



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

**DEVELOPMENT APPLICATION – PROPOSED SINGLE DWELLING AND OUTBUILDING
LOT 109 (17) OAKLEY RIDGE, DENHAM**

The owners of the above-mentioned lot have lodged an application seeking approval for a new single house, retaining walls and an outbuilding to the rear.

Prior to determining this application, the Shire would like to provide you with the opportunity to comment on the proposal. You can view the plans 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, Thursday 8 October 2026**

Please note, if no comments are received by the closure date, we will assume that you have no comments 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

24 September 2026

liz

From: Rick Clarke <rick@gbewa.com.au>
Sent: Wednesday, 16 September 2026 7:06 AM
To: liz
Cc: Building & Planning; Dale Chapman
Subject: RE: Request additional information - planning application 74/2026- 17 Oakley Ridge - TPI
Attachments: 17 Oakley Ridge Draft drawings 15.09.26.pdf

Hi Liz, thanks for getting back to us so quickly.

Please find attached the updated plans with darker contour lines and ground levels.

We have altered the layout of the house plan to include a front door and entry area facing the street (Oakley Ridge).

The shed and house are to commence construction at the same time.

Out of respect, I have spoken with DPLH and the Mulgana Aboriginal Corporation regarding the Aboriginal Cultural Heritage.

We have an application for approval and consent submitted.

We have attempted to build the block level up so as not to disturb and to protect any extant heritage within the proposed works area whilst remaining as close to the Residential Design Codes as possible.

We do have two locations the retaining wall is more than 0.5m above ground level.

We have designed the retaining for the house build area to be relatively flat from the roadside to the west side, making access and egress easier, and providing a flat building envelope.

The block does slope greatly from the north roadside corner to the southwest corner (22.58 to 19.57 – 3.01m in total)

1. On the north boundary, the retaining wall is 0.4m high (elevation 3) at the roadside setback end and 0.85m high (elevation 4) at the west end.
Although 0.85m at the highest above natural ground level, the bottom of the colorbond fence along that boundary sits well above ground level and will make top of wall <0.5m above bottom of fence.



2. The southwest corner retaining is also more than 0.5m high.
As you may or may not be aware, the western blocks on Oakley Ridge have a large drop off at the rear.

We have tiered the western wall to reduce impact to the rear neighbours and to meet design codes, while still trying to maintain clear flat access to the shed (elevation 1).

The southern part of the wall is higher than 0.5m but will no doubt be utilised by the developer of lot 108 when they cut/fill for their build.

Hopefully these two minor variations from the Residential Design Codes will find your support and approval.

Regards

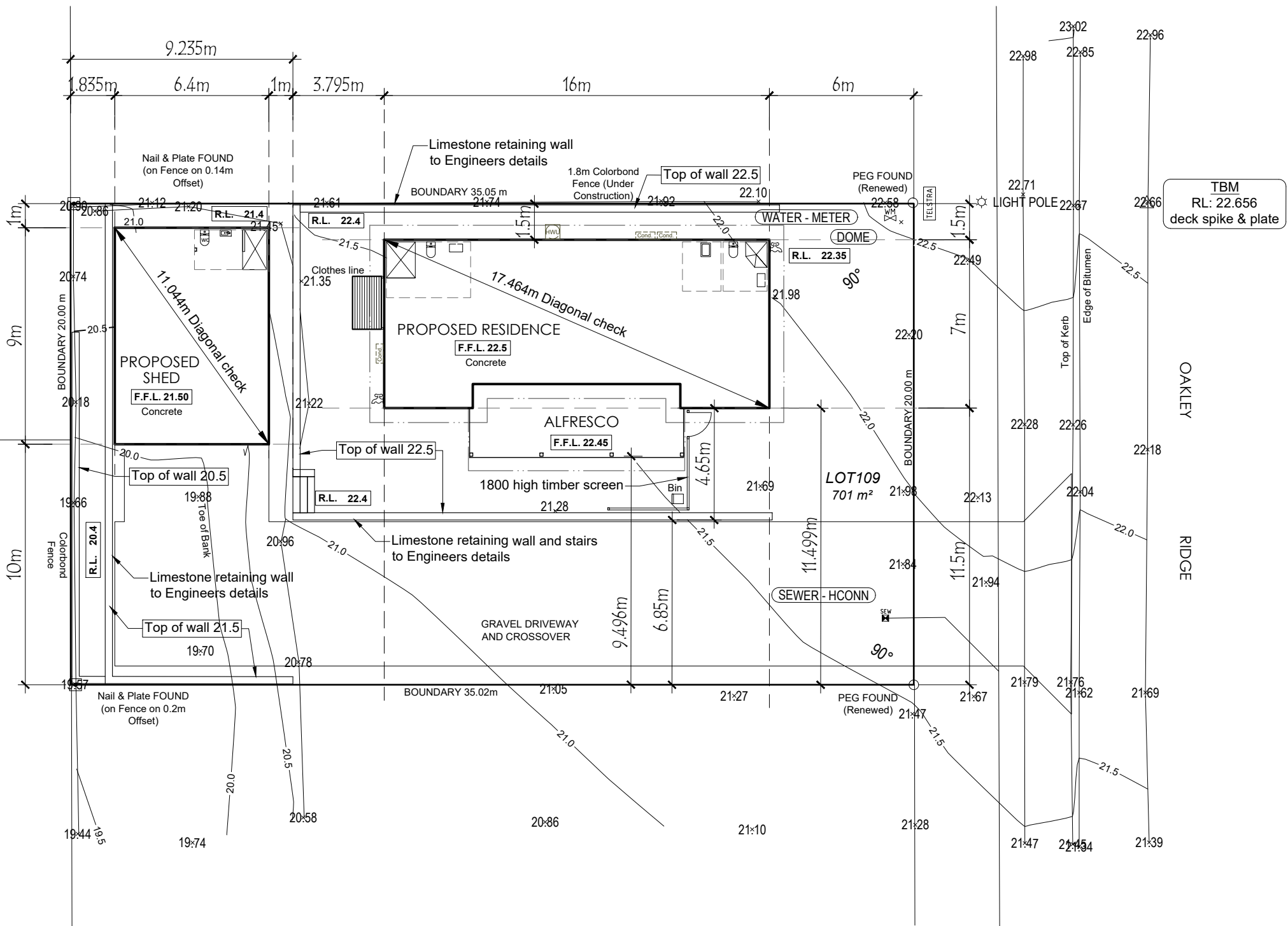
Rick Clarke
0408 808 408

From: liz <liz@tخطيط.com.au>
Sent: Friday, 28 August 2026 4:20 PM
To: Rick Clarke <rick@gbewa.com.au>
Cc: Building & Planning <ao@sharkbay.wa.gov.au>; Dale Chapman <dale@sharkbay.wa.gov.au>
Subject: Request additional information - planning application 74/2026- 17 Oakley Ridge - TPI

Good Afternoon Mr Thompson,

I act as a planning consultant for the Shire of Shark Bay. The Shire has received the attached planning application, however I seek your advice/additional information as:

- The contours on the site plan are difficult to read. Please bold or darken some of the contour levels on the site plan.



SITE PLAN
SCALE 1:200

SERVICES NOTE

- Under ground services marked on plans are indicative only and are supplied as a general layout positions from dial before you dig plans
- Any excavations required - It is the responsibility of the contractor to ensure services remained intact
- Any damages to services are the acting contractors responsibility

SEWER - PIT

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RL20.579
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ARCHITECTURAL DRAFTING SERVICES
PO BOX 2700 BROOME WA 6725
ABN: 94 840 378 908
RUSSELL MEADS
MOB: 0417 940 752

BAL 12.5

REV	DESCRIPTION	DATE
	ENGINEER REVIEW	19.09.26
	BP DRAWINGS	20.08.26
	BP DRAWINGS	18.08.26

PROPOSED RESIDENCE
FOR: RICK CLARKE
LOT 109, #17
OAKLEY RIDGE
DENHAM

DRAWING:

SITE PLAN

DATE: 15/09/26

SCALE: 1:200

DRAWN: RM

SHEET: 1 OF 07

LEGEND

EXTERNAL HOSE COCK

SMOKE ALARM

DWP DOWN WATER PIPE

LOH LIFT OF HINGE

DHO DOOR HEIGHT OPENING

FLOOR WASTE

WINDOW LEGEND

S - Sliding
LV - Louvre
A - Awning
C - Casement
F - Fixed
PV - Permanent vent
TF - Timber framed
SD - Sliding Door
BF - Bi-fold door

SMOKE ALARMS

- Shall be installed to:
- Comply with AS3786-2014
 - Be connected to the consumer power mains
 - Be interconnected with each other
 - Have stand-by power supply

GENERAL NOTES

- All details are diagrammatic only. Refer to Engineers details for structural & fixing details.
- Any discrepancies between Architectural & Structural drawings to be overridden by structural drawings & confirmed by trades prior to works commencing.
- This design may require minor changes to comply with Energy Efficiency provisions of the National Construction Code.
- All workmanship to be in accordance with the National Construction Code.
- All written dimensions take precedence over scaling.
- Dimensions refer to brick & frame sizes only & do not include tile, plaster or render thickness.
- Clients to confirm all relevant drawing information complies with client selection schedule

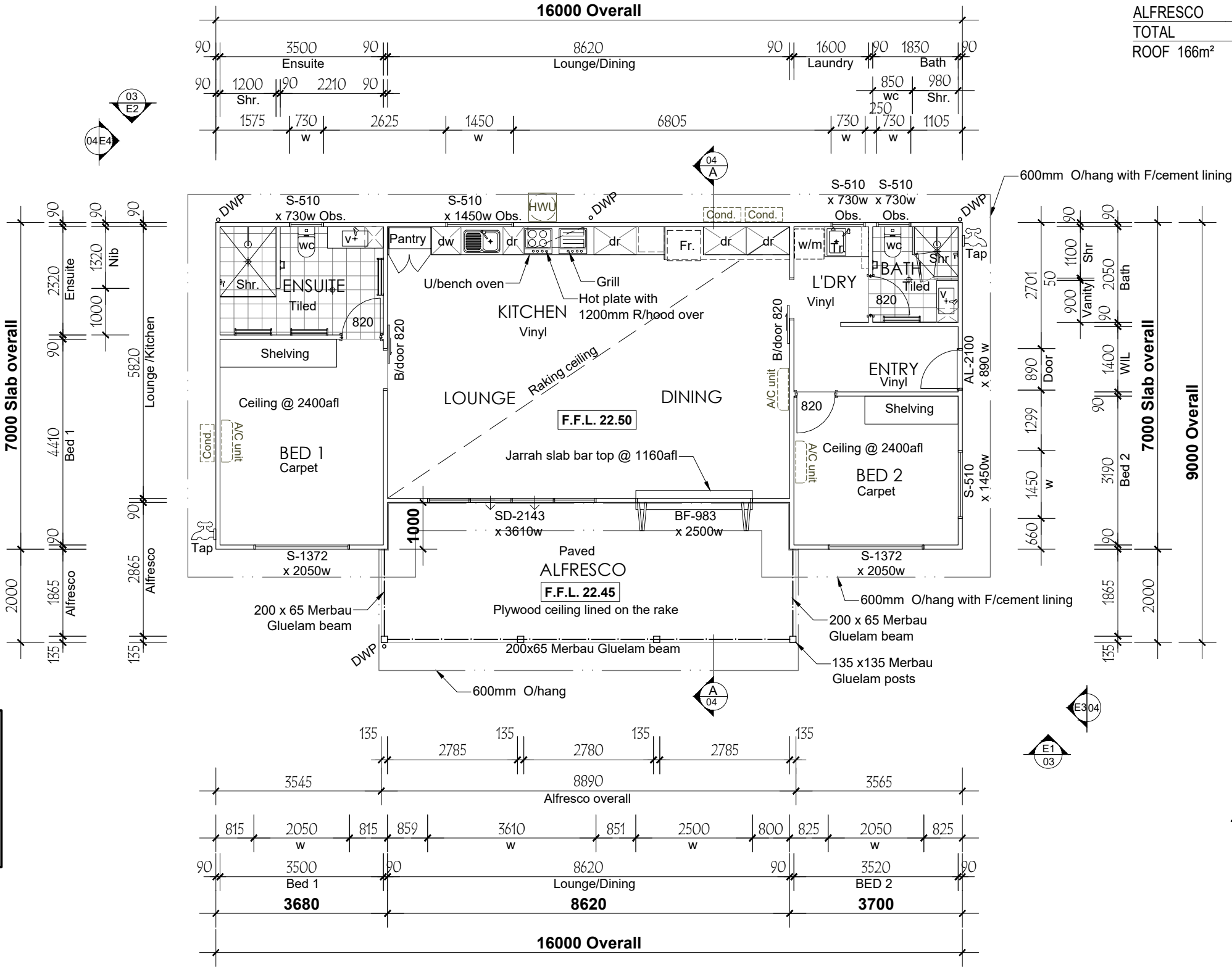
ENERGY EFFICIENCY NOTES

- ROOF COLOUR- COLORBOND - MONUMENT
- WALL COLOUR - FIBRE CEMENT -TBC
- IC RATED DOWN LIGHTS
- TIMBER FRAMED CONSTRUCTION
- R1.3 ANTICON ROOF INSULATION

PLUMBING NOTE

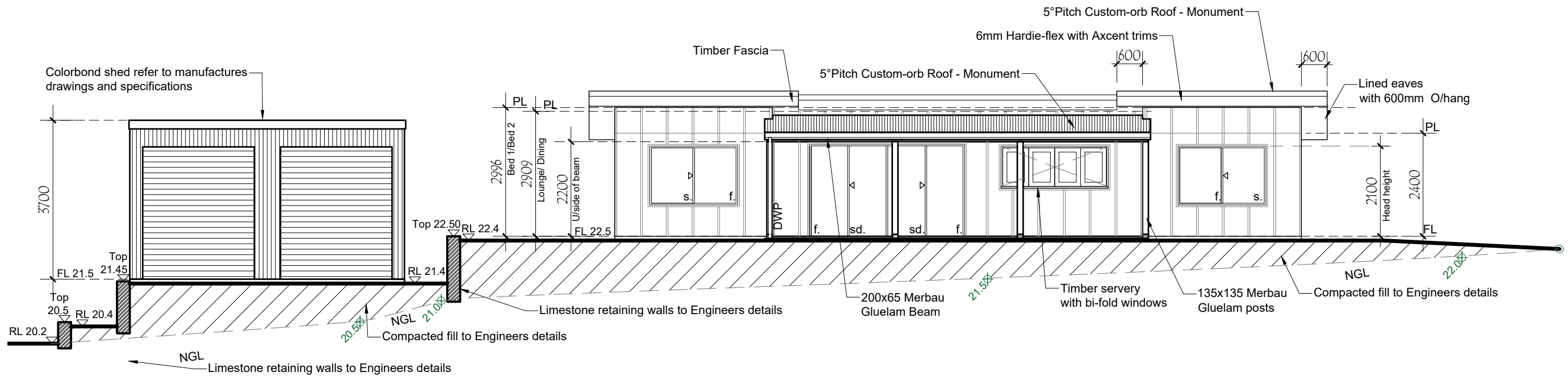
- Minimum 5 Star WELS rated dual flush toilet system & tap ware
- Minimum 4 Star WELS rated shower rose
- Hot Water Pipes insulated in accordance with AS/NZS 3500

FLOOR AREAS	
MAIN RESIDENCE	103.38 m²
ALFRESCO	26.40 m²
TOTAL	129.78 m²
ROOF	166m²

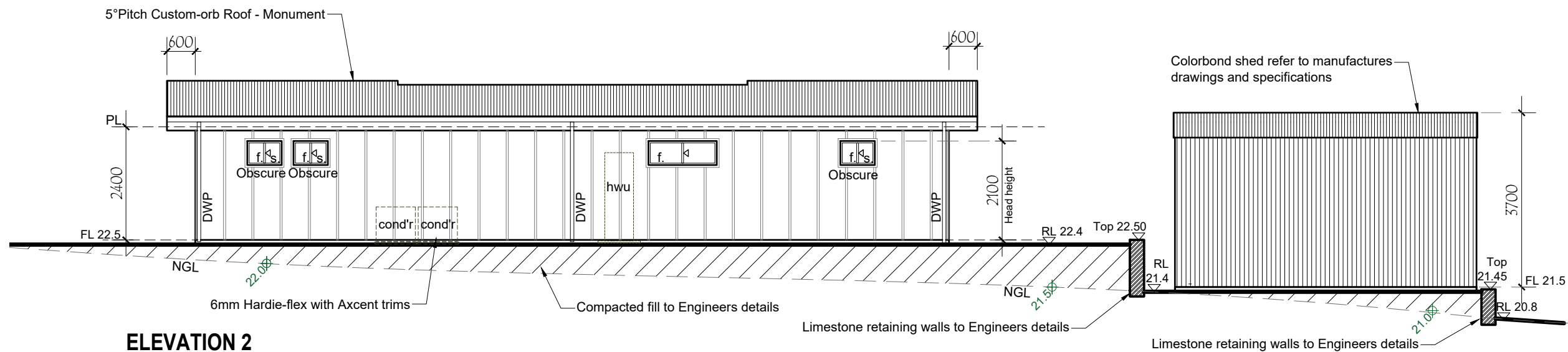


FLOOR PLAN
SCALE 1:100

	ARCHITECTURAL DRAFTING SERVICES PO BOX 2700 BROOME WA 6725 ABN: 94 840 378 908 RUSSELL MEADS MOB: 0417 940 752		BAL 12.5		PROPOSED RESIDENCE FOR: RICK CLARKE LOT 109, #17 OAKLEY RIDGE DENHAM	DRAWING: FLOOR PLAN	
		ENGINEER REVIEW	19.09.26				
		BP DRAWINGS	20.08.26				
		BP DRAWINGS	18.08.26				
	REV	DESCRIPTION	DATE				
						DATE: 15/09/26	SCALE: 1:100
						DRAWN: RM	SHEET: 2 OF 07

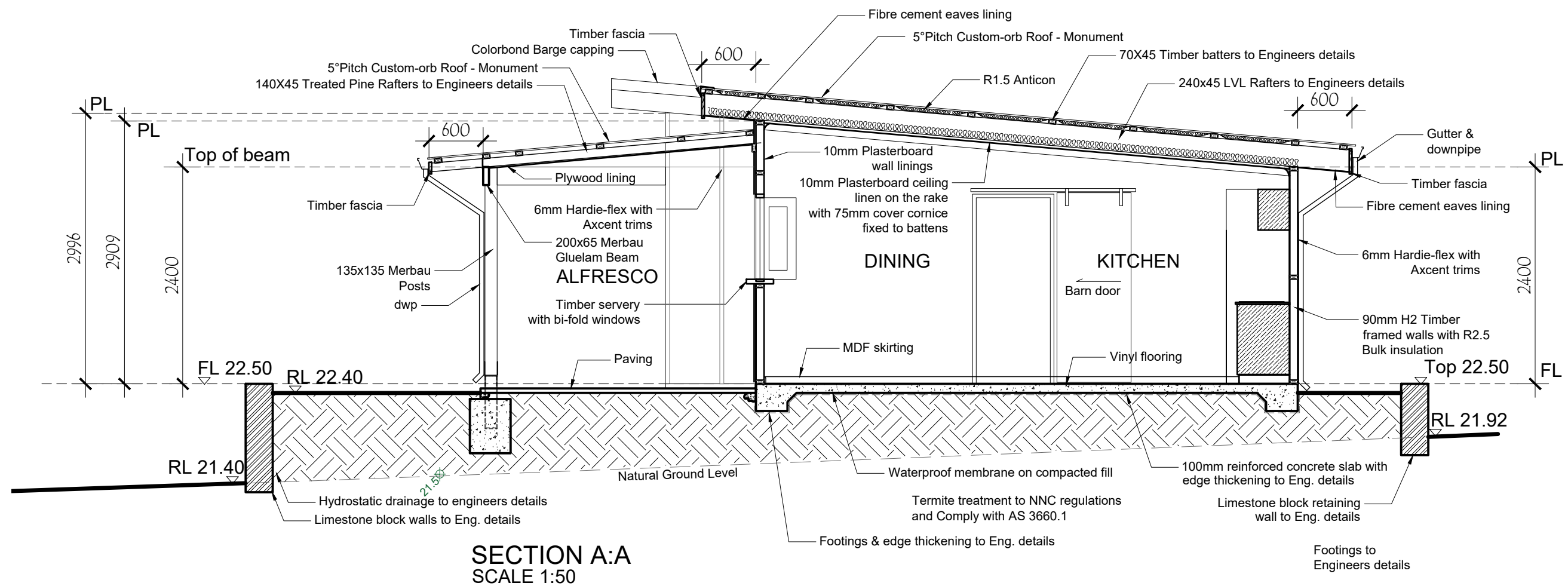
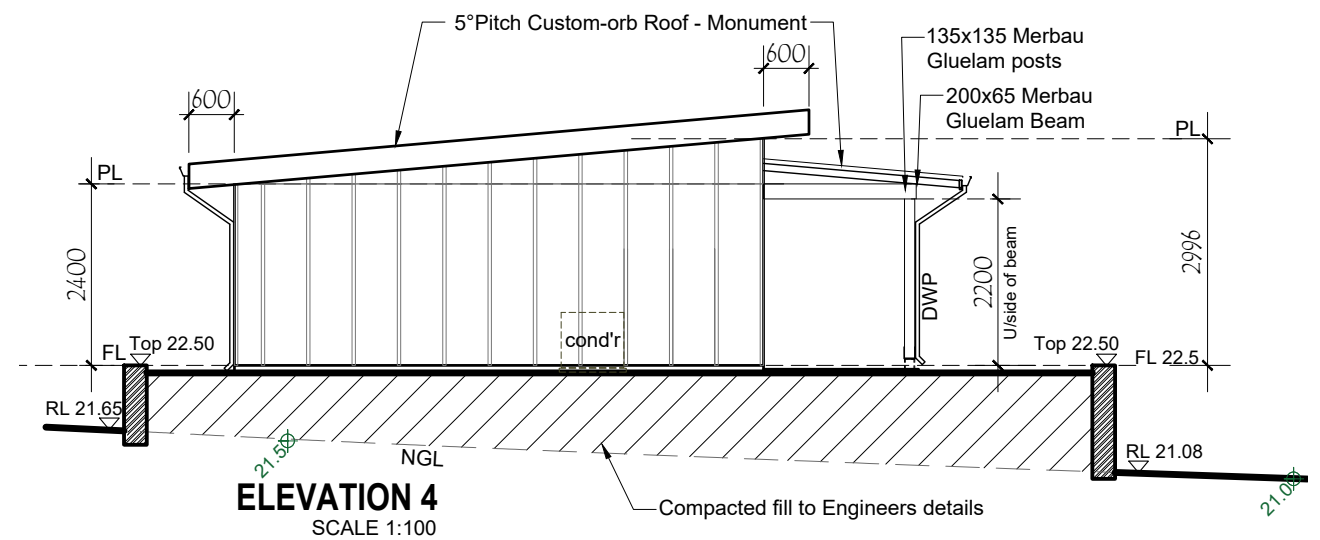
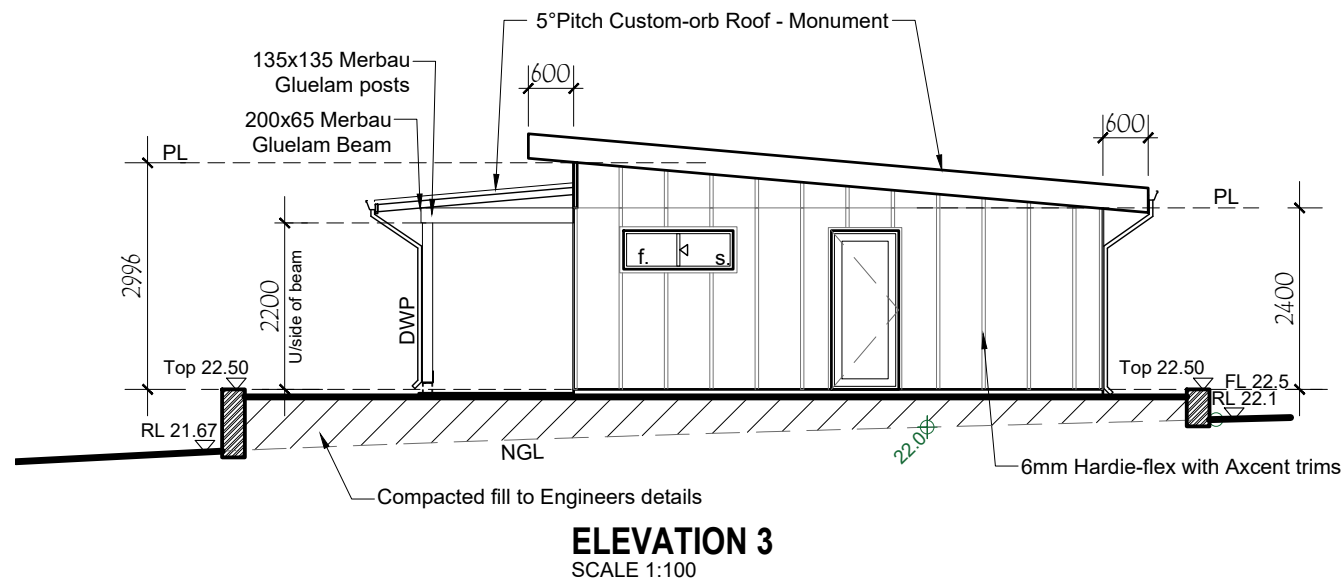


ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100

	BAL 12.5		PROPOSED RESIDENCE FOR: RICK CLARKE LOT 109, #17 OAKLEY RIDGE DENHAM	DRAWING: ELEVATIONS	
	ENGINEER REVIEW	19.09.26		DATE: 15/09/26	SCALE: 1:100
	BP DRAWINGS	20.08.26		DRAWN: RM SHEET: 3 OF 07	
	BP DRAWINGS	18.08.26			
	REV	DESCRIPTION	DATE		



ARCHITECTURAL DRAFTING SERVICES
PO BOX 2700 BROOME WA 6725
ABN: 94 840 378 908
RUSSELL MEADS
MOB: 0417 940 752

BAL 12.5

	ENGINEER REVIEW	19.09.26
	BP DRAWINGS	20.08.26
	BP DRAWINGS	18.08.26
REV	DESCRIPTION	DATE

PROPOSED RESIDENCE
FOR: RICK CLARKE
LOT 109, #17
OAKLEY RIDGE
DENHAM

DRAWING: ELEVATIONS &
SECTION A:A

DATE: 15/09/26 SCALE: 1:100, 1:50

DRAWN: RM SHEET: 4 OF 07