



**SHIRE OF SHARK BAY
PUBLIC NOTICE**

**DEVELOPMENT APPLICATION – PROPOSED TWO-STOREY DWELLING
LOT 10 (11) FREYCINET DRIVE, 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.

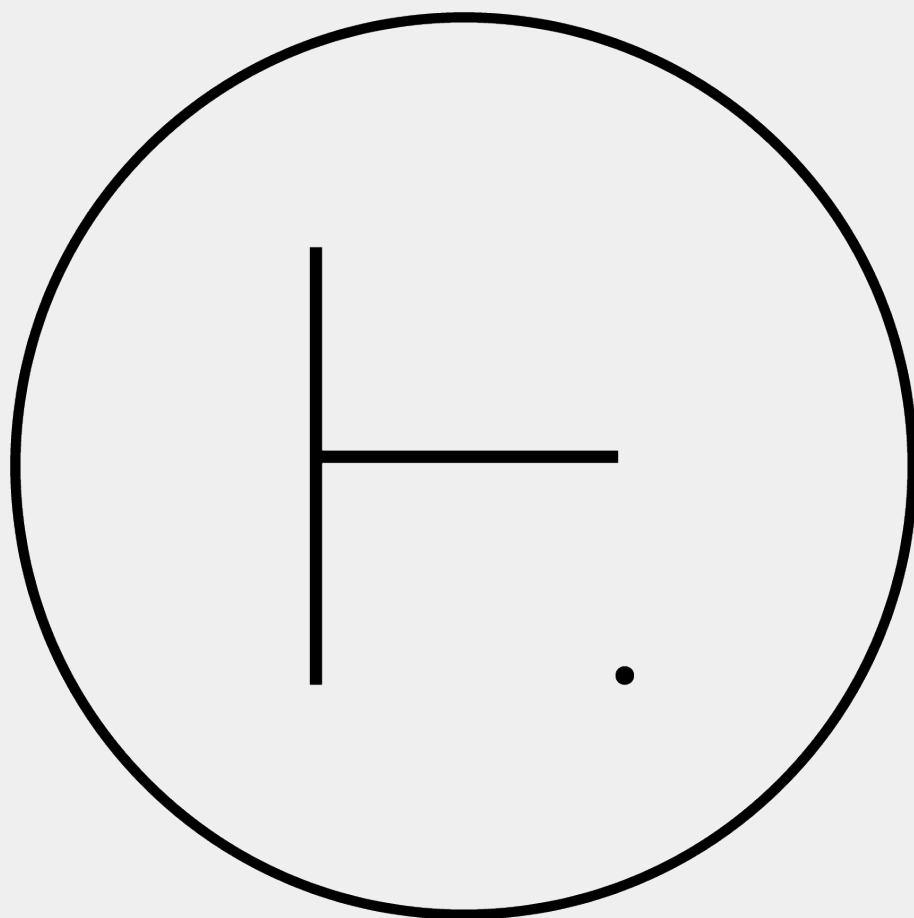
Should you wish to make a submission on the proposal, your comments (in writing) will need to be lodged with Council by **4.00 PM, Wednesday 7 October 2026**

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

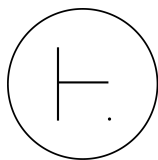
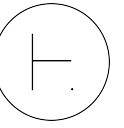
23 September 2026



DEVELOPMENT APPROVAL

LOT 10 (#11) FREYCINET DRIVE, DENHAM WA 6537

NEW 2 STOREY HOME WITH ROOF TERRACE



HOWES
DESIGN_{co}

ANDY & LINDA LULICH
Site
LOT 10 (#11) FREYCINET DRIVE,
DENHAM WA 6537

Rev	Description	Date
3	REVISED PRELIM ISSUED	05.11.2025
4	DA ISSUED	30.01.2026
5	BUSHFIRE NOTES ADDED	05.05.2026
6	FAMILY OPENING FIXED	25.05.2026

Drawing
PERSPECTIVES

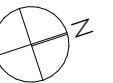
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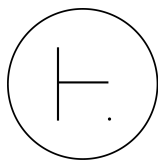
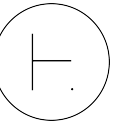
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HOWES
DESIGN_{co.}

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Site
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Drawing
PERSPECTIVES

Project

Sheet size

A3

Sheet

3



REGULATION 25A SURVEYORS CERTIFICATE

I, JAKE A LAMPARD, LICENSED SURVEYOR, CERTIFY THAT ON THE 16TH DAY OF DECEMBER, 2025

I RE-ESTABLISHED THE BOUNDARIES OF LOT 10 AS SHOWN ON THIS PLAN.

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL RELEVANT SURVEY REGS & ACTS.

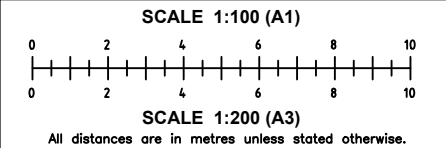
DATE: 18/12/2025

CLEAR = CLEAR OF SUBJECT LOT BOUNDARY (UNLESS OTHERWISE STATED)

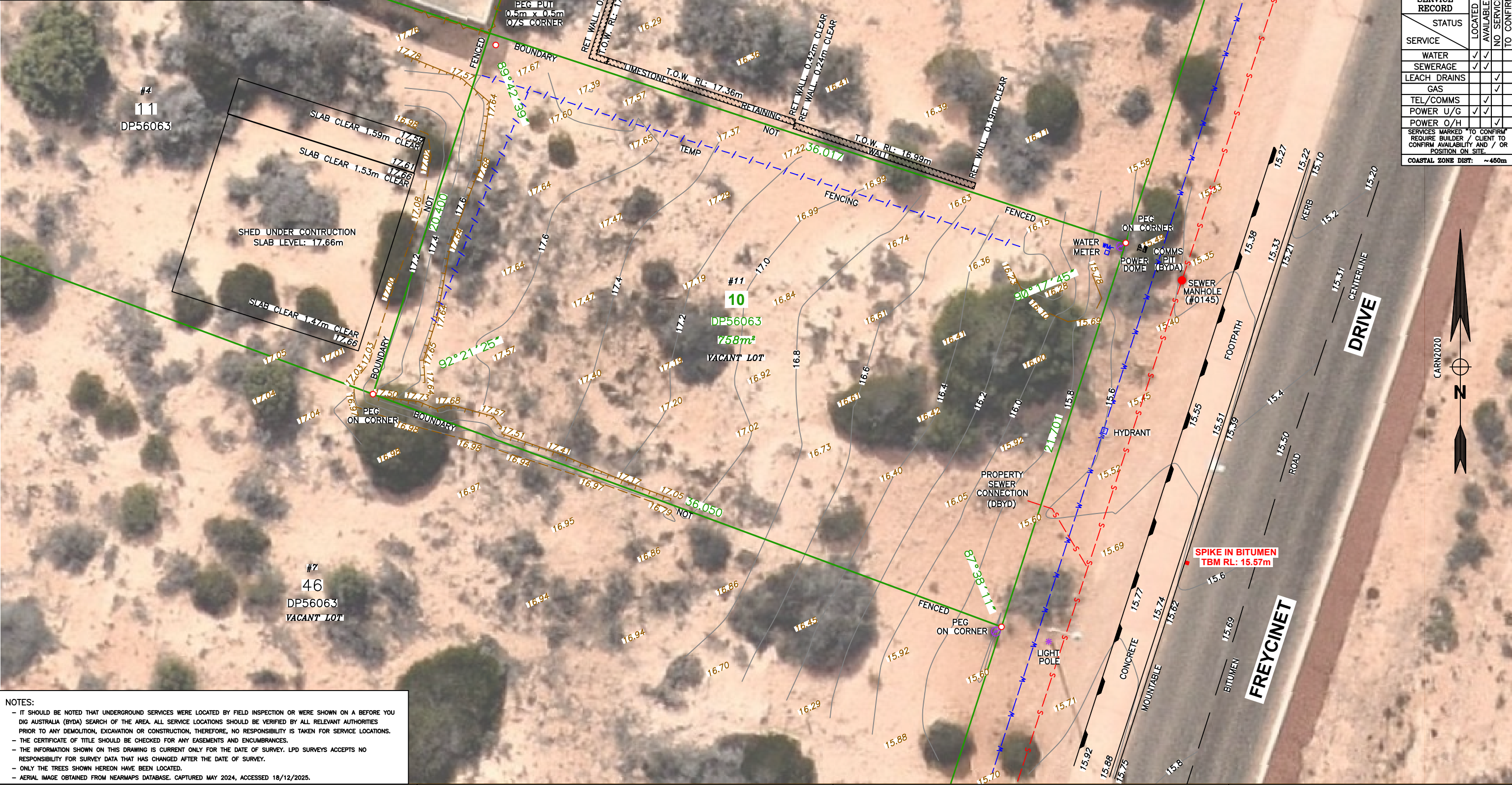
ENCR = ENCROACHES ONTO THE SUBJECT LOT (UNLESS OTHERWISE STATED)

BDY = BOUNDARY, O/S = OFFSET AS INDICATED, O/L = ON LINE

BLD= BUILDING, CNR = CORNER,



LOT PLAN TYPE AREA					
SSA / NEW		OLD			
✓					
SERVICE RECORD		LOCATED	AVAILABLE	NO SERVICE	TO CONFIRM
STATUS					
SERVICE					
WATER		✓	✓		
SEWERAGE		✓	✓		
LEACH DRAINS				✓	
GAS				✓	
TEL/COMMS			✓		
POWER U/G		✓	✓		
POWER O/H				✓	
SERVICES MARKED "TO CONFIRM" REQUIRE BUILDER / CLIENT TO CONFIRM AVAILABILITY AND / OR POSITION ON SITE.					
COASTAL ZONE DIST:			~450m		



NOTES:

- IT SHOULD BE NOTED THAT UNDERGROUND SERVICES WERE LOCATED BY FIELD INSPECTION OR WERE SHOWN ON A BEFORE YOU DIG AUSTRALIA (BYDA) SEARCH OF THE AREA. ALL SERVICE LOCATIONS SHOULD BE VERIFIED BY ALL RELEVANT AUTHORITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION, THEREFORE, NO RESPONSIBILITY IS TAKEN FOR SERVICE LOCATIONS.
- THE CERTIFICATE OF TITLE SHOULD BE CHECKED FOR ANY EASEMENTS AND ENCUMBRANCES.
- THE INFORMATION SHOWN ON THIS DRAWING IS CURRENT ONLY FOR THE DATE OF SURVEY. LPD SURVEYS ACCEPTS NO RESPONSIBILITY FOR SURVEY DATA THAT HAS CHANGED AFTER THE DATE OF SURVEY.
- ONLY THE TREES SHOWN HEREON HAVE BEEN LOCATED.
- AERIAL IMAGE OBTAINED FROM NEARMAPS DATABASE. CAPTURED MAY 2024, ACCESSED 18/12/2025.

EXISTING CADASTRAL / PROPOSED SUBDIVISION BOUNDARIES	TOP / BOTTOM / TOP TOE BOTH SIDES OF BANK	SEWER / MANHOLES ROUND & SQUARE / CONNECTION	TELECOM LINE / PIT / CONNECTION
BUILDING ENVELOPE / EASEMENT / SPOT HEIGHTS	EDGE OF BUSHLINE / TREE CANOPY / ROCK OUTLINES	WATER / METER / CONN. / TAP / HYDRANT / VALVE	GAS LINE / CONNECTION / VALVE
METAL / CYCLONE WIRE / SUPER SIX FENCE LINES	BUILDING / EAVE / DOOR (D) / WINDOW (W) OUTLINE	POWER UG / POWER DOME / ELEC. PIT / LIGHT POLE / SITE MAIN SWITCH BOARD	STORMWATER / GULLY TRAP / SIDE ENTRY PIT / MANHOLE
POST & WIRE / PANEL FENCES / RETAINING WALL	FOOTPATH / EDGE OF CONCRETE / ROOF RIDGE	POWER AG / P. POLE / TRANS. / CONS. POLE / GUY WIRE ANCHOR	TBM / DECK SPIKE / NAIL / PEG / STAKE

LIPID SURVEYS LICENSED LAND SURVEYORS ENGINEERING & CONSTRUCTION MINING & 3D DRONE SURVEYS WWW.LPDSURVEYS.COM.AU	CLIENT	HOWES & HOMES DESIGN	LOCAL AUTHORITY: SHIRE OF SHARK BAY				HORIZONTAL DATUM CARN2020 (LANDGATE SCDB) VERTICAL DATUM AHD (SMH #0145)								
			TITLE	FEATURE SURVEY AND BOUNDARY REPEG PLAN OF LOT 10 ON DEPOSITED PLAN 56063 #11 FREYCINET DRIVE, DENHAM	12d FILE: FREYCINET DR N11 – PLAN										
					JOB No.	PLAN TYPE	DWG#	REV	CONTOUR INT 0.2m	SHEET # 2 OF 2	A	INITIAL ISSUE	PY 16/12/2025	BC 18/12/2025	JAL
											REV.	DESCRIPTION	SURVEY BY/DATE	DRAWN BY/DATE	CHECK
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BAL 12.5 – Summary of main requirements.

Please see the following generic specification that can be added to your plans. It is important to note that there are a number of ways to meet the requirements and the following is only a summary. **AS3959 should be consulted to ensure full requirements are being followed.** So please feel free to contact us if you would like to discuss alternative construction methods.

ALL CONSTRUCTION TO COMPLY WITH AS3959:2018 SECTION 3 (GENERAL CONSTRUCTION) AND SECTION 4 (CONSTRUCTION FOR BUSHFIRE ATTACK LEVEL 12.5).

THE FOLLOWING NOTES ARE GENERIC IN NATURE. IT REMAINS THE BUILDERS RESPONSIBILITY TO CONFIRM WITH SUPPLIERS AND CONTRACTORS THAT ALL MATERIALS AND INSTALLATIONS COMPLY WITH AS3959 BAL 12.5 REQUIREMENTS

GARAGE, CARPORT, VERANDA OR SIMILAR ROOFED STRUCTURE SHALL CONFORM WITH THESE CONSTRUCTION REQUIREMENTS, AS APPLICABLE TO THE SUBJECT BUILDING.

ADJACENT STRUCTURES ON THE SUBJECT ALLOTMENT WHERE ANY GARAGE, CARPORT, OR SIMILAR ROOFED STRUCTURE ON THE SUBJECT ALLOTMENT IS A DISTANCE OF NOT LESS THAN 6M FROM THE BUILDING IS REQUIRED TO CONFORM WITH THESE CONSTRUCTION REQUIREMENTS.

UNLESS OTHERWISE REQUIRED IN CLAUSE 3.6.1 AND SECTIONS 5 TO 9 OF AS3959, COMBUSTIBLE EXTERNAL MOULDINGS, JOINTING STRIPS, TRIMS AND SEALANTS MAY BE USED FOR DECORATIVE PURPOSES OR TO COVER JOINTS BETWEEN SHEETING MATERIAL.

SYSTEMS COMPLYING WITH AS1530.8.1 CAN BE SUBSTITUTED FOR THE FOLLOWING ITEMS.

FLOORS:

- SUB-FLOOR TO BE ENCLOSED WITH WALLS COMPLYING WITH SPECIFICATION BELOW OR MESH/PERFORATED SHEET.
- OR**
- BEARERS AND JOISTS WITHIN 400mm OF THE GROUND TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTING TIMBER
- FLOORING WITHIN 400mm OF THE GROUND TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTING TIMBER

WALLS:

- THE EXPOSED COMPONENTS OF EXTERNAL WALLS WITHIN 400MM OF GROUND OR HORIZONTAL SURFACE (<18°) SHALL BE:
 - A NON-COMBUSTIBLE MATERIAL MIN. THICKNESS 90MM (E.G. MASONRY, PRE-CAST CONCRETE, EARTH WALL)
 - NON-COMBUSTIBLE MATERIAL
 - FIBRE CEMENT SHEETING MIN. 6MM THICK.
 - BUSHFIRE RESISTING TIMBER AS SPECIFIED IN AS3959-2018
- ALL JOINTS IN EXTERNAL SURFACE MATERIAL SHALL BE COVERED, SEALED OVERLAPPED BACKED OR BUTT JOINTED.
- VENTS AND WEEP HOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

GLAZED ELEMENTS

- ALL WINDOW AND SIDELITE GLAZING WITHIN 400MM OF GROUND OR HORIZONTAL SURFACE(<18°) SHALL BE GRADE A SAFETY GLASS MINIMUM 4MM. FRAME MATERIAL TO BE METAL.
- EXTERNAL FITTINGS SUPPORTS THE SASH IN OPENING OR CLOSING TO BE METAL.
- SEALS AND WEATHERSTRIPS TO BE MANUFACTURED FROM MATERIAL WITH A FLAMMABILITY INDEX OF 5 OR LESS, OR TO BE SILICON.
- ALL OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED WITH A MESH OF CORROSION RESISTANT STEEL OR BRONZE DOORSDOORS

- DOOR PANEL TO BE NON-COMBUSTIBLE OR SOLID TIMBER DOORS MINIMUM 35MM THICK FOR FIRST 400MM OR FULLY METAL FRAMED GLAZED DOOR PANEL.
- FRAME TO BE METAL OR BUSHFIRE RESISTING TIMBER.
- SEALS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS TO BE INSTALLED SEALS AND MANUFACTURED FROM MATERIAL WITH A FLAMMABILITY INDEX OF 5 OR LESS, OR TO BE SILICON.
- DOORS AND SLIDING PANELS TO BE TIGHT FITTING TO DOOR FRAME AND TO ANY ABUTTING DOOR.
- GLAZING IN DOORS TO BE GRADE A SAFETY GLASS MINIMUM 4MM THICK.
- GARAGE DOOR SHALL BE NON-COMBUSTIBLE. IF VENTILATION SLOTS ARE INCORPORATED, THEY HAVE TO BE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- THE VEHICLE ACCESS DOOR SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES.
- VEHICLE ACCESS DOOR WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES TO PROTECT EDGE GAPS OR THRESHOLDS SHALL BE MANUFACTURED FROM MATERIAL HAVING A FLAMMABILITY INDEX NOT EXCEEDING 5.

ROOFS

- ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE.
- ROOF/WALL AND ROOF/ROOF JUNCTIONS SHALL BE SEALED IN ACCORDANCE WITH CLAUSE 3.6.
- ROOF AND EAVE VENTILATION OPENINGS AND EAVE PENETRATIONS SHALL BE PROTECTED WITH EMBER GUARDS OF NON-COMBUSTIBLE MATERIAL OR MESH OR PERFORATED SHEET WITH MAX APERTURE OF 2MM MADE OF CORROSION-RESISTANT STEEL OR BRONZE.
- EVAPORATIVE COOLERS ARE NOT PERMITTED UNLESS MANUFACTURED TO AS/NZS 60335.2.98 AND MUST BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS
- TILED ROOF SHALL BE FULLY SARKED COVERING THE ENTIRE ROOF AREA, INCLUDING RIDGES AND HIPS AND EXTEND INTO THE GUTTERS AND VALLEYS.
- STEEL ROOFS SHALL BE FULLY SARKED COVERING THE ENTIRE ROOF AREA, INCLUDING RIDGES AND HIPS AND EXTEND INTO THE GUTTERS AND VALLEYS OR ALL GAPS TO BE SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES WITH A COMPLIANT MESH, MINERAL WOOL, OR NON-COMBUSTIBLE MATERIAL.
- ROOF AND EAVE PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS OR THE LIKE, SHALL BE SEALED WITH NON-COMBUSTIBLE MATERIAL.
- A PIPE OR CONDUIT THAT PENETRATES THE ROOF MUST BE FULL SEALED WITH NON-COMBUSTIBLE MATERIAL.
- OVERHEAD GLAZING TO BE GRADE A SAFETY GLASS.
- GLAZING IN ROOF LIGHTS MAY BE POLYMER AND HAVE GRADE A SAFETY GLASS DIFFUSER CONFIRMING WITH AS1288 INSTALLED UNDER GLAZING.
- FLASHING ELEMENTS OF SKYLIGHTS TO BE NON-COMBUSTIBLE.

EAVES, FASCIAS, GABLES, GUTTERS

- GABLES AS PER WALLS REQUIREMENTS
- EAVE PENETRATIONS TO BE PROTECTED AS PER ROOF PENETRATIONS
- JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.
- IF INSTALLED GUTTER GUARDS TO BE NON-COMBUSTIBLE
- BOX GUTTERS TO BE NON-COMBUSTIBLE

VERANDAHS, DECKS, STEPS, AND LANDINGS

- DECKING, STAIR TREADS AND TRAFFICABLE RAMPS AND LANDINGS WITHIN 300MM OF GLAZING TO BE NON-COMBUSTIBLE OR TIMBER SPECIFIED IN AS3959 APPENDIX E OR F.
- TIMBER VERANDAH POSTS TO BE MOUNTED ON GALVANISED STIRRUPS MIN. 75MM ABOVE F.G.L. OR BE EITHER NON-COMBUSTIBLE OR A TIMBER SPECIFIED IN AS3959 APPENDIX E OR F.

SUNDRY ITEMS

- ABOVE GROUND EXPOSED WATER SUPPLY PIPES TO BE METAL.
- EXTERNAL, ABOVE GROUND GAS PIPES AND FITTINGS TO BE STEEL OR COPPER MIN. WALL THICKNESS OF 0.9MM EXTENDING A MIN. 400MM WITHIN THE BUILDING AND 100MM BELOW GROUND.



Site
LOT 10 (#11) FREYCINET
DRIVE, DENHAM WA 6537

Client
ANDY & LINDA LULICH

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4	DA ISSUED	30.01.2026
5	BUSHFIRE NOTES ADDED	05.05.2026
6	FAMILY OPENING FIXED	25.05.2026

Project
25-001

Drawing
BUSHFIRE NOTES

Sheet size

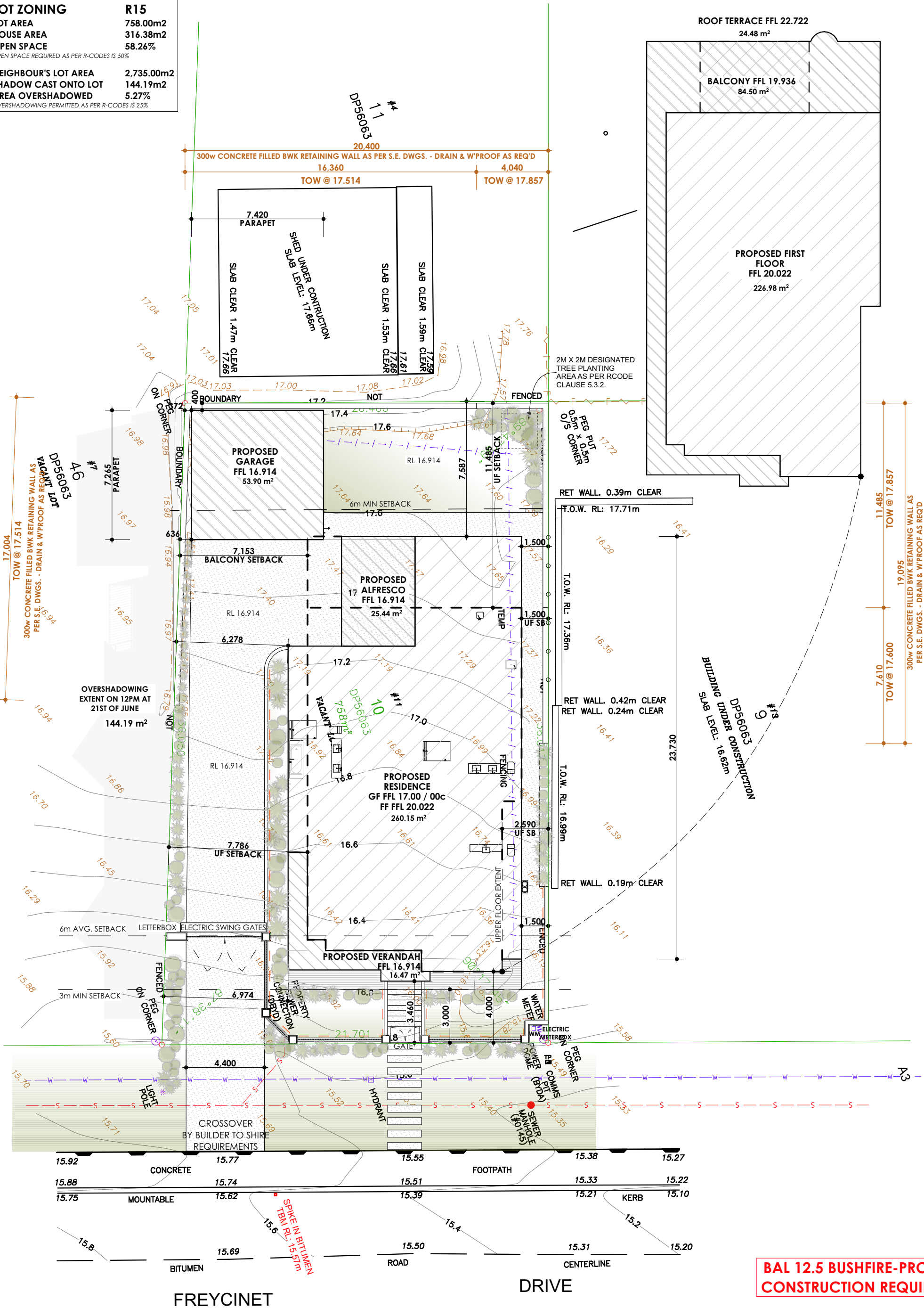
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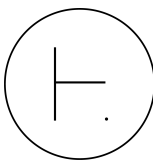
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LOT ZONING	R15
LOT AREA	758.00m2
HOUSE AREA	316.38m2
OPEN SPACE	58.26%
OPEN SPACE REQUIRED AS PER R-CODES IS 50%	
NEIGHBOUR'S LOT AREA	2,735.00m2
SHADOW CAST ONTO LOT	144.19m2
AREA OVERSHADOWED	5.27%
OVERSHADOWING PERMITTED AS PER R-CODES IS 25%	



BAL 12.5 BUSHFIRE-PRONE
CONSTRUCTION REQUIRED



HOWES
DESIGN

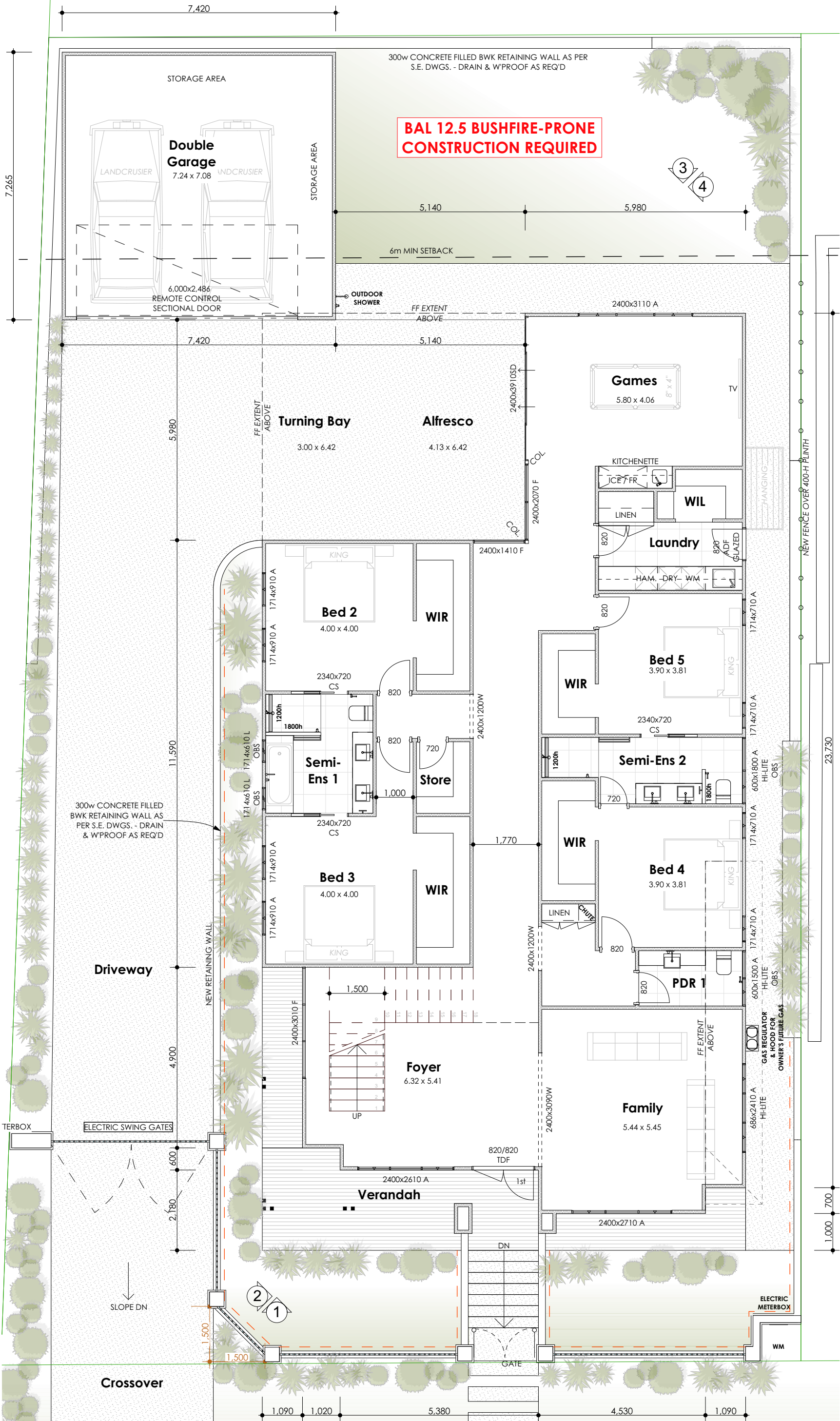
ANDY & LINDA LULICH
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Drawing
SITE PLAN
SCALE 1:200
Project

Sheet size
A3
Sheet
6





Site
LOT 10 (#11) FREYCINET
DRIVE, DENHAM WA 6537

Client
ANDY & LINDA LULICH

BUILDING AREAS		
NAME	AREA (m ²)	
FF EAST BALCONY	3.95	
FF LIVING	194.64	
FF U'COVER WALKWAY	27.27	
FF VOID	31.93	
FF WEST BALCONY	52.57	
GF GARAGE	59.13	
GF LIVING	260.15	
GF TURNING BAY / ALFRESCO	43.56	
GF VERANDAH	16.47	
ROOF TOP TERRACE	30.84	
	720.51 m ²	

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Project
25-001

Drawing
GROUND FP
SCALE 1:100

Sheet size

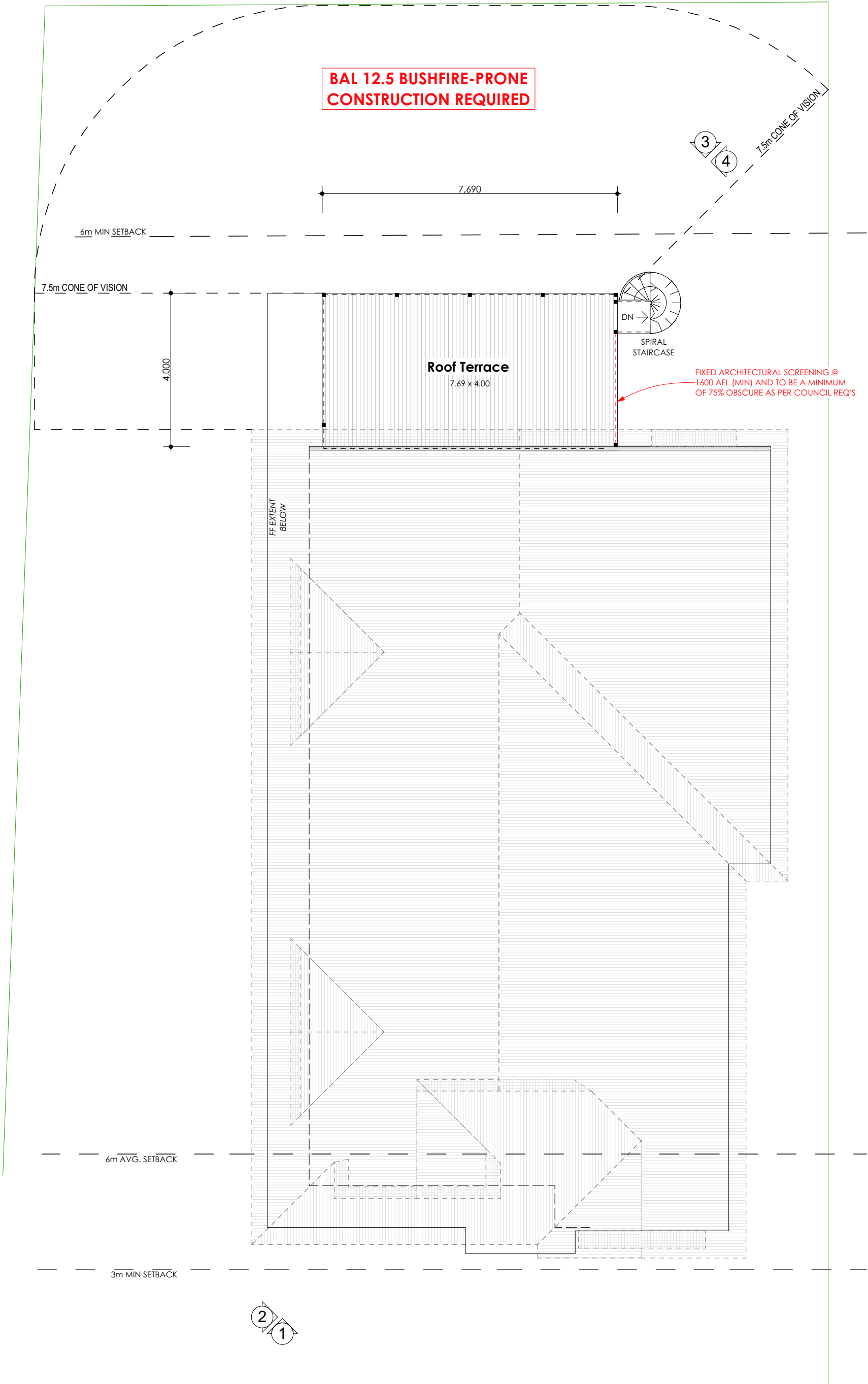
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Site
LOT 10 (#11) FREYCINET
DRIVE, DENHAM WA 6537

Client
ANDY & LINDA LULICH



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25-001

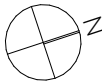
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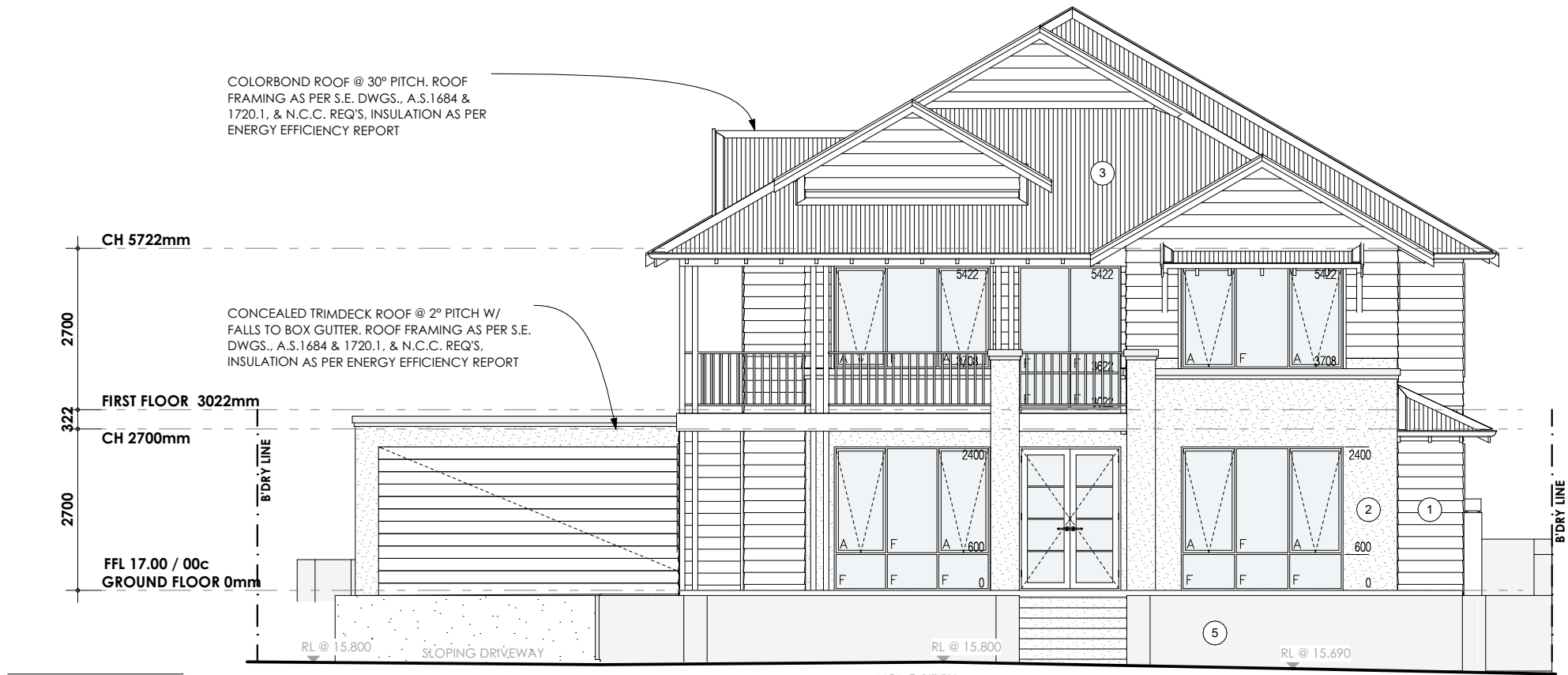
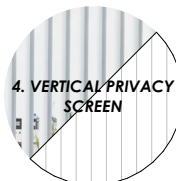
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ELEVATION 1 - EAST
1:100



ELEVATION 2 - SOUTH
1:100



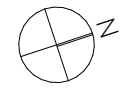
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DENHAM WA 6537

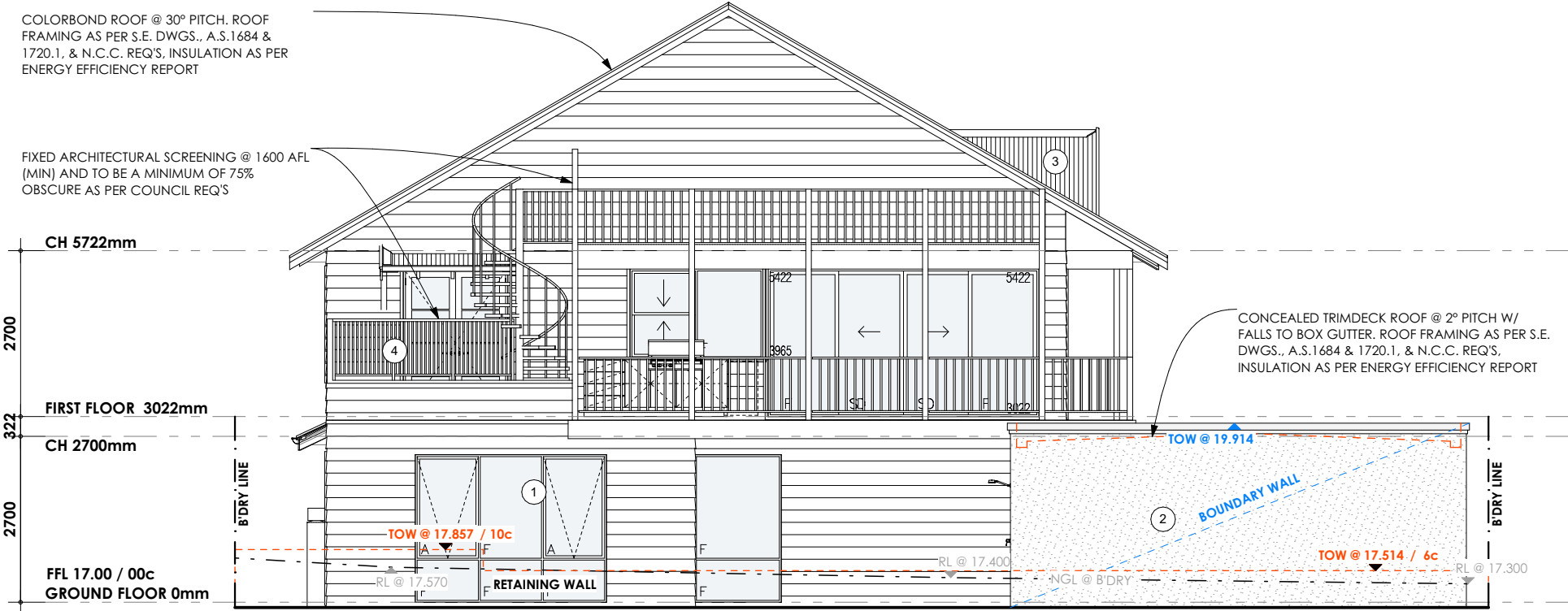
**BAL 12.5 BUSHFIRE-PRONE
CONSTRUCTION REQUIRED**

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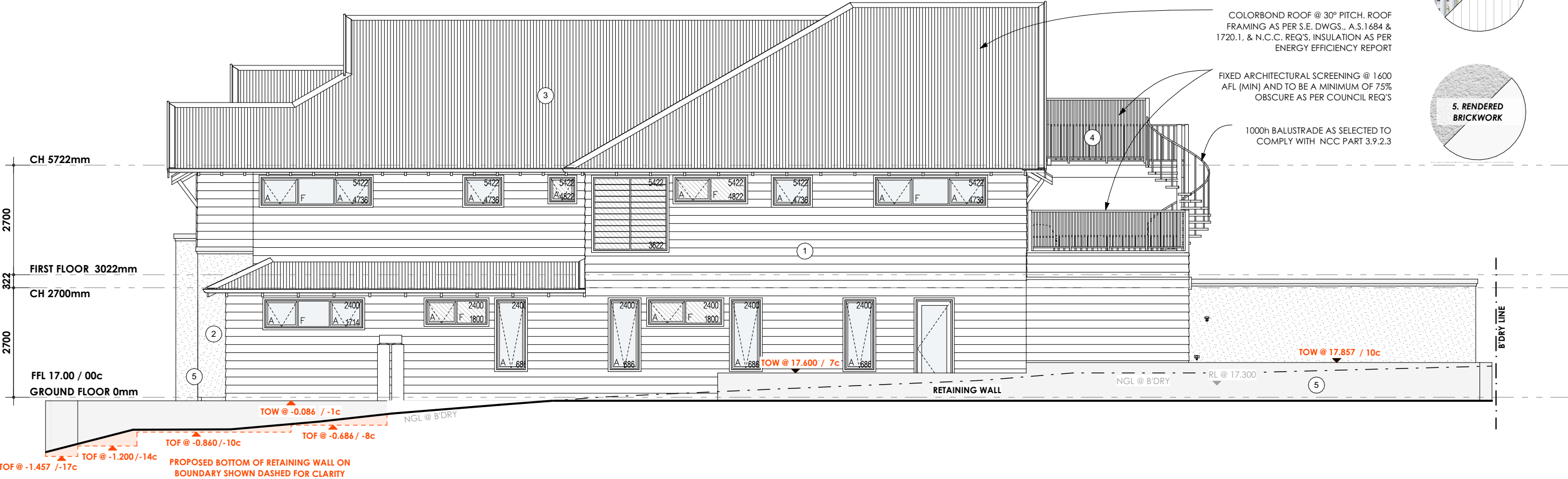
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ELEVATION
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Project

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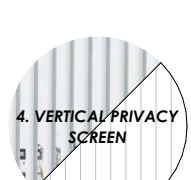




ELEVATION 3 - WEST
1:100



ELEVATION 4 - NORTH
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Client
ANDY & LINDA LULICH
Site
LOT 10 (#11) FREYCINET DRIVE,
DENHAM WA 6537

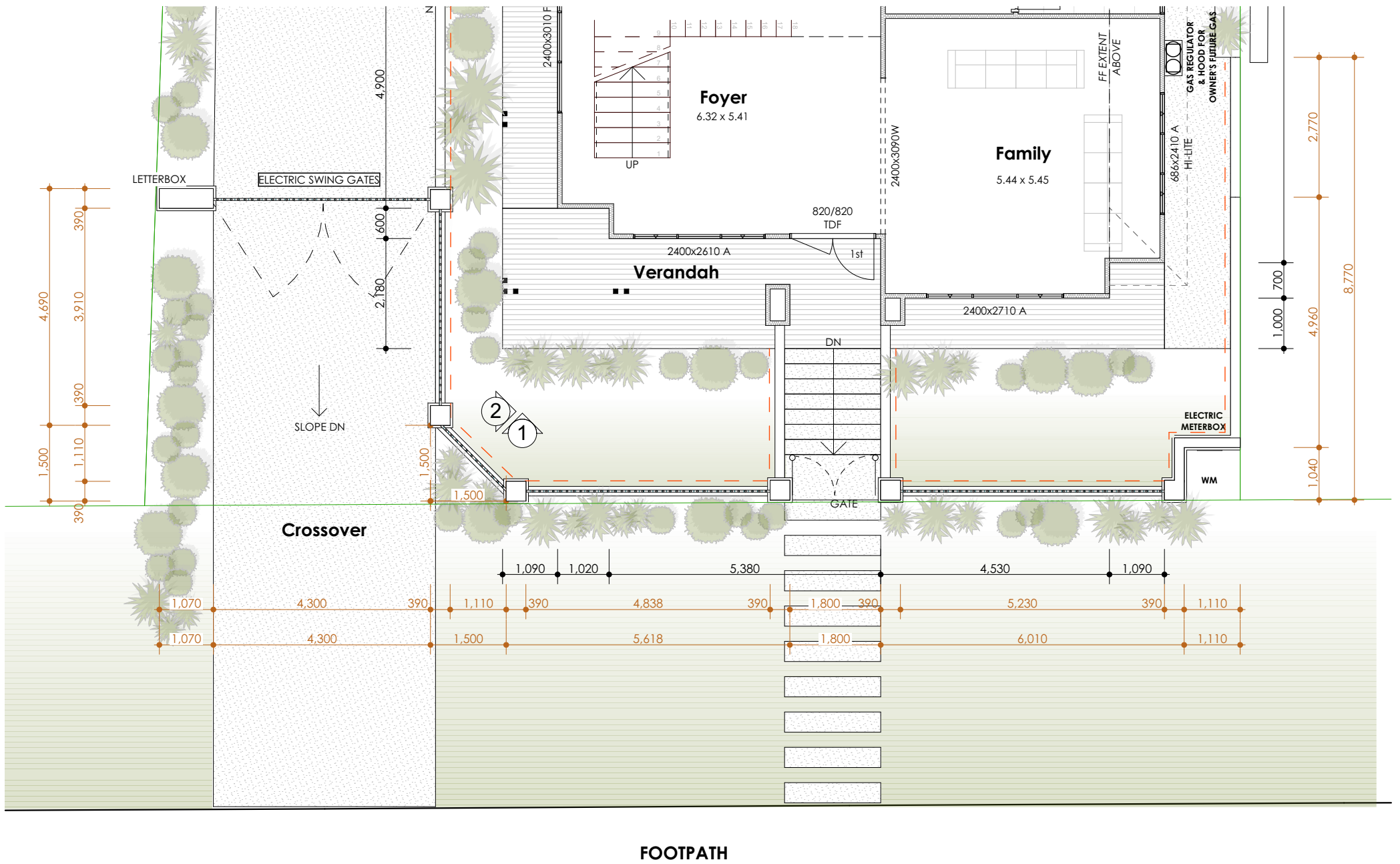
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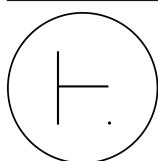
Drawing
ELEVATION
SCALE 1:100
Project

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**BAL 12.5 BUSHFIRE-PRONE
CONSTRUCTION REQUIRED**



**HOWES
DESIGN**

ANDY & LINDA LULICH
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Drawing
GF FENCE LAYOUT
SCALE 1:100
Project

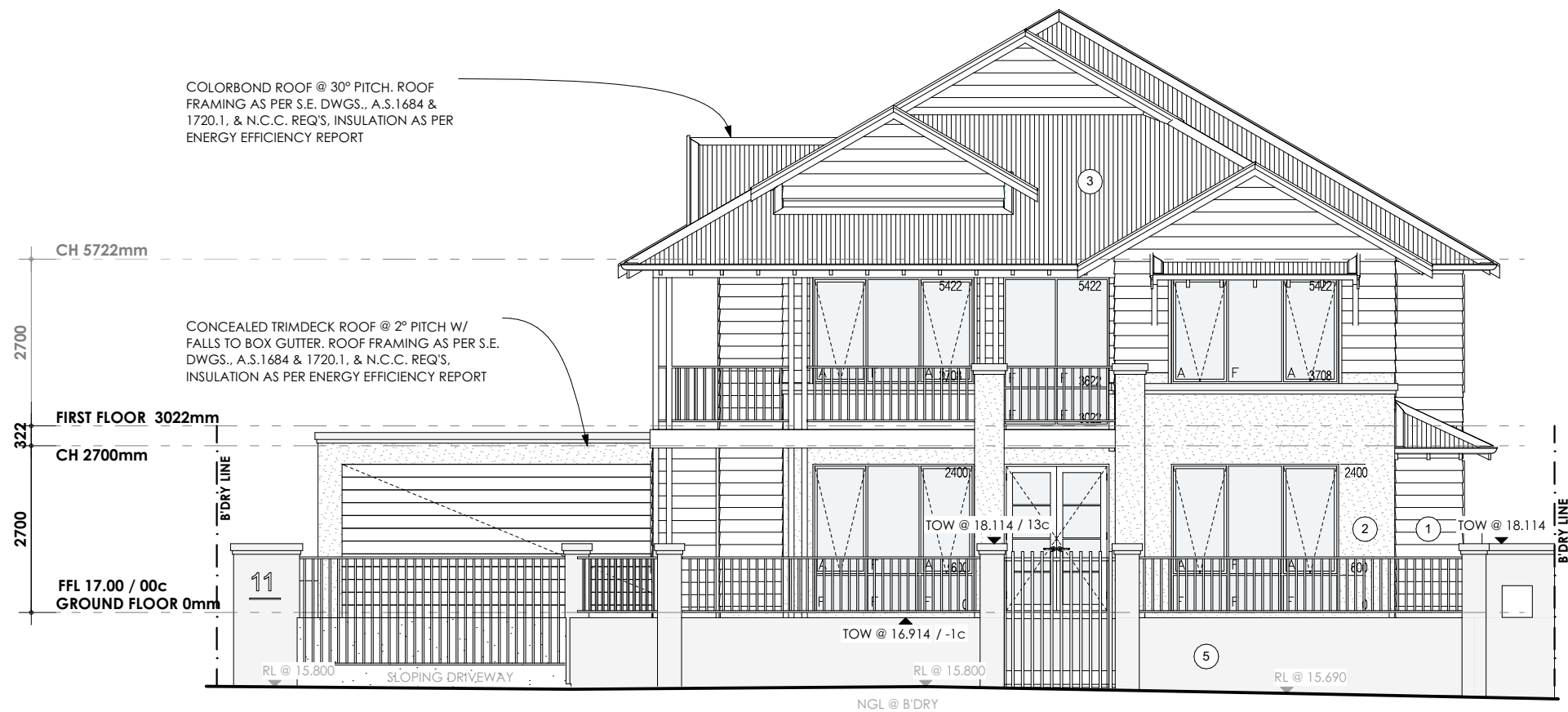
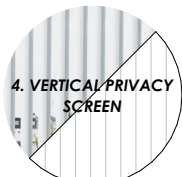
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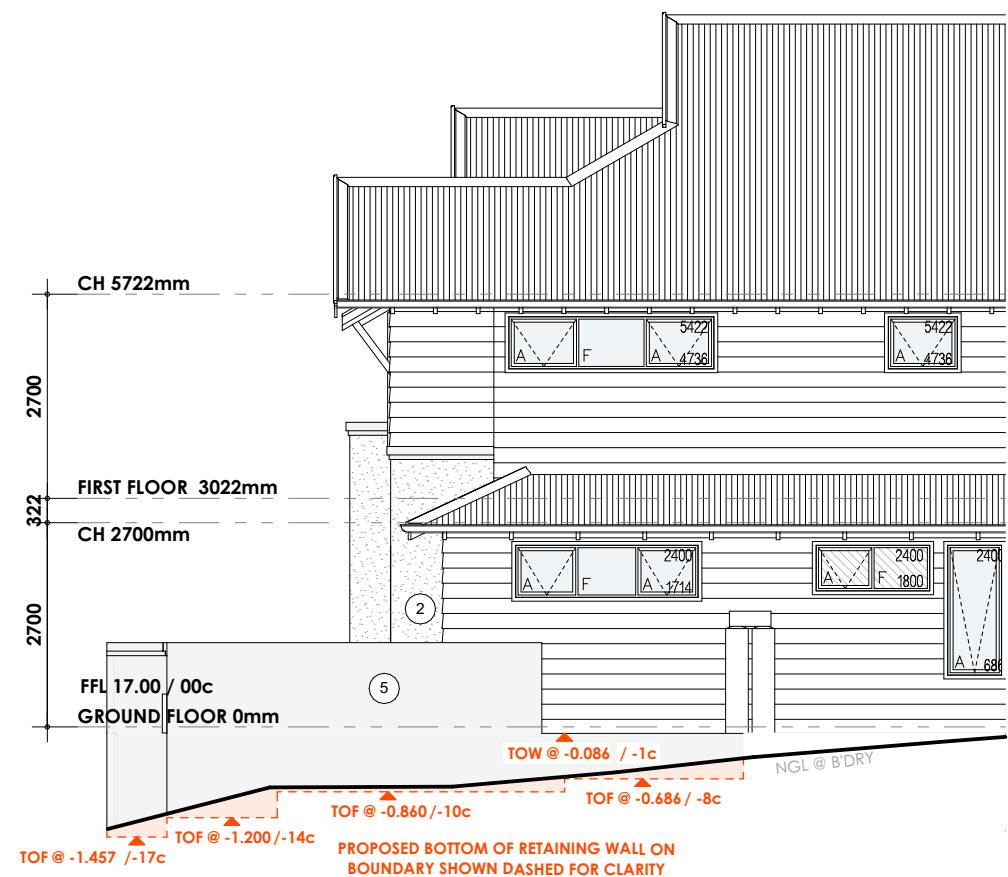




ELEVATION 1 FENCE
1:100



ELEVATION 2 FENCE
1:100



ELEVATION 4 FENCE
1:100



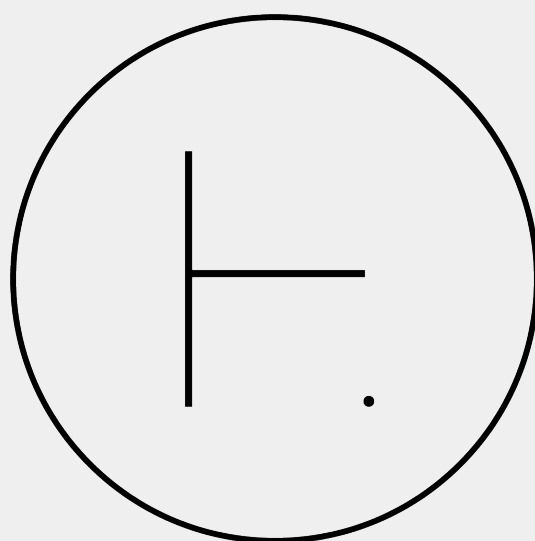
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**BAL 12.5 BUSHFIRE-PRONE
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Rev	Description	Date	Drawing
3	REVISED PRELIM ISSUED	05.11.2025	ELEVATION FENCE
4	DA ISSUED	30.01.2026	SCALE 1:100
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THANK YOU

WE APPRECIATE YOU FOR TAKING THE TIME TO REVIEW THIS PROPOSAL
AND WE VALUE YOUR THOUGHTS AND FEEDBACK!