

1st June 2026

Application for Approval of Unhosted Short Term Rental Accommodation at 2 Coles Way, Pt Denison 6525. Thalassa Beach House.

Article 5.1. Location

The Property is in an area of high tourism amenity on the waterfront of Pt Denison

Close walking distance to the following:

South Beach	via a path along the foreshore heading south (2 minutes)
Marina Foreshore	via a walking path and grassed area heading north (2 minutes)
Pt Denison Boat Ramp	as above (5 minutes)
Southerly's Tavern	as above or along footpath (7 minutes)
Port Store	as above (6 minutes)
Grannies Beach	as above (10 minutes)
Skate Park	via path along foreshore or footpath heading north (15minutes)

Short car journey to:

Dongara Denison Drive in	5 minutes
Town Centre	10 minutes

The Property is situated in a no through road with no neighbours north or south and only two properties to the east in this short street. No impact on local traffic.

Cleaning services are provided personally by the owner. All linen is provided and laundered by local business Dongara Denison Laundry. Gardening carried out by owner with upkeep of lawns provided by local business Thommo's Lawnmowing. Waste disposal into large green bin collected by Irwin Shire once a week and paid by owner in local rates.

Information is provided to guests via Terms & Conditions which is emailed and must be signed and returned before booking is finalised. Copy available in 'Information File' at the house along with

NOTES TO REMEMBER: CHECK LIST BEFORE YOU LEAVE: up on wall to be clearly seen.

A file with leaflets on Walks around Town, Places to eat, Fishing information, Golf course, Historic Buildings etc

Emergency Response: Fire Extinguisher and Fire Blanket with instructions provided. Smoke alarms are wired into mains. Certificate AA4297437 dated 17th May 2026 checked and installed by Triggs Electrical:

5.2 Number of Guests

The property is advertised to accommodate up to 8 guests. Consisting of 3 bedrooms, 2 queen beds in 2 rooms and 3 singles in children's room with another single sofa bed. Porta Cot also provided if required. Bathroom and 2 Toilets on 1st floor and another Bathroom and 1 Toilet on ground floor 2 Living areas, 2 dining areas - one each on ground floor and one on 1st floor. 2 Fridges, one on each floor.

5.3 Complaints Management

I am the designated management and available 24/7 via mobile.

In the event of an emergency the guests are advised to contact me immediately.

Any urgent attendance where required under one hour I will engage Sally Bygrave to attend.

I have been renting the property for over 15 years and have a great relationship with local builders, electricians and plumbers who come immediately in case of any emergency or repairs.

5.4 Guest Check-In & Check out procedures

Check-in from 3pm: Check-out by 10am

I am flexible with these times and guests can contact me to change if possible.

5.5 Access and Parking

The property has 4 parking spaces as shown on building plan already submitted. Two undercover in lock up garage and 2 outside within the boundaries of the property. One can be used to store a boat if required.

5.6 Signage

A large sign displaying email and owner/manager's contact details, is installed at front of the building.

5.9 Application Information.

Site plan showing parking allocation. Internal floor plan showing bedrooms with number of beds already delivered to Shire Office – [REDACTED] along with signed application.

5.10: Fees

The required application fee as detailed will be paid upon submission of this application.

5.11: Time Limited Approvals

I acknowledge the approval is limited to 12 months and will submit renewal application annually along with documentation and evidence of effective management.

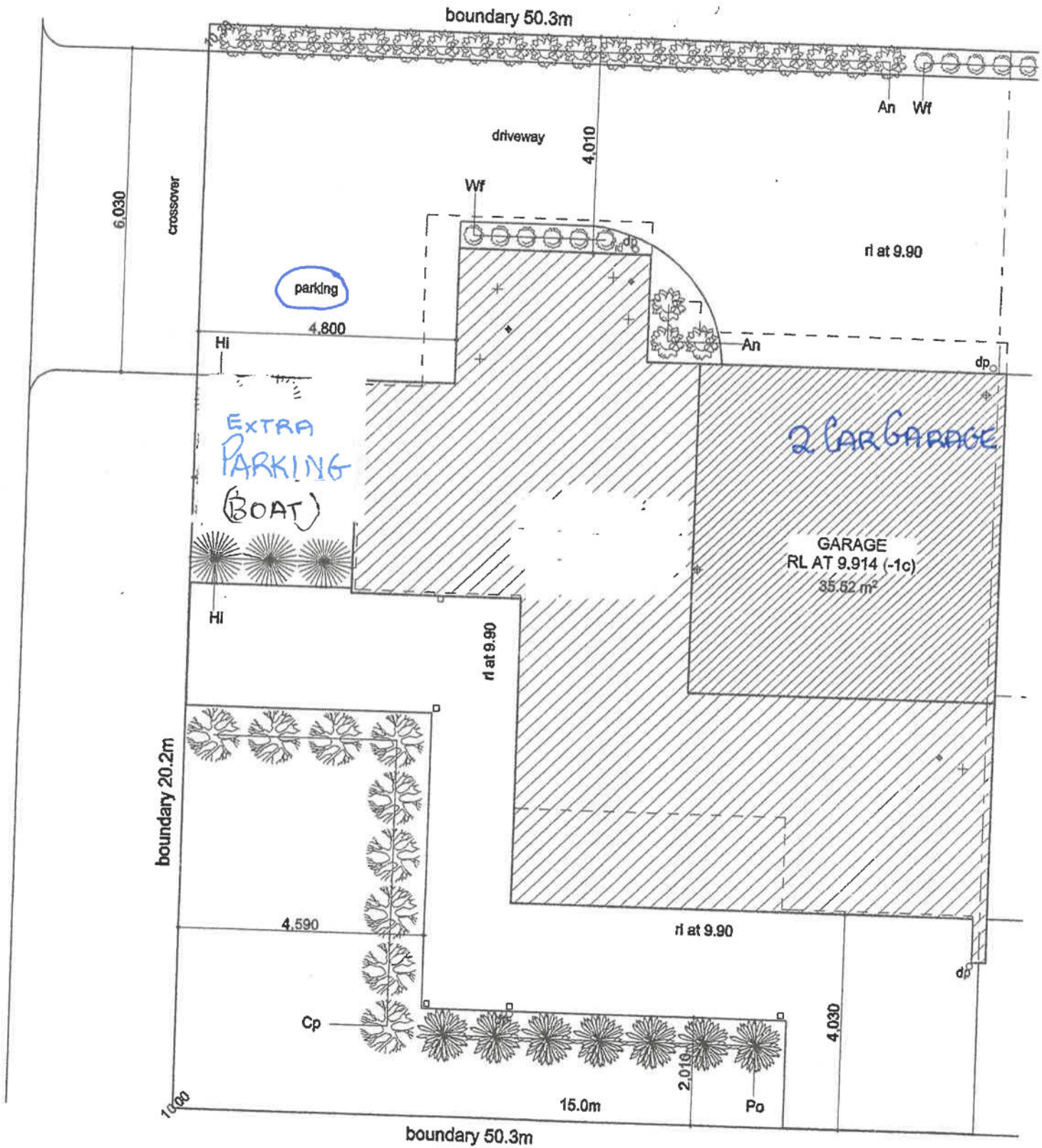
5.12: Compliance with Further Requirements

The property is registered under Short-Term Rental Accommodation – the \$250 was paid to DMIRS on 6th March. We are waiting for the Development Application number from Shire of Irwin to be issued so the paperwork can be finalised and new registration number issued. This will be displayed on advertisements.

No food preparation services are offered to guests, thus exempting the property from food business registration.

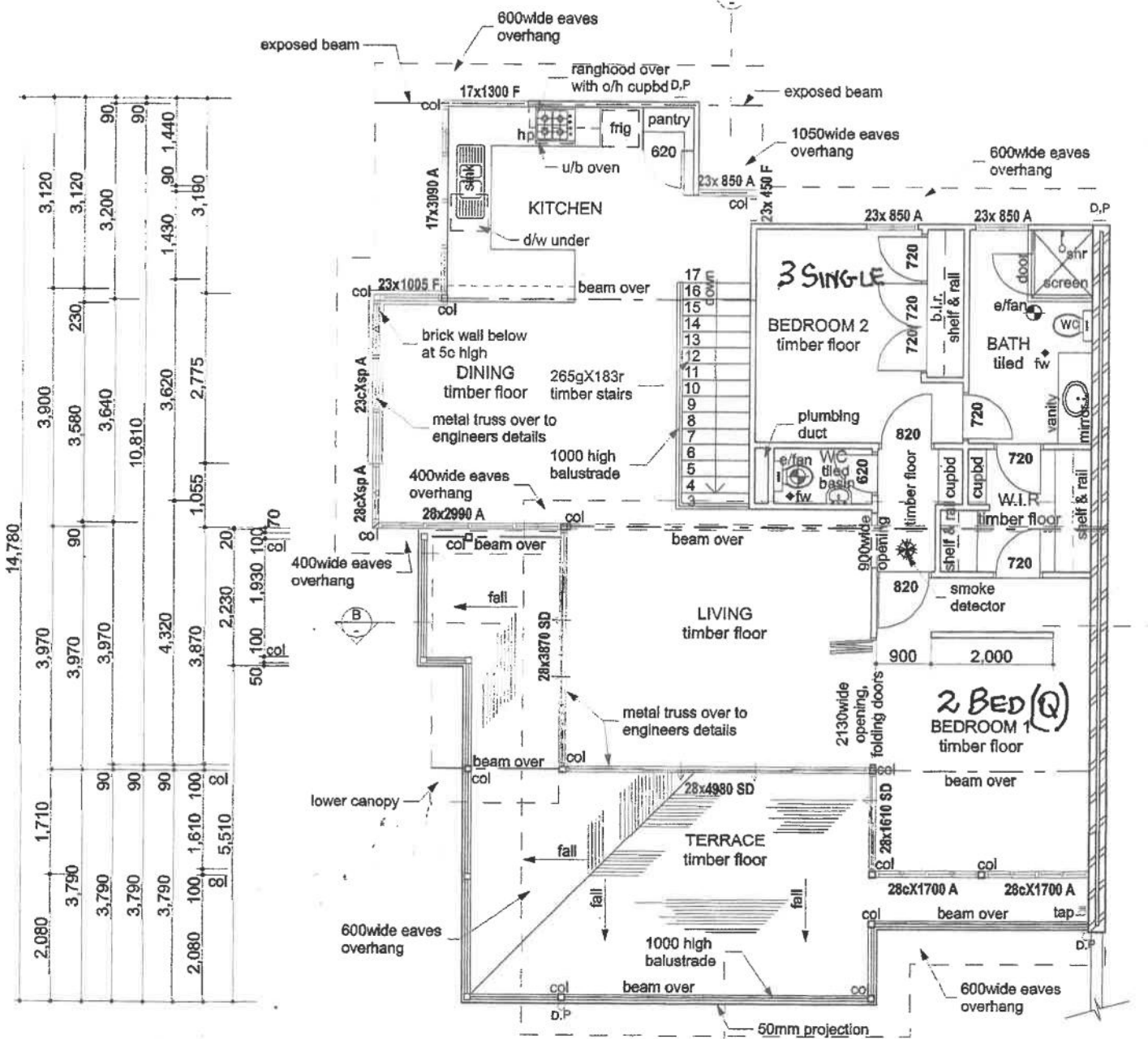
Please contact me on [REDACTED] if you require further information.

Yours sincerely,
[REDACTED]



LANDSCAPE PLAN
1 : 100

12,110									
1,175	4,190	950	5,525	270					
1,175	90	4,010	90	950	5,795				
1,175	90	4,960	90	2,725	90	600	90	2,290	
230	5,995	90	3,415	90	2,290				
230	4,895	1,100	90	1,925	90	1,400	90	2,020	270
1,175	1,400	2,790	950	1,804	850	950	850	1,071	270



FIRST FLOOR PLAN