



Shire of Denmark

953 South Coast Highway (PO Box 183), Denmark WA 6333
Ph: (08) 9848 0300 Email: enquiries@denmark.wa.gov.au
Website: www.denmark.wa.gov.au

OFFICE USE
A#: 3069
APP: 2026/66
Rec: .....

APPLICATION FOR DEVELOPMENT APPROVAL \$192.00
Bank TF

PROPERTY DETAILS

Portion of reserve 20403

House/Street No. 3 Lot No. 1110 Street Name Morgan Rd

Suburb Denmark Location No. Plan/Diagram No.

Certificate of Title: Vol. LR3125 Folio: 757

Title encumbrances - if applicable (e.g. easements, restrictive covenants) Lease - Shire of Denmark

OWNER DETAILS

Name The Shire of Denmark

ABN (if applicable)

Postal Address The Shire of Denmark, PO Box 183, Denmark, WA, 6333

Contact Phone No. 08 98480300

Email

Contact Person for Correspondence

\* Signature/s of All Owners

\* The signature of the owner(s) is required on all applications. This application will not proceed without the signature(s). For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Clause 62(2).

Date

APPLICANT DETAILS (IF DIFFERENT FROM OWNER)

Name Denmark Riverside Club INC. ABN 22876481010

Postal Address 3 Morgan Rd Denmark WA 6333

Contact Phone No. 08 98481517 David Cliff 0423 779 093

Email treasurer.riversideclub@gmail.com 1riverside16@gmail.com

Contact Person for Correspondence David Cliff Treasurer Alan Davis President

The information and plans provided with this application may be made available by the local government for public viewing in connection with the application\*.  Yes  No

\* Public notification is required for certain development applications to ensure that the public is made aware of the development and have opportunity for relevant submissions. Council has right of refusal for applications that do not allow for public viewing should it be deemed necessary.

Signature/s



Date

5/5/26

**PROPOSED DEVELOPMENT**

Nature of Development:  Works  Use  Works and Use

Is an exemption from development claimed for part of the development?  Yes  No

If yes, is the exemption for:  Works  Use

Description of exemption claimed (if relevant) \_\_\_\_\_

Description of proposed development and/or land use \_\_\_\_\_

Construction of a 16x4m shed to store and maintain rowing boats. Landscaping and gravel access.

Existing buildings and/or land use \_\_\_\_\_

No existing building. Adjacent to existing bowling greens, on existing fill bank

Approximate cost of proposed development \$60,000

Estimated time of completion June 2027

**This form is to be submitted with the completed & signed Development Application Checklist, one (1) copy of A3 plans (site plan; floor plan; elevations) and the Bushfire Attack Level Report (if required).**

**This is not an application for a building permit. A separate application is required for a building permit.**

Please note: The Contact information on this form will not update your details (including Postal Address) in regards to Shire General Correspondence/Rates Notices. If you wish to change your details permanently, please email the Shire at [enquiries@denmark.wa.gov.au](mailto:enquiries@denmark.wa.gov.au) or contact the Administration Office on (08) 9848 0300 and request a Change of Details form.



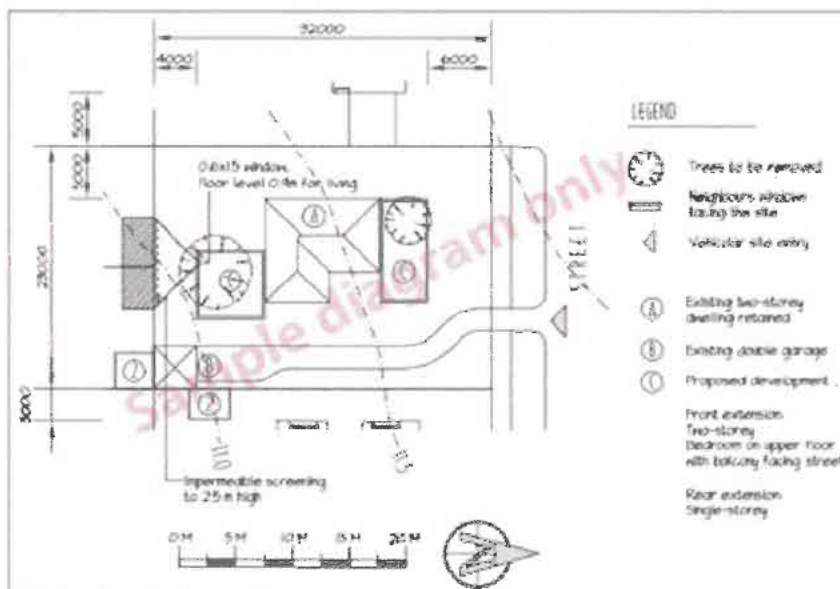
R:\Planning Services - NEW STRUCTURE\Customer Information - Planning App Forms, Info Sheets etc\Planning Related Forms



## Development Application Checklist

Information Required	Description	Yes	N/A
<b>Development Application Form &amp; Checklist</b>	A Development Application Form <b>AND</b> Checklist must be fully completed and signed by all landowners or Strata owners/Body Corporate approval as applicable. Applications that are not signed by all landowners are deemed incomplete and will not be processed until all signatures are obtained.	✓	
<b>Application Fee</b>	The application fee as per Council's Fees & Charges Schedule will be required upon lodgement. An application will not be processed until payment is received.	✓	
<b>Cover Letter</b>	All applications should include a cover letter providing details of the proposed development/land use. This should also include appropriate justification where applicable for any variation to the Town Planning Scheme, Local Planning Policies or Residential Design Codes (R-Codes). Variations to the R-Codes will require justification/assessment against the Design Principles.	✓	
<b>Site Plan</b> To a scale of not less than 1:500	<ul style="list-style-type: none"> <li>Street names, lot number, north point, dimensions of the lot and location of easements if applicable.</li> <li>Type and location of all existing and proposed development including clear indication of distances to boundaries and other existing structures.</li> <li>Dimensions of the building envelope if applicable, including boundary setbacks indicated to the building envelope.</li> <li>Contours, existing and proposed levels and finished floor level (FFL) for all existing and proposed building(s), wall(s), fence(s), retaining wall(s) and any other structures. <b>Note: A Feature Survey is required to be submitted, except for minor residential additions.</b></li> <li>Extent of siteworks/cut and fill/retaining if proposed.</li> <li>Existing vegetation and location and type of any vegetation proposed for clearing.</li> <li>Location of driveways, vehicle crossover, car parking and manoeuvring areas.</li> <li>Location of existing/proposed on-site effluent disposal system (if unsewered).</li> <li>Location and size of rainwater tanks if required/proposed.</li> <li>Details of stormwater disposal system for impervious areas (including, pipes, soak wells, pits, subsoil pipes, rainwater tanks and connection to existing infrastructure).</li> </ul>	✓	✓

### Example of Site Plan



(Source: Residential Design Codes of Western Australia)





**HOME TO:**  
**Denmark Bowling Club**  
**Denmark Dragon Boat Club**  
**Denmark Community Rowing Assoc.**  
**3 Morgan Road, Denmark, WA 6333**  
**Phone 9848 1517**  
**[www.denmarkriversideclub.org.au](http://www.denmarkriversideclub.org.au)**  
**[1Riverside16@gmail.com](mailto:1Riverside16@gmail.com)**

Shire of Denmark  
PO Box 183  
Denmark  
WA, 6333

8/5/2026

Planning Department.

Re: Denmark Riverside Club Development Application for a Rowers' Shed

Please find attached an Application For Development Approval Form for the Denmark Riverside Club's proposed Rowers' Shed on the Shire owned Reserve 20403, Lot 1110 and the following supporting information.

- Rowers Shed Development Application - Proposal Document
- Site Plan on on Harley Dykstra Feature and Contour Survey (A3)
- Building Plans including floor plan (A3)
- Retaining Wall Plan (A3)
- Cut and Fill Plan (A3)
- Site Plan with Cut and Fill Plan (A3)
- Minutes of the Denmark Riverside Special General Meeting 17 March 2026

If there is further information or clarification needed, please don't hesitate to contact me.

Yours Sincerely  
David Cliff  
Treasurer  
Denmark Riverside Club.  
[treasurer.riversideclub@gmail.com](mailto:treasurer.riversideclub@gmail.com)

A handwritten signature in black ink, appearing to read "D. Cliff", is positioned to the right of the typed name "David Cliff".

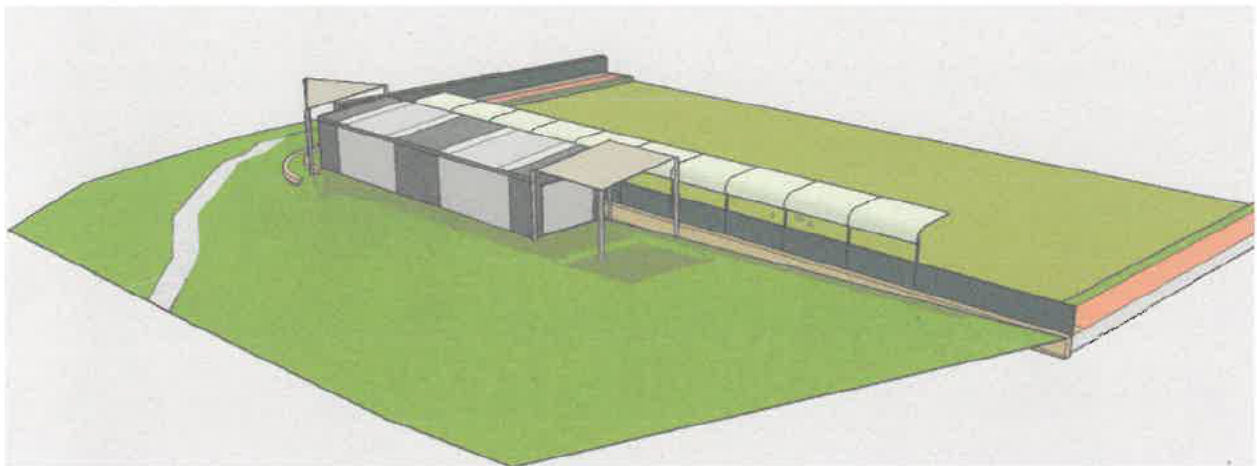




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[1Riverside16@gmail.com](mailto:1Riverside16@gmail.com)

## Rowing Shed Development Application

26/04/2026



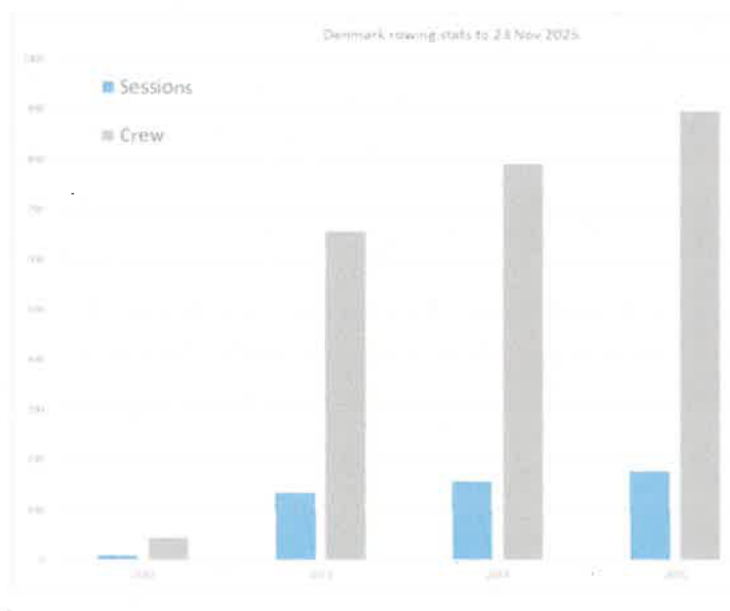
## Introduction

This Development Application from Denmark Riverside Club Inc. is for a 16m by 4m shed to be built on the southern end of the bowling greens to house both the current rowing boats and their trailers and trolley. The shed will have power and water to allow for maintenance of the craft as well as their storage.

The shed is planned to be located wholly within the Denmark Riverside Club Lease area (Reserve 20403, Lot No. 1110) on which the Denmark Riverside Club buildings and bowling greens currently sit.

Denmark Community Rowing Association (Denmark Rowers) amalgamated with Denmark Riverside Club in 2022 bringing with it assets including two 6.7m St Ayles Skiffs, two boat trailers and one boat launching trolley. So far we have only been able to store one boat and one launching trolley at the club in the main shed. The other boat and two trailers are currently being stored in Kaye White's shed, where the boats were built, which is some distance from the club and the water. Her generosity in allowing this to go on will not continue for ever.

Although participation in rowing has been growing each year it is limited by only being able to easily launch one boat. The shed will enable both boats to be launched for each session adding to the attractiveness of membership and usage of Denmark Riverside Club facility.



Rowing Participation Since Inception of Denmark Rowers

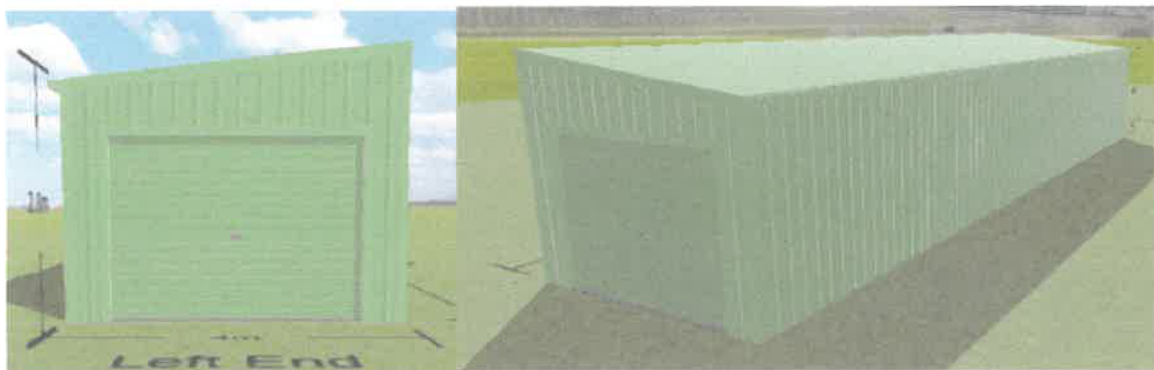
## Business Case

The Denmark Riverside Club needs to remain a viable concern to be able to continue to provide a valuable form of social, healthy and sporting activities for members of the Denmark Community. The club incorporates the activities of the Denmark Bowling Club, the Denmark Dragon Boat Club and Denmark Rowers who share the facilities. Denmark Rowers has about 50 members and currently rows from the club from 2 to 6 times per week.

Denmark Rowers expects participation in rowing sessions and membership to grow if both boats were housed at the Denmark Riverside Club and could be easily launched from the new shed. Membership could increase to 70 and rowing could be doubled to 4 to 12 times per week..

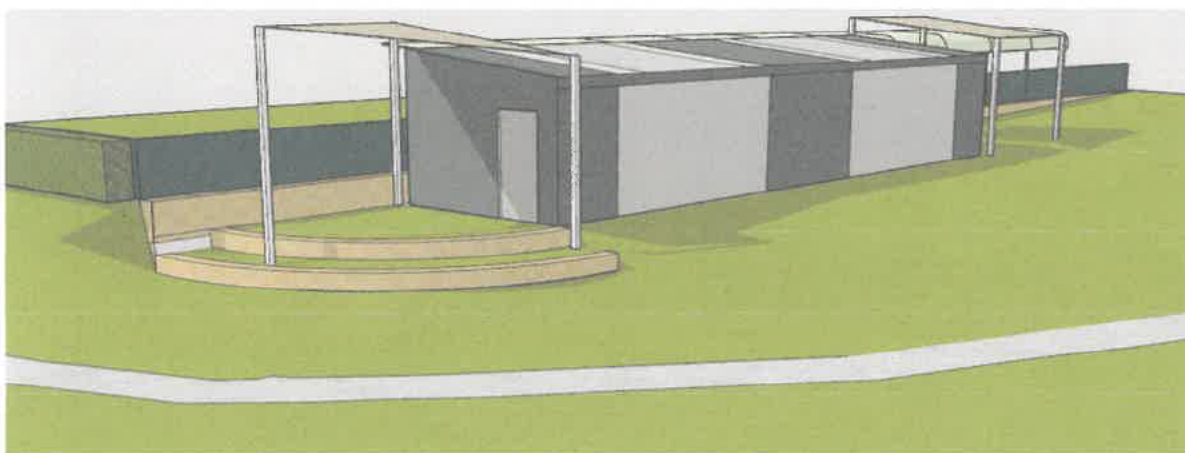
Building of a new shed would enable the protection and better maintenance of our \$30,000 worth of assets.

### Design of the new shed



The Denmark Shed Company was asked to give a rough quote on building a simple single slope roofed shed on a concrete pad measuring 16m by 4m with roller door access at both ends. Their quote of \$36,609 including GST is indicative only and does not include site works to level the pad, insurance and costs to connect services.

Iterations of enhancements to the shed have been worked through with cost vs practicality in mind. This proposal has the same Colorbond colours as the club house in sections to help the shed look part of the club. Only one roller door access is required and the other end will have a normal door.



Proposed Shed viewed from the South West

The structures at the ends of the shed are shade sails for practical reasons and to again blend the shed in with the club behind when viewed from Berridge Park. The shed has been lowered in height and with excavation and a retaining wall so that the roof line is no higher than the existing shade structure on A Green to make it as unobtrusive as possible from the Riverside Club verandah.



Proposed Boat Shed viewed from Berridge Park

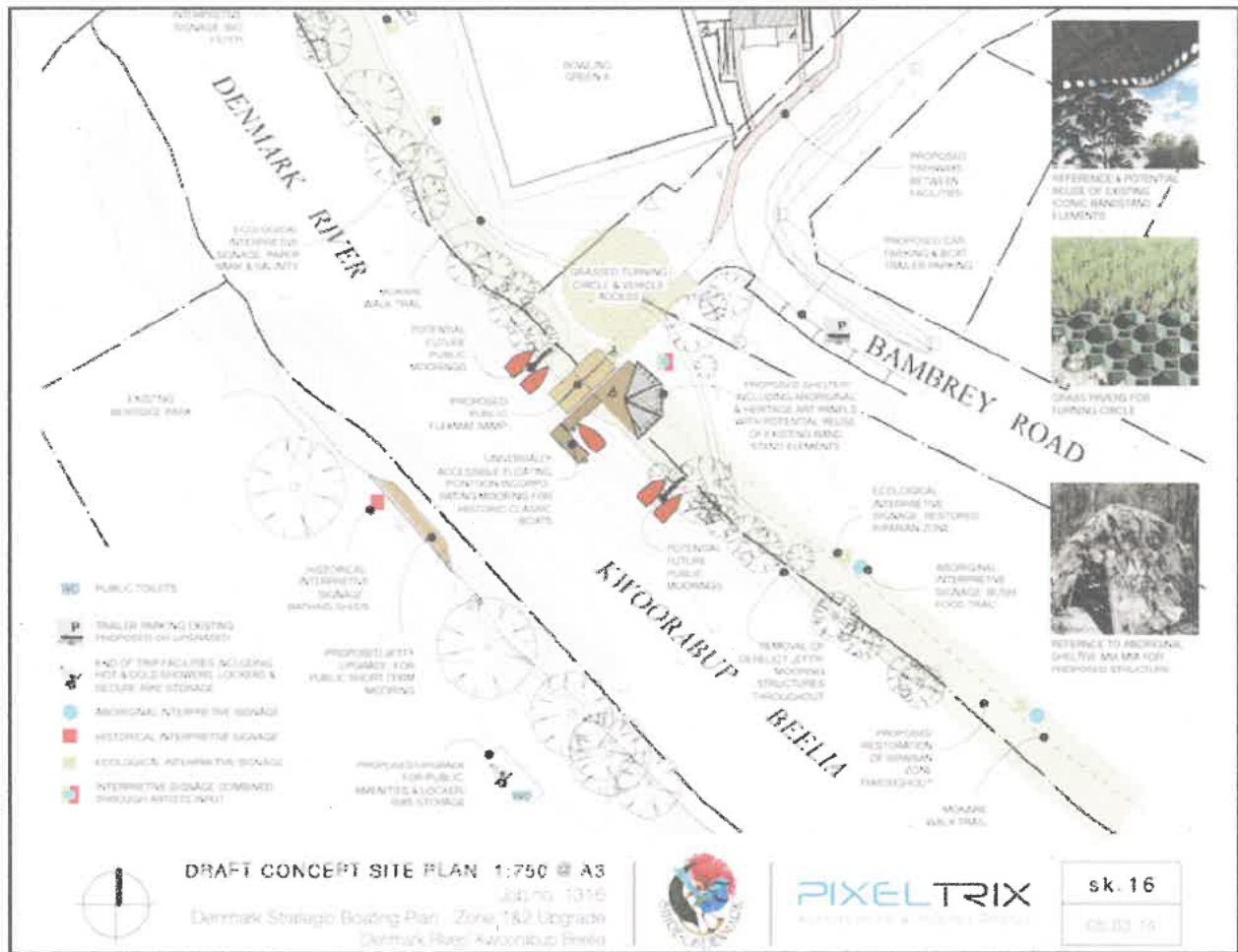


Proposed Boat Shed viewed from Denmark Riverside Club verandah.

### **Position of the new shed**

The new boat shed has to be positioned as close as possible to the river and the boat ramp. It has to be elevated enough not to be in the flood plain when the river rises before the Ocean Beach sand bar is opened each year. It has to avoid being in the Morgan Road and Bambrey Road easements. It will





## Funding

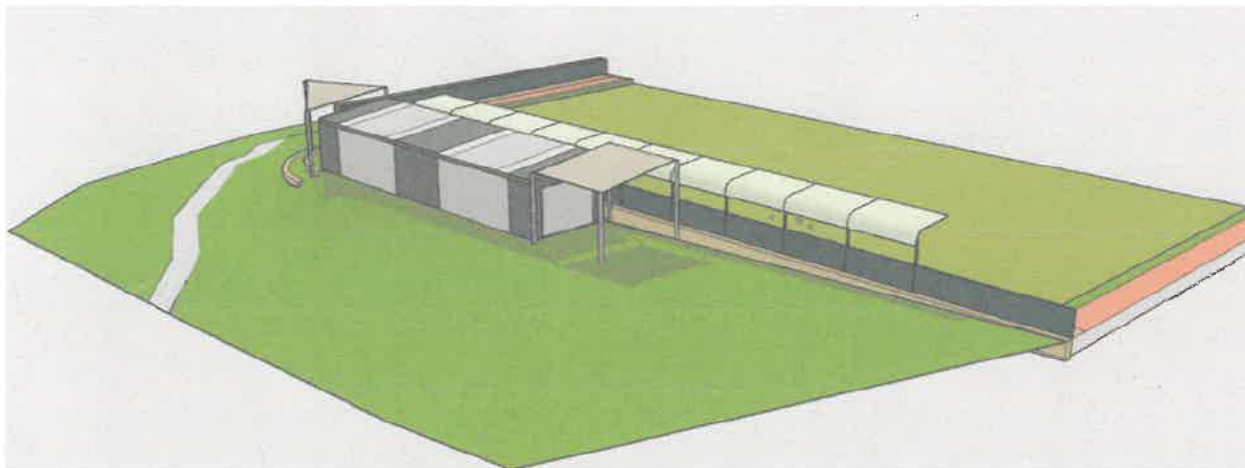
Denmark Riverside Club proposes to fund the construction of the Denmark Rowers Shed from a mixture of sources including seed money raised by the club for this purpose through community events including the Denmark Classic Boat Festival, the Kwoorabup River Festival and Denmark Shire Youth Festival and IGA barbecues and raffles. The club will also be applying for grants and seeking sponsorship and donations. Club members will also be asked to volunteer to do some of the ground work prior to and after the contractors have safely constructed the shed. A breakdown of the currently proposed budget and funding is tabled below.

Budget for Rowing Shed

Income and Expenditure categories	Expenditure	Funding
<b>Expenditure</b>		
Shed Company Quote for Supply & Construction of 18 x 4m shed	\$36,609	
Earthworks	\$15,000	
Retaining wall limestone blocks laid	\$6,000	
Water and Electricity connection	\$4,000	
Application and Insurance costs	\$2,000	
<b>TOTAL EXPENDITURE</b>	<b>\$63,609</b>	
DRC Work in Kind Site prep & retaining wall		\$3,000
Grants		\$30,000
Sponsorship		\$10,000
Donations		\$10,000
Fundraisers		\$10,609
<b>TOTAL INCOME</b>		<b>\$63,609</b>
<b>Budget Surplus / Deficit</b>		<b>\$0</b>

## Conclusion

This Development Application is for a 16 x 4m shed on the Denmark Riverside Club Lease area (Reserve 20403, Lot No. 1110) on which the Denmark Riverside Club buildings and bowling greens currently sit. It is an expansion of the club's facilities to accommodate the Denmark Rowers' two St Ayles Skiffs. It may not constitute a change in the current Shire of Denmark's "Denmark Strategic Boating Plan - Zone 1&2 Upgrade".



Proposed Rowers Shed from the South East

The need for onsite storage of both the Denmark Rowers St Ayles Skiffs is clear if we want to improve community participation in rowing in Denmark. The Denmark community will benefit from increased accessibility to participation in a healthy and sustainable form of activity.

The Riverside Club will benefit from increased membership and social activity. Their assets will be protected and maintained onsite. The goal of achieving a vibrant multi-sport club facility will be sustained.



Denmark Rowers St Ayles Skiffs

The shed is positioned to be as unobtrusive as possible both from the Riverside Club and Berridge Park whilst being convenient for rowers to get their boats in and out of the river without mechanical assistance.



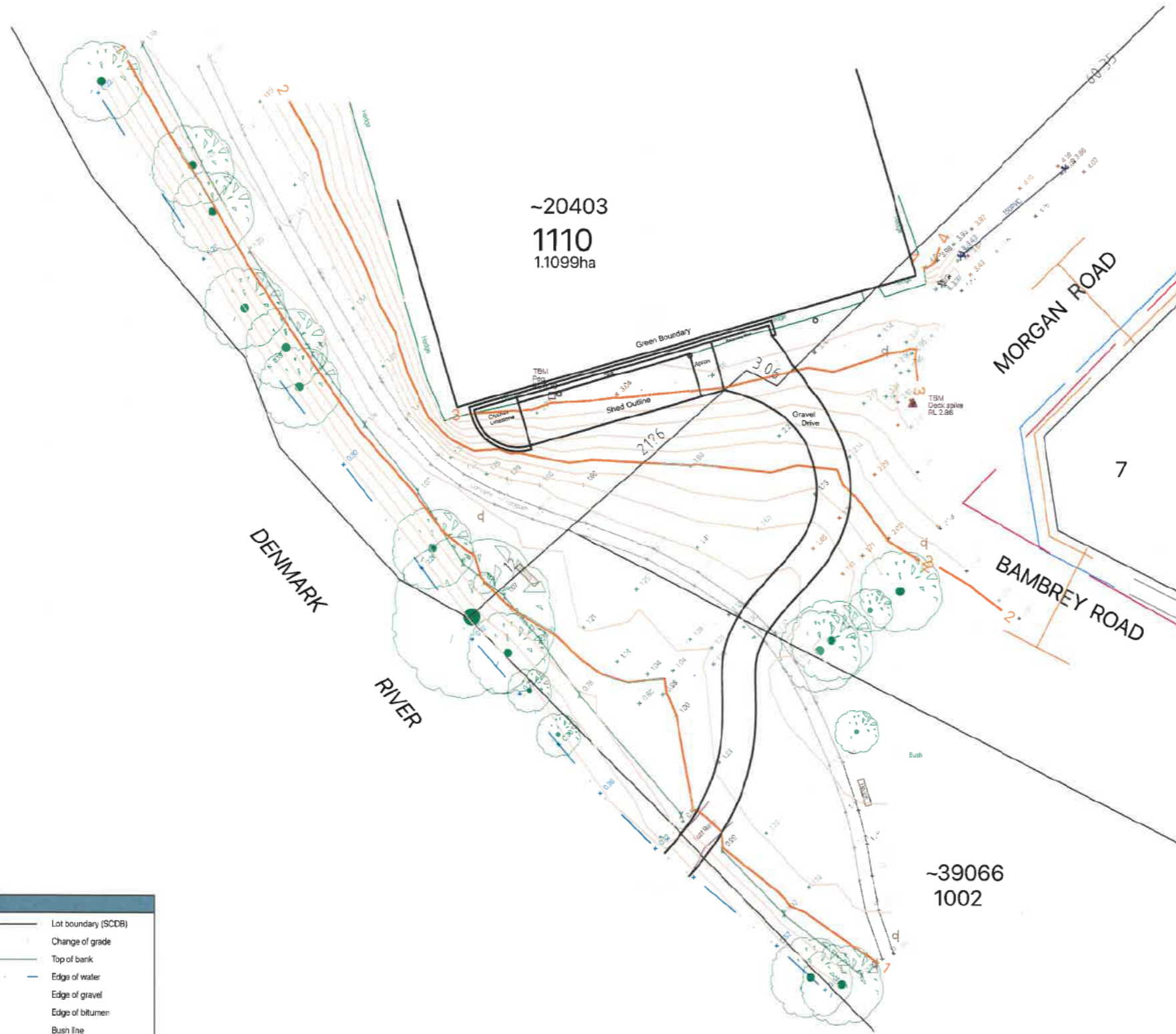
Proposed Rowers Boat Shed viewed from the Riverside Club

The project hopes to include Aboriginal art and cultural heritage information so that the Denmark Riverside Club is participating in a reconciliation process with First Nations people.

The opportunity to build the Denmark Rowers boat shed in the next year is available to us if Denmark Riverside Club is able to obtain the various approvals and raise the funds.

David Cliff  
President of Denmark Rowers  
Treasurer of the Denmark Riverside Club





~20403  
1110  
1.1099ha

MORGAN ROAD  
7  
BAMBREY ROAD  
2  
1002

+ Ground level	— Lot boundary (SCDB)
X Top of bank	— Change of grade
+ Edge of water	— Top of bank
o Pole	— Edge of water
d Sign	— Edge of gravel
+ Edge of bitumen	— Edge of bitumen
+ Gravel	— Bush line
Tree	— Drainage pipe
+ Invert level	— Overhead Electricity (BYDA)
	— Water (BYDA)
	— Telecommunication (BYDA)

Contour interval: 0.2m

NOTE: See Certificate of Title LR3125-758 for interests and encumbrances over Lot 1110



**Harley Dykstra**

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

**DISCLAIMER**  
This plan has been prepared for Denmark Riverside Club from a continuation of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development. It should not be used for any other purpose.  
The title boundaries shown herein were not verified or marked at the time of survey but are derived from the SCDB Oct 2025. They are a promise to accuracy only to +/- 0.05m. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.  
AHD correction made to SSM Mixart Baker 31 via VRS survey methods.  
Underground services shown on this drawing have been obtained from service authority records obtained from 'Before You Dig Australia' or a similar source. Unless indicated otherwise only surface features have been located by survey.  
Before starting any demolition, excavation or construction on the site, the relevant person should make an independent and updated enquiry of 'Before You Dig Australia' and any relevant service providers to ascertain the existence of further services if any and the accurate location of those not surveyed at the time of preparing this plan (or data).  
No responsibility can be accepted by Harley Dykstra for any damage caused to any underground service or any loss or injury suffered if enquiry and verification have not been completed in accordance with this note.  
Contractors to verify all survey control marks to be correct (by field checks) prior to relocation for construction purposes.  
This notice is an integral part of this plan or the data as transmitted. Failure to reproduce this note on providing this plan or accompanying data or any part thereof to any third party will render this plan or data invalid.  
Harley Dykstra declares any liability whatsoever and howsoever caused for loss or damage arising from any party who uses or relies upon this plan for any purpose other than that for which it was intended.  
In any event the liability of Harley Dykstra Pty Ltd is limited to the resupply of the relevant goods or services or the reasonable cost of resupply.

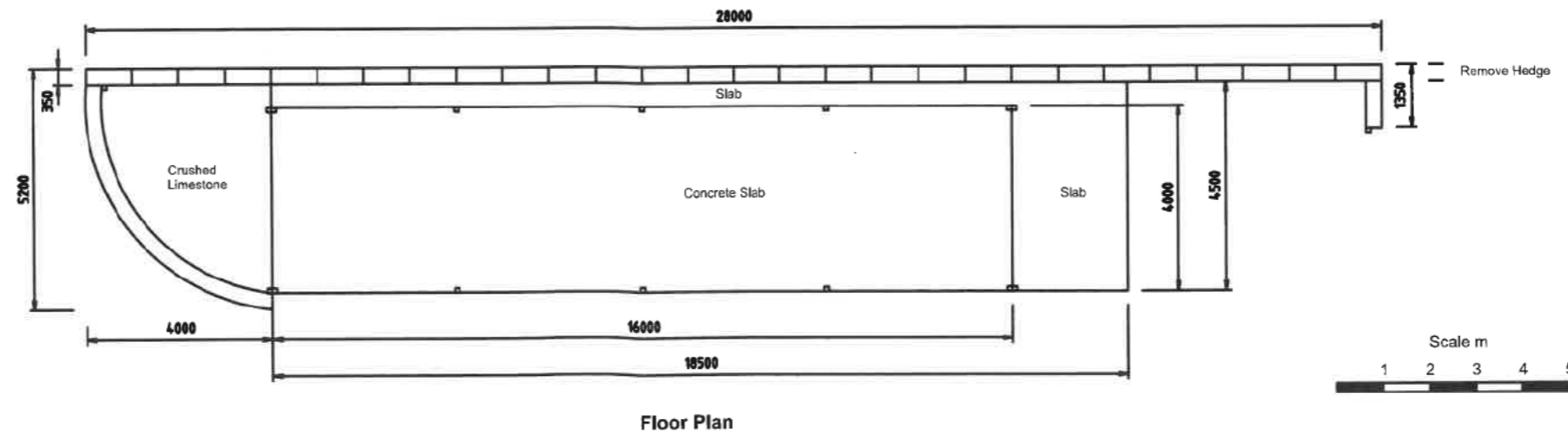
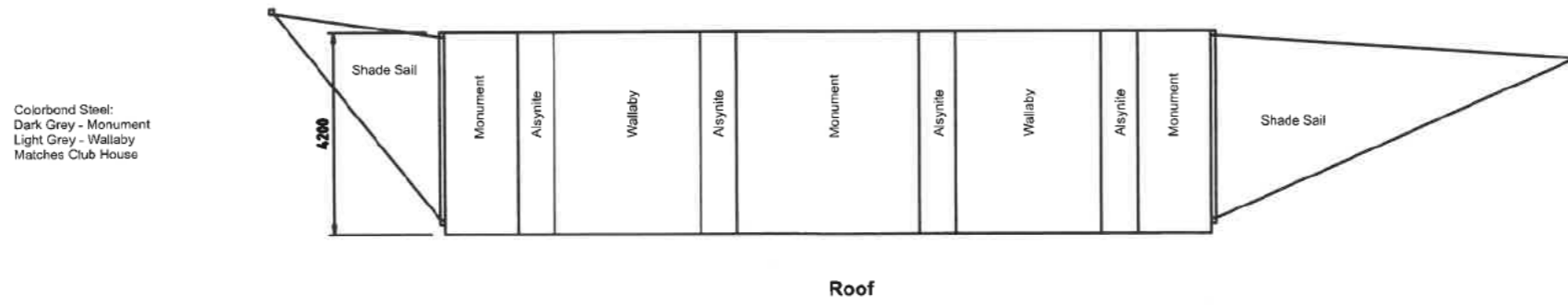
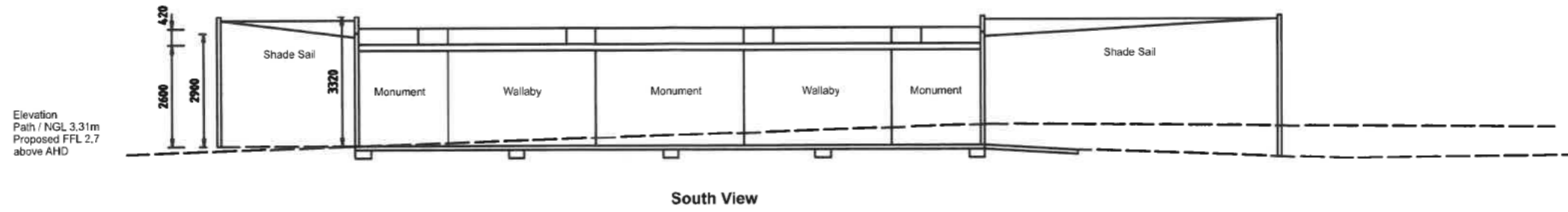
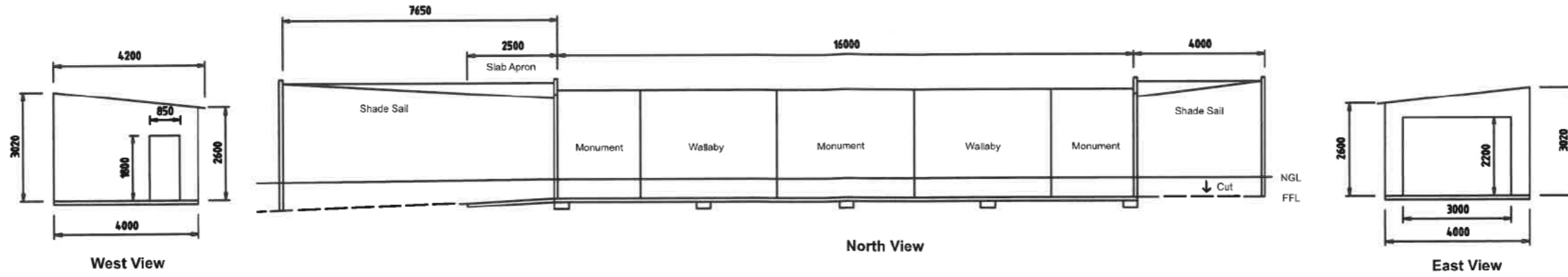
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A	Original drawing	MM	28/10/25
Survey	MM 21/10/25	Cad File No.	24912-01A.dgn
Drawn	NP 27/10/25	Checked	MM 28/10/25
Horizontal Datum	MORLEY2020	Level Datum	AHD
Scale @ A3	All Distances Are In Metres		
1:400	0 10m 20m 30m		

Plan Type	FEATURE & CONTOUR SURVEY
Client	Denmark Riverside Club
Description	Lot 1110 on DP28861 3 Morgan Road, DENMARK
Drawing No.	24912-01A



9495 1947 9792 6000 9844 5100

# Denmark Rowers Shed



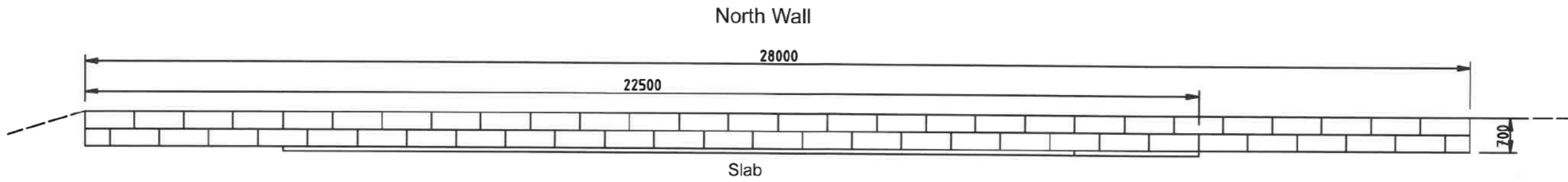
Elevation  
Path / NGL 3.31m  
Proposed FFL 2.7  
above AHD

Colorbond Steel:  
Dark Grey - Monument  
Light Grey - Wallaby  
Matches Club House

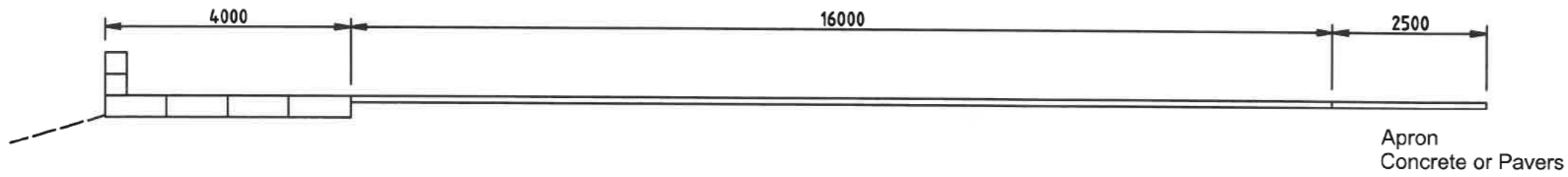
# Denmark Rowers Shed

## Retaining Wall Plan

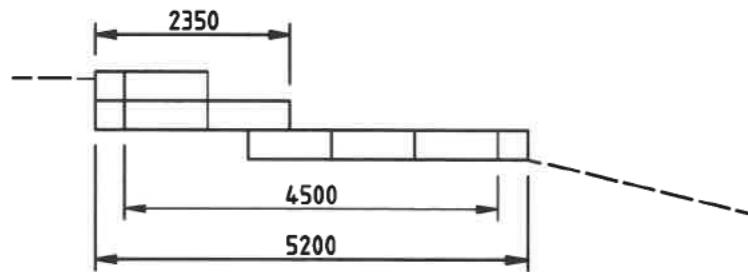
Assumes Blocks 1000 x 350 x 350



Slab on Cut and Fill. No South Wall



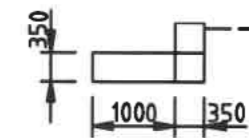
West Wall



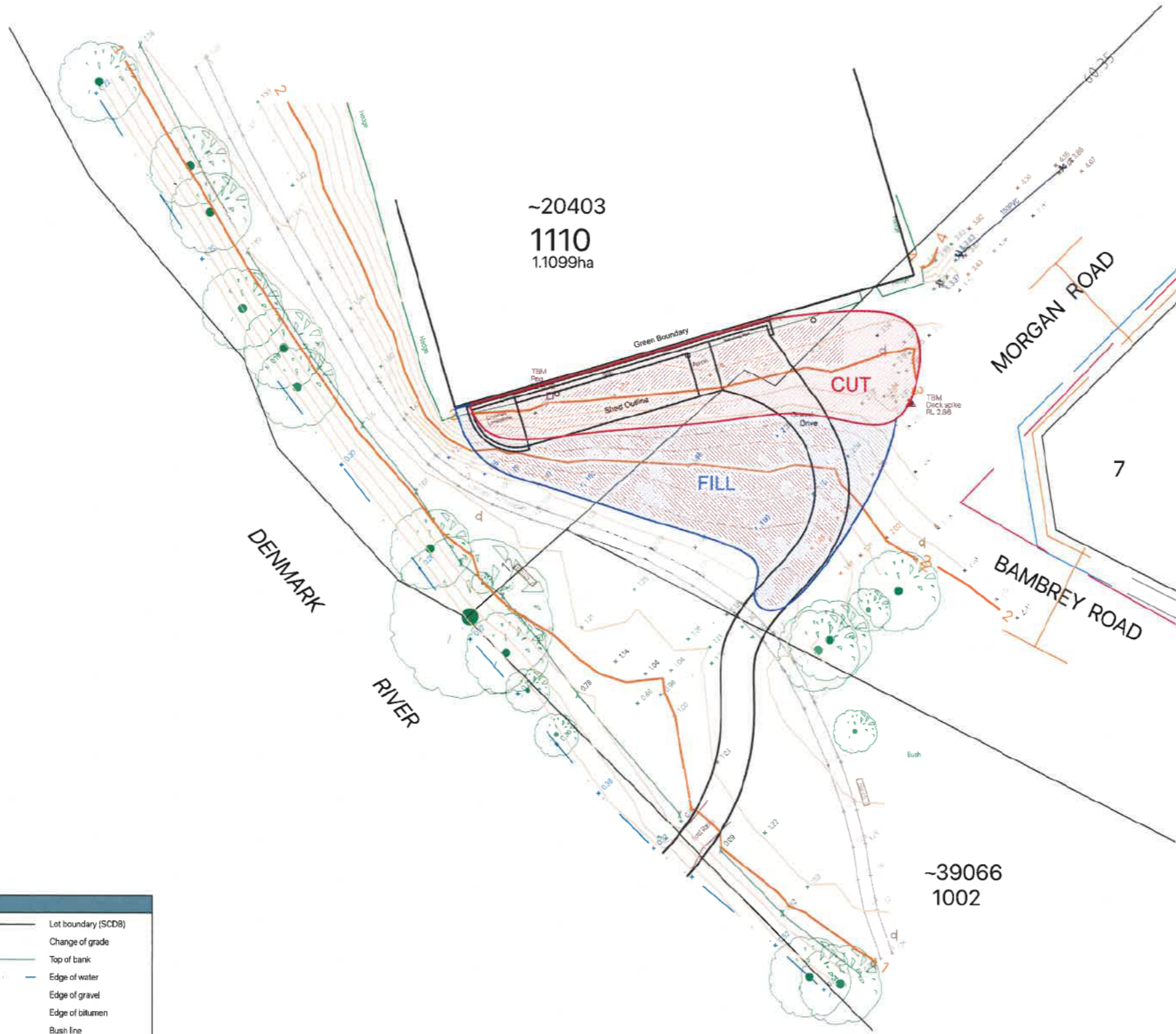
Scale m



East Wall







~20403  
1110  
1.1099ha

~39066  
1002

+ Ground level	— Lot boundary (SCDB)
X Top of bank	— Change of grade
+ Edge of water	— Top of bank
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Contour interval: 0.2m

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**Harley Dykstra**

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A/D correction made to SSM Maxx Barker 31 via VHS survey methods.  
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Plan Type  
**FEATURE & CONTOUR SURVEY  
CUT & FILL PLAN**

Client  
**Denmark Riverside Club**

Description  
**Lot 1110 on DP28861  
3 Morgan Road,  
DENMARK**

Drawing No.  
**24912-01A**

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