



SHIRE OF SHARK BAY  
PUBLIC NOTICE

DEVELOPMENT APPLICATION – PROPOSED HOLIDAY HOUSE (NEW)  
WITH REVISED MANAGEMENT PLAN  
3 POLAND ROAD, DENHAM

The owner of the above mentioned property has lodged a planning application seeking approval to use the existing house as a holiday house. The Shire has discretion to issue a 'first time' approval for a 12 month period.

The holiday house was originally proposed to be managed by Ray White, and would accommodate a maximum of 9 guests. The owner lodged a second Management Plan, and nominated a new manager – for this reason the revised proposal was advertised for a second time.

The owner has now lodged a third alternative Management Plan on the 16 April 2026, therefore the application is being re-advertised (for a third time) for public comment.

Prior to determining this application, the Shire would like to provide you with the opportunity to comment on the proposal. Details of the proposal, including a parking plan, and new management plan, can be viewed at the Shire of Shark Bay 65 Knight Terrace, Denham during office hours or on the Shire website.

Should you wish to make a submission on the proposal, your comments (in writing) will need to be lodged with Council within 14 days by **4pm 1 May 2026**.

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 0488 910 869 (between Tuesday and Friday).

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Dale Chapman  
CHIEF EXECUTIVE OFFICER

16 April 2026

**Attachment 2**

**Street View – 3 Poland Road**



Attachment 2

**Aerial View**



VCL  
558

6

216

Proposed Car  
Parking Bays  
(2.5m x 5.4m)

Power  
Pole

FOOTPATH

POLAND

Existing  
Carport

38.0

Existing  
Gates

1

Retaining Wall

Fence

Compacted  
Gravel

22.4

217  
878m<sup>2</sup>

Steps

2

22.5

Existing  
Dwelling

Steps

3

11

40.6

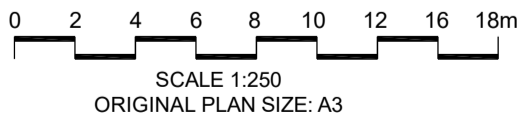
Proposed  
Boat Parking  
(4.5m x 8m)

ROAD

218

115

122



LEGEND:  
SUBJECT LAND

PROPOSED PARKING BAYS  
SITE PLAN

NOTE:  
Dimensions and areas subject to survey.  
DATE: 19.12.2025

LOT 217 (No. 3) POLAND ROAD  
DENHAM  
Shire of Shark Bay



NORTH

PREPARED FOR:  
Nathan Matera  
50 Satinover Way  
Wandi WA  
E: gcmcorpsservices@gmail.com  
T: 0423 787 440

## MANAGEMENT PLAN

**1. PROPERTY ADDRESS:** 3 Poland Road, Denham

**2. PROPERTY MANAGER DETAILS:**

Name: Sherri Smith

Address: 6 Vlamingh Crescent Danham

Mobile: 0437 055 313

Email: [bscc1234@outlook.com](mailto:bscc1234@outlook.com)

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

Internet (please specify): Airbnb [Shark's Bay Abode - Houses for Rent in Denham, Western Australia, Australia - Airbnb](#)

Property Manager: Bookings managed online by Nathan Matera. Once a booking is approved information will be shared with Sherri so she is aware of when people are at the property.

Other (please specify): N/A

**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 maintained 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?	Property Manager or Fire Technician (already installed)
Who will inspect the premises regularly to ensure that the smoke alarms and fire extinguisher are in working order?	Owner or Property Manager (already installed)  By registered Fire Test & Tag Technician at least 2 times per year as per Australian regulations
What arrangements are in place for cleaning the house before each booking?	Following each stay a clean is organised with Beavis & Smith Cleaning.
Is there a working outdoor hose available to guests?	Yes (1 in total) –at the rear left hand side of the house. Additional tap at the front of the property.
If windows are fitted with locks, are the keys provided to guests?	Yes – provided on check-in
Are guests given keys to all external lockable doors, including security doors?	Yes – provided on check-in
What arrangements are in place for maintenance of external yard areas?	Sherri to advise when works needs to be done and Nathan will arrange with Shark Bay Maintenance.

## **6. COMPLAINTS PROCEDURE BY PROPERTY MANAGER:**

Guests to follow the Airbnb code of conduct.

Check-in from 3.00pm.

Check-out before 11.00am.

Maximum of 9 guests.

Complaints sent to Nathan via the Airbnb app.

Sherrri to raise any issues with Nathan following each stay. Nathan to rectify accordingly.

### **Parking**

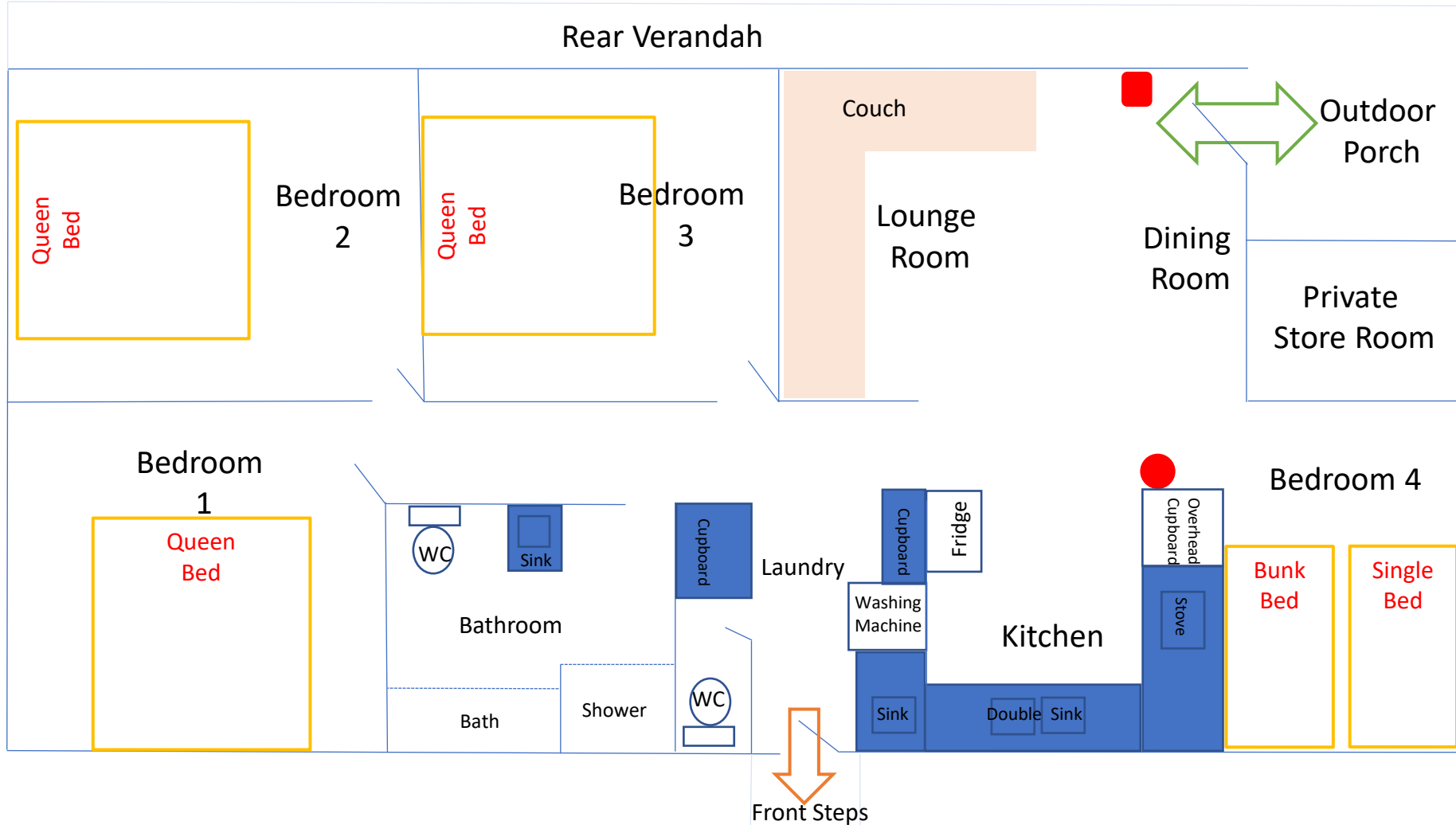
Boat Parking for 3 Poland Road is to be within the boundaries of the property at all times. Please be sure that your Car and Boat are not protruding past the property boundaries as indicated on the Parking Plan. At no time are vehicles or boats to protrude onto the verge or be parked on the road.

If you are unable to place your boat in the boat parking area as indicated on the parking plan, there is 24 hour boat parking available at Shark Bay Marine Repairs, 60 Monkey Mia Road, Denham.

Please contact 0427 481 324 for bookings. Please refer to the Parking Plan clearly displayed at the property.

# Internal Floor Plan

3 Poland Road, Denham "Shark Bay Abode"



- Legend**
- ↔ Primary Entrance/Exit
  - ➡ Secondary Exit
  - Fire Extinguisher
  - Fire Blanket

## FIRE AND EMERGENCY RESPONSE PLAN

### SHARK BAY ABODE

1. PROPERTY ADDRESS: 3 POLAND ROAD, DENHAM WA 6537

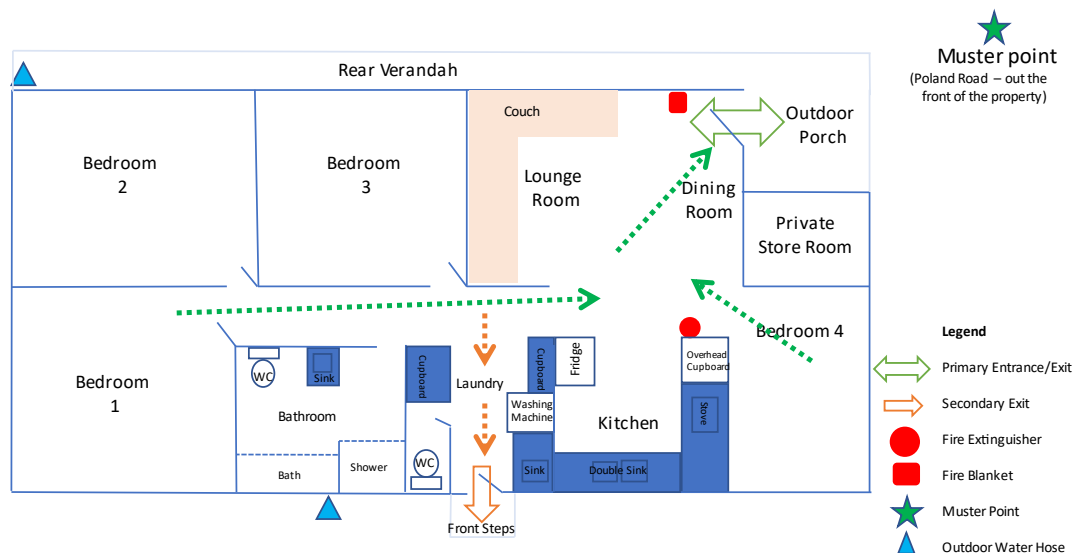
**Fire Extinguisher Locations:** Fixed on the wall near the main entrance of the home

**Fire Blanket Location:** Fixed on the side of the overhead cupboard in the kitchen.

Refer to the photos in Attachment A

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

## Fire & Emergency Evacuation Plan



### 3 Poland Road, Denham "Shark Bay Abode"

#### 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 of the house on the street.

**Do not go back into the house.**

- Follow all instructions by emergency personnel.

## Appendix 6

### 3. EMERGENCY CONTACT DETAILS:

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

- A. Property Manager Contact: Ray White Shark Bay  
Debbie Byett Mobile: 0448 753 314
- 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](http://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](http://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](http://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:



ADVICE



WATCH AND ACT



EMERGENCY WARNING

Advice	Watch and Act	Emergency Warning
<p>An incident is active but there is no immediate threat to lives or homes. Be aware and keep up to date.</p> <ul style="list-style-type: none"><li>• Prepare now</li><li>• Stay informed</li><li>• Monitor conditions</li><li>• Avoid the area</li><li>• Return with caution</li><li>• Avoid smoke</li><li>• Threat is reduced</li></ul>	<p>There is a possible threat to lives or homes. Take action now to protect yourself and others.</p> <ul style="list-style-type: none"><li>• Prepare to leave/evacuate</li><li>• Leave/evacuate now (if you are not prepared)</li><li>• Prepare to take shelter</li><li>• Move/stay indoors</li><li>• Stay near shelter</li><li>• Monitor conditions as they are changing</li><li>• Be aware of ember attack</li><li>• Move to higher ground (away from creeks/rivers/coast)</li><li>• Limit time outside (cyclone, heat, asthma)</li><li>• Avoid the area/avoid the flooded area</li><li>• Stay away from damaged buildings and other hazards</li><li>• Prepare for isolation</li><li>• Protect yourself against the impacts of extreme heat</li><li>• Do not enter floodwater</li><li>• Not safe to return</li><li>• Prepare your property (cyclone/storm)</li></ul>	<p>There is a threat to lives and homes. You may be in danger and need to take immediate action.</p> <ul style="list-style-type: none"><li>• Leave/evacuate (immediately, by am/pm/hazard timing)</li><li>• Take shelter now</li><li>• Shelter indoors now</li><li>• Too late to leave</li></ul>

## Appendix 6

### **6. USEFUL CONTACT INFORMATION (NOT FOR EMERGENCIES):**

Shark Bay Health Centre – 9948 1400

Denham Police Station (for general enquiries) – 9948 1201

Shire of Shark Bay – 9948 1218

Ray White Shark Bay (Property Manager) – 9948 1323

### **Appendix A: Location of Fire Extinguishers and Fire Blanket**

A 2.5kg Fire Extinguisher has been installed near the main entrance door. A Fire Blanket has been installed on the side of the overhead cupboard in the kitchen area to current legislative requirements by a fully qualified service technician in the locations as per the fire plan. Signage is as per legislative requirements.

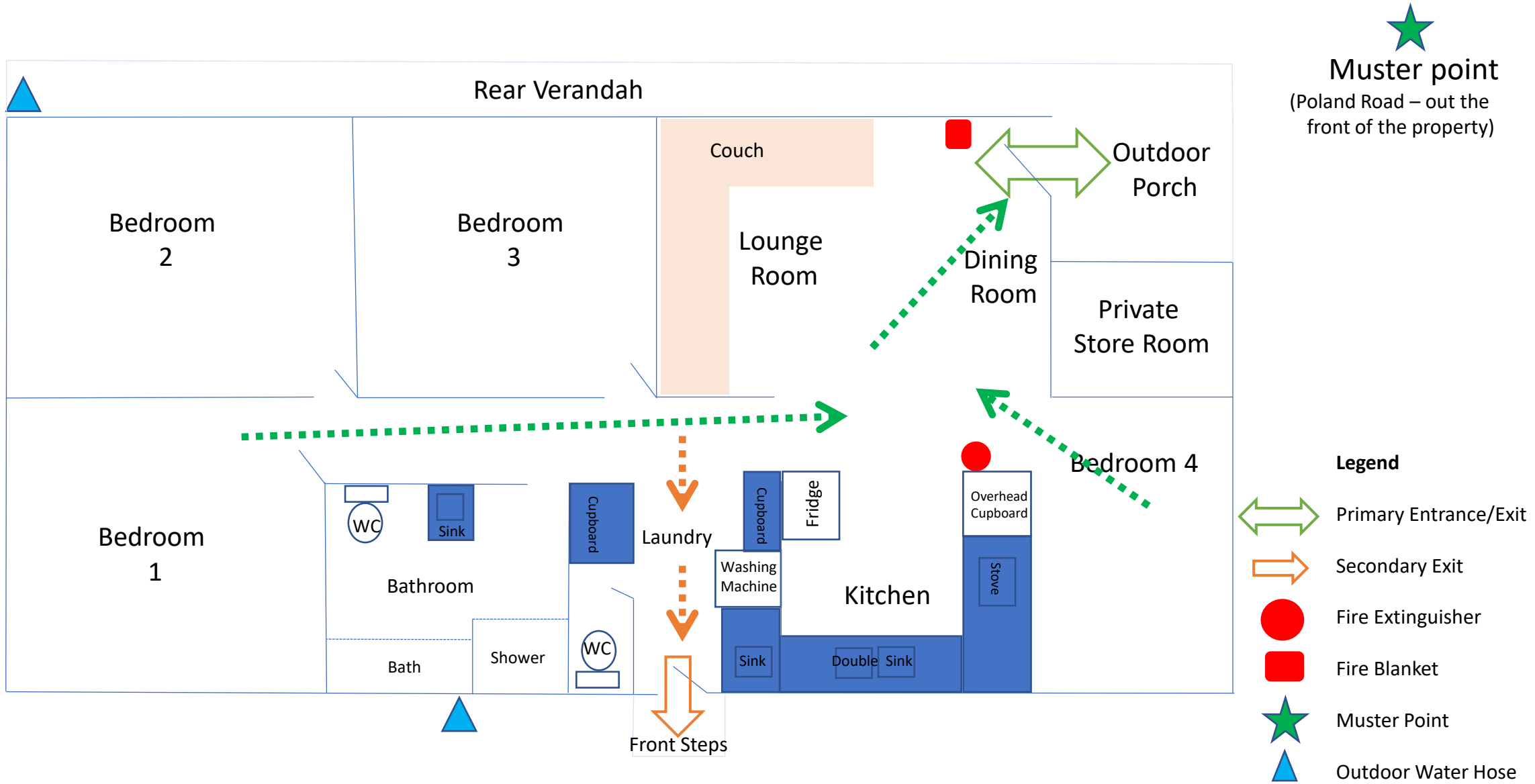


**Fire Extinguisher**



**Fire Blanket**

# Fire & Emergency Evacuation Plan



**3 Poland Road, Denham "Shark Bay Abode"**