

APPLICATION

FORM **BA2**

Application for building permit – uncertified

Building Act 2011, section 14, 16
Building Regulations 2012, regulation 4, 16

PERMIT AUTHORITY
USE ONLY

Reference number

Permit authority

Shire of Merredin

1. Property this application relates to

Property street
address (provide lot
number where street
number is not
known)

Unit no	Street no #31	Level	Lot no 264
Street name Growden		Street type Street	Street suffix
Suburb Merredin		State W.A.	Postcode 6415
Certificate of title (if known) Volume 1084		Folio 837	

Local government area (if different
from permit authority)

Is this lot vacant?

☐

Yes

☒

No

2. Details of building work

Project name (if any)

Description of the
building(s) and
building work

Proposed 10m x 7m shed

Main use of
building(s)

Shed

Building Code of
Australia (BCA)
class of the
building(s)

Main BCA class

☐

Class 1a single dwelling (including detached house, row house, terrace house, town house or villa unit)

☒

Class 10a (garage, carport, shed or the like)

☐

Class 10b (fence, mast, antenna, retaining or free standing wall, swimming pool or the like)

☐

Class 10c (private bushfire shelter)

Secondary BCA
class (for multi-
purpose buildings)

Third BCA class (for
multi-purpose
buildings)

Type of work

- ☒ New building/structure ☐ Alteration/addition ☐ Refurbishment/fit out
☐ Relocation of a building to this site ☐ Change of use/conversion

Type of building or incidental structure (if a Class 10)

- ☐ Swimming pool/spa ☐ Garage ☐ Patio
☐ Carport ☒ Shed ☐ Fence/wall
☐ Retaining wall ☐ Water tank ☐ Other

Number of dwellings relocated TO this site from another site

0

Type of structure

- ☒ Detached (free standing) ☐ Attached to another structure

Number of residential dwellings to be created

0

Number of storeys of the highest building (above ground)

1

Number of basement storeys of the building (below ground)

0

Estimated value of building work (including GST)

\$15,000

Floor area to be created (m²)

70

Site (lot) area (m²)

809

What are the main materials used in the building work?

Floor	Exterior walls	Roof cover	Wall frame
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Brick (double)	<input type="checkbox"/> Tiles	<input type="checkbox"/> Brick/block
<input type="checkbox"/> Timber	<input type="checkbox"/> Brick (veneer)	<input type="checkbox"/> Concrete	<input type="checkbox"/> Concrete
<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete/stone	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Timber
<input type="checkbox"/> Other	<input type="checkbox"/> Fibre cement	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/> Steel
	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Curtain glass	<input type="checkbox"/> Other	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Steel		
	<input type="checkbox"/> Aluminium		
	<input type="checkbox"/> Other		
If 'other' please specify			

Intended owner of the completed building

- ☒ Private sector
☐ Government sector

Is this application for a stage of a multi-stage building project?

- ☐ Yes
☒ No

Is an alternative solution to a building standard proposed for the building work?

- ☐ Yes ☒ No

3. Owner details

Where there are multiple owners, please attach a list with the names and signatures of each owner. If each of those owners requires a copy of the building permit, please also provide forwarding details for each owner.

Owner's name

DONALD JAMES HENDERSON

Street address
(provide lot number
where street
number is not
known)

Unit no	Street no 31	Level	Lot no 264
Street name GROWDEN		Street type STREET	Street suffix
Suburb MERREDIN	State W.A	Postcode 6415	Country (if not Australia)

OR

PO Box address

PO Box no			
Suburb	State	Postcode	Country (if not Australia)

Email address

donaldhenderson2@bigpond.com

Phone/fax

Phone no 0429415404	Fax —
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Owner's signature*

<i>DJ Henderson</i>	Date 10-6-18
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*If you are authorised to sign on behalf of the owner, please provide your written legal authorisation with your application. Owner's signature is not required for Class 1 or Class 10 buildings or incidental structures with applications lodged before 31 December 2018.

4. Builder details

Builder's name

as above

Street address
(provide lot number
where street number
is not known)

Unit no	Street no	Level	Lot no
Street name		Street type	Street suffix
Suburb	State	Postcode	Country (if not Australia)

OR

PO Box address

PO Box no			
Suburb	State	Postcode	Country (if not Australia)

Email address

Phone/fax

Phone no		Fax
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Type of builder

- ☐ Registered building contractor (provide registration number below)
☐ Approved owner-builder (attach owner-builder approval from the Building Services Board and provide owner-builder approval number below)
☐ Public Authority
☒ Other (building work under \$20,000, or where registered building contractor not required)

 Registration number
or owner-builder
approval number

Registration / approval number (if relevant)

Builder's signature

Name (print)

Signature

Date

5. Applicant details

 Who is the
applicant?
(Tick one box)
☒ Owner☐ Builder☐ Other

If 'Other' was selected above, complete the following details:

Applicant's name

 Street address
(provide lot number
where street number
is not known)

Unit no	Street no	Level	Lot no
Street name		Street type	Street suffix
Suburb	State	Postcode	Country (if not Australia)

OR

PO Box address

PO Box no			
Suburb	State	Postcode	Country (if not Australia)

Email address

Phone/fax

Phone no

Fax

6. Statement by applicant

I understand that a building permit cannot be granted unless:

1. All the prescribed information is provided with this application.
2. All consents or court orders have been obtained if part of a building or incidental structure is proposed to be placed beyond the boundaries of the works land.

Does the proposed work encroach on other land? ☐ Yes ☒ No

If yes, has consent or a court order been obtained? ☐ Yes ☐ No

Attach a copy of each consent (form BA20) or court order obtained.

3. All consents or court orders have been obtained if the building work may adversely affect land beyond the boundaries of the works land.

Does the proposed work adversely affect other land? ☐ Yes ☒ No

If yes, has consent or a court order been obtained? ☐ Yes ☐ No

Attach a copy of each consent (form BA20) or court order obtained.

4. If the proposed building work is for a Class 1 or Class 10 building or incidental structure that includes alternative solutions to building standards, details have been provided with this application.

Provide details of each alternative solution not shown on the plans and specifications.

Applicant's
signature

Name (print)	
DONALD JAMES HENDERSON	
Signature	Date
D J Henderson	10-6-19

4/6/19

To Merredin Shire, I am applying
to build a shed on my property
at 31 Grouden St. Md., I would
like the wall height to be
3.6 metres so as to accomidate
a future caravan.

regards, Don Henderson

from Don Henderson
31 Grouden St. Mnd

4 6 19

I am building a shed on my
property 31 Grouden Street Mnd.
it will be in the Southeast corner
of my block, normal wall height
is 3 metres, I am applying for
3.6 metres wall height to
accomidate a future caravan, I
need you to agree to the wall
height of 3.6 metres, if you agree
could you please sign and date
below, also your address...

I agree to this bearing in mind
this area is zoned residential
Address 29 Grouden St, Merredun

Date 5-6-19

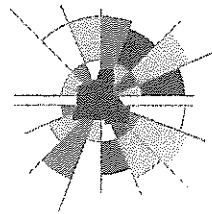
Signature Elizabeth J. Quinn
904 5717.

P.S. could you please drop this
back in my letterbox.

TAX INVOICE/RECEIPT

Receipt Number: **117085**

Receipt Date: : **10.06.19**



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

ABN: 87 065 676 484

PO Box 42,
Merredin WA 6415
Telephone: (08) 9041 1611
Facsimile: (08) 9041 2379
Email: admin@merredin.wa.gov.au

Payer: Building Services Levy, Growden St, Merredin

Receipt Type	Detail	Amount
Trust Deposits	Trust No. T2 Building Permit, Shed 31 Growden St, Merredin	\$61.65

* GST Exclusive Charge \$61.65

* GST \$0.00

Total \$61.65

Tendered \$61.65

Change Given \$0.00

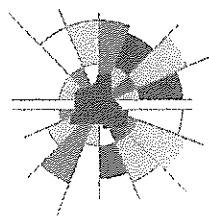
Cash \$0.00
Cheque \$0.00
Other \$61.65

Round Amount \$0.00

TAX INVOICE/RECEIPT

Receipt Number: 117084

Receipt Date: : 10.06.19



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INNOVATING THE WHEATBELT

ABN: 87 065 676 484

PO Box 42,
Merredin WA 6415
Telephone: (08) 9041 1611
Facsimile: (08) 9041 2379
Email: admin@merredin.wa.gov.au

Payer: Building Permit, Shed 31 Growden St, Merredin

Receipt Type	Detail	Amount
Miscellaneous	BUILDING PERMIT Shed at 31 Growden St Merredin Account: 111334100	\$97.70

* GST Exclusive Charge \$97.70

* GST \$0.00

Total \$97.70

Tendered \$97.70

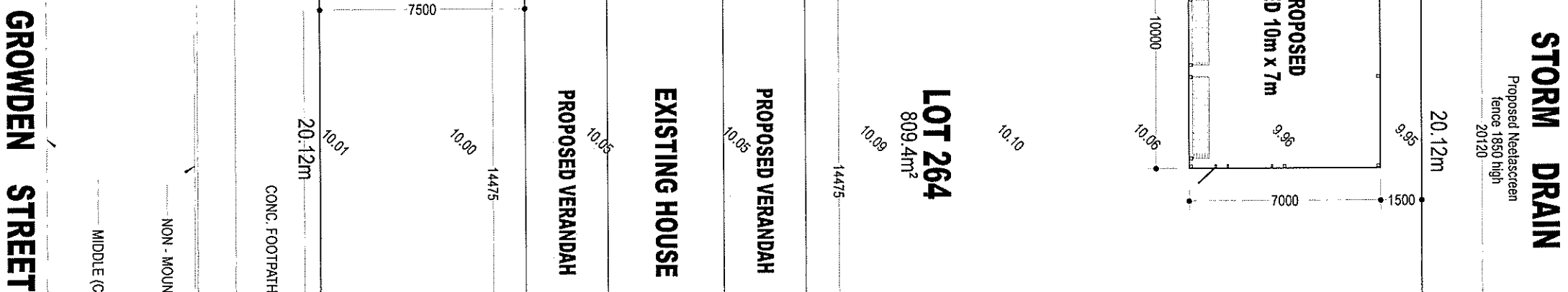
Change Given \$0.00

Cash \$0.00
Cheque \$0.00
Other \$97.70

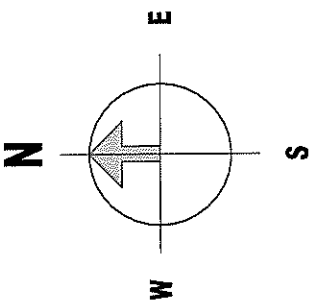
Round Amount \$0.00

NOTE:
PLANS SUBJECT TO AUTHORITY
APPROVALS INCLUDING SHIRE
& WATER CORPORATION.

NOTE:



PLANNING APPLICATION USE ONLY



SITE PLAN

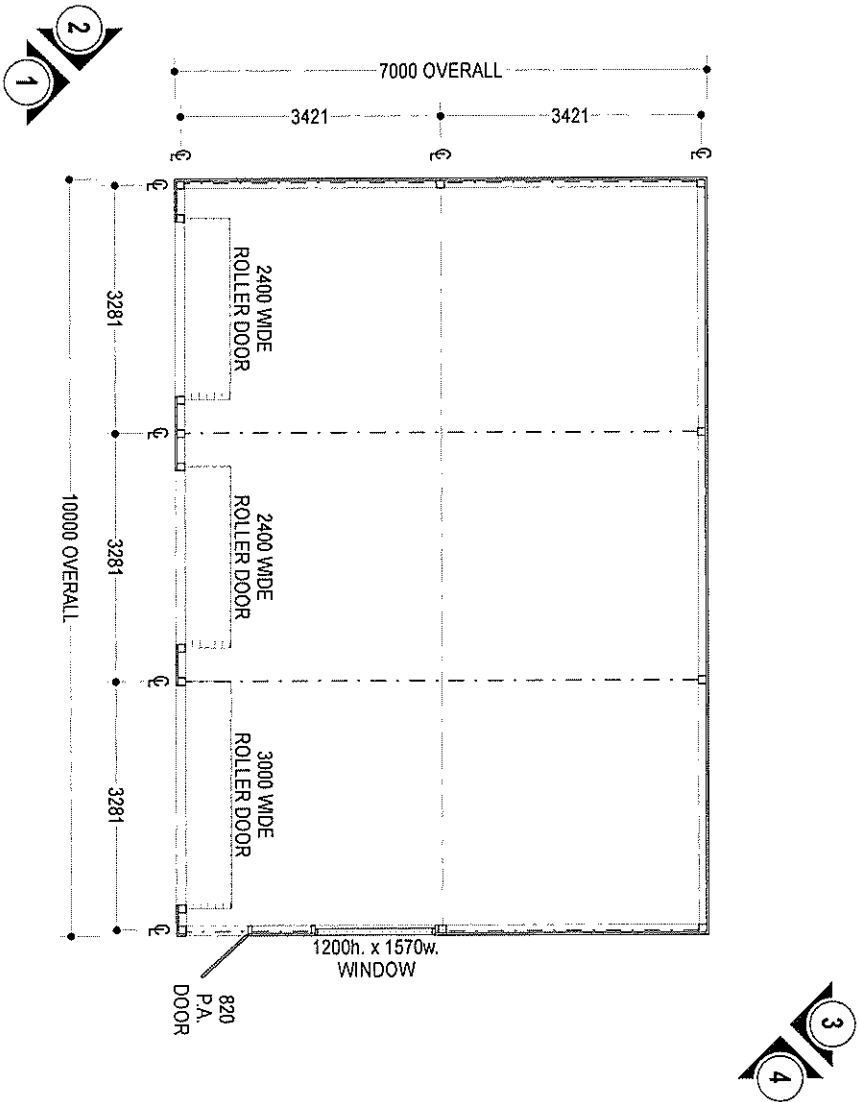
SCALE 1:200

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.				WEBSITE: www.waynesdesignanddrafting.com.au	
JOB TITLE : PROPOSED SHED AT #31, LOT 264 GROWDEN STREET MERREDIN W.A. 6415 DRAWN FOR: DON HENDERSON	DRAWING TITLE :		SITE PLAN		
	DATE: MAR. 2016	REVISED:	WAYNES DESIGN & DRAFTING		
		APRIL 2019 (JUN 18049)	DRAFTSMAN : WAYNE BILL A.B.N. 11 593 616 962		
	JOB NO.: 15029	DRAWING NO.:	NO. IN SET : 3		
				3 ELLIS ROAD MERREDIN W.A. 6415 PH/FAX (08) 90413 937	
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NOTE:
PLANS SUBJECT TO
ENGINEERS CERTIFICATION

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

PLANNING APPLICATION
USE ONLY



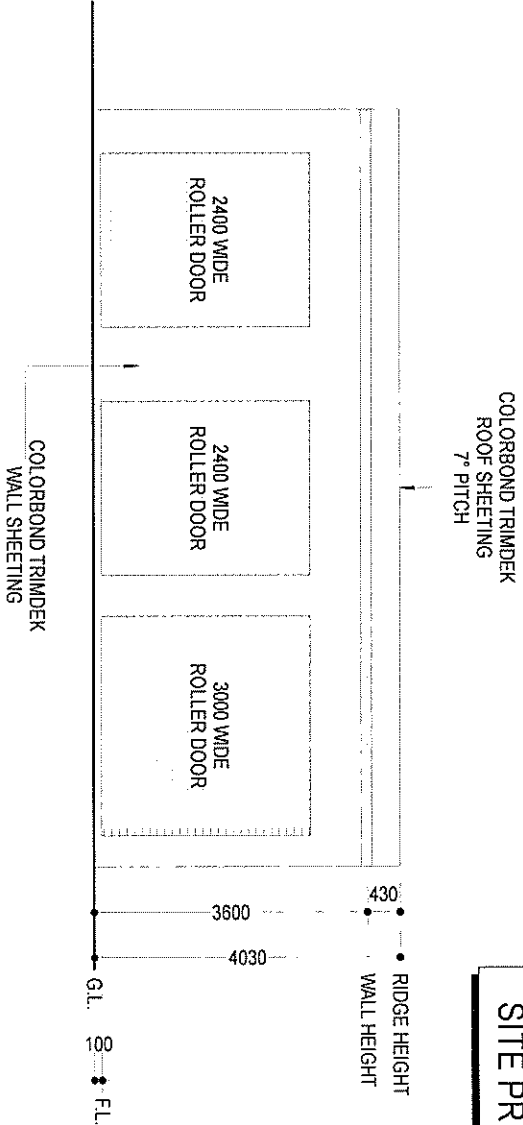
FLOOR PLAN
SCALE 1:100

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.			WEBSITE: www.waynesdesignanddrafting.com.au	
JOB TITLE : PROPOSED SHED AT #31, LOT 264 GROWDEN STREET MERRIEDIN W.A. 6415	DRAWING TITLE : FLOOR PLAN		WAYNES DESIGN & DRAFTING	
	DATE: APRIL 2019	DRAWING NO.: 2	DRAFTSMAN : WAYNE BILL A.B.N. 11 593 616 982	
	DRAWN FOR: DON HENDERSON	JOB No: 18049	NO. IN SET : 3	3 ELLIS ROAD MERRIEDIN W.A. 6415 PH/FAX (08) 90413 937

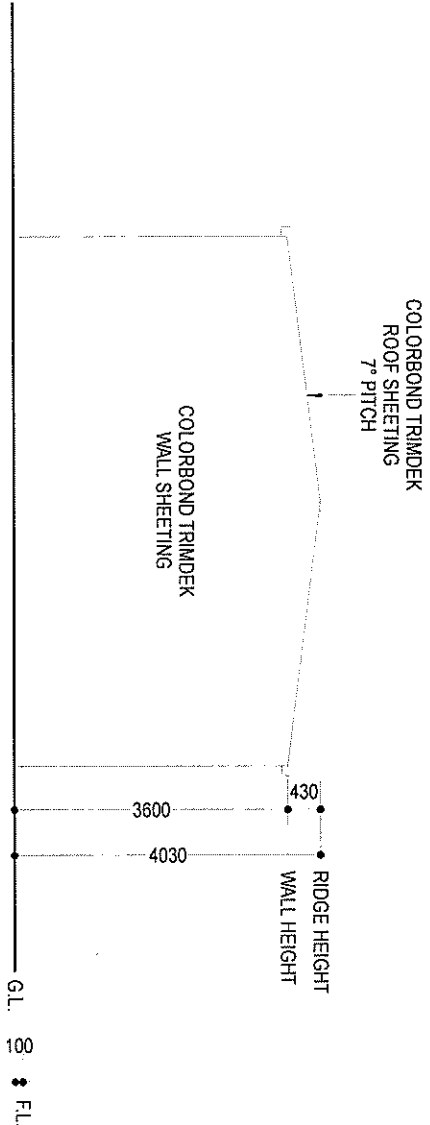
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NOTE:
PLANS SUBJECT TO
ENGINEERS CERTIFICATION

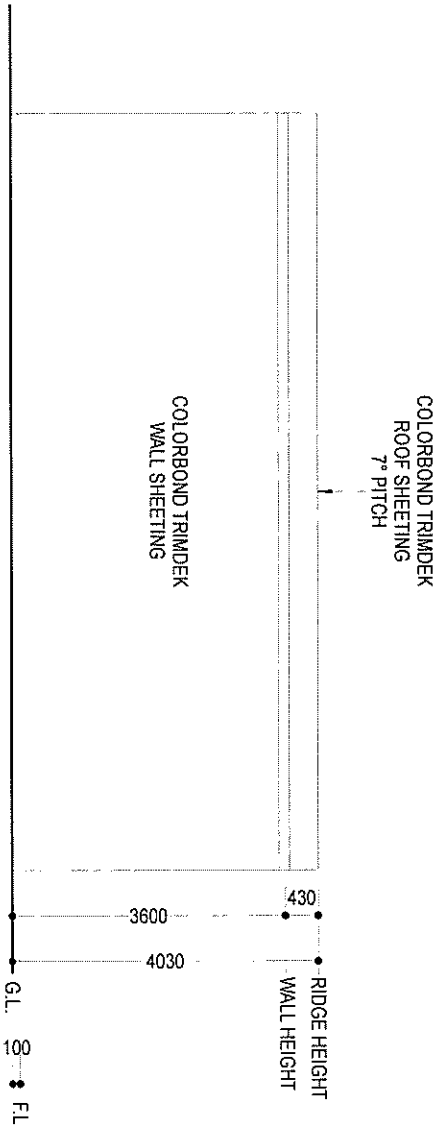
NOTE:
ALL DIMENSIONS, LEVELS &
MATERIALS TO BE CHECKED ON
SITE PRIOR TO CONSTRUCTION.



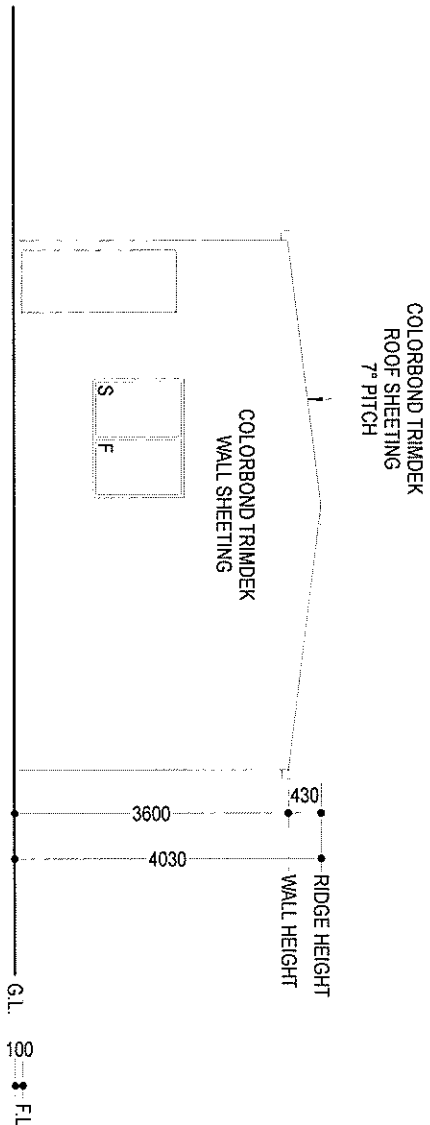
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

**PLANNING APPLICATION
USE ONLY**

DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.				WEBSITE: www.waynesdesignanddrafting.com.au	
JOB TITLE : PROPOSED SHED AT #31, LOT 264 GROWDEN STREET MERREDIN W.A. 6415	DRAWING TITLE : ELEVATIONS			WAYNES DESIGN & DRAFTING	
	DATE:	APRIL 2019	DRAWING NO.:	3	DRAFTSMAN : WAYNE BILL
	DRAWN FOR:	DON HENDERSON	JOB No.:	18049	A.B.N. 11 583 616 982
			NO. IN SET :	3	3 ELUS ROAD MERREDIN W.A. 6415 PH/FAX (08) 90413 937

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POLICY NUMBER	- 8.22
POLICY SUBJECT	- 8.22 Outbuildings in Residential Areas
ADOPTED	- 19 August 2003 (CMRef 27163)
AMENDED	- 17 July 2012 (CMRef 30919)
AMENDED	- 20 December 2016

Objectives:

To ensure a level of consistency with the size, the height and setbacks of outbuildings in residential areas, to minimise any adverse impact on the amenity to neighbouring property owners and to contribute towards the aesthetics of the streetscape.

Definitions:

- **Residential Areas:**

Any Residential, Special Residential and Rural Residential zones.

- **Outbuilding:**

Any Class 10a building under the current National Construction Code (BCA) which is not connected or abutted to a dwelling.

- **Reflective Materials:**

Not limited to, but includes the following:

- *Zincalume® or similar product;*
- *Any shiny metallic finish; and*
- *White coloured metallic materials.*

- **Maximum single outbuilding m²:**

The maximum floor area of any single outbuilding measured from the external edges of the wall cladding or in the case of an unenclosed building where the external edges of the wall cladding would be if the structure was enclosed.

- **Aggregate total of all outbuildings m²:**

The total floor area of all outbuildings located on the site and measured from the external edges of the wall cladding or in the case of an unenclosed building where the external edges of the wall cladding would be if the structure was enclosed.

Policy:

Outbuildings that satisfy the following development criteria may be approved by the Executive Manager of Development Services.

- a) Outbuildings which are enclosed are to be located behind the primary street setback in accordance with the Shire of Merredin Local Planning Scheme No 6 (as amended) and the State Planning Policy 3.1 – Residential Design Codes;
- b) All enclosed outbuildings to have a minimum setback of 1500mm from any secondary street, right of way or private street frontage;
- c) Supports to an open carport, may be placed up to a boundary, other than a primary street, secondary street, right of way or private street provided they are of non-combustible material and the roof-line of the carport is setback a minimum of 500mm from that boundary in accordance with the National Construction Codes (BCA).
- d) Outbuildings comply with the current National Construction Code (BCA).
- e) An application that indicates that reflective materials are to be used for wall and or roof cladding and in the opinion of the Executive Manager of Development Services, is likely to cause a nuisance to neighbouring property owners may be refused.
- f) If in the opinion of the Executive Manager of Development Services, an application that indicates the use of reflective materials for wall and or roof cladding is likely to cause a nuisance to neighbouring property owners,
 - May be refused; or
 - The applicant may wish to provide clear and fully detailed documentation to show how any reflective issues will be addressed so as not to cause a nuisance to neighbouring property owners; or
 - In the opinion of the Executive Manager of Development Services, any reflective issues that may arise and to cause a nuisance to neighbouring property owners is likely to be minimal, the property owner/s may enter into an

agreement with Council, at the Chief Executive Officers discretion and at the property owner's expense, that should there be a valid complaint, that the owner/s will immediately do such things to minimize the nuisance, by, but not limited to painting or screening with Council's prior approval.

g) Outbuildings are constructed of all new materials; or

h) Where pre used materials are proposed to be used,

- The applicant will be required to provide sufficient detail, specifications and photos to demonstrate to the Executive Manager of Development Services that the appearance of the proposed pre used materials will not detract from the streetscape; or
- The applicant may need to provide detail of how they intend to treat the used materials so that the finish will meet an acceptable standard; and
- The applicant may be required to provide Certification from a Practising Structural Engineer as to the structural adequacy of the design and or materials proposed to be used.

i) Out buildings are not for habitable or commercial purposes;

j) The construction of an outbuilding does not reduce the amount of open space required by the Residential Design Codes to less than the prescribed amount;

k) Outbuildings are of size in area, or the aggregate total of size in area of all the outbuildings on the lot and the wall and ridge heights comply with the values contained in Policy Table 8.22 Outbuildings in Residential Areas.

l) For minor variations the Executive Manager of Development Services may consider Code Variations in accordance with the Residential Design Codes of Western Australia (RDC) and view such applications on the proposed project's merits as detailed within the RDC.

Policy Table 8.22 Outbuildings in Residential Areas

LOT AREA (m²)	MAXIMUM SINGLE OUTBUILDING (m²)	AGGREGATE TOTAL OF ALL OUTBUILDINGS (m²)	MAXIMUM WALL HEIGHT	MAXIMUM RIDGE HEIGHT
500 – 749	46	62	2.4	3.6
750 – 999	73	97	3.0	3.6
1000 – 1249	94	125	3.0	3.6
1250 – 1699	117	156	3.0	3.9
1700 – 2049	130	202	3.0	3.9
2050 – 2999	143	262	3.3	4.2
3000 – 5000	157	375	3.6	4.5