

SITE PLAN 1:300
(AT A3)

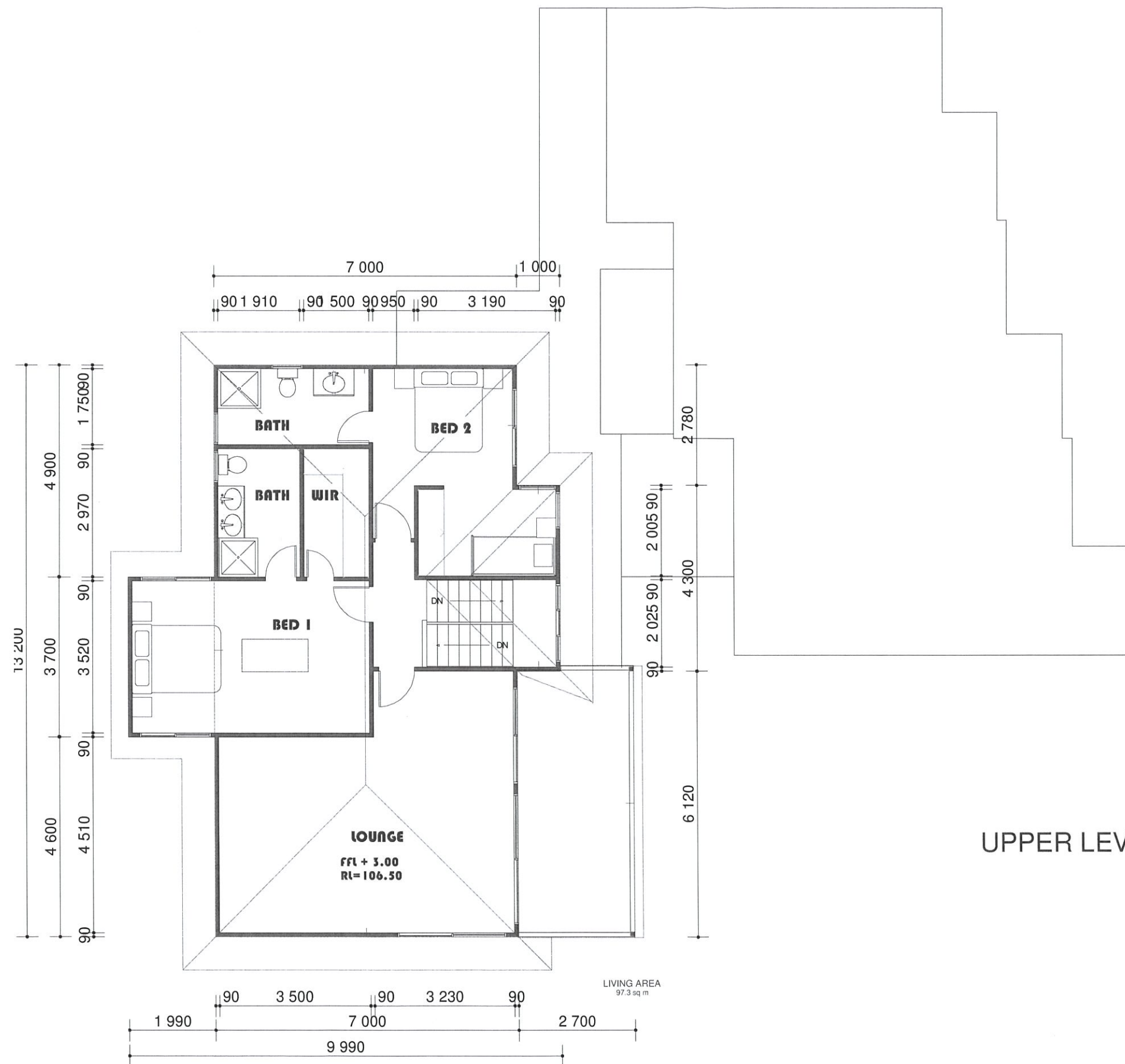
CLIENT COPY

ALL DIMENSION ARE TO BE CHECKED ON SITE PRIOR TO
COMMENCEMENT OF CONSTRUCTION OR FABRICATION
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE
LATEST AUSTRALIAN STANDARDS INCLUDING AMENDMENTS

PROPOSED RESIDENCE LOT 74 PEMBER ROAD EAST SHIRE OF DENMARK
JOHN & RHONDA BURGESS 34A PEMBROKE STREET BICTON WA 6157

HERMANN FEHR DESIGN DENMARK WA 1/09/2011

Attachment 8.1.2 a)



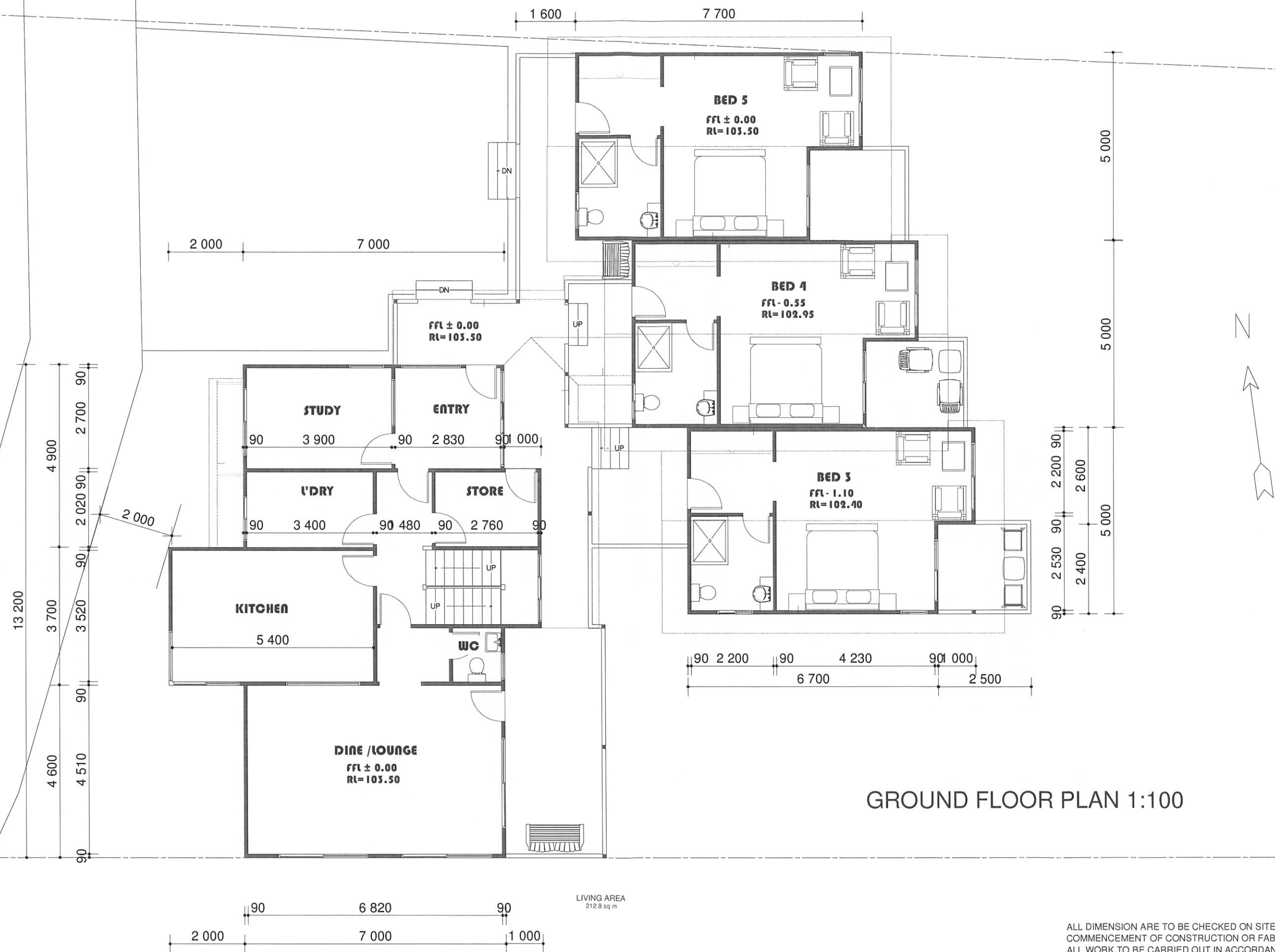
UPPER LEVEL FLOOR PLAN 1:100

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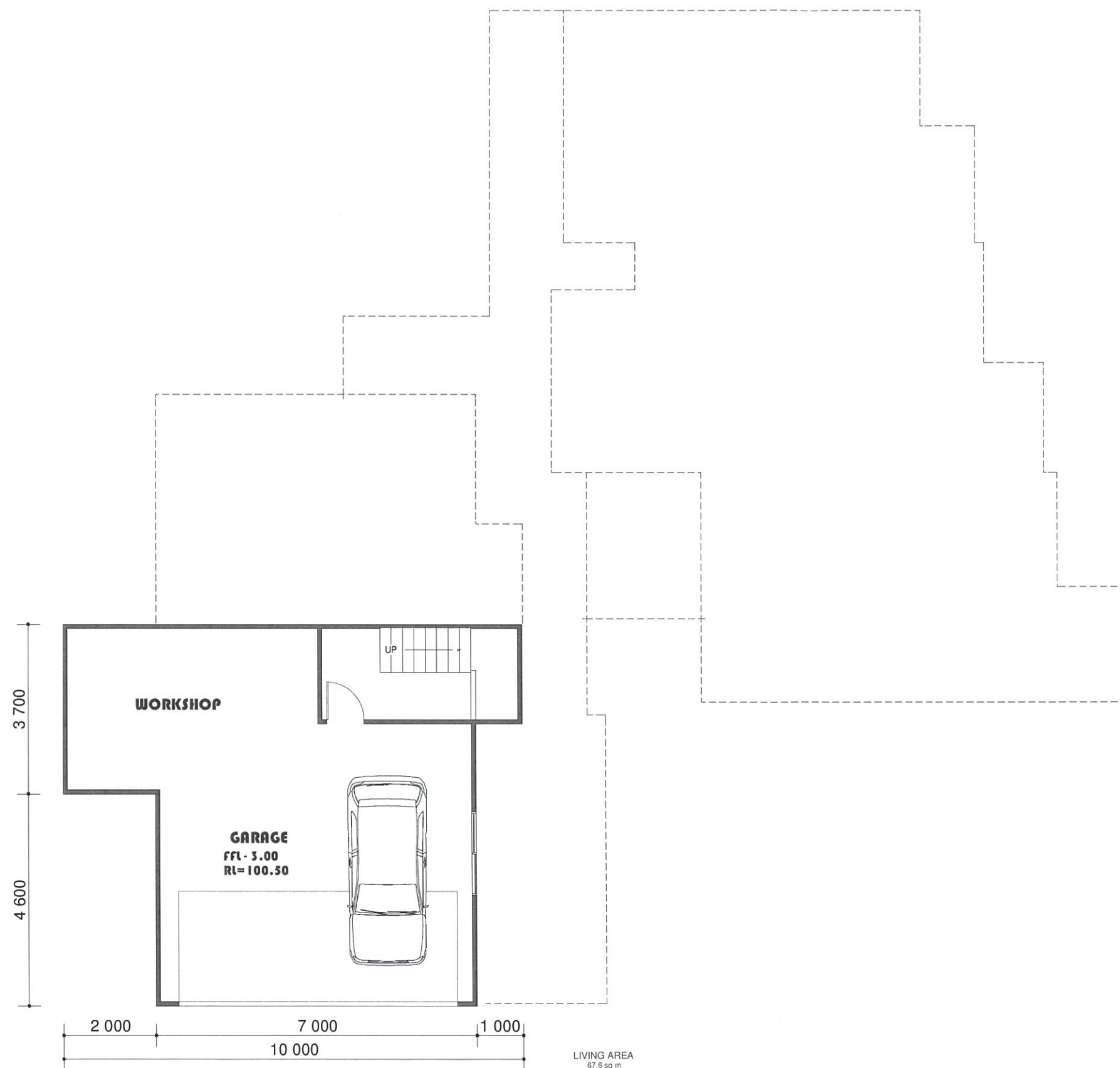


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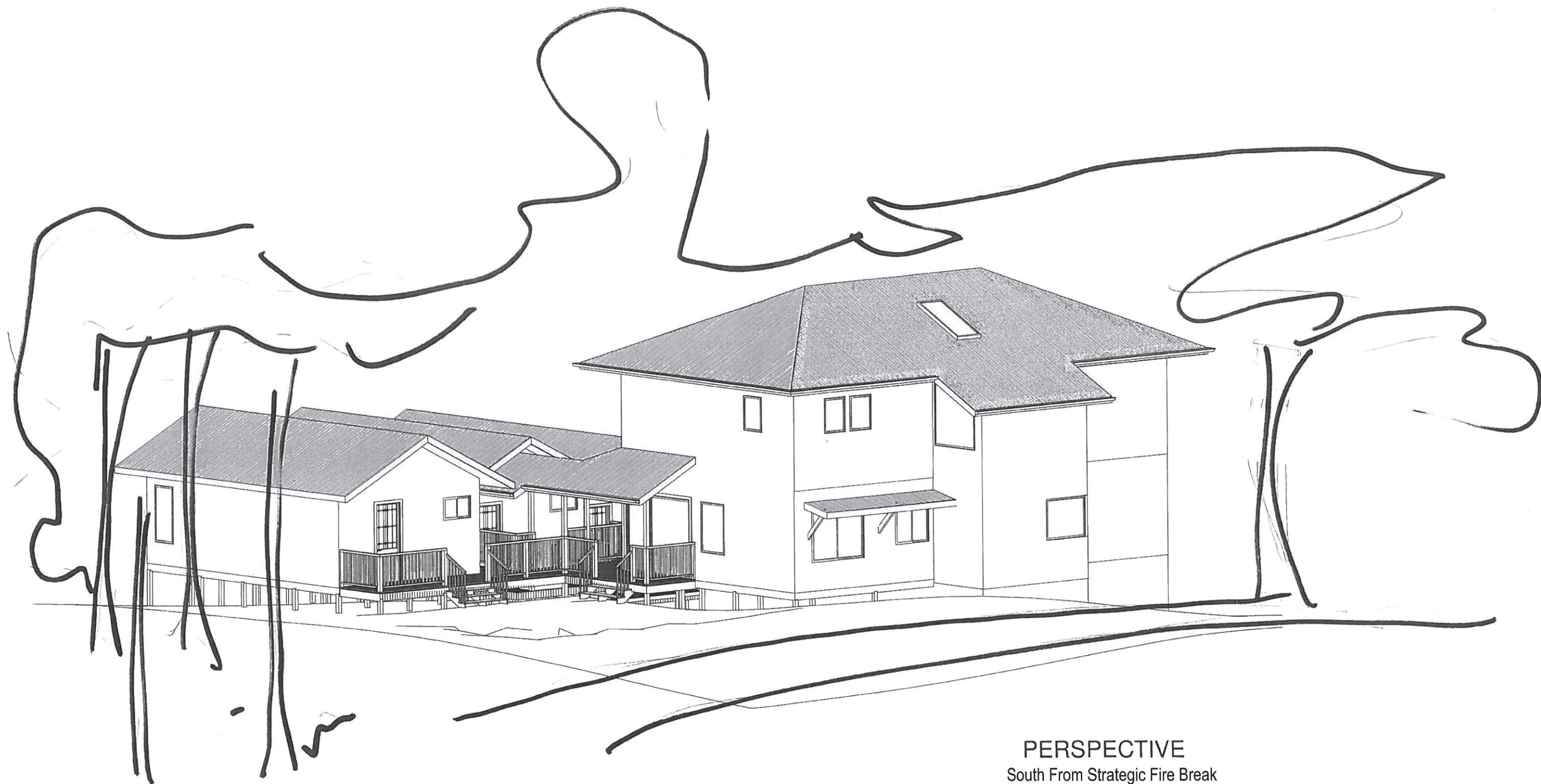
LOWER LEVEL FLOOR PLAN 1:100

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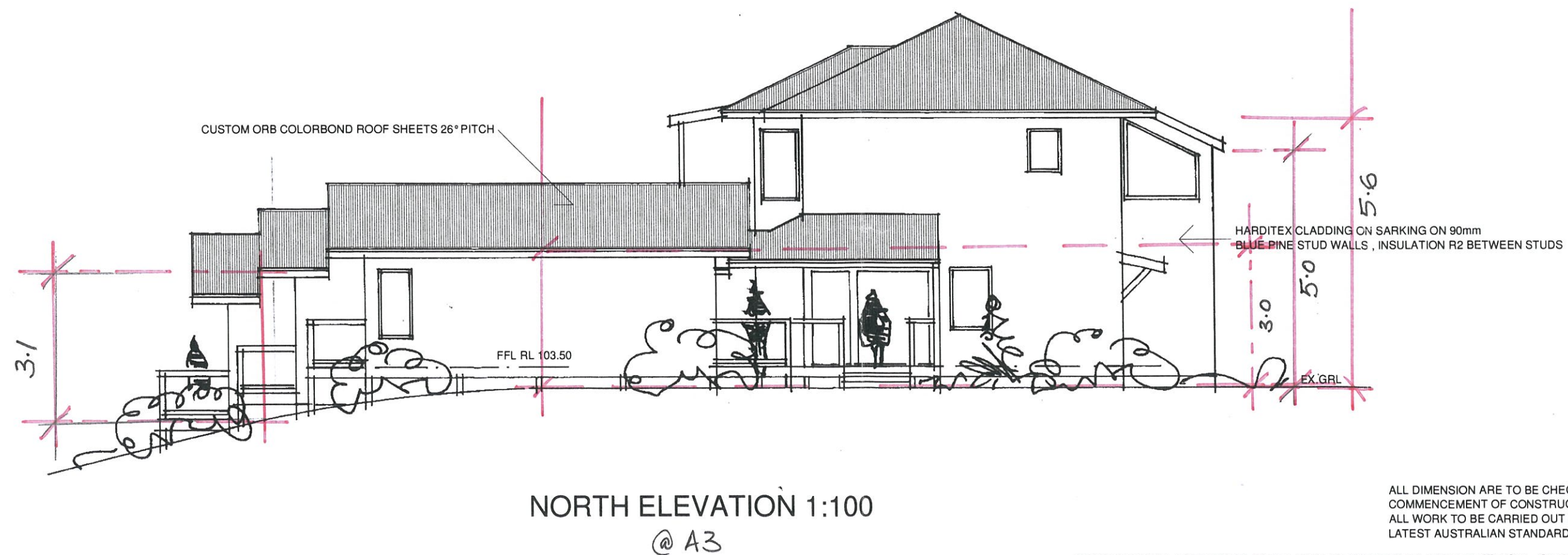
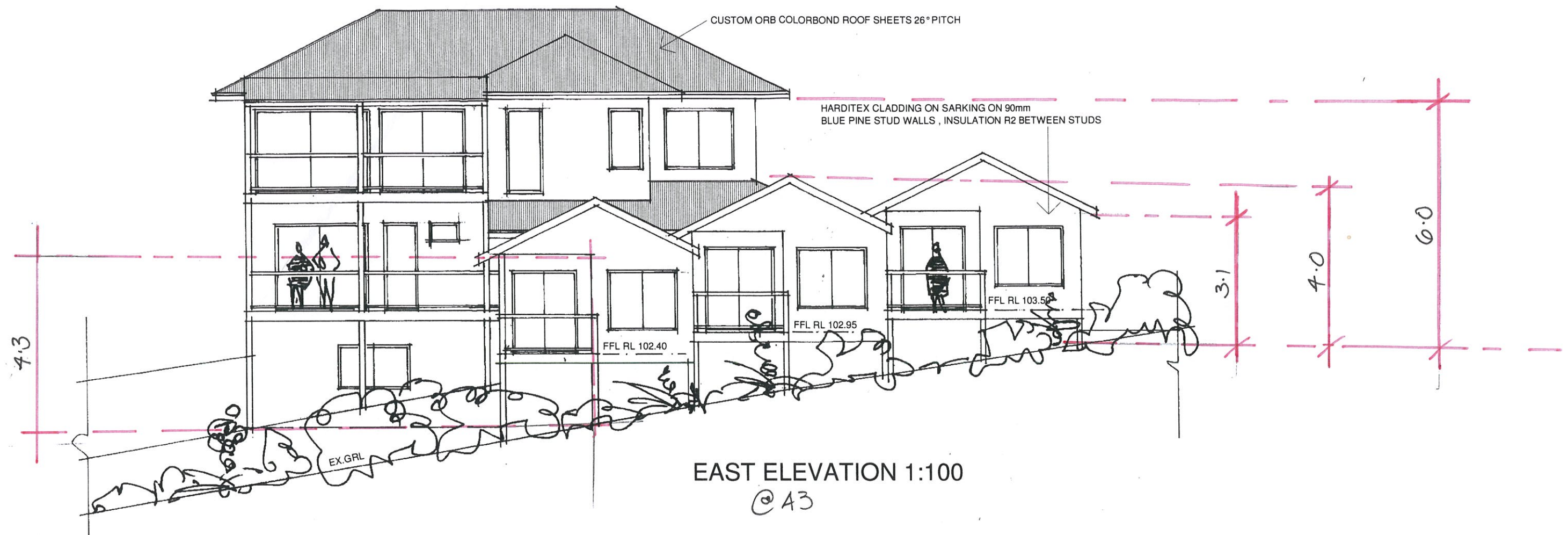
PERSPECTIVE
South From Strategic Fire Break

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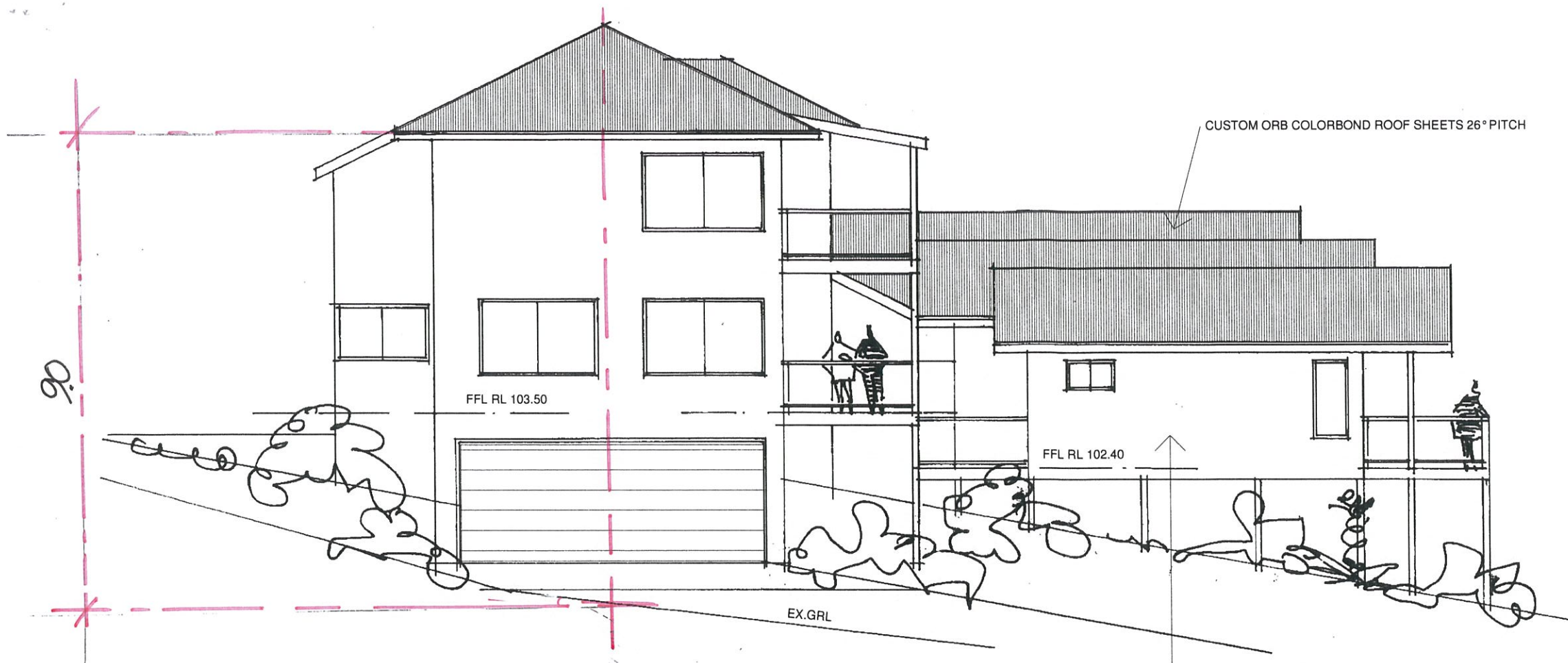


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PROPOSED RESIDENCE LOT 74 PEMBER ROAD EAST SHIRE OF DENMARK
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HERMANN FEHR DESIGN DENMARK WA 15/10/2011

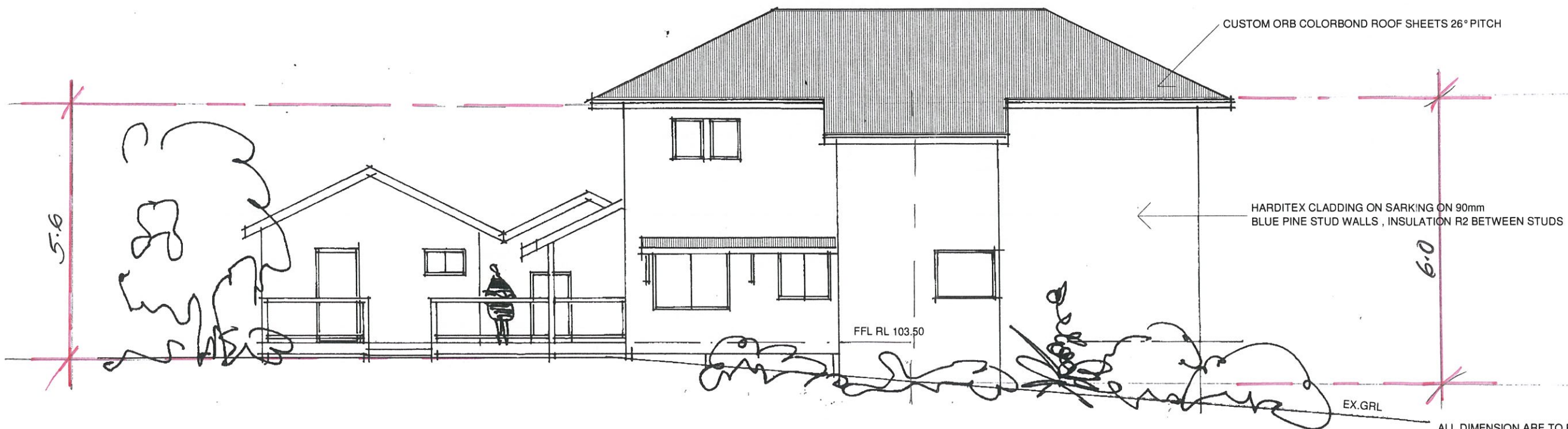
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SOUTH ELEVATION 1:100

© A3

HARDITEX CLADDING ON SARKING ON 90mm
BLUE PINE STUD WALLS, INSULATION R2 BETWEEN STUDS



WEST ELEVATION 1:100

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CUSTOM ORB COLORBOND ROOF SHEETS 26° PITCH

HARDITEX CLADDING ON SARKING ON 90mm
BLUE PINE STUD WALLS, INSULATION R2 BETWEEN STUDS

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HERMANN FEHR DESIGN DENMARK WA 15/10/2011

18 OCT 2011

Denmark Survey & Mapping

LICENSED SURVEYORS & TOWN PLANNERS

Andrew Le Fort

Mob : 0429 482 262

Jennifer Dowling

Mob : 0437 482 262

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1/55 Strickland Street

DENMARK WA 6333

ABN : 65 801 497 860

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Our Ref: 1639

Shire of Denmark

Director of Planning & Sustainability

PO Box 183

DENMARK WA 6333

Attention: Mrs Annette Harbron

Dear Annette,

Re: APPLICATION FOR PLANNING CONSENT – SINGLE HOUSE LOT 74 PEMBER ROAD EAST, OCEAN BEACH, DENMARK

Please find attached a completed planning consent application form and the appropriate fee for planning consent to construct a single dwelling at the site. Mr. & Mrs Burgess are seeking to build a timber framed harditex cladding and colorbond home at Lot 74 Pember Road East Ocean Beach. It is anticipated that the home will have an ironstone colorbond roof with walls clad in a combination of rendered or painted harditex boards and sandbank colorbond cladding.

The house is an architecturally designed home designed to utilise slope and take advantage of screening vegetation whilst maintaining one footprint for the garage and workshop area under the primary living/bedroom areas. The house has also been designed to provide for the accommodation of Rhonda's elderly recently widowed father with a level of autonomy should the need arise and to provide for the visits of children and grandchildren.

When considering the design of the home many options were considered from project homes to purpose designed homes. In this instance the most practical and logical plan was to have a designer design a home that could meet with current and future needs of Mr & Mrs Burgess whilst providing for a home that can meet the needs of any future owner and their family.

The site is such that it is lower than the adjoining land as it is falling away from the crest of the hill. There are large granite outcrops to the west which are typical of the landform within the adjacent Hallowell Reserve. The location of these outcrops restricts the area of the lot in which a building envelope can be nominated. The envelope location whilst meeting setback requirements is located in the south eastern portion of the lot due to vegetation coverage and granite outcrops. The strategic fire break crosses the lot from north to south and it is proposed to utilise this as an access track to

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assist with maintaining it in a clear and trafficable manner as well as linking with the driveway to Pember Road East to assist with required low fuel zones.

The provisions of the Scheme limits the development of homes in this zone to single storey unless it can be shown that there will be no loss of amenity to the surrounding area. The following information is submitted in support of the proposal and discussing the relevant provisions of the Scheme in relation to this application.

Building Envelope and Development Setback Requirements

The provisions relating to building envelopes and setbacks required for this zone are contained within Appendix XIV of the Scheme and are;

- (iv) (a) *All buildings and effluent disposal systems shall be located within a defined Building Envelope of No. larger than 1,000 sqm, which has been selected and delineated on-site by the landowner, and approved by Council in accordance with Provision (v) below.*
- (b) *The positioning of the building envelope shall be such that:*
 - *it does not necessitate the removal of significant vegetation for house construction or the removal of overhanging trees in the interests of the longer term safety of residences*
 - *the location of the building will not detract from the environmental quality of the area or from the amenity of adjoining residences.*
- (v) (a) *No building envelope may be closer to the boundary of a lot than:*
 - (i) *from the front and rear of a lot 15 metres.*
 - (ii) *from the side boundary of a lot 10 metres.*

The building envelope has been nominated in a location which meets with the setback requirements and supplies an area of no greater than 1000m². The location of the envelope is constrained by a large granite outcrop, elevated contours of the western portion of the lot and is also heavily timbered where it adjoins Mt Hallowell Reserve. The envelope is defined in this western portion by the location of the strategic fire break running north south and acting as a further low fuel zone.

It is considered that the proposed building envelope is located in the most suitable position for this particular lot and also meets all the required Scheme provisions in that the envelope is 1000m² and setback 15m from the rear boundary (southern), in excess of the required 15m from the front boundary, 10m from northern boundary 18 from the eastern boundary.

Single Storey Development

The provisions relating to building height and design control in this particular Special Residential Zone (SRes1) read:

- (ix) (a) *All buildings constructed within the zone shall be sympathetic to existing landscape elements (namely landform and vegetation) in terms of their location, scale, height, building materials and colour.*

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(b) Buildings shall be constructed of roof and external wall materials comprising natural earth or olive green colours. Zincalume or other similar cladding will not be permitted. Other roof and external wall materials which would, in the opinion of Council, prejudice the landscape amenity of the area, will not be permitted.

(c) All residential buildings shall be single storey except where it can be proven to Council that a variation to the height restriction would not adversely affect the visual amenity of the locality.

d) All buildings shall be sited to maximise the natural screening effect of vegetation and topography.

(e) Proposals to vary the height restrictions pursuant to (c) above shall be accompanied by such plans, elevations and sketches as is determined by the Council to assess the affect on the visual amenity and the natural screening effect of vegetation and topography or any proposed landscaping to be provided.

The attached photos demonstrate that there will be no loss of amenity through overlooking, overshadowing or general loss of privacy through the development of this lot with a home of a greater elevation than single storey. It may in fact reduce the impact of any development on the adjoining landowner in that it will control the footprint of the buildings and specifically reduce the need for an outbuilding or garage elsewhere on the lot by utilizing the undercroft of a portion of the building itself. The enclosure of this area will also assist with the requirement for the building to be constructed to AS3959 as an enclosed space can more readily be made to comply.



Building envelope area - Adjacent the strategic fire break facing east.

The portion of the house which is nearest the northern boundary and therefore the elevation to the closest neighbor is to be single storey and is to be of a spare bedroom component of the home. There is to be only one window on this nearest elevation and this will also be screened from the adjoining site by the retained existing vegetation at the subject property.

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The applicant recognizes that under the Scheme this development is multistorey however seeks to have a variation applied in this instance as the design of the home is sympathetic to the contours of the land and also seeks to reduce the overall footprint of the buildings on the site by utilizing what would be a void under the body of the house if the construction type was to remain pole home in design.



Edge of Building envelope area - Adjacent the strategic fire break facing south.



Screening Vegetation to remain between Lot s73 & 74 Pember Road East.

Investigations into development on adjoining and nearby lots show that this proposed house is relative in site coverage to that in the general area. Additional to the development of most homes, an associated garage/shed of between 80 – 100m² is often constructed and this is additional to the coverage of a residential dwelling. The proposal before you seeks to incorporate the garage and workshop into the main structure negating the need for a freestanding outbuilding.



Relative footprints on adjoining lots (2010 aerial photo – Landgate)

There are many examples of similar design and multistory dwellings in the area and specifically in this special residential zone. The adjoining home at Lot 73 makes use of the void underneath the home as an enclosed space. A home at the corner of Ravenhill Heights and Pember Road East was the first multi storied building approved in the development with that being approved by full Council. This lot was originally mostly cleared and did not have the same constraints or screening vegetation afforded to Lot 74 and whilst blending pleasantly now some 8 (perhaps more) years later, originally it was an affront visually as it was so exposed unlike the proposed house for Lot 74 as there is natural screening and the home will be barely visible from the pavement surface on Pember Road East.

The elevation from which the building will appear to be 3 storeys is the southern elevation. The nearest boundary to this is the boundary with Mt Hallowell Reserve and this is heavily timbered. There will therefore be no loss of amenity to a landowner from the elevation that includes the garage. It should also be noted that it will be easier for the builder to make the home comply with the building provisions of AS 3959 if this area is to be enclosed to a habitable standard as an enclosed area is easier to make meet the standards than the unenclosed belly of a pole home.

It is understood that Council can use its discretion where an application seeks to vary a provision of the Scheme; in this instance the application requires advertising to adjoining neighbors to ascertain the suitability of this relaxation in this instance. We would be pleased if you could now commence this advertising and assess the application in due course.

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Our clients look forward to commencing the building of their new home as soon as possible so that they may retire to Denmark in the very near future.

Yours sincerely,

A handwritten signature in cursive script, reading "Jennifer Dowling".

Jennifer Dowling
BA CHS (Planning) - Curtin.

Senior Planner/Partner
Denmark Survey & Mapping

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SCHEDULE OF SUBMISSIONS: PROPOSED HOLIDAY HOME (STANDARD) – NO. 14 (LOT 72) PEMBER ROAD EAST, DENMARK

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
1	<div data-bbox="286 252 499 363" style="background-color: black; width: 100px; height: 70px; margin-bottom: 10px;"></div> <div data-bbox="286 435 499 467" style="background-color: black; width: 100px; height: 20px; margin-bottom: 10px;"></div> <div data-bbox="286 435 499 467" style="background-color: black; width: 100px; height: 20px; margin-bottom: 10px;"></div> <p data-bbox="286 435 499 467">Adjacent resident.</p>	<p data-bbox="521 260 1404 323">As adjoining land owners we object to the proposed single house development at 14 (Lot 72) Pember Rd East, Ocean Beach, Denmark, WA 6333.</p> <p data-bbox="521 371 1404 547">Over the past 4 years we have met Mr. and Mrs. Burgess on several occasions. We are aware of their desire to run a 6 person B&B from the above address and although they have been advised by us of all adjoining neighbours objection to such a development, the proposed house plans suggest they still intend to pursue this course of action.</p> <p data-bbox="521 595 1404 659">We are totally opposed to even a one person B&B at this location for the following reasons;</p> <ol data-bbox="566 707 1404 882" style="list-style-type: none"> 1. This part of the subdivision is a high fire danger area. The less people that visit or live here the better. 2. The noise pollution from their potential clients, coming and going, and just being on holiday, in such a quiet cul-de-sac would be totally unacceptable. <p data-bbox="521 930 1404 1034">We are also very unhappy about the height of the proposed three storey house. Three storey's would set a precedent for the area. It would also have an unacceptably high visual impact and impinge on our privacy.</p>	<ul data-bbox="1426 260 2141 483" style="list-style-type: none"> • Refer comments provided in Council report pertaining to concerns with use of premises for bed and breakfast purposes and Attachment 8.1.2 c). • Refer to comments provided in Council report pertaining to height limitations, amenity impacts and Attachment 8.1.2 c).

Denmark Survey & Mapping

LICENSED SURVEYORS & TOWN PLANNERS

Andrew Le Fort
Mob : 0429 482 262
Jennifer Dowling
Mob : 0437 482 262

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1/55 Strickland Street
DENMARK WA 6333
ABN : 65 801 497 860

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Fax : (08) 9848 2228
info@denmarksurvey.com.au
www.denmarksurvey.com.au

Our Ref: 1639

Shire of Denmark
Director of Planning & Sustainability
PO Box 183
DENMARK WA 6333

Attention: Mrs Annette Harbron

Dear Annette,

**Re: APPLICATION FOR PLANNING CONSENT – SINGLE HOUSE LOT 74 PEMBER
ROAD EAST, OCEAN BEACH, DENMARK – COMMENT ON THE SINGLE
SUBMISSION RECEIVED**

Shire of Denmark A4132	
28 DEC 2011 ICR111210837	
EPH	
COUNCILLORS	
CEO	
DIR of FINANCE	
DIR of PLANNING	
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

Thankyou for the opportunity to reply to the single submission received regarding this building and I offer the following comment:-

- ***The height of the proposed dwelling setting precedence for the area and impinging on surrounding properties amenity;***

As noted in the original report, when considering the design of the home many options were investigated for this specific site. In this instance the most practical and logical plan was to have a designer design a home that could meet with current and future needs of Mr & Mrs Burgess and their extended family.

The site itself offered several challenges in that it is lower than the adjoining land as it is falling away from the crest of the hill, there are numerous granite outcrops to the west of the site and a range of mature Karris further restricting developable areas. The designer designed a home that utilised the slope of the site whilst offering a house plan that would meet with the requirements of the family now and in the future. The proposal seeks to incorporate the garage and workshop into the main structure negating the need for a freestanding outbuilding. The location of both the granite outcrops and mature karris meant that the area which could be developed needed to be compact in footprint where possible and utilize a split level home. The attached photos demonstrate that there will be no loss of amenity through overlooking, overshadowing or general loss of privacy through the development of this lot with a home of a greater elevation than single storey. It may in fact reduce the impact of any development on the adjoining landowner in that it will control the footprint of the buildings and specifically reduce the need for an outbuilding or garage elsewhere on the lot.



Building envelope area - Adjacent the strategic fire break facing east.



Edge of Building envelope area - Adjacent the strategic fire break facing south.



Screening Vegetation to remain between Lot s73 & 74 Pember Road East.

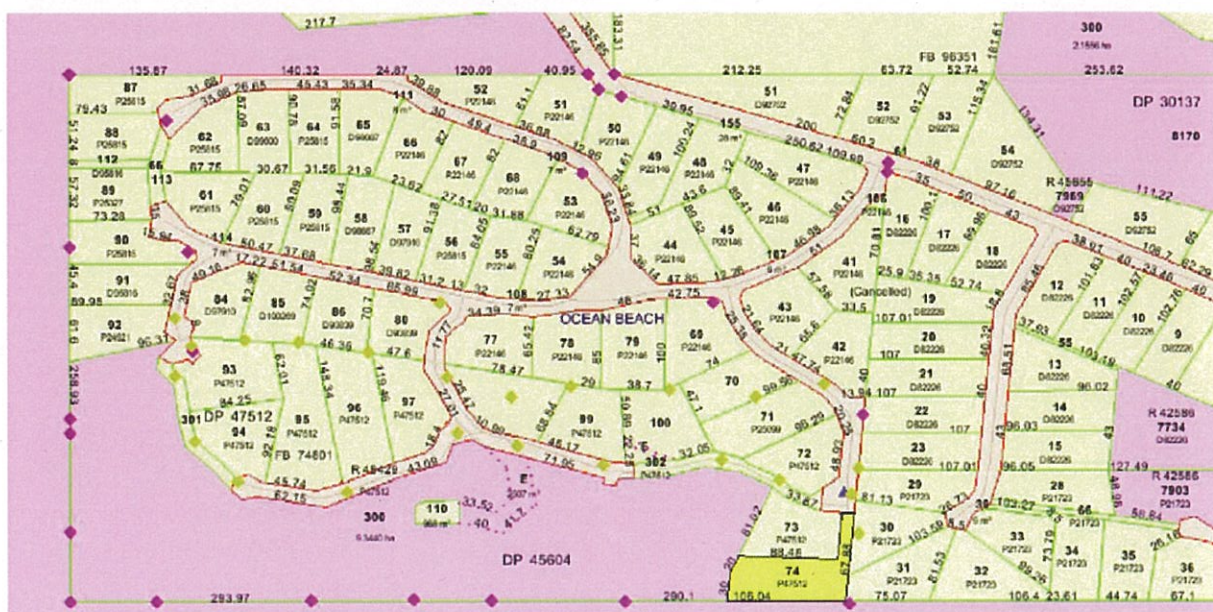


Relative footprints on adjoining lots (2010 aerial photo – Landgate)

As previously noted, the footprint of the home will be relative to adjoining developed homes.

The provisions of the Scheme limits the development of homes in this zone to single storey unless it can be shown that there will be no loss of amenity to the surrounding area. Below is a cadastral map from Landgate. Lot 74 is highlighted, all other freehold lots are in a lighter yellow. On the Landgate site, pink denotes reserved or crown land. The western and southern boundaries of lot 74 completely abut reserved land.

In this instance the elevation from which the building will appear to be 3 storeys is the southern elevation. The nearest boundary to this is the boundary with Mt Hallowell Reserve and this is heavily timbered. There will therefore be no loss of amenity to a landowner from the elevation that includes the garage. There will therefore be no loss of amenity to a landowner from the elevation that includes the garage.



There are many innovative and site specific designed homes in this Special Residential zone. The final subdivision of the lots along Pember Road East circa 2003 added to the variety of housing stock as the blocks offered a different range of constraints to that of

the northern portion of the site which was a disused gravel pit in bygone times. There are very few 'project homes' in this area as quite frankly, they are not either sympathetic to the sites nor are they cost effective to build. They generally require a 'slab on ground' and therefore an enormous amount of cut and fill which increases development costs dramatically and changes the landscape such that the original reasons that people purchased the lots is destroyed as a large amount of vegetation removal is required.

The portion of the house which is nearest the northern boundary and therefore the elevation to the closest neighbor is to be single storey and is to be of a spare bedroom component of the home. There is to be only one window on this nearest elevation and this will also be screened from the adjoining site by the retained existing vegetation at the subject property. The following photograph is taken from Mowday Road and is the elevation of the home on the adjoining property. Please also note the use of the undercroft area on this home. This is a practical and wise use of space.



Mowday Road Elevation



This is the elevation of this home from the battleaxe access to Lot 74

The following photographs are indicative of the innovative and interesting style employed by the residents of this area.





This is a 'project home' which has been modified to meet with the site conditions to the rear of the lot whilst the front portion which was in an area of gravel pit has been modified.

- ***The design of the dwelling appearing to take the form of one that will seek to be utilised for short stay (B & B) purposes in the future.***

As noted in the original report; this house is an architecturally designed home designed to utilise slope and take advantage of screening vegetation whilst maintaining one footprint for the garage and workshop area under the primary living/bedroom areas. The house has also been designed to provide for the accommodation of Rhonda's elderly recently widowed father with a level of autonomy should the need arise and to provide for the visits of children and grandchildren.

This application is not seeking approval for a bed and breakfast; it is seeking approval for a purpose built home to house Mr. and Mrs. Burgess and their family as circumstances arise. Should approval be sought in the future to utilise the home for any additional purposes then that would be subject to an additional approval process and therefore consideration of the design of the home being 'able' to be used is not relevant to this application. The adjoining property has a large home that may have spare bedrooms – these could be used for home occupation purposes (home business/offices and the alike) and I submit that this would not have been considered at time of planning consent for the approval of that home. On this basis alone, the comment above is speculation and is mute when considering an application for a single house.

I do however attach photographs of another building in this subdivision that utilises a split living/bedroom area. The house is interesting and attractive and obviously meets with the needs of that family. There is no loss of amenity through providing housing stock that meets with the needs of the occupants.



This home is located at Lot 44 Ravenhill Heights/Coughlan Grove





Different rooflines connected via a covered breezeway.

As previously noted, a home at the corner of Ravenhill Heights and Pember Road East was the first multi storied building approved in the development with that being approved by full Council. This lot was originally mostly cleared and did not have the same constraints or screening vegetation afforded to Lot 74 and whilst blending pleasantly now some 8 (perhaps more) years later, originally it was an affront visually as it was so exposed unlike the proposed house for Lot 74 as there is natural screening and the home will be barely visible from the pavement surface on Pember Road East and certainly is unlikely to be visible from Mowday Road.

Thankyou again for the opportunity to respond to these comments and we hope that this letter covers the two issues and look forward to the proposal being deliberated by Council as soon as possible as has been noted before, our clients look forward to commencing the building of their new home as soon as possible so that they may retire to Denmark in the very near future.

Yours sincerely,

Jennifer Dowling
BA CHS (Planning) - Curtin.

Senior Planner/Partner
Denmark Survey & Mapping

23rd December 2011