



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

**DEVELOPMENT APPLICATION – PROPOSED TWO-STOREY DWELLING
LOT 14 (10) TERRY DESCHAMPS WAY, DENHAM**

The owners of the above-mentioned lot have lodged an application seeking approval for a new two-storey house.

Prior to determining this application, the Shire would like to provide you with the opportunity to comment on the proposal. The 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 by **4.00 PM, Monday 5 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

21 October 2026

LOCAL AUTHORITY
DENHAM
NEAREST INTERSECTION
MITCHELL RISE
SITE AREA
849 M²
ADJOINING PROPERTY ON SOUTH - SITE AREA
684 M²
LOT NUMBER
14

SHEET LIST

NO	NAME	REV
000	COVER SHEET	F
BD00	GENERAL NOTES	F
BD01	SITE PLAN	F
BD02	GROUND FLOOR	F
BD03	FIRST FLOOR	F
BD04	1 & 2 ELEVATIONS	F
BD05	3 & 4 ELEVATIONS	F



PROJECT
TWO STOREY DWELLING - 4X2
CLIENT
TIM HALL
SITE
10 TERRY DESCHAMPS WAY, DENHAM WA 6537

DRAWING
COVER SHEET
PROJECT NO
0921

SIZE A3

NOTES:
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DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.
WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
ALL CONSTRUCTION TO CONFORM TO NCC AND AUSTRALIAN STANDARDS.

REV	DESCRIPTION	DATE
A	DESIGN CONCEPT	10/04/26
C	SITE SURVEY	05/06/26
D	PRELIMINARY	22/06/26
E	PLANNING	17/08/26
F	PLANNING RFI	27/08/26

ISSUE	SHEET NO	REV
APR	000	F

GENERAL SPECIFICATION

GENERAL

1.

ALL WORK TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE NCC 2022 VOLUME TWO (CLASS 1 & 10)
2.

ALL MATERIALS TO COMPLY WITH THE CURRENT EDITION OF REFERENCED AUSTRALIAN STANDARDS AT TIME OF CONSTRUCTION
3.

ALL WORKMANSHIP TO COMPLY WITH THE CURRENT EDITION OF REFERENCED AUSTRALIAN STANDARDS AT TIME OF CONSTRUCTION
4.

ALL DETAILS TO BE CHECKED AND MEASURED AS REQUIRED PRIOR TO ORDERING
5.

DO NOT SCALE FROM DRAWINGS
6.

ALL REFERENCED STANDARDS TO BE CURRENT REVISION AT TIME OF CONSTRUCTION
7.

REFER TO ENGINEER'S DETAILS AND SPECIFICATIONS FOR ALL STRUCTURAL NOTES AND REQUIREMENTS
8.

GUTTERS AND DOWNPIPES TO COMPLY WITH NCC 2022 VOL TWO H2D2 AND AS3500
9.

TIMBER ROOF, WALL AND WINDOW FRAMING TO COMPLY WITH AS1684 OR AS1720
10.

TIMBER FLOOR FRAMING AND JOISTS TO ENGINEER'S DETAILS AND AS1684
11.

ALL WINDOWS TO BE SCREENED IN ACCORDANCE WITH NCC 2022 VOL TWO H7P5 AND AS3959
12.

ALL GLAZING TO COMPLY WITH AS2047, AS1288, AS4055 AND NCC 2022 H1D5/H1F1
13.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTATION IN THE DRAWING SET
14.

SUB-FLOOR VENTILATION TO NCC 2022 VOL TWO H2D5
15.

WET AREAS TO NCC 2022 VOL TWO H4D3 AND AS3740
16.

GUTTERS AND DOWNPIPES – AS2179 FOR METAL, AS1273 FOR UPVC
17.

STORMWATER TO COMPLY WITH AS3500, NCC 2022 VOL TWO H1D2 AND LOCAL GOVERNMENT REQUIREMENTS

EARTHWORKS

1.

EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798
2.

REMOVE ALL TOPSOIL, VEGETATION AND DELETERIOUS FILL MATERIAL FROM THE BUILDING AREA TO A MINIMUM OF 200 MM UNLESS OTHERWISE STATED
3.

WHERE PLUMBING PIPES PASS THROUGH FOUNDATIONS OR GROUND SLAB, SPECIFIED DEPTH OF CONCRETE IS TO BE MAINTAINED
4.

DO NOT EXCAVATE SERVICE TRENCHES WITHIN AN ANGLE OF 45° DOWN FROM THE BOTTOM EDGE OF FOOTING
5.

FOUNDATION MATERIAL SHALL BE COMPACTED TO PROVIDE MINIMUM STANDARD PERTH PENETROMETER READINGS OF 8 BLOWS PER 300 MM
6.

IF CLAY IS ENCOUNTERED, ENGINEER SHALL BE CONSULTED
7.

SAND FILL TO BE CLEAN AND WELL DRAINED WITH MAXIMUM FINES (PARTICLES UP TO 0.7 MM) CONTENT OF 5%

CONCRETE

1.

CONCRETE TO CONFORM TO REQUIREMENTS OF AS3600
2.

REINFORCEMENT IS TO CONFORM TO AS1302, AS1303 AND AS1304

BRICKWORK

1.

ALL BRICKWORK SHALL COMPLY WITH AS3700
2.

BRICK GAUGE 7 STANDARD COURSES = 600 MM UNLESS STATED OTHERWISE
3.

WHEN WALLS ARE BRICK, DIMENSIONS ARE TYPICALLY TO BRICK COURSING UNLESS RENDERED. IF WALL DIMENSIONS DON'T MATCH EXTERNALLY, CONTACT THIS OFFICE TO CONFIRM – DO NOT CHANGE OUTSIDE DIMENSIONS OF BUILDING. IF OPENING DIMENSIONS DON'T MATCH BRICK COURSING, CONTACT CLIENT OR THIS OFFICE TO CONFIRM MOVING THESE TO SUIT

TIMBER NOTES

1.

ALL TIMBERWORK TO BE IN ACCORDANCE WITH AS1720, AS1684 AND NCC 2022 VOL TWO H1D6
2.

ALL FASTENERS AND WASHERS TO BE HOT-DIP GALVANISED. WASHERS TO BE USED FOR ALL TIMBER BOLTED CONNECTIONS
3.

ALL EXTERNAL/EXPOSED TIMBER TO BE H3 HAZARD-LEVEL TREATED
4.

MINIMUM TIMBER GRADE MGP10

ROOFING

1.

SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, NCC 2022 VOL TWO H2D6 AND RELEVANT AUSTRALIAN STANDARDS

TERMITE

1.

PHYSICAL AND CHEMICAL TERMITE TREATMENTS TO BE CARRIED OUT IN ACCORDANCE WITH AS3660 AND NCC 2022 VOL TWO H6D1

STEEL

1.

REFER TO ENGINEER'S DETAILS AND NOTES FOR SPECIFICATIONS
2.

STRUCTURAL STEEL TO BE DESIGNED AND ERECTED IN ACCORDANCE WITH AS4100 OR AS/NZS4600
3.

NOTE THAT STEEL REQUIREMENTS CHANGE IN COASTAL AREAS AS PER AUSTRALIAN STANDARDS. REFER TO ENGINEERING NOTES AND AUSTRALIAN STANDARDS

LEGEND:

AHD. - AUSTRALIAN HEIGHT DATUM	INT. - INTERIOR
AS. - AUSTRALIAN STANDARD	LVL. - LEVEL
A/C - AIR CONDITIONING	MH. - MAN HOLE
AVG. - AVERAGE	NA. - NOT APPLICABLE
BCA/ NCC. - NATIONAL CONSTRUCTION CODE	NO. - NUMBER
BL. - BUILDING LINE	NTS. - NOT TO SCALE
BLDG. - BUILDING	OA. - OVER ALL
CABT. - CABINET	OD. - OUTSIDE DIAMETRE
CH. - CEILING HEIGHT	P. - PUMP
CLG. - CEILING	PART. - PARTITION
COL. - COLUMN	PWR. - POWER
C. - CENTRE	QTY. - QUANTITY
D. - DOOR	REF. - REFERENCE
DET. - DETAIL	REV. - REVISION
DIA. - DIAMETRE	RL. - REDUCED LEVEL
DIM. - DIMENSION	ROBE - WARDROBE
DR. - DRAIN	SB. - STEEL BEAM
DWG - DRAWING	SC. - STEEL COLUMN
EL. - ELEVATION	SCHED. - SCHEDULE
ELECT. - ELECTRIC/ ELECTRICAL	SECT. - SECTION
EMERG. - EMERGENCY	STD. - STANDARD
EMB. - ELECTRIC METER BOX	SPEC. - SPECIFICATION
EXH. - EXHAUST	SQ.M. - SQUARE METRE
EXIST.- EXISTING	SQ.CM. - SQUARE CENTIMETRE
EXT. - EXTERIOR	STR. - STORAGE
FLR - FLOOR	STRUCT. - STRUCTURAL
GAR. - GARAGE	TYP. - TYPICAL
HC. - HOSE COCK	UNT - UNIT
H.RAIL - HAND RAILING	UTIL - UTILITY
HTR - HEATER	VA. - VOLTAGE
HWS. - HOT WATER SYSTEM	WH. - WALL HEIGHT
HYD. - FIRE HYDRANT	WIR. - WALK IN WARDROBE
HVAC - HEATING, VENTILATION & AIR CONDITIONING	WT. - WATER TANK
ID. - INTERNAL DIAMETRE	

 OR  FLOOR DRAIN

 DP DOWN PIPE

 SMOKE DETECTOR

 HOSE COCK

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CLIENT
TIM HALL
SITE
10 TERRY DESCHAMPS WAY, DENHAM WA 6537

DRAWING
GENERAL NOTES

PROJECT NO
0921

SCALE 1:25
DATE 27/08/26
DRAWN FB
SIZE A3

 **Building Design**

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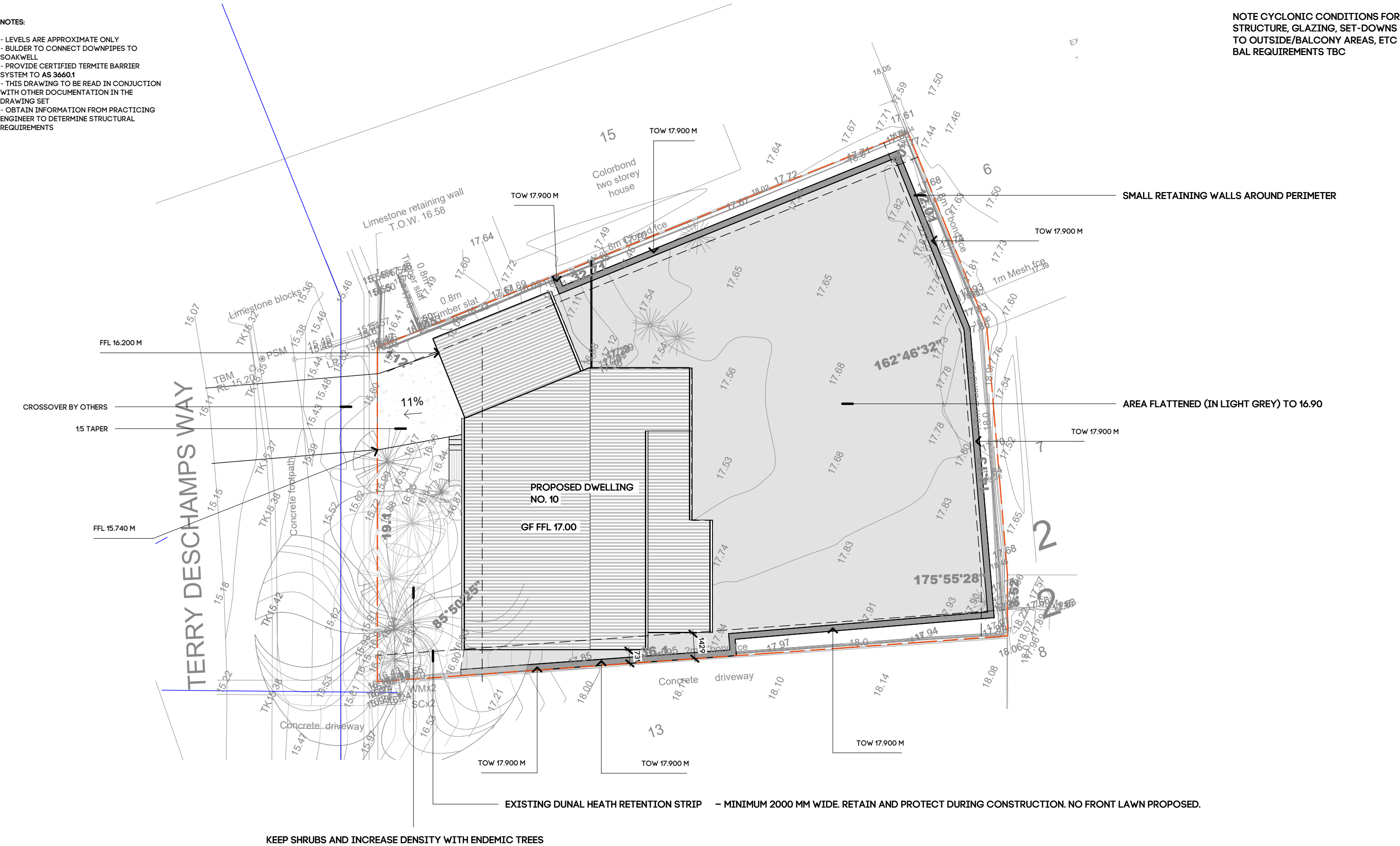
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ISSUE	SHEET NO	REV
APR	BD00	F

NOTES:

- LEVELS ARE APPROXIMATE ONLY
- BUILDER TO CONNECT DOWNPIPES TO SOAKWELL
- PROVIDE CERTIFIED TERMITE BARRIER SYSTEM TO AS 3660.1
- THIS DRAWING TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTATION IN THE DRAWING SET
- OBTAIN INFORMATION FROM PRACTICING ENGINEER TO DETERMINE STRUCTURAL REQUIREMENTS

NOTE CYCLONIC CONDITIONS FOR STRUCTURE, GLAZING, SET-DOWNS TO OUTSIDE/BALCONY AREAS, ETC
BAL REQUIREMENTS TBC



PROJECT
TWO STOREY DWELLING - 4X2
CLIENT
TIM HALL
SITE
10 TERRY DESCHAMPS WAY, DENHAM WA 6537

DRAWING
SITE PLAN
PROJECT NO
0921

SCALE
DATE
DRAWN
SIZE
1:200
27/08/26
FB
A3

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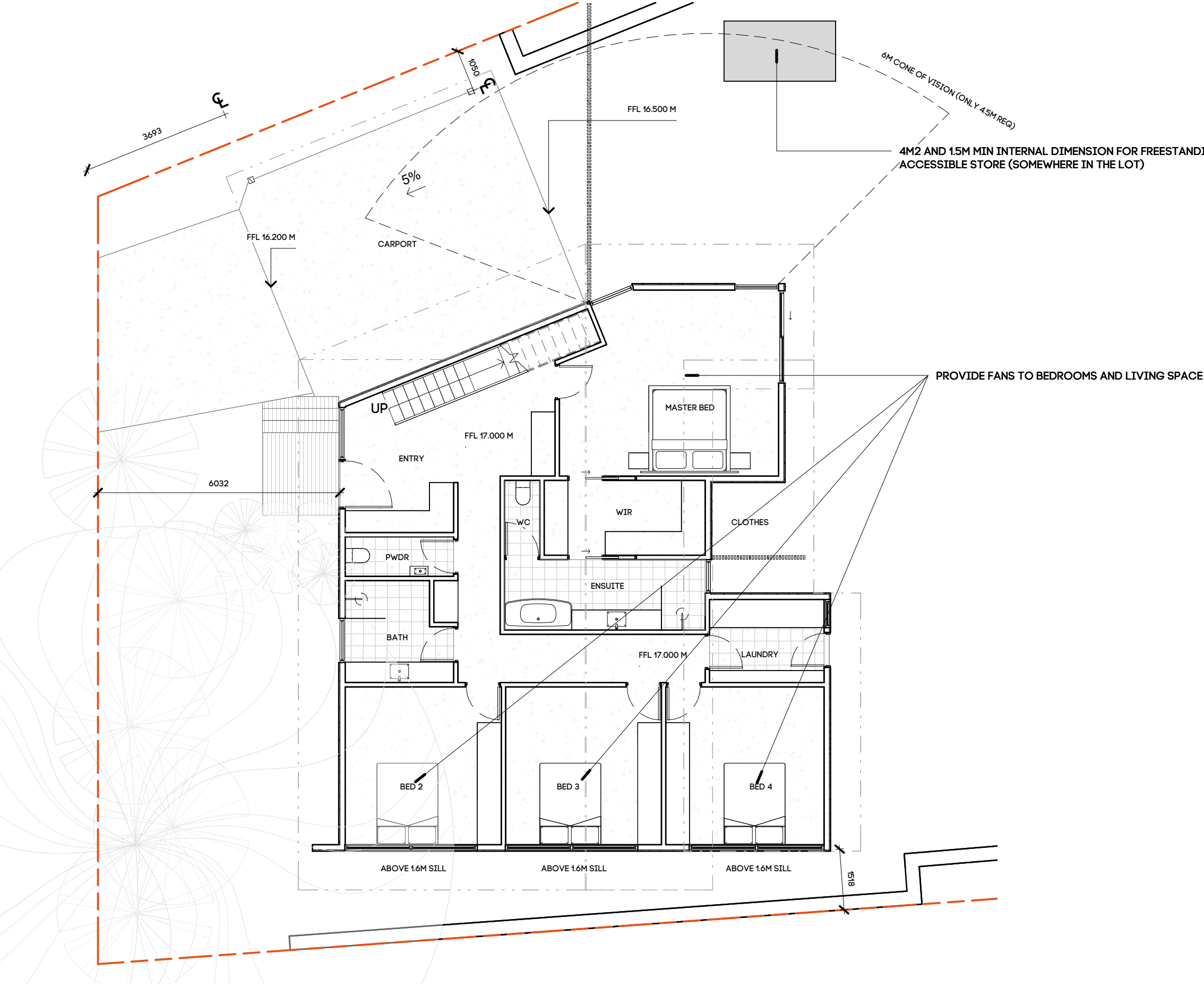
REV
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DESCRIPTION
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SITE SURVEY
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PLANNING RFI

DATE
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TWO STOREY DWELLING - 4X2
CLIENT
TIM HALL
SITE
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DRAWING
GROUND FLOOR
PROJECT NO
0921

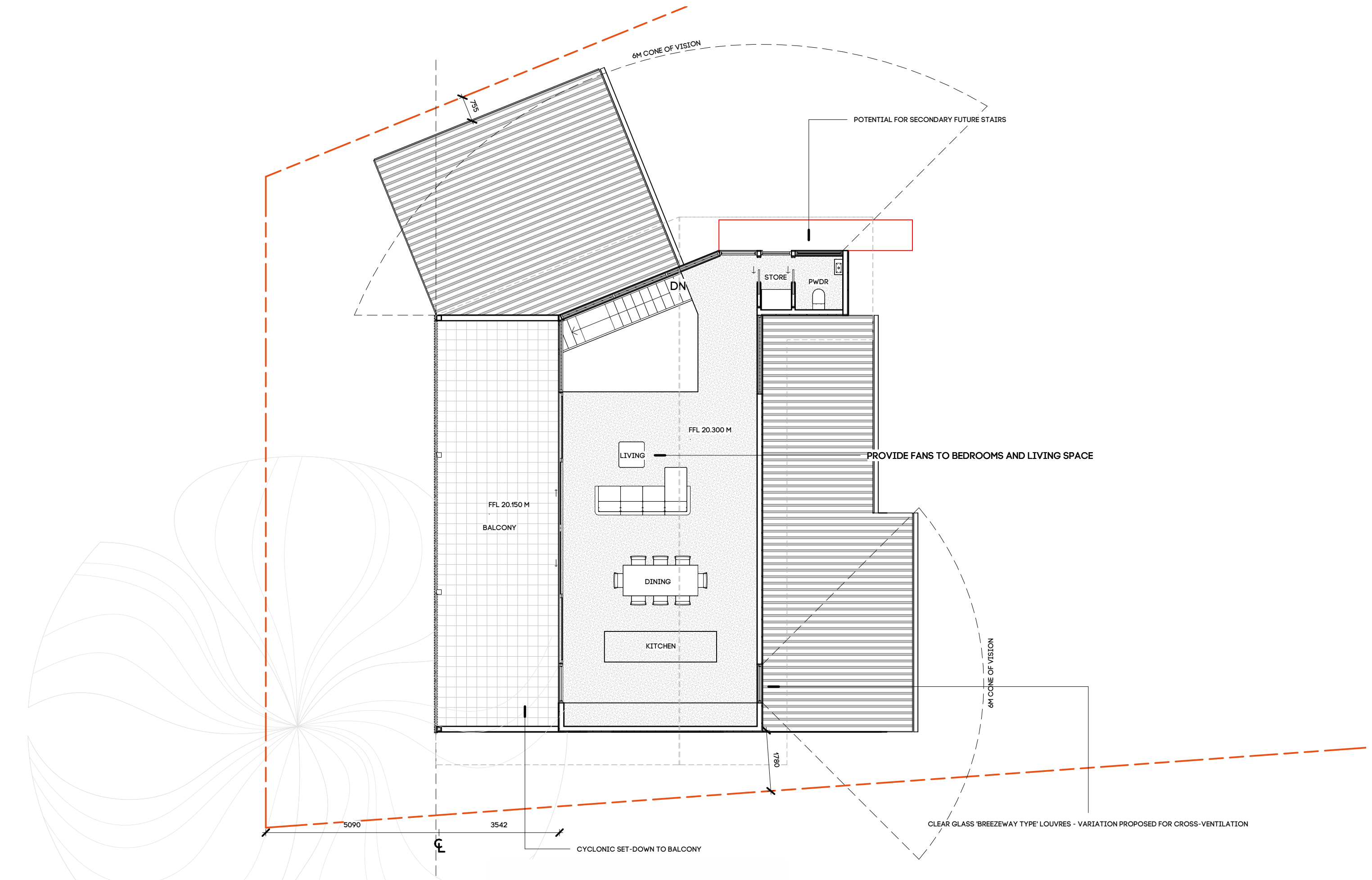
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DATE 27/08/26
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SIZE A3

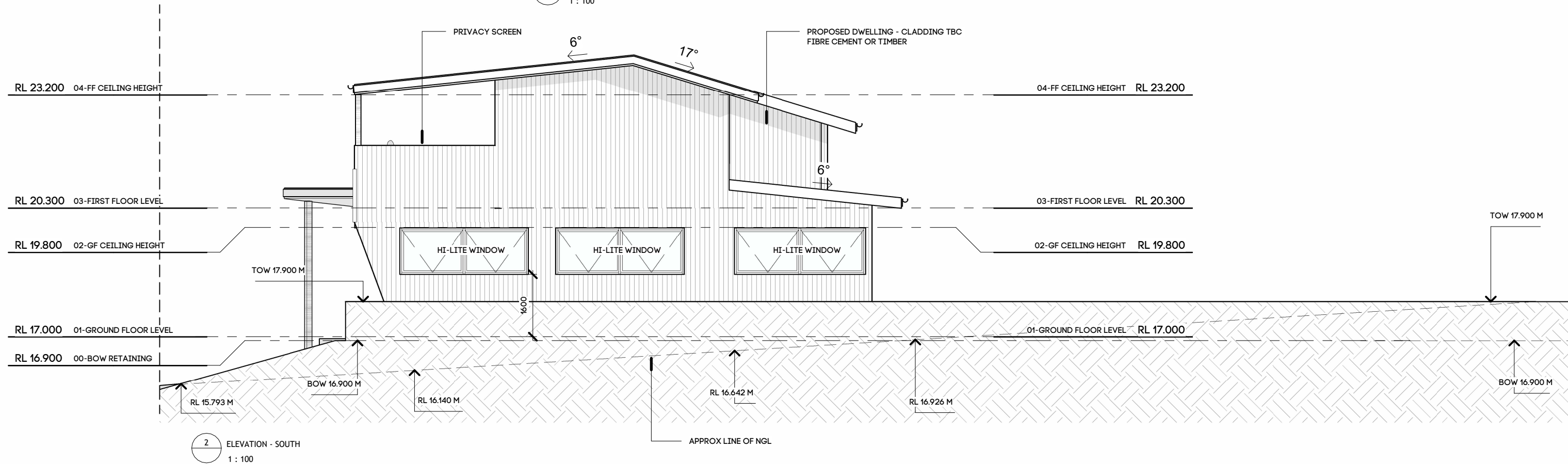
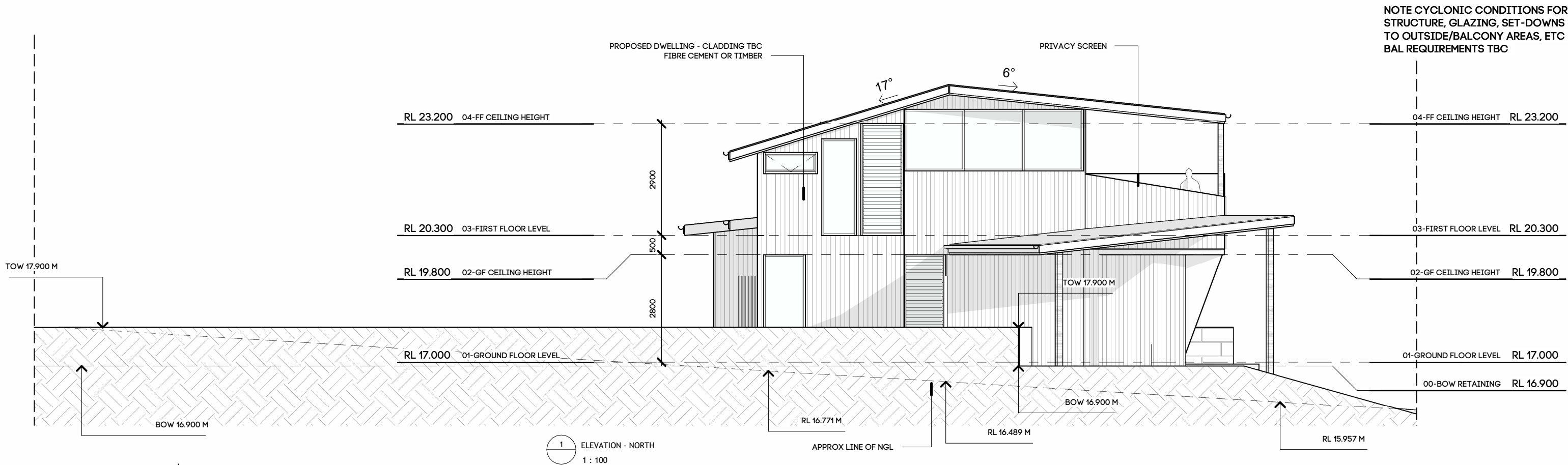
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ISSUE
APR
SHEET NO
BD02
REV
F





PROJECT
TWO STOREY DWELLING - 4X2
CLIENT
TIM HALL
SITE
10 TERRY DESCHAMPS WAY, DENHAM WA 6537

DRAWING
1 & 2 ELEVATIONS
PROJECT NO
0921

SCALE
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DRAWN
SIZE

1 : 100
27/08/26
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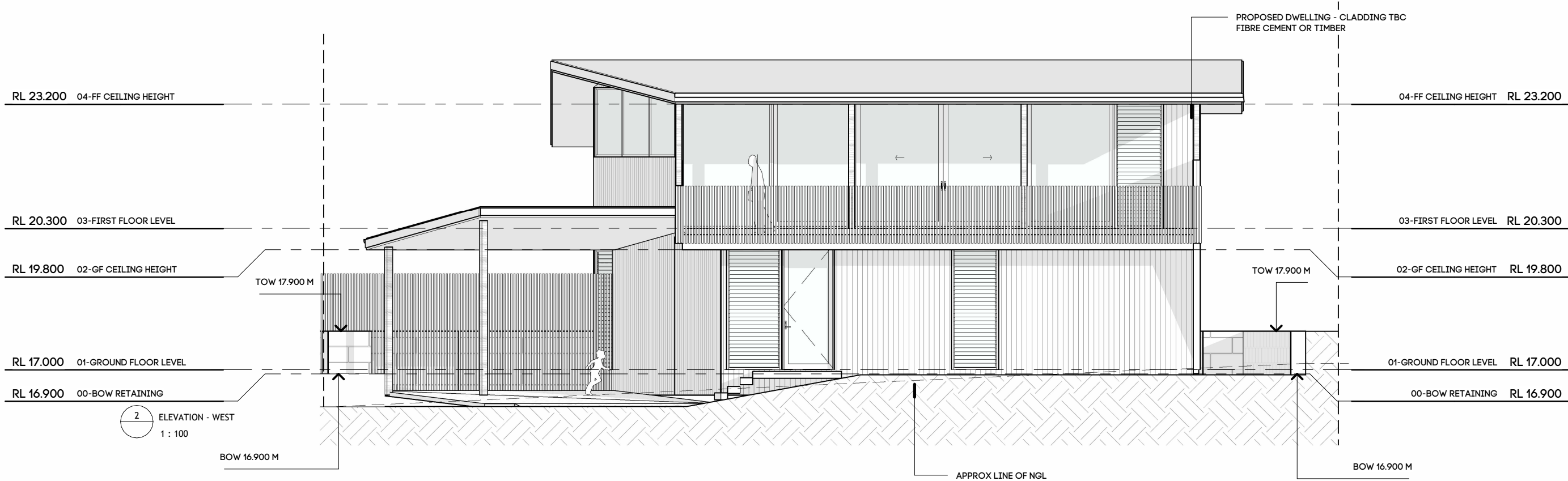
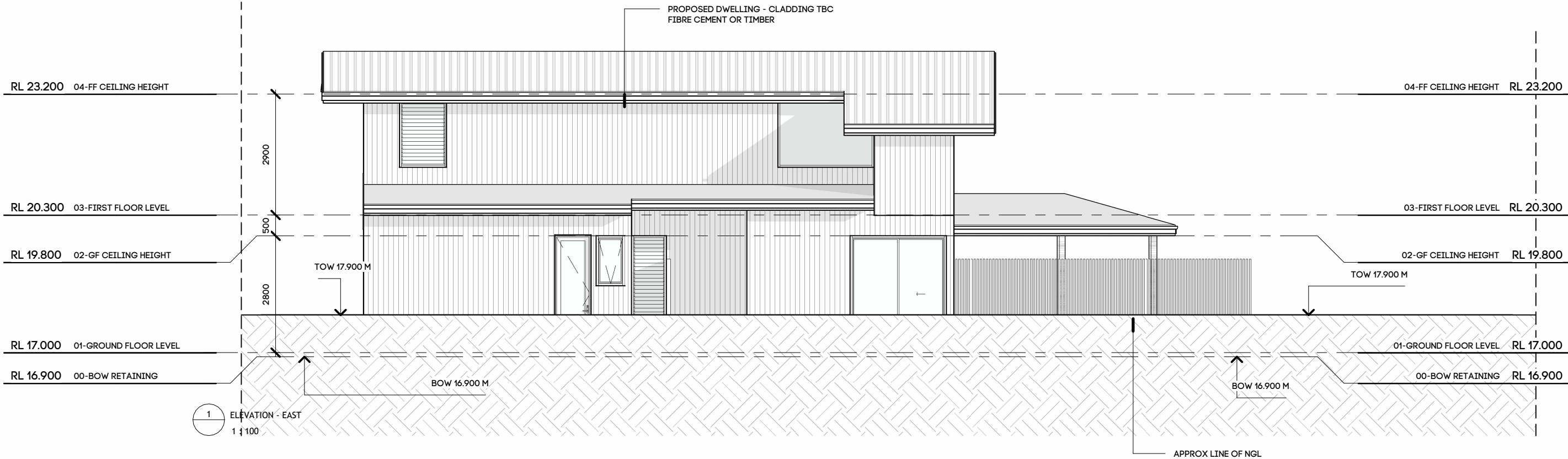
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APR	BD04	F

NOTE CYCLONIC CONDITIONS FOR
STRUCTURE, GLAZING, SET-DOWNS
TO OUTSIDE/BALCONY AREAS, ETC
BAL REQUIREMENTS TBC



PROJECT
TWO STOREY DWELLING - 4X2
CLIENT
TIM HALL
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DRAWING
3 & 4 ELEVATIONS
PROJECT NO
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SCALE
DATE
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1:100
27/08/26
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