



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

**DEVELOPMENT APPLICATION – PROPOSED HOLIDAY HOUSE (RENEWAL)
LOT 41 (8) SELLENGER HEIGHTS, DENHAM**

The owners of the above-mentioned lot had been granted a 'first-time' approval by the Shire on 8 March 2022 to use their existing house as a holiday house (for short stay). The initial approval was limited to a 12-month period.

A second approval was issued on 3 August 2023, for a longer 3-year period, and expired on 3 August 2026.

The owners have lodged a new planning application proposing to continue renting out their existing dwelling at 8 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 **4.00 PM, Friday 2 October 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.

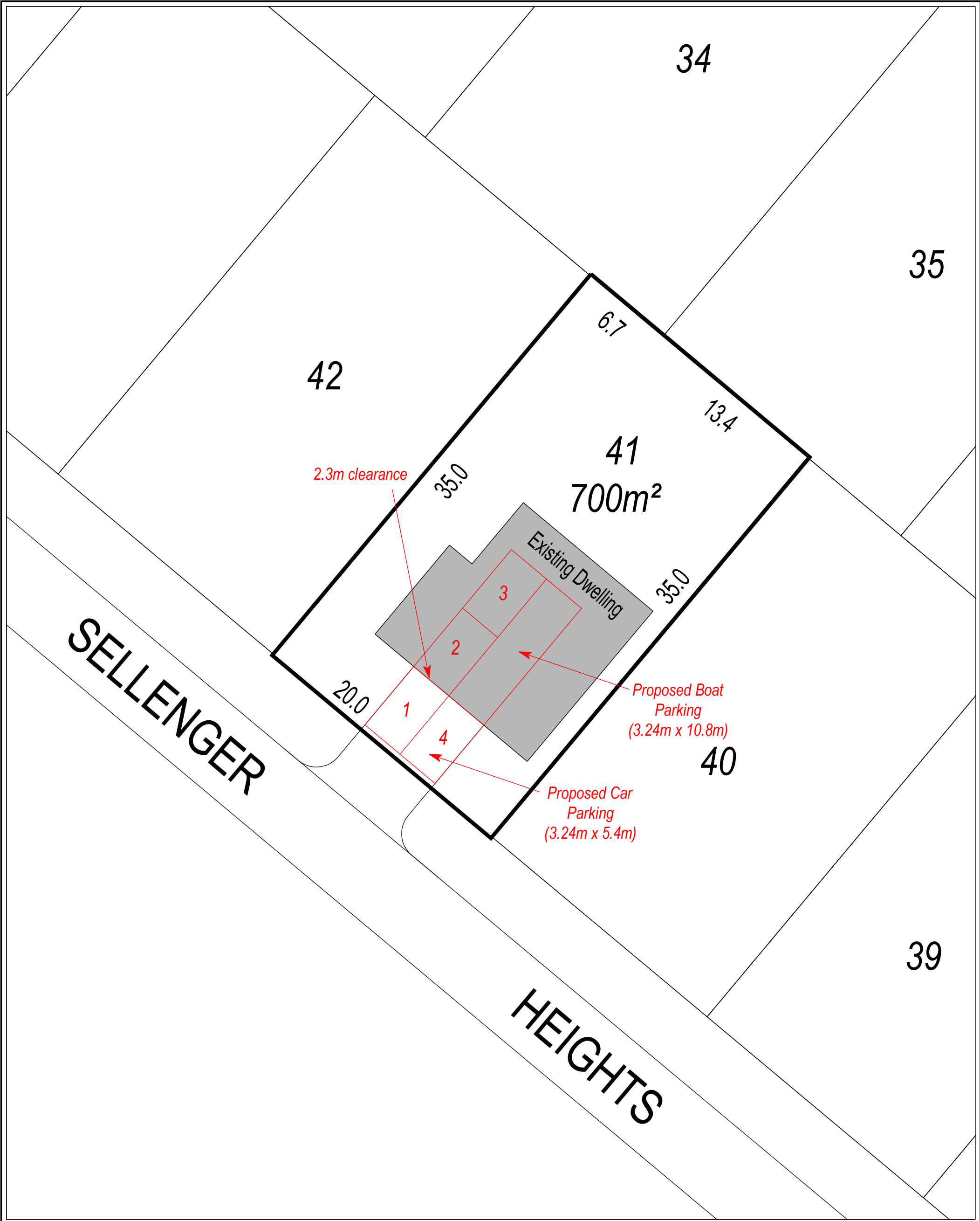
Should you have any queries relating to the proposed application, please do not hesitate to contact the Shire.

Dale Chapman
CHIEF EXECUTIVE OFFICER

18 September 2026

ARIEL LOCATION VIEW: 8 SELLENGER HEIGHTS, DENHAM





0246810121618m SCALE 1:250 ORIGINAL PLAN SIZE: A3	LEGEND: SUBJECT LAND NOTE: 1. Vertical clearance to undercroft parking is 2.3m. 2. Dimensions and areas subject to survey. DATE: 17.09.2026	PROPOSED PARKING BAYS SITE PLAN LOT 41 (No. 8) SELLER HEIGHTS DENHAM Shire of Shark Bay
NORTH PREPARED FOR: Jacinta & Craig Binstead E: cint_w@yahoo.com T: NOTE: Dimensions and areas subject to survey.		

Site Plan

1. **Address:** 8 Sellenger Heights, Denham ("Property")

The Site Plan for the Property is attached and marked "A".

Car Parking Crossovers

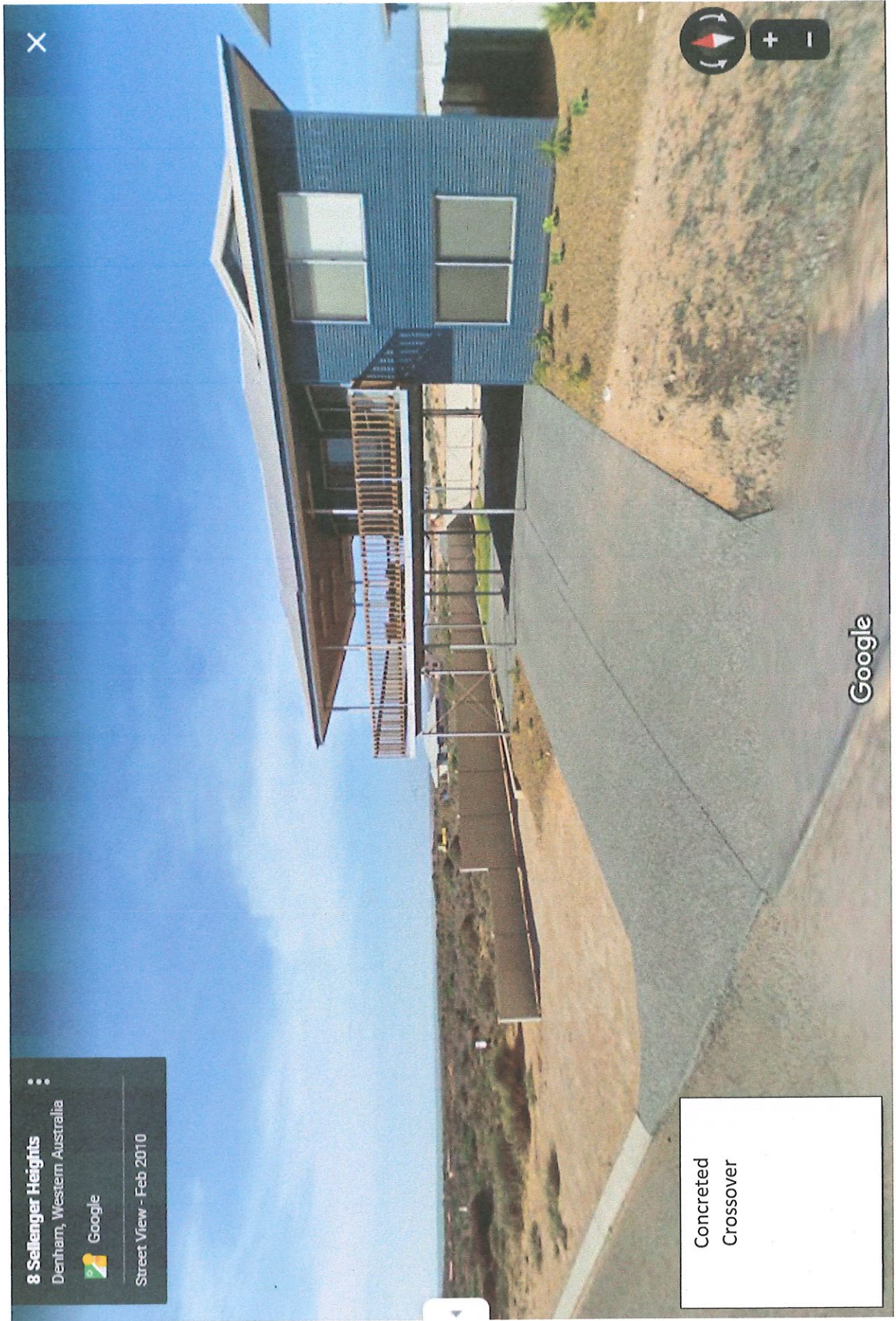
1. Address: 8 Sellenger Heights, Denham ("Property")

2. Crossovers

The crossover at the Property is concreted and complies with the specifications in the Shire's Crossover Policy.

Please refer to:

- 2.1 attachment "B" – a Google Maps photograph taken in February 2010 which shows the crossover at the Property; and
- 2.2 attachment "C" – a photograph taken in November 2020 which also shows the crossover at the Property.



8 Sellenger Heights
Denham, Western Australia
Google
Street View - Feb 2010

Concreted
Crossover

Google

"C"



Internal Floor Plans and Occupancy

1. Address: 8 Sellenger Heights, Denham ("Property")

Attached and marked "E" are internal floor plans for the Ground Floor and the First Floor of the Property.

2. Occupancy

No guests are permitted to stay at the Property for more than 3 months in any 12 month period. The Property is available for short term accommodation and is rented to guests who have chosen to holiday in the Shark Bay region.

The Property is a high set house which comprise 4 bedrooms. It can accommodate 10 people occupying the Property.

The bedding configuration is:

- 2 queen beds
- 1 double bunk bed with a single on the top
- 2 single beds; and
- a futon couch which sleeps 1 person.

Attached and marked "F" are internal photographs of the Property which show the use of each room, together with the number of sleeping spaces.

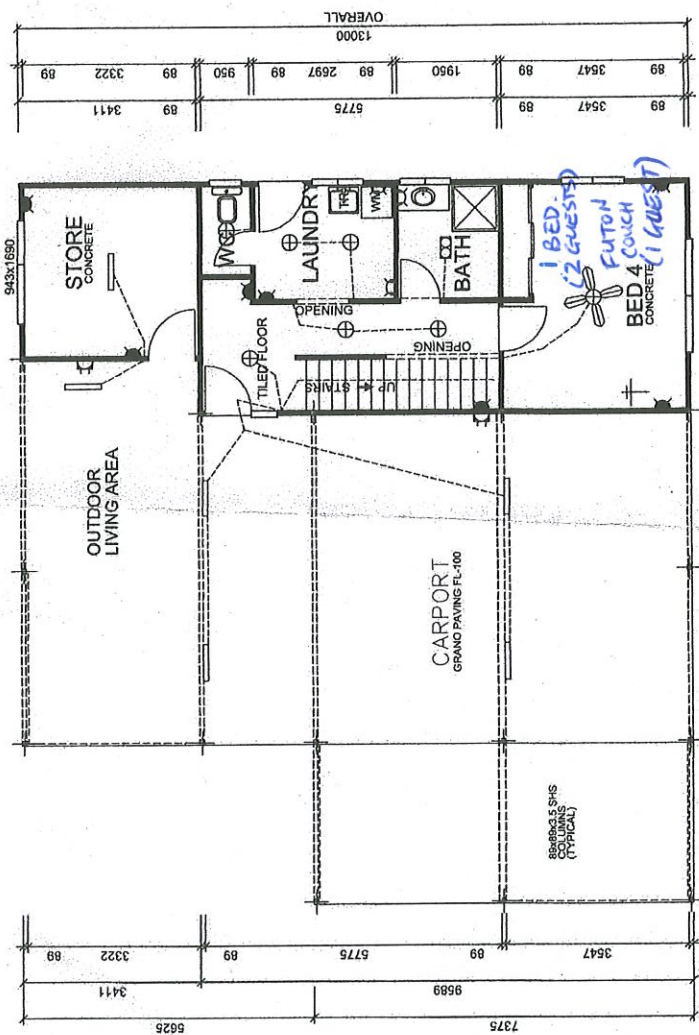
"E"

GROUND FLOOR SLAB AREA	55.18 SQ. M.
CARPORT, O/D LIVING AREA	118.85 SQ. M.
TOTAL OVERALL AREA	174.03 SQ. M.
TOTAL WALL PERIMETER	35160mm

- FLUORO LIGHT
- DOWN LIGHT
- FAN/LIGHT COMBINATION
- GAS POINT
- TV POINT - ONE PAY TV F CONNECTOR AND ONE TV AERIAL POINT AT EACH LOCATION
- PHONE POINT
- SINGLE GPO @ 300 AFL
- DOUBLE GPO @ 300 AFL
- SCPO @ SPECIFIED HEIGHT
- DCPO @ SPECIFIED HEIGHT
- WEATHERPROOF DOUBLE GPO @ SPECIFIED HEIGHT
- SMOKE DETECTOR
- CEILING FAN WITH LIGHT
- CEILING FAN
- ELECTRICIAN TO MEET CLIENT PRIOR TO INSTALLATION TO CONFIRM LOCATIONS ON SITE.

GROUND FLOOR PLAN

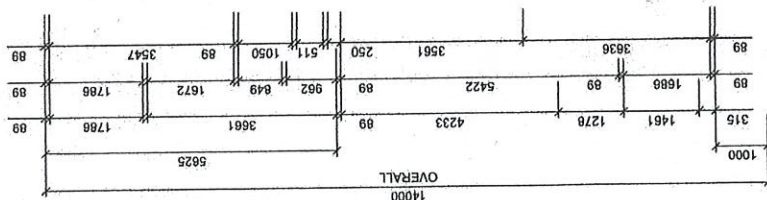
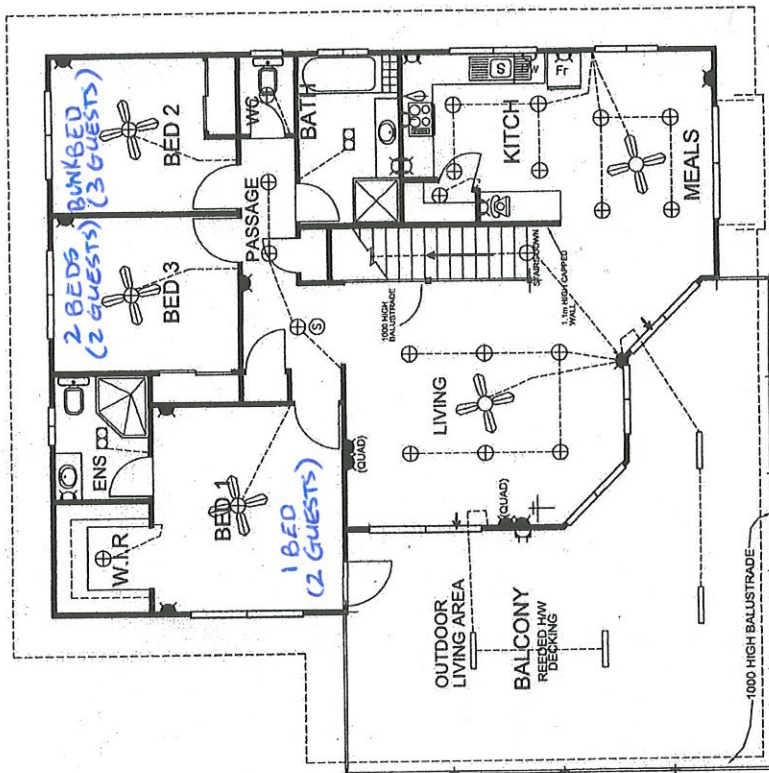
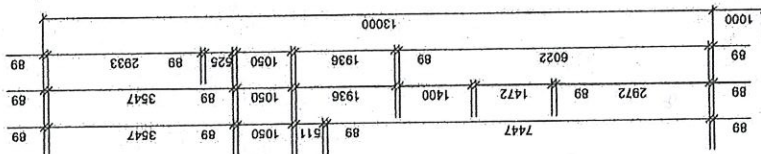
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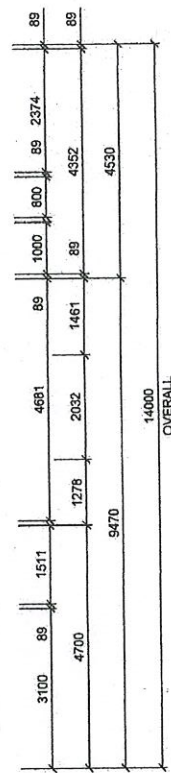
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	9470					

WIND REGION C TERRAIN CATEGORY 2.5 SEISMIC DESIGN ENGINEERED FOR SITE CLASSIFICATION	PROPOSED RESIDENCE FOR Shelley Coutts LOT 41 SELLENGER HEIGHTS DENHAM	DO NOT SCALE FROM DRAWINGS ALLOW 35% ERROR IN LONGEST DIMENSIONS DUE TO PRINTING PROCESS
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LIVING AREA	121.83 SQ. M.
BALCONY AREA	52.25 SQ. M.
TOTAL OVERALL AREA	174.08 SQ. M.
PERIMETER OF WALLS	461.96mm



FIRST FLOOR PLAN



ELECTRICIAN TO MEET CLIENT PRIOR TO INSTALLATION TO CONFIRM LOCATIONS ON SITE.

WIND REGION C TERRAIN CATEGORY 2.5
SEISMIC DESIGN
ENGINEERED FOR SITE CLASSIFICATION

PROPOSED RESIDENCE FOR
Shelley Coutts
LOT 41 SELLENGER HEIGHTS
DENHAM

DO NOT SCALE FROM DRAWINGS
ALLOW 5-5% ERROR IN LONGEST DIMENSIONS DUE TO PRINTING PROCESS

"F"

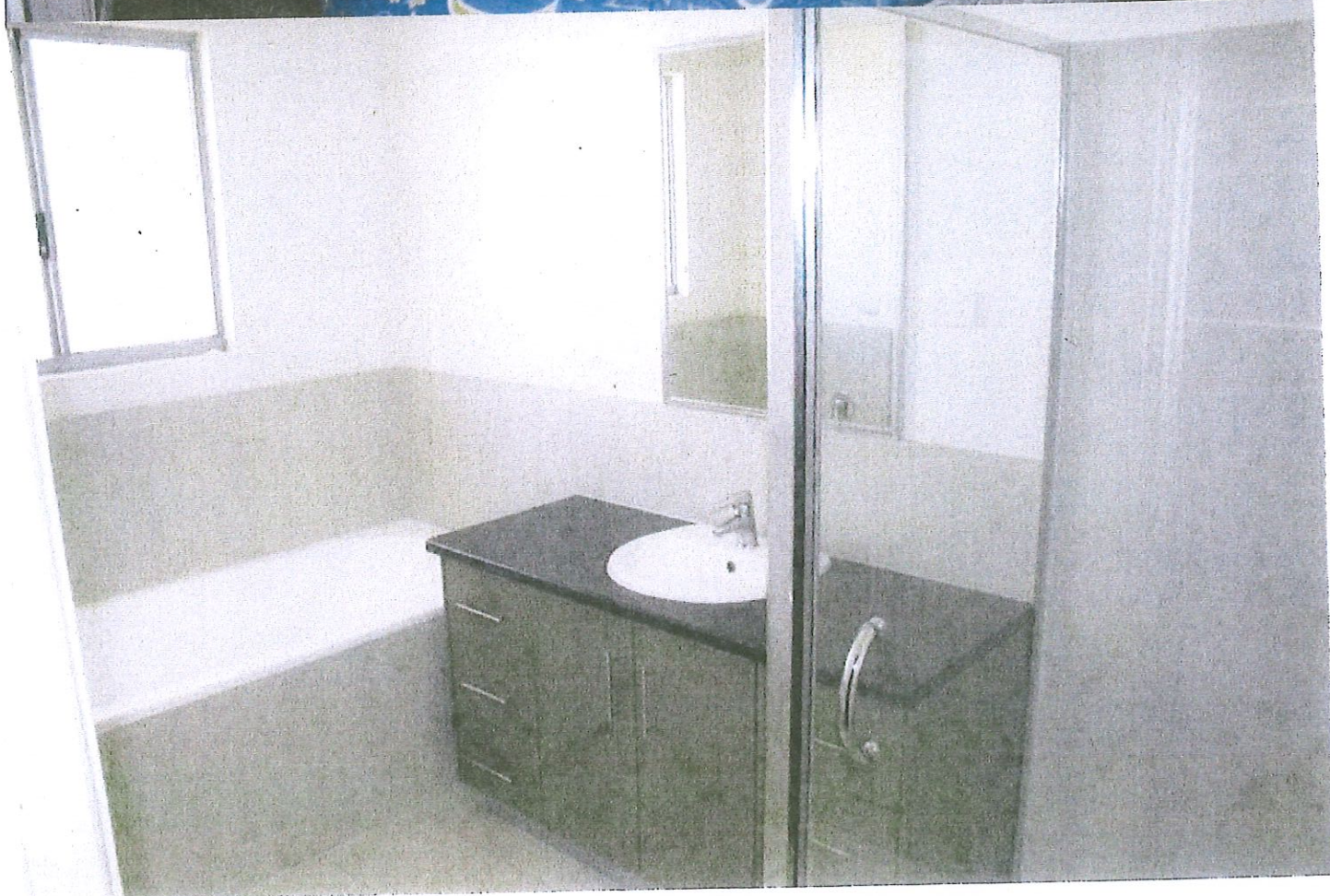




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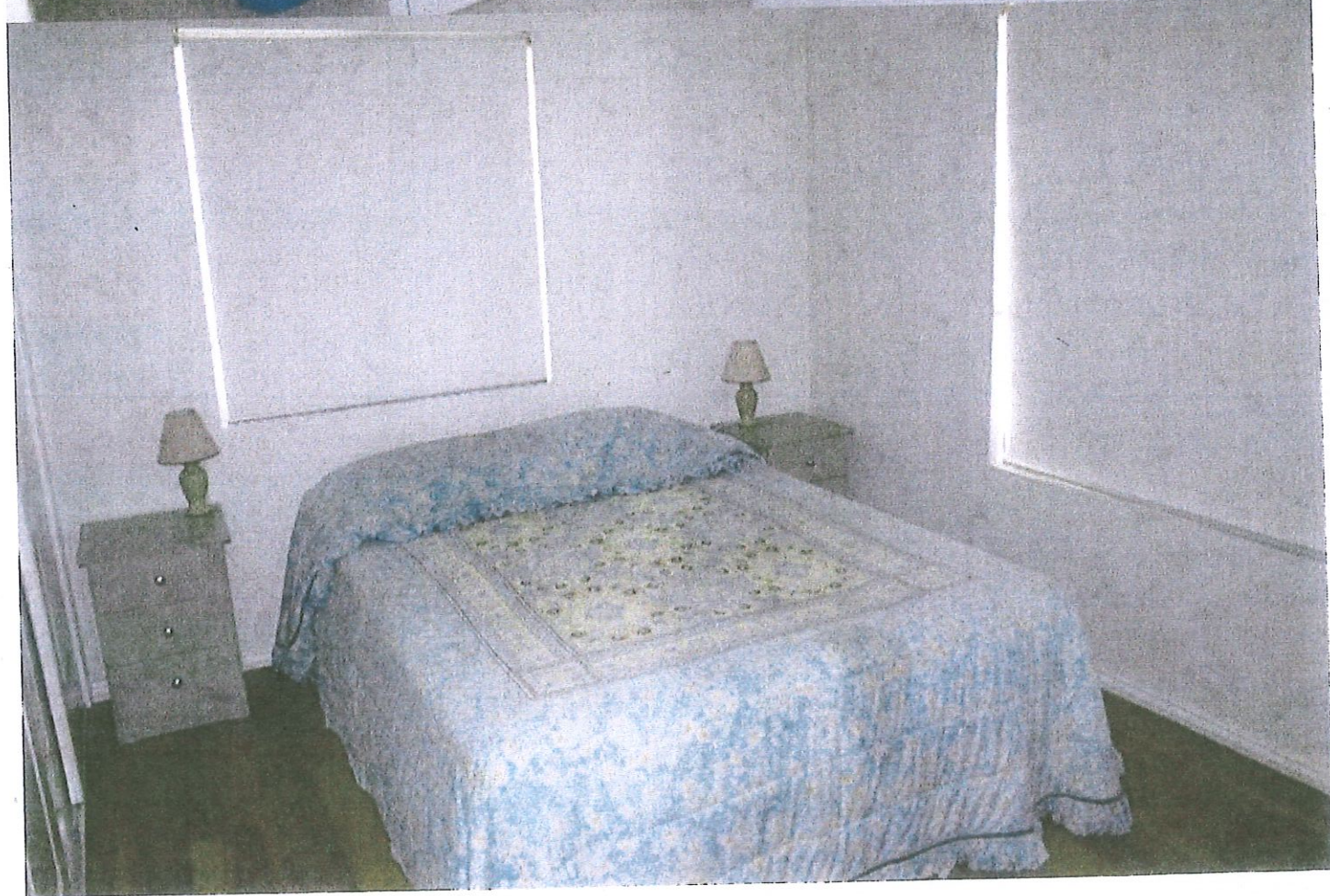














Management Plan

1. **Address:** 8 Sellenger Heights, Denham ("Property")

2. **Property Manager Details:**

Name: Debbie Byett, Ray White Shark Bay

Address: U3/ 71 Knight Terrace, Denham

Phone Number: 9948 1323

Mobile: 0408 641 541

Email: sharkbay.wa@raywhite.com

3. **Details of Reservation Arrangements:**

3.1 The Property Manager is responsible for taking all bookings and selecting guests for the Property.

3.2 The guests enter into a Holiday Rental Accommodation Agreement with the Property Manager.

4. **Duties of the Property Manager:**

4.1 The duties of the Property Manager are set out in the Management Statement **attached** and marked "G".

4.2 The Property Manager is responsible for maintaining a register of all bookings for the Property in accordance with the Guest Register **attached** and marked "H".

4.3 Guests are provided with Terms and Conditions ("House Rules") when a booking is made for the Property.

4.4 The Property Manager will ensure that an A3 laminated copy of the Fire Evacuation Route is displayed in a prominent location upon entry into the house from the bottom level garage entry door.

5. **Fire Extinguisher, Maintenance and Accessibility**

5.1 The Owner is responsible for the installation of fire extinguishers. It is intended there will be two fire extinguishers, one located in the kitchen (upstairs) and the other one located in the laundry (downstairs).

5.2 A fire blanket will also be located in the kitchen (upstairs).

5.3 The Property Manager is responsible for the maintenance of any smoke alarms, the fire extinguishers, and fire blanket on behalf of the Owners. However, the Owners will inspect the premises at least two times a year to ensure that the smoke alarms and fire extinguisher are in working order.

5.4 There is a hose located at the rear of the house on the right-hand side and is available for use by all guests.

5.5 The windows to the Property are fitted with locks. The Property Manager will provide guests with one full set of keys, which includes window keys.

- 5.6 The Property Manager regularly conducts checks of the condition of the Property, including the external yard. The Property Manager ensures that the Property is kept in a clean and tidy condition and will engage service providers to maintain the external yard on behalf of the Owners, if need be. The Property is kept in a neat and tidy condition at all times.

6. Complaints Procedure by Property Manager

The Property Manager Active Complaints Policy is **attached** and marked "1".

7. House Rules

- 7.1 The House Rules must be adhered to by all guests.
- 7.2 The Property Manager provides a copy of the House Rules to the guests at the time the booking is confirmed, and well in advance of the guests checking-in to the Property.
- 7.3 The House Rules sets out detailed information, including but not limited to, the Property Manager's booking policy, check-in and check-out requirements, after-hours information, cancellations, booking changes, pets, rubbish, guest numbers, non-smoking policy, noise, guest responsibilities, lost or misplaced items, missing inventory items, repairs and maintenance issues, damage to the Property, alternative accommodation (if needed), keys for the property, cleaning and linen hire options.

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.

BOOKING PROCEDURE - 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.

GUEST REGISTER

[illegible]

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 Ray White Shark Bay's Management Statement under the heading 'Booking Procedure – Conduct for Guests', all guests are provided with detailed terms and conditions as part of the booking process.

Fire, Cyclone and Emergency Response Plan

1. **Address:** 8 Sellenger Heights, Denham ("Property")
2. **Fire Extinguisher location:** Dining Area and Downstairs Entrance
3. **Fire Blanket location:** Dining Area
4. **Emergency Contact Details:**

FOR ALL EMERGENCIES DIAL TRIPLE ZERO – 000 FOR POLICE, AMBULANCE OR FIRE

5. **Property Manager Details** (for non-life threatening emergencies, contact the Property Manager):

Ray White Shark Bay

3/71 Knight Terrace, Denham WA 6537

Phone: 9948 1323

Email: sharkbay.wa@raywhite.com

6. **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 – 13 DFES (13 13 37) www.dfes.wa.gov.au

7. **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 – 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 to 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 damages have passed but you need to take care to avoid dangers caused by damages.

8. **Useful Non-Emergency Contact Information**

Denham Police Station (general enquiries) – 9948 1201

Shire of Shark Bay – 9948 1218

Silver Chain Health Centre – 9948 1400

PROPERTY MANAGER

Ray White Shark Bay
3/71 Knight Terrace, Denham WA 6537
Telephone: 9948 1323
Email: sharkbay.wa@raywhite.com

EVACUATION PROCEDURE

- Only if it is safe to do so, assist and notify other people in the immediate area
- Only if it is safe to do so, attempt to put out the fire
- Only if it is safe to do so, isolate the fire by closing doors, turning off power and gas
- Evacuate the accommodation if there is smoke, flames, chemical/gas leak, toxic smell or other incidents causing danger
- Leave all personal belongings behind
- Follow the Fire Notification Procedure

FIRE NOTIFICATION PROCEDURE

- Call the Fire Emergency Service on 000
- Proceed to the Emergency Muster Point at the front of the Property
- Do not re-enter the building unless given instructions by the Fire Emergency Service

LEGEND



EXIT SIGN



EXIT DOORS

EVACUATION ROUTE



FIRE EXTINGUISHER

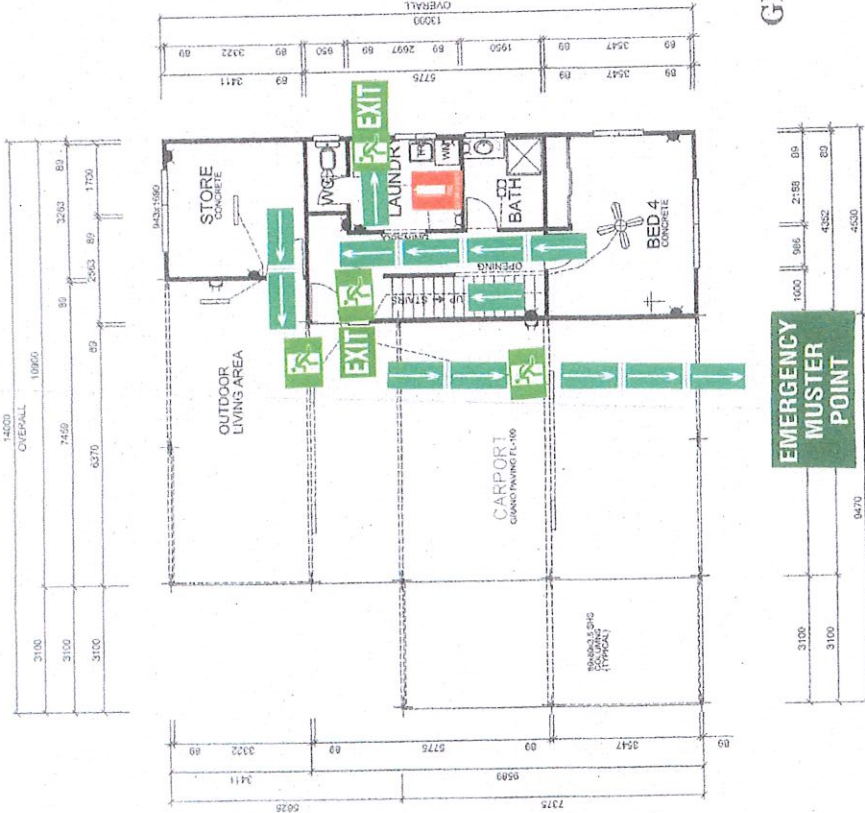


FIRE BLANKET



EMERGENCY MUSTER POINT

GROUND FLOOR SLAB AREA	55.18 SQ. M.
CARPORT, OLD LIVING AREA	118.86 SQ. M.
TOTAL OVERALL AREA	174.03 SQ. M.
TOTAL WALL PERIMETER	300.00m



GROUND FLOOR PLAN

WIND REGION C TERRAIN CATEGORY 2.5 SEISMIC DESIGN ENGINEERED FOR SITE CLASSIFICATION	LOT 41 SELLER HEIGHTS DENHAM DO NOT SCALE FROM DRAWINGS ALWAYS REFER TO PROJECT DOCUMENTS FOR TURNING INSTRUCTIONS
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PROPERTY MANAGER

Ray White Shark Bay

3/71 Knight Terrace, Denham WA 6557

Telephone: 9948 1323

Email: sharkbay.wa@raywhite.com

EVACUATION PROCEDURE

- Only if it is safe to do so, assist and notify other people in the immediate area
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LEGEND



EXIT SIGN



EXIT DOORS

EVACUATION ROUTE

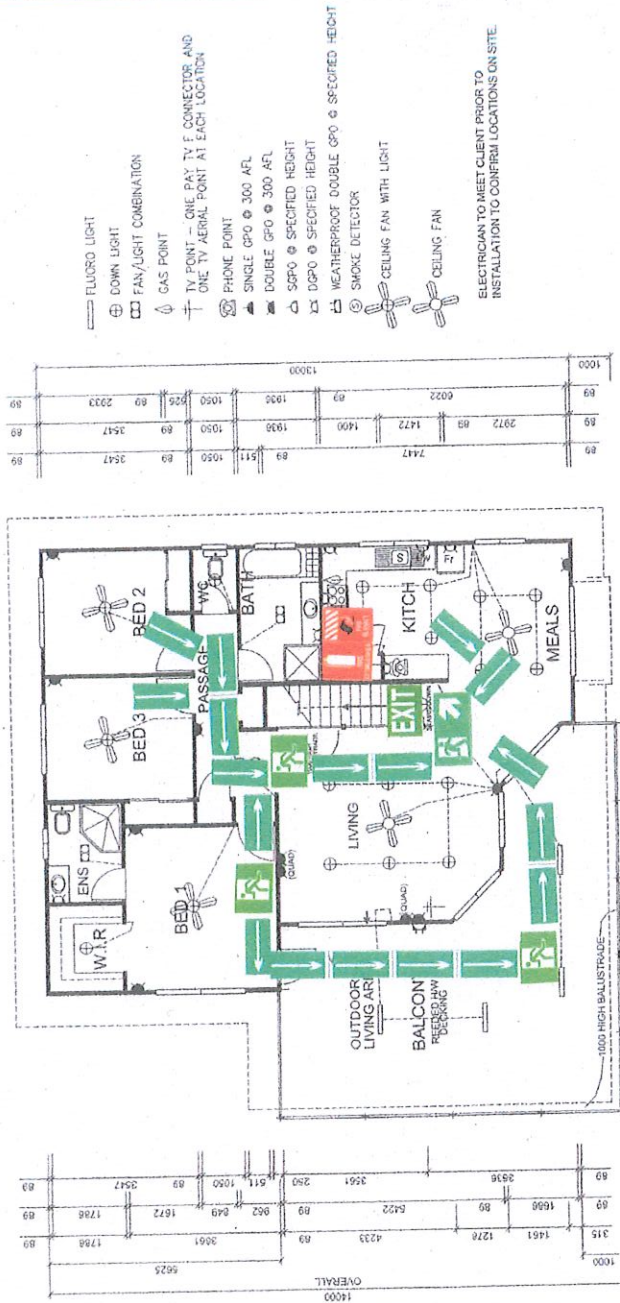
FIRE EXTINGUISHER

FIRE BLANKET

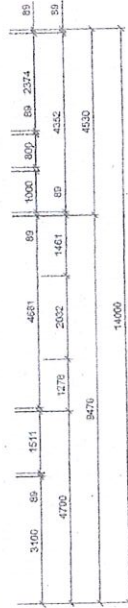
EMERGENCY MUSTER POINT



LIVING AREA	121.83 SQ. M.
BALCONY AREA	52.25 SQ. M.
TOTAL OVERALL AREA	174.08 SQ. M.
PERIMETER OF WALLS	461.95MTR.



FIRST FLOOR PLAN



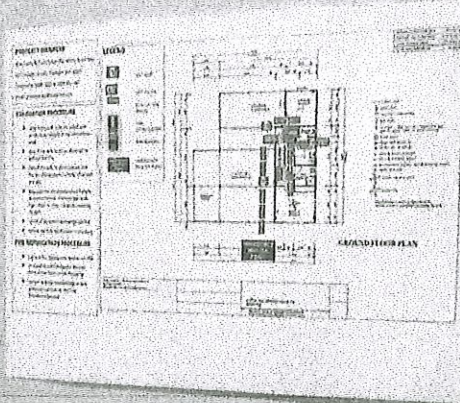
WIND REGION C TERRAIN CATEGORY 2.5
SEISMIC DESIGN
ENGINEERED FOR SITE CLASSIFICATION

LOT 41 SELLENGER HEIGHTS
DENHAM

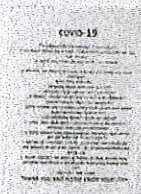
DO NOT SCALE FROM DRAWINGS
ALLOW 2% LENGTH INCREASE DUE TO FINISHING PROCESS

DOWN STAIRS

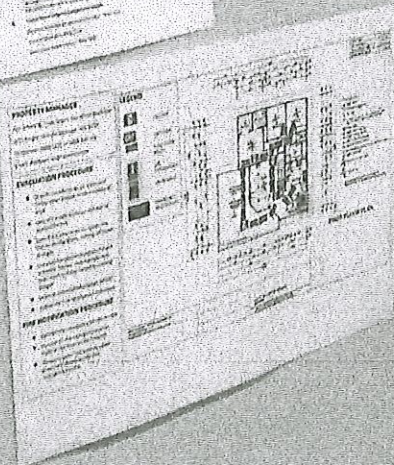
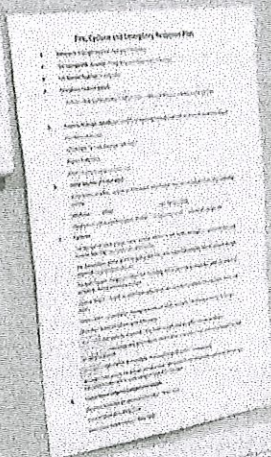
FIRE
EXTINGUISHER



DOWN STAIRS



UPSTAIRS



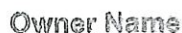
UPSTAIRS



Sewer Plan

1. **Address:** 8 Sellenger Heights, Denham ("Property")

Attached and marked "L" is a Water Corporation Sewer Plan for the Property



13 13 95

Agent Number

5225

Request Number

61305072

Account Number

9015980073

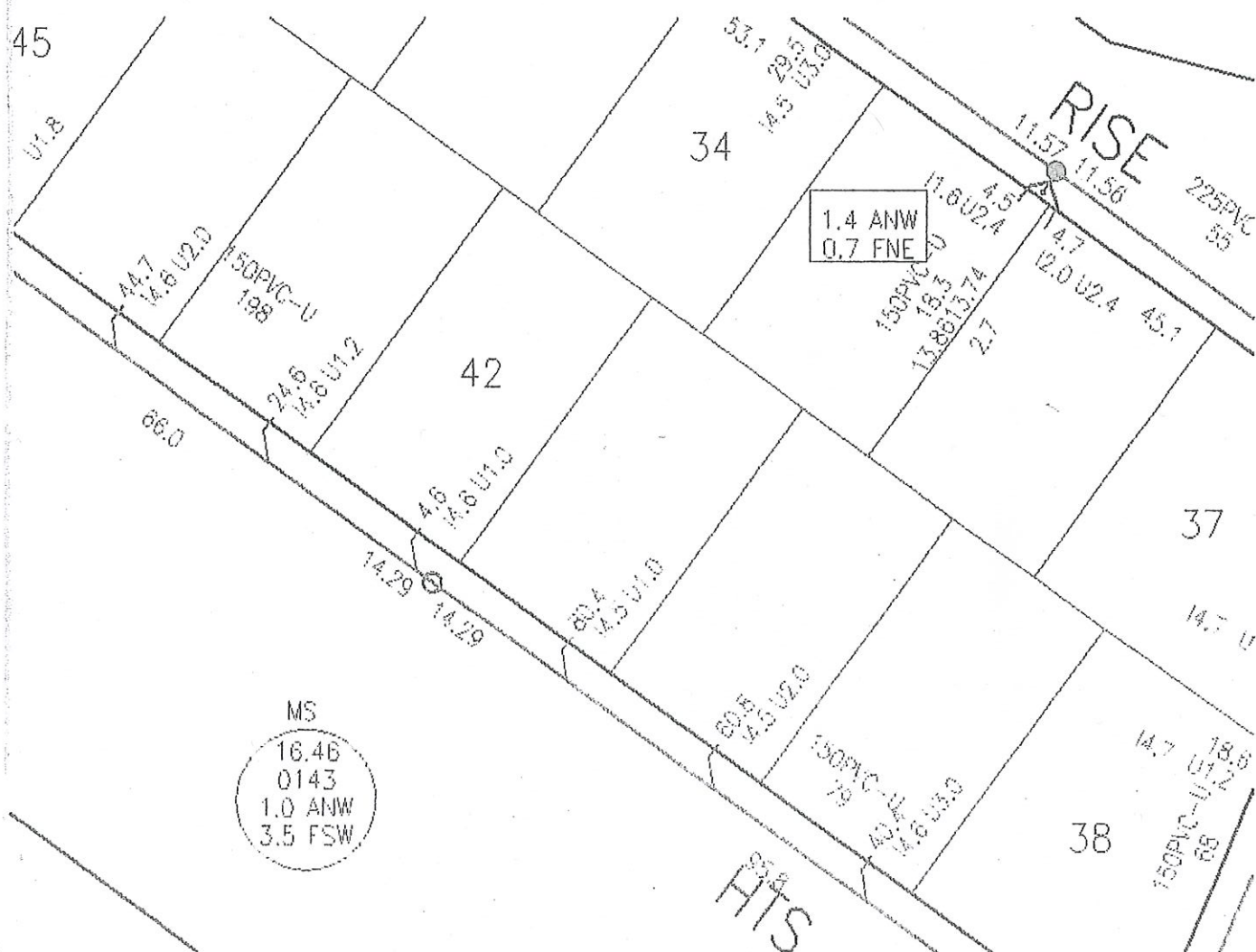
RYAN & DUREY SOLICITORS

PO BOX 913

WEST PERTH PO BOXES WA 6872

SEWER PLAN FOR PROPERTY AT : 8 SELLENGER HTS DENHAM WA 6537 (Lot 41)

DATE OF PLAN : 26/11/2020



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