



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

**DEVELOPMENT APPLICATION – PROPOSED OUTBUILDING
29 HARTOG CRESCENT, DENHAM**

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

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.

This application entails variations to the R Codes as the proposed wall height is 3.6 metres, and a 0.5 metre side setback is proposed in lieu of 1 metre.

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 **28 October 2025**.

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

14 October 2025

R42728
314

39

26

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

Existing 1.8m High Super 6 Fence

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

Proposed Car Parking
(2.5m x 5.4m)

Existing 1.8m High Super 6 Fence

Boat Parking
(2.9 x 5.4)

41.07

Car Parking
(2.5 x 5.4)

92

1002m²

24.0

Existing Crossover

24

HARTOG

CRESCENT

1

2

90

69

22

89

0 2 4 6 8 10 12 14 16 18m

SCALE 1:250
ORIGINAL PLAN SIZE: A3

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 (286%).

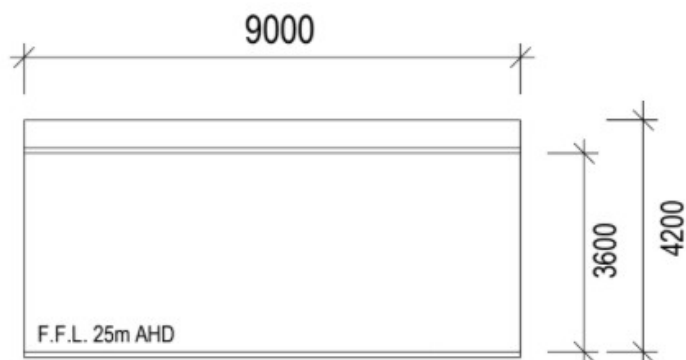
PROPOSED STORAGE SHED SITE PLAN

LOT 92 (No. 29) HARTOG CRESCENT
DENHAM

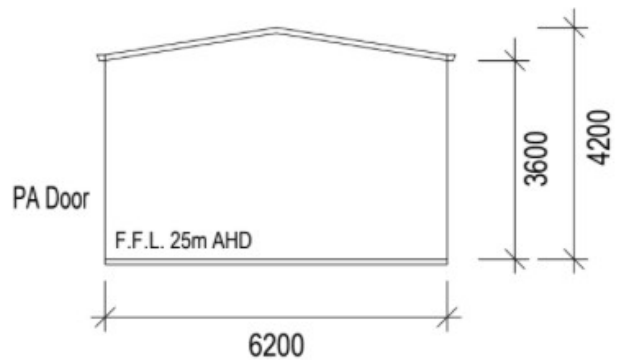
PREPARED FOR:
Tess & Enzo
E: hartogcottages@gmail.com
T:

NOTE:

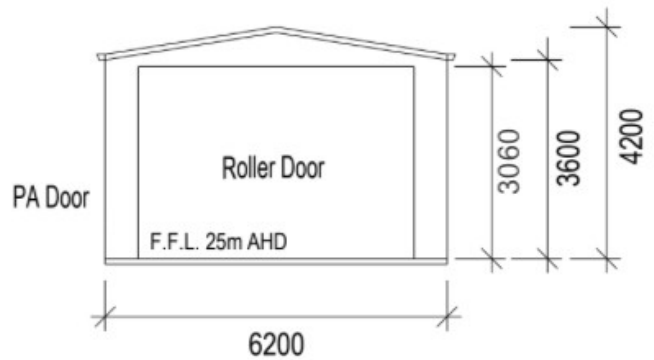




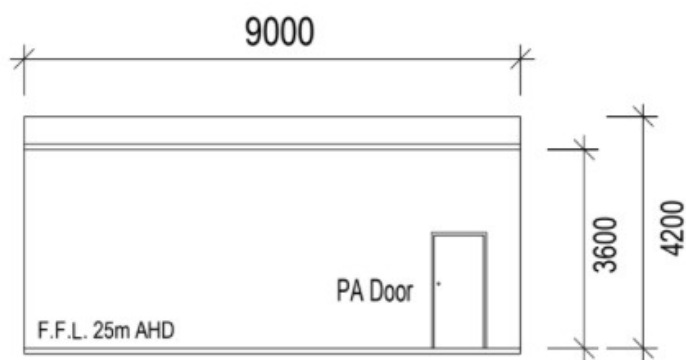
EAST ELEVATION



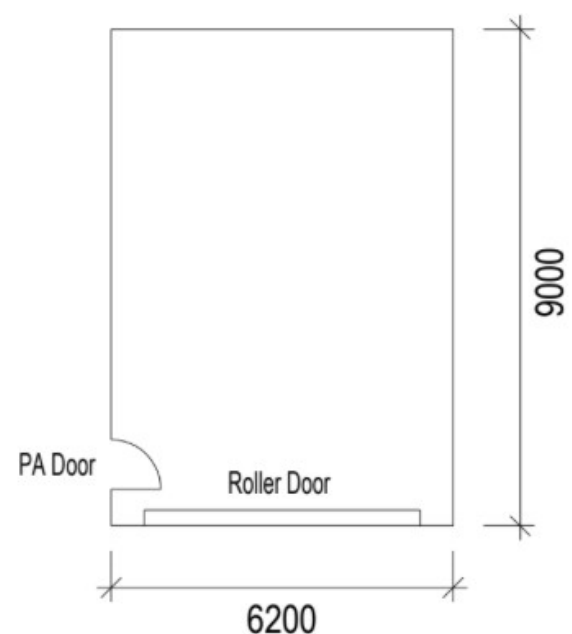
REAR VIEW



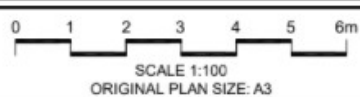
FRONT VIEW



WEST ELEVATION



FLOOR PLAN



LEGEND:

SUBJECT LAND

NOTE:

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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%).

PROPOSED STORAGE SHED FLOOR PLAN & ELEVATIONS

LOT 92 (No. 29) HARTOG CRESCENT
DENHAM

PREPARED FOR:
Tess & Enzo
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T:

NOTE:
Drawing is not a contract to construct.