SHIRE OF SHARK BAY
PUBLIC NOTICE

DEVELOPMENT APPLICATION – PROPOSED HOLIDAY HOUSE (RENEWAL)
22-24 HUGHES STREET, DENHAM

The owner of the above-mentioned lots was first granted approval by the Shire on 6 April 2022 to use the existing dwelling as a holiday house (for short stay). The initial approval was limited to 12 months.

A second application to continue to use the house for short-stay accommodation was approved for a longer 3-year period on 29 June 2023 and has expired.

The owner has lodged a new planning application proposing to continue to rent out the existing dwelling at 22 to 24 Hughes Street for short-stay accommodation. The dwelling contains a self-contained section which the owner proposes to continue to retain for his own accommodation. The Shire can consider issuing a longer 5-year approval.

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 **4.00 PM, Wednesday 19 November 2026.**

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

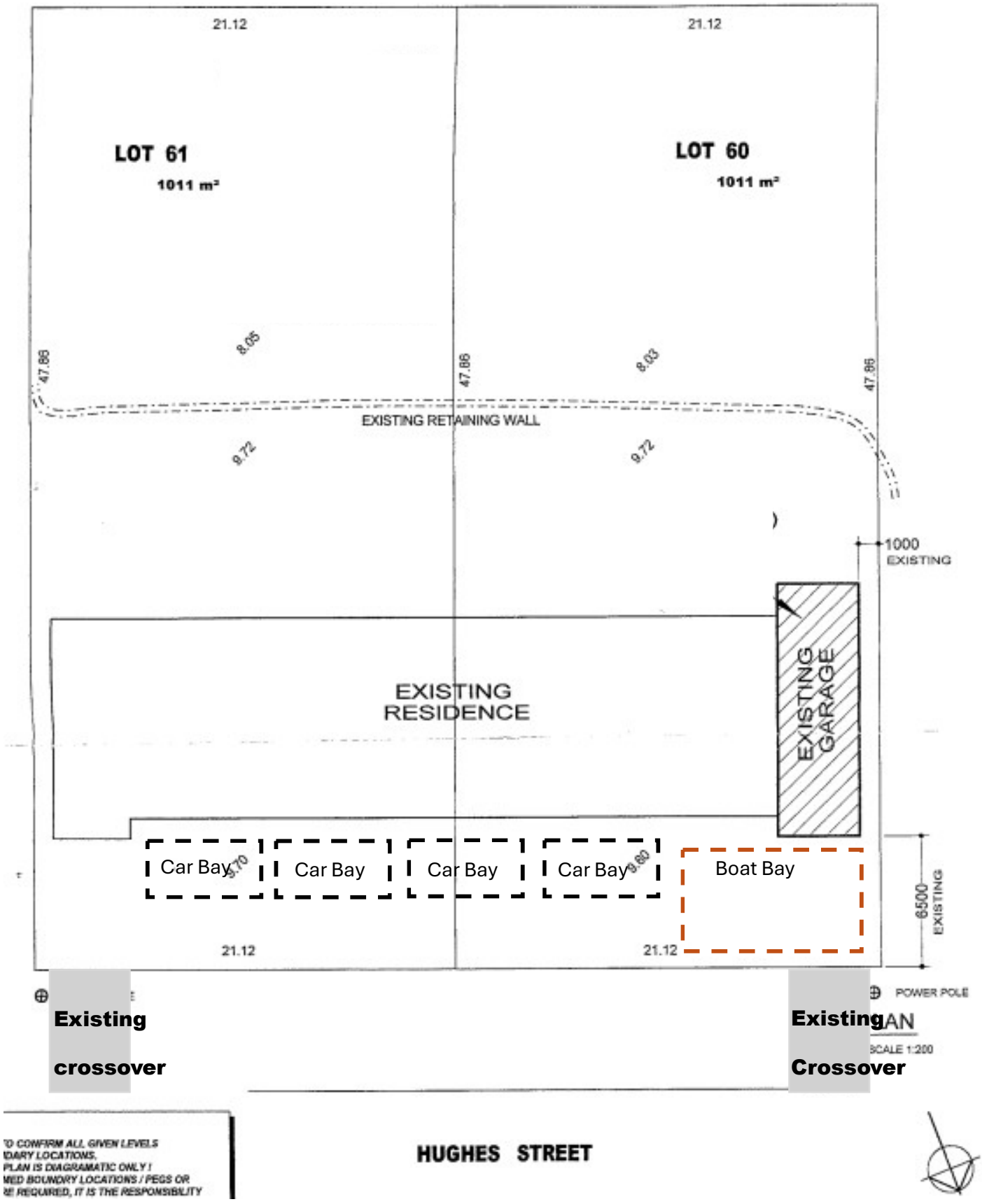
Should you have any queries relating to the proposed application, please do not hesitate to contact the Shire's Planning consultant, Ms Liz Bushby, on 0488910869 (between Tuesday and Friday).

Dale Chapman
CHIEF EXECUTIVE OFFICER

5 November 2026

PARKING PLAN

22 HUGHES STREET, DENHAM



TO CONFIRM ALL GIVEN LEVELS
DARY LOCATIONS.
PLAN IS DIAGRAMATIC ONLY !
MED BOUNDRY LOCATIONS / PEGS OR
RE REQUIRED, IT IS THE RESPONSIBILITY

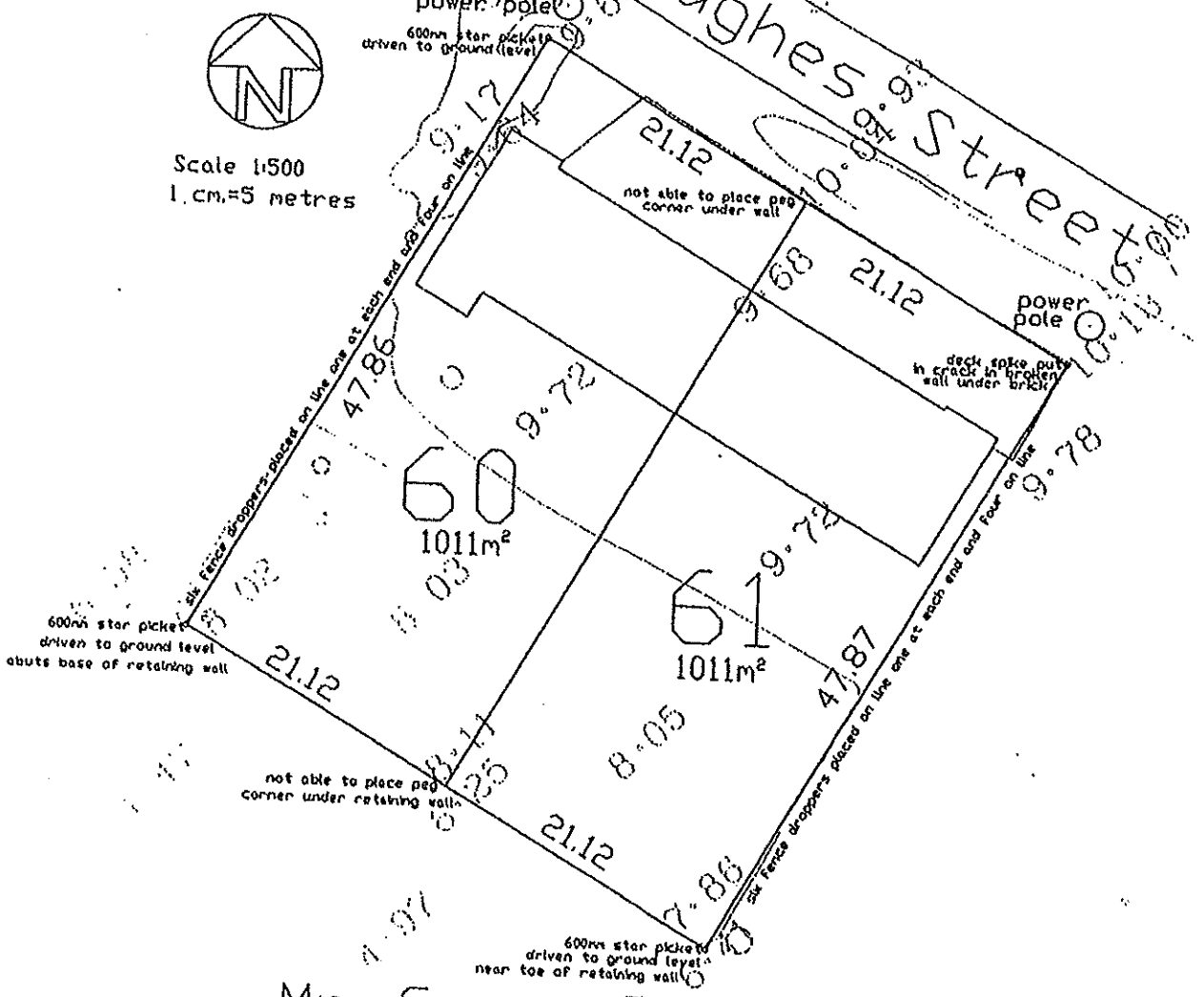
IAN KELLY (B. Surv. , M.I.S.) Licensed Surveyor
Certified and registered by the WA Land Surveyors Licensing Board.

1 Clifton Place PO Box 401 KALBARRI WA 6536 ☎ 61 8 99371874 🖷 61 8 99371874

- Property Boundary Definition, Subdivisions, Crown Land Applications, Movement Monitoring.
- Land, Engineering, Topographic, Photogrammetric, Construction, Mining & Hydrographic Surveying.

Email surveyor@westnet. com.au Mob 0428 644 112

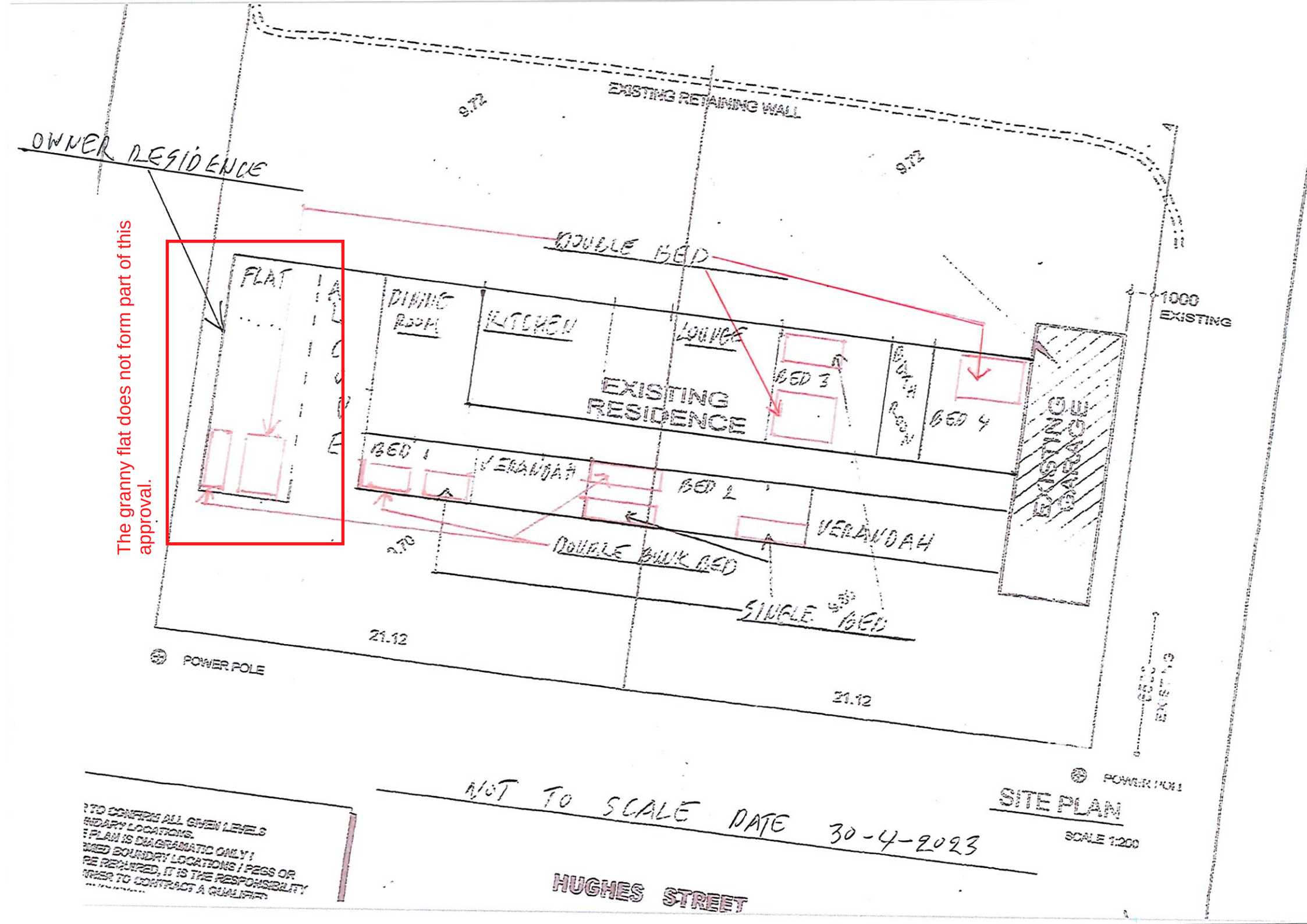
Denham Townsite



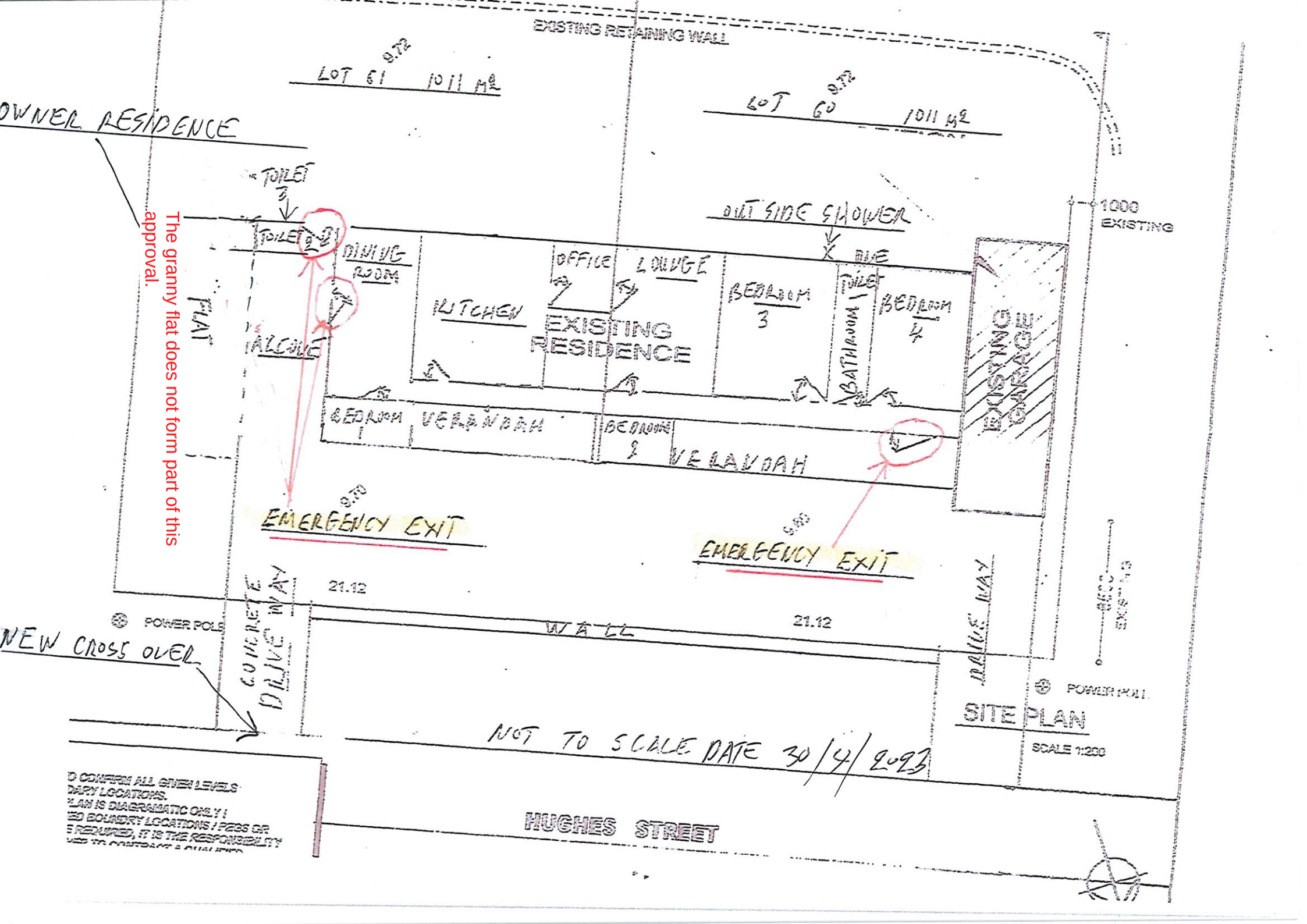
Mr. Garry Gooch

SHIRE OF SHARK BAY
BUILDING DEPARTMENT
P.O. BOX 126, DENHAM 6537
APPLICATION NO. 21/2024
LICENSE NO. 2872
SUBJECT TO CONDITIONS OF APPROVAL
BUILDING SURVEYOR
9-9-24

Ian Kelly L.S.
7/3/24



The granny flat does not form part of this approval.



The granny flat does not form part of this approval.

MANAGEMENT PLAN

1. PROPERTY ADDRESS: 22 -24 Hughes Street, Denham

2. PROPERTY MANAGER DETAILS:

Name: JULIE ROBINS

Address: 10 FLY CAT DENHAM

Phone Number: 9948154

Mobile: 0417976005

Email: robinstroost@westnet.com.au

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

- ☐ Internet (please specify) VRBO HOME STAYZ
- ☐ Property Manager JULIE
- ☐ Other (please specify) OWNER

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 prominant 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.

DONE

5. MAINTENANCE AND ACCESSIBILTY

Who will be responsible for ensuring that a fire extinguisher will be provided?	OWNER AND FIRE BLANKET
Who will inspect the premises reguarly to ensure that the smoke alarms and fire extinguisher are in working order?	OWNER - MANGER ELECTRICIAN - (GCM SERVICES FIRE EX)
What arrangements are in place for cleaning the house before each booking?	MANAGER & LOCAL CONTRACT
Is there a working outdoor hose available to guests?	FRONT & BACK
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?	RICK MORONEY CONTRACTOR

Complaint policy

- The manager/ Owner phone numbers are on the front wall of the house for all to see we are available 24/7.

- All complaints are record in a electronic form to owner and VRBO Homestayz holds their bond.

- The manager does drive by inspections of the property to see how many cars and people are their and are not breaking the rules.

- All guests are provided with terms and conditions once they pay their bond- code of conduct is placed on the wall

MANAGEMENT PLAN -ANNEXURE A

CODE OF CONDUCT FOR GUESTS

PROPERTY ADDRESS: 22 Hughes 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 the site at all times when children are present.
- No unauthorised people are permitted to stay overnight.
- There shall be a maximum of 10 guests on the property at any one time.
- No pets allowed on premises

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 guest's 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 24hours 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:

- No fish cleaning on the Premises
- All Rubbish is to be placed in the bins provided.

Optional.

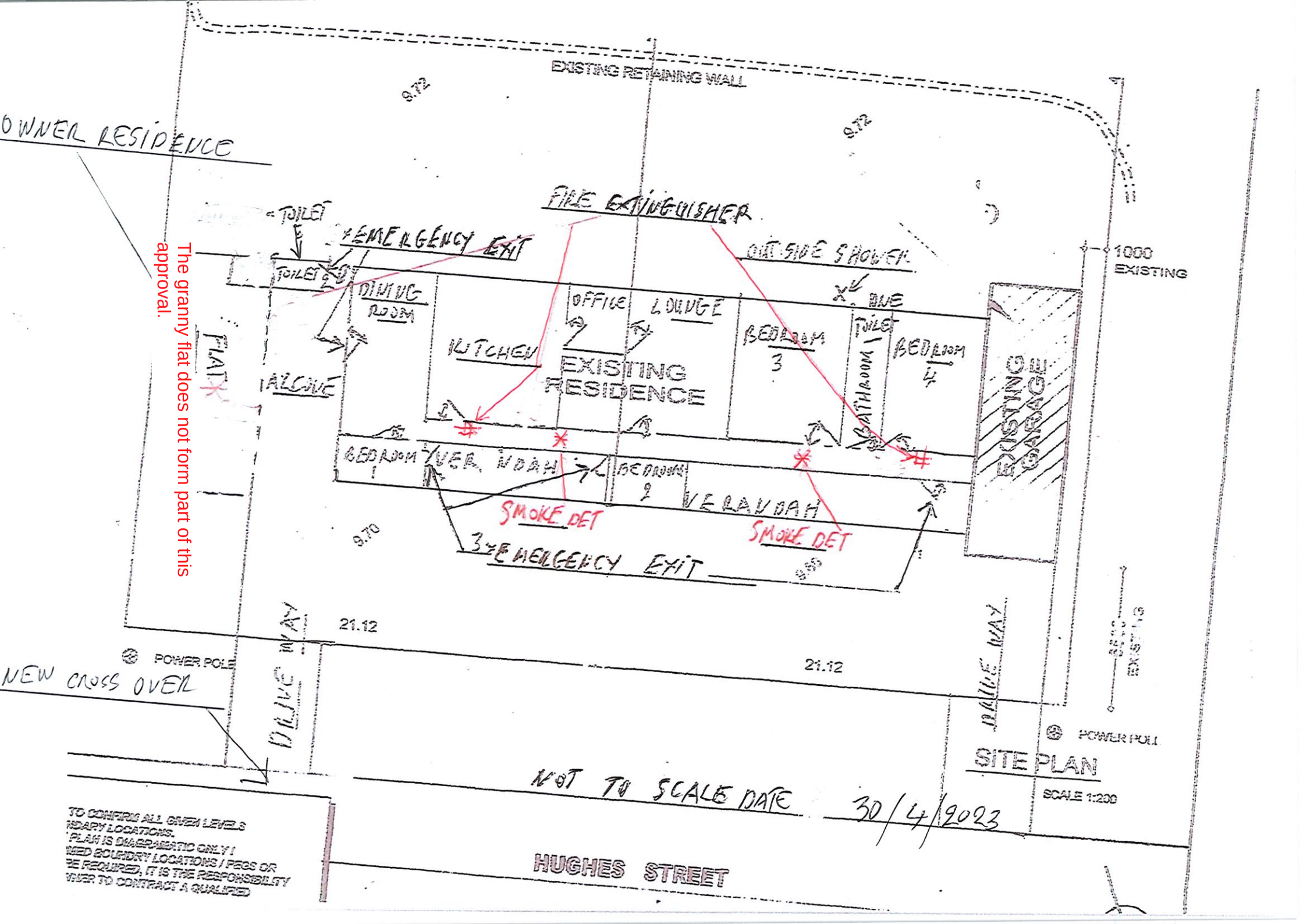
- Guests are responsible for taking out the outdoor rubbish bin when their stay coincides with collection days.
- Your collection day is: **Tuesday/ Friday**
- Owner and manager phone numbers on front wall of house entrance

Keys:

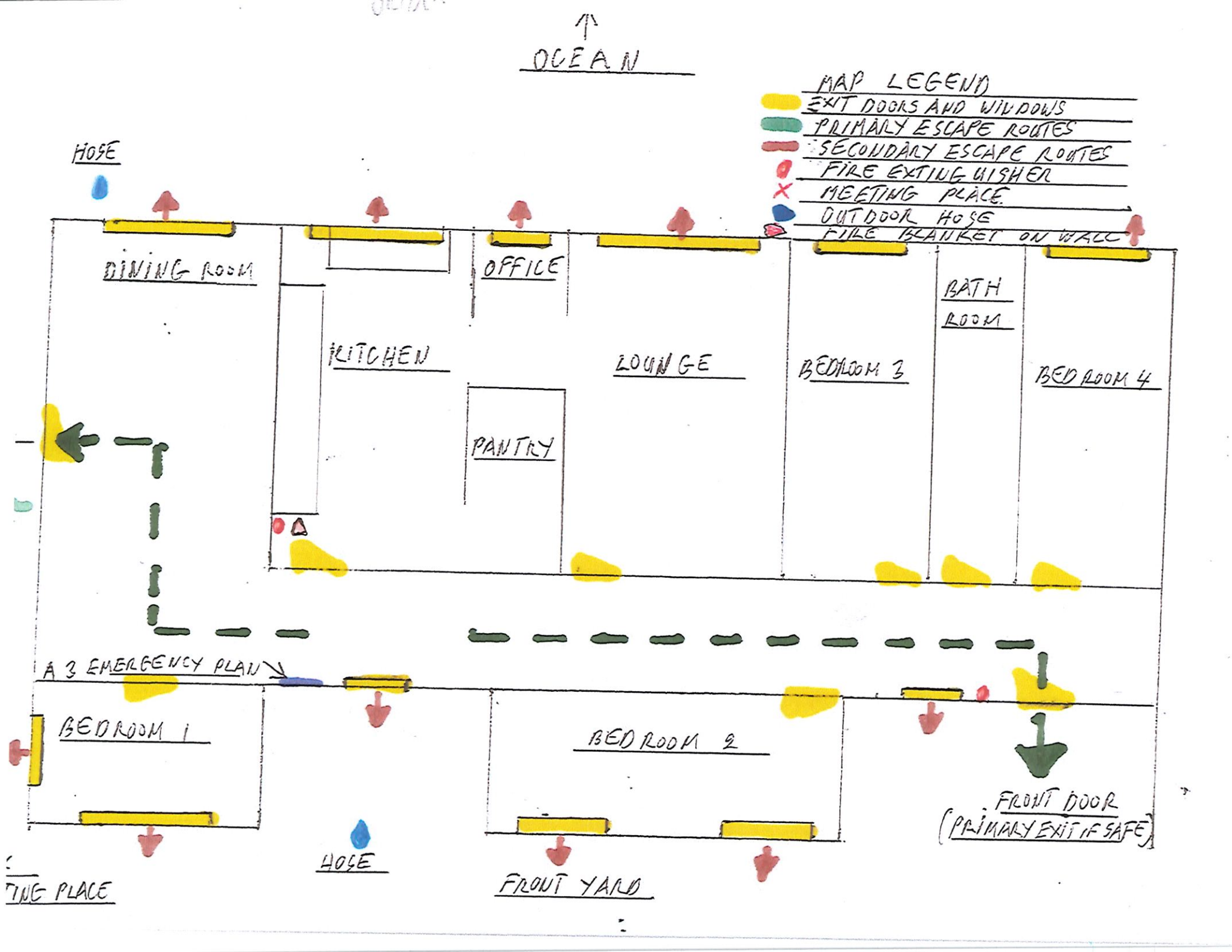
Leave the keys on the dining table or kitchen bench and lock them in the house

Termination of accommodation:

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



The granny flat does not form part of this approval.


OCEAN
MAP LEGEND
EXIT DOORS AND WINDOWS
PRIMARY ESCAPE ROUTES
SECONDARY ESCAPE ROUTES
FIRE EXTINGUISHER
MEETING PLACE
OUTDOOR HOSE
FIRE BLANKET ON WALL
HOSE
DINING ROOM
OFFICE
BATH ROOM
KITCHEN
LOUNGE
BEDROOM 3
BEDROOM 4
PANTRY
A 3 EMERGENCY PLAN
BEDROOM 1
BEDROOM 2
FRONT DOOR
(PRIMARY EXIT IF SAFE)
HOSE
FRONT YARD
TING PLACE