



16/5/18

To whom it may concern,

Shire of Denmark

I am writing to request permission to open a home business at 17 Harper street Denmark.

My business would operate out of our garage which is a 6.5 x 6.5m area.

I am wanting to offer art classes to the Denmark Community. Firstly to children for during and after school classes.

I am a qualified education assistant and artist. I am also keen to teach classes to adults further on down the track.

I am hoping to run classes for 10-12 people at a time.

My driveway can house 6 cars with another 3 along side the driveway.

I am not sure how often these classes will run as I will need to build up the business over time. Hopefully if it is successful I will be able to run 6-8 classes a week.

Thank you for taking time to look at my request and if you require any further information please feel free to contact me on [redacted]

Kindest Regards
Linda Lynam.

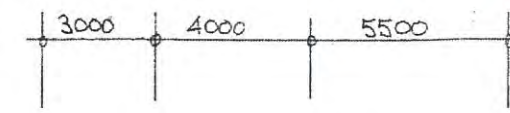
PRIOR TO LAYING OF PLASTIC MEMBRANE FOR SLAB SPRAY PAD AGAINST WHITE ANT ATTACK. ON COMPLETION OF BUILDING WORKS SPRAY PERIMETER OF SLAB TO COMPLETE PROTECTION PROGRAMME ALL IN COMPLIANCE TO AS 3660.1 RESS.

CLEAR OUTBUILDING & RESIDENCE WORKS AREAS OF VEGETATION & REMOVE FROM SITE.

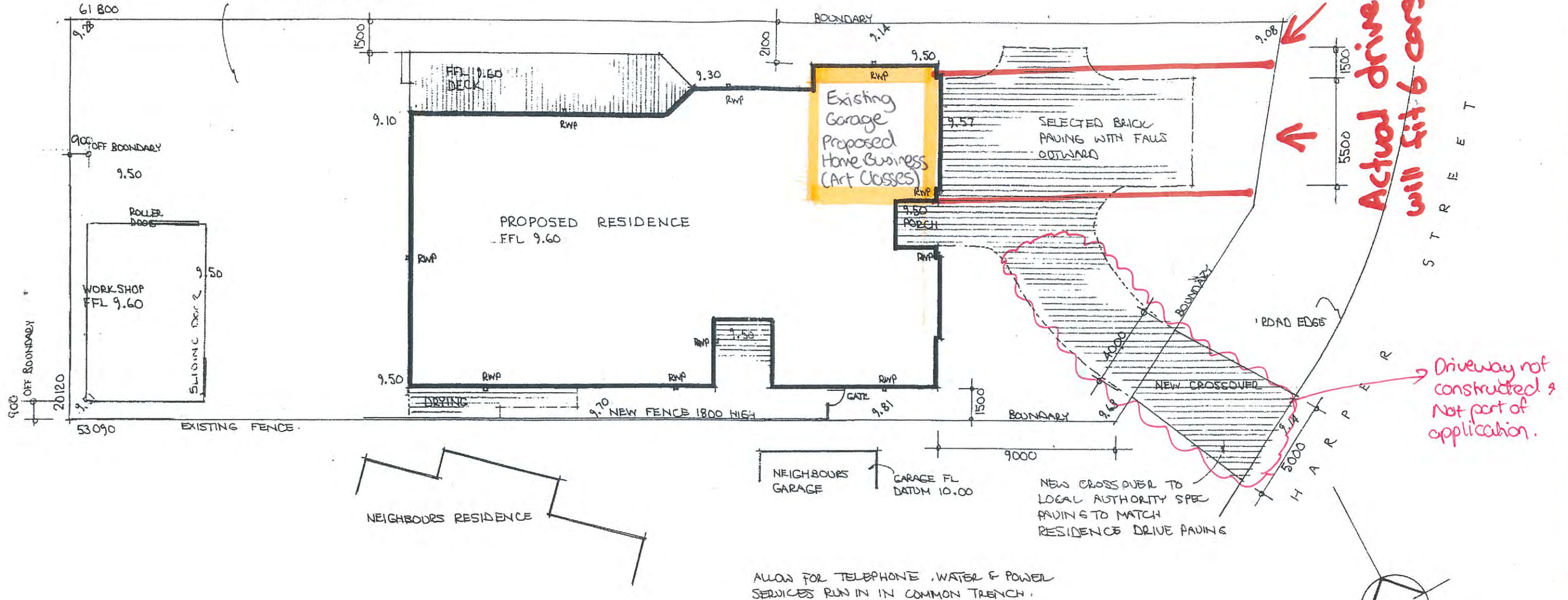
COMPACTED SAND FILL TO EXTEND 1500 BEYOND FOOTPRINT. 4 TO A MIN OF 600mm. SUPPLY COMPACTION CERTIFICATE FOR HOUSE PAD.

PICK UP R/Ws FROM OUTBUILDING & RESIDENCE VIA 90mm Ø S/WATER DRAIN TO DISCHARGE INTO STREET

APPROVED
SHIRE OF DENMARK
J. Webb
29/9/06
6079 BUILDING SURVEYOR



SEPTIC TANKS & LEACH DRAINS TO LOCAL AUTHORITY SPEC



*Grass Area
Will fit 6 cars*

*Actual drive
will fit 6 cars*

Driveway not constructed & Not part of application.

NOTES:

- 9.91 DENOTES AN EXISTING R/L
- 9.60 DENOTES NEW FINISHED R/L
- DATUM IS THE FLOOR OF THE NEIGHBOUR'S GARAGE ADJACENT THE SOUTH BOUNDARY

SITE PLAN 1:200

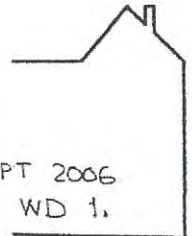
PROPOSED RESIDENCE
LOT 36 HARPER ST DENMARK

RECEIVED
17 MAY 2006
Shire of Denmark

26 SEP 2006

MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
PO BOX 31 DENMARK 6333
a/h - Ph/Fax 9848 1849
Date: SEPT 2006
Drwg: WD 1.



SCHEDULE OF SUBMISSIONS: PROPOSED HOME BUSINESS (ART CLASSES) No.17 (LOT 36) HARPER STREET, DENMARK

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
S1		We are residents of 26 Harper Street and wish to register our support for the art class business to be held at 17 Harper Street, Denmark.	Support Noted.
S2		I note the information sent regarding the proposal for Art Classes to be held at 17 Harper Street in Denmark and wish it to be known that I have no objection to this proposal and would strongly support it as being an asset in the community.	Support Noted.
S3		We at 21 Harper Street, Denmark have no objection to the proposed art activity at 17 Harper Street and strongly support it as a benefit to the Denmark Com0munity.	Support Noted.
S4		<p>We are supportive of our neighbours proposal for a Home occupation on lot 36 Harper Street, but not the existing plan sent for comment.</p> <p>Of concern is the proposed new crossover shown on the plan. The proposed crossover cuts in front of our existing crossover by at least 3 metres and would necessitate the removal of a large lemon scented gum that sits in the road reserve in line with the boundary between our two properties. Please look on your aerial mapping to see this tree. I do not think the existing plan should have proceeded through stat planning to send out and comment stage without this being identified and rectified.</p>	<p>Support Noted.</p> <p>The plans provided show the driveway and crossover forming part of the Development Approval and Building Permit issued for construction of the Single Dwelling. Noting that the driveway has been constructed in a different location notation has been included on the plan to reflect this.</p> <p>The applicant has no intention of modifying the driveway as part of application to conduct Art Classes from the premises..</p>

X2058
DA2018/82

IPA18710732

PRIOR TO LAYING OF PLASTIC MEMBRANE FOR SLAB SPRAY PAD AGAINST WHITE ANT ATTACK. ON COMPLETION OF BUILDING WORKS SPRAY PERIMETER OF SLAB TO COMPLETE PROTECTION PROGRAMME ALL IN COMPLIANCE TO AS 3660.1 RESS.

CLEAR OUTBUILDING & RESIDENCE WORKS AREAS OF VEGETATION & REMOVE FROM SITE.

COMPACTED SAND FILL TO EXTEND REAR FOOTPRINT, & TO A MIN OF 600mm. SUPPLY COMPARISON CERTIFICATE FOR HOUSE PAD.

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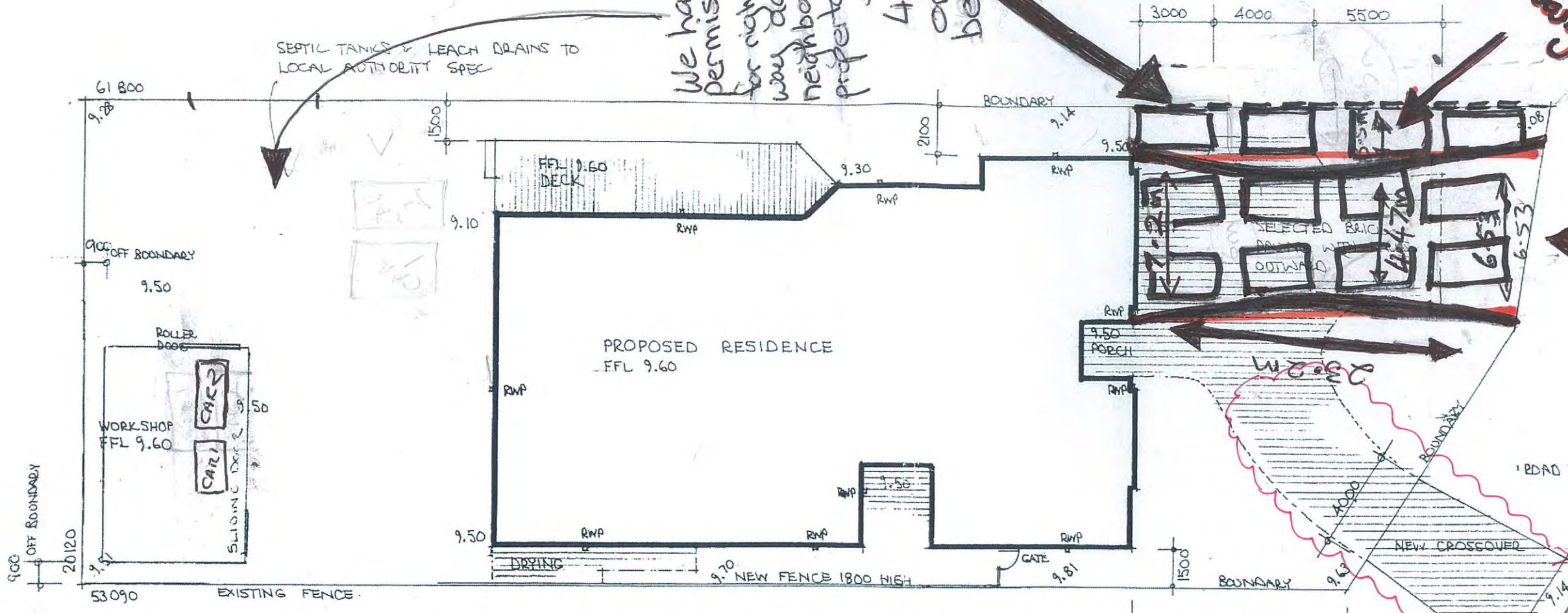
APPROVED
SHIRE OF DENMARK
29/9/06
BUILDING SURVEYOR

We have permission for right of way across neighbouring property.
4 cars can park on grass area beside driveway

11m x 6.5m
Carport

Actual Drive way will fit 8 cars

Driveway not constructed & Not Part of application



21 August 2018 - Attachment 8.1.1c

RECEIVED
17 MAY 2018
Shire of Denmark

NOTES:
9.51 DENOTES AN EXISTING R/L
9.60 DENOTES NEW FINISHED R/L
DATUM IS THE FLOOR OF THE NEIGHBOUR'S GARAGE ADJACENT THE SOUTH BOUNDARY

SITE PLAN 1:200

PROPOSED RESIDENCE
No. 17, LOT 36 HARPER ST DENMARK

MAXWELL DESIGNS
Building Design ABN: 13 846 760 378
PO BOX 31 DENMARK 6333
a/h - Ph/Fax 9848 1849
Date: SEPT 2006
Drwg: WD 1.

RECEIVED
24 JUL 2018
Shire of Denmark

OFFICE COPY

Sent: Monday, 23 July 2018 8:19 AM
To: Jasmine Tohill
Subject: 17 Harper Street

Hello,

I am writing to you in relation to my art business proposal for 17 Harper Street.

I am aware that planning have concerns in regards to parking and would like to address this.

My business plan is for parents to drop off and pick up children rather than parking for an extended period of time. Planning say I need to accommodate parking for two cars for the household and then extra for visitors. I wish to advise you that we have only one family car and have permission from the owner of the block next door to access across their property which allows me additional parking for two vehicles in the garage at the rear of my property. This allows all vehicles of the family to be parked off the street and frees up parking at the front of the property .

As I am planning for this to be a drop off business then long term parking would not be required.

I would also like to say that even though I have requested the ability to run classes with 10-12 students at a time this does not necessarily mean that, that is how many vehicles will be attending the property as there will be siblings and car pooling which will lower the flow of traffic.

I have requested this amount as any less would not make it a viable business and secondly I have been approached by one of the home School community families to be able to run a class to accommodate four families, which is a total of 10 children.

In my business proposal I have been very mindful of my neighbours hence only opening during business hours and not over weekends to lower any impact on them and their private lives.

I have been absolutely overwhelmed and humbled with the amount of support and encouragement I have received from my neighbours in regards to this matter and hope that council will take this into account for my application.

I feel that this is something lacking in Denmark and feel I am able to offer good quality art classes to the creative children of our community.

If you have any questions please feel free to contact me on [REDACTED]

Kindest Regards

Kendel Lynam

Sent from my iPhone

21 August 2018 - Attachment 8.1.1d

Shire of Denmark

SITE VISIT RECORD FORM



Subject Site: No.17 (Lot 36) Harper Street, Denmark

Date: 9 August 2018

By Whom: Senior Town Planner – Jasmine Tohill

File Ref: A2058 (2018/82)



