the premises regularly to ensure that the fire extinguisher is in working order? | By registered Fire Test & Tag Technician at least 2 times per year as per regulations |
| What arrangements are in place for cleaning the house before each booking? | Organised by Owner / Property Manager via local contractor |
| Is there a working outdoor hose available to guests? | Yes - one at the rear of the house with a long hose |
| If windows are fitted with locks, are the keys provided to guests? | Yes – organised by Owner / Property Manager |
| Are guests given keys to all external lockable doors, including security doors? | Yes - organised by Owner / Property Manager |
| What arrangements are in place for maintenance of external yard areas? | Organised by Owner / Property Manager on a regular basis. The place is always well kept. |

6. COMPLAINTS PROCEDURE BY PROPERTY MANAGER:

All Guests will be provided with the Code of Conduct, which is also available at the property.

The owner is available all hours and is contactable by mobile and email if neighbours need to report any guest behaviour issues.

As the property has never been rented it has not received any complaints, however, should complaints be received they will be recorded with the nature of the complaint.

Each complaint will be assessed based on the individual situation taking into regard the seriousness of the complaint.

The property will be inspected in person on receipt of a complaint and the property manager will talk to the guests about any issue reported by a neighbour.

Depending on the nature of the issue, the property manager may give the guests a warning or under extreme circumstances evict guests.

The complainant /neighbour would be informed of the outcome of any inspection and action taken by the property manager to respond to the complaint. Advice would generally be provided in writing by email for recording purposes.

If warranted the property manager would liaise with police over any serious issues. As the property manager is a local resident and business owner in town (and lives in the property behind the short term holiday accommodation) she has a good working relationship with local police.

As the property manager lives in 1B Mead Street, regular visual inspections of the property will be undertaken to ensure that guests are well behaved and are utilising the property responsibly.

7. CARPARKING

Guest parking will be in accordance with the carparking plan included as Attachment 2. Guests will be directed to use the available parking within Strata Lot 1 at all times for a maximum of 2 cars and one boat. Should vehicles not fit within Strata Lot 1, then the common area between Strata Lots 1 and 2 is available for use for parking of oversized vehicles or boats.

The owners of Strata Lots 1 and 2 live on site (1b Mead Street) and will manage parking carefully.

As an additional backup plan the owners have off site boat parking available in the Denham industrial area at 32 Vlamingh Crescent, Denham. Any guests with larger boats that cannot be accommodated within Strata Lot 1 or the common area of Strata Lots 1 and 2 they will be directed to park their vessel in the Industrial area.

CODE OF CONDUCT FOR GUESTS

GOLDEN SUNSET

PROPERTY ADDRESS: 1A MEAD STREET, DENHAM

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 **5** 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. Should there not be sufficient room at the property, then other arrangements must be made for vehicles. The Property Manager can assist with this by providing offside secure parking.
- 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.
- Guests are responsible for taking out the outdoor rubbish bin where their stay coincides with collection days.
- Your collection day is: Tuesday and Friday (as per standard Council collection)

KEYS:

- At the end of your stay please leave the keys on the dining table or kitchen bench and lock them in the house.

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.

FIRE AND EMERGENCY RESPONSE PLAN

GOLDEN SUNSET

1. PROPERTY ADDRESS: 1A MEAD STREET, DENHAM WA 6537

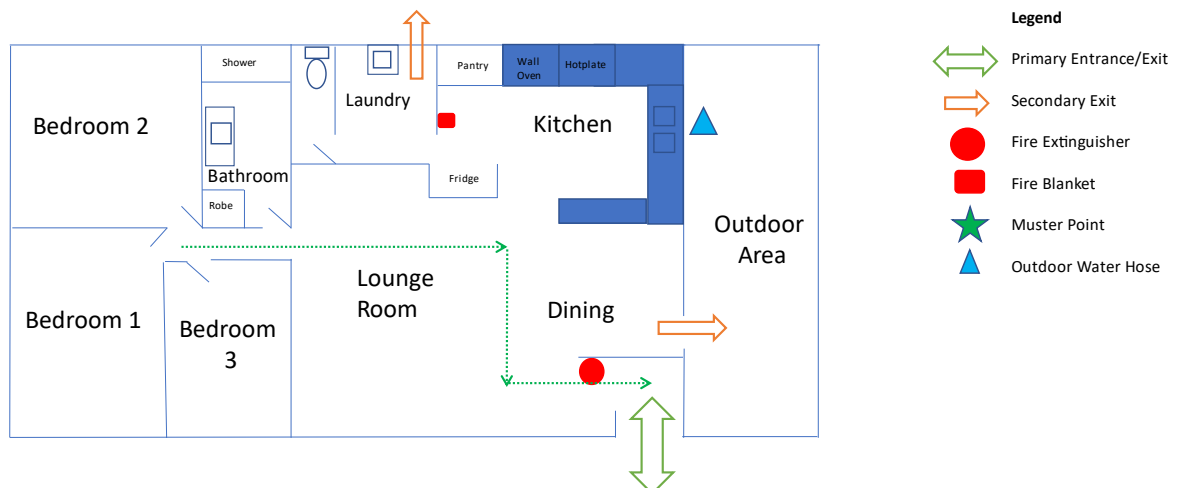
Fire Extinguisher Location : Fixed on the wall outside the kitchen area near the lounge room.

Fire Blanket Location: Fixed on the wall in the kitchen (opposite side of the kitchen to the oven).

Refer Appendix A attached photos of the installed fire extinguisher and fire blanket.

2. FIRE AND EMERGENCY EVACUATION PLAN (to be displayed in house – A3 size)

Fire & Emergency Evacuation Plan 1A Mead Street, Denham, “Golden Sunset”



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 out the front near the corner of the street (corner of Mead St & Millar St).

Do not go back into the house.

- Follow all instructions by emergency personnel.

Muster point 
(near Mead St & Millar St)

3. EMERGENCY CONTACT DETAILS:

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

- A. Property Manager Contact Bella Arriola - Mobile: 0447 136 480
- 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 cyclonic 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 any damage.

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

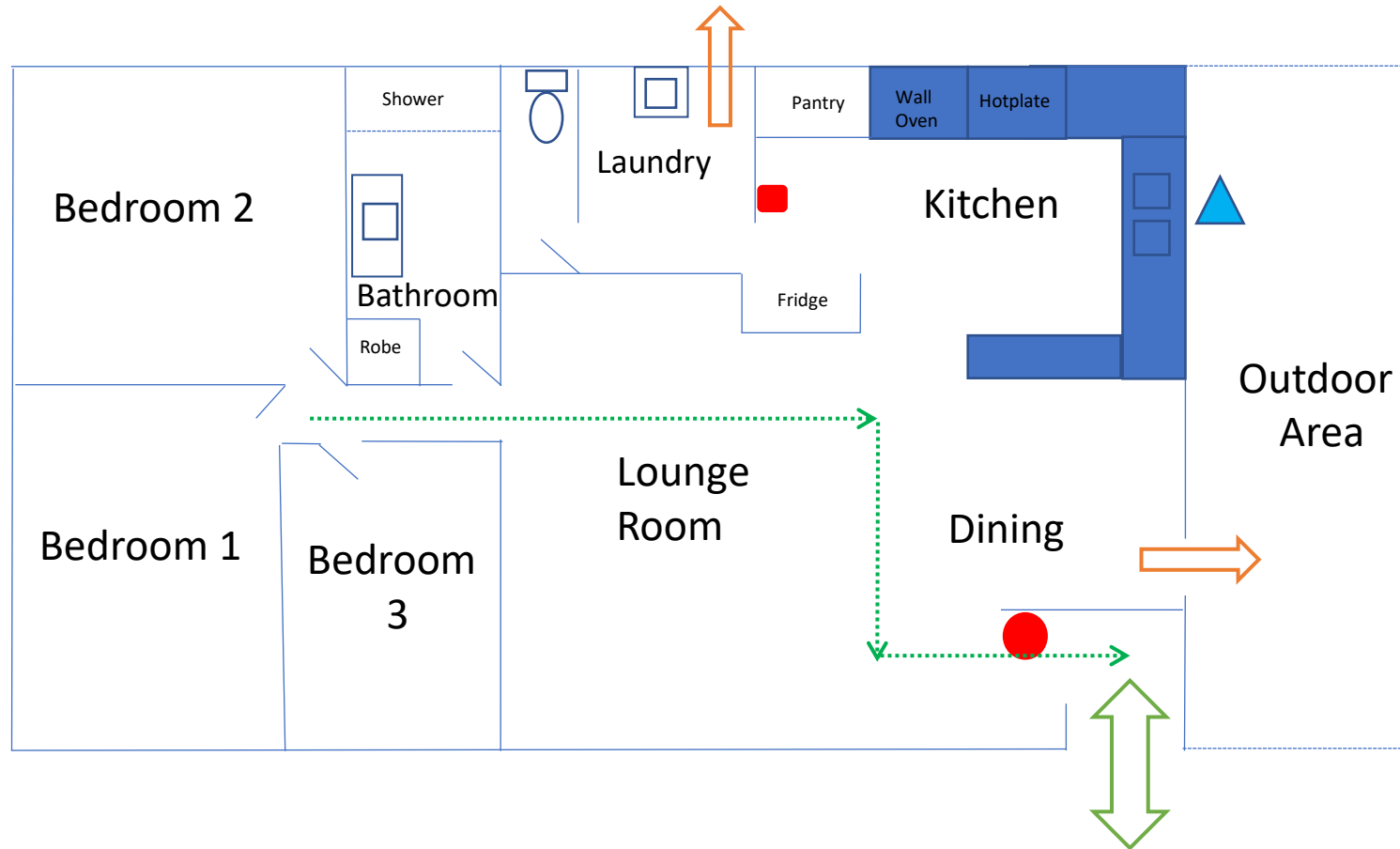
Appendix A: Location of Fire Extinguisher and Fire Blanket

A 2.5kg Fire Extinguisher has been installed and a Fire Blanket has been installed to current legislative requirements by a fully qualified service technician in the locations as per the fire plan. Signage is as per legislative requirements.









Fire & Emergency Evacuation Plan

1A Mead Street, Denham, “Golden Sunset”



Legend

-  Primary Entrance/Exit
-  Secondary Exit
-  Fire Extinguisher
-  Fire Blanket
-  Muster Point
-  Outdoor Water Hose