

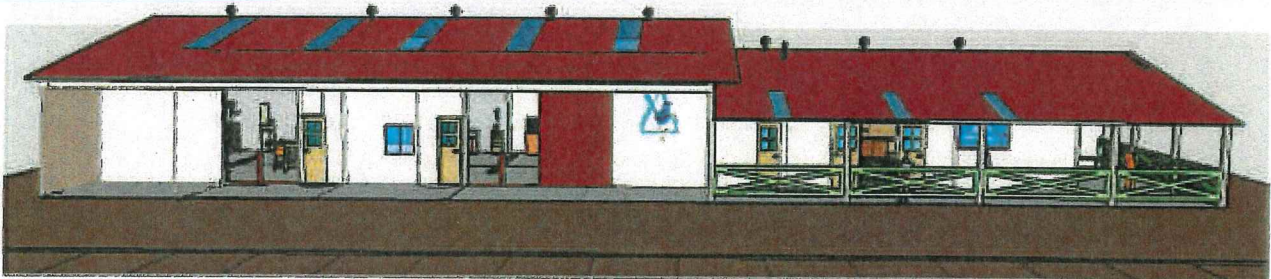


March 4 2020

# PROPOSAL

FOR

# DEVELOPMENT APPROVAL



## DENMARK MEN'S SHED

HERITAGE RAILWAY RESERVE

INLET DRIVE

Prepared by Brian Humphries  
Vice-President, Denmark Mens Shed

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# LOCALITY PLAN



Ta Sheet		 <b>Shire of Denmark</b>	SCALE: 1:500 @ A3	DATE	<b>MEN'S SHED LEASE DIAGRAM</b>	SHEET OF	FILE
Survey No			DESIGNED:	12/19		DRAWING No	A
FB			DRAWN: M.BUCZAK	12/19		LEA?	3
File No			CHECKED: D.JUNG	SIGNED:			

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# FEATURE & CONTOUR SURVEY LEASEHOLD AREA - MENS SHEDDENMARK WA 6333



## SITE PLAN

C R E



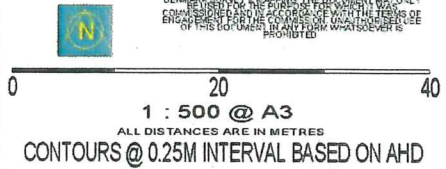
● STAR IRON PICKET PUT

REVISION	DESCRIPTION	DRAFTER	DATE
B	ORIGINAL	GCC	10/08/2016

Ref : 2090-01A

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ORIGINAL DRAFTER:	GCC
CREATED DATE:	10/08/2016
AERIAL DATA:	DENMARK 2014
CADASTRAL DATA:	P32346 SCDB14
TOPOGRAPHIC DATA:	Survey 09/08/2016 & Existing Records
UNDERGROUND SERVICES:	N/A
LOCAL AUTHORITY:	Shire of Denmark



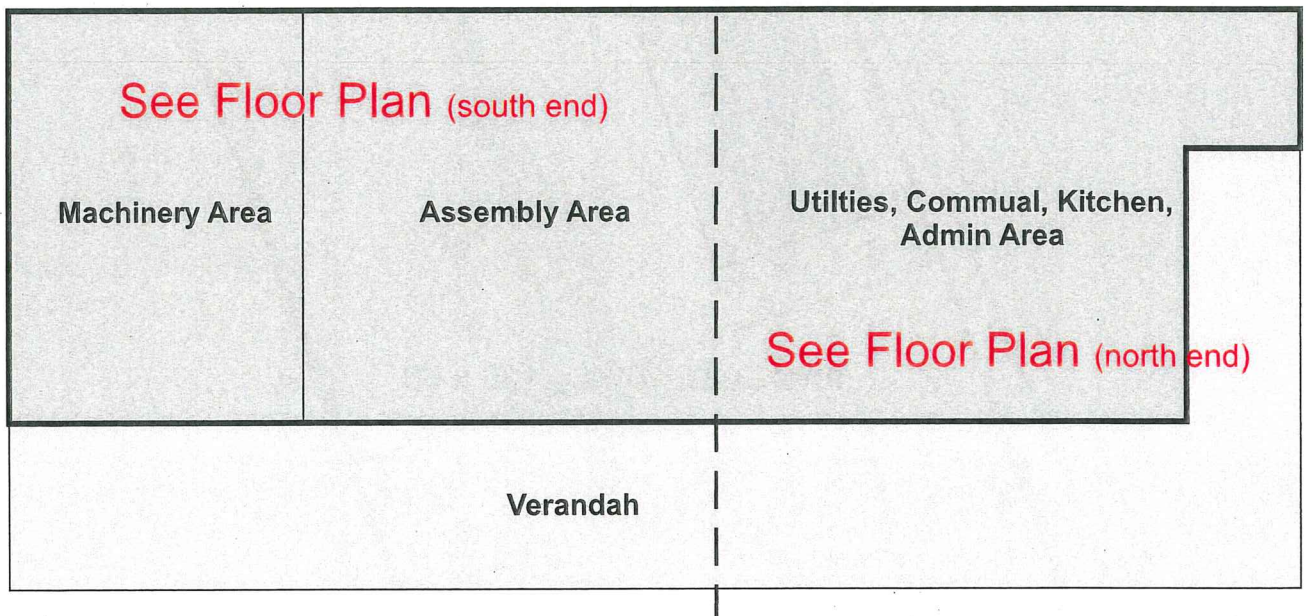
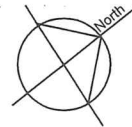
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## BUILDING DESIGN - FLOOR PLANS

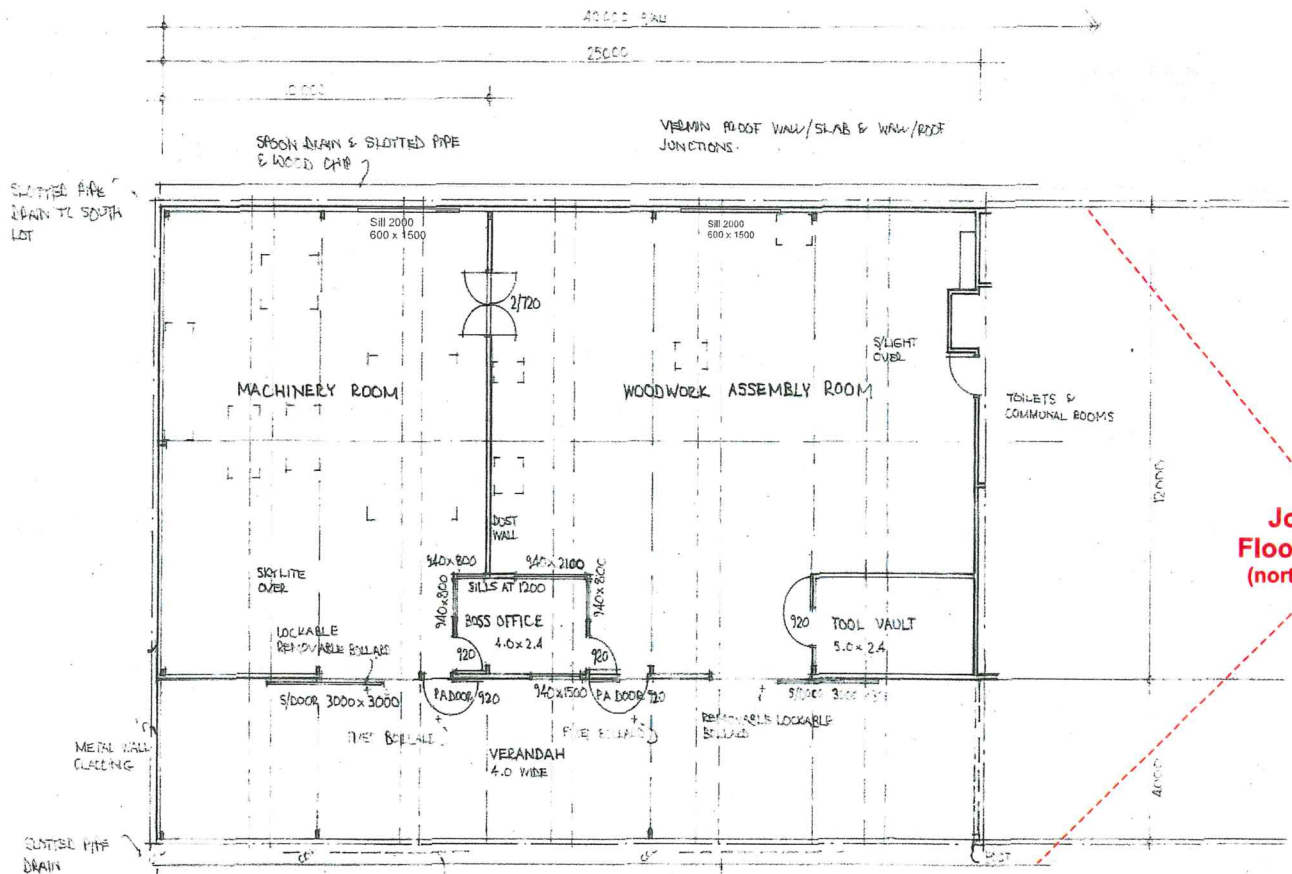


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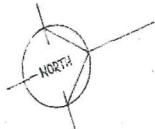


# BUILDING DESIGN - FLOOR PLAN south end



600 WIDE OPEN SPOON DRAIN WITH SHROUDED SLOTTED PIPE BACK FILLED WITH WOOD CHIP. ADJACENT EACH SHEDDING DOOR LAY IN 600mm LONG SEWER GRADE PIPE IN LINE OF SLOTTED PIPE

REV D 24.2.2020  
REV C 20.1.2020  
REV B 14.10.2019  
REV A 10.10.2019



**MAXWELL DESIGNS**

Building Design ABN 13 949 700 318  
PO BOX 31 DENMARK 6333

Date: JULY 2019  
Drawg: SK2D

Ph: 9948 3123

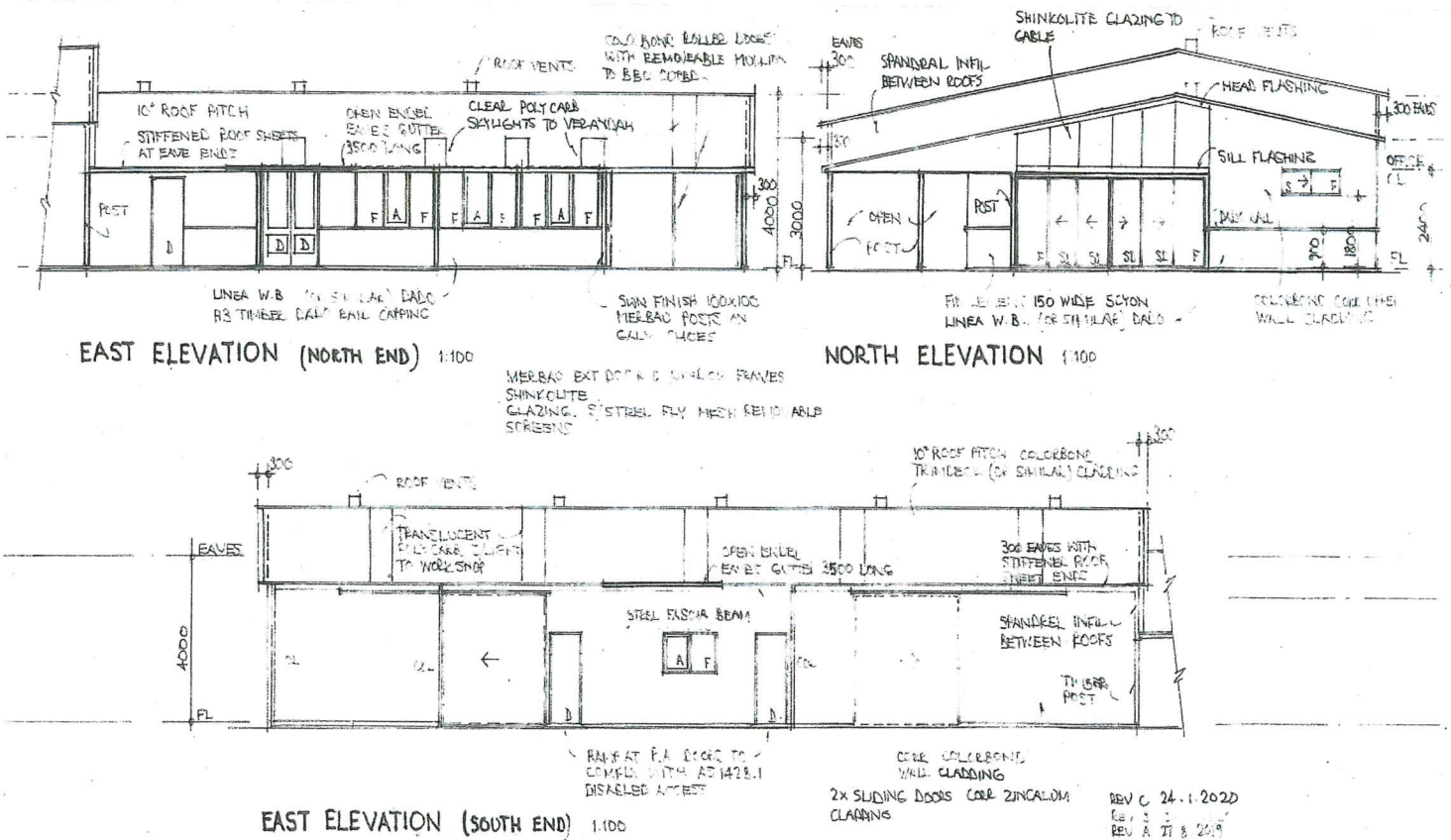
WORKSHOP PLAN 1:100  
DENMARK MEN'S SHED INLET DRIVE DENMARK

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# BUILDING DESIGN - ELEVATIONS



DENMARK MENS SHED INLET DRIVE DENMARK.

**MAXWELL DESIGNS**

Building Design ABN 13 846 760 378  
PO BOX 31 DENMARK 5333

Date: JULY 2019

Ph: 9848 3123

Drwg: SK4C

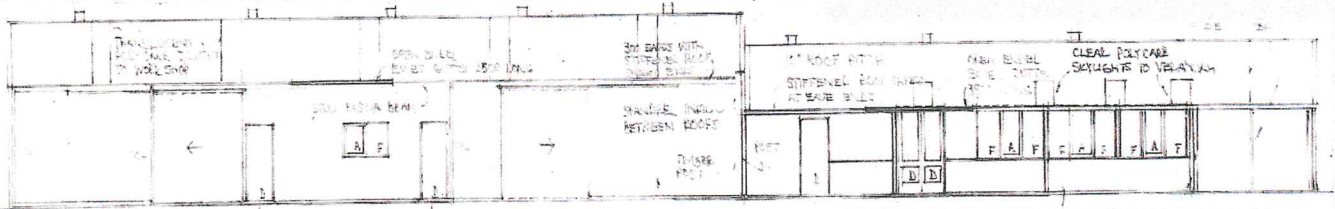
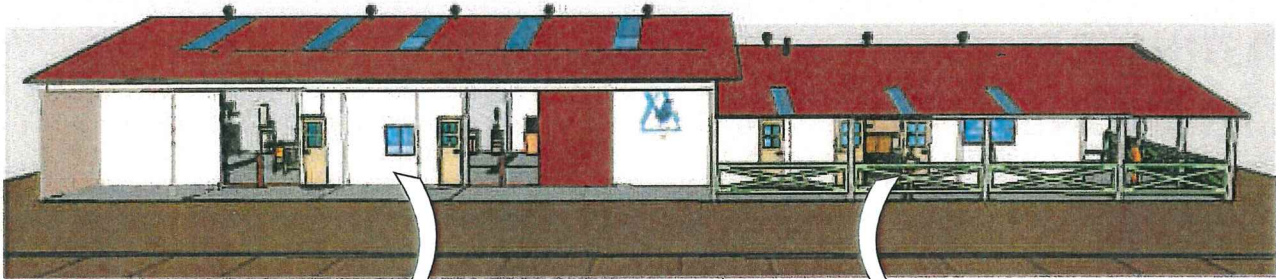
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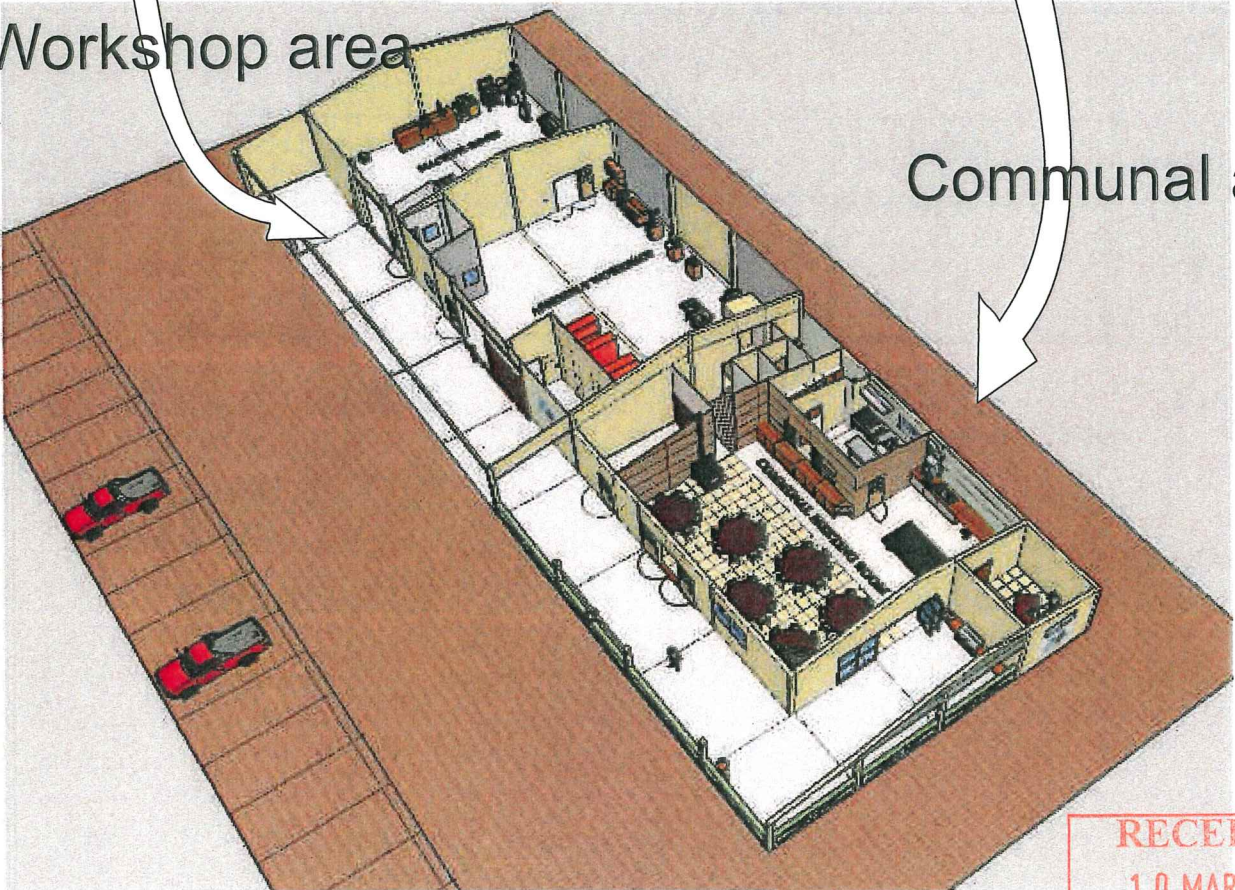


# PERSPECTIVES OF BUILDING CONCEPT



Workshop area

Communal area



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# FEATURE & CONTOUR SURVEY LEASEHOLD AREA - MENS SHEDDENMARK WA 6333



## PLAN OF PROPOSED ACCESS, PARKING & EMERGENCY EXITS

**Exit via Heritage Trail via existing Spirit of Play exit to Crellin St**

**Entry & Exit via Inlet Dr**

**Proposed parking area for 20 vehicles (Stage 1)**

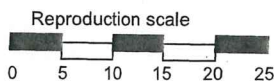
**Proposed parking area (Stage 2 - Overflow) (compacted gravel)**

**Exit via Heritage Trail to Ocean Bch Rd**

Parking requirement based on proposed max occupancy of workshop = 20 p/day

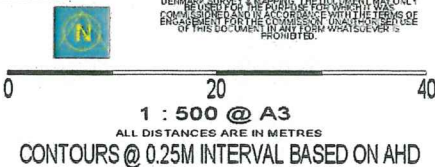
Shire specification for parking allocation = 1 Lot / 4 persons

Proposed allocations:  
**Stage 1:** 20 Lots + 2 x Disabled  
**Stage 2:** Future overflow as required



REVISION	DESCRIPTION	DRAFTER	DATE
B	ORIGINAL	GCC	10/08/2018
A	ORIGINAL	GCC	10/08/2018
	ORIGINAL DRAFTER	GCC	
	CREATED DATE	10/08/2018	
	AERIAL DATA	DENMARK 2014	
	CADASTRAL DATA	P39346 SCDB14	
	TOPOGRAPHIC DATA	Survey 09/08/2018 & Existing Records	
	UNDERGROUND SERVICES	N/A	
	LOCAL AUTHORITY	Shire of Denmark	

Ref : 2090-01A



Landgate



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# FEATURE & CONTOUR SURVEY LEASEHOLD AREA - MENS SHEDDENMARK WA 6333



## PROPOSED BUSH FIRE RISK MGT PLAN

Approx APZ 21m

APZ 21m

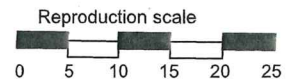
NOTE - Clearing to APZ 21m in this area (beyond the cadastral Lot boundary) is proposed to be enacted by a "Licence to Clear" from the Shire as required of the Shire by the Minister for Lands (vide advice 7/2/2020)

**Document Ref (Attachment 2):**  
The Shire's commissioned report "Bush Fire Management Plan and BAL Contour Plan" dated 12 Feb 2019 by Bio-Diverse Solutions

- Recommendations:**  
Table 1 page 14-15
- The Mens Shed to have a 21m APZ consistent with BAL 29 requirements in Forest Type A
  - The introduced trees and weeds to the south of the proposed Mens Shed to be removed and APZ requirements to apply

Page 17

- The Mens Shed is to be placed in BAL 29 and is not required to build to AS3959 (Class 9 building)



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REVISION	DESCRIPTION	DRAFTER	DATE
B	ORIGINAL	GCC	10/09/2016
A			

Rel. 2090-01A

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0 20 40  
1 : 500 @ A3  
ALL DISTANCES ARE IN METRES  
CONTOURS @ 0.25M INTERVAL BASED ON AHD



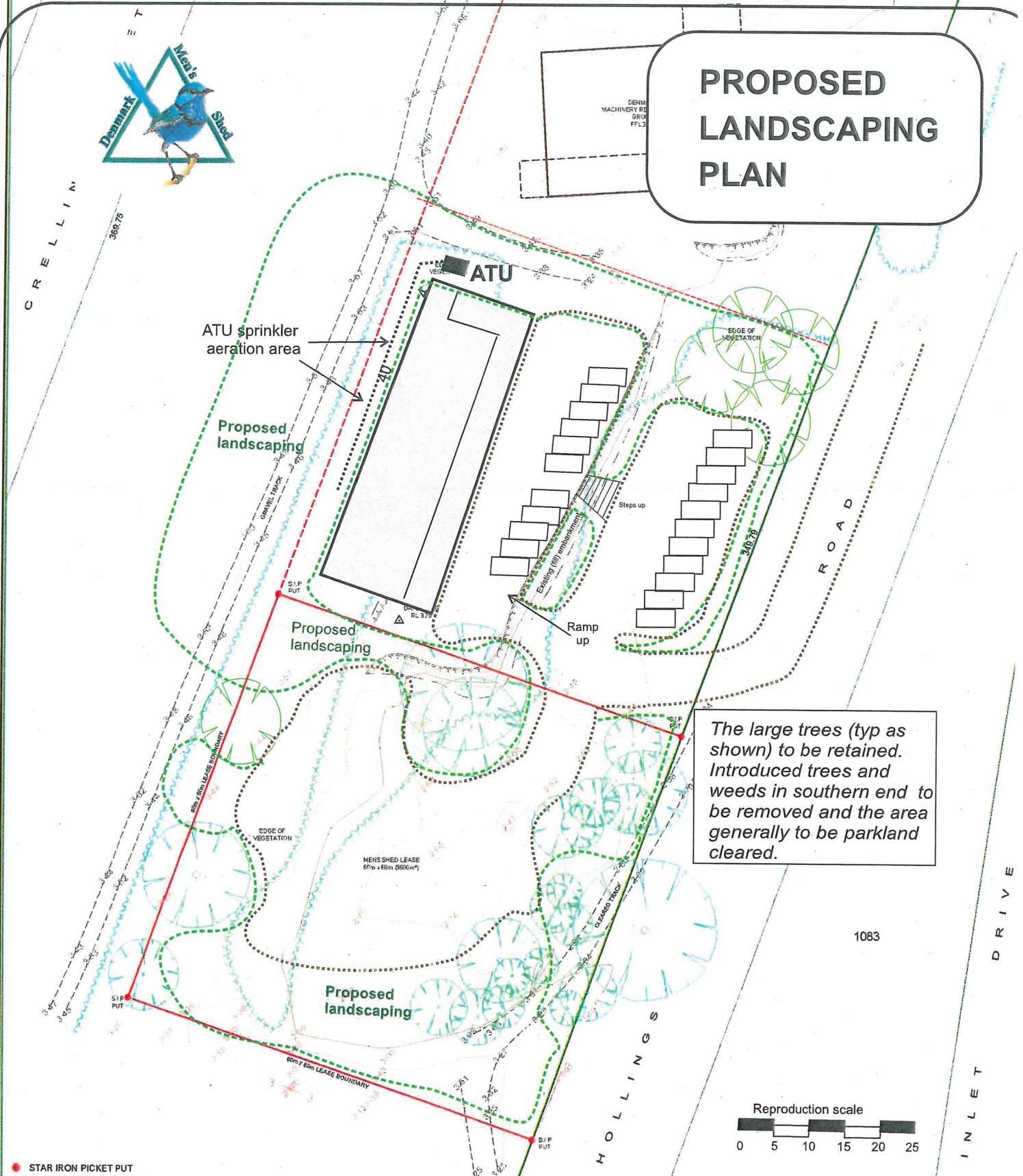
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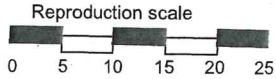
# FEATURE & CONTOUR SURVEY LEASEHOLD AREA - MENS SHEDDENMARK WA 6333



## PROPOSED LANDSCAPING PLAN



The large trees (typ as shown) to be retained. Introduced trees and weeds in southern end to be removed and the area generally to be parkland cleared.

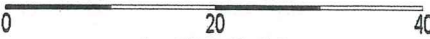


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REVISION	DESCRIPTION	DRAFTER	DATE
B	ORIGINAL	GCC	10/06/2016
A			

Ref : 2090-01A

ORIGINAL DRAFTER:	GCC
CREATED DATE:	10/06/2016
AERIAL DATA:	DENMARK 2014
CADASTRAL DATA:	P39346 SCD814
TOPOGRAPHIC DATA:	Survey 09/20/2016 & Existing Records
UNDERGROUND SERVICES:	N/A
LOCAL AUTHORITY:	Shire of Denmark



1 : 500 @ A3  
ALL DISTANCES ARE IN METRES  
CONTOURS @ 0.25M INTERVAL BASED ON AHD

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