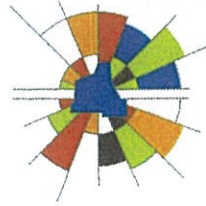
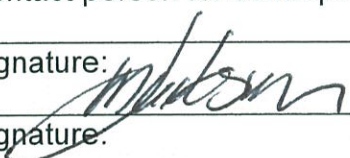


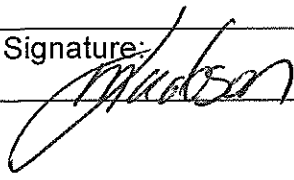
Application for development approval



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

Owner details		
Name: MATTHEW JACOBSON		
ABN (if applicable):		
Address: 40 DUFF STREET MERREDIN		Postcode: 6415
Phone: Work:	Fax:	Email: Matt.Jacobson
Home:		29@HOTMAIL.COM
Mobile: 0429110003		
Contact person for correspondence : MATTHEW JACOBSON		
Signature: 		Date: 25/10/2021
Signature:		Date:
<p><i>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).</i></p>		

Applicant details (if different from owner)		
Name: AS ABOVE		
Address:		
		Postcode:
Phone: Work:	Fax:	Email:
Home:		
Mobile:		
Contact person for correspondence :		
<p>The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

Signature: 	Date: 15/10/2021
--	------------------

Property details		
Lot No: 800	House/Street No: 40 DUFF ST	Location No:
Diagram or Plan No: 422278	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street Name: 40 DUFF STREET	Suburb: MERRIDIN	
Nearest street intersection: DUFF AND BATES		

Proposed development	
Nature of Development PRIVATE USE	<input type="checkbox"/> Works <input type="checkbox"/> Use <input checked="" type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, is the exemption for	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: SHED WITH OUTDOOR SPACE ATTACHED	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: HOUSE	
Approximate cost of proposed development: \$16000	
Estimated time of completion: 3 WEEKS AFTER APPROVAL	

OFFICE USE ONLY

To whom it may concern,

My name is Matt Jacobson, The owner of 40 Duff street and 50 Bates street blocks of land and I have both title deeds with a surveyor, Landgate and a settlement agent to amalgamate them into one title. This has been drafted and is with Landgate awaiting approval now, with a estimated wait time of 4-9 weeks.

For my block size of 1151 square meters the maximum out building size it to be under 94 square meters, without approval from council.

I am proposing to build a 10x12x2.5 (length,width,height) shed in the northeast corner of my block, half of the shed is fully enclosed with a roller door, PA door and a window, the other half is a open garaport which will be used as a outdoor living/ patio area.

This shed does not interfere with sight on Bates or duff street roads and is not being build over any services.

Thanks for your time,


Matthew Jacobson

40 Duff Street Merredin

0429110003

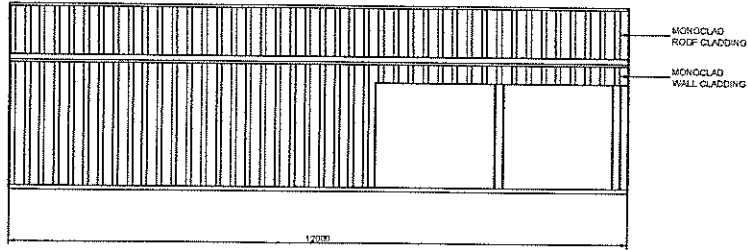
To whom it may concern,

I Barry and Kay whitehead of 38 Duff street Merredin. Give Matt and Danielle Jacobson of 40 Duff Street Merredin our approval to build a shed and extend their house.

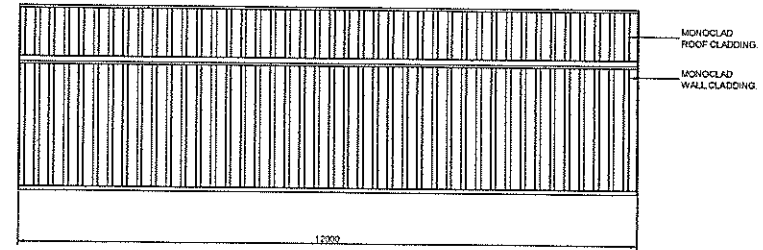
Signed: 

Date: 22.10.21

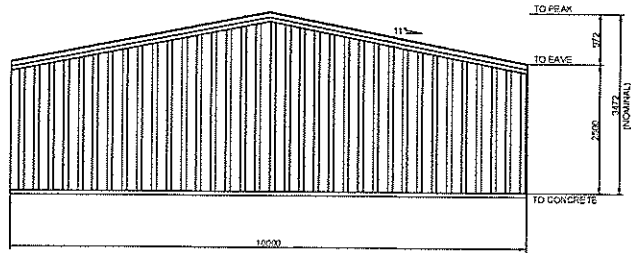
The design and detail shown on these drawings are applicable to this project only and may not be reproduced in whole or any part or be used for any other purpose without the written permission of FBHS (Aust) Pty Limited with whom copyright resides. The local distributor you are dealing with is an authorised independent distributor of Fair Dinkum Sheds' products and enters into agreements with its customers on its own behalf and not as an agent of Fair Dinkum Sheds.



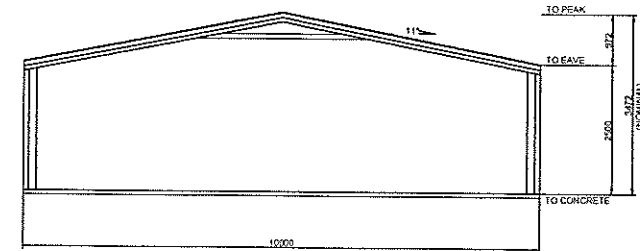
1 SIDEWALL EXTERIOR ELEVATION
SCALE 1:100



2 SIDEWALL EXTERIOR ELEVATION
SCALE 1:100



4 ENDWALL EXTERIOR ELEVATION
SCALE 1:100



3 ENDWALL EXTERIOR ELEVATION
SCALE 1:100

BUILDING COLOURS

WALL	CLASSIC CREAM
ROOF	CLASSIC CREAM
ROLLER DOOR	WOODLAND GREY
P.A. DOOR	CLASSIC CREAM
DOWNPIPE	MONUMENT
GUTTER	MONUMENT
CORNER FLASHING	MONUMENT
BARGE FLASHING	MONUMENT
CORNER FLASHING	MONUMENT

7 OF 7
SHEET
JOB NO. ORLD50734
DATE 21/10/2021
CHECKED TM
DRAWN FDS
FOR AT

STEEL BUILDING BY (CONTACT)
AUSSIE SHEDS GROUP
 1300 300 922
MATTHEW JACOBSON
 40 DUFF STREET
 MERREDIN



NORTHERN CONSULTING engineers
 Civil & Structural Engineers
 50 Punari Street
 Currajong, Qld 4812
 Fax: 07 4725 5850
 Email: design@nceng.com.au
 ABN 341 008 173 56

Registered Chartered Professional Engineer
 Registered Professional Engineer (Civil & Structural) QLD
 Registered Consulting Engineer (Structural) N.T.
 Registered Engineer - (CIV) VIC
 Registered Engineer - (CIV) TAS

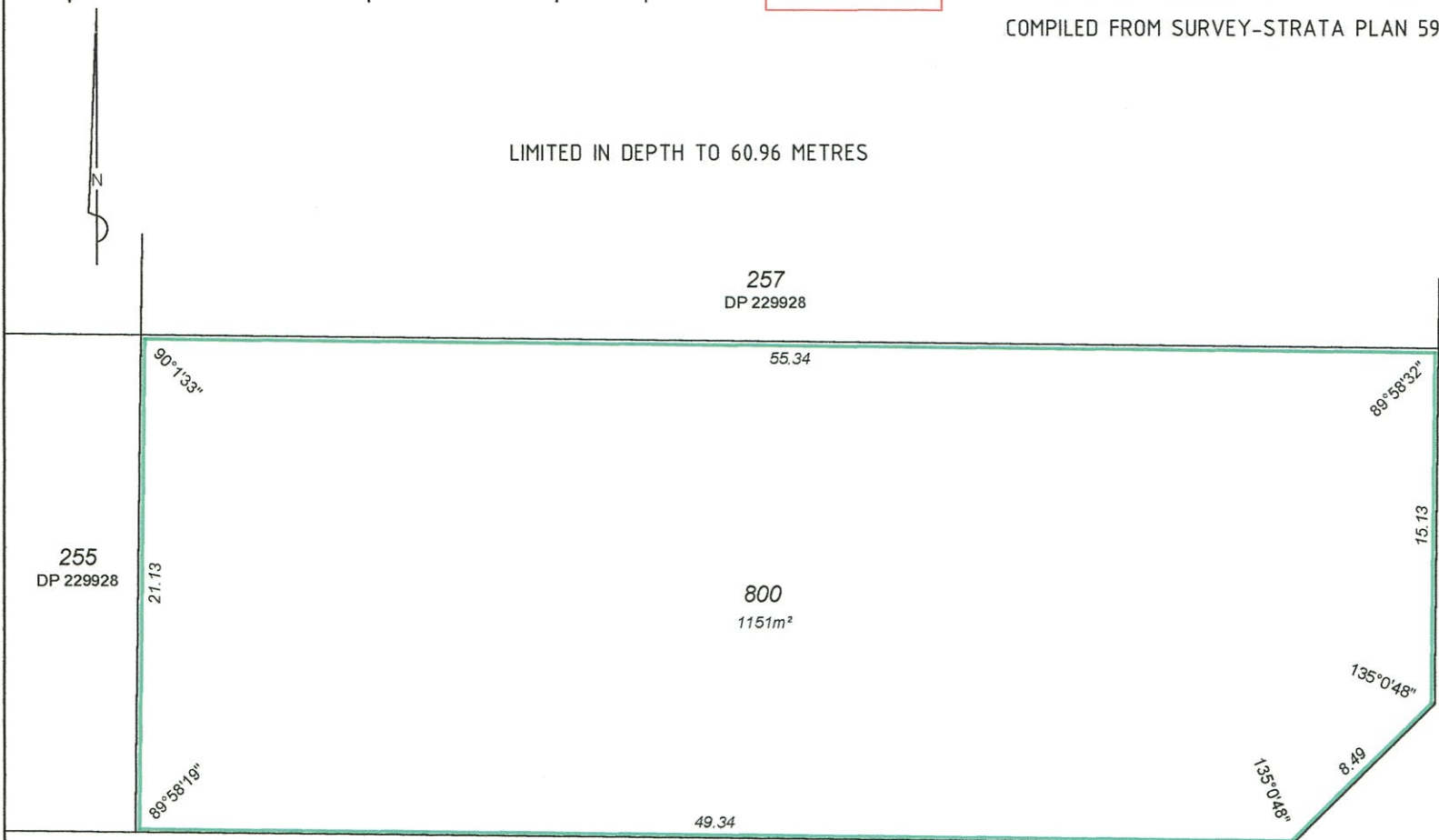
Mr Timothy Roy Messer BE MIEAust RPEQ
 Signature *T. Messer*
 Date 21/10/2021
 Registered on the NPER in the areas of practice
 of Civil & Structural National Professional
 Engineers Register

VER.	AMENDMENT	AUTHORISED BY	DATE	HELD BY LANDGATE IN DIGITAL FORMAT ONLY	LOT	FORMER TENURE	ON PLAN/DIA	TITLE	TYPE	FREEHOLD	S.S.A. YES/NO
					800	LOT 1 LOT 2	SP 59349 SP 59349	2753/14 2753/15	PURPOSE	SUBDIVISION	

DRAFT PLAN

COMPILED FROM SURVEY-STRATA PLAN 59349

LIMITED IN DEPTH TO 60.96 METRES



SCALE 1:200 @ A3
 0 2 4 6 8 10
 1:200
 All Distances Are In Metres

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENT

PO Box 3484, Success WA 6964
 e admin@perthlicensedsurveys.com.au
 p (08) 9437 6043
 job # PL821203

PLAN OF	LOT 800
FORMER TENURE	SEE TABLE
LOCAL AUTHORITY	SHIRE OF MERREDIN
LOCALITY	MERREDIN
D.O.L. FILE	
FIELD RECORD	NA
SURVEYOR'S CERTIFICATE - Compiled	
I William James MORAN hereby certify that this compiled plan - (a) is a correct and accurate representation of the survey(s) of the subject land; and (b) is in accordance with the relevant law in relation to which it is lodged.	
LICENSED SURVEYOR	DATE
LOGGED	
DATE	FEE PAID ASSESS No.
I.S.C.	
EXAMINED	
DATE	
WESTERN AUSTRALIAN PLANNING COMMISSION	
FILE	TBA
Delegated under S.16 P&D Act 2005	
DATE	
IN ORDER FOR DEALINGS	
SUBJECT TO	
FOR INSPECTOR OF PLANS AND SURVEYS	
DATE	
APPROVED	
INSPECTOR OF PLANS AND SURVEYS	
(S. 18 Licensed Surveyors Act 1909)	
DEPOSITED PLAN	
422278	
SHEET 1 OF 1 SHEETS	
VERSION 1	

Not to Scale

EXTENSION IS 6m WEST TO EAST
8m NORTH TO SOUTH

WITH 1.8 VERANDAH TO ALL 3 SIDES
THE SAME AS THE REST OF HOUSE

OPEN HALLWAY

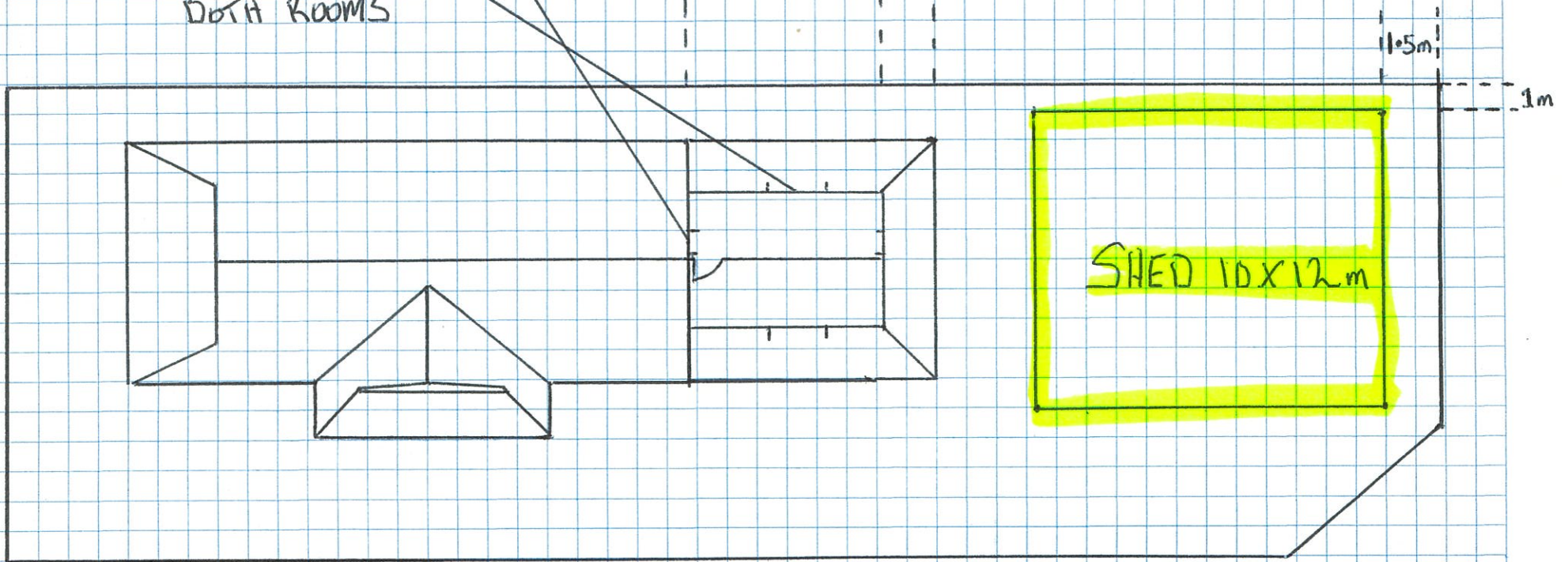
Door to Room

WINDOW'S
BOTH ROOM'S

← 6m → 1.8

1.5m

1m



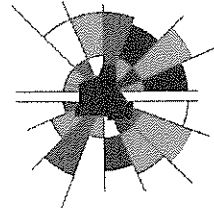
SHED 10x12m

TAX INVOICE/RECEIPT

Receipt Number: 126636

Receipt Date: : 26.10.21

Payer: Jacobson



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

Receipt Type	Detail	Amount
Miscellaneous	DEVELOPMENT PLAN APPLICATION Proposed domestic shed on 50 Bates Street Merredin WA 6415 Account: 131006200	\$147.00

* GST Exclusive Charge	\$147.00	Total	\$147.00	
* GST	\$0.00	Tendered	\$147.00	
		Change Given	\$0.00	
Cash	Cheque	Other	Round Amount	\$0.00
\$0.00	\$0.00	\$147.00		



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