

PAINTING. PRIOR TO APPLYING FINISHES, SAND, FILL & PREP.

EXTERNAL
 TIMBER RAFT 1 COAT OF 3IN 1 PRIMER/UNDERCOAT. 2 COATS ACRYLIC SATIN
 PREPRIMED TIMBER 2 COATS OF ACRYLIC SATIN
 PINE LINING BAC TO SOFFITS. SELECT TINTED POLYURETHANE 1 COAT
 FIBRE CEMENT BOARD. PREPARED TO MANUFACTURERS SPEC.
 APPLY 2 COATS OF SELECTED FINISH TEXTURE ACRYLIC LOW SHEEN.

INTERNAL
 GYPSUM CEILING. 1 SEALER COAT & 1 COAT OF CEILING ACRYLIC MATT
 GYPSUM WALLS 1 SEALER COAT & 2 COATS OF ACRYLIC LOW SHEEN.
 PREPRIMED TIMBER 2 COATS OF ACRYLIC SATIN
 SELECTED TIMBER SPECIES 2 COATS OF POLYURETHANE SATIN ACRYLIC

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REFER TO DWGS WD 2 FOR LOCATION OF HOT WATER SYSTEMS, GAS BOTTLE LOCATION & HOSE COCKS.

REFER TO DWGS WD 2 FOR LOCATION OF RUMPS. PICK UP ALL RUMPS WITH 90MM Ø PVC STORMWATER LINES & DISCHARGE INTO UNDER FLOOR TANKS. CONNECT TANKS IN SERIES. PRIOR TO TANK ENTRY INSTALL A BRANCH BLEEDER LINE EXTERNALLY WITH A SCREEN CAP END. TANK OVER FLOW LINE TO DISCHARGE INTO SUMP AS INDICATED.

FORM SUMP FOR RAIN WATER TANKS OVERFLOW. 90MM Ø PVC STORMWATER OVER FLOW DRAIN TO DISCHARGE INTO SUMP. SUMP NOM 3000 & LINED WITH 50MM Ø LATEX STONES 150MM THICK & LAY DUX. STAGGER EDGE & INCORPORATE SUMP INTO LANDSCAPING

NEW CROSSOVER GRAVEL AGGREGATED BITUMEN PAVED TO SHIRE SPECIFICATION. CROSS OVER TO ALIGN WITH EXISTING GATE. EXTEND PAVING TO ALIGN WITH THE EXISTING PEDESTRIAN GATE
 ELECT DOME
 WATER CONNECTION POINT
 TELSTRA PIT

SITE PLAN 1:250

SCHOOMBEE RESIDENCE 3 RATCLIFF VIEW OCEAN BEACH

MAXWELL DESIGNS

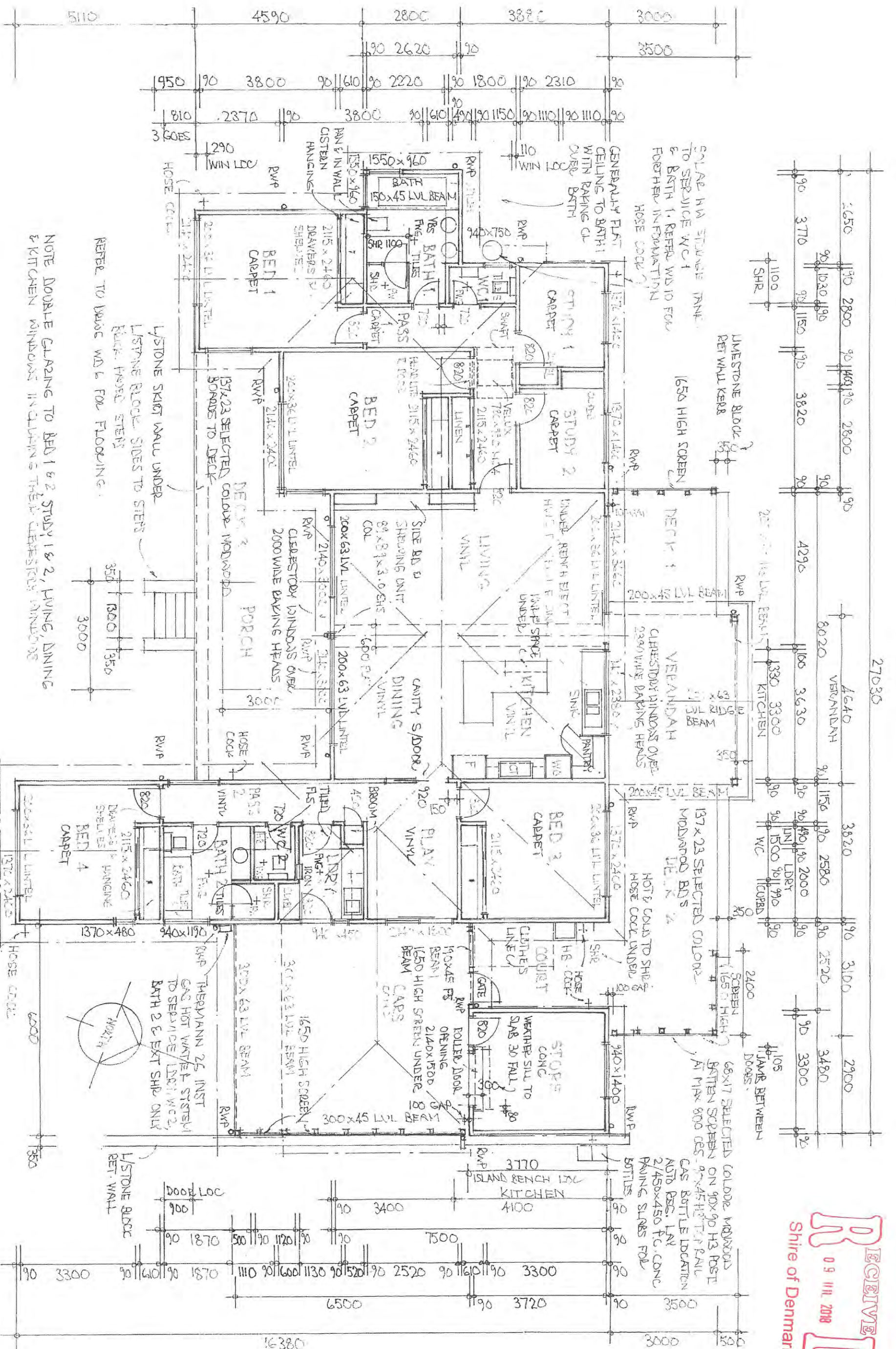
Building Design ABN 13 846 760 378
 PO BOX 31 DENMARK 6333

Date: JUNE 2018
 Drwg: WD 1

TBM 25.48
 NAIL & R.I.N
 BITUMEN

Ph: 9848 3123





NOTE DOUBLE GLAZING TO BED 1 & 2, STUDY 1 & 2, LIVING, DINING & KITCHEN WINDOWS INCLUDING THEIR RESPECTIVE WINDOWS
REFER TO DRAW W/L FOR FLOORING
L/STONE SKIRT WALL UNDER LISTING BLOCK SIDES TO STAIRS
BLACK WOOD STAIRS
REFER TO DRAW W/L FOR FLOORING.

SOLAR HV STORAGE TANK TO SERVICE WC 1 & BATH 1. REFER W/L FOR FURTHER INFORMATION.
HOSE COCK

1650 HIGH SCREEN
LIMESTONE BLOCK RET WALL KERB

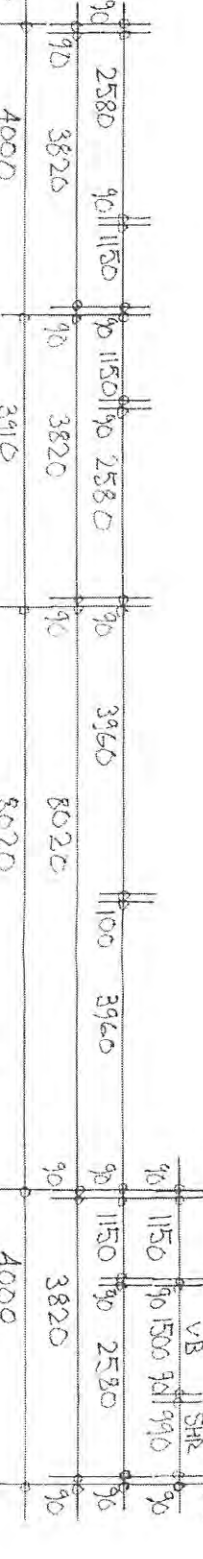
UNDER RENCH ELECT
HOLE 1" DIA 1" DEEP
UNDER RENCH
KITCHEN
VINYL

68x17 SELECTED COLORE MODWOOD BATTEN SCREEN ON 90x90 H3 POST AT MAX 800 CES. 9x45 HETTER PAUL CAS BOTTLE LOCATION AUTO REG. LNW 2/450x450 P.C. CONC RAINING SLABS FOR BOTTLES

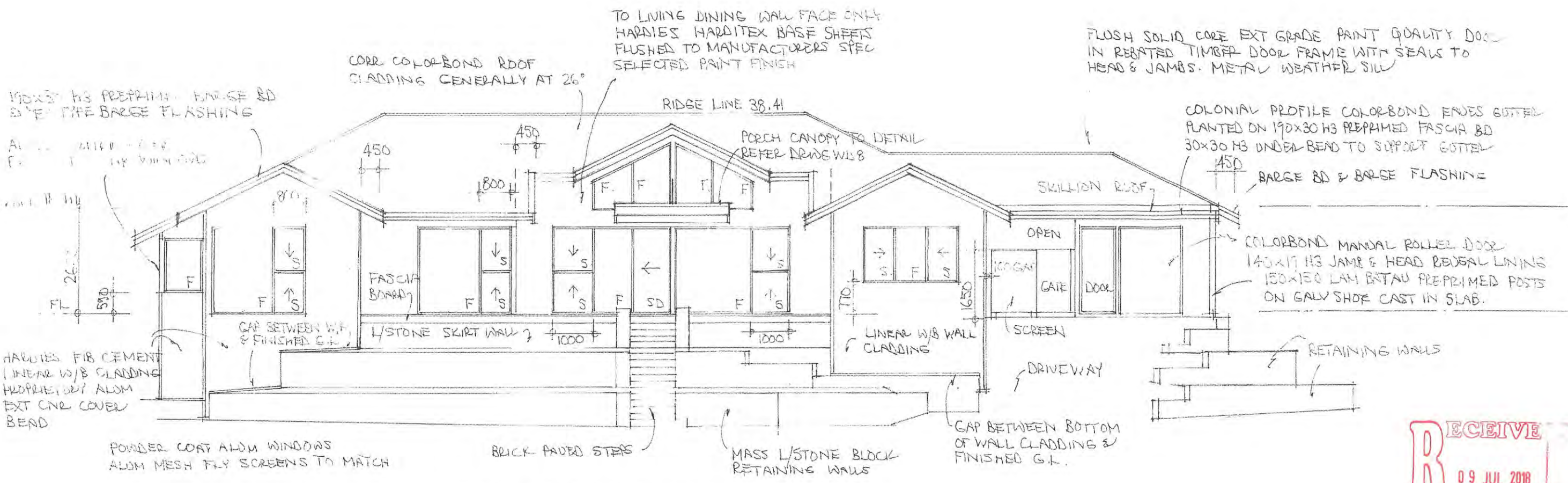
157x23 SELECTED COLORE MODWOOD B'S
HOT & COLD TO SHEET HOSE COCK UNDER

3770
LAND RENCH 17' KITCHEN 4'00

FLOOR PLAN
1:100



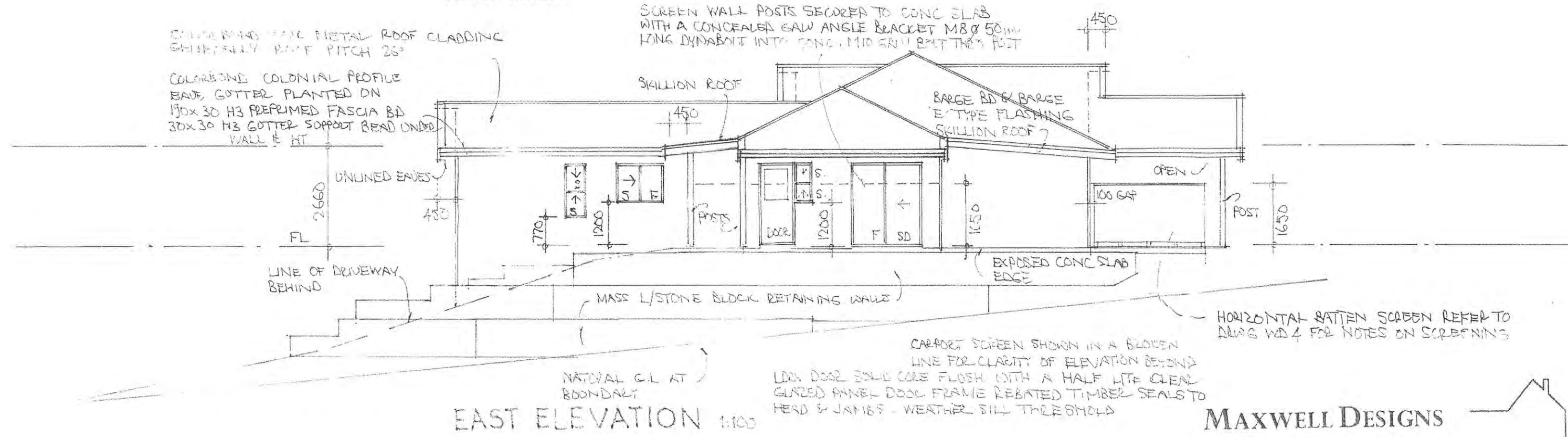
MAXWELL DESIGNS
Building Design ABN: 13 846 760 378
PO BOX 31 DENMARK 6333
Date: JUNE 2018
Dwg: WD 2
Ph: 9848 3123



SOUTH ELEVATION 1:100

REFER TO DWGS WD 2 FOR WINDOWS TO BE DOUBLE GLAZED

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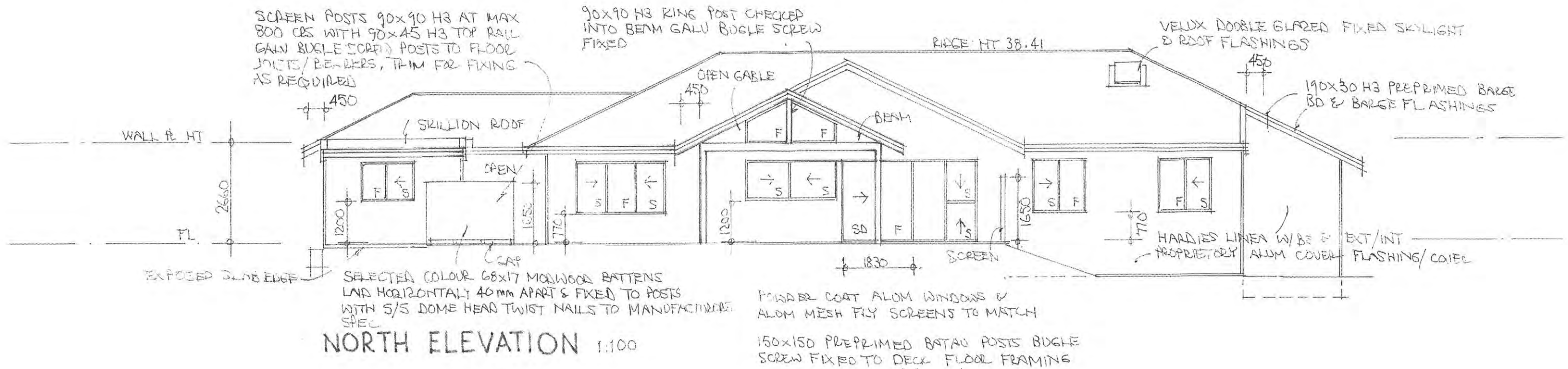
EAST ELEVATION 1:100

SCHOOMBEE RESIDENCE 3 RATCLIFF VIEW OCEAN BEACH

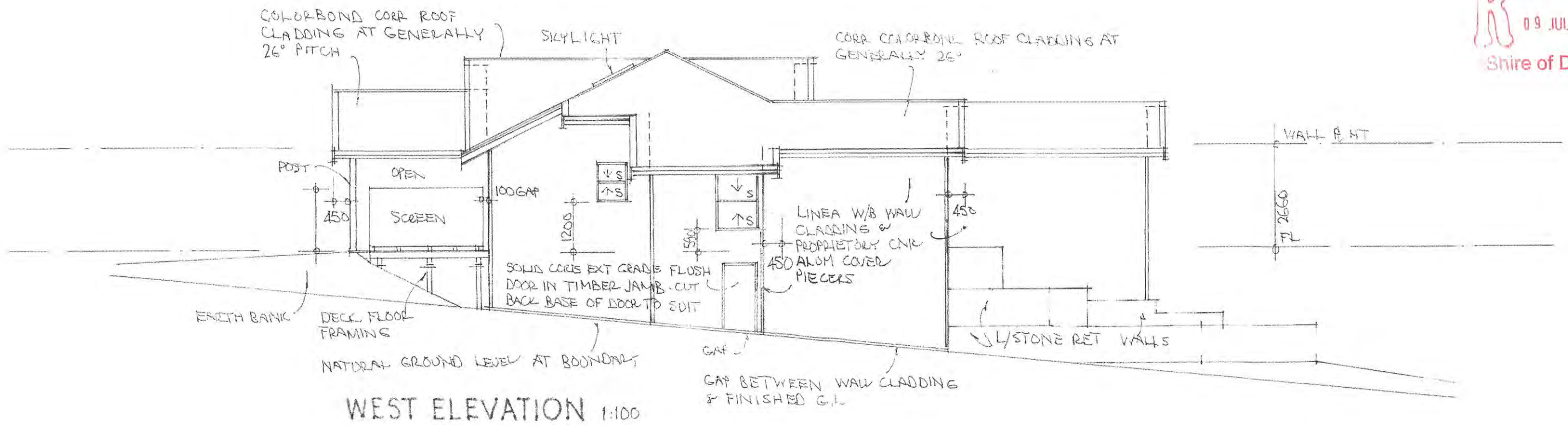
MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
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Date: JUNE 2018
Drwg: WD 3



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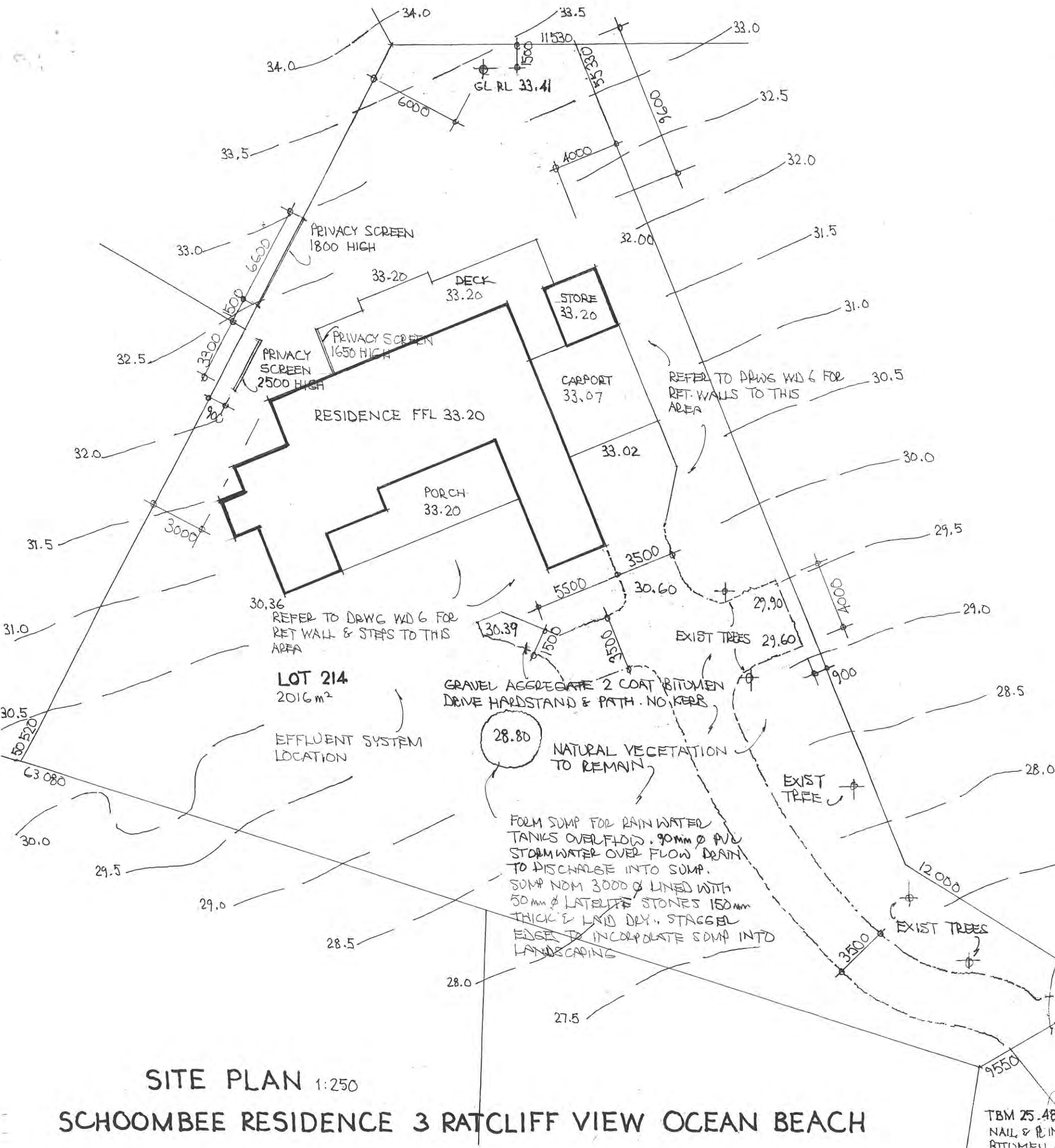


SCHOOMBEE RESIDENCE 3 RATCLIFF VIEW OCEAN BEACH

MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
 PO BOX 31 DENMARK 6333

Date: JUNE 2018
 Drwg: WD 4



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EXTERNAL
 TIMBER RAW 1 COAT OF 3IN 1 PRIMER/UNDERCOAT. 2 COATS ACRYLIC SATIN
 PREPRIMED TIMBER 2 COATS OF ACRYLIC SATIN
 PINE LINING BAS TO SOFFITS. SELECT TINTED POLYURETHANE 1 COAT.
 FIBRE CEMENT BOARD. PREPARED TO MANUFACTURERS SPEC.
 APPLY 2 COATS OF SELECTED FINISH TEXTURE ACRYLIC LOW SHEEN.

INTERNAL
 GYPSUM CEILINGS. 1 SEALER COAT & 1 COAT OF CEILING ACRYLIC MATT
 GYPSUM WALLS 1 SEALER COAT & 2 COATS OF ACRYLIC LOW SHEEN.
 PREPRIMED TIMBER 2 COATS OF ACRYLIC SATIN
 SELECTED TIMBER SPECIES 2 COATS OF POLYURETHANE SATIN ACRYLIC

REFER TO DRWG WD 2 FOR LOCATION OF HOT WATER SYSTEMS, GAS BOTTLE LOCATION & HOSE COCKS.

REFER TO DRWG WD 2 FOR LOCATION OF R/W'S. PICK UP ALL R/W'S WITH 90mm Ø PVC STORMWATER LINES & DISCHARGE INTO UNDER FLOOR TANKS. CONNECT TANKS IN SERIES. PRIOR TO TANK ENTRY INSTALL A BRANCH BLEEDER LINE EXTERNALLY WITH A SCREW CAP END. TANK OVER FLOW LINE TO DISCHARGE INTO SUMP AS INDICATED.

NORTH

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FORM SUMP FOR RAIN WATER TANKS OVERFLOW. 90mm Ø PVC STORMWATER OVER FLOW DRAIN TO DISCHARGE INTO SUMP. SUMP NOM 3000 Ø LINED WITH 50mm Ø LATEX STONES 150mm THICK & LAID DRY. STAGGER EDGE TO INCORPORATE SUMP INTO LANDSCAPING

NEW CROSSOVER GRAVEL AGGREGATED BITUMEN PAVED TO SHIRE SPECIFICATION. CROSS OVER TO ALIGN WITH EXISTING GATE. EXTEND PAVING TO ALIGN WITH THE EXISTING PEDESTRIAN GATE
 ELECT DOME
 WATER CONNECTION POINT
 TELSTRA PIT

SITE PLAN 1:250
SCHOOMBEE RESIDENCE 3 RATCLIFF VIEW OCEAN BEACH

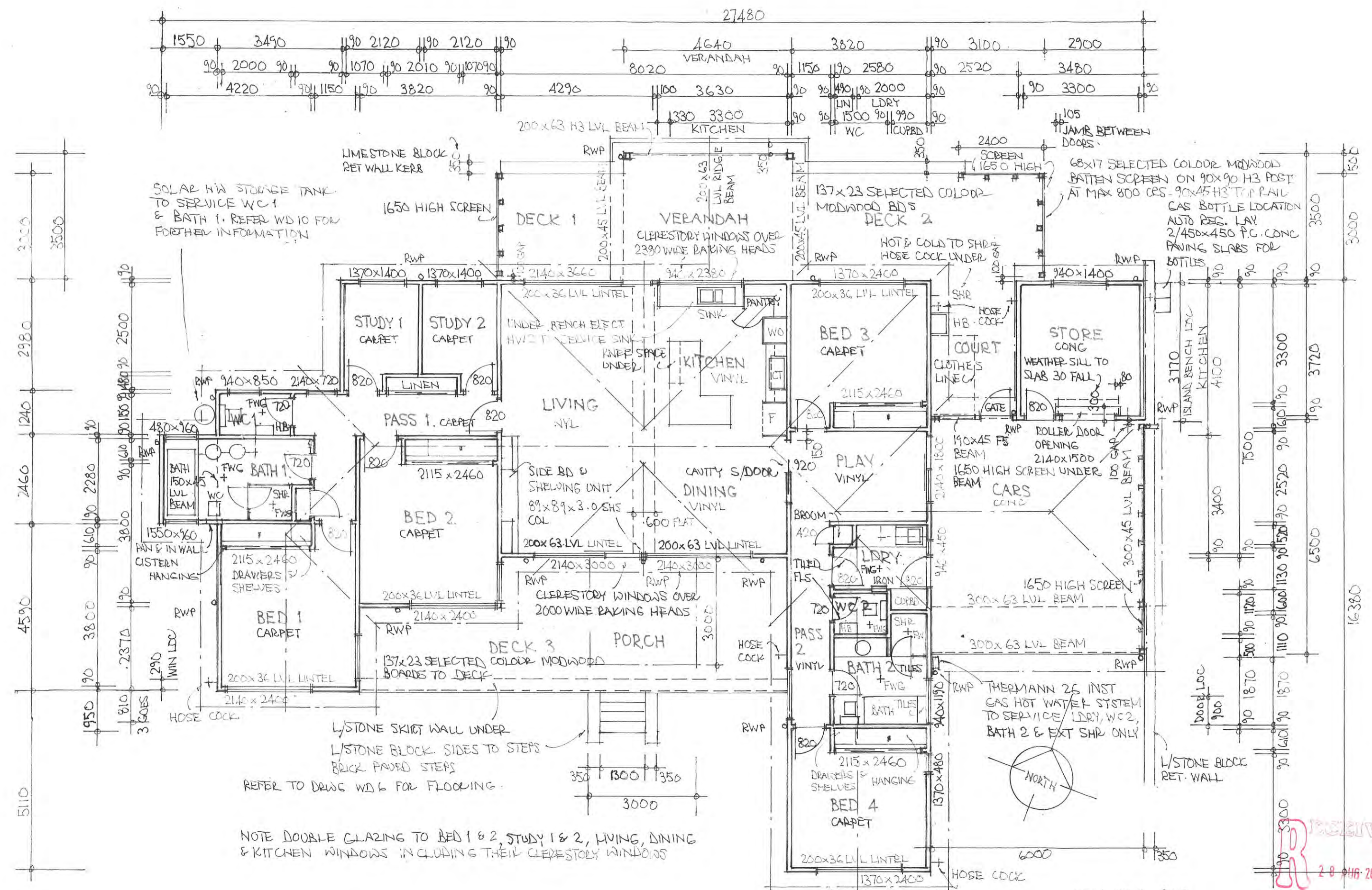
REV A 27.8.2018
MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
 PO BOX 31 DENMARK 6333

TBM 25.48 # RATCLIFF VIEW
 NAIL & PIN RETURN

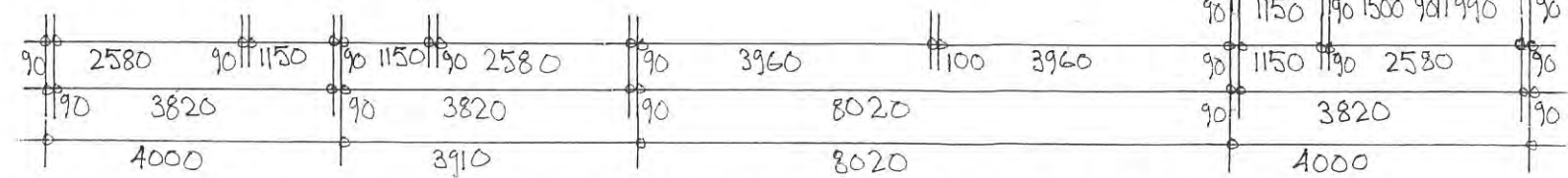
Date: JUNE 2018
 Drwg: WD 1A

PH: 0848 3123



FLOOR PLAN
1:100

SCHOOMBEE RESIDENCE 3 RATCLIFF VIEW OCEAN BEACH

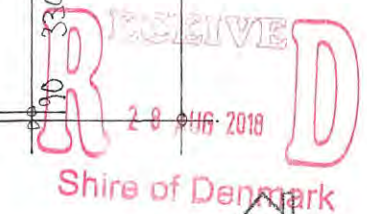


REV A 27.8.2018

MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
PO BOX 31 DENMARK 6333

Date: JUNE 2018
Ph: 9848 3123
Drwg: WD 2A



SCREEN POSTS 90x90 H3 AT MAX 800 CBS WITH 90x45 H3 TOP RAIL GALV BUGLE SCREW POSTS TO FLOOR JOISTS/ BEAMERS, TRIM FOR FIXING AS REQUIRED

90x90 H3 KING POST CHECKED INTO BEAM GALV BUGLE SCREW FIXED

RIDGE HT 38.41



NORTH ELEVATION 1:100

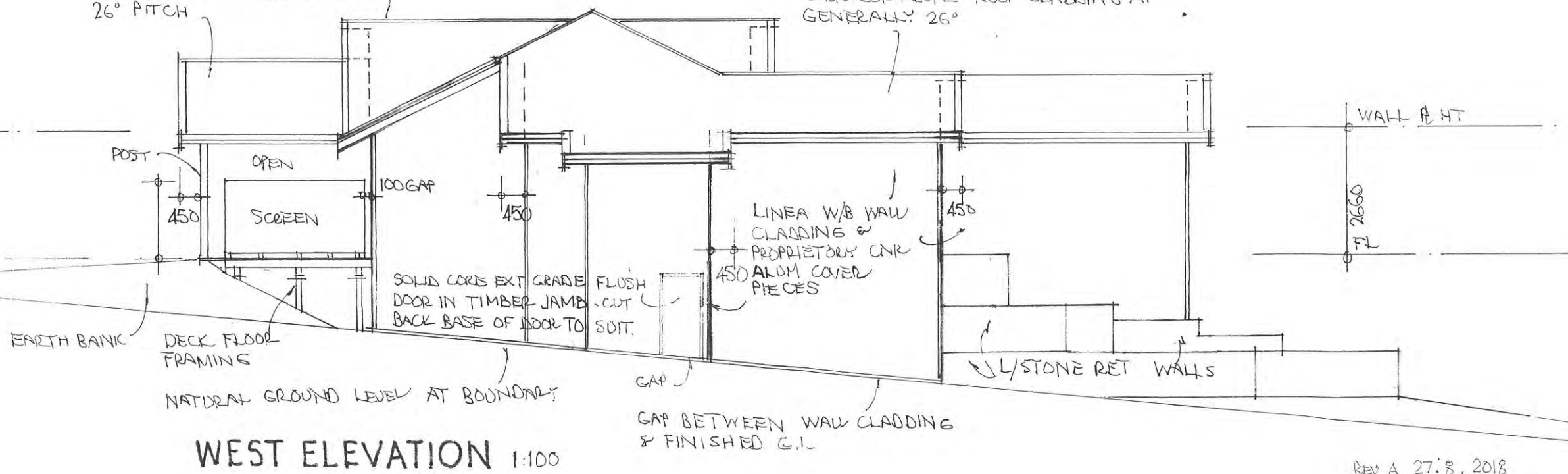
SELECTED COLOUR 68x17 MORWOOD BATTENS Laid HORIZONTALLY 40mm APART & FIXED TO POSTS WITH S/S DOME HEAD TWIST NAILS TO MANUFACTURERS SPEC

POWDER COAT ALUM WINDOWS & ALUM MESH FLY SCREENS TO MATCH

150x150 PREPRIMED BATAU POSTS BUGLE SCREW FIXED TO DECK FLOOR FRAMING

COLORBOND CORR ROOF CLADDING AT GENERALLY 26° PITCH

CORR COLORBOND ROOF CLADDING AT GENERALLY 26°



WEST ELEVATION 1:100

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REV A 27.8.2018

MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
PO BOX 31 DENMARK 6333

Date: JUNE 2018
Drwg: WD 4A

SCHOOMBEE RESIDENCE 3 RATCLIFF VIEW OCEAN BEACH

Dk: 0949 2422

SCHEDULE OF SUBMISSIONS: SINGLE HOUSE – NO.3 (LOT 214) RATCLIFF VIEW, OCEAN BEACH (2018/110; A5357)

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>Thank you for the invitation to comment on the above setback variation. As owners of [address removed] we –</p> <p>1. Object to the setback relaxation as:</p> <ul style="list-style-type: none"> • We believe it to be extremely close to our backyard. The proposed building outline affects roughly one third of our rear boundary. This directly and adversely impacts the privacy of our backyard due to its proximity. • The R code requirement is 6m, it would be necessary to move up to 4 metres into our block (along the length as above) to achieve this same distance and subsequent privacy and sense of space. We believe this to be compromising the open visual space intended between blocks. • The blocks in this subdivision are large for a residential block, being slightly over 2000sqm, allowing the position of the building to be accommodated within the R code requirements. We do not see any reason for the proposed setback request. <p>2. Object to the proposed cone of vision from the study as it looks straight into our backyard.</p> <p>3. Would like to be provided with more accurate elevations please, as it seems that the proposed building height scales over the 5000mm height restriction.</p> <p><u>Addendum to original submission (in response to email from Planning Services querying if submitter open to negotiating a middle ground setback):</u></p> <p>In answer to your first question, the reference is regarding the 5 metre height restrictive covenant over Lot 214 (that the owners agreed to/ signed with purchase of the land).</p> <p>Regarding the screening, this is not an option we endorse. The 4.5m cone of vision non compliance is a direct result of the reduced boundary. As stated previously, the 1.8m proposed boundary setback affects our privacy and open space both physically and visually. The screen would not assist easing these losses associated with the Rcode 6m requirement. It is assumed that the screen would encroach further towards our boundary thus reducing the distance proposed.</p> <p>Our preference is that the R codes be upheld to 6m as the proposed 1.8m boundary is too close.</p>	<ul style="list-style-type: none"> • Objections noted. Please note that the plan has been modified such that a minimum 3m setback can be achieved – refer amended plans Attachment 8.1.1b. • Refer Attachment 8.1.1d for advice from the applicant that the development is compliant with the 5m height restrictive covenant. • Screening has been included such that the development is compliant with visual privacy setbacks – this was not requested by Planning Services having regard to the submission however does ensure that visual privacy is not likely to be a concern. The report has addressed concerns relating to the impact of physical bulk – refer Comment section.

<p>S2</p>	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjoining landowner.</p>	<p>Thank you for the notice received late regarding the proposal to significantly reduce the setbacks affecting our property. We firmly oppose the reduced setbacks.</p> <p>We are surprised to receive this proposal and find no influential justification for the reduced setbacks that will directly affect the amenity and vista from our lot.</p> <p>A better design of this house would eliminate the proposal to reduce setbacks, as shown by the space available on their lot. It is not appropriate to reduce setbacks in this instance given the options of properly using the space on lot 214.</p> <p>We do not wish to have our views, just expectations of privacy and the purchased values of our expensive block reduced by the proposed setbacks.</p>	<ul style="list-style-type: none"> • Noted. The proponents have confirmed that the building meets the height limits imposed to protect views by a developer's covenant. • Screening has been included for the portion of deck that does not meet visual privacy setbacks.
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A M I Schoombee
and J T Schoombee



27 August 2018

Dear Ms de Vries

Re: Lot 214, 3 Ratcliff View, Ocean Beach

Thank you for the emails to our designer, John Maxwell, dated 1 August and 21 August 2018, to which you have attached the objections filed to our proposed building plans submitted by a neighbour. We would like to have the opportunity to respond to the objections and your emails.

In the first instance, we should place on record again that we are of the view that the decision by the Denmark Shire town planning department to designate both the northern and the western boundaries (which join each other at a 120° angle) of our lot as the “rear” boundary is not sustainable, as it is not based on any identifiable and reasonable grounds. We have set out in our letter to the Shire, dated 9 July 2018, that the two grounds advanced by Ms Tothill do not appear to have validity as far as the western boundary is concerned, because the street frontage of our lot to Ratcliff View, taken at a 90° perpendicular angle faces straight north and the surrounding lots to the north, east and south of our lot all have a designated rear boundary either on the north or the south, depending on their street frontage. Lots 209 and 208 are the only exception and presumably have their rear boundary designated to be the east, because they have a large street frontage to the west. Accordingly, there is no valid basis for designating the northern and the western boundaries on our lot to be the rear. The true rear is only the northern boundary. We have dealt with these issues more fully in our letter to the Shire, dated 9 July 2018, and ask that this letter be incorporated in these submissions.

It is in essence the designation of the western boundary as part of the rear which has caused the current issues because this decision requires us to place the buildings 6 m away from the western boundary. This decision has made a block which is very narrow towards the north, where the sea views can be obtained, even more narrow for any development. It is obviously important for us to retain the sea views, as this is why the block in that subdivision sold at a premium price in comparison to other blocks in the Denmark Shire. We respectfully ask that the Council do not endorse the decision that the western boundary forms part of the rear, but hold, in the exercise of proper judgment based on the relevant facts such as the street frontage and the surrounding lots, that only the northern boundary is the rear. If the Council is not prepared to determine the northern boundary to be the rear and we are required to comply with the 6 m setback, we may have no choice but to appeal the decision in the State Administrative Tribunal.

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However, in order to try and avoid a lengthy delay likely to be caused by an appeal to SAT and in trying to achieve a compromise with our neighbours, we have redesigned the part of the house which abuts the western boundary so that it is no longer 1.8 m from that boundary but now 3 m. You have suggested in your email of 21 August 2018 that this might be a way to resolve the issue, ie if we could increase the setback to 3m which would only require a 50% concession by the Council. In response to your suggestion we have decreased the size of the studies and redesigned the bathroom and toilet area. A revised drawing WD 1A of the new design of the western part of the house, indicating the distance from the boundary is attached.

Apart from the reduction of the rear setback, the other objection by the neighbour relates to the windows of each study which were in breach of the visual privacy setback requirements of the R-codes. After reducing the sizes of the studies, the window of study 2 no longer breaches the visual privacy requirements. The window of study 1 still breaches the requirements, but very minimally in relation to lot 209. Further, the position of the proposed building on lot 209 (the drawings of which were provided to us, because it breached the R-codes and required a waiver which was granted by Council to the owners of lot 209) indicates that the north eastern corner of their lot, which is impacted by the visual cone, is unlikely to be used for any outdoor living space.

There is also a breach of the visual privacy setback requirements of the R-codes occasioned by our deck at the rear of the house. However, the drawings have already included a screen on the western side of the deck which blocks any view onto lot 209. The only visual impact cone from the deck affects lot 208, but we note that there has been no objection to any breach of the visual privacy requirements in relation to the deck. We are not aware of the proposed positioning of the building on lot 208, but a building on that lot is also likely to be substantially removed from our western boundary to maximise the views from that lot. Accordingly, the visual cone protrusion is not likely to impact on the outdoor living space of the neighbours on lot 208 either. We attach a drawing B which shows the position of the proposed building on lot 209 in relation to our proposed revised building and the limited extent of the visual impact cones on both lots 209 and 208.

Nevertheless, in order to comply with the visual privacy setback requirements, we are prepared to put up screens to block the visual cone from study 1 impacting on lot 209 and the visual cone from the deck impacting on lot 208. The proposed screens which are in accordance with the requirements of the R-codes have been indicated on the attached drawing WD 1A.

We should also advise the Council that we planted peppermint trees at a space of 2 m between them all along the western boundary approximately a year and a half ago. Although we understand that vegetation is not taken into account when compliance with the R-codes is assessed, in reality, those trees will hopefully within a short period of time block any vision by the neighbours of our building and by the neighbours on lot 209 of the proposed screen. We would prefer not to have to put up screens and to first see how the vegetation blocks the neighbours' vision into our back yard, but we are quite prepared to do so, if the Council requires this as part of full compliance with the R-codes.

As regards the concession to a set-back of 3 m which we request, we should mention that we have tried to reduce the width of the building even further, but because of the narrow aspect of the northern part of the block, which is also the most elevated, we would have to make the living area more narrow, where it is already not particularly large, or we would have to forego a second

undercover parking, both of which we do not wish to do. We would like to have the undercover parking abutting the house, and not below it, as we are both in our sixties and do not want to have to climb stairs in the future. In our view it would not be fair to expect such further adjustments.

If the designation of the western boundary as the rear and the full 6 m setback is upheld, the only other choice that we have is to move the whole building further south on the block. However, this means that we will lose considerable height and will have to elevate the building on stilts even higher, at considerable extra costs. We doubt that this would benefit the neighbours on lot 209, as currently our building is more or less in line with theirs (and their house looks south/east, past our house), but if we move the building down, they will look more directly onto our house. This is apparent from the attached drawing B.

We note that the neighbours have further queried whether our building complies with the 5 m height restrictive covenant set by the property developer and contained in our title deed. We can advise that the building does comply.

Please let us know if there are any other issues that you require further information on. We hope that with the adjustments that we have made in order to reach a compromise, the matter can be resolved without it being necessary to appeal the designation of the rear boundary.

Yours faithfully



ANETTE SCHOOMBEE



HANNES SCHOOMBEE

A M I Schoombee
and J T Schoombee

Mobile Anette:
Mobile Hannes:

6 September 2018

Dear Ms de Vries

Re: Lot 214, 3 Ratcliff View, Ocean Beach

I refer to the further email from you to our designer, John Maxwell, dated 5 September 2018, in which you have set out further objections filed to our proposed building plans submitted by another neighbour. We would like to have the opportunity to respond to these objections as well.

Firstly, we note that these objections were received well out of time and no explanation has been given for why they have been filed so late. However, if you and the Council are inclined to take these further submissions into account, we would like to reiterate what we have set out in our letter of 27 August 2018.

We presume that the further objections are by the owners of lot 208 as only two neighbours are affected by the proximity of our proposed house to our western boundary. The recent objection states that the reduced set back will "directly affect the amenity and vista from our lot". We note that no detail is provided in relation to where these neighbours propose to situate their building and how our building would affect the amenity and view from their house if the 6 m setback is not maintained.

We do not know whether these neighbours are aware of our revised design which shows that we have reduced the size of the house and increased the setback to 3 m. As indicated in our earlier letter, the neighbours on lot 208 are likely to situate their building on the higher part of their lot, which will be a long distance away from ours.

Further, as indicated earlier, if we are eventually forced to apply a 6 m setback to our western boundary, we will have to shift the house further south on our lot. This does not seem to benefit anyone. We would still lift the house to the same height (at considerable additional cost to us) with the result that the neighbours on lot 209 would look more directly onto our house and the neighbours on lot 208 would still look onto a house of the same height, albeit marginally further away from our western boundary. In any event, as you can see on drawing B, attached to our letter of 27 August 2018, it is only a small portion of our building furthest to the east and our rear deck which "abuts" our western boundary with the neighbours on lot 208. In other words, the house itself, is mostly situated next to lot 209.

The higher the house is lifted on stilts, the more difficult it will be to fill in the southern approach to the house and cover it with vegetation. If the house ends up sitting on bare stilts, it will not be an improvement in looks for us or the whole property development.

For the reasons explained in both our earlier letters, dated 9 July 2018 and 27 August 2018, we request that the Council approve our most recent design which has made the house smaller and increased the setback to our western boundary to 3 m.

As indicated earlier, we are prepared to put up whatever screens the Council determines suitable to deal with any visual cone impact on lots 209 and 208. We note that the most recent objections do not concern the visual impact cone with regard to lot 208.

Yours faithfully



ANETTE SCHOOMBEE



HANNES SCHOOMBEE

Site Photos

No. 3 (Lot 214) Ratcliff View, Ocean Beach



1



2



3



4



5



6



7

