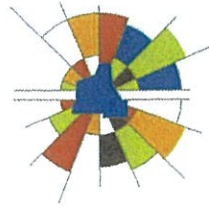


# Application for development approval



SHIRE OF  
**MERREDIN**  
INNOVATING THE WHEATBELT

Owner details		
Name: <u>Clinton Morcombe</u>		
ABN (if applicable):		
Address: <u>4 Kitchener</u>		
<u>Merredin</u>		Postcode: <u>6415</u>
Phone: Work: <u>0477 314625</u>	Fax:	Email: <u>turbante@rocketmail.com</u>
Home:		
Mobile: <u>0402316005</u>		
Contact person for correspondence : <u>C Morcombe</u>		
Signature: <u>[Signature]</u>		Date: <u>20/10/21</u>
Signature:		Date:
<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>		

Applicant details (if different from owner)		
Name: <u>As Above</u>		
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. <input type="checkbox"/> Yes <input type="checkbox"/> No		

Signature:	Date:
------------	-------

Property details		
Lot No: 174	House/Street No: 4	Location No:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street Name: Kitchener RD	Suburb: Merredin	
Nearest street intersection: Kitcher + Aulbury		

Proposed development	
Nature of Development	<input type="checkbox"/> Works <input checked="" type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	
<input type="checkbox"/> Yes <input checked="" 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:	Domestic Shed.
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use:	
Approximate cost of proposed development:	
Estimated time of completion:	

**OFFICE USE ONLY**

To whom it may concern.

I am writing in request of an over height and oversize shed to built on my property of 4 Kitchener Road Merredin.

I have several reasons for needing a height of the openings to be a minimum of 3500mm high as to house our caravan being that it is an off road type caravan. Also, as we have a large caravan, we need space to house it out of the elements from the harsh conditions in the wheatbelt area.

As also having a car stacker for storage of a vehicle it needs more height than the prescribed amount in the guidelines to be utilized. As it lifts a height of 1950mm at the bottom of the tires so I really need that clearance of 2000mm above the 1950mm. So that I can store my deceased fathers Land cruiser ute. I am also a classic car enthusiast this also means that I collect parts and need the storage space for our two older Holdens (1963 and 1977) vehicles with more classic vehicles to come in the future. Having height means that a shelving system becomes an option

Understanding our environment that our temperatures are extreme in summer and winter for our children to have a safe place to learn instead of being inside watching television and playing video games. Having this area for our family to putter around with our vehicles is what a large majority of our family time after work and weekends are spent.

Our family is also heavily involved with motorcycle riding and competition so needing the space for storing servicing and repairing our motorcycles is paramount.

Along with needing an enclosed car / motorcycle trailer so that we can camp out of as no local club I would like to have trailer loaded with tow vehicle connected under cover as to minimize the risk of theft

Having suffered in the past from severe depressive episodes I have found that having an active mind and using my hands to build, improve, repair things has helped in many ways better deal with the mental issues that I have to deal with.

In this I have found hobbies in metal machining /woodwork / restoration projects is helping in ways that keep me interested and engaged.

Some of my equipment takes up a fair amount of room hence also the want of the larger space. My use of my shed and equipment is for entirely personal use and not used for a monetary benefit.

As the property has no carport we will be able to utilize part of the lean to as the missing carport on this property. As the drainage needs some attention the current single garage floods in heavy rains meaning it is less than ideal for storage and needs some attention.

We will also be using heritage colors that match into the era of the existing house and planned shed will not have a roof line higher than the existing house when seen from the front of the house.

Thank you for understanding

Clinton Morcombe

**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](http://www.1100.com.au)**

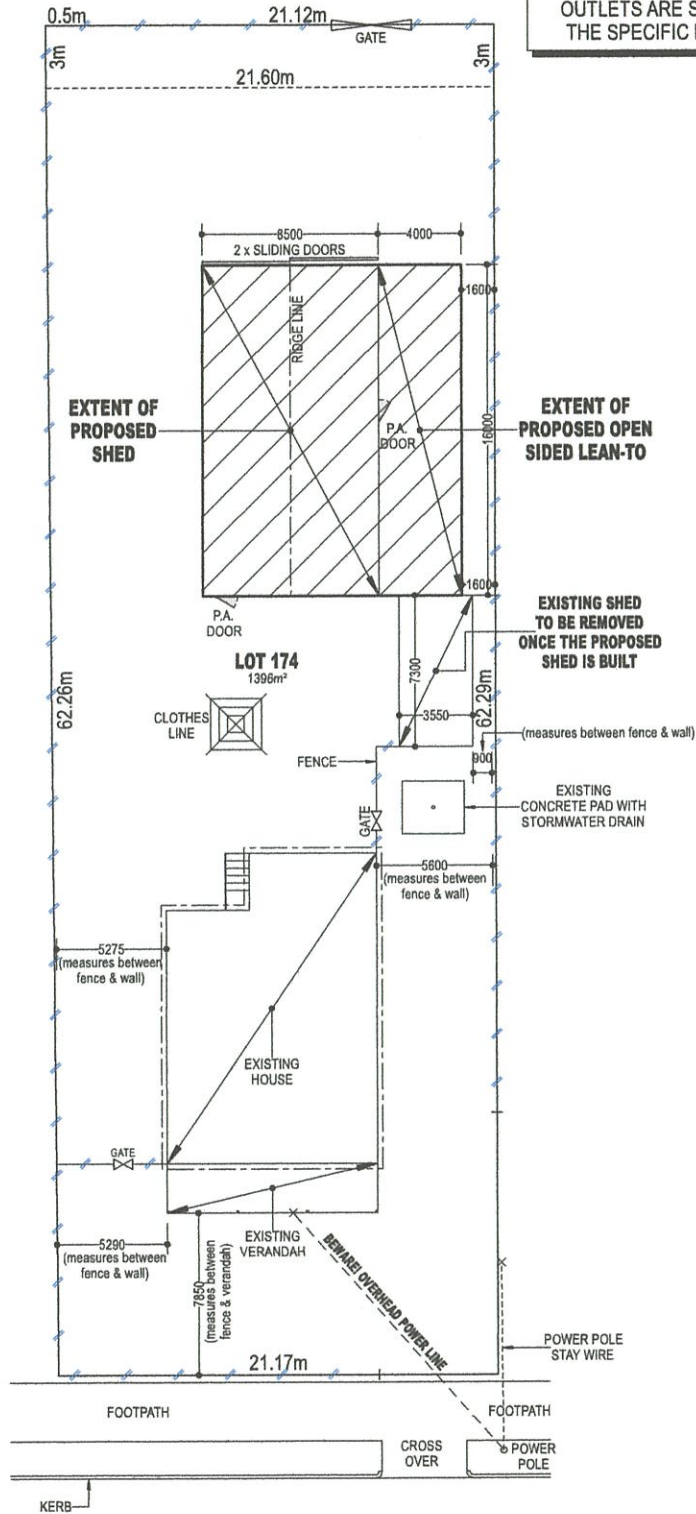
**STORMWATER MANAGEMENT NOTE:**

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:**

THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS & DOCUMENTS TO BE SUPPLIED BY THE KIT SHED SUPPLIER

**BYRNE LANE**



**KITCHENER ROAD**

N

W E



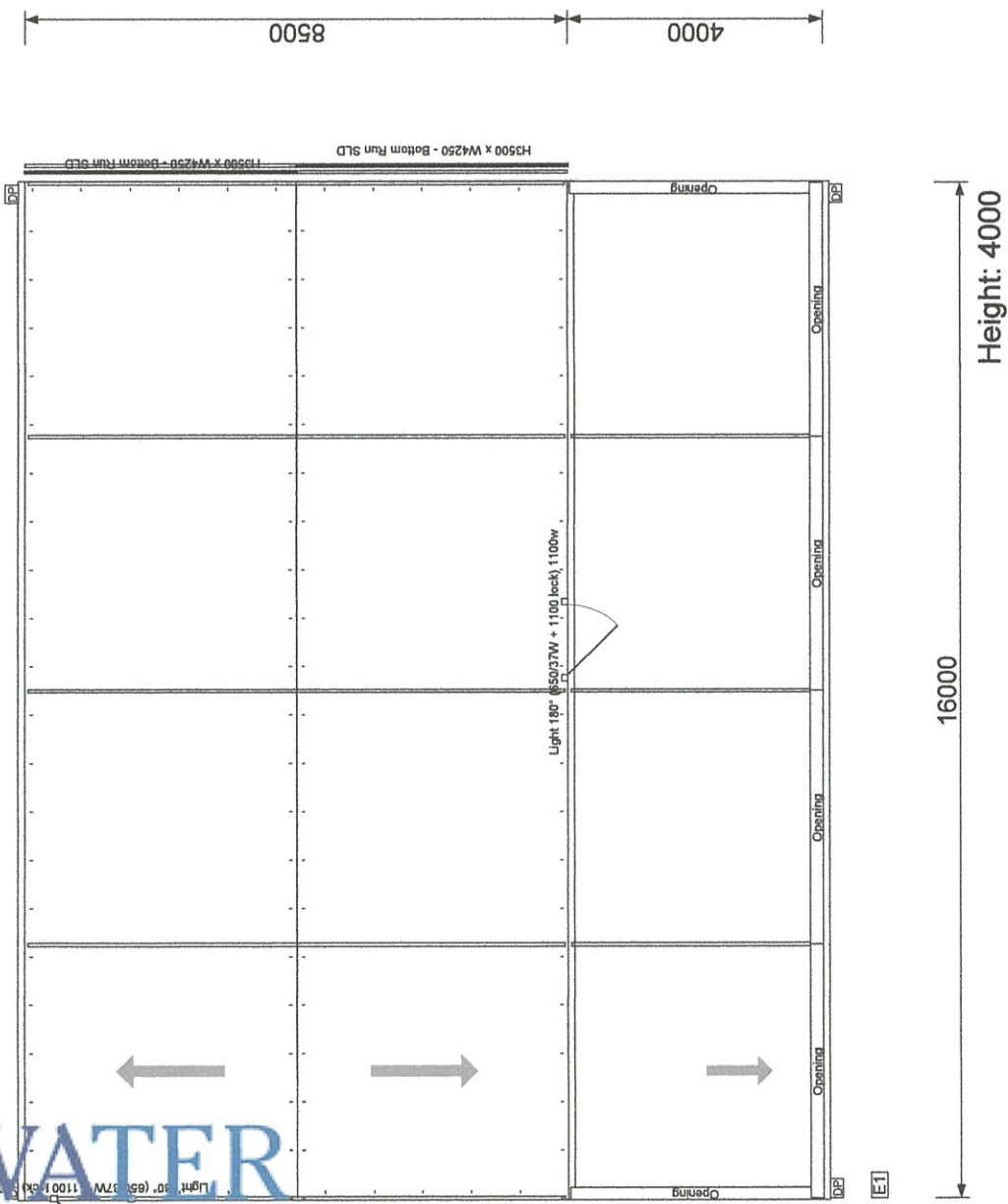
DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN ONLY.		WEBSITE: <a href="http://www.waynesdesignanddrafting.com.au">www.waynesdesignanddrafting.com.au</a>		
JOB TITLE : PROPOSED SHED WITH OPEN SIDED LEAN-TO AT #4, LOT 174 KITCHENER ROAD MERREDIN W.A. 6415  DRAWN FOR: C & K MORCOMBE	DRAWING TITLE : SITE PLAN		WAYNES DESIGN & DRAFTING DRAFTSMAN : WAYNE BILL A.B.N. 11 593 616 982 3 ELLIS ROAD MERREDIN W.A. 6415 PH/FAX (08) 90413 937	
	DATE: SEPT. 2021	REVISED: 20-09-2021		DRAWING NO.: 1
	JOB No: 21006			NO. IN SET : 1

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**OPTION ITEMS LIST:**

- 1 x Front Awning
- 4000h - 5 deg - 4000w - Opened
- 2 x PA Doors
- 2 x Light 180° (650/37W + 1100 lock)
- 1100w
- 2 x Sliding Doors
- 2 x H3500 x W4250 - Bottom Run
- SLD
- 4 x Open Bays in Awning
- 2 x Open Ends in Awning
- (E1) 1 x Eng - Certificate (WA) - Enduro



TITLE:	<b>Plan View</b>	
QUOTE No:	<b>ASHFB49474</b>	SCALE: NTS
DATE:	09/09/2021	PAGES: 1 of 2
REV.	A	

**CLIENT SIGNATURE:**  
.....

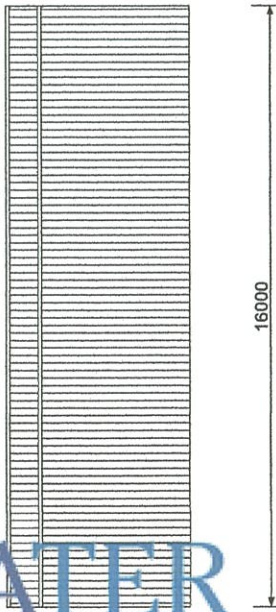
CLIENT NAME: **Clinton Morcombe**  
SITE ADDRESS:  
4 Kitchener Road  
Merredin, WA, PC: 6415



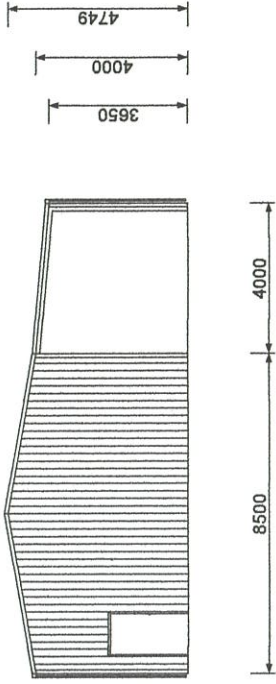
Company: Action Sheds Australia PTY LTD  
Address: 55 Erceg Road  
Phone: 6559 1970  
Email: Fab@actionsheds.com.au



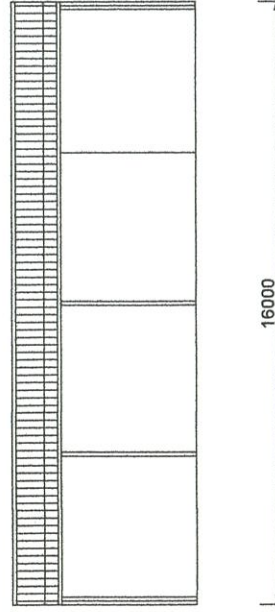
**APPROVED**



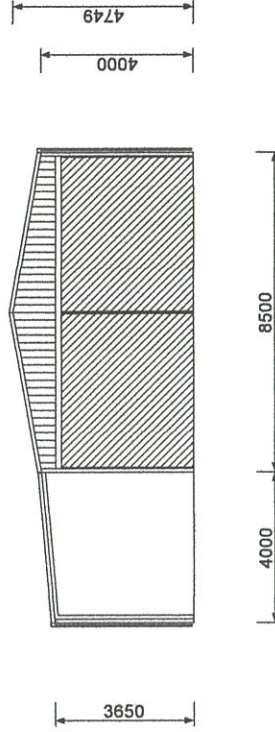
**Back**



**Left**



**Front**



**Right**

Company: Action Sheds Australia PTY LTD  
 Address: 55 Erceg Road  
 Phone: 6559 1970  
 Email: Fab@actionsheds.com.au



CLIENT NAME: Clinton Morcombe  
 SITE ADDRESS: 4 Kitchener Road  
 Merredin, WA, PC: 6415

**CLIENT SIGNATURE:**

TITLE: Elevations View

QUOTE No: ASHFB49474  
 SCALE: NTS

DATE: 09/09/2021  
 PAGES: 2 of 2

REV. A



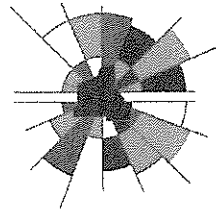
**WATER**  
APPROVED

# TAX INVOICE/RECEIPT

Receipt Number: 126559

Receipt Date: : 20.10.21

Payer: C Morcombe



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 at 4 Kitchener Rd Merredin Account: 131006200	\$147.00

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







<b>POLICY NUMBER</b>	-	<b>8.22</b>
<b>POLICY SUBJECT</b>	-	<b>8.22 Outbuildings in Residential Areas</b>
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 m<sup>2</sup>:

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 m<sup>2</sup>:

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**

<b>LOT AREA (m<sup>2</sup>)</b>	<b>MAXIMUM SINGLE OUTBUILDING (m<sup>2</sup>)</b>	<b>AGGREGATE TOTAL OF ALL OUTBUILDINGS (m<sup>2</sup>)</b>	<b>MAXIMUM WALL HEIGHT</b>	<b>MAXIMUM RIDGE HEIGHT</b>
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