Application for development approval

SHIRE OF MERREDIN
INNOVATING THE WHEATBELT

Owner details		
Name: [redacted]		
ABN (if applicable):		
Address: [redacted], Narembeen		
		Postcode: 6369
Phone: Work:	Fax:	[redacted]
Home:		
Mobile: [redacted]		
Contact person for correspondence :		
Signature: [redacted]		Date: 25-4-25
Signature:		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. 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).		

Applicant details (if different from owner)		
Name:		
Address:		
		Postcode:
Phone: Work:	Fax:	Email:
Home:		
Mobile:		
Contact person for correspondence :		
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		

Signature: [redacted]	Date: 25-4-25

Property details		
Lot No: 501	House/Street No:	Location No:
Diagram or Plan No: 46059	Certificate of Title Vol. No: 2629	Folio: 572
Title encumbrances (e.g. easements, restrictive covenants): N/A		
Street Name: York Goldfields Road	Suburb: Mines Hill	
Nearest street intersection: Fitzpatrick Road / York Goldfields Rd.		

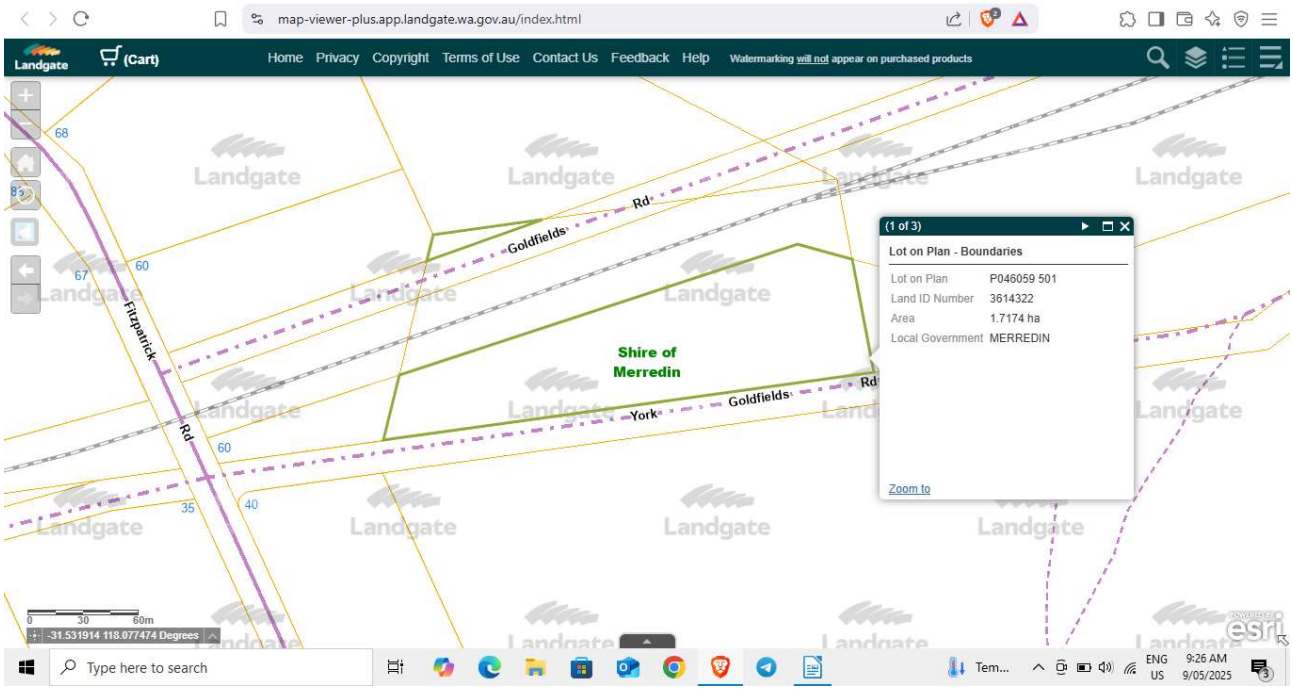
Proposed development	
Nature of Development	☑ Works ☐ Use ☐ Works and use
Is an exemption from development claimed for part of the development? ☐ Yes ☑ No	
If yes, is the exemption for	☐ Works ☐ Use
Description of proposed works and/or land use:	Construction of a shed
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use:	Nil / fallow
Approximate cost of proposed development:	$70 000
Estimated time of completion:	August 2025

OFFICE USE ONLY

Acceptance Officer's initials:	Date Received:
Local government reference No:	

Building Application
Lot 501 York Goldfields Rd Hines Hill 6413

Request for Boundary Exclusion Variation



Lot 501 (+Lot 500) Site Map

Not To Scale – Indicative Only

Legend

Blue shapes – proposed houses – Lot 500

Purple Shape – proposed shed location – Lot 501

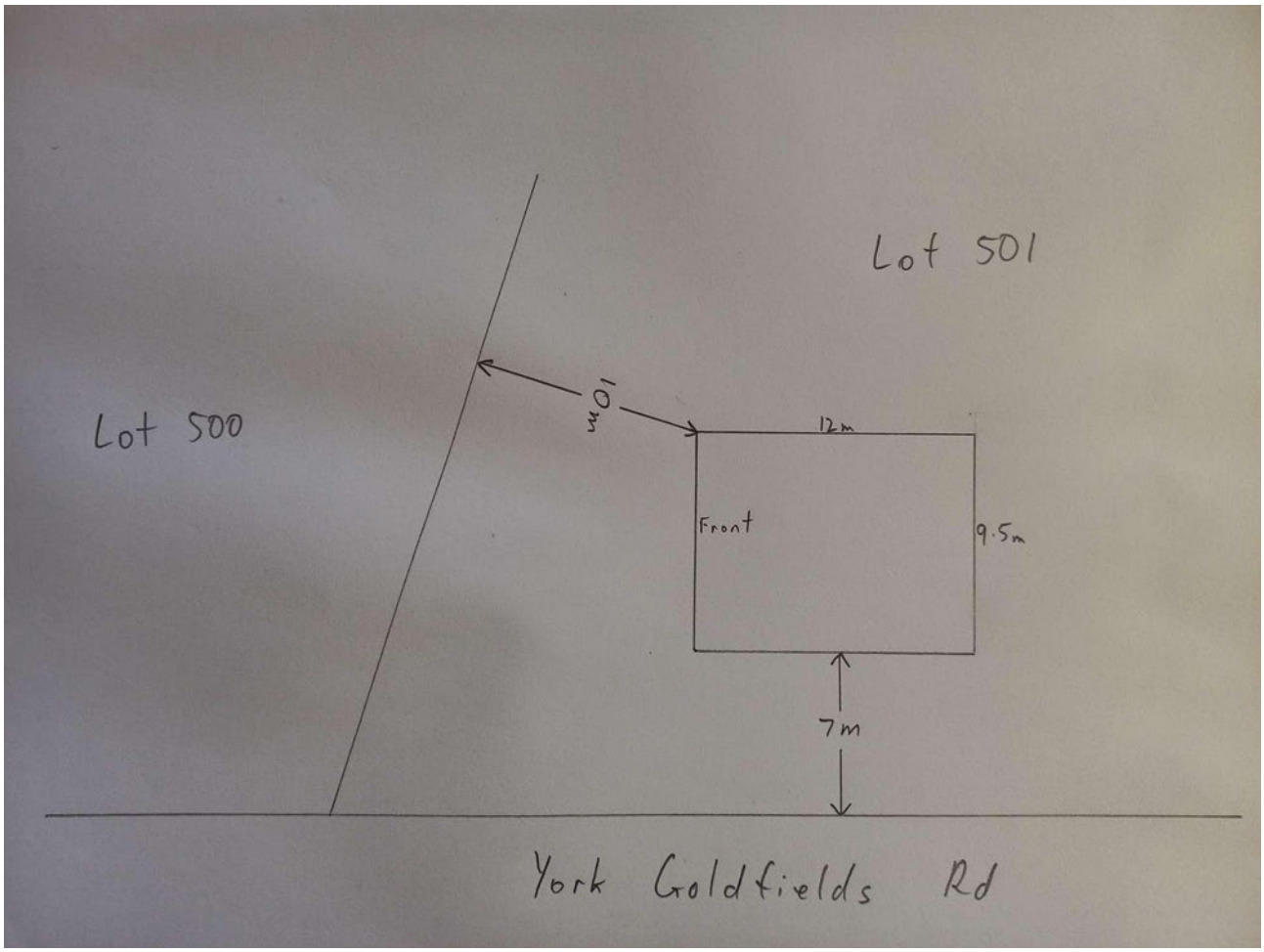
Yellow shapes – pre-existing bore pipes – Lot 501

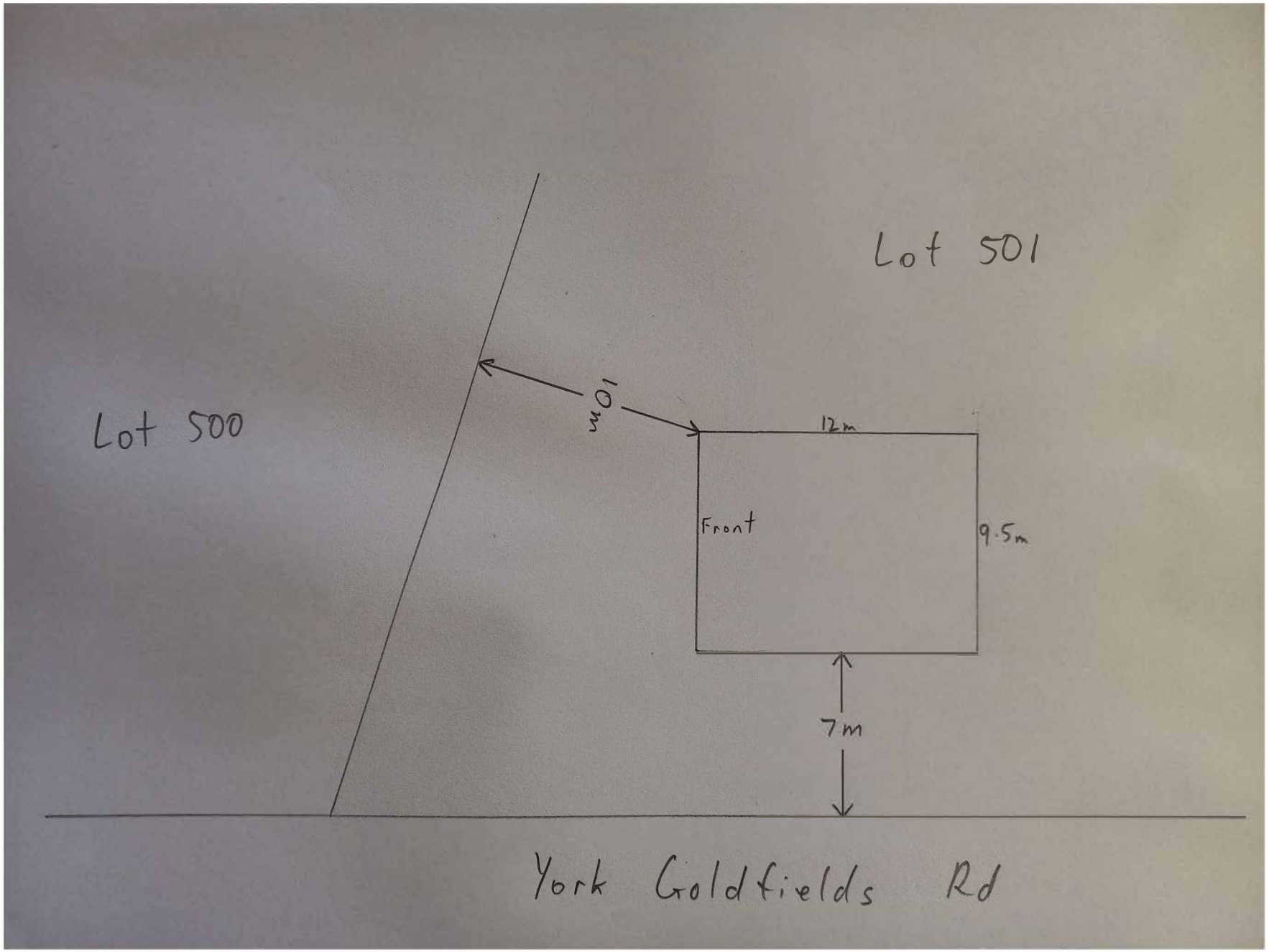
Green Line – delineates inundation zone to the east

Reasons for boundary exclusion variation request

- To include the proposed shed as part of the building envelope for the proposed (southern) house on Lot 500
- To avoid the inundation zone to the eastern portion of the Lot
- Siting the shed within the required exclusions, closest to the proposed dwelling on Lot 500 with the shed front facing west impractical due to presence of bore stand pipe
- Siting the shed with the front facing the road within the required exclusions pushes the shed further to the east due to the narrow north / south axis of the block / greater length of the shed.

Proposed Shed Location
To Scale




Lot 501
Lot 500
10m
12m
Front
9.5m
7m
York Goldfields Rd

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "40.93m/s", WIND REGION "A0", TERRAIN CATEGORY "2.38", IMPORTANCE LEVEL "2"
Internal Pressure: 0.5
Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Jonathan Laird
Site Address: Lot 501 Goldfields Road, Hines Hill WA 6413

Main Building: Span: 3.5, Length: 12, Height: 3.6, Roof Pitch: 22 degrees
The length being comprised of 3 bays, the largest bay is 4m bays.
Left LeanTo: Span: 3, Length: 12, Eave Height: 2.4, Roof Pitch: 11 degrees, Enclosed
Right LeanTo: Span: 3, Length: 12, Eave Height: 2.4, Roof Pitch: 11 degrees, Enclosed

Total Kit Weight: 2686.71kg

INTERNAL PORTALS	
Column:	2C15015
Rafter:	C15015
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA

END PORTALS	
Column:	C15015
Rafter:	C15015
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA
Endwall Mullion:	C15015

LEFT LEAN TO PORTALS	
Internal Column:	C15015
Internal Rafter:	C15015
End Column:	C15015
End Rafter:	C15015
Knee Brace:	N/A
Knee Brace Length:	1000

RIGHT LEAN TO PORTALS	
Internal Column:	C15015
Internal Rafter:	C15015
End Column:	C15015
End Rafter:	C15015
Knee Brace:	N/A
Knee Brace Length:	1000

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS			
Eave Purlin:	C10010		
Side Wall Girts:	TH64100	Max Spacing: 1100	Overlap: 10%
Front End Wall Girts:	TH64100	Max Spacing: 1100	Overlap: 10%
Back End Wall Girts:	TH64100	Max Spacing: 1100	Overlap: 10%
Roof Purlins:	TH64100	Max Spacing: 1000	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.1m where window/s are located.

FASTENERS	
Sleeve Anchor Bolts:	M12x75 Sleeve Anchor Yellow Zinc
Frame Bolts:	M12x30 Purlin Assembly Zinc (Mild)
Frame Screws:	Frame Screw 14x14x22
Cross Bracing Strap:	NA
Open Bay Header Height:	NA

COLOUR SCHEDULE	
Roof Sheets:	Smooth Cream
External Wall Sheets:	Smooth Cream
Roller Doors:	Heritage Red
Flashings:	Heritage Red
PA Doors:	Smooth Cream
Windows:	Heritage Red

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES
This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING
The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"-"P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

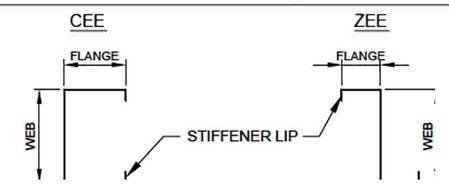
CONSTRUCTION
Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD
Following conditions only apply to buildings with snow loading:
No maintenance or roof traffic permitted on the roof while there is snow present,
No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

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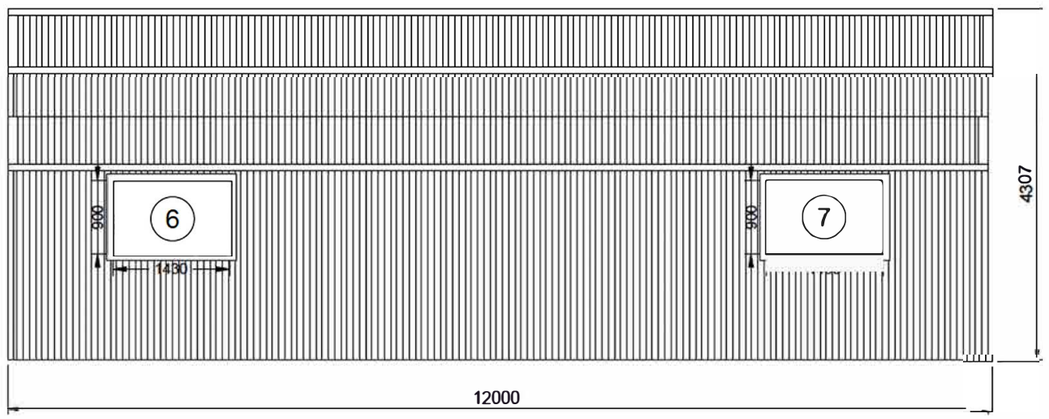
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)
Signature: [redacted]
Date: 02.05.2025

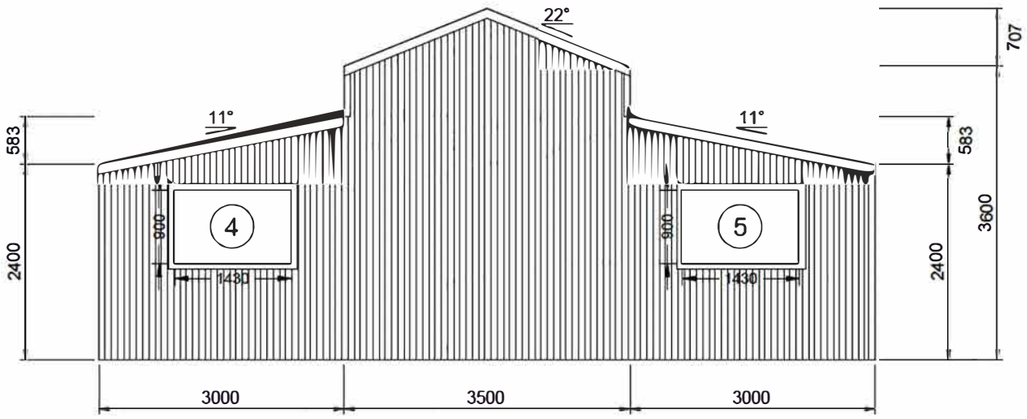
Customer Name: [redacted]
Site Address: Lot 501 Goldfields Road
Hines Hill,
WA, 6413

DATE 02-05-2025
JOB NO. 0728319278
SHEET 1 of 8



2/2 LEFT ELEVATION

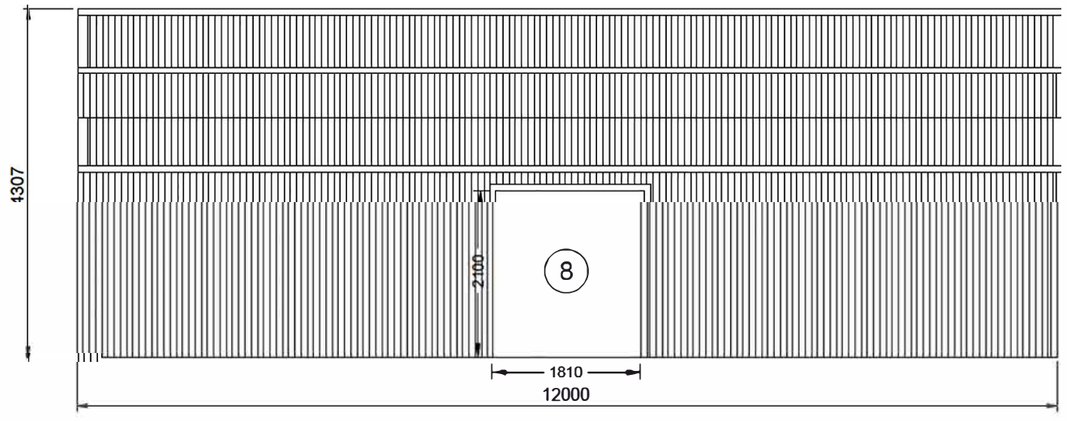
SCALE: 1:75



3/2 REAR ELEVATION

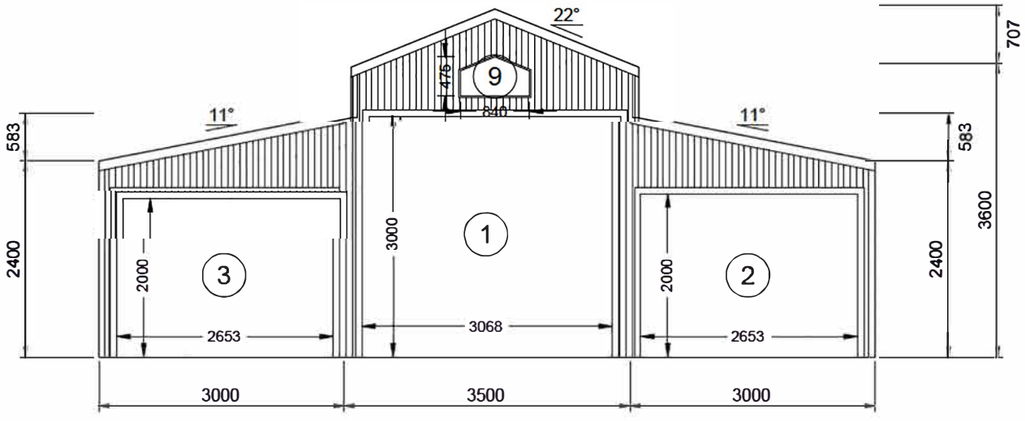
SCALE: 1:75

FRAME #4



1/2 RIGHT ELEVATION

SCALE: 1:75



4/2 FRONT ELEVATION

SCALE: 1:75

FRAME #1

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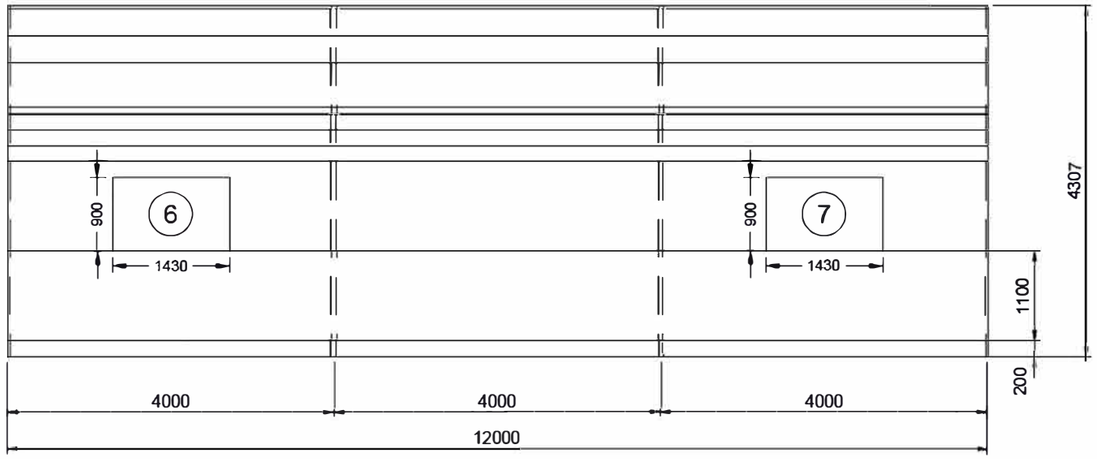
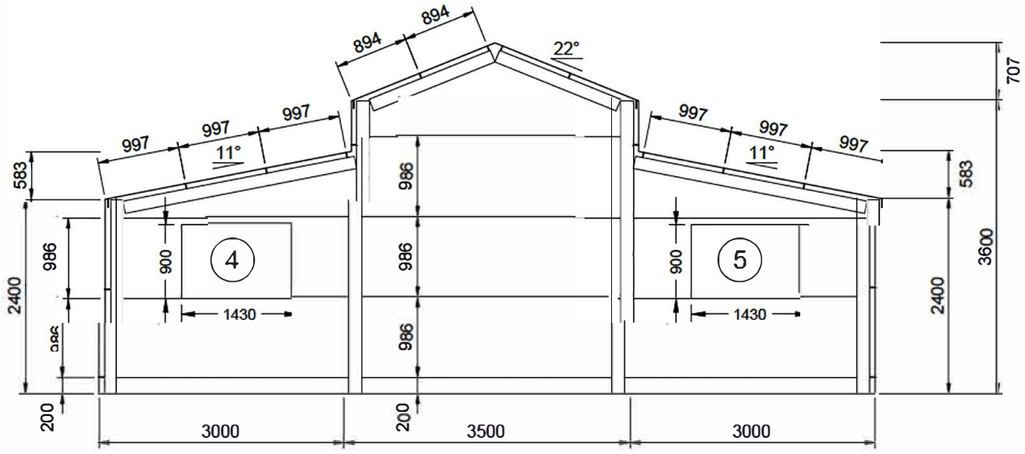
SHEET 2 of 8



2/3 LEFT ELEVATION

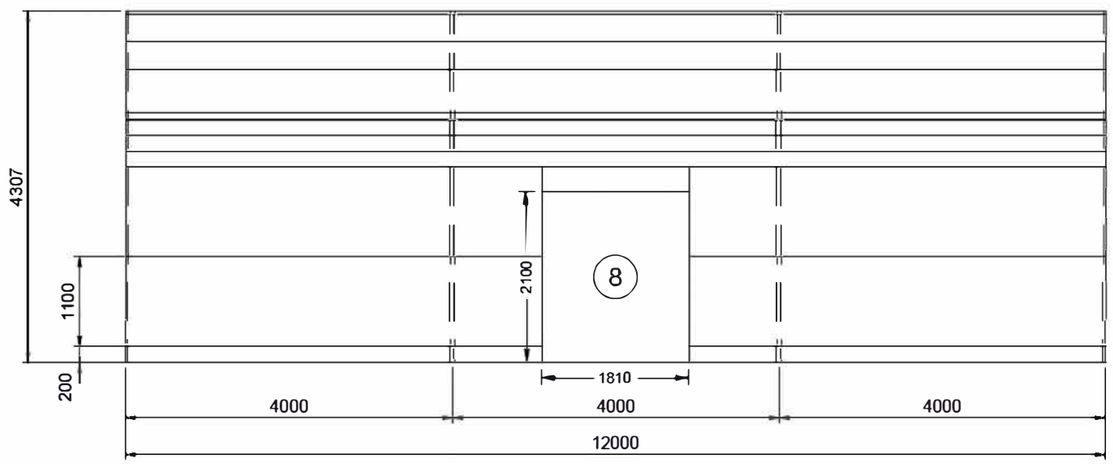
SCALE: 1:75



3/3 REAR ELEVATION

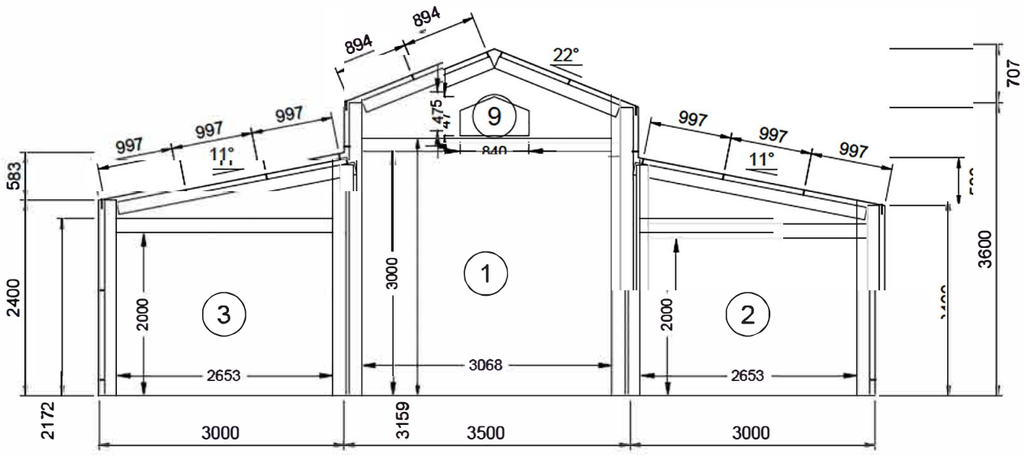
SCALE: 1:75

FRAME #4



1/3 RIGHT ELEVATION

SCALE: 1:75



4/3 FRONT ELEVATION

SCALE: 1:75

FRAME #1

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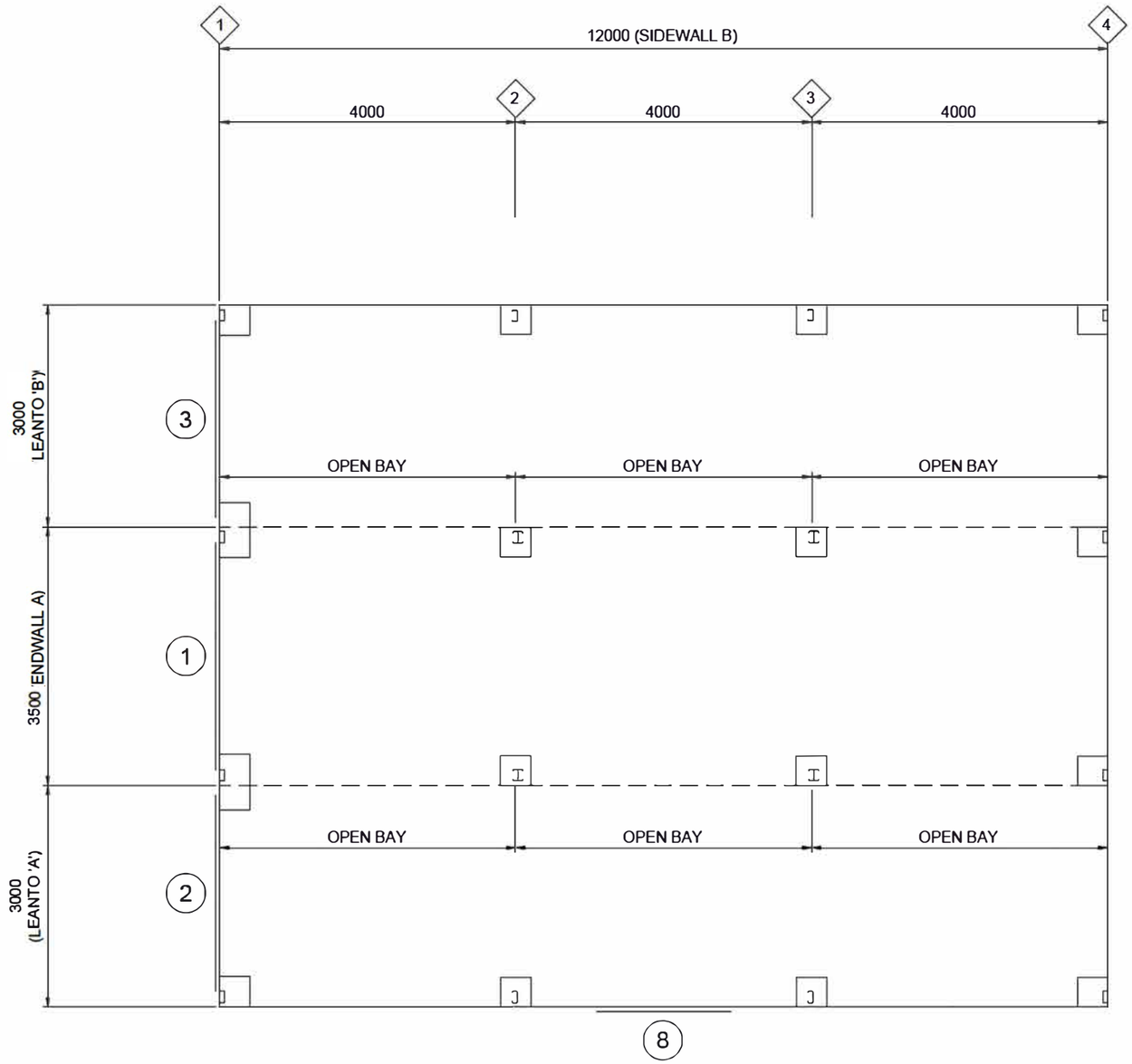
SHEET 3 of 8



1/4 FLOOR PLAN

SCALE: 1:75

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Signature: [redacted] 02.05.2025

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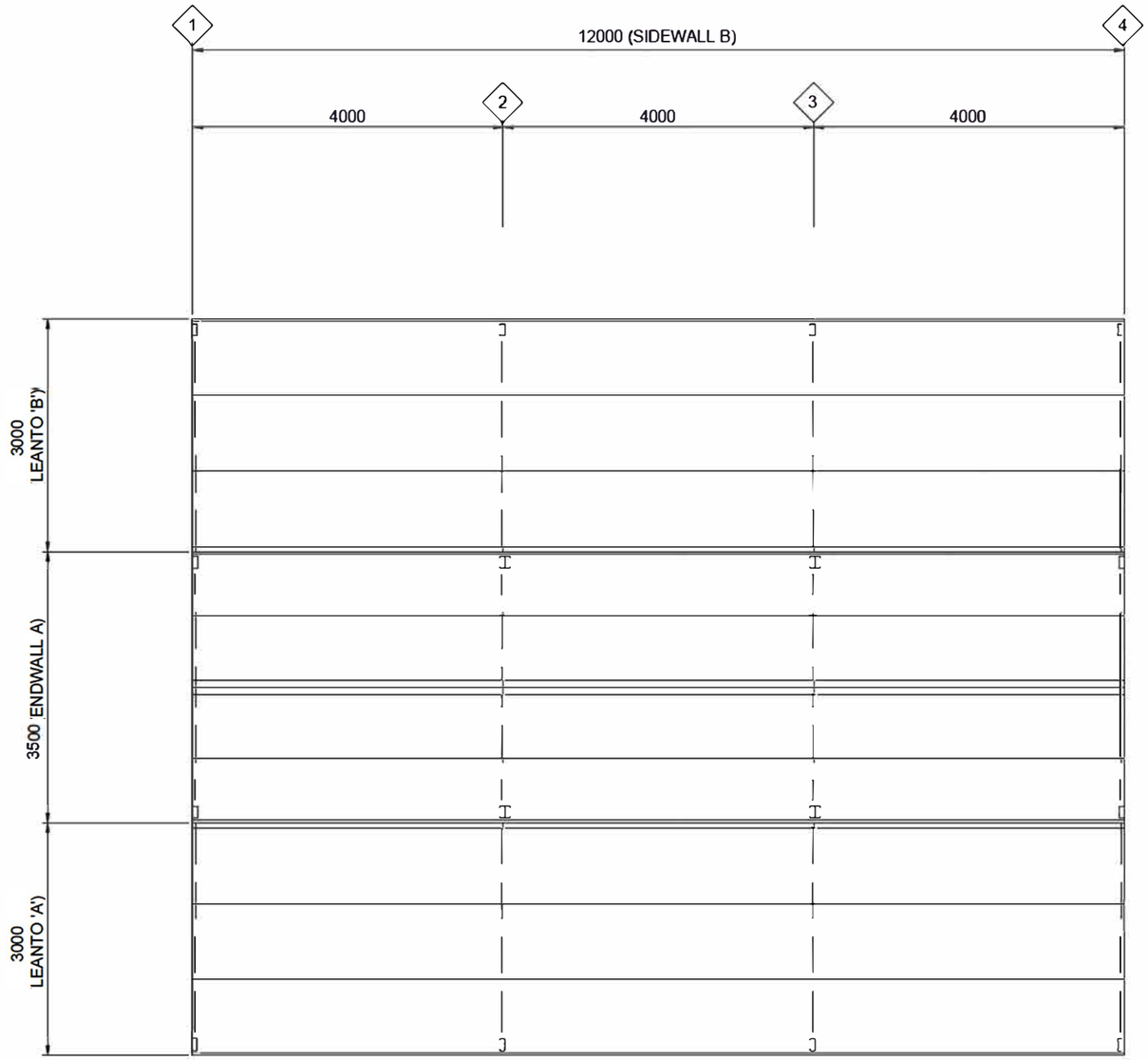
SHEET 4 of 8



1/5 ROOF FRAMING PLAN

SCALE: 1:75

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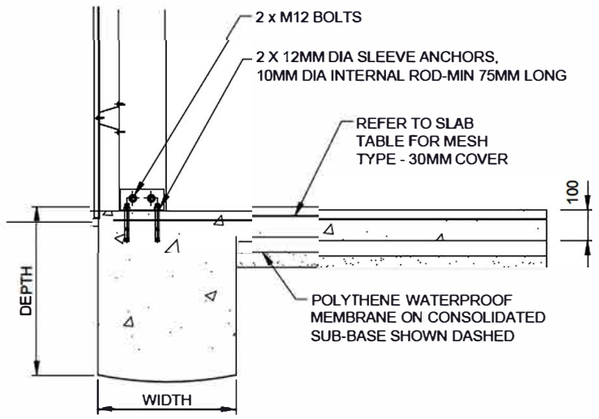
SHEET 5 of 8

SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm MINIMUM CONRETE SLAB INCLUDED)

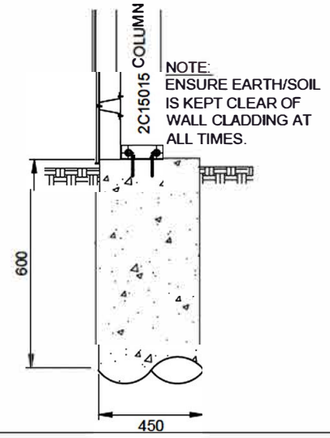
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	—	450 x 400	—	—
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

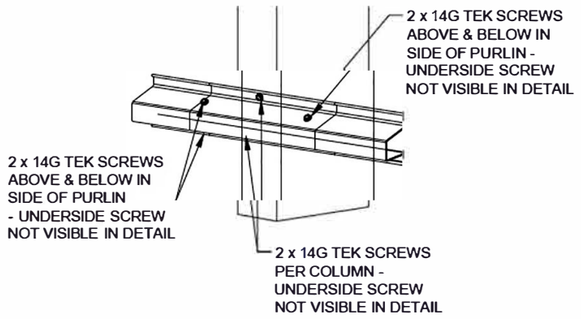
STRENGTH: 25mPa



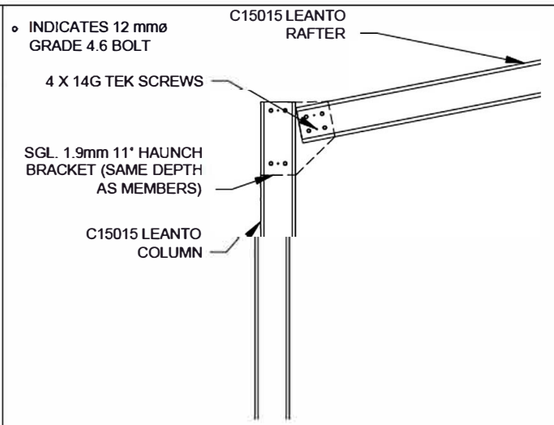
Y SLAB DETAIL

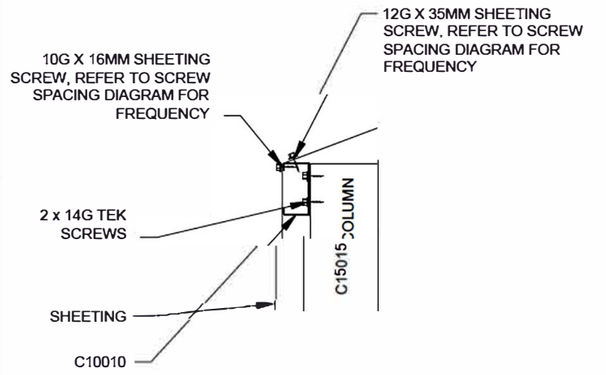


Z ALTERNATE PIER DETAIL

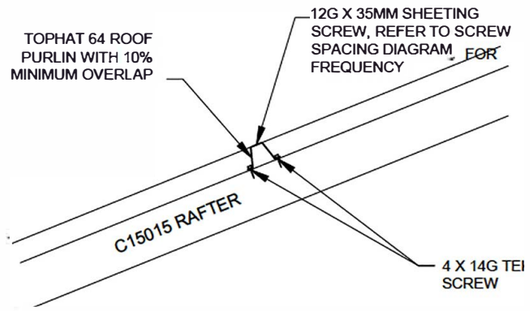


R LEANTO HAUNCH CONNECTION

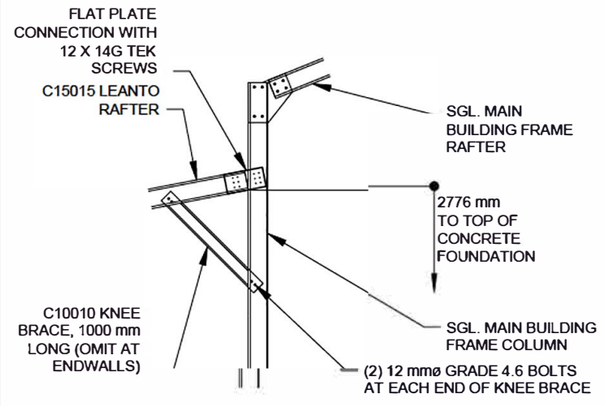




H EAVE CONNECTION

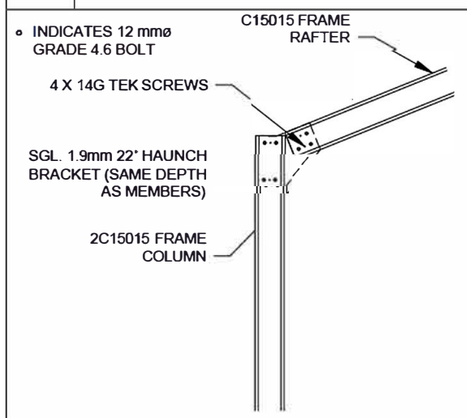


I ROOF SHEETING



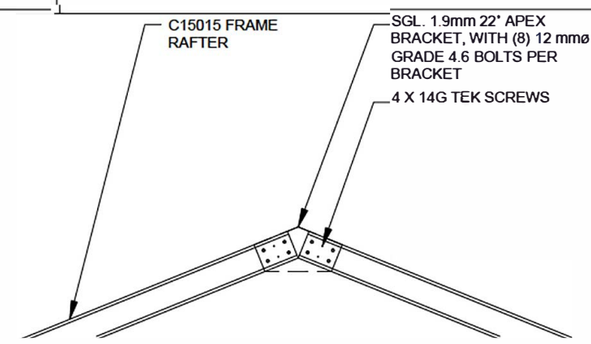
Q LEANTO RAFTER CONNECTION
LEANTO SWA, LEANTO SWB

A HAUNCH CONNECTION



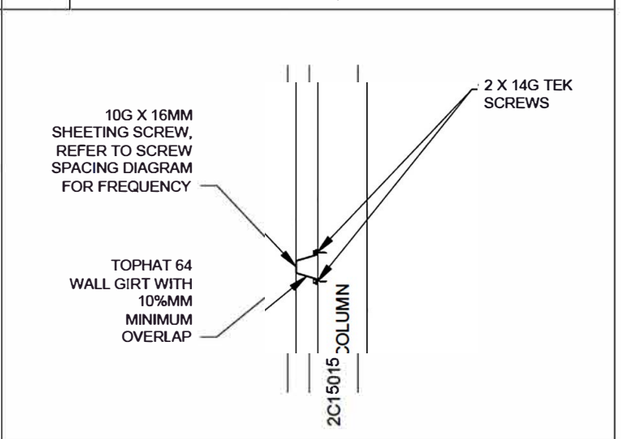
NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

B APEX CONNECTION



E PURLIN CONNECTION

F GIRT CONNECTION



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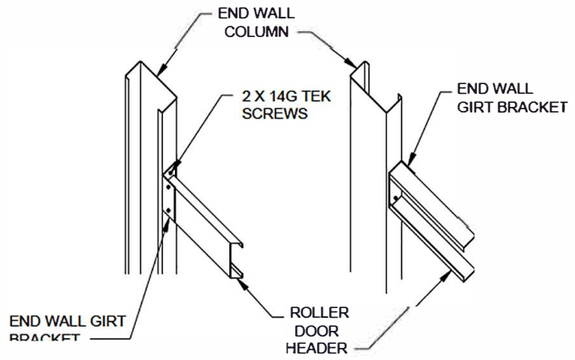
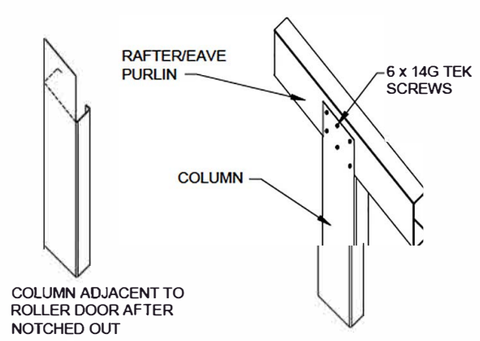
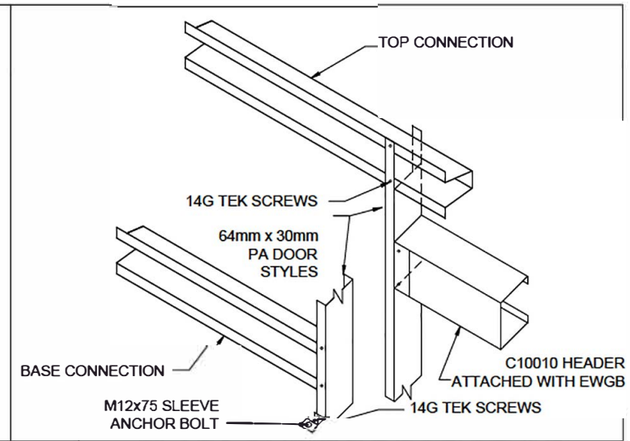


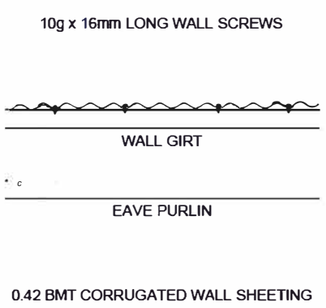
N | END DOOR HEADER AND JAMB



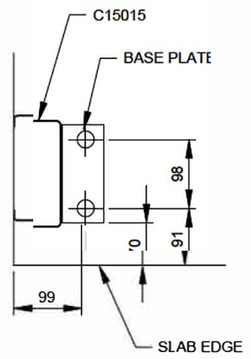
O | COLUMN ADJACENT TO ROLLER DOOR



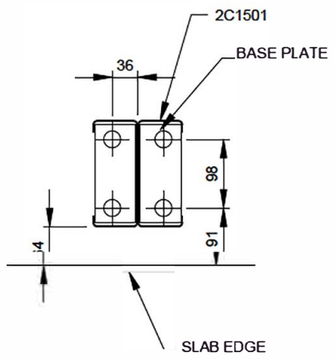
P | GLASS SLIDING DOOR STYLE CONNECTION (TH64)



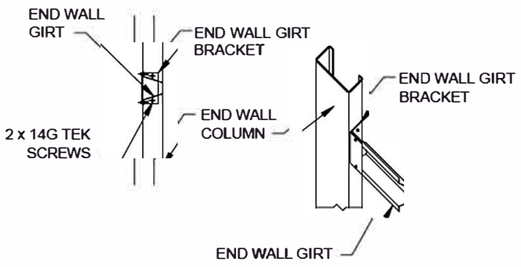
J | WALL SHEETING



K | CORNER COLUMN BASE



L | INTERNAL COLUMN BASE



M | ENDWALL GIRT BRACKET

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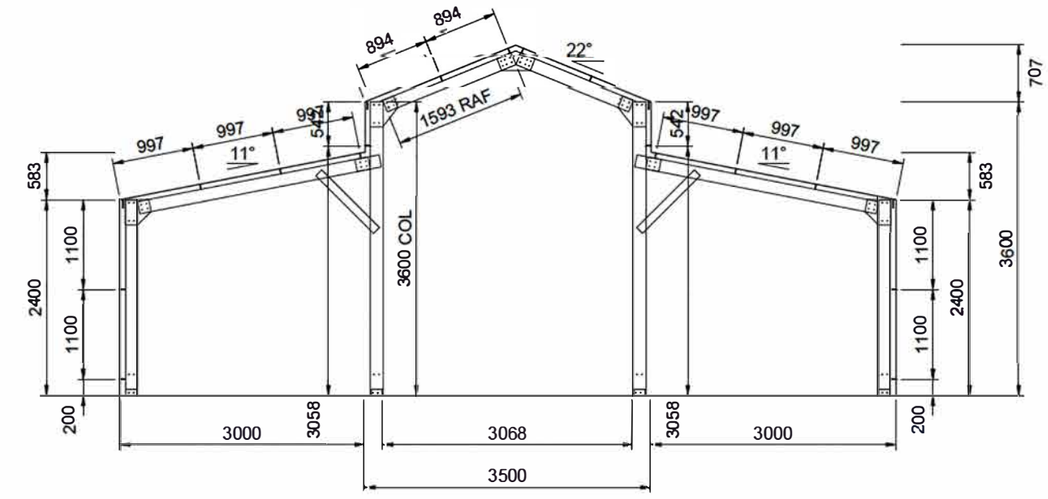
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)
Signature: [redacted]
Date: 02.05.2025

Customer Name: [redacted]
Site Address: Lot 501 Goldfields Road
Hines Hill,
WA, 6413

DATE 02-05-2025
JOB NO. 0728319278
SHEET 7 of 8



1/8 TYP. FRAME CROSS-SECTION

SCALE: 1:75

FRAMES 2, 3

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JOB NO. 0728319278
SHEET 8 of 8

Western Australia

Oaths, Affidavits and Statutory Declarations Act 2005

Statutory Declaration

I, [redacted] {name of person making declaration}

of [redacted] Wadderin 6369 {address of person making declaration}

occupation retired {occupation of person making declaration}

sincerely declare as follows:

That the proposed shed for Lot 501, DP 46059 off the York Goldfields Road in Hines Hill 6413 is not to be used for the purposes of habitation.

{insert above the content of the statutory declaration; use numbered paragraphs if content is long}

This declaration is true and I know that it is an offence to make a declaration knowing that it is false in a material particular.

This declaration is made under the *Oaths, Affidavits and Statutory Declarations Act 2005.*

At Australind {place}

On 28-4-2025 {date}

POLICE STATION AUSTRALIND

By [redacted] {Signature of person making the declaration}

In the presence of

[redacted] {Signature of authorised witness}

KERRY KING PD83125 {Name of authorised witness}

Public servant (State) {Qualification as such a witness}