



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

Development Application – Proposed Alterations/Additions to Existing House and Ancillary Dwelling, and Proposed Outbuilding - Lot 3 (143) Knight Terrace, Denham

The owners of the abovementioned lot have lodged a planning application proposing to construct an outbuilding to the rear of the lot. They also proposed alterations and additions to the existing single house and ancillary dwelling on the property.

Under the Residential Design Codes the permitted aggregate size of an outbuilding on a lot is 60m² in floor area, with a 2.4 metre wall height and 4.2 metre ridge height.

The application entails variations to the R Codes for the outbuilding as the proposed floor area is 80m², the wall height is 3.6 metres and the roof height is 4.26 metres.

A side setback variation to the west lot boundary is also proposed. An extension to the house is proposed to be setback 1.2 metres in lieu of 1.5 metres.

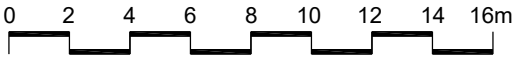
Prior to determining this application, the Shire would like to provide an opportunity for public comment on the proposal. The development plans can be viewed below or at the Shire of Shark Bay 65 Knight Terrace, Denham during office hours.

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 **2 April 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.

Dale Chapman
Chief Executive Officer
19 March 2024



SCALE 1:250
ORIGINAL PLAN SIZE: A3



NORTH

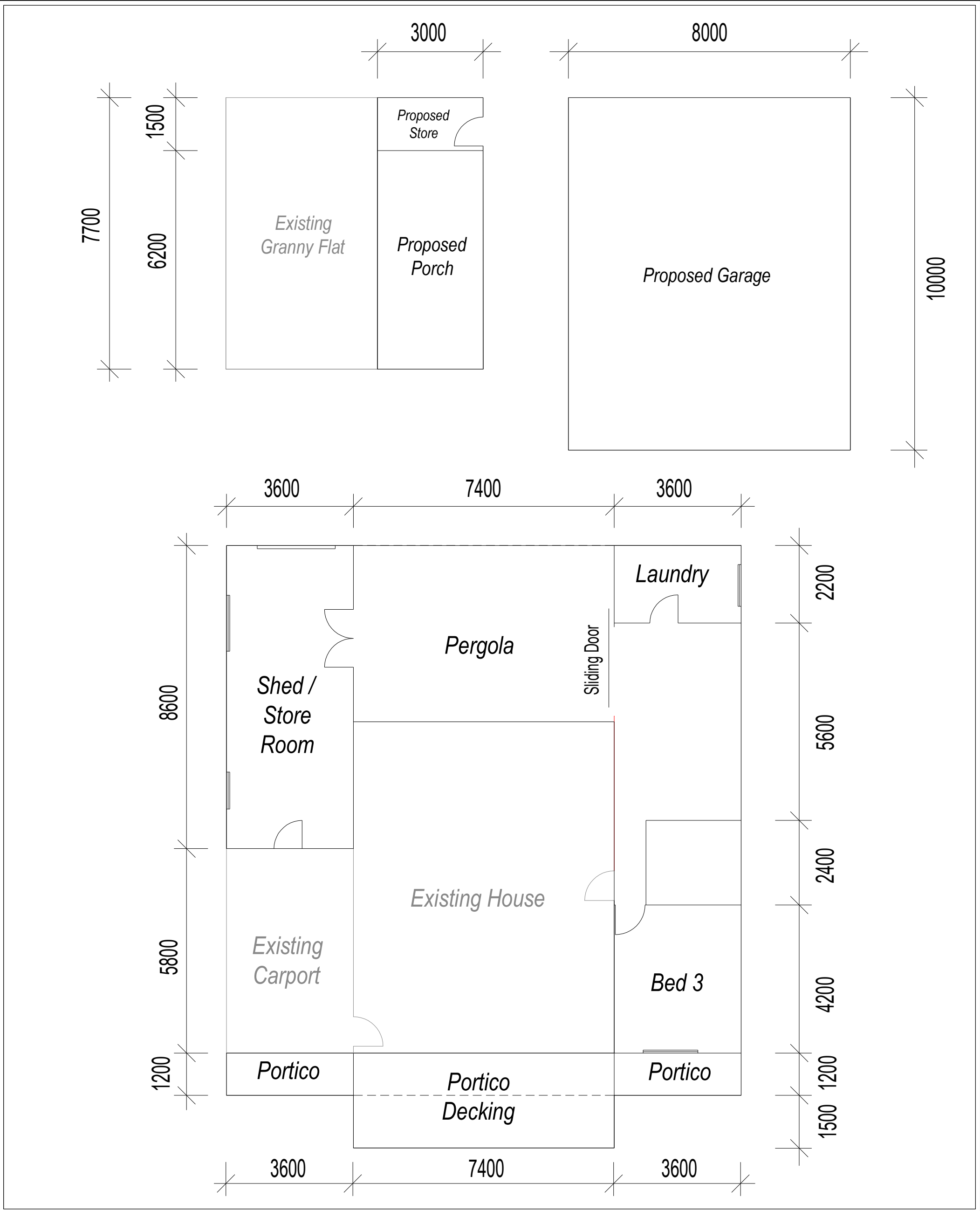
PREPARED FOR:
Faye Paull
143 Knight Terrace
Denham WA 6571
M: 0410 300 704
E: nevpaul@bigpond.net.au

DATE: 13.02.2024

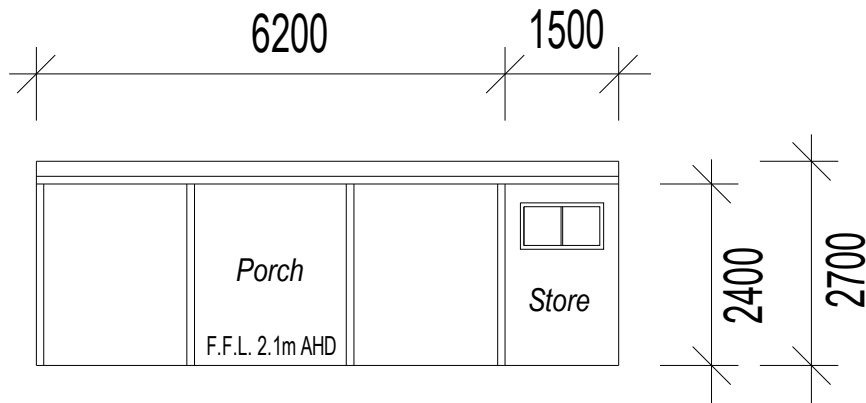
- NOTE:
- Storm water from the proposed garage & extensions will be piped to garden beds.
 - Existing dwelling is connected to sewer.
 - Proposed garage & extensions will be constructed with a timber frame & clad with James Hardie Brushed Concrete (grey) walls & Colorbond Ultra Steel (Surfmist) for the house & Colorbond Ultra Steel (Shale Grey) for the garage.
 - Approx. finished floor levels will be 2.1m A.H.D.
 - Floor area of existing dwelling is 70m² (excluding carport).
 - Floor area for proposed garage is 80m².
 - Floor area of proposed store (adjacent to granny flat) is 4.5m².
 - Floor area of proposed house extensions is 83m² (excluding decking, portico & pergola).
 - Total floor area of all buildings will be 233m².

PROPOSED HOUSE EXTENSIONS
AND GARAGE
SITE PLAN

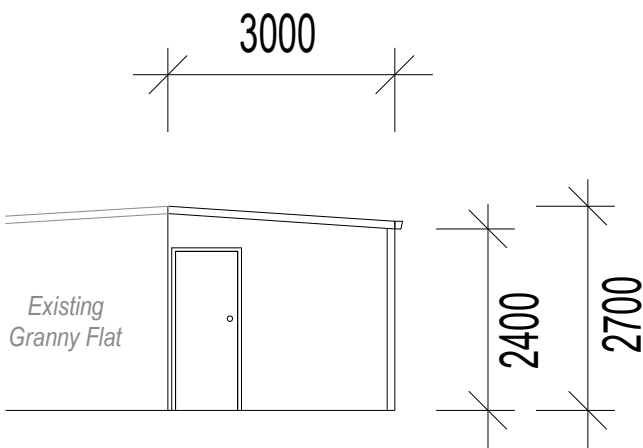
143 KNIGHT TERRACE
DENHAM
Shire of Shark Bay



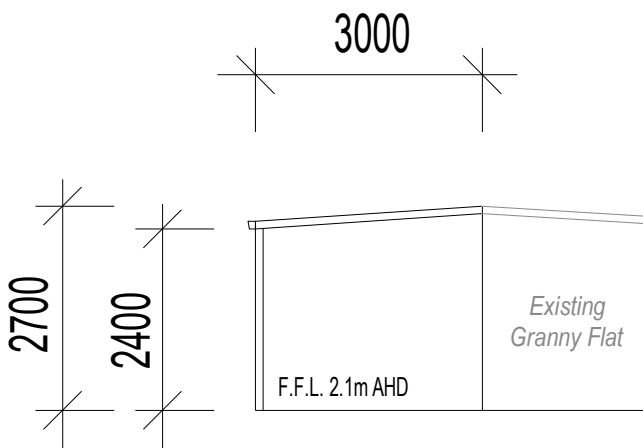
<div><div><div>0123456m</div><div>SCALE 1:100</div><div>ORIGINAL PLAN SIZE: A3</div></div><div><div><div><div></div><div></div><div></div></div><div></div></div><div>NORTH</div></div><div><div>PREPARED FOR:</div><div>Faye Paull</div><div>143 Knight Terrace</div><div>Denham WA 6571</div><div>M: 0410 300 704</div><div>E: nevpaul@bigpond.net.au</div></div><div>DATE: 13.02.2024</div></div>	<div>NOTE:</div> <div><div>1. Proposed garage & extensions will be constructed with a timber frame & clad with James Hardie Brushed Concrete (grey) walls & Colorbond Ultra Steel (Surfmist) for the house & Colorbond Ultra Steel (Shale Grey) for the garage.</div><div>2. Approx. finished floor levels will be 2.1m A.H.D.</div><div>3. Floor area of existing dwelling is 70m² (excluding carport).</div><div>4. Floor area for proposed garage is 80m².</div><div>5. Floor area of proposed store (adjacent to granny flat) is 4.5m².</div><div>6. Floor area of proposed house extensions is 83m² (excluding decking, portico & pergola).</div><div>7. Total floor area of all buildings will be 233m².</div></div>	<div>PROPOSED HOUSE EXTENSIONS</div> <div>AND GARAGE</div> <div>FLOOR PLANS</div> <div>143 KNIGHT TERRACE</div> <div>DENHAM</div> <div>Shire of Shark Bay</div>
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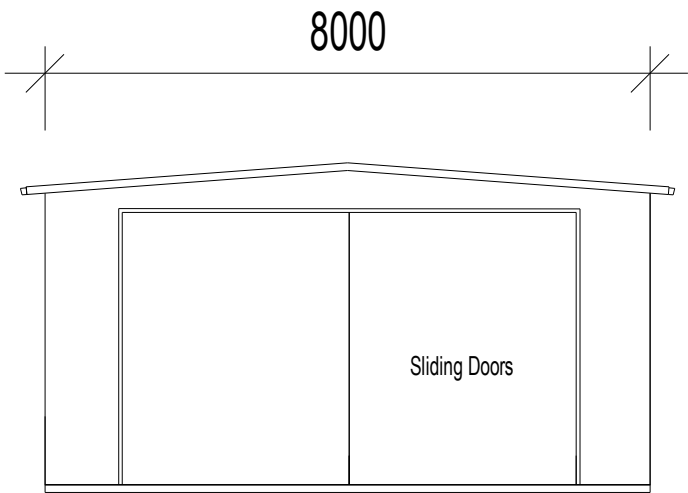
EAST PORCH & STORE ELEVATION



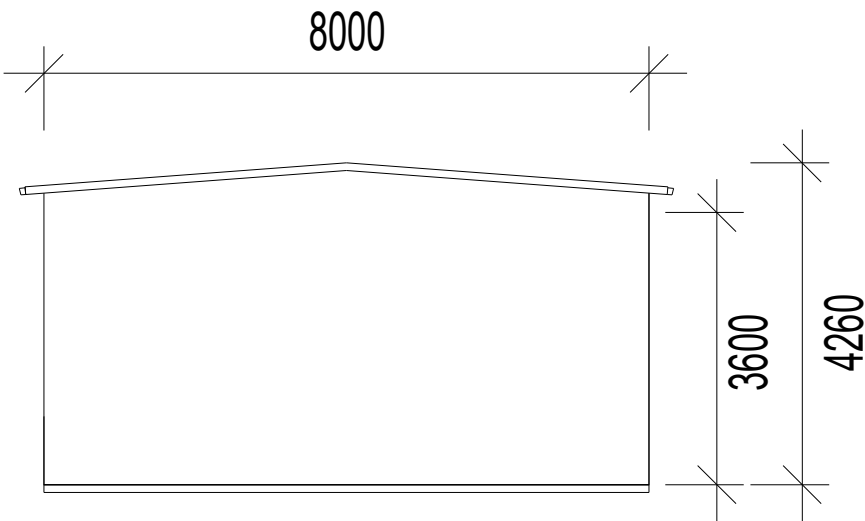
SOUTH PORCH & STORE ELEVATION



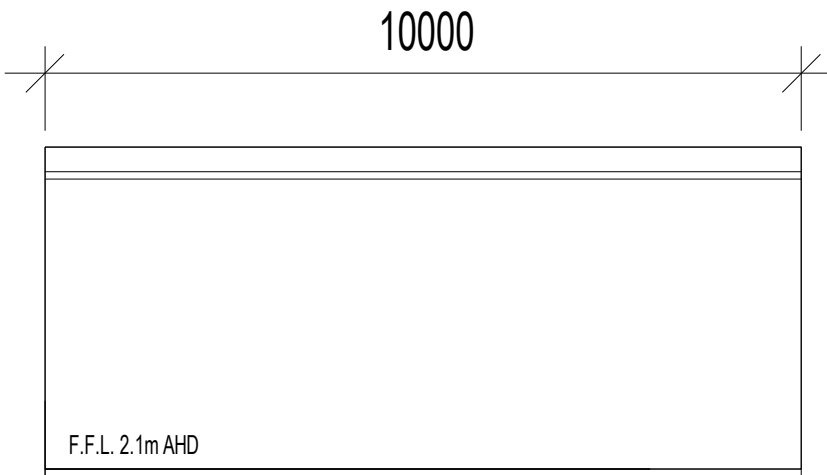
SOUTH PORCH & STORE ELEVATION



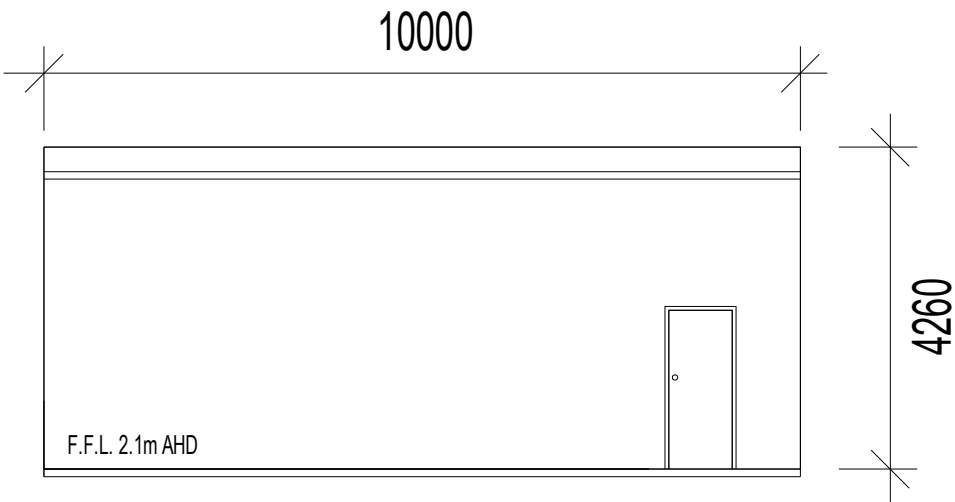
SOUTH GARAGE ELEVATION



NORTH GARAGE ELEVATION



EAST GARAGE ELEVATION



WEST GARAGE ELEVATION



SCALE 1:100
ORIGINAL PLAN SIZE: A3



NORTH

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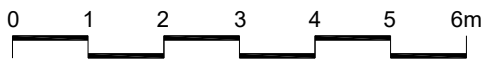
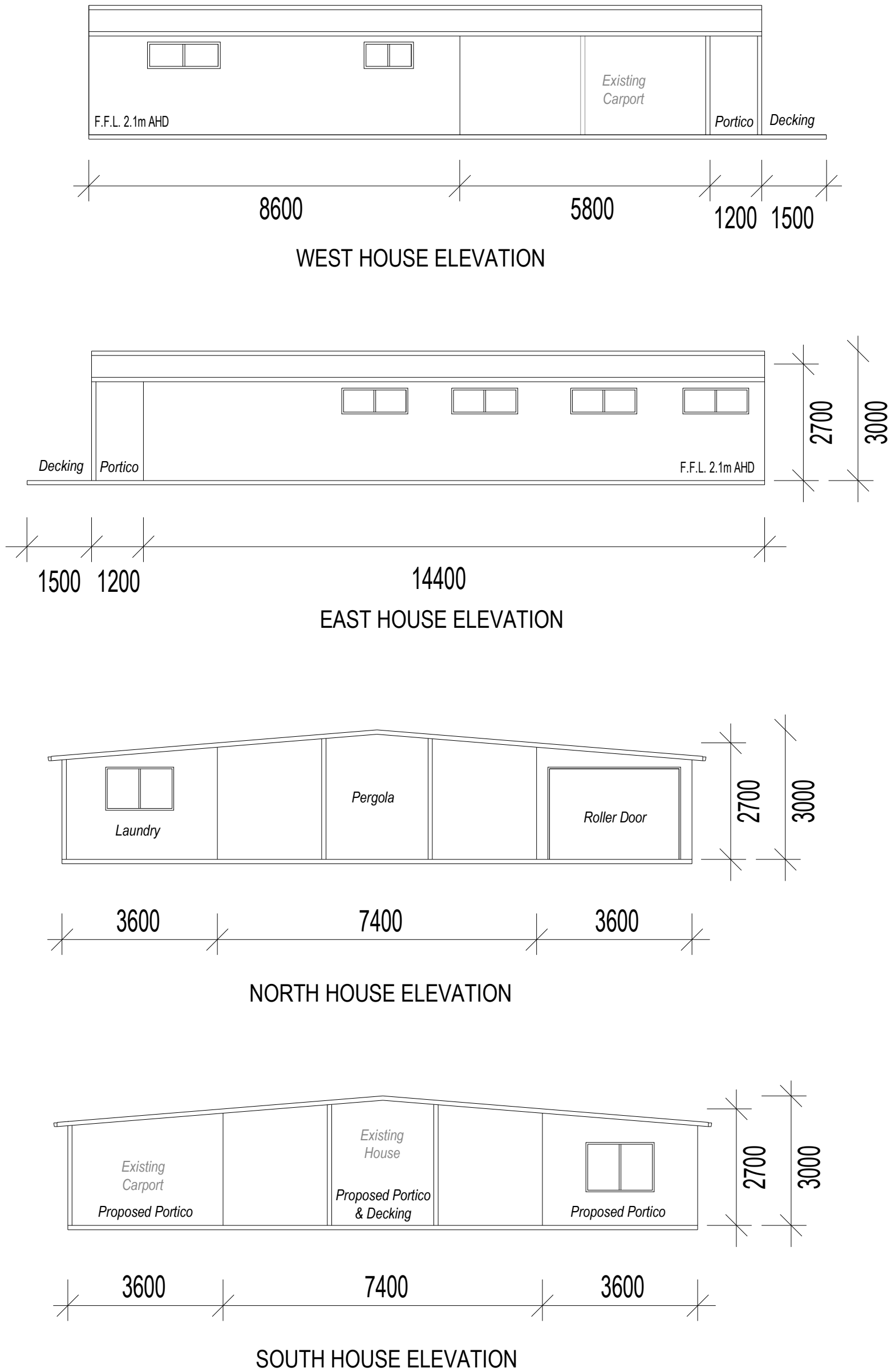
DATE: 15.02.2024

NOTE:

1. Proposed garage & extensions will be constructed with a timber frame & clad with James Hardie Brushed Concrete (grey) walls & Colorbond Ultra Steel (Surfmist) for the house & Colorbond Ultra Steel (Shale Grey) for the garage.
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5. Floor area of proposed store (adjacent to granny flat) is 4.5m².
6. Floor area of proposed house extensions is 83m² (excluding decking, portico & pergola).
7. Total floor area of all buildings will be 233m².

PROPOSED GARAGE & STORE ELEVATIONS

143 KNIGHT TERRACE
DENHAM
Shire of Shark Bay



SCALE 1:100
ORIGINAL PLAN SIZE: A3



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