



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

**DEVELOPMENT APPLICATION – PROPOSED HOLIDAY HOUSE (RENEWAL)
Lot 92 (NO 29) HARTOG CRESCENT, DENHAM**

The owners of the abovementioned lot had been granted approval by the Shire on the 29 June 2023 to use their existing house as a holiday house (for short stay).

The Shire issued a second longer 3 year approval on the 3 August 2023, which has expired.

The owners have lodged a new planning application proposing to continue to rent out their existing dwelling at 29 Hartog Crescent 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, 3 September 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.

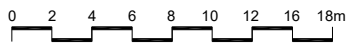
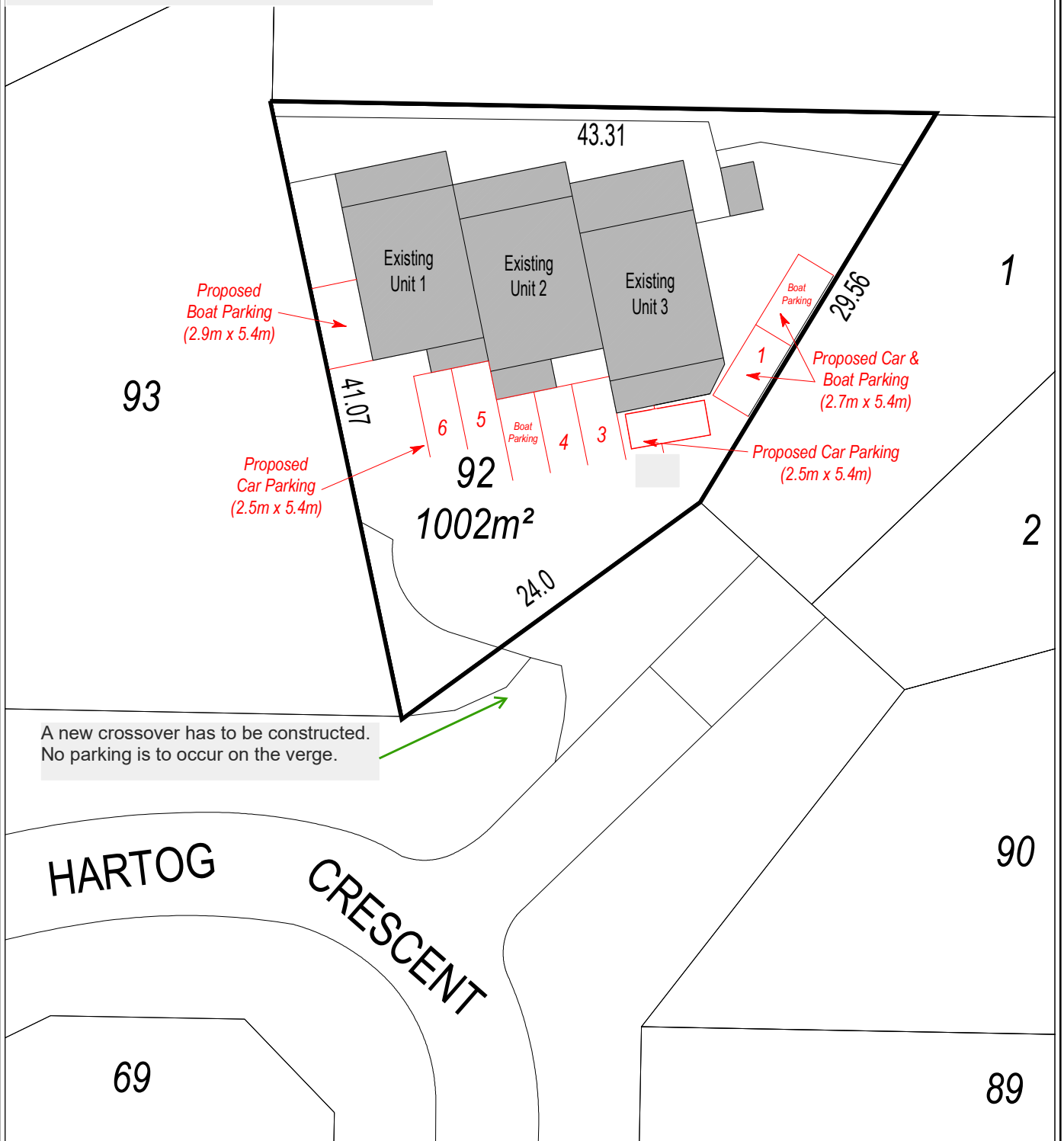
Should you have any queries relating to the proposed application, please do not hesitate to contact the Shire's Planning consultant, Ms Liz Bushby on 0488910869 (between Tuesday and Friday).

Dale Chapman
CHIEF EXECUTIVE OFFICER

6 August 2026

NOTES:

- Due to the informal nature of parking, it is recognised that the parking plan demonstrates where parking can occur, however the available parking is fluid and guests may park anywhere in the front yard space.
- All car and boat parking shall be accommodated within the boundaries of Lot 92 at all times.



SCALE 1:250
ORIGINAL PLAN SIZE: A3



NORTH

PREPARED FOR:
Kerry & Jim Stewart
35 Capewell Drive
Denham WA 6537

E: gcmcorpservices@gmail.com
T: 0423 787 440

LEGEND:

SUBJECT LAND

NOTE:
Dimensions and areas subject to survey.
DATE: 10.02.2025

**PROPOSED PARKING BAYS
SITE PLAN**

**LOT 92 (No. 29) HARTOG CRESCENT
DENHAM
Shire of Shark Bay**

R42728
314

39

Proposed Water Tank

Existing 1.8m High Super 6 Fence

43.31

Existing Shed to be demolished

1m

Proposed Shed
(6.2m x 9m)

PA Door

Roller Door

0.5m

1

93

Existing 1.8m High Super 6 Fence

Existing Unit 1

Existing Unit 2

Existing Unit 3

Boat Parking
(2.9 x 5.4)

41.07

Car Parking
(2.5 x 5.4)

6

5

Boat Parking

4

1002m²

3

2

Proposed Car &
Boat Parking
(2.7m x 5.4m)

Proposed Car Parking
(2.5m x 5.4m)

Boat Parking

1

Existing 1.8m High Super 6 Fence

29.56

2

24.0

Existing Crossover

24

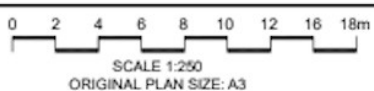
HARTOG
CRESCENT

90

69

22

89



PREPARED FOR:
Tess & Enzo
E: hartogcottages@gmail.com
T:

NOTE:
Dimensions and areas subject to survey.
DATE: 07.09.2025

LEGEND:

SUBJECT LAND

NOTE:

1. The proposed shed will be constructed using steel frames, covered with Colorbond sheets and erected on a concrete slab.
2. The colour of the proposed shed will be Woodland Grey.
3. Stormwater will be captured in the proposed rainwater tank.
4. The floor area of the existing dwellings is approx. 227m²
5. The floor area of the proposed shed will be 55.8m².
6. The total floor area of all buildings will be 282.8m² (28%).
7. The finished floor level of the proposed shed will be approx. 25m AHD (to match the existing dwelling).

PROPOSED STORAGE SHED
SITE PLAN

LOT 92 (No. 29) HARTOG CRESCENT
DENHAM
Shire of Shark Bay

Attachment 2

Aerial View 29 Hartog Crescent

Car & Boat Parking

Ample room for 2 cars and 1 boat per villa the on property as per the attached Parking Plan



Attachment 2

Street View – 29A, 29B & 29C Hartog Crescent – Stewie's Holiday Villas



Attachment 2

Street View – 29A, 29B & 29C Hartog Crescent – Stewie's Holiday Villas



Attachment 2

Street View –29 Hartog Crescent (Villa 1) – Stewie's Holiday Villas

Boat parking



Attachment 2

Street View –29 Hartog Crescent (Villa 3) – Stewie's Holiday Villas



Boat parking

Attachment 2

Street View –29A Hartog Crescent – Stewie’s Holiday Villas



Attachment 2

Street View –29B Hartog Crescent – Stewie’s Holiday Villas



Attachment 2

Street View –29C Hartog Crescent – Stewie's Holiday Villas



MANAGEMENT PLAN

1. PROPERTY ADDRESS: 29 Hartog Crescent Denham WA 6537

2. OWNER DETAILS:

Name: Tess Neumann and Enzo Iacusso

Address: 18 Balaam St Kalbarri WA 6536

Mobile: 0487 590 251

Email: taneumann95@hotmail.com

PROPERTY MANAGER DETAILS

Name: Janine Casio

Address: 17 Vlamingh Crescent, Denham, 6537

Mobile: 0488 726 021

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

- ☒ Internet (please specify) Bookeasy, Vrbo, Airbnb
- ☐ Property Manager
- ☐ Other (please specify)

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 (Annexe 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, towels, tea towels, bathmats and shower curtains are cleaned and replaced upon tenant vacation

- Ensure rubbish and waste disposal bins are put out and collected as required.
- Dealing with and keeping a record of any complaints.
- Ensure Premises is used in compliance with a current valid planning approval at all times. This will include ensuring parking is generally as per a parking plan approved by the Shire. Guests are notified prior to or at time of booking the parking arrangements in place for each villa approved by shire.
- **5. MAINTENANCE AND ACCESSIBILITY**

Who will be responsible for ensuring that a fire extinguisher will be provided?	The property manager to inspect and ensure fire extinguisher which already installed and certified is in good working condition - GCM Fire Protection Services - local contractor.
Who will inspect the premises regularly to ensure that the smoke alarms and fire extinguisher are in working order?	The property manager will regularly inspect premise to ensure the smoke alarms and fire extinguisher are working.
What arrangements are in place for cleaning the house before each booking?	The property manager will ensure the premise is properly cleaned before each booking.
Is there a working outdoor hose available to guests?	Yes, out the front of each unit and in each back court yard.
If windows are fitted with locks, are the keys provided to guests?	Ensure any locks fitted to windows will have keys available to guests.
Are guests given keys to all external lockable doors, including security doors?	Provide guests with keys to all external doors, including security doors.
What arrangements are in place for maintenance of external yard areas?	Property manager to ensure the external yard areas are maintained at all times for guest comfort and safety.

Additional maintenance is regularly undertaken to ensure all villas are at a high standard, for example:

- windows and verandas to be hosed before arriving guests if there have been strong winds.
- Back verandas are swept and leaves raked.
- All surfaces are wiped with disinfectant as per Covid protocol.
- Exhaust fan and air conditioner filters regularly cleaned.
- Maintenance of external yards to be done by property manager and owner.

6. COMPLAINTS PROCEDURE BY PROPERTY MANAGER:

All Guests will be provided with the Code of Conduct electronically through the terms and conditions with AirBnB, Stayz and Book easy. This will also be available at the property with a copy in each Villa.

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

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 receiving 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 managers are local residents in town. Regular visual inspections of the property will be undertaken to ensure that guests are well behaved and are utilising the property responsibly during their stay, respecting guests space at the same time.

All complaints are to be recorded and emails to owner.

7. CARPARKING

Guest parking will be in accordance with the car parking plan included as Attachment 2a. Guests will be directed to use the available parking within the property boundaries at all times for a maximum of 2 cars and one boat per Villa.
A copy of the parking plan will be available to guests (printed in A3) at each Villa.

Property Manager: Janine Casio

Signature:  _____

CODE OF CONDUCT FOR GUESTS

PROPERTY ADDRESS: 29 HARTOG CRESCENT, DENHAM WA 6537

CONTACT: Property Manager - Janine **0488 726 021**

Owner: Tess 0487 590 251 or Enzo 0487 010 407
hartogcottages@gmail.com

Check in time: Guests can check in anytime from 2:00pm onwards, earlier check in maybe arranged with prior approval.

Check out time: Prior to 9.00am. A later checkout time may be able to be arranged subject to cleaning requirements.

Keys: At the end of your stay please:

- Lock the premises (including all doors) and return the keys to the lock box

Important information about your accommodation

- The tap water inside the unit is fit for human consumption but the tap water outside is not.

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.

HOUSE RULES:

- No smoking
- Although we are pet friendly, We ask that you keep your pet off the furniture, especially the beds and clean up after them inside and outside.
- No unauthorised persons are permitted to stay overnight.
- Infants and young children are welcomed however, a responsible adult (over 18 years) must be onsite whenever children are present.
- Please do not clean fish at the Villa's, there are fish cleaning facilities on the foreshore.

NOISE AND NUISANCE: Please respect our neighbours by:

- 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 neat, 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.

RUBBISH DISPOSAL:

- All rubbish is to be placed in the bins provided.
- It is requested that Guests be responsible for taking out the outdoor rubbish bin where their stay coincides with collection days.
- Your collection days are: Tuesday and Friday mornings, please put the bins on the verge the evening prior
– Thank you.

FIRES:

- No candles or open fires are permitted on the property.
- All guests should read the Fire and Emergency Response Plan.

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

Ocean View Villas - VILLA A

1. PROPERTY ADDRESS: 29 HARTOG CRESCENT, DENHAM WA 6537

Fire Extinguisher Location : Fixed on the wall in the lounge/dining room area with appropriate signage as per Australian Regulation AS-1851.

Fire Blanket Location: Fixed inside the pantry in the kitchen with appropriate signage as per Australian Regulation AS-1851

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

2. FIRE AND EMERGENCY EVACUATION PLAN (displayed in the villa – A3 size)

Fire & Emergency Evacuation Plan

29 Hartog Crescent Denham - Ocean View Villas - Villa A"



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 property near the road. Do not go back into the house.
- Follow all instructions by emergency personnel.

Attachment 6

3. EMERGENCY CONTACT DETAILS:

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

- A. Property Manager Contact Tess Neumann: 0487590251
Local Manager: Janine Casio - 0488 726 021
- 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

Attachment 6

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.



Attachment 6

FIRE AND EMERGENCY RESPONSE PLAN

Ocean View Villas – VILLA B

1. PROPERTY ADDRESS: 29 HARTOG CRESCENT, DENHAM WA 6537

Fire Extinguisher Location : Fixed on the wall in the lounge/dining room area with appropriate signage as per Australian Regulation AS-1851.

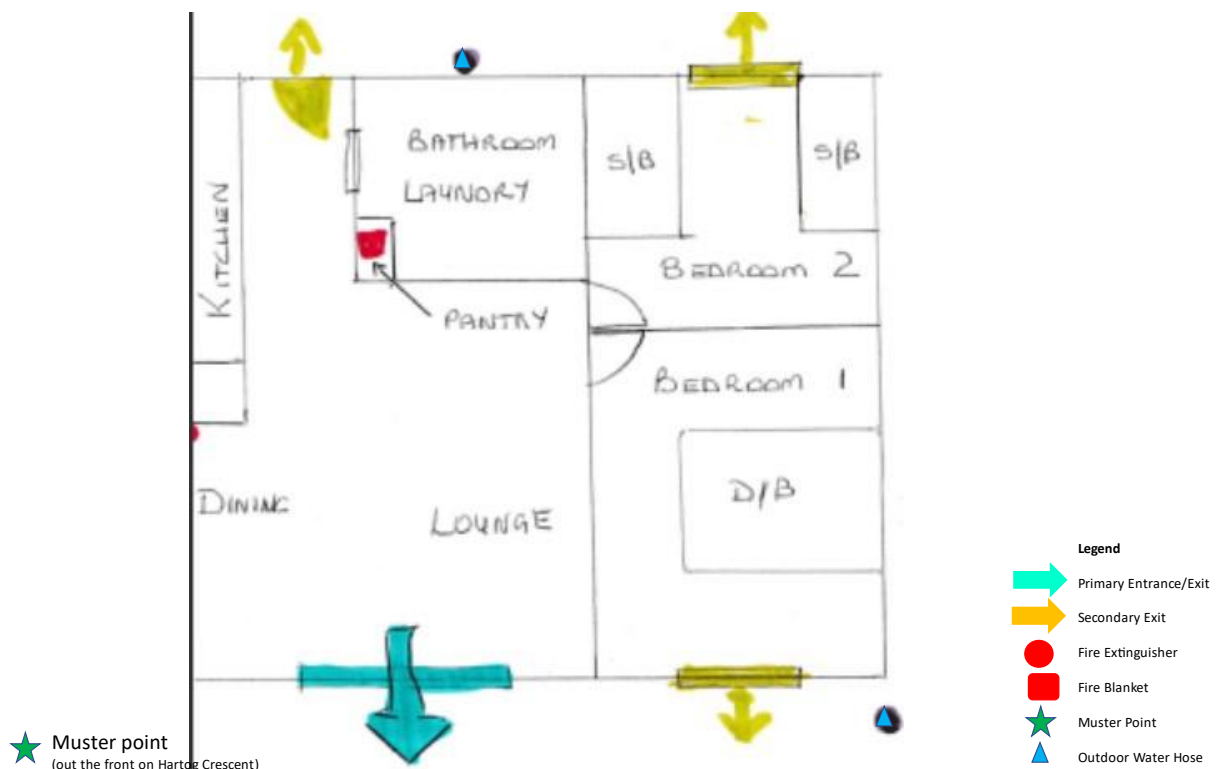
Fire Blanket Location: Fixed inside the pantry in the kitchen with appropriate signage as per Australian Regulation AS-1851.

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

2. FIRE AND EMERGENCY EVACUATION PLAN (displayed in the villa – A3 size)

Fire & Emergency Evacuation Plan

29 Hartog Crescent Denham, Ocean View Villas - Villa B"



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 property near the road. Do not go back into the house.
- Follow all instructions by emergency personnel.

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- A. Property Manager Contact Tess Neumann: 0487590251
Local Manager: Janine Casio - 0488 726 021
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13 DFES (13 33 37)

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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

Attachment 6

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.



EMERGENCY CONTACT DETAILS:

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

A. Local Manager Emergency Contact

Name: Janine Casio Mobile: 0488 726 021

State Emergency Service: 132 500 or mobile: 0417 097 330

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FIRE AND EMERGENCY RESPONSE PLAN

Ocean View Villas – VILLA C

1. PROPERTY ADDRESS: 29 HARTOG CRESCENT, DENHAM WA 6537

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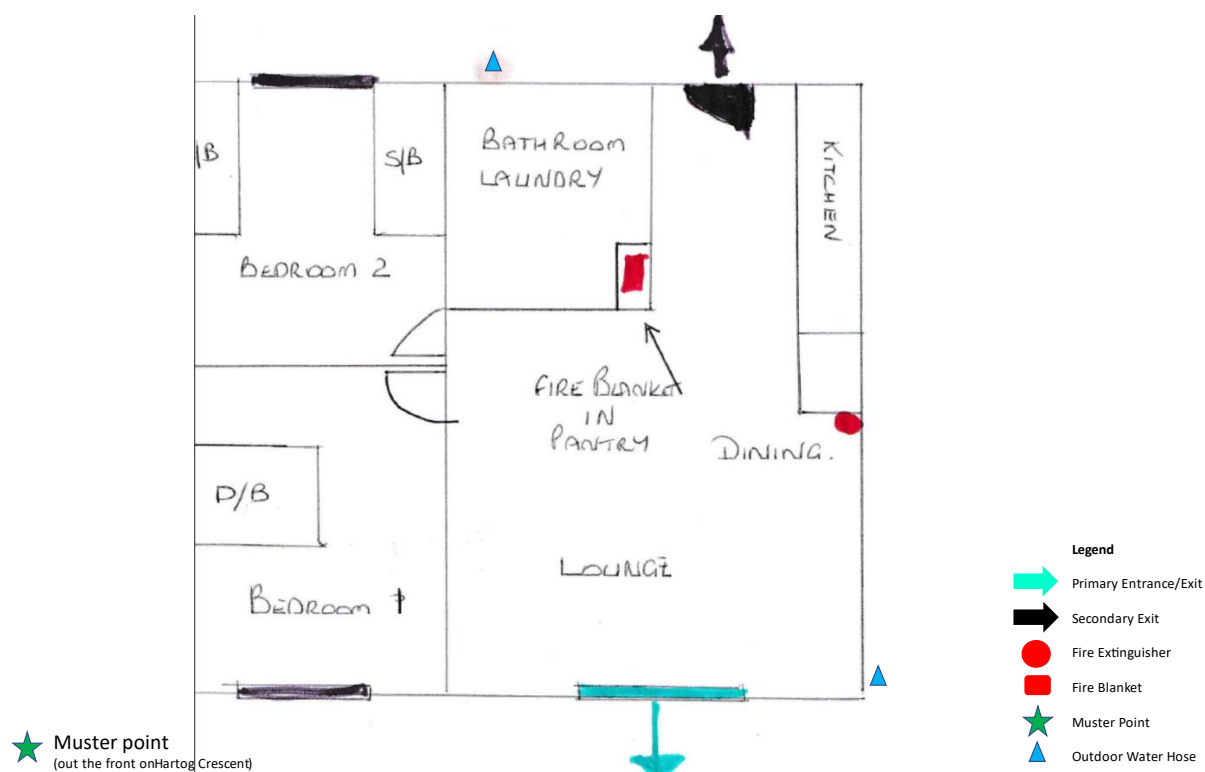
Fire Blanket Location: Fixed inside the pantry in the kitchen with appropriate signage as per Australian Regulation AS-1851.

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

2. FIRE AND EMERGENCY EVACUATION PLAN (displayed in the villa – A3 size)

Fire & Emergency Evacuation Plan

29 Hartog Crescent Denham, Ocean View Villas - Villa C"



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 property near the road. Do not go back into the house.
- Follow all instructions by emergency personnel.

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- A. Property Manager Contact Tess Neumann: 0487590251
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A. Local Manager Emergency Contact

Name: Janine Casio Mobile: 0488 726 021

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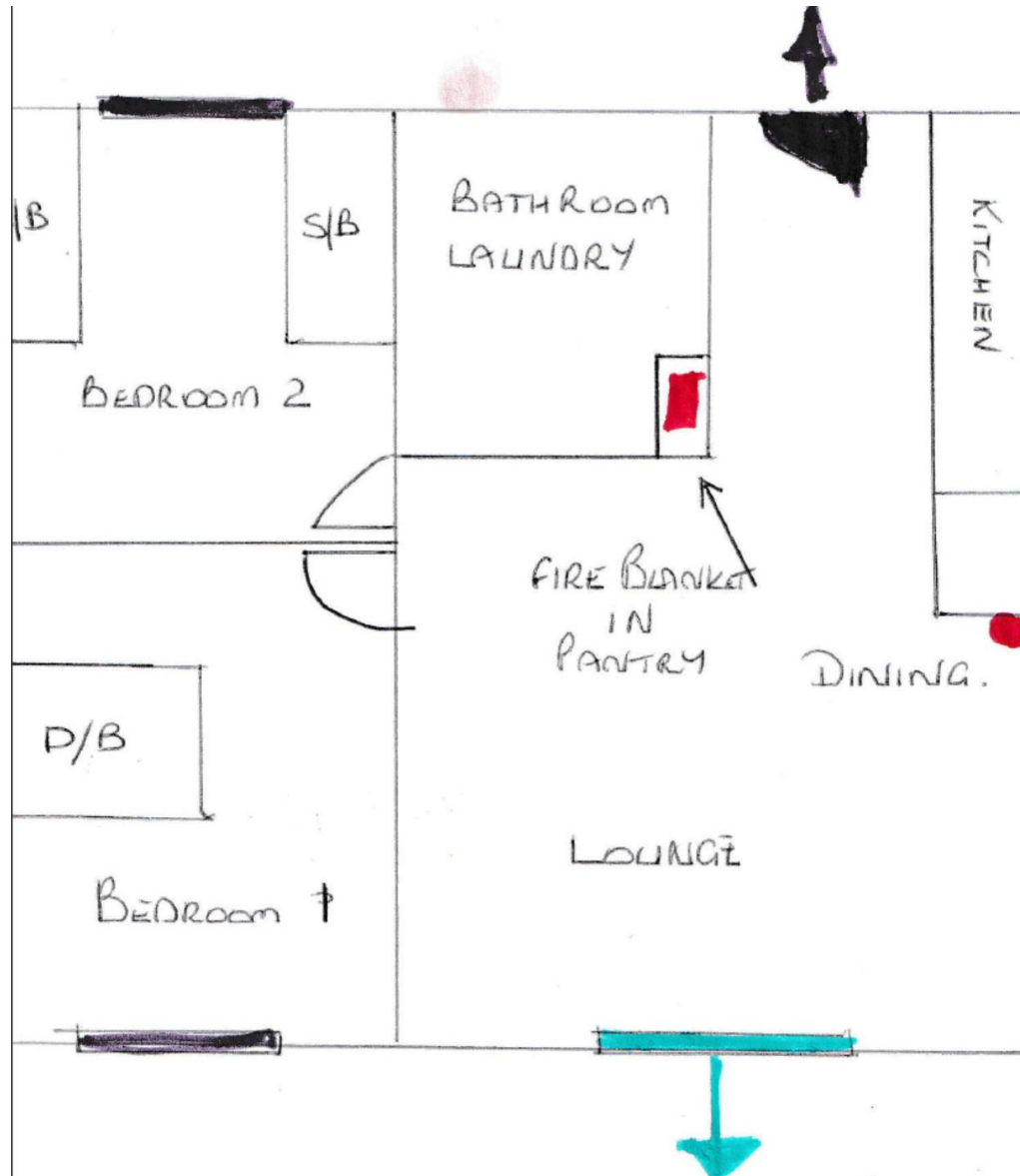
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Attachment 3 Internal Floor Plan

29 Hartog Crescent, Denham Ocean View Villas - Villa A"

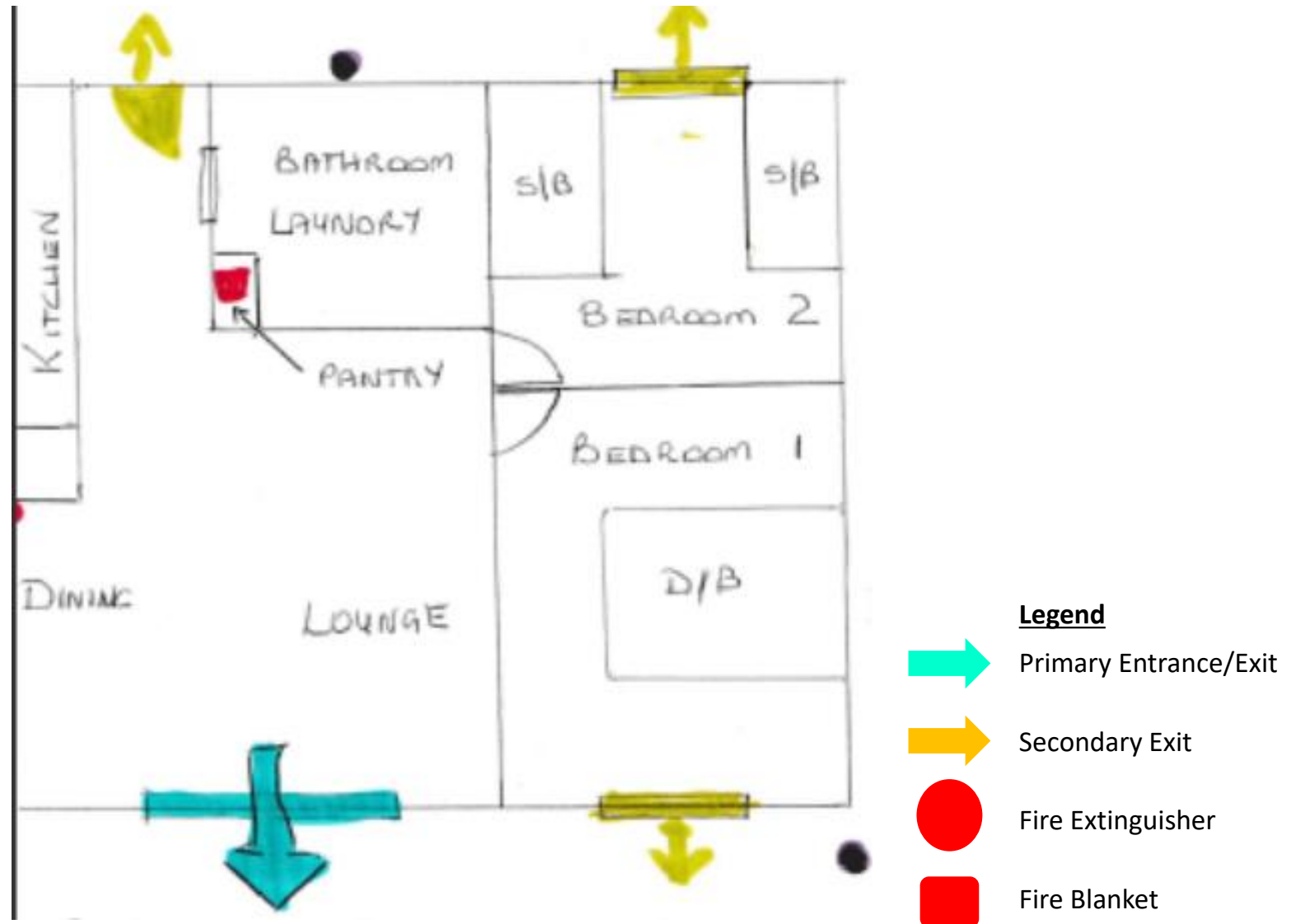


Legend

-  Primary Entrance/Exit
-  Secondary Exit
-  Fire Extinguisher
-  Fire Blanket

Attachment 3 Internal Floor Plan

29 Hartog Crescent, Denham Ocean View Villas- Villa B''



Attachment 3 Internal Floor Plan

29 Hartog Crescent, Denham Ocean View Villas - Villa C"



Legend

-  Primary Entrance/Exit
-  Secondary Exit
-  Fire Extinguisher
-  Fire Blanket