



**SHIRE OF SHARK BAY  
PUBLIC NOTICE**

**DEVELOPMENT APPLICATION – PROPOSED OUTBUILDING  
13 MITCHELL RISE, DENHAM**

The owners of the abovementioned lot have lodged a planning application proposing to construct an outbuilding to the rear of the lot.

Under the Residential Design Codes (R Codes) the permitted aggregate size of an outbuilding on a lot is 60m<sup>2</sup> in floor area, with a 2.4 metre wall height and 4.2 metre ridge height. Where an outbuilding complies with the parameters of the R Codes, it doesn't need planning approval.

This application entails variations to the R Codes as the proposed floor area is 65m<sup>2</sup>, and the wall/skillion roof height ranges between 3 metres to 3.6 metres.

The outbuilding is also proposed with a nil setback to the south east and rear lot boundaries, in lieu of 1 and 1.5 metres respectively.

Prior to determining this application, the Shire would like to provide an opportunity for public comment on the proposal. The development 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 within 14 days by **20 December 2024**.

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.

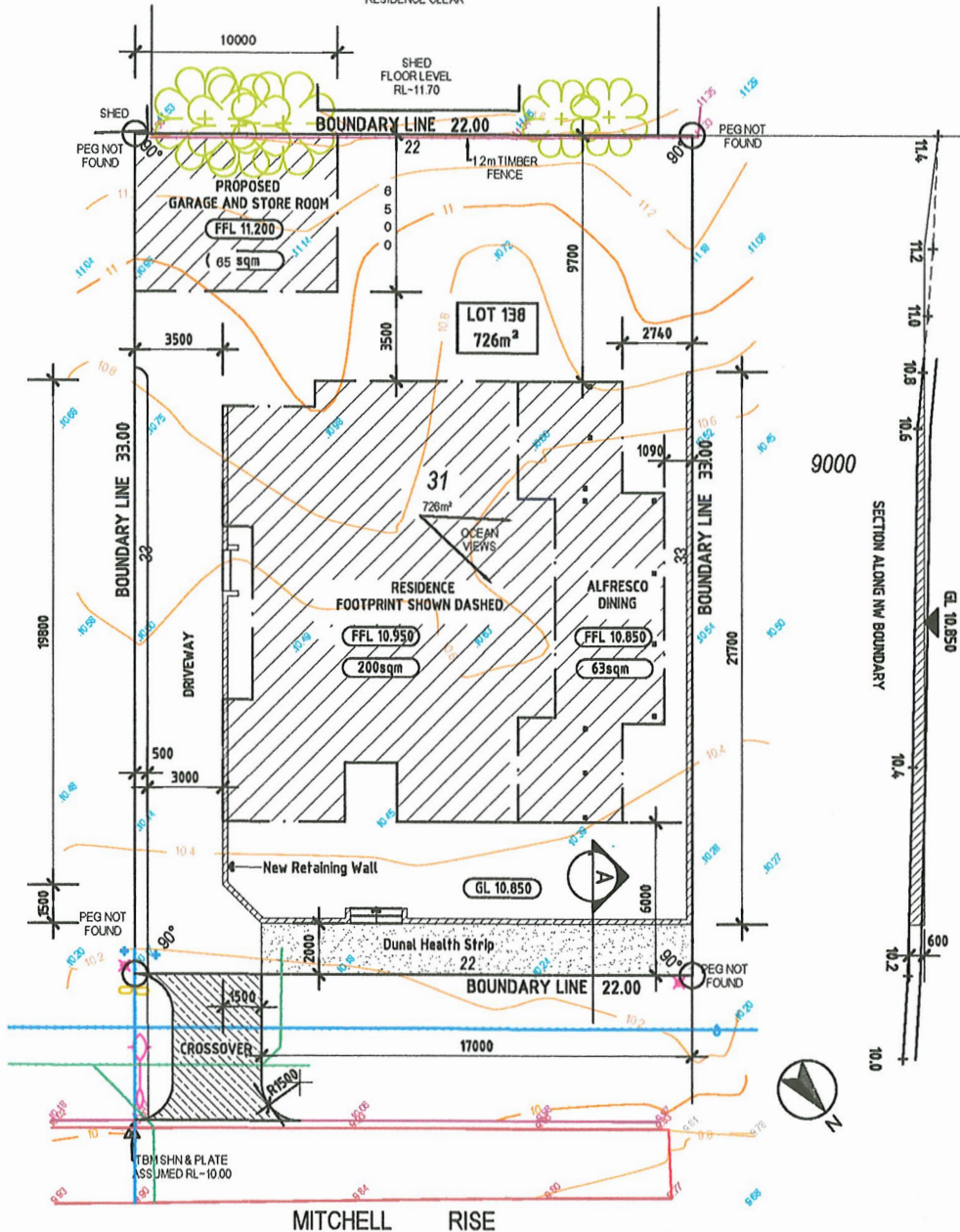
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Dale Chapman  
CHIEF EXECUTIVE OFFICER

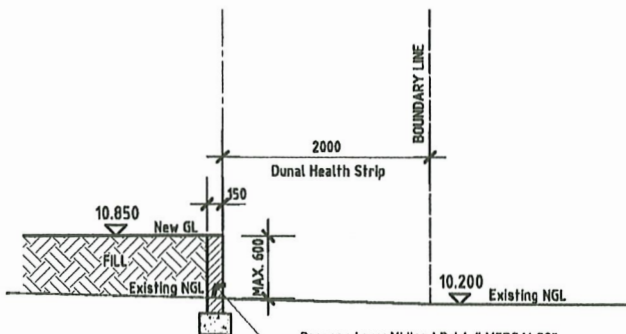
29 November 2024

45

CLADDING & COLORBOND  
RESIDENCE CLEAR



**SITE PLAN**  
SCALE 1:200



**SECTION A - A**  
SCALE 1:50

Proposed new Midland Brick "VERSALOC"  
Dry Stack Walling System. Wall to be built  
in accordance with manufacturer's details  
and specifications

DATE	DESCRIPTION	BY
MAY 21	A	ERICKMAY
DATE	DESCRIPTION	BY

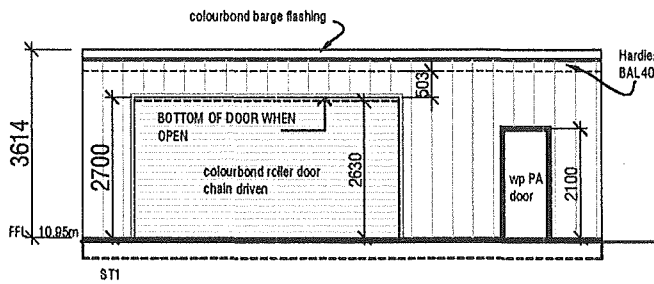
**erickmay**  
architectural design and drafting solutions  
levels@arch@outlook.com  
0408056277

**PROPOSED NEW BYRNES RESIDENCE**  
LOT 31  
13 MITCHELL RISE  
DENHAM

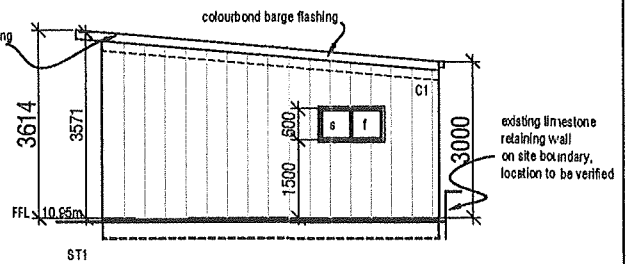
**CONSTRUCTION DRAWINGS**  
SITE PLAN

DESIGN	LUC	PRINCIPAL	SCALE	25mm
APPROVED	LUC	DATE	MAY 2021	DRAWING NO.
PROJECT NO.	31/20	WORK	AS SHOWN	<b>A101</b>
				<b>A</b>

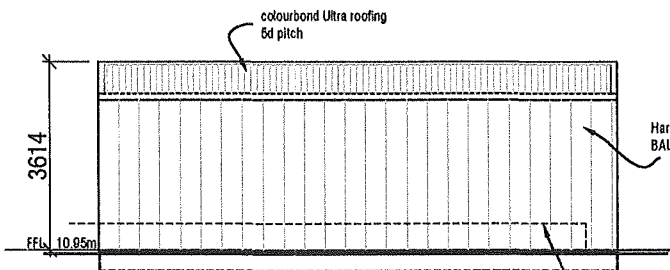
MEMBER SCHEDULE	
R1	300 x 63 LVL RAFTERS
ST1	400 WIDE x 400 DEEP THICKENED EDGE TO SLAB
P1	40mm CYCLONIC ROOF BATTEN
SF1	90 x 45 TIMBER STUD FRAME WALLS



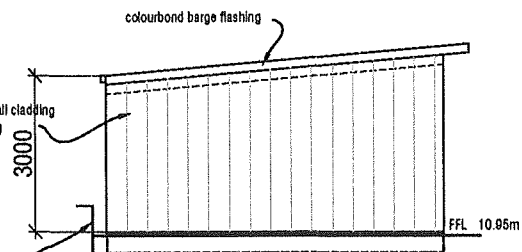
**NORTH EAST ELEVATION**  
1:100



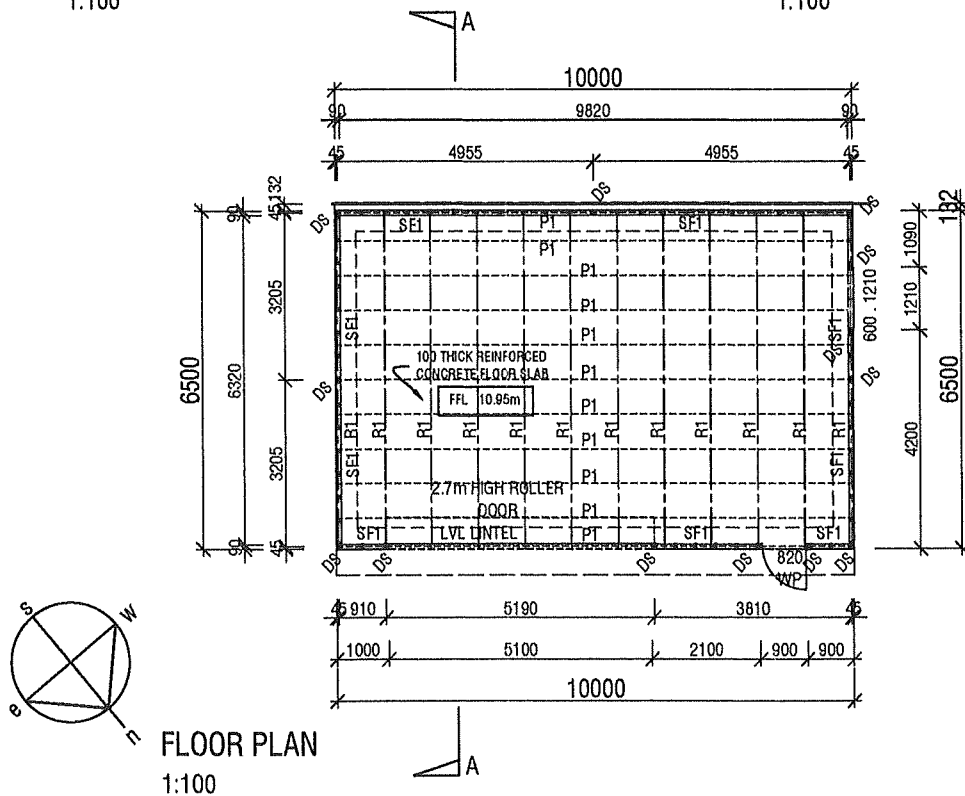
**NORTH WEST ELEVATION**  
1:100



**SOUTH WEST ELEVATION**  
1:100



**SOUTH EAST ELEVATION**  
1:100



**FLOOR PLAN**  
1:100

PROPOSED GARAGE AND STORE ROOM TO BE BUILT ON LOT 31 #13 MITCHELL RISE DENHAM FOR A. BRYNES

FLOOR PLAN & ELEVATIONS 1:100

REVISION  
A 28-07-2021 BUILDING HEIGHT REDUCED TO 4200mm, MIN SETBACK TO S.E. BOUNDARY 1000mm  
B 29-08-2024 BUILDING HEIGHT REDUCED AS SHOWN

country drafting & design  
BUILDING DESIGNERS

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drawn by: E. Lawrence

date 15-03-2021  
sheet No. A1.01B  
Job No. CD 2103