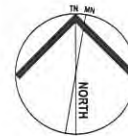


**DISCLAIMER**  
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**RECEIVED**  
 18 OCT 2017  
 BY: \_\_\_\_\_

**OFFICE COPY**



project  
 113a INLET DRIVE, DENMARK

client  
 Allister Dickson & Julie Glynn

builder Steven Madaffari  
 0409 080 678  
 steven@westruct.com.au

drawn Sally Burgess  
 salburgess485@gmail.com  
 0479 003 706

rev	date	description
A	24/09/17	DETAILS & ELEC
B	16/10/17	SHIRE RECOMMENDATIONS

project phase CONSULTATION

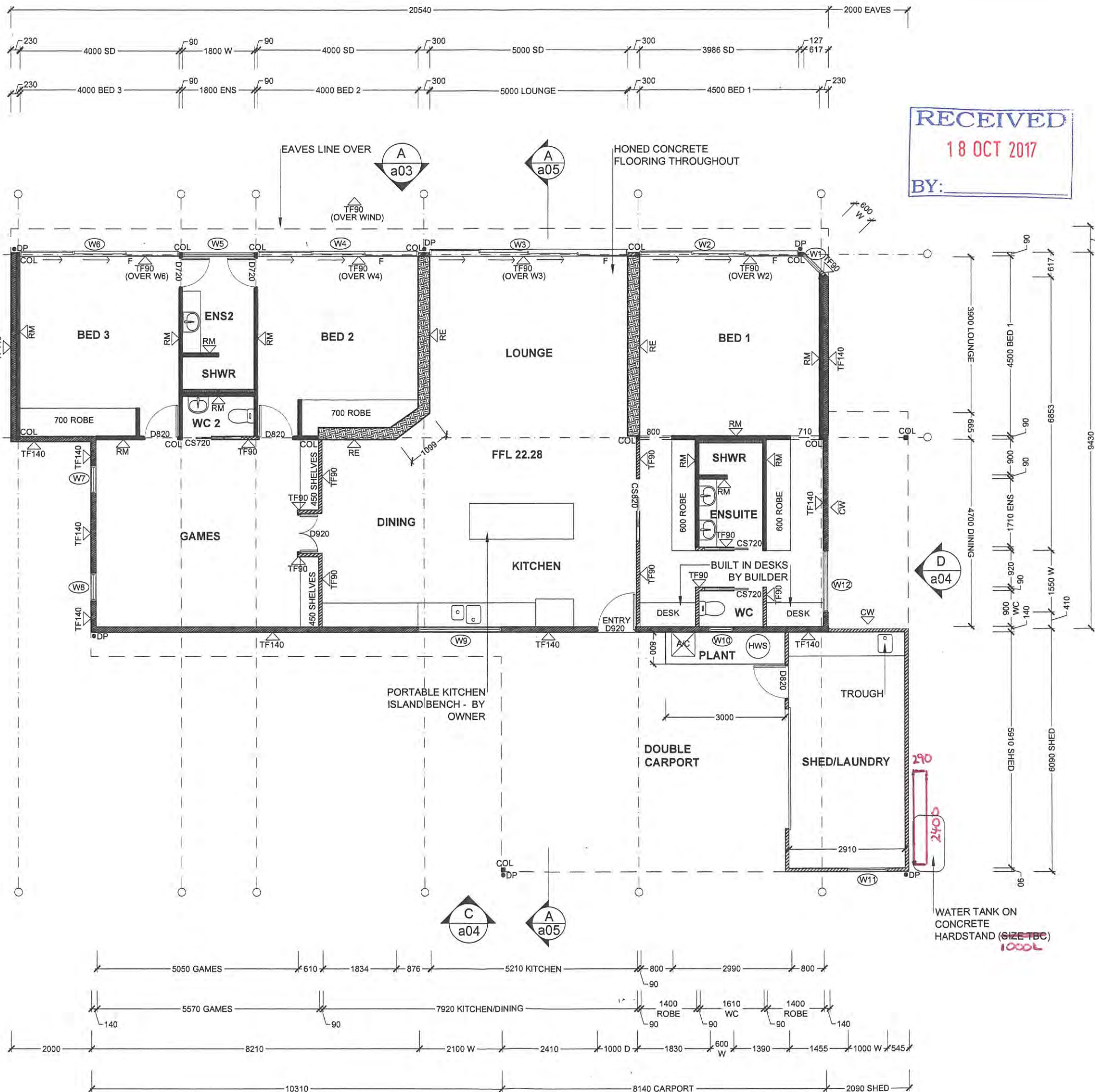
drawing title  
 SITE PLAN

scale 1:200 @A3 date 16/10/2017

proj. no ##### drawing no a01



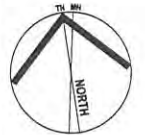
19 December 2017 - Attachment 8.1.3a



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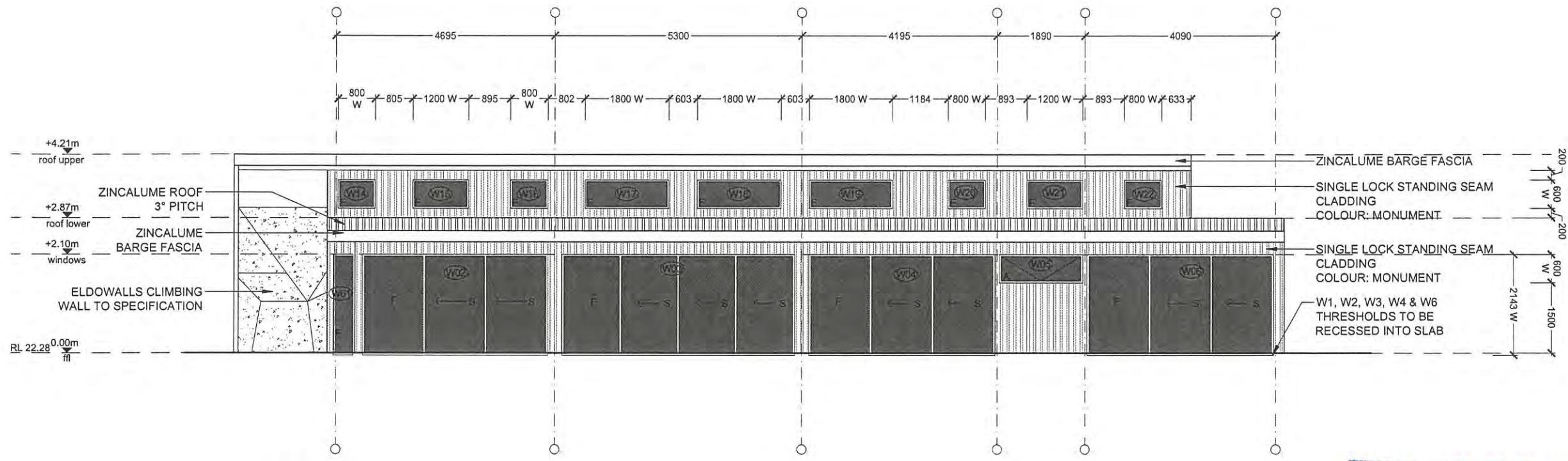
**DISCLAIMER**  
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- NOTES**
- 300mm Rammed Earth Walls
  - 140mm Timber Frame Wall R3 insulation
  - 90mm Timber Frame Wall
  - 90mm Rendered Masonry Wall
  - Eldowalls Climbing Wall
  - 90x90mm Steel Frame
  - Cavity Sliding Door
  - Downpipe



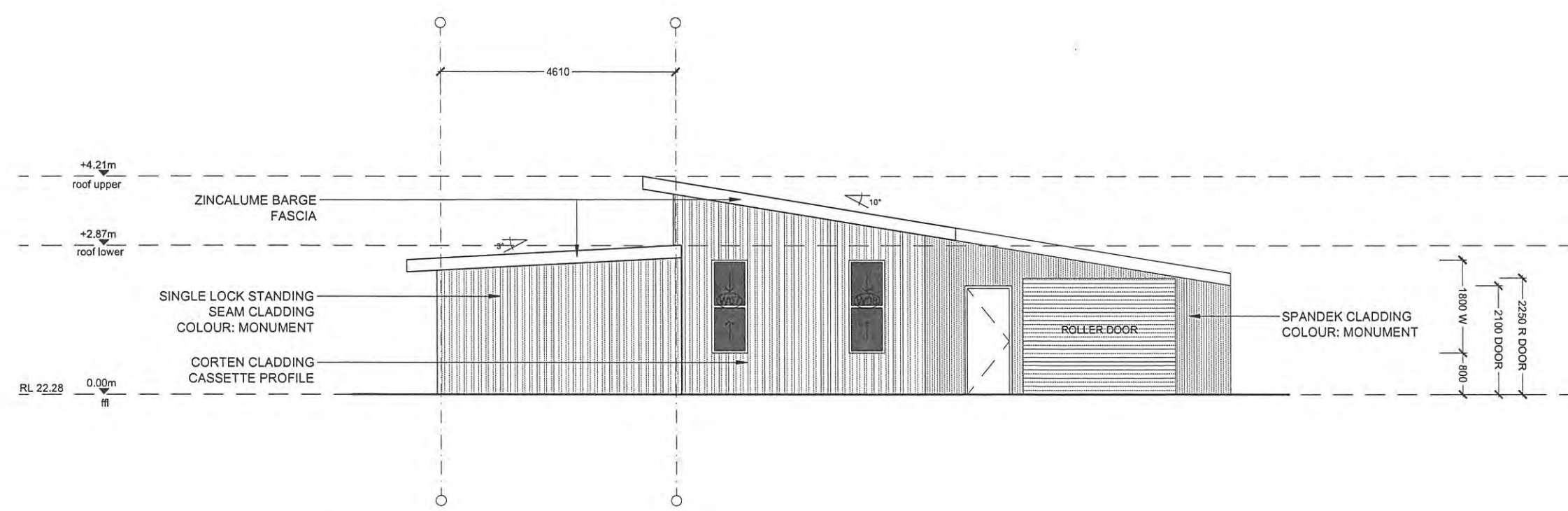
project		113a INLET DRIVE, DENMARK
client		Allister Dickson & Julie Glynn
builder	Steven Madaffari 0409 080 678 steven@weststruct.com.au	
drawn	Sally Burgess salburgess485@gmail.com 0479 003 706	
rev	date	description
A	24/09/17	DETAILS & ELEC
B	16/10/17	SHIRE RECOMMENDATIONS
project phase		CONSULTATION
drawing title		FLOOR PLAN
scale	1:100 @A3	date 16/10/2017
proj. no	####	drawing no a02

**DISCLAIMER**  
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ELEVATION A

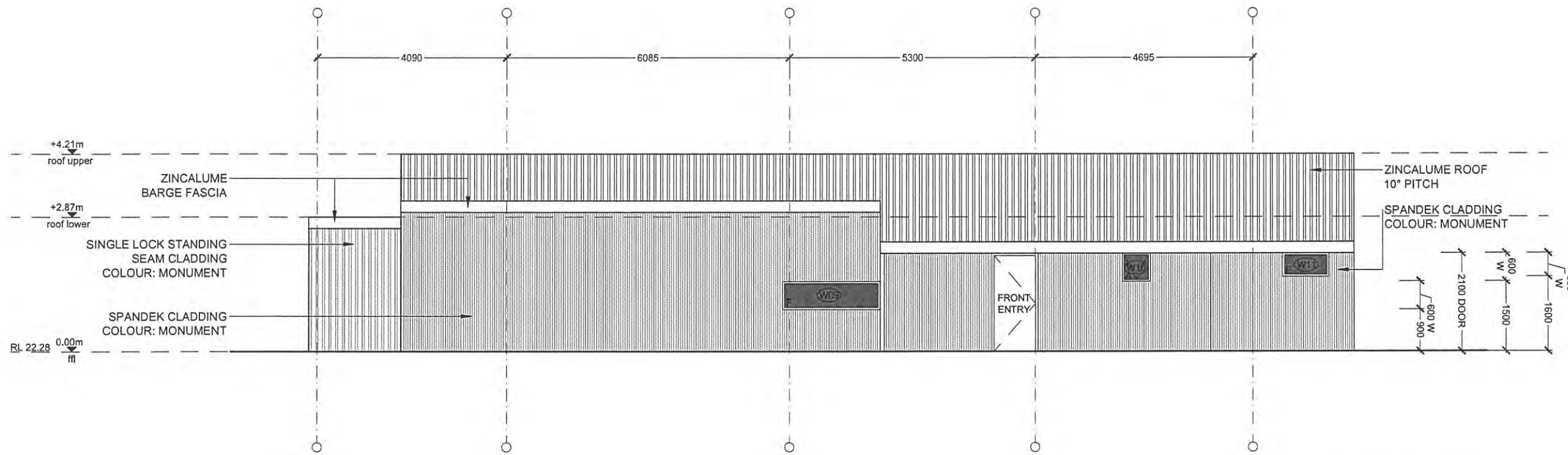
RECEIVED  
 18 OCT 2017



ELEVATION B

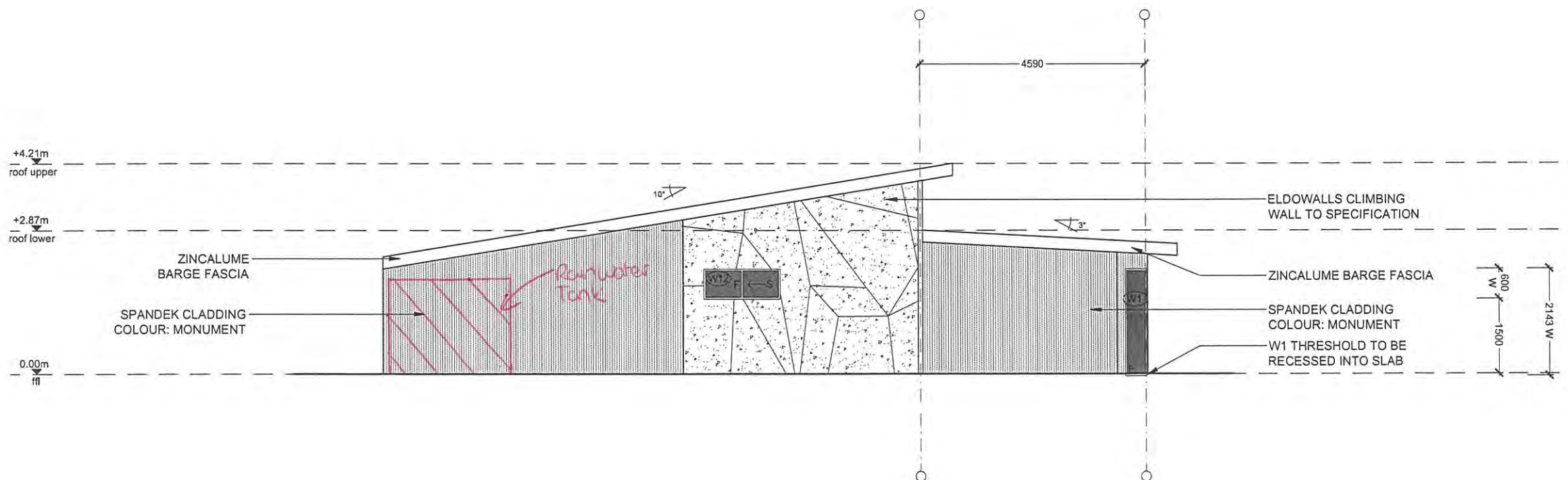
project	113a INLET DRIVE, DENMARK	
client	Allister Dickson & Julie Glynn	
builder	Steven Madaffari 0409 080 678 steven@weststruct.com.au	
drawn	Sally Burgess sallyburgess485@gmail.com 0479 003 706	
rev	date	description
A	24/09/17	DETAILS & ELEC
B	16/10/17	SHIRE RECOMMENDATIONS
project phase	CONSULTATION	
drawing title	ELEVATIONS A & B	
scale	1:100 @A3	date 16/10/2017
proj. no	####	drawing no a03

**DISCLAIMER**  
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ELEVATION C

**RECEIVED**  
 18 OCT 2017  
 BY: \_\_\_\_\_



ELEVATION D

project  
 113a INLET DRIVE, DENMARK

client  
 Allister Dickson & Julie Glynn

builder  
 Steven Madaffari  
 0409 080 678  
 steven@westruct.com.au

drawn  
 Sally Burgess  
 salburgess485@gmail.com  
 0479 003 706

rev	date	description
A	24/09/17	DETAILS & ELEC
B	16/10/17	SHIRE RECOMMENDATIONS

project phase  
 CONSULTATION

drawing title  
 ELEVATIONS C & D

scale  
 1:100 @A3

date  
 16/10/2017

proj. no  
 #####

drawing no  
 a04

**SCHEDULE OF SUBMISSIONS: PROPOSED SINGLE HOUSE – NO. 113A (LOT 12) INLET DRIVE, DENMARK (A5440; 2017/132)**

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>I am writing in relation to the above Ref Number in regarding the setback application for No 113A (Lot 12) Inlet Drive, Denmark.</p> <p>I strongly oppose any changes to the coded R2 setbacks. One of the great reasons in moving to a lovely place like Denmark, is to have some space and privacy.</p> <p>By reducing these setbacks, you will create a precedent. I strongly feel that this will reduce the value of our property and ruin the country lifestyle that we came to Denmark for.</p> <p>I currently reside in Qld but plan to return to Denmark when possible. If you have any questions please call my mobile XXXX XXX XXX.</p> <p>Can you please keep me informed of the progress of this matter as it of utmost concern for my family.</p> <p><b><i>NB: The following additional comments were provided following further correspondence with the submitter:</i></b></p> <p>Given that our property and house are the closest to block we object on the small setback being applied for. As we said before we greatly value the space and privacy that we have on our property and is the reason we love Denmark so much. We also understand that building on a small block can provide a limited amount of space to allocate your home, however we still feel that this needed to be looked at when subdividing the block when the previous owners did.</p>	<ul style="list-style-type: none"> <li>• Based upon the size and dimensions of the lot full compliance with the front, side and rear setbacks under an R2 Coding cannot be achieved.</li> <li>• Similar setback reductions are evident on undersized lots along this portion of Inlet Drive, including a rear setback of 3.25 metres associated with a patio on No.113 Inlet Drive.</li> <li>• Due to the angled position of the proposed dwelling and staggered building line, the setback variation only applies to a portion of the storeroom and verandah. There are no habitable room windows on the rear elevation and the floor level is raised less than 500mm so as not to trigger overlooking/ privacy considerations under the R Codes.</li> <li>• The neighbouring house is setback approximately 24 metres from the common boundary, separated by an outbuilding and established vegetation. The proposed outdoor living area is situated on the northern side of the building and will be orientated away from the submitter's property limiting amenity impacts associated with the reduced rear setback.</li> <li>• The development complies with height, visual overlooking and overshadowing requirements as per the R-Codes.</li> <li>• The variable setback, low roof pitch and flat nature of the site will ensure that any impacts of building bulk arising from the reduced setback are minimised when viewed from the adjoining property.</li> </ul>



# SITE VISIT RECORD FORM

**Subject Site:** 113A (Lot 12) Inlet Drive, Denmark

**Date:** 6 October 2017

**By Whom:** Senior Town Planner Jasmine Tohill

**File Ref:** A5440 (2017/132)

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Aerial Photo



Existing crossover onto Inlet Drive



View north towards side boundary of No. 113 Inlet Drive



View of proposed crossover location, adjacent to No.115 Inlet Drive

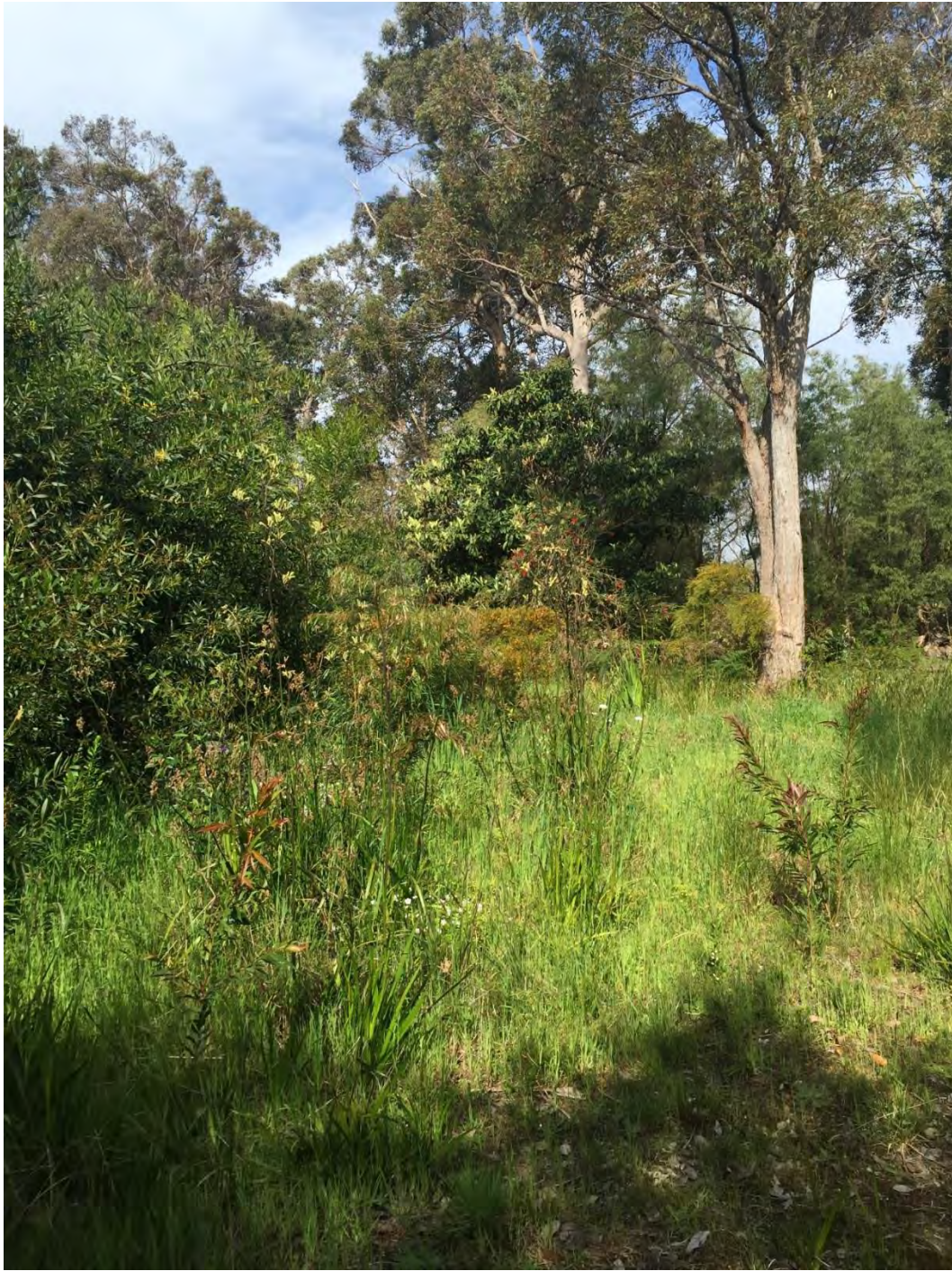


Side view of adjoining residence (No.115 Inlet Drive)





View of adjoining driveway at No.113 Inlet Drive abutting northern property boundary



No.113A Inlet Drive, view east towards rear boundary