



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

**DEVELOPMENT APPLICATION – PROPOSED HOLIDAY HOUSE (RENEWAL)
6 SELLENGER HEIGHTS, DENHAM**

The owners of the abovementioned lot were first granted approval by the Shire on the 10 November 2021 to use their existing house as a holiday house (for short stay). The initial approval was limited to a 12 month period.

The owners were granted a second approval for a holiday house on the 19 April 2023, for a 3 year period.

The owners have lodged a new planning application proposing to continue to rent out their existing dwelling at 6 Sellenger Heights for short stay accommodation. The Shire has discretion to issue a new approval for a longer 5 year period.

Prior to determining this application, the Shire would like to provide you with the opportunity to comment on the proposal. The plans 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 by **4.00pm 25th May 2026**

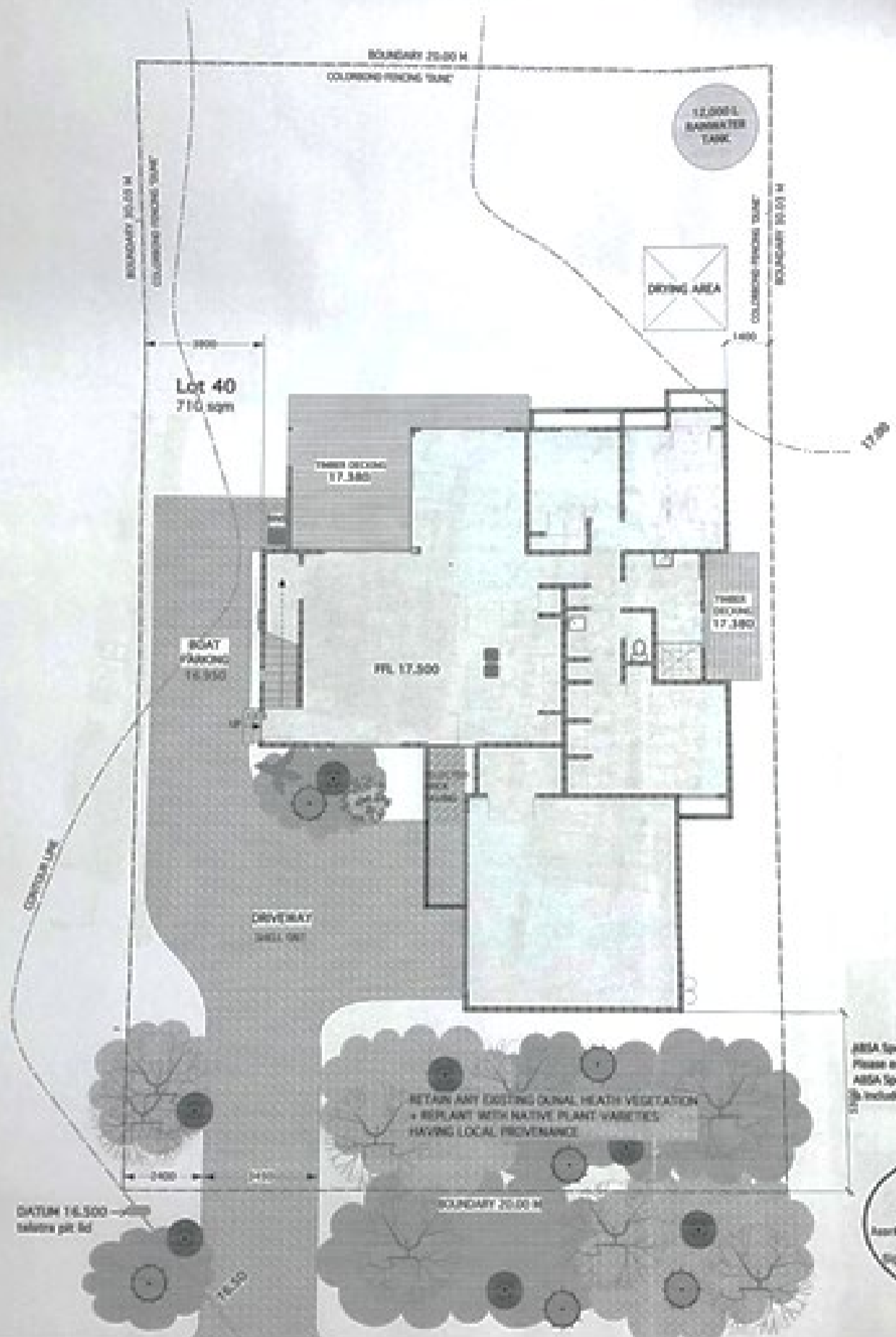
Please note, if no comments are received by the closure date, we will assume that you have no comment you wish to make and the application will be assessed and determined on its merits and without any further consultation.

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 0488910869 (between Tuesday and Thursday).

Dale Chapman
CHIEF EXECUTIVE OFFICER

8 May 2026

 DENOTES FINISHED LEVEL
 EXISTING CONTOUR



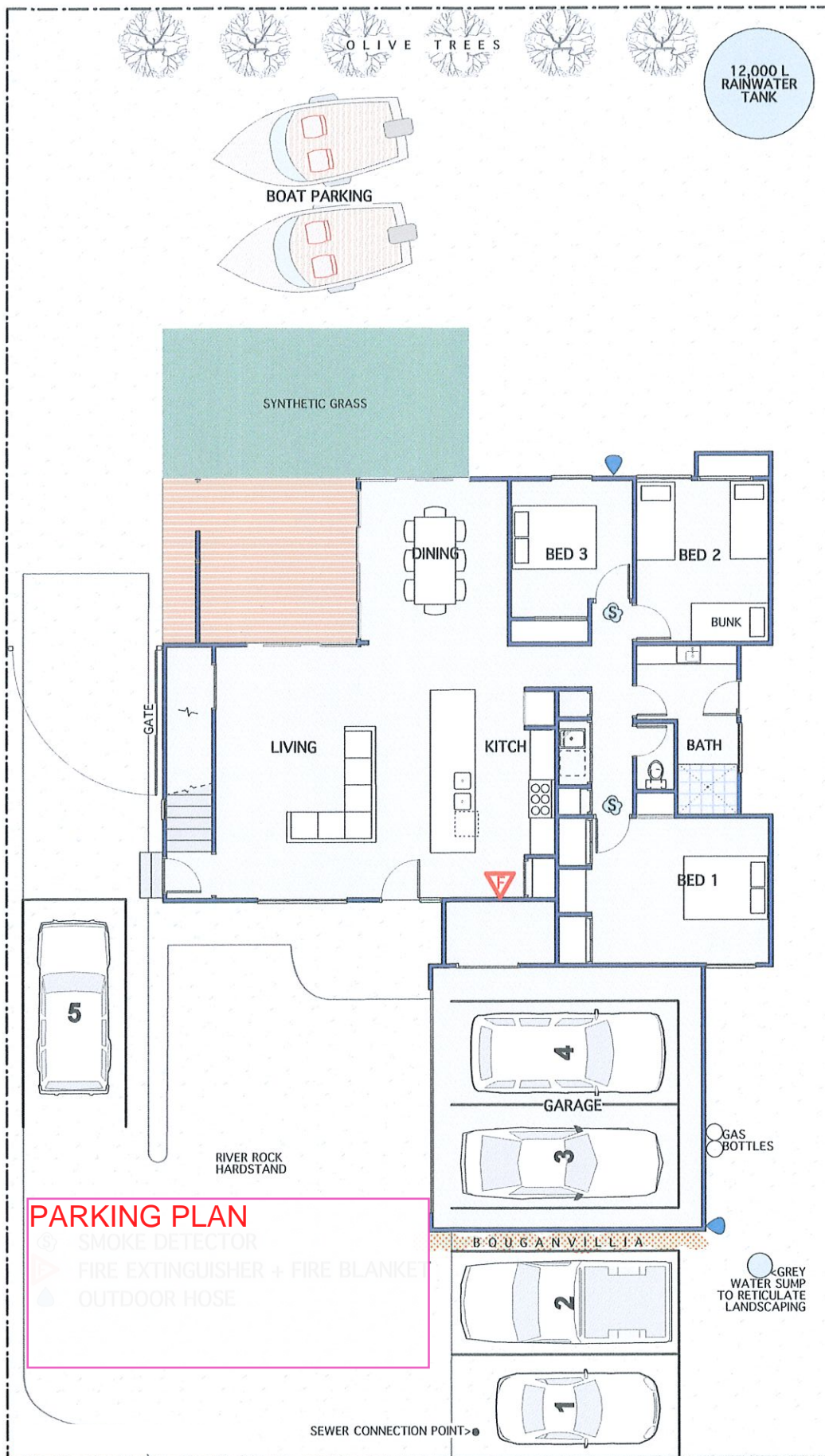
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SELLENGER HEIGHTS

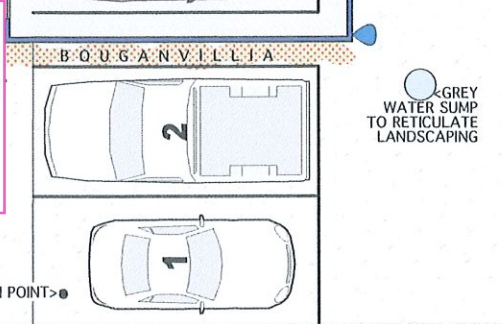
SITE PLAN
 Scale: 1:100

BOURKE HOUSE
 Unit 40 Selenger Heights Interstate Blvd 2008
 Phone: 08 9441 1111



PARKING PLAN

- ☑ SMOKE DETECTOR
- ▶ FIRE EXTINGUISHER + FIRE BLANKET
- ⚡ OUTDOOR HOSE



SELLENGER HEIGHTS

GROUND FLOOR PLAN

Lot 40 Sellenger Heights DENHAM

**RAY WHITE SHARK BAY
MANAGEMENT PLAN**

1. PROPERTY ADDRESS: 6 SELLENGER HEIGHTS, DENHAM

2. PROPERTY MANAGER DETAILS:

Name: Debbie Byett, Ray White Shark Bay
Address: U3/ 71 Knight Terrace, Denham
Phone Number: 9948 1323
Mobile: 0448 753 314
Email: sharkbay.wa@raywhite.com

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

- Internet (please specify) :AirBnB – All bookings through Ray White
- Property Manager :_All bookings through Ray White
- Other (please specify) N/A

4. RAY WHITE SHARK BAY MANAGEMENT STATEMENT

Ski At Denham Pty Ltd T/A Ray White Shark Bay has been managing holiday accommodation houses and units in Denham continuously for the last 20 years.

Ray White Shark Bay are a complete property management service and over the years have developed the skills necessary to help the owners of the properties, and, the many thousands of visitors we deal with annually. We are based permanently in Denham and have an office located at 3/71 Knight Terrace. The office is officially open 6 days a week and we are available by mobile if the office is not open.

Some key points of our service below.

- The premises are inspected after guest check out to ensure that it has been kept in a neat and tidy condition. Guests can provide their credit card details as security or pay a bond which is refunded after inspection.
- Bins are put out weekly for standard Council pick up or as necessary.
- We arrange regular cleaning of the premises in between guest stays, and ongoing maintenance of the property.
- Any damage, safety or general maintenance issues are reported to the owner, including smoke alarms.
- If works are needed, such as replacement of smoke alarms, new batteries in smoke alarms, or general safety / maintenance repairs then we organise those works for the owners.
- As premises are inspected regularly we have a high level of knowledge about the condition of each property/dwelling under our management.
- Because we are based locally and live in the Denham community we have excellent knowledge of what happens at all the properties that we manage.

5. BOOKING PROCEEDURE CONDUCT FOR GUESTS

RAY White Shark Bay have booking procedures and provide guests with the following at the time of booking:

TERMS AND CONDITIONS (House rules) Need to know items such as Check in Check out times. After Hour Key Pick Up. Linen and what is provided. Cancellation Policy. Pet Information. Rubbish collection. Guest Numbers/Excessive Noise. Guest Responsibilities. Left Items. Feedback. Call Outs. Loss or Damage to Property. Alternate Accommodation. Property Keys. Covid 19 information.

CONFIRMATION LETTER which the guest acknowledges the booking is for 12 amount of guests and that there is a strict no smoking policy inside the premises, they also acknowledge that if house rules are broken and false or misleading information has been given that as the manager we have the authority to order the premises be vacated with no refunds given.

When guests check in whether it be in business hours or after hours they collect an envelope with a town map and directions to their accommodation, a set of keys, our after hour contact numbers if they are needed and important things to know.

6. MAINTENANCE AND ACCESSIBILITY

Duties	Responsibility
Who will be responsible for ensuring that a fire extinguisher will be provided?	Owner
Who will inspect the premises regularly to ensure that the smoke alarms and fire extinguisher are in working order?	Owner/ Property Manager
What arrangements are in place for cleaning the house before each booking?	Cleaning organised by Property Manager
Is there a working outdoor hose available to guests?	Yes.
If windows are fitted with locks, are the keys provided to guests?	Yes.
Are guests given keys to all external lockable doors, including security doors?	Yes.
What arrangements are in place for maintenance of external yard areas?	Owner/ Property Manager

7. RAY WHITE SHARK BAY ACTIVE COMPLAINTS POLICY

- Ray White Shark Bay have staff available after hours who are contactable by mobile and email if neighbours need to report any guest behaviour issues.
- All complaints are recorded in an electronic form with the address and nature of complaint.
- Each complaint is assessed based on the individual situation taking into regard the seriousness of the complaint.
- Any premises would be inspected in person on receipt of a complaint and staff would talk to the guests about any issue reported by a neighbour.
- Depending on the nature of the issue, staff may give the guests a warning or under extreme circumstances our company has authority to evict guests.
- The complainant /neighbour would be informed of the outcome of any inspection, and action taken by our company to respond to the complaint. Advice would be generally be provided in writing by email for recording purposes.
- Owners are also advised in writing of the any serious or justified complaint and action taken to respond or resolve any complaint.
- If warranted we would liaise with police over any serious issues, and have a good working relationship with local police.
- During peak holiday periods we conduct drive by inspections of properties under our care to ensure that they are well managed. We take an active role in overseeing the use of all holiday houses under our management to ensure that they are used responsibly.
- It is in our interest to ensure that all properties under our care are well managed, looked after, and maintained to fulfill our contractual obligations with land owners.

Also being a part of a large franchise group such as Ray White we can also call on our corporate office for assistance and support regarding any complaints or disputes.

As outlined in Point 5 all guests are provided with detailed terms and conditions as part of the booking process.

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

PROPERTY ADDRESS: 6 Sellenger Heights 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 _____ 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: _____

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.



FIRE ESCAPE PLAN

-  ESCAPE ROUTE
-  SMOKE DETECTOR
-  FIRE EXTINGUISHER + FIRE BLANKET
-  OUTDOOR HOSE

ASSEMBLY POINT *

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 OUT FRONT. DO NOT GO BACK INTO THE HOUSE.
- FOLLOW ALL INSTRUCTIONS BY EMERGENCY PERSONNEL.



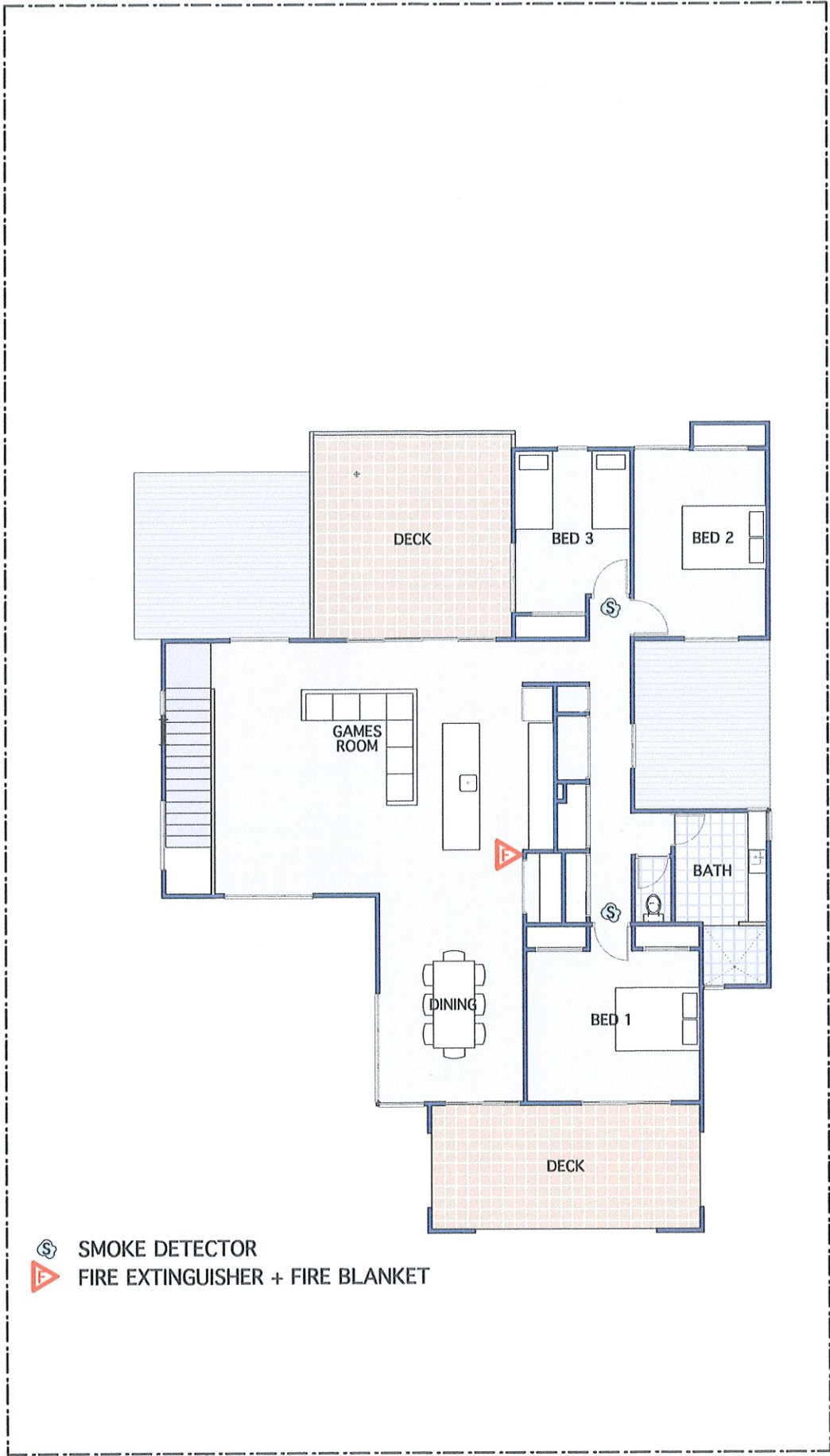
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-  ESCAPE ROUTE
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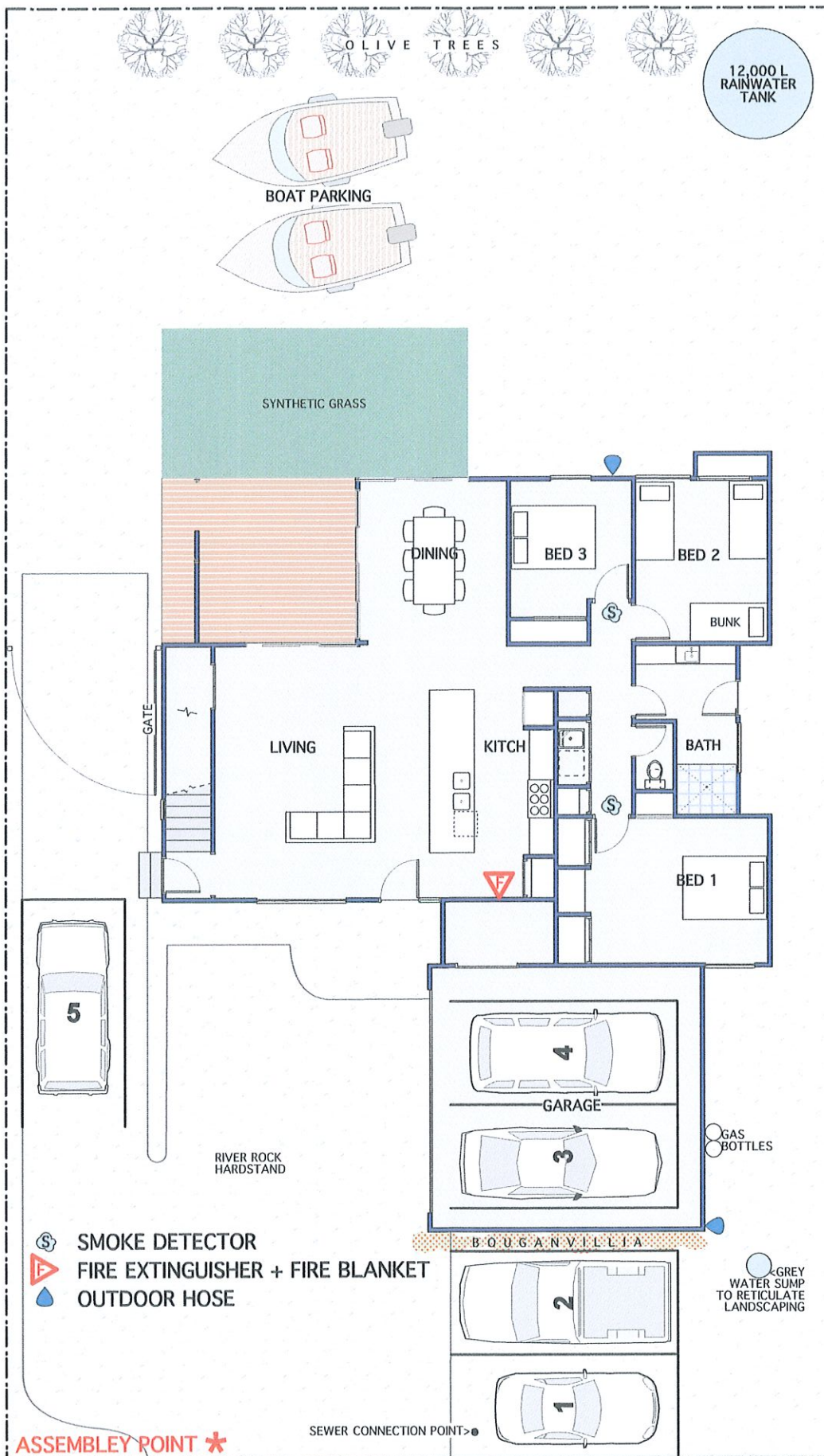
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FIRST FLOOR PLAN

1:100

Lot 40 Sellenger Heights DENHAM



SELLENGER HEIGHTS

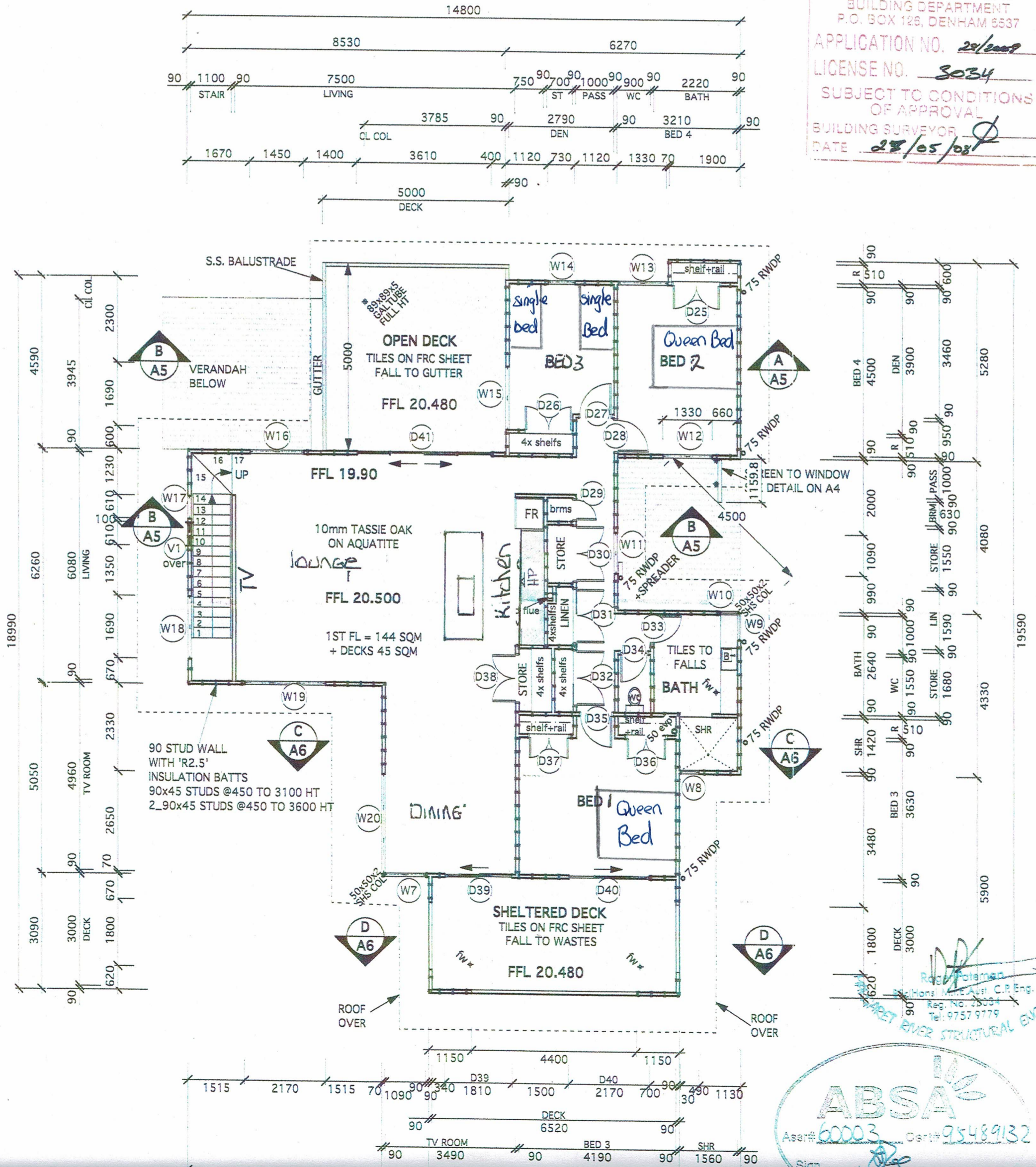
GROUND FLOOR PLAN

Lot 40 Sellenger Heights DENHAM

1:100

**INTERNAL FLOOR PLAN SHOWING NUMBER OF BEDROOMS -
6 SELLENGER HEIGHTS DENHAM**

SHIRE OF SHARK BAY
BUILDING DEPARTMENT
P.O. BOX 126, DENHAM 6537
APPLICATION NO. 25/2009
LICENSE NO. 3034
SUBJECT TO CONDITIONS
OF APPROVAL
BUILDING SURVEYOR
DATE 28/05/08

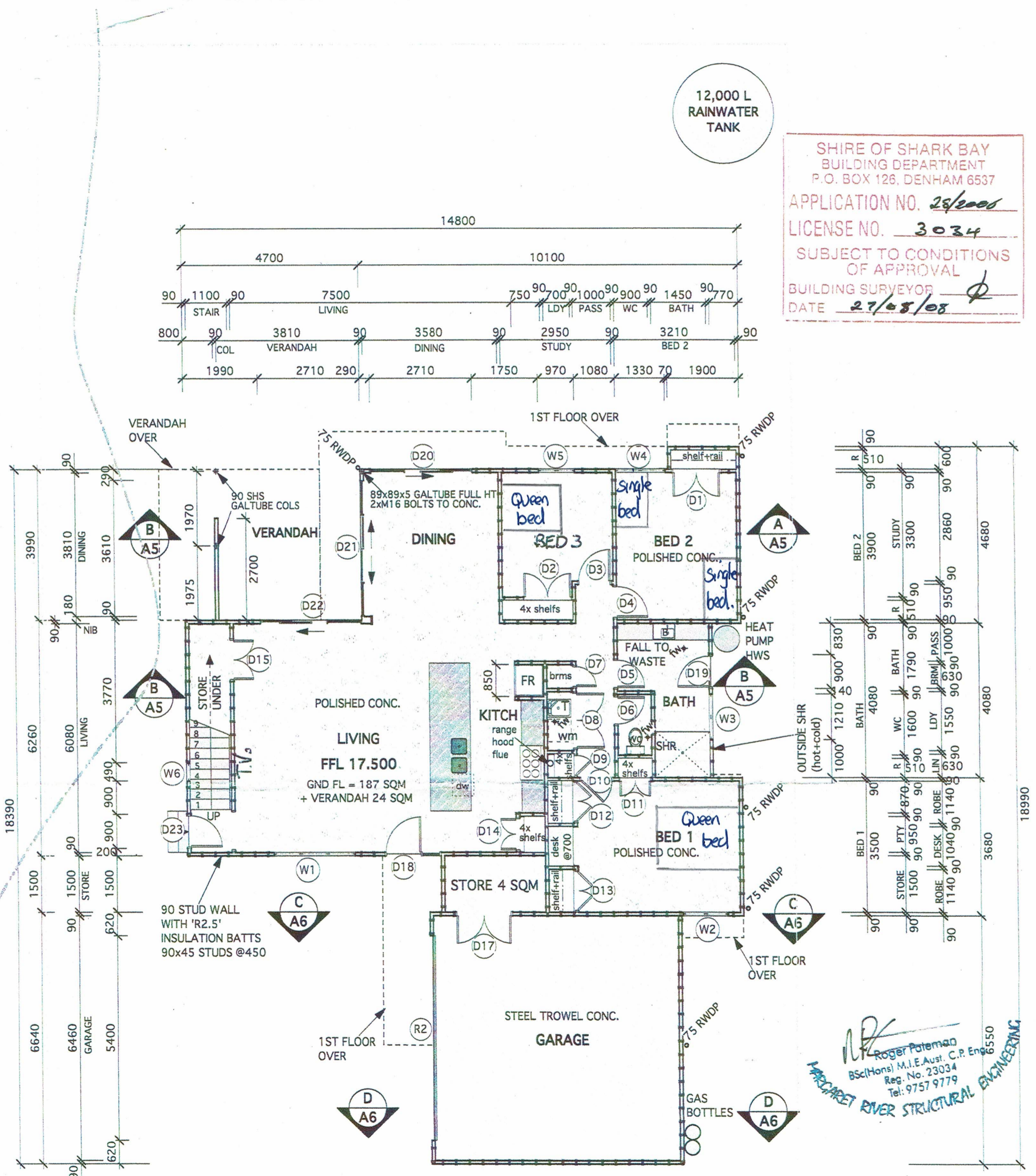


ABSAS
Assoc: 60003 Cert: 95489132
Sign: [Signature]

INTERNAL FLOOR PLAN SHOWING NUMBER OF BEDROOMS - 6 SELLENGER HEIGHTS DENHAM

12,000 L
RAINWATER
TANK

SHIRE OF SHARK BAY
BUILDING DEPARTMENT
P.O. BOX 126, DENHAM 6537
APPLICATION NO. 25/2006
LICENSE NO. 3034
SUBJECT TO CONDITIONS
OF APPROVAL
BUILDING SURVEYOR [Signature]
DATE 27/08/08



[Signature]
Roger Pateman
BSc(Hons) M.I.E.Aust. C.P. Eng 6550
Reg. No. 23034
Tel: 9757 9779
MARGARET RIVER STRUCTURAL ENGINEERING

ABSA
Assn# 60003 Cert# 95489132
Sign [Signature]





WELCOME

We appreciate your assistance with the following:

RUBBISH BINS - Shire collections 8 am, Tuesday & Friday mornings. Please ensure your bins are on the verge Monday and Thursday evenings. NO rubbish is to be left alongside the bins, bin or must close covers. Rubbish must be taken to the tip to avoid additional charges.

FISH CLEANING - please do not clean fish on the premises. The Shire has provided fish cleaning facilities on the water front near the boat ramp. Any fish waste is to be put in Blue bins only or taken to the tip.

WATER - please do not use taps located outside the house as kaffee water supply and are not suitable for drinking. This is bore water.

CLEANING - to avoid additional cleaning charges upon vacating please carry out basic cleaning, i.e. sweeping/vacuuming, mop and wipe surfaces. If the property is left unreasonably unclean, additional charges may be deducted accordingly.

FURNITURE - if any furniture is moved in beds, mattresses, televisions and a minimum charge of \$100 will be payable.

KEYS - upon vacating please lock the premises and return keys to the RTI, White Office, if unattended drop the keys in tray and located on the front door of our office.

EXCESSIVE HOUSEADDITIONAL GUESTS - Properties are equipped for the number of people that they sleep (as shown). If a property is reported to have extra guests or noise complaints are received you will be ordered to vacate with no refund made.

Please report any damage and/or issues with the property immediately including BBQ gas bottle refills. If outside of office hours please call after hour numbers provided on arrival letter.

Please note you are in the company, we sometimes have players of fly fishing, golf & tennis and we will do our best to help them to do so.

Please see terms and conditions for further information. We hope you enjoy your stay in the Bay, please drive home safely.

Thank you

NO
SMOKING
PLEASE



Recycling in the Shire of Shark Bay

Residents can drop off household amounts of bottles, cans, paper and cardboard at the recycling drop centre, located at 105 Dampier Road, Denmark.

steel cans	paper	cardboard
✓	✓	✓
✗	✗	✗
glass	all cans	plastic bottles
✓	✓	✓
✗	✗	✗

Additional drop-off regulations apply at this drop centre. Please don't dump any garbage or junk. This being yours is your all yours. This site is monitored by CCTV at all times.

Please empty and rinse all cans and bottles

THE OWNER HAS BEEN KIND ENOUGH TO ALLOW YOU TO HAVE YOUR PET WITH YOU ON HOLIDAYS, HOWEVER PETS ARE NOT ALLOWED INSIDE THE PROPERTY UNDER ANY CIRCUMSTANCES. SHOULD THERE BE ANY EVIDENCE OF THE PET BEING INSIDE THE HOUSE AFTER YOU VACATE, EXTRA CLEANING CHARGES MAY APPLY AND WILL BE CHARGED TO YOUR CREDIT CARD ACCORDINGLY.

THANK YOU
MANAGEMENT



WELCOME

We appreciate your assistance with the following:

RUBBISH BINS - Shire collections 8 am Tuesday & Friday mornings, please ensure your bins are on the verge Monday and Thursday evenings. NO rubbish is to be left alongside the bins, bin lid must close excess rubbish must be taken to the tip to avoid additional charges.

FISH CLEANING - please do not clean fish on the premises. The Shire has provided fish cleaning facilities on the water front near the boat ramp jetty. Fish offal is to be put in Blue bins only or taken to tip.

WATER - please conserve, taps located outside the house are on the water supply and are not suitable for drinking, this is bore water.

CLEANING - to avoid additional cleaning charges upon vacating please carry out basic cleaning - sweep/vacuum, mop and wipe surfaces. If the property is left unreasonably untidy, smelting of pots, dishes not done and/or not put away clean and correct. In cupboard's your credit card will be deducted accordingly.

FURNITURE - If any furniture is moved (eg beds, mattresses, televisions etc) a minimum charge of \$100 applies to you.

KEYS - upon vacating please lock the premises and return keys to the Ray White Office, if unattended drop the keys in a key slot located on the front door of our office.

EXCESSIVE NOISE/ADDITIONAL GUESTS - Properties are equipped for the number of people that they sleep (as advertised). If a property is reported to have extra guests or noise complaints are received you will be ordered to vacate with no refund made.

Please report any damage and/or issues with the property immediately including SBO gas hot water heater. If outside of office hours please call after hour numbers provided on arrival letter.

Please note you are in the north-west and sometimes have plagues of flying cockroaches, mice & ants etc. and we do endeavour to keep them in check.

Please see terms and conditions for further information. We hope you enjoy your stay in the Bay, please drive home safely.

Thank you

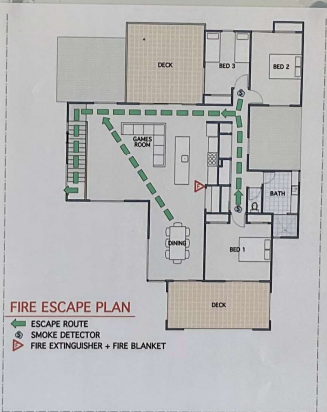
**NO
SMOKING
PLEASE**

**GOOD MORNING / AFTERNOON GUESTS
SOME QUICK HOUSEKEEPING REQUIREMENTS**

AT THE END OF YOUR STAY WITH US WHEN VACATING, PLEASE DO NOT STRIP THE BEDS THAT YOU USED / SLEEP IN. THIS IS A JOB OUR LOVELY HOUSEKEEPING LADIES WILL DO FOR YOU ☺

HOWEVER PLEASE BE SURE TO PLACE ALL OTHER LINEN, BATH TOWELS, BATH MATS, HAND TOWELS, FACEWASHES AND TEA TOWELS INTO EITHER THE BLUE OR GREEN COLOURED LINEN BAG WE HAVE PROVIDED, AND LEAVE IN THE BATHROOM

THANK YOU
MANAGEMENT



IN CASE OF FIRE:
ALL GUESTS TO EXIT THE HOUSE IMMEDIATELY
AND TO BRING THE ALL COLOURED BAGS
ASSEMBLE IN THE DRIVEWAY OUT FRONT ON GETTING BACK INTO THE HOUSE
CALL EMERGENCY SERVICES ON 000 ONCE YOU HAVE SAFELY EXITED THE HOUSE
FOLLOW ALL INSTRUCTIONS OF EMERGENCY PERSONNEL.

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THANK YOU
MANAGEMENT



Recycling in the Shire of Shark Bay

Households can drop-off household amounts of bottles, cans, paper and cardboard at the recycling bring centre - located at 100 Denham Road, Denmark.

steel cans	paper	cardboard
✓ food cans ✓ all tin cans (no oil)	✓ newspapers ✓ magazines ✓ office paper ✓ printer paper ✓ envelopes ✓ books ✓ paper bags	✓ cardboard boxes ✓ paper bags
X paint cans X aerosols	X thermal paper X glossy paper X coated paper X laminated paper X paper with glue	X metal cans X plastic bottles X glass bottles

glass	oil cans	plastic bottles
✓ clear glass ✓ green glass ✓ brown glass ✓ wine bottles ✓ beer bottles ✓ soft drink bottles ✓ detergent bottles ✓ motor oil ✓ cooking oil ✓ car oil	✓ motor oil ✓ car oil ✓ cooking oil ✓ vegetable oil ✓ kerosene ✓ diesel ✓ antifreeze	✓ plastic bottles ✓ detergent bottles ✓ motor oil ✓ car oil ✓ cooking oil ✓ vegetable oil ✓ kerosene ✓ diesel ✓ antifreeze
X broken glass X mirrors X light bulbs X fluorescent tubes X electrical appliances	X hydraulic oil X transmission oil X gear oil X engine oil X brake fluid X coolant X windshield washer fluid	X aerosols X paint cans X motor oil ✓ car oil ✓ cooking oil ✓ vegetable oil ✓ kerosene ✓ diesel ✓ antifreeze

11:22 am Thu 7 May

5G 53%

Keith & Tracey Bourke
PO Box 391
Margaret River WA 6285

Agent ABN: 48-109-609-E
Primary Owner Statement
Period Ending: 29/08/25

27/08/25	Chillen	GCM Services	Inv:2609	70.00
		6 Monthly Fire Equipment Compliance Check		500.00
		Funds Withheld		702.00
		*Management Fees		70.20
		Plus GST on items marked *		
				<hr/>
				1820.11

NETT AMOUNT TO BE PAID