

SHIRE OF SHARK BAY

65 Knight Terrace

Denham WA 6537



Telephone (08) 9948 1218

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SHIRE OF SHARK BAY PUBLIC NOTICE

DEVELOPMENT APPLICATION – PROPOSED OUTBUILDING LOT 16 (NO 14) AND LOT 15 (NO 12) TERRY DESCHAMPS WAY, DENHAM

The owners of the abovementioned lots have lodged a planning application proposing to construct an outbuilding on Lot 16 (No 14) Terry Deschamps Way.

Both Lot 16 and adjacent Lot 15 are under the same ownership. The owners have approval from the Western Australian Planning Commission to amalgamate both lots.

Under the Residential Design Codes, the permitted aggregate size of outbuildings on any 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:

- a) There is an existing outbuilding on Lot 15 to the rear of the existing house. Once lots 15 and 16 are amalgamated, there will be 2 outbuildings on the amalgamated lot.
- b) The proposed floor area of the proposed outbuilding is 126m², and the wall height will range between 3.4 to 4.2 metres. The ridge height will be compliant at 4.2 metres.

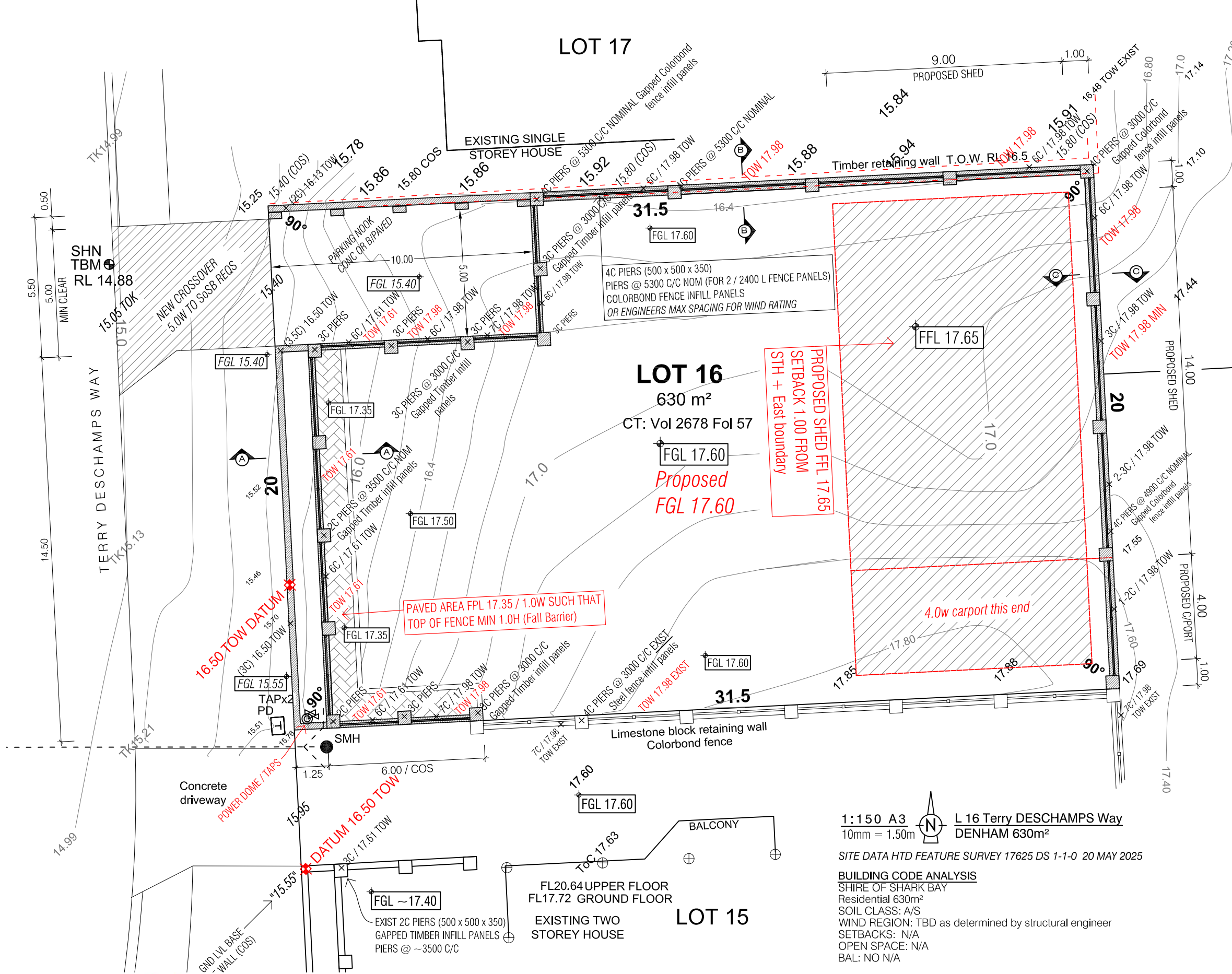
Prior to determining this application, the Shire would like to provide an opportunity for public comment on the proposal. The development plans can be viewed at the Shire of Shark Bay 65 Knight Terrace, Denham, during office hours or on the Shire website.

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 **4 PM on 22 June 2026**

Please note that 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
8 June 2026



LOT 4

LEGEND

- ⊗ TAP WATER TAP
- ⊙ PD POWER DOME
- SMH SEWER MANHOLE (SOURCED FROM BYDA)
- ⊠ CP COMMS PIT
- ⊗ DATUM TOW EXIST / PROPOSED
- ⊠ FGL 17.60 FINISHED GND LEVEL PROPOSED
- TOW TOP OF WALL
- 2C PIERS HT OF PIERS FOR FENCE PANELS

BUILDER TO CHECK DOCUMENTATION
 BUILDER TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK.
 1. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE OFF DRAWINGS.
 2. ANY DISCREPANCIES OR ERRORS IN ANY DOCUMENTS TO BE REFERRED TO DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.

MEASURED DRAWINGS
 1. ALL INDICATED LEVELS MAY BE ESTIMATES TO BE CONFIRMED
 2. ALL DIMENSIONS AND RELEVANT INFORMATION AND DETAILS ARE INDICATIVE ONLY. ALL REASONABLE CARE HAS BEEN EXERCISED IN THE PREPARING MEASURED DRAWINGS.
 3. BUILDER TO CHECK AND CONFIRM LEVELS, DIMENSIONS INFORMATION AND DETAILS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1:150 A3
 10mm = 1.50m
 L 16 Terry DESCHAMPS Way
 DENHAM 630m²

SITE DATA HTD FEATURE SURVEY 17625 DS 1-1-0 20 MAY 2025

BUILDING CODE ANALYSIS
 SHIRE OF SHARK BAY
 Residential 630m²
 SOIL CLASS: A/S
 WIND REGION: TBD as determined by structural engineer
 SETBACKS: N/A
 OPEN SPACE: N/A
 BAL: NO N/A

PROPOSED SHED / OUTBUILDING

CLIENT Rob + Kellee PEDERSEN
 SITE L16 / H14 TERRY DESCHAMPS WAY
 DENHAM / SHIRE OF SHARK BAY
 SERIES ARCH. DWGS
 DWG SITE PLAN

WD01
 REV: 4JUN26

1. Use figured dimensions only - do not scale.
2. Comply with the authorised requirements of statutory and local authorities.
3. All dimensions and levels are to be checked on site. Any discrepancies in any documents to be referred to designer prior to commencement of any work on site.
4. All work to be carried out in accordance with the latest Australian Standards including amendments.
5. All structural timber to comply with AS1684 and AS1720, latest relevant standard.

1:150 A3
 JUN 2026

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ENVIRONMENTAL DESIGN

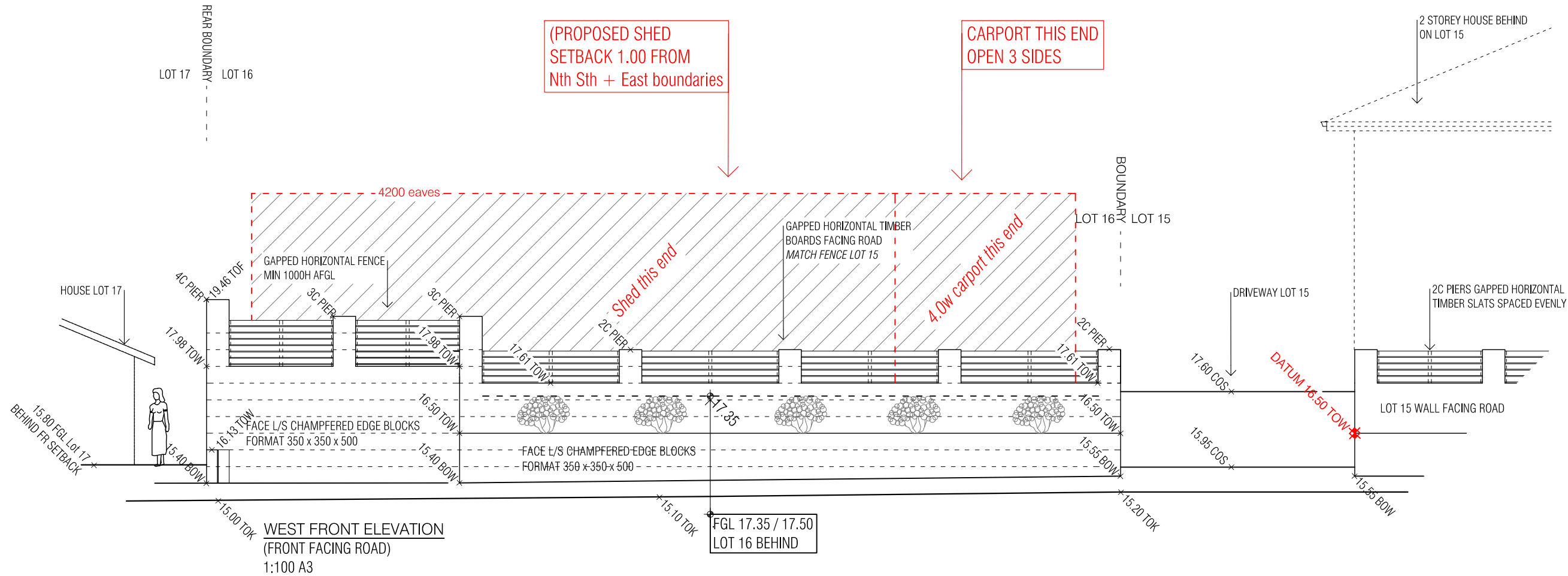
- ARCHITECTURAL DESIGN & DRAFTING
- SOLAR PASSIVE AND ENVIRONMENTALLY SUSTAINABLE BUILDING SOLUTIONS

M 0423228041 P 08 99643851 E rolybrando@bigpond.com



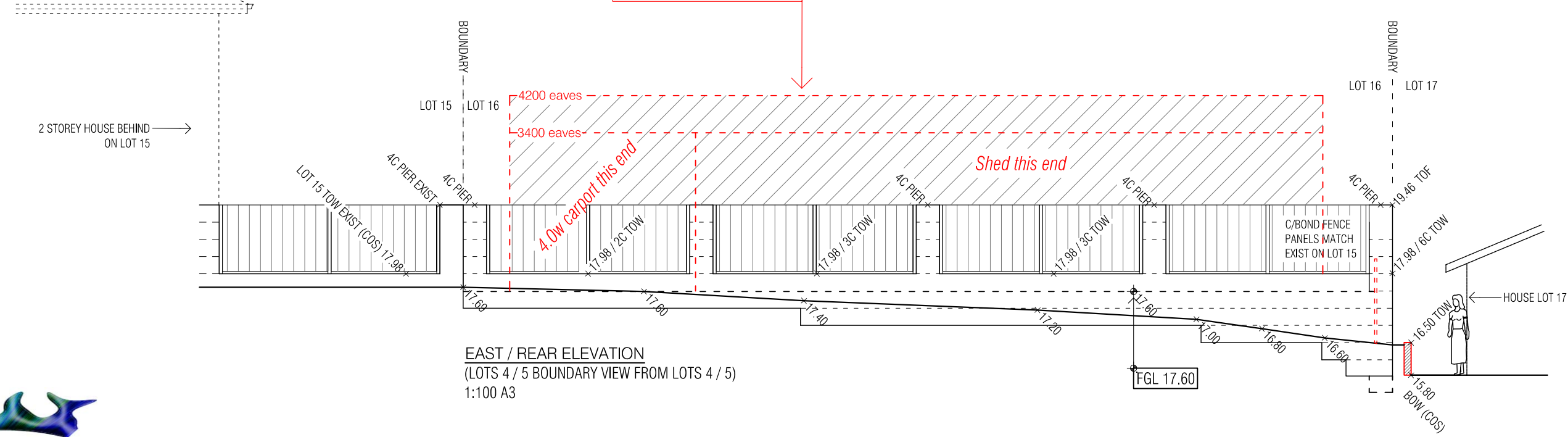
ROLY BRANDO
 B. ENV. DES. UWA 2006





WEST FRONT ELEVATION
(FRONT FACING ROAD)
1:100 A3

(PROPOSED SHED
SETBACK 1.00 FROM
Nth Sth + East boundaries)



EAST / REAR ELEVATION
(LOTS 4 / 5 BOUNDARY VIEW FROM LOTS 4 / 5)
1:100 A3



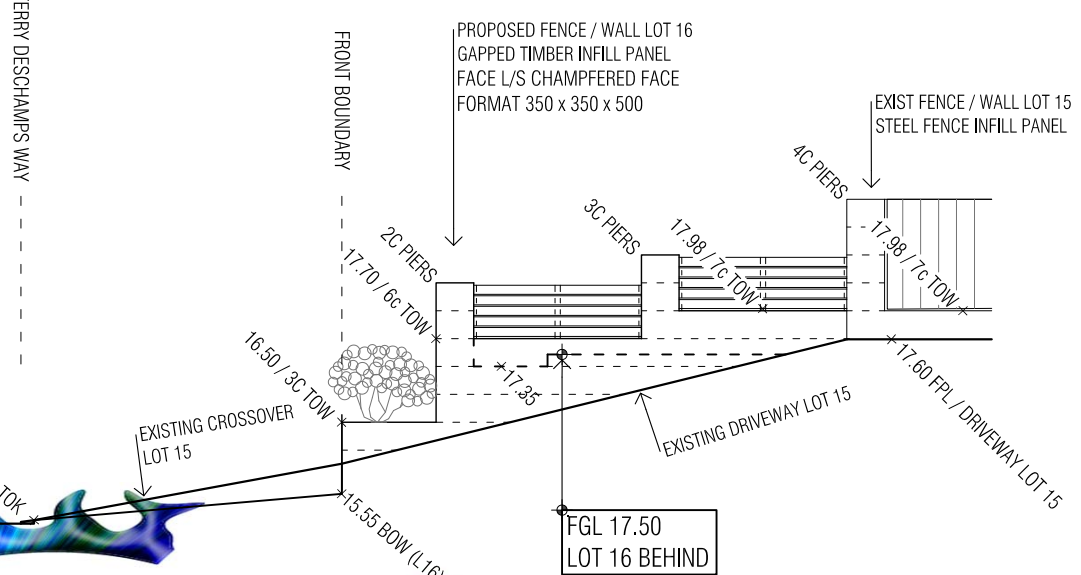
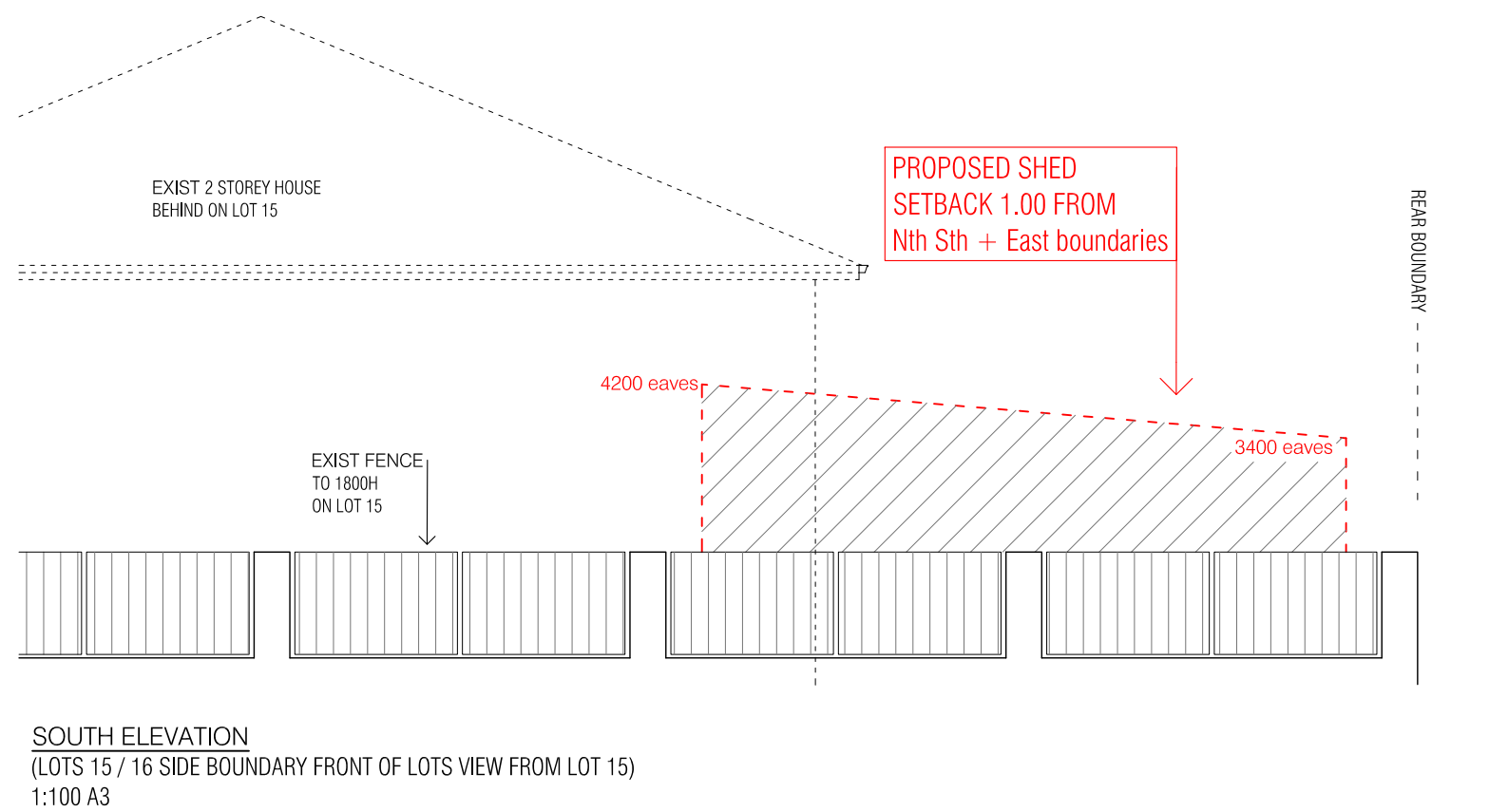
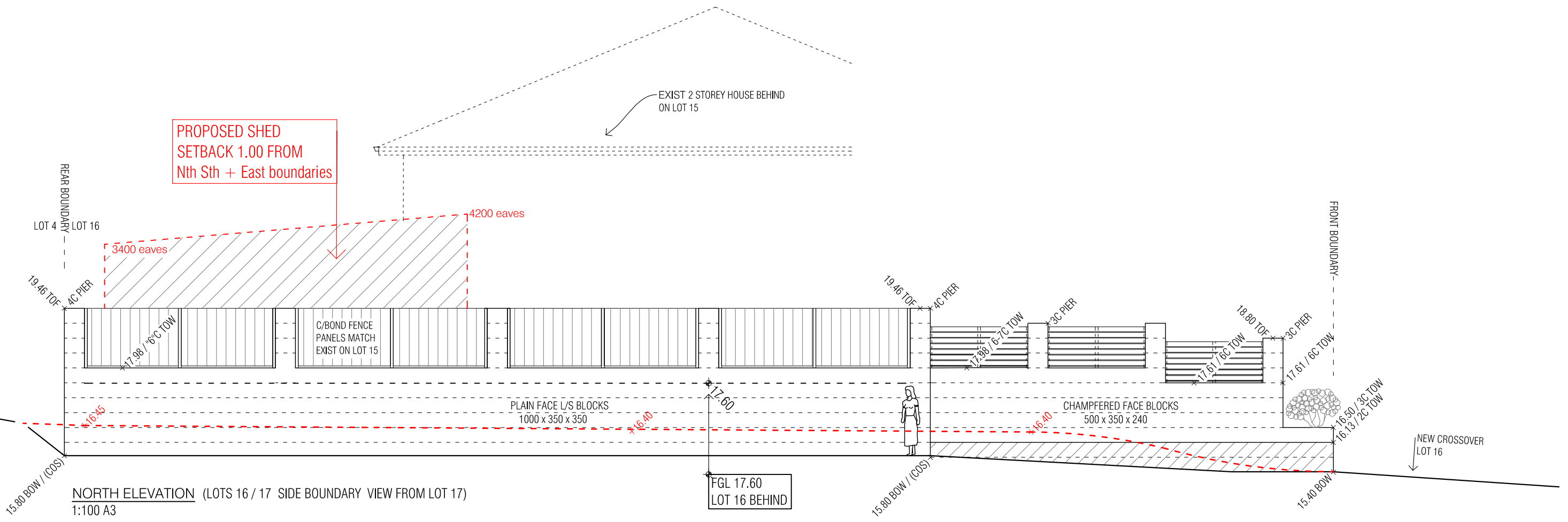
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PROPOSED SHED / OUTBUILDING
 CLIENT Rob + Kellee PEDERSEN
 SITE L16 / H14 TERRY DESCHAMPS WAY
 DENHAM / SHIRE OF SHARK BAY
 SERIES ARCH. DWGS
 DWG ELEVATIONS FRONT AND REAR

WD02
 REV: 4JUN26

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 JUN 2026
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ENVIRONMENTAL DESIGN
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ROLY BRANDO
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PROPOSED SHED / OUTBUILDING
 CLIENT Rob + Kellee PEDERSEN
 SITE L16 / H14 TERRY DESCHAMPS WAY DENHAM / SHIRE OF SHARK BAY
 SERIES ARCH. DWGS
 DWG ELEVATIONS SIDES

WD03
 REV: 4JUN26

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1:100 A3
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