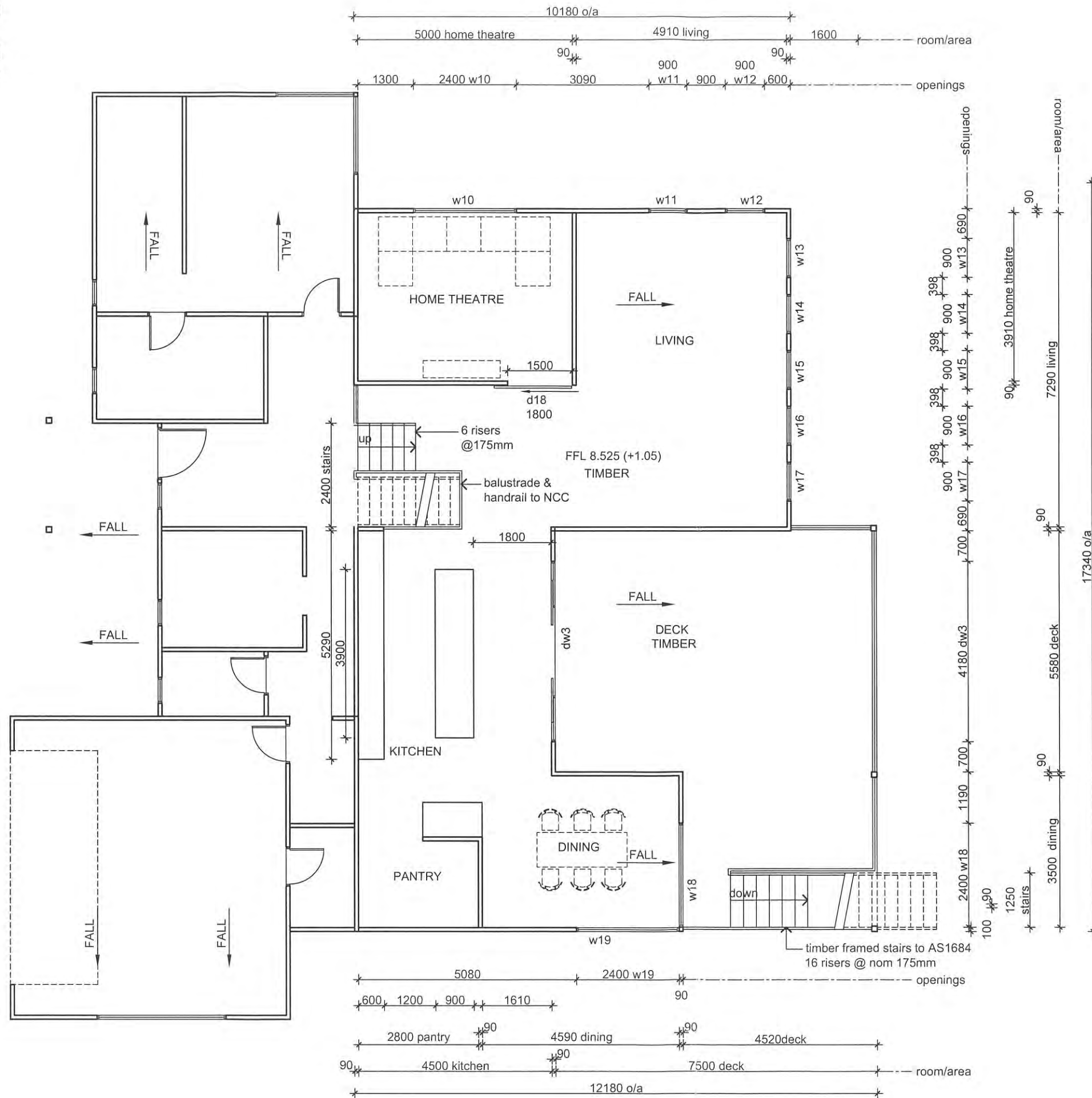


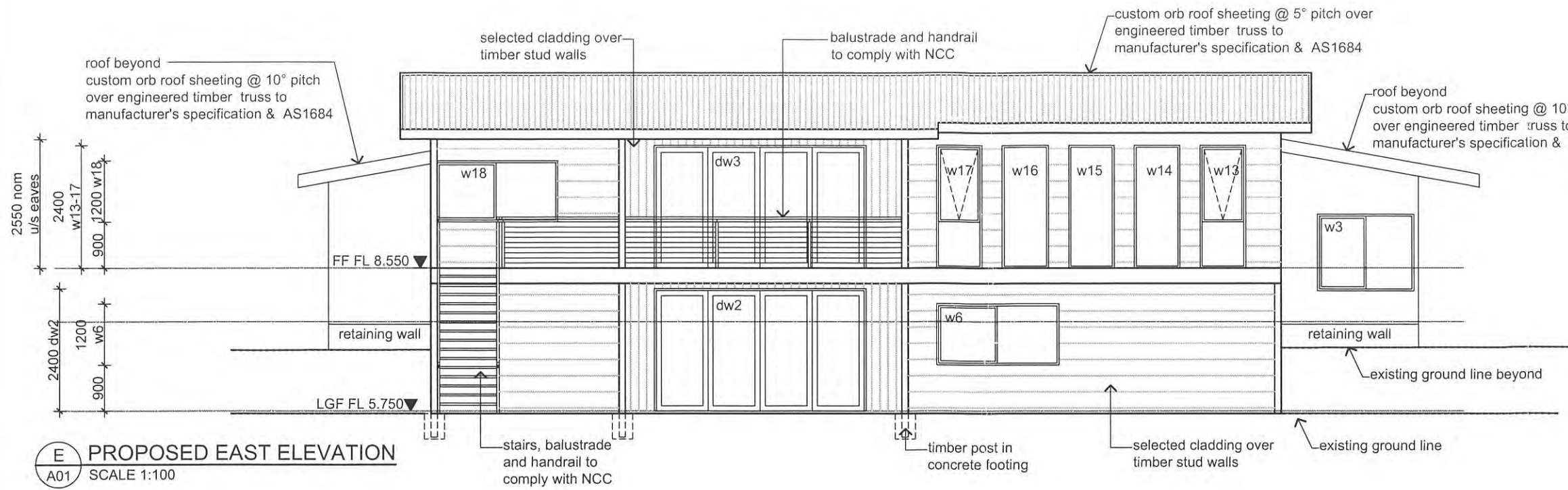
CLIENT COPY

project PROPOSED RESIDENCE LOT 31, WISHART PLACE, DENMARK		
client G & M HAWKINS		
drawing title SITE PLAN 31 AUG 2015		
scale 1:500 @ A3	drawing no. A.01	revision 0
date 05.07.2015		
Do Not Scale Drawing. Figured dimensions take preference over scaling. Site to be checked prior to construction.		

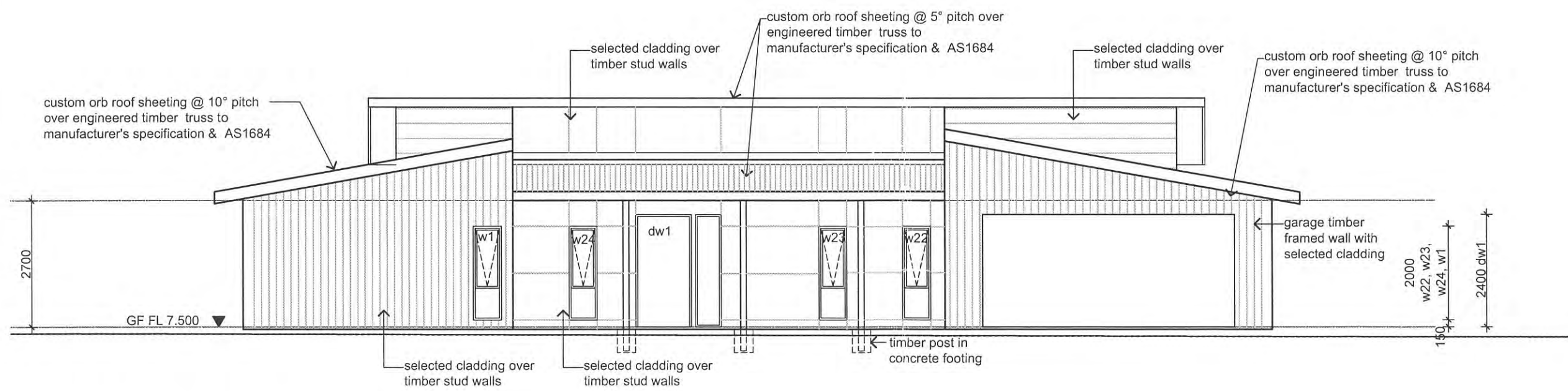


RECEIVED
31 AUG 2015

project		
PROPOSED RESIDENCE LOT 31, WISHART PLACE, DENMARK		
client		
G & M HAWKINS		
drawing title		
GROUND & FIRST FLOOR		
scale	drawing no.	revision
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date		
05.07.2015		
Do Not Scale Drawing. Figured dimensions take preference over scaling. Site to be checked prior to construction.		



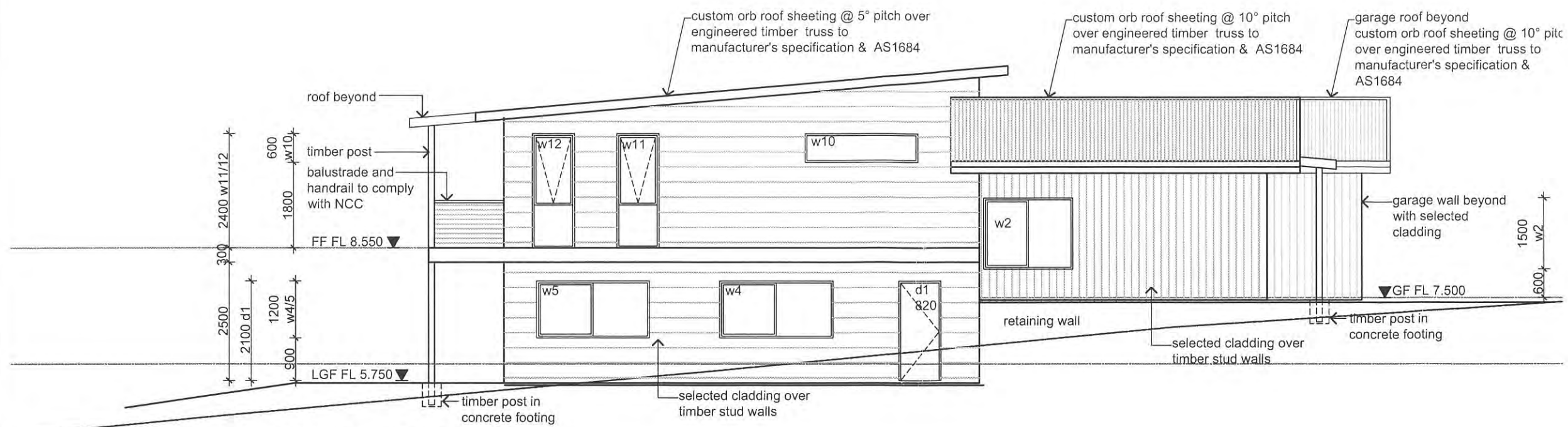
E PROPOSED EAST ELEVATION
A01 SCALE 1:100



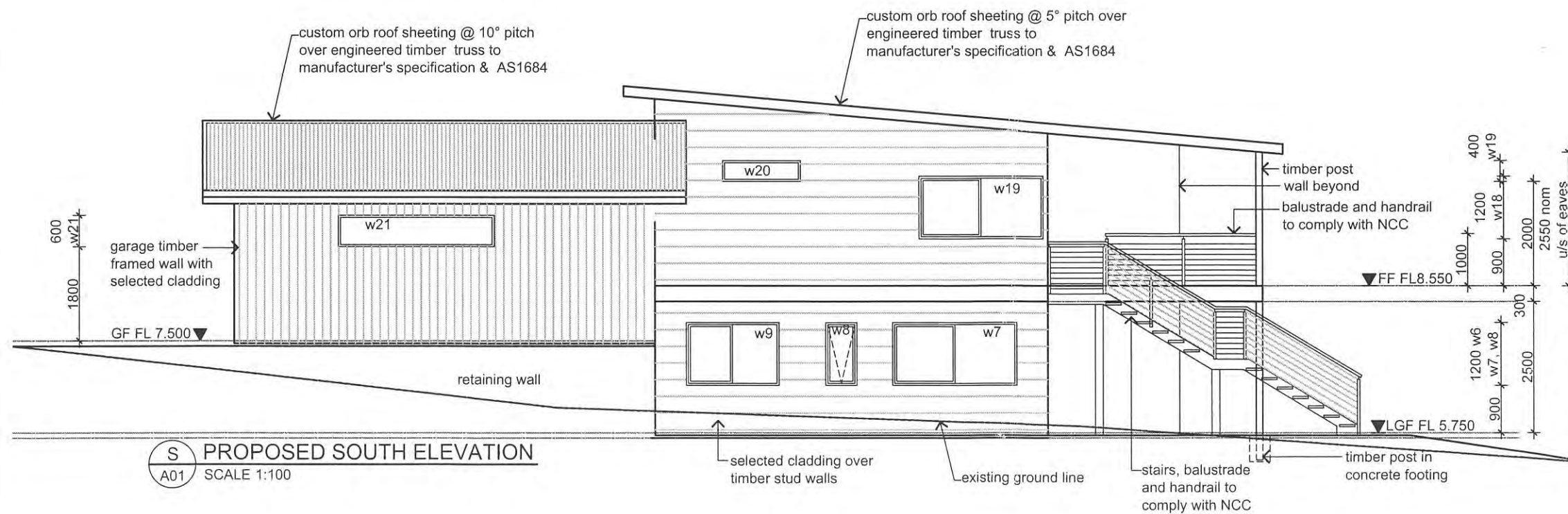
W PROPOSED WEST ELEVATION
A00 SCALE 1:100

RECEIVED
31 AUG 2015

project		
PROPOSED RESIDENCE LOT 31, WISHART PLACE, DENMARK		
client		
G & M HAWKINS		
drawing title		
EAST & WEST ELEVATIONS		
scale	drawing no.	revision
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date		
05.07.2015		
Do Not Scale Drawing. Figured dimensions take preference over scaling. Site to be checked prior to construction.		



N
A01 PROPOSED NORTH ELEVATION
SCALE 1:100

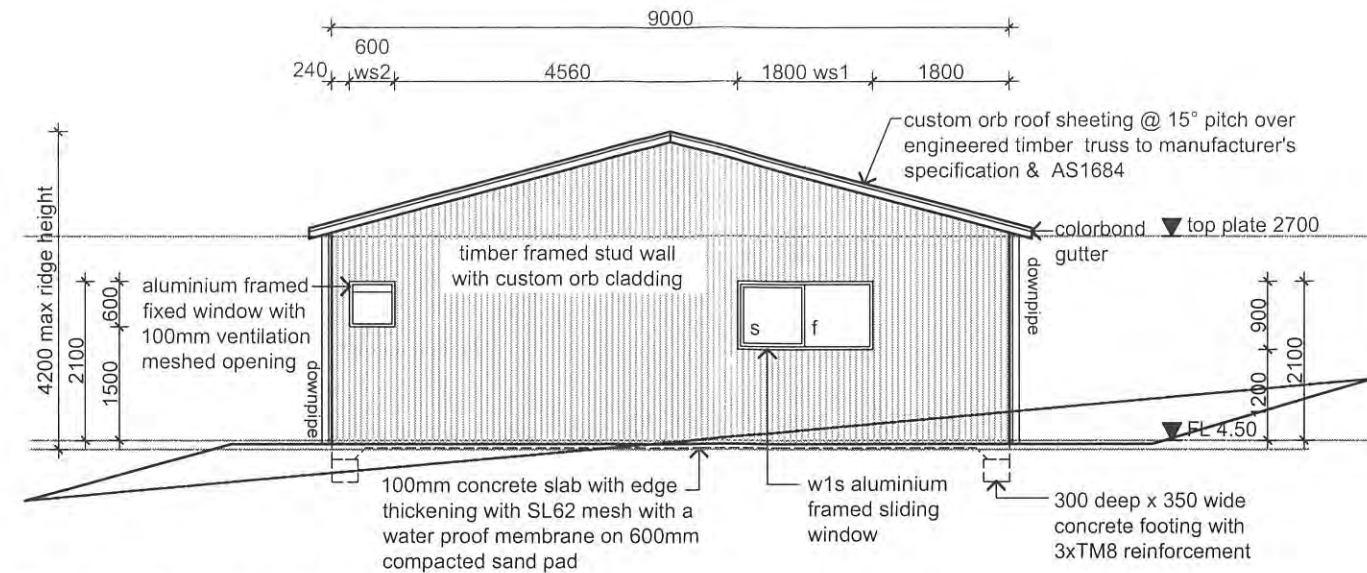
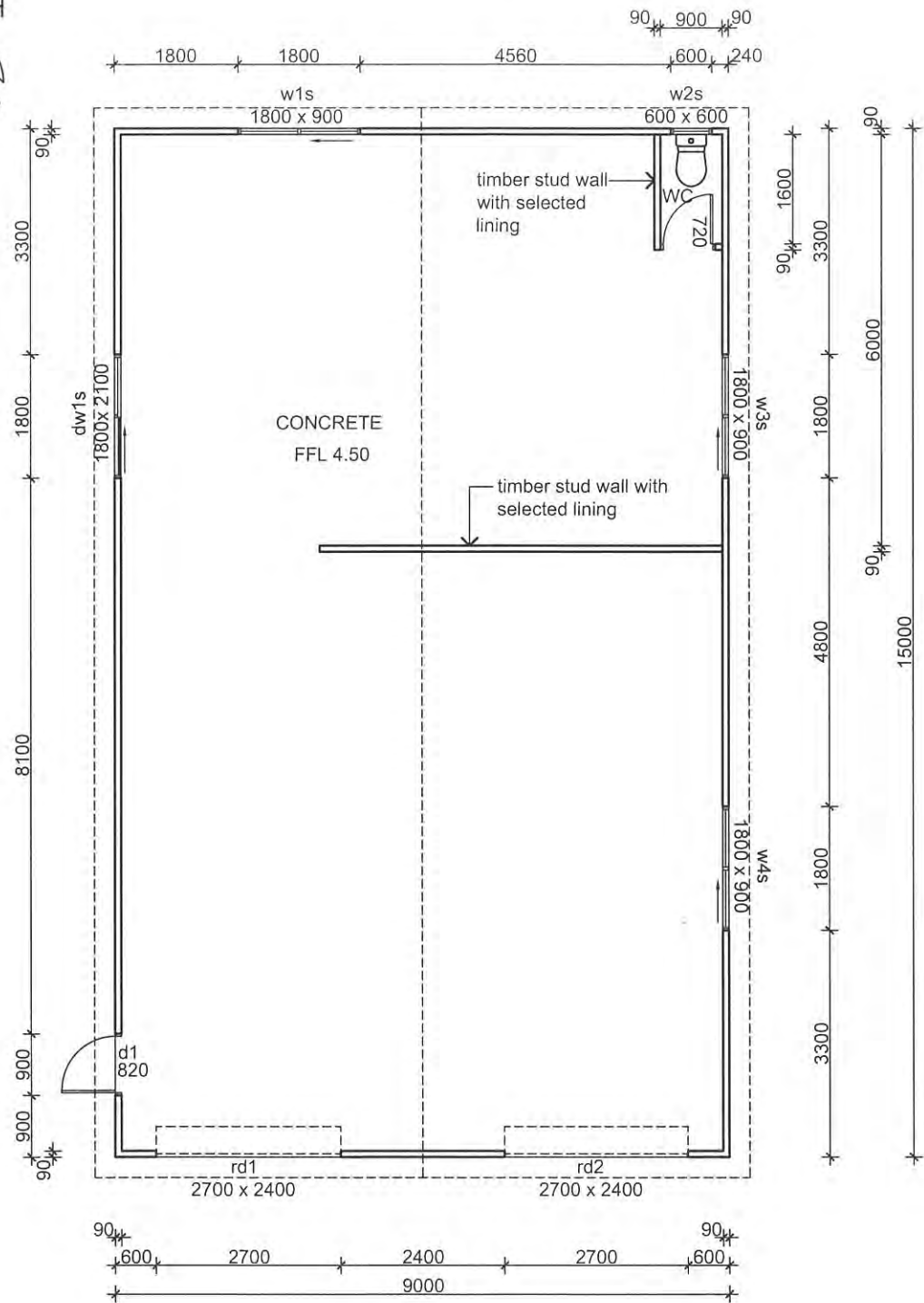


S
A01 PROPOSED SOUTH ELEVATION
SCALE 1:100

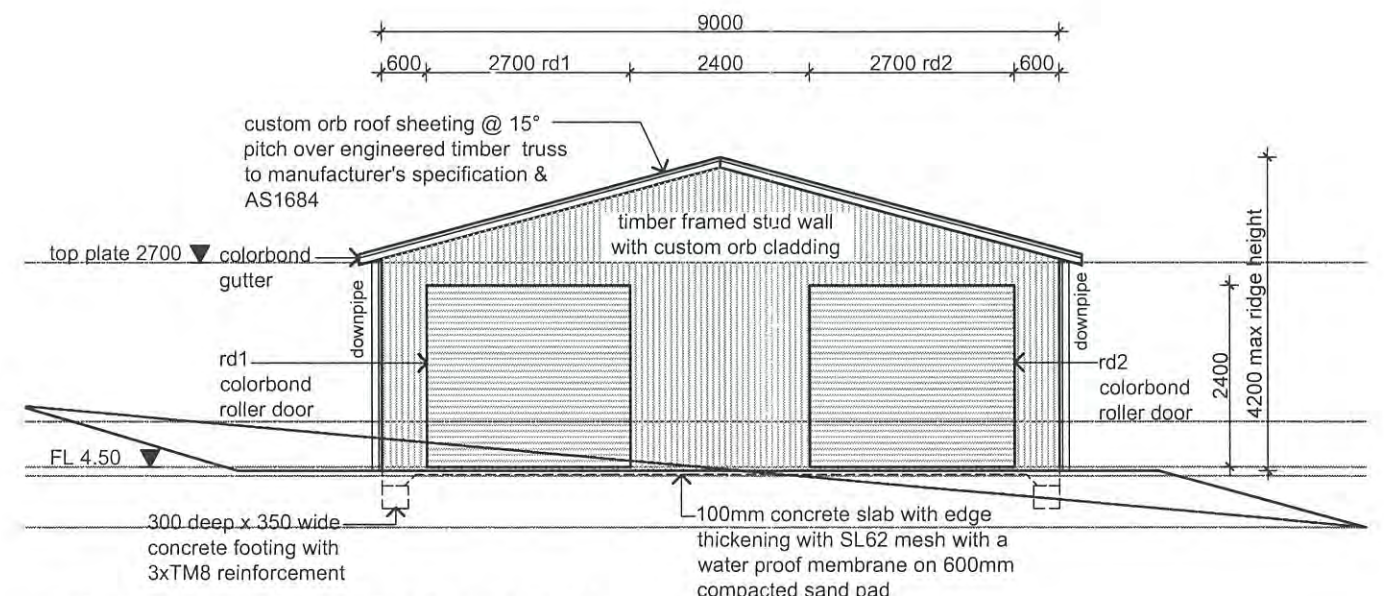
RECEIVED
31 AUG 2015

project PROPOSED RESIDENCE LOT 31, WISHART PLACE, DENMARK		
client G & M HAWKINS		
drawing title NORTH & SOUTH ELEVATIONS		
scale 1:100 @ A3	drawing no. A.07	revision 0
date 05.07.2015		Do Not Scale Drawing. Figured dimensions take preference over scaling. Site to be checked prior to construction.

NORTH

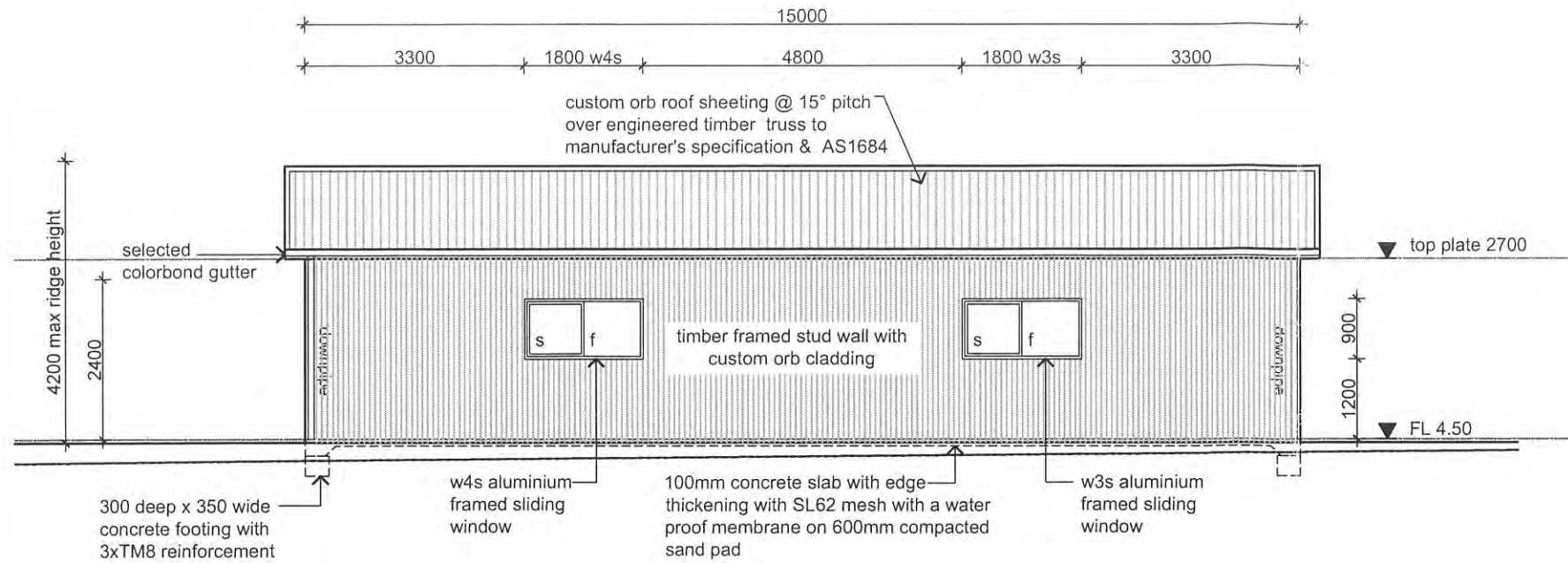


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A02 SCALE 1:100

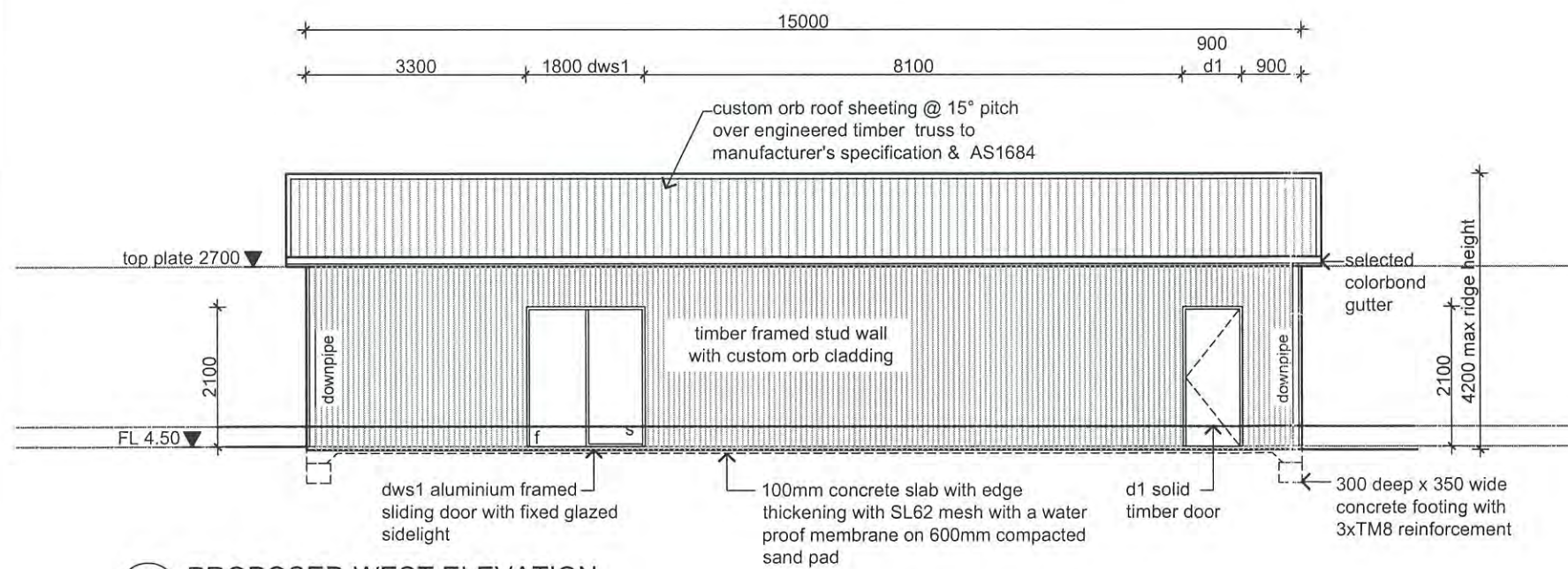


S PROPOSED SOUTH ELEVATION
A02 SCALE 1:100

project		
PROPOSED RESIDENCE LOT 31, WISHART PLACE, DENMARK		
client		
G & M HAWKINS		RECEIVED 31 AUG 2015
drawing title		
SHED - PLAN & NORTH, SOUTH ELEVATIONS		
scale	drawing no.	revision
1:100 @ A3	A.02	0
date		
05.07.2015	Do Not Scale Drawing. Figured dimensions take preference over scaling. Site to be checked prior to construction.	



E PROPOSED EAST ELEVATION
A00 SCALE 1:100



W PROPOSED WEST ELEVATION
A02 SCALE 1:100

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31 AUG 2015

project		
PROPOSED RESIDENCE LOT 31, WISHART PLACE, DENMARK		
client		
G & M HAWKINS		
drawing title		
SHED EAST & WEST ELEVATIONS		
scale	drawing no.	revision
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date		
05.07.2015		
Do Not Scale Drawing. Figured dimensions take preference over scaling. Site to be checked prior to construction.		

To whom it may concern,

I write to you in relation to our proposed shed at lot 31 Wishart Place, Denmark.

In relation to the floor area, for the shed I have proposed is 35m² over the acceptable 100m² floor area allowance. I believe the increase in area is acceptable because of the following reasons.

I have a work trailer, two cars a boat and assorted equipment and tools. plus various sporting equipment for the kids which will all be stored in the dwelling. Not only do they need to be stored out of the weather but would be out of site therefor making the property not look unsightly.

The shed is located at the north east corner of the property and I would be more than happy to plant some vegetation on both boundaries to reduce the visual impact on any neighbouring properties and any public vantage points.

I also ask you to consider the reduced setbacks on the shed from the current 10m and 8m setbacks to a 5m setback. For the reason we are already working with a very sloped block and we have three children to consider hence needing a larger back yard.

Based on the above it is considered that the proposed outbuilding meets the objectives of the shire outbuilding policy. And I respectfully ask the shire to consider this request favourably.

Kind regards

Graham and Mellissa Hawkins

RECEIVED
31 AUG 2015

SCHEDULE OF SUBMISSIONS: PROPOSED SINGLE HOUSE AND OUTBUILDING – NO. 18 (LOT 31) WISHART PLACE, DENMARK (A5240; 2015/158)

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
S1	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjoining landowner.</p>	<p>We own and occupy a house: <i>[address removed]</i> next to the proposed structure referred to above. Given the large metrics of the lot 31 proposal we, <i>[names removed]</i>, oppose the proposal. We are surprised the proposal has reached this stage of planning process given that the Shire size criteria on such issues are very clear in that they stipulate more modest and nuanced structure. An outbuilding of this size built in a residential zone would be at odds with the discrete nature of the existing residential architecture of the street. Both <i>[name removed]</i> and I feel the building proposed belongs in an industrial park, not Wishart Place.</p> <p>Please continue to keep us informed of the result of this planning issue.</p>	<ul style="list-style-type: none"> • Planning Services have recommended refusal for the outbuilding based on its size – refer officer comment section of report. • In regards to process, it is noted that Local Planning Policies are guiding documents only; each application is considered on its merits with due consideration to the provisions of the policy and the objectives which the policy was designed to achieve before making a decision. The proponent has the right to seek Council determination on the proposal. Neighbour consultation is undertaken as one facet of the assessment process prior to determining an application.
S2	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjoining landowner.</p>	<p>Further to our discussions last week, I wish to lodge an objection to the plans as submitted.</p> <p>As you are aware, <i>[details removed]</i> the owner of <i>[details removed]</i> in this development. I believe that if an outbuilding of 135m² is approved for this lot it would set a precedent for future applicants. If replicated on the other lots this would ruin the ambience which the development is trying to achieve. I therefore request that the outbuilding area be maintained at 100m².</p> <p>The plans to reduce the side setbacks also presents the same precedence question. The whole idea of the development was to provide space for all lots and avoid “closer settlement”.</p> <p>Whatever outbuilding is finally built, I request:-</p> <ol style="list-style-type: none"> 1. The exterior cladding be green so as to fit in with the surroundings. 2. The owner be required to plant shrubs/small trees adjacent to the outbuilding so as to limit the visual impact on neighbours. <p>I hope that the Council will accept these recommendations.</p>	<ul style="list-style-type: none"> • Planning Services have recommended refusal for the outbuilding based on its size – refer officer comment section of report. • Whether the outbuilding is approved or refused by Council it is noted that the nominated grey colour is permissible under the “S Res 9” provisions. • Whilst refusal has been recommended for the outbuilding based on its size, indicative support has been granted for the reduced setbacks, noting that Planning Services consider that vegetation screening will assist in this regard. It is further noted that the owner has proposed to plant vegetation screening.
S3	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjoining landowner.</p>	<p>We are prepared to accept the size and position of the building, but would prefer the colour to be green, to blend in with the trees in the surrounds.</p>	<ul style="list-style-type: none"> • The proponent has proposed to modify the rear elevation such that it is green, however Planning Services consider that this will not improve the visual impact as it would apply to one wall only. • Whilst refusal has been recommended for the outbuilding based on its size, indicative support has been granted for the reduced setbacks, noting that Planning Services consider that vegetation screening

			<p>will assist in this regard.</p> <ul style="list-style-type: none">• Whether the outbuilding is approved or refused by Council it is noted that the nominated grey colour is permissible under the "S Res 9" provisions.
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Marieke de Vries

From: graham hawkins <grahamhawkins@live.com.au>
Sent: Monday, 26 October 2015 5:25 PM
To: Marieke de Vries
Subject: RE: lot 32 Wishart Place

Hi Marieke,

Please find below a response to your previous email regarding our Planning Application for a dwelling and outbuilding at Lot 31 Wishart Place, Denmark.

I am aware the Shire currently has concerns with the proposed setbacks for the outbuilding and its overall floor area.

We understand that three submissions against our application were also received during the advertising period. However, we have discussed our application with our immediate neighbours who are mostly affected by our development. They have advised they have no objections to either the location or the size of the outbuilding (correspondence attached).

We note the objective of the Shire of Denmark's **Town Planning Scheme Policy No.13.4: Outbuildings** is;

"To achieve a balance between providing for the various legitimate needs of residences for outbuildings and minimising any adverse impacts that such outbuildings may have on neighbours, a street, a neighbourhood, locality or the Shire as a whole"

In relation to the floor area, the outbuilding we have proposed is 35m² over the acceptable 100m² floor area allowance. We believe the outbuildings size and location should be supported for the following reasons;

- We have two trailers and two cars, a boat, ride on lawn mower and various large equipment and tools that I would like to store. This would not only keep these out of the weather, but would also keep the property from appearing as 'unsightly'.
- In relation to the setbacks, we appreciate that the setbacks are 10m from the rear boundary and 8m from all other boundaries. The block is 35m in width and with the setbacks we can only build on just over half of the block. We also have children and want to have as much of useable open backyard as possible. Although the adjoining neighbours are happy with the outbuildings current location we are happy to increase the setback from the northern and eastern boundaries to 6m. Can you please appropriately annotate this in red on the drawings.
- The outbuilding will not be highly visible from the street because;
 - It is located at the rear of the lot, screened behind the size, shape \and location of the dwelling.
 - Of the slope of the site, the FFL is also 1.25m lower than the ground floor of the dwelling, and significantly lower than road level.

- We are happy to plant native vegetation between the outbuilding and the northern and eastern boundaries, to reduce the visual impact from neighbouring properties.
- The outbuilding complies with the relevant wall and ridge height requirements and will be clad in colorbond pale eucalyptus on the east wall which will also allow the structure to blend into the natural environment.
- Our immediate neighbours who are mostly affected by our development have advised they have no objections to either the location or the size of the outbuilding.

Based on the above amendments and justification it is considered that the proposal meets the relevant objective of the Shires Outbuildings Policy as well as the provisions for Special Residential Area No.9 (particularly section v) Building Materials, Colours and Heights). We also feel that we have adequately addressed the neighbour's concerns. We therefore respectfully ask the Shire to consider this application favourably.

Regards

Graham Hawkins and Mellissa Burke

Response to Submissions;

Submission 1:

It is considered that the proposed outbuilding complies with the overall objective of the Shires Outbuildings Policy. The lots within the area are zoned Special Residential and are not your typical residential lot. The 2440m² lot size warrants the need for a larger outbuilding. We feel that based on the location, design materials and vegetation screening we propose, the outbuilding will not detract from the amenity of the area and will not be out of character for this Special Residential area.

Submission 2:

Given the size of the lot and considering the location, design materials and vegetation screening we propose, the outbuilding will not be out of character for this Special Residential area. We believe that we have exceptional circumstances too warrant a relaxation and other cases (like this application) would be assessed on their individual merits. We have taken on board the comments and requests by;

- Increased the setbacks to 6m from the northern and eastern boundary.
- Cladding the outbuilding in pale eucalyptus colourbond on the east wall to blend in with the natural environment.

- Agreeing to plant native vegetation between the outbuilding and the northern and eastern boundaries, to reduce the visual impact from neighbouring properties.

Submission 3:

We are happy to clad the outbuilding in pale eucalyptus colourbond on the east wall to blend in with the natural environment. And plant out with vegetation.

Regards

Graham Hawkins and Mellissa Burke

Marieke de Vries

From: [REDACTED]
Sent: Wednesday, 28 October 2015 9:53 PM
To: Marieke de Vries
Subject: Lot 31 Wishart Place, Denmark - Shed

To Whom it May Concern,

We write in regards to the proposed shed at Lot 31 Wishart Place, Denmark.

We as neighbours at [REDACTED] have no objection to the position or size of the proposed shed. We feel because of its position low down on the left hand side of the block it will have no negative impact regarding view restriction from our property.

Please don't hesitate to contact us if you require further clarification.

Kind regards

[REDACTED]

To whom it may concern,

This letter is to the shire of Denmark to acknowledge Graham Hawkins and Mellissa Burkes intentions of the orientation size and colour of their proposed Separate Outbuilding at Lot 31 Wishart Place and by signing this letter to say that we have no objections to the current plans as the owners have agreed upon.

-To clad the east wall in pale eucalyptus colour bond and to plant out with vegetation to reduce to visual impact on the adjoining neighbours.

-To increase the setbacks to 6m instead of the initially proposed 5m.

-The proposed shed will be 35m² bigger than the allowed 100m². Which will help reduce the visual impact of the block as a whole as we have numerous vehicles and kids equipment that will be out of site.

-We have view the plans and are happy with the proposed dwelling

Your sincerely

[Redacted].....and.....

Of..... [Redacted].....

Signature..... [Redacted].....

* Rec'd over the counter on 29/10/15 as attached compared to applicants response.

Attachment 8.1.1d – Site Photos



Photo taken from Wishart Place looking south. Southern neighbour screened via existing vegetation on their property. Piles of sand along front boundary of subject property and unauthorised sea container on subject property in vicinity of southern boundary.



View from subject property to rear (eastern) boundary - existing vegetation screening on property to east (i.e. not on subject property).



View from the middle of the subject property to the north, lots yet to be developed. Sheds in distance on rear neighbouring property.



Photo taken from end of Wishart Place Cal-du-sac looking south to subject property. Shed site marked in red (not to scale).

Attachment 8.1.1e –Photos of 135m² Outbuilding in Peace Street

