

Peter Zenni

From: wayne bill <waynobill@hotmail.com>
Sent: Monday, 13 July 2020 4:33 PM
To: Peter Zenni
Subject: #19 Pioneers RD Merredin - Proposed garage
Attachments: PRELIMINARY ONLY _ #19 Pioneers Rd MDN.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Peter,

Further to our phone conversation attached are the preliminary plans on which I was wanting to apply for a R-Code variation. Although the proposed garage doesn't meet the R-Code 5.2 streetscape deem to comply requirements, I believe it would still demonstrate compliance with the design principles;

- Maintain clear site lines along the street. **The proposed is the last house on a cul-de-sac, no through road.**
- Not to detract from the streetscape, or appearance of the dwelling, or obstruct views of the dwelling from the street. **The lot is 21.83m wide with the majority of the house being the primary focus point, as apposed to a narrow lot where the garage may become the focal point.**

There is already a second crossover in place & a second driveway providing off street car parking for visitors.

I don't believe this would set a precedent for other properties having this reduced setback. This address is on a cul-de-sac road so would be a unique circumstance.

I would appreciate if you could take a look & consider this & possibly support the R-Code variation ? Thank you

Regards,

Wayne Bill

WAYNES DESIGN AND DRAFTING

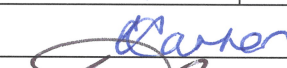

3 Ellis Road Merredin W.A. 6415

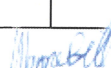
Ph/Fax: 0890 413 937

Mob: [0427 412 962](tel:0427412962)

Email: waynobill@hotmail.com

Website: www.waynesdesignanddrafting.com.au

OWNERS DETAILS			
Name/s:	ERICA CARLSON		
	MICHAEL CARLSON		
Address:	19 PIONEERS ROAD		Post Code: 6415
	MERREDIN		
Phone work:		Phone home:	Fax:
Mobile:	0428415594	Email: encamick.carlson@bigpond.com	
Signature:		Date:	5.8.2020
Signature:		Date:	5.8.2020
NB: The owner/s signature/s are required for your application to be processed.			

APPLICANTS DETAILS			
Name:	Waynes Design & Drafting		
Address:	3 Ellis Road Merredin W.A.		Post Code: 6415
Contact person for correspondence: Wayne Bill			
Phone work:	0427 412 962	Phone home:	Fax:
Mobile:		Email: waynobill@hotmail.com	
Signature:		Date: 16-07-2020	

PROPERTY DETAILS				
Lot No:	7	House/Street No:	#19	Location No:
Street name:	Pioneers Road			
Suburb:	Merredin	Post Code:	6415	
Nearest street intersection:	Kendall Street			
Diagram or plan:		Certificate of title:		Folio:
Title encumbrances (e.g. easements, restrictive covenants)				

PROPOSED OR EXISTING BUILDING/LAND USE	
Description of proposed development and/or land use:	Proposed garage
Nature of any existing buildings and/or land use:	Existing house, patio's, sheds & pool
Approximate cost of proposed development:	\$ 18 500.00
Estimated time of completion:	December 2020

OFFICE USE ONLY	
Acceptance Officer's initials :	Date received:
Local government reference no:	

APPENDIX 1

CODES APPROVAL APPLICATION FORM

Residential Design Codes of Western Australia

APPLICATION FOR SINGLE HOUSE/OUTBUILDING CODES VARIATION

To: **Shire of Merredin**

NOTE: This is not an application for Planning Approval.

Application for Single House/Outbuilding Approval is to be made on this form

IF

an application for Planning Approval is not required under the Town Planning Scheme

AND

the proposed development involves one of the following:

- the exercise of a discretion by the Council under the Residential Design Codes; or
- the exercise of a discretion by the Council under a Local Planning Policy made in accordance with the Town Planning Scheme.

If you are in doubt about whether application should be made on this form, please consult the Council's planning or building officers.

OWNER DETAILS:

Name: Mick & Erica Carlson

Address: #19, Lot 7 Pioneers RD Merredin W.A. 6415

Signature:  Date: 5-8-2020

Signature:  Date: 5-8-2020

All owners must sign this form or an attachment if there is not sufficient space. State your position where signing on behalf of a company. This application will not proceed otherwise.

APPLICANT DETAILS:

Name: Waynes Design & Drafting

Address: 3 Ellis RD Merredin W.A. 6415

Contact Person: Wayne Bill.....Phone:0427 412 962.....

Fax:.....Email: waynobill@hotmail.com.....

Signature:.....Date:

PROPERTY DETAILS:

Lot No: 7, #19

Location: Pioneers RD Merredin

Nearest Street Intersection: Kendall ST

Title Encumbrances (e.g. easements, restrictive covenants)

Approximate cost of proposed development:

DETAILS OF DISCRETIONARY DECISION(S)

1. Please provide details of each aspect of the proposed development which does not conform to an "Acceptable Development" provision of the Codes or a Local Planning Policy made under the Town Planning Scheme.
2. Please refer to the specific performance criterion or other provision under which the Council's discretionary decision is required and give full reasons in support of your proposal.
3. Attach further information in support if needed.

Clause

R-Code Part 5.2 Streetscape.....

Non-compliance of deemed-to comply requirements;

C1.1 **Garages** set back 4.5m from the **primary street** except that the **setback** may be reduced:

- i. in accordance with **Figure 8b** where the garage adjoins a **dwelling** provided the garage is at least 0.5m behind the dwelling alignment (excluding any **porch, verandah or balcony**); or.
- ii. to 3m where the garage allows vehicles to be parked parallel to the **street**.
The **wall** parallel to the street must include openings.

Justification for variation;

Comment; The proposed garage does demonstrate compliance with the following design principles of the R-Codes.

Design principle 5.2.1 setback of garages and carports

P1 Not to detract from the streetscape or appearance of **dwelling**s; or obstruct views of dwellings from the street and vice versa.

Comment; The proposed garage is for the last lot along the street, with the street being a cul-de-sac, no through road. There is therefore no pedestrian, or continuing vehicle traffic that would otherwise warrant the 4.5m setback to maintain clear sight lines along the street.

The proposed garage is to be attached to the existing house on the east side by way of a wall that continues the same cladding profile & colour, with two highlight windows in the wall. This provides visual appearance from the street that the garage is part of the house. The lot is 21.83m wide with the majority of the house being the primary focus point, not the garage.

Note: The Council in determining the application for a variation under the Residential Design Codes will take into account the comments of adjoining owners. The Council is not obliged to support the views of adjoining owners

The approval of this R-Code variation will not set a precedent for other properties to have the same. The development on this lot is a unique circumstance with the house being the last house at the end of a cul-de-sac.



OFFICE USE ONLY

Accepting officer's initials: Date received

Council Reference No:

Note: The Council in determining the application for a variation under the Residential Design Codes will take into account the comments of adjoining owners. The Council is not obliged to support the views of adjoining owners

ADJOINING PROPERTY OWNER COMMENT ON PROPOSED VARIATION TO THE RESIDENTIAL DESIGN CODES

ADJOINING PROPERTY DETAILS

Name: Robert Potter
Lot No.: 8..... Street No.: #17..... Street Name: Pioneers RD.....
Suburb: Merredin..... Postcode: 6415.....

LOCATION OF PROPOSED DEVELOPMENT

Name: Mick & Erica Carlson.....
Lot No.: 7..... Street No.: #19..... Street Name: Pioneers RD.....
Suburb: Merredin..... Postcode: 6415.....

DETAILS OF VARIATION OF WHICH COUNCIL DESCRETION IS REQUIRED AND COMMENTS SOUGHT

Plan Attached

OWNER'S COMMENTS

Object/Do not object

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.....
.....
.....

Signed: [Signature] Date: 5/8/20 Phone: 0419226827
Print Name: Robert Potter
Signed: _____ Date: _____ Phone: _____
Print Name: _____

Note: The Council in determining the application for a variation under the Residential Design Codes will take into account the comments of adjoining owners. The Council is not obliged to support the views of adjoining owners

ADJOINING PROPERTY OWNER COMMENT ON PROPOSED VARIATION TO THE RESIDENTIAL DESIGN CODES

ADJOINING PROPERTY DETAILS

Name: The Jolly Family Trust
Lot No.: 1192 Street No.: #18 Street Name: Pioneers RD
Suburb: Merredin Postcode: 6415

LOCATION OF PROPOSED DEVELOPMENT

Name: Mick & Erica Carlson
Lot No.: 7 Street No.: #19 Street Name: Pioneers RD
Suburb: Merredin Postcode: 6415

DETAILS OF VARIATION OF WHICH COUNCIL DISCRETION IS REQUIRED AND COMMENTS SOUGHT

Plan Attached

OWNER'S COMMENTS

~~Object~~/Do not object

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.....

Digitally signed by Craig Jolly
DN: cn=Craig Jolly, o=JOLLY, ou=Directors, dn=Craig Jolly
Family Trust, email=cj@jollyhomes.com.au
Reason: I agree to the terms defined by the placement
of my signature in this document
Location: Merredin/Sheridan NSW 2532
Date: 2022/08/03 10:48:19

Signed: Craig Jolly Date: _____ Phone: 0484 350 906
Print Name: _____
Signed: _____ Date: _____ Phone: _____
Print Name: _____

Note: The Council in determining the application for a variation under the Residential Design Codes will take into account the comments of adjoining owners. The Council is not obliged to support the views of adjoining owners

**ADJOINING PROPERTY OWNER COMMENT ON PROPOSED VARIATION
TO THE RESIDENTIAL DESIGN CODES**

ADJOINING PROPERTY DETAILS

Name: Scott + Maureen Wilson
Lot No.: 1193 Street No.: #20 Street Name: Pioneers RD
Suburb: Merredin Postcode: 6415

LOCATION OF PROPOSED DEVELOPMENT

Name: Mick & Erica Carlson
Lot No.: 7 Street No.: #19 Street Name: Pioneers RD
Suburb: Merredin Postcode: 6415

DETAILS OF VARIATION OF WHICH COUNCIL DESCRETION IS REQUIRED AND COMMENTS SOUGHT

Plan Attached

OWNER'S COMMENTS

Object/Do not object Do not object

Signed: [Signature] Date: 27.7.20 Phone: 0401214945
Print Name: Maureen Wilson
Signed: [Signature] Date: 27.7.20 Phone: 0428411199
Print Name: SCOTT WILSON

Note: The Council in determining the application for a variation under the Residential Design Codes will take into account the comments of adjoining owners. The Council is not obliged to support the views of adjoining owners

STORMWATER MANAGEMENT NOTE:

ALL GROUND LEVELS ARE TO SLOPE AWAY FROM BUILDINGS. ALL DOWNPIPES ARE TO DIRECT WATER AWAY FROM BUILDINGS BY PLUMBING TO GARDENS, LAWN AREAS, TO RAINWATER TANK/S OR SOAKWELL/S. IN DOING SO, ALL STORMWATER SHALL BE CONTAINED ON SITE & NOT ADVERSELY AFFECT NEIGHBOURING LOTS. STORMWATER KERB OUTLETS ARE SUBJECT TO APPROVAL OF THE SPECIFIC LOCAL SHIRE AUTHORITY.

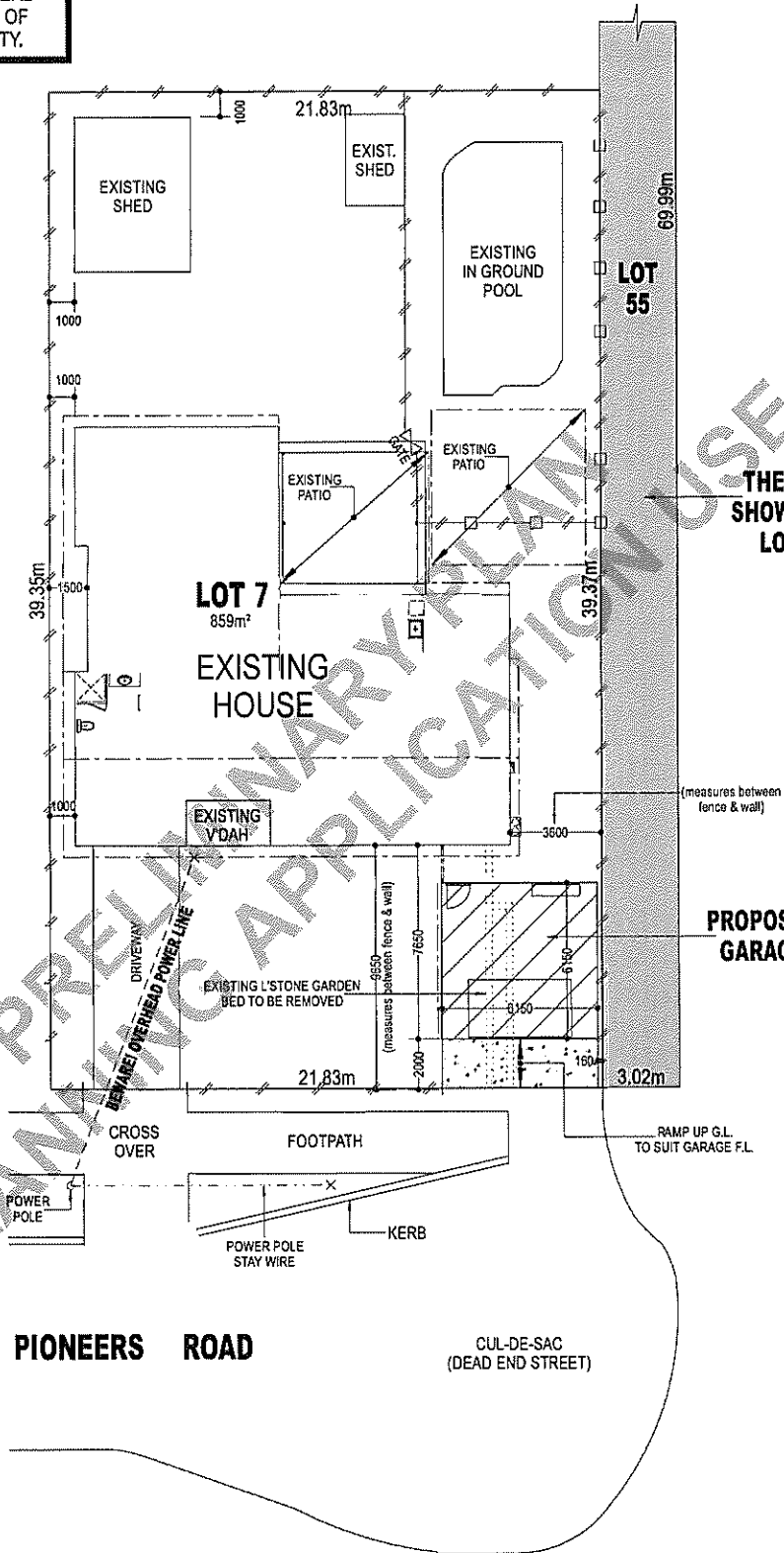
NOTE:

PLANS SUBJECT TO ENGINEERS CERTIFICATION

NOTE:

THIS IS NOT A SURVEYORS PLAN. COMPONENTS DRAWN & ALIGNED AS ACCURATELY AS POSSIBLE USING MEASUREMENTS TAKEN FROM A MEASURING TAPE ONLY. ALL DIMENSIONS, LEVELS & LOCATIONS MUST BE CHECKED ON SITE PRIOR TO ANY NEW WORKS COMMENCING.

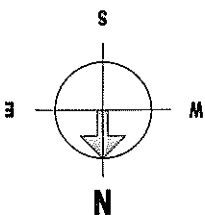
DIAL BEFORE YOU DIG - VISIT www.1100.com.au



NOTE:
THE GREY HATCHING SHOWS THE EXTENT OF LOT 55 ADJACENT

PROPOSED GARAGE

FOR PLANNING PRELIMINARY APPLICATION USE ONLY

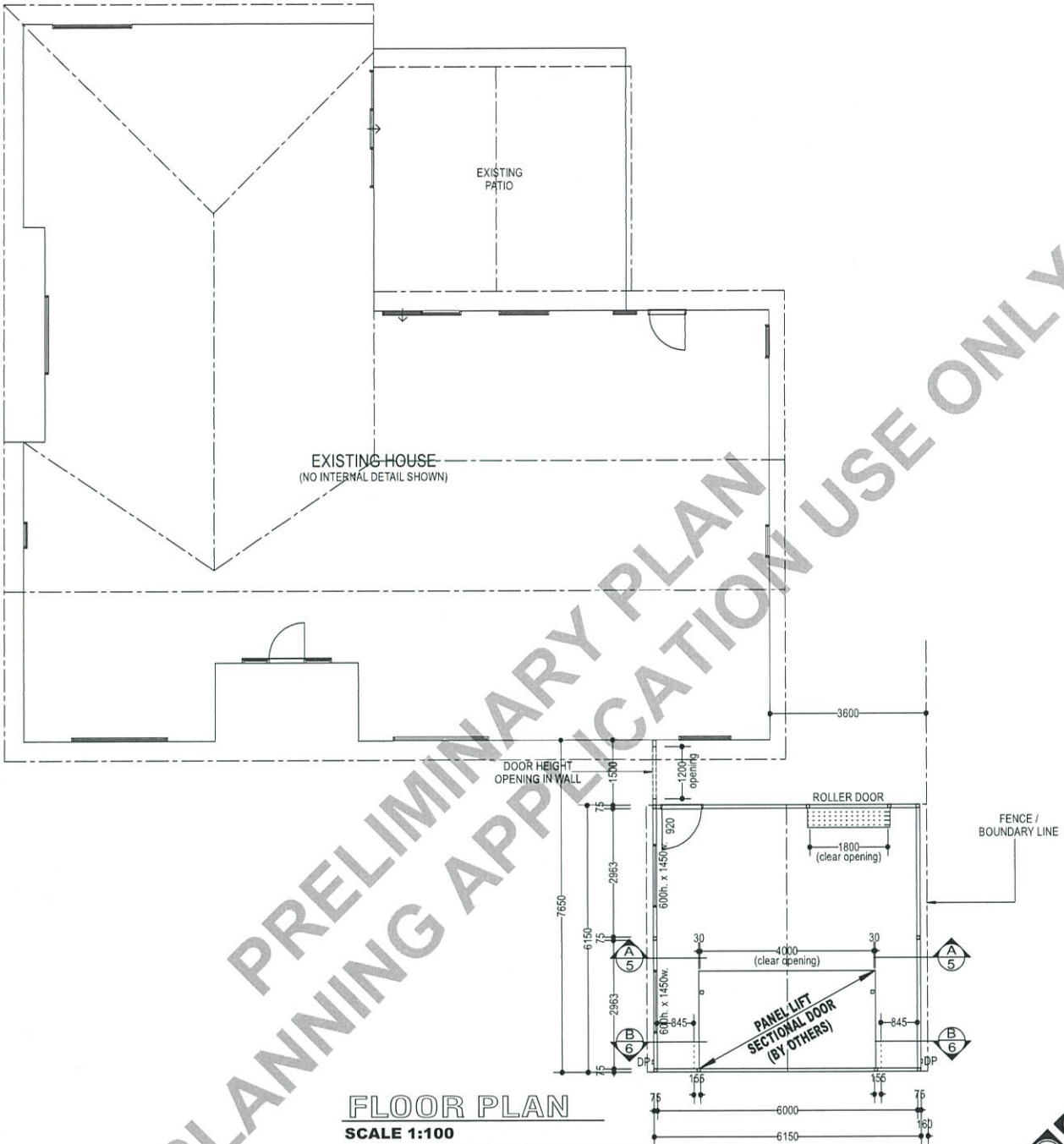


SITE PLAN
SCALE 1:200

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.		WEBSITE: www.waynesdesignanddrafting.com.au
JOB TITLE : PROPOSED GARAGE AT #19, LOT 7 PIONEERS ROAD MERREDIN W.A. 6415 DRAWN FOR: BEN JARDINE CARPENTRY & MAINTENANCE	DRAWING TITLE : SITE PLAN	
	DATE: JUNE 2020	DRAWING NO.: 1
JOB No: 19054	NO. IN SET : 8	
		WAYNES DESIGN & DRAFTING DRAFTSMAN : WAYNE BILL A.B.N. 11 593 616 982 3 ELLIS ROAD MERREDIN W.A. 6415 PH/FAK (08) 90413 937

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4



FLOOR PLAN

SCALE 1:100



PHOTO OF THE EXISTING

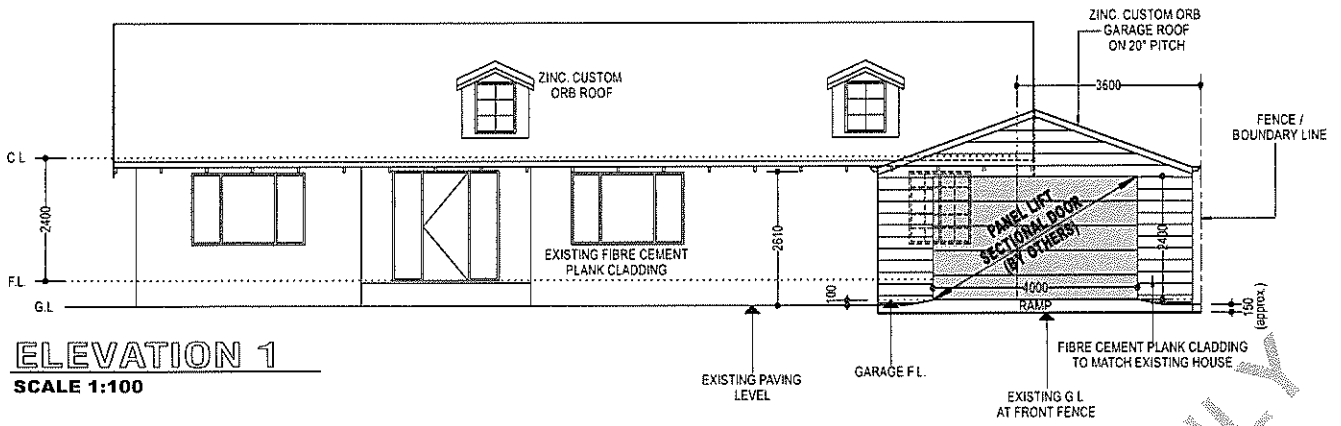
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GLAZING NOTE:
ALL GLAZING TO COMPLY
WITH CURRENT
A.S. 1288 & A.S. 2047

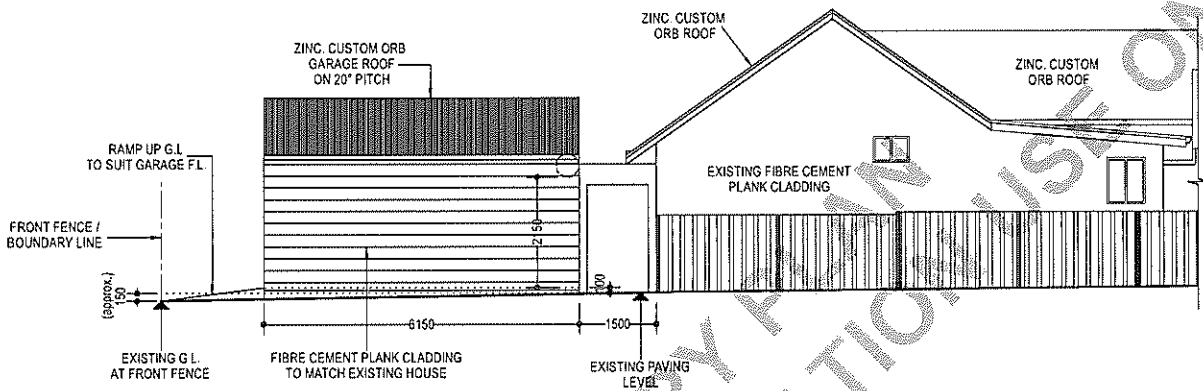
NOTE:
PLANS SUBJECT TO
ENGINEERS CERTIFICATION

NOTE:
ALL DIMENSIONS, LEVELS &
MATERIALS TO BE CHECKED ON
SITE PRIOR TO CONSTRUCTION.

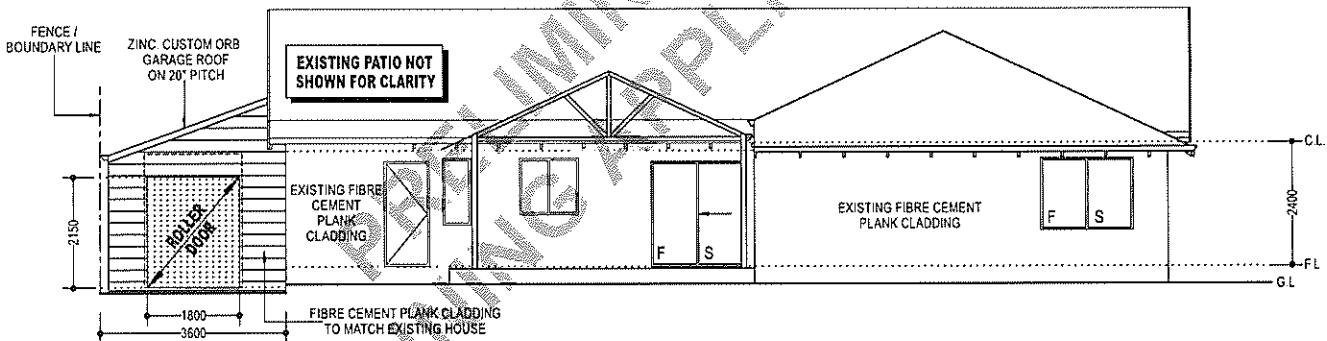
DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.		WEBSITE: www.waynesdesignanddrafting.com.au	
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DRAWN FOR: BEN JARDINE CARPENTRY & MAINTENANCE	DATE: JUNE 2020		DRAWING NO.: 2
	JOB No: 19054		NO. IN SET : 8



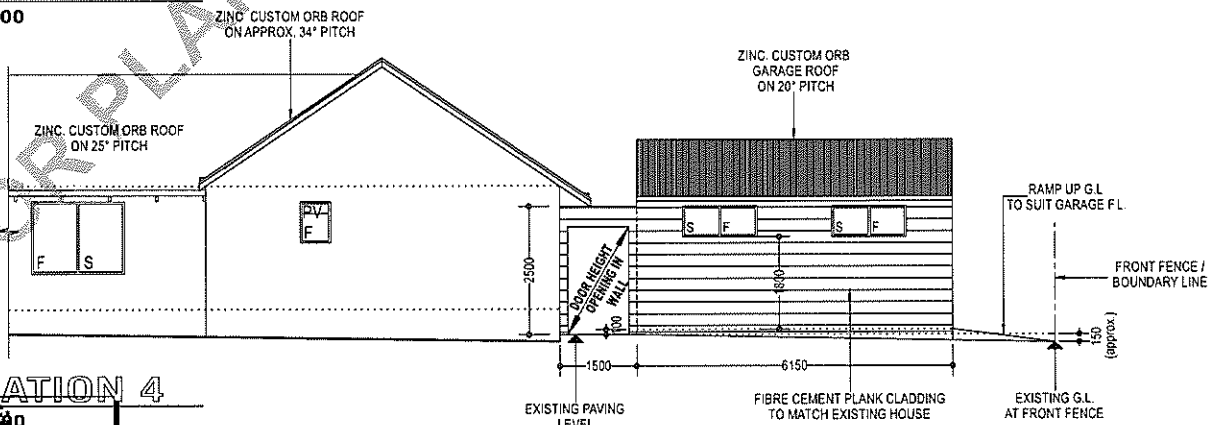
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

NOTES
PLANS SUBJECT TO
ENGINEERS CERTIFICATION

NOTE:
ALL DIMENSIONS, LEVELS &
MATERIALS TO BE CHECKED ON
SITE PRIOR TO CONSTRUCTION.

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.		WEBSITE: www.waynesdesignanddrafting.com.au	
JOB TITLE: PROPOSED GARAGE AT #19, LOT 7 PIONEERS ROAD MERRIDIN W.A. 6415	DRAWING TITLE: ELEVATIONS	WAYNES DESIGN & DRAFTING DRAFTSMAN: WAYNE BILL A.B.N. 11 593 616 982 3 ELLIS ROAD MERRIDIN W.A. 6415 PH/FAX (08) 90413 937	
DRAWN FOR: BEN JARDINE CARPENTRY & MAINTENANCE	DATE: JUNE 2020		DRAWING NO.: 4
	JOB No: 19054		NO. IN SET: 8