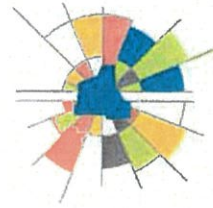


Application for development approval



SHIRE OF
MERREDIN
INNOVATING THE WHEATBELT

Owner details		
Name: Kevin John Richards and Leticia Marie Richards		
ABN (if applicable):		
Address: PO Box 813		
Merredin WA		Postcode: 6415
Phone: Work:	Fax:	Email: letkev@bigpond.com
Home:		
Mobile: 0428 487 033		
Contact person for correspondence : Kevin and Leticia Richards		
Signature: <i>K.J. Richards</i>		Date: 19.7.19
Signature: <i>LM Richards</i>		Date: 19-7-2019
<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: TR Homes		
Address: 105 Kelvin Road		
Maddington		Postcode: 6109
Phone: (08) 9493 2998 Work:	Fax:	Email: sknowles@trhomes.com.au
Home:		
Mobile:		
Contact person for correspondence : Stacey Knowles		
<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
Signature: <i>Stacey Knowles</i>		Date: 22/7/19

Property details		
Lot No: 15173	House/Street No: 680	Location No:
Diagram or Plan No: 225498	Certificate of Title Vol. No: 1857	Folio: 380
Title encumbrances (e.g. easements, restrictive covenants):		
Street Name: Nukarni East Road,		Suburb: Nukarni
Nearest street intersection:		

Proposed development	
Nature of Development	<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: Staff Accommodation	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use:	
Approximate cost of proposed development: \$ 349,047.00	
Estimated time of completion:	

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



SHIRE OF MERREDIN LPS 06 – TEXT AMENDMENTS

AMD NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
				Gazetted on 24/06/11 Captured on 05/07/11 by Nick Morris
1	30/11/12	17/12/12	NM	Replaced Special Use No. 7 within Schedule 4 – Special Use Zones. Inserted clause 5.12.4(a) and 5.12.4(b). Modified clause 5.3.3.
2	2/8/13	5/8/13	NM	Inserted clause 5.15 "Highway Service zone"
3	26/06/15	07/07/15	NG	Include a new entry within Schedule 2.
5	04/07/17	06/07/17	GM	<p>Inserted reference to the deemed provisions in the preamble to the Scheme.</p> <p>Inserted reference to the deemed provisions and supplemental provisions in Part 1.4 by inserting new sub-clauses (b) and (c) and renumbering the sub-clauses accordingly.</p> <p>Inserted reference to the Regulations accordingly to: 1.7.1(ii) and 1.7.3.</p> <p>Inserted the correct schedule reference for clause 1.5(g).</p> <p>Deleted the following clauses from the Scheme Text, as they have been superseded by the deemed provisions set out in the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> Schedule 2: Parts 2, 7 – 10, clause 5.10, Schedules 6 – 9 in their entirety.</p> <p>Inserted Schedule A – Supplemental Provisions.</p> <p>Amended the following clauses by removing the cross reference to the clause deleted by the amendment and replace them with cross reference to the deemed provisions set out in the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> Schedule 2: Clause 3.4.1, 3.4.2(a), 4.3.2, 4.4.2(b), 4.8(c), 4.9.2, 5.4.2, 5.5.2(a), 5.5.3(a), 5.9, 5.11.2 and 5.12.2.</p> <p>Deleted referenced to the following terms and replace them with the corresponding term throughout the scheme:</p> <ul style="list-style-type: none"> • 'planning approval' replaced with 'development approval'; • 'council' replaced with 'local government'; • 'outline development plan' replaced with 'structure plan'; • 'Town Planning Scheme' replaced with 'Local Planning Scheme'. <p>Modified clause 4.2.8.2.</p> <p>Amended Schedule 1 by inserting new definitions 'Industry – Cottage, Industry – Service, Showroom and deleting 'Transport Depot'.</p> <p>Modified the zoning table to update the Use Class names to correspond with the appropriate definition within the Schedule 1 Part 6 Model Provisions for Local Planning Schemes – Industry – Rural to Industry Primary Production; Industry – Mining to Mining Operations; Agroforestry to Tree Farm; Rural Pursuit to Rural Pursuit/Hobby Farm; and Warehouse to Warehouse/storage.</p> <p>Deleted the following use classes and their permissibility from the zoning table as they are covered by other uses classes: Industry – General, Plantation and Storage.</p> <p>Renumbered the remaining scheme provisions and schedules sequentially and update any cross referencing to the new clause numbers as required.</p>
4	06/04/18	23/04/18	GM	<p>Modified Table One – Zoning Table by deleting the 'X' against 'grouped dwelling' in a General Farming zone and inserting a 'D', and adding a footnote to Table as follows; ¹ Subject to clause 4.13'.</p> <p>Clause 4.13 – deleted paragraph 2 and replaced it with the following –</p> <p>'In the 'General Farming' zone, the erection of more than one (1) single house per lot will generally not be supported. The local government may, at its discretion, approve the erection of one (1) additional dwelling on a rural lot, provided that:</p> <p>(a) the total number of dwellings on the lot will not exceed three (3) dwellings;</p>

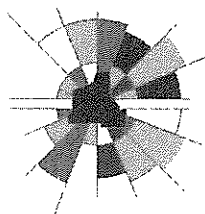
				<p>(b) the additional dwelling complies with the setback requirements not less than those specified for the Residential Design Code R2;</p> <p>(c) the lot has an area of not less than 40 hectares;</p> <p>(d) it can be demonstrated that the additional dwelling is for workers or family members employed for primary production activities on the lot;</p> <p>(e) adequate provision of potable water for, and disposal of sewage from, the additional dwelling can be demonstrated;</p> <p>(f) the additional dwelling will not adversely detract from the rural character and amenity of the area or conflict with primary production on the subject lot or adjoining land;</p> <p>(g) access to the existing road network is to be provided for any additional dwelling and shared with any existing dwelling where practicable;</p> <p>(h) the existence of more than one dwelling on a lot in the 'General Farming' zone shall not be considered by itself to be sufficient grounds for subdivision.'</p> <p>Reclassified Lots 45 and 46 Plimpton Street, Burracoppin, from 'Parks and Recreation' local scheme reserve to 'Townsite' zone with a residential density code of 'R10/20'.</p> <p>Reclassified Crown Reserve 13876 Bates Street, Merredin, from 'Public Purposes – Primary School' local scheme reserve to 'Public Purposes – Civic and Cultural' local scheme reserve and 'Residential' zone with a residential density code of 'R10/50'.</p>
6	18/1/19	21/1/19	HB	<p>Amend Schedule Two - Additional Uses by: Deleting the words 'There are no additional uses that apply to the Scheme'; and Insert a new additional use to allow 'tourist development' on Lots 719, 720 and 971 Hay Street, Merredin.</p> <p>Amend scheme maps accordingly.</p> <p>Amend 'Schedule one - Dictionary of Defined Words and Expressions' to include the following model general definitions: Cabin, chalet, short term accommodation and tourist development.</p>

TAX INVOICE/RECEIPT

Receipt Number: **118544**

Receipt Date: : **20.09.19**

Payer: **T&R Homes WA Pty Ltd**



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 Grouped Dwelling @ Loc 15173 No 680 Nukarni East Road Account: 111062850	\$1,015.41

* GST Exclusive Charge \$1,015.41
* GST \$0.00

Total **\$1,015.41**
Tendered \$1,015.41
Change Given \$0.00

Cash Cheque Other
\$0.00 \$1,015.41 \$0.00

Round Amount \$0.00

NOTES

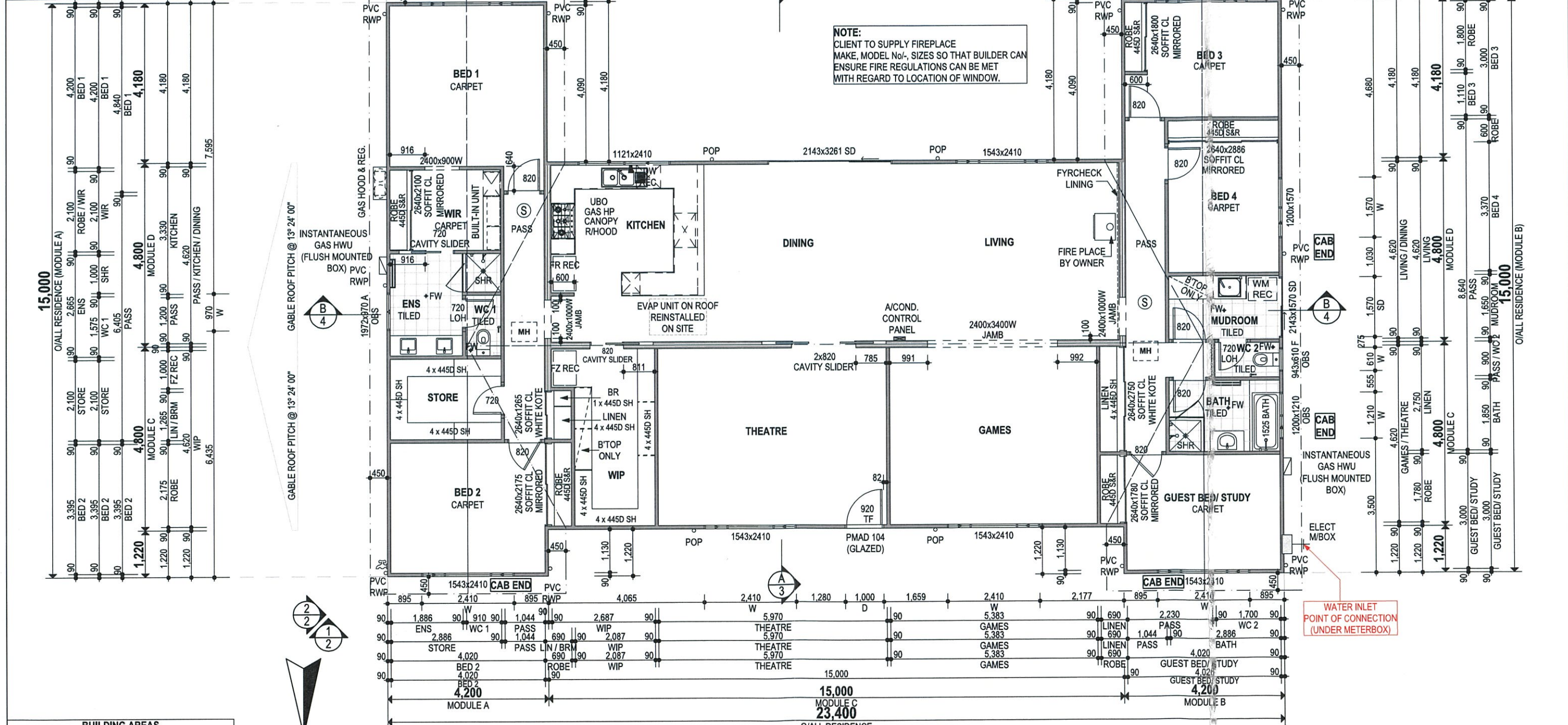
- CLIENT SUPPLIED MATERIALS & LABOUR - REFER TO CONTRACT & ADDENDA
- DIMENSIONS ARE TO FRAME STUDS ONLY & DO NOT INCLUDE LININGS OR CLADDINGS (INTERNAL & EXTERNAL)
- SMOKE DETECTOR TO BCA 3.7.2. AS INDICATED ON PLAN, TO BE HARDWIRED & INTERCONNECTED (S)
- HEIGHTS ARE FROM TOP OF SLAB, NO ALLOWANCE MADE FOR FLOOR COVERINGS
- No & PLACINGS OF RWP'S IS APPROX & GOVERNED BY ROOF STRUCTURE & AT PLUMBERS DISCRETION
- FINAL LOCATION OF HOT WATER SYSTEM IS GOVERNED BY BUILDING REGULATIONS & AT THE DISCRETION OF THE PLUMBER
- WATER PROOFING TO WET AREAS TO BCA 3.8.1
- SHELF AND RAIL @ 1700AFL TO ALL ROBES UNO.
- 4 x 445 SHELVES TO LINEN UNO.
- MANHOLE CUTOUT SIZE IS 660 x 505
- MANHOLE LOCATIONS TO THE DISCRETION OF THE BUILDER FOR SERVICES BETWEEN MODULES
- 450 WIDE EAVES UNLESS NOTED OTHERWISE
- PROVIDE 2400mm HIGH INTERNAL DOORS THROUGHOUT
- CLIENT TO PROVIDE AND INSTALL CORK FLOOR TO ENTRY, KITCHEN, DINING, LIVING, GAMES, THEATRE & HALLWAYS IN BUILDERS YARD.

DO NOT SCALE FROM THIS DRAWING
 ALL SUBCONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
ALL INTERNAL DIMENSIONS TO STUDWORK

CLIENT NOTE:
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH TR STANDARD SPECIFICATION, ADDENDA AND ENGINEERS DETAILS.

CEILING HEIGHT - 2725

SOIL CLASSIFICATION - M



NOTE:
 CLIENT TO SUPPLY FIREPLACE
 MAKE, MODEL No., SIZES SO THAT BUILDER CAN ENSURE FIRE REGULATIONS CAN BE MET WITH REGARD TO LOCATION OF WINDOW.

BUILDING AREAS		
AREA	PERIMETER	
House Area	270.00	88
Roof (Main)	270.00 m ²	88 m

ROOF AREAS		
AREA	PERIMETER	
Roof (Main)	297.54	93
	297.54 m ²	93 m

Floor Plan
 1:100

INSULATION

- EXTERNAL WALL INSULATION - R2.0 Thermal Batts & Polynum Big
- CEILING INSULATION - R2.0 Thermal Batts
- ROOF INSULATION - Polygum Big



SIGNATURES:
 CLIENT: _____
 CLIENT: _____
 BUILDER: _____

CLIENT:
 Kevin John Richards and Leticia Marie Richards
 ADDRESS:
 Lot 15173 (#680) Nukarni East Road, Nukarni WA 6480

VARIATIONS:

REV:	DATE:	INT:
A	17/07/19	VN-NOR
B	23/07/19	VN-LL

VARIATIONS CONT'D:

REV:	DATE:	INT:

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TR Homes, 105 Kelvin Road, Maddington, WA 6109 Phone 9493 2998 Fax 9493 1127 Website www.trhomes.com.au

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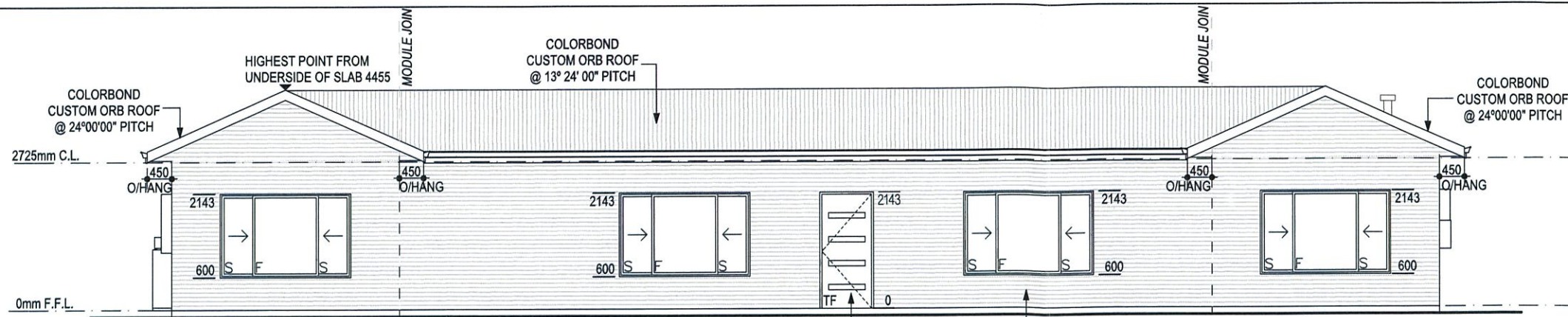
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CHECKED: MR	WIND RATING: N3
CLIMATE ZONE: 4	WIND REGION: A
SHEET NO: 1 OF 12	JOB NO: 95230 REV: B

DO NOT SCALE FROM THIS DRAWING
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ALL INTERNAL DIMENSIONS TO STUDWORK

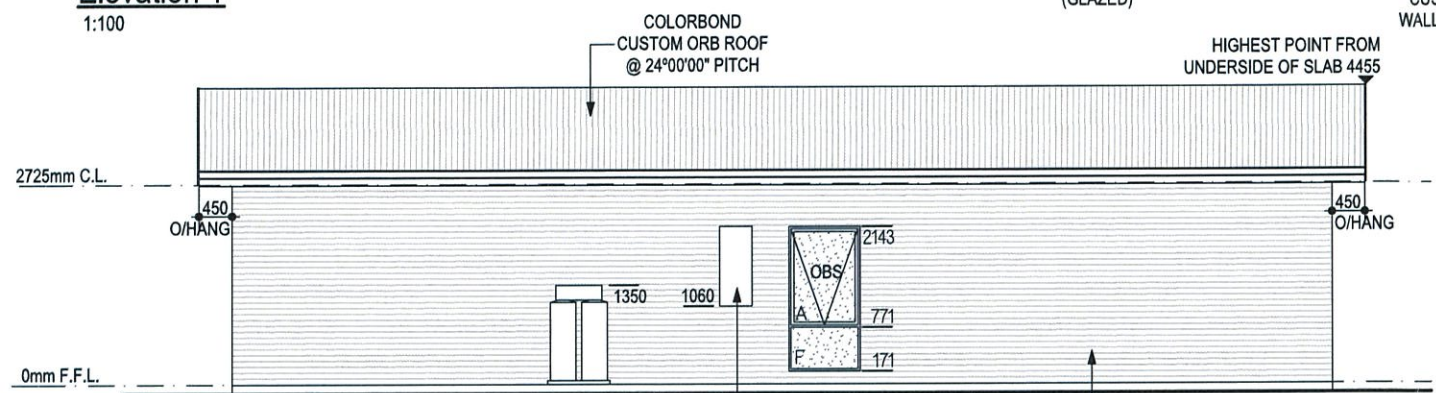
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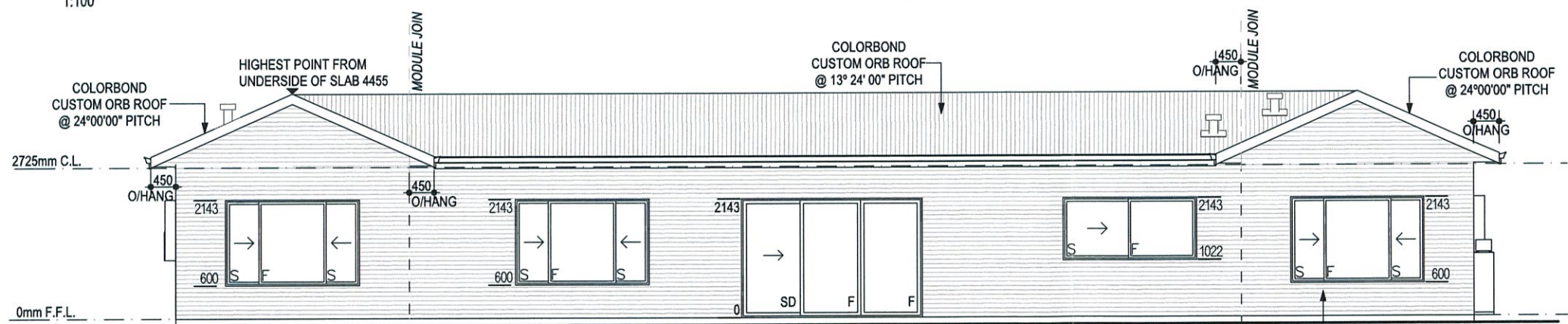
SOIL CLASSIFICATION - M



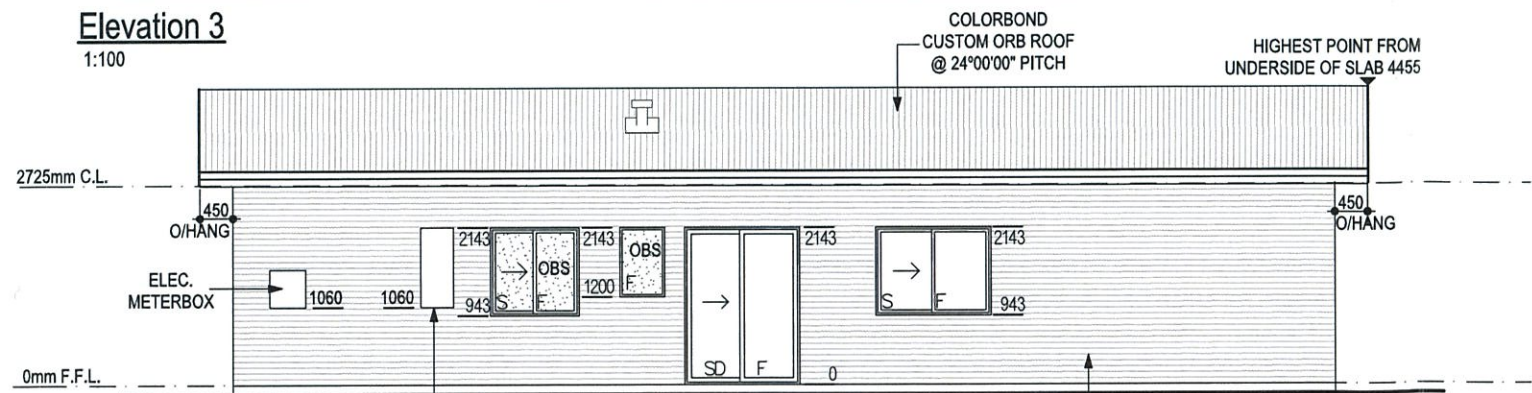
Elevation 1
1:100



Elevation 2
1:100



Elevation 3
1:100



Elevation 4
1:100



SIGNATURES:
 CLIENT: _____
 CLIENT: _____
 BUILDER: _____

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CLIENT:
 Kevin John Richards and Leticia Marie Richards
ADDRESS:
 Lot 15173 (#680) Nukarni East Road, Nukarni WA 6480

VARIATIONS:

	REV:	DATE:	INT:
WD	A	17/07/19	VN-NOR
CIP	B	23/07/19	VN-LL

VARIATIONS CONT'D:

REV:	DATE:	INT:

Grange

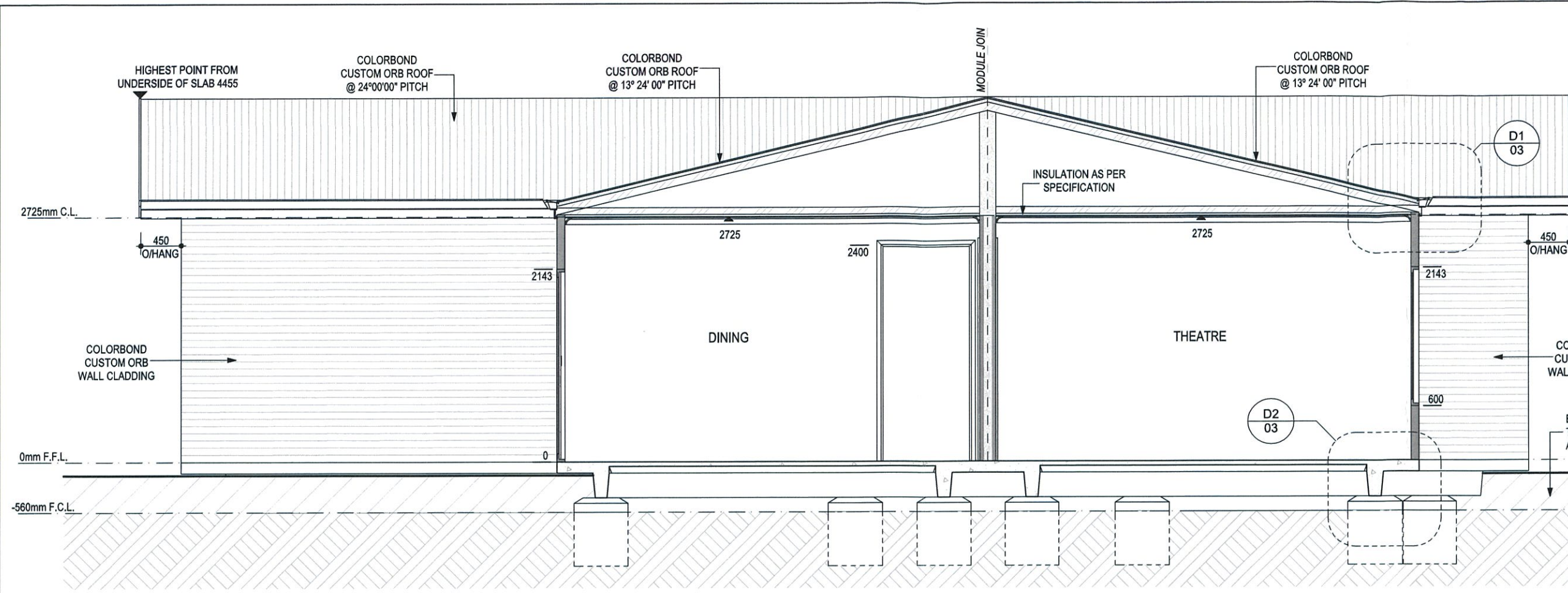
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CLIMATE ZONE: 4	WIND REGION: A
SHEET NO: 2 OF 12	JOB NO: 95230
	REV: B

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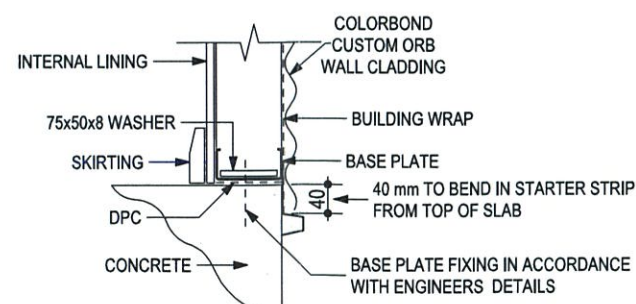
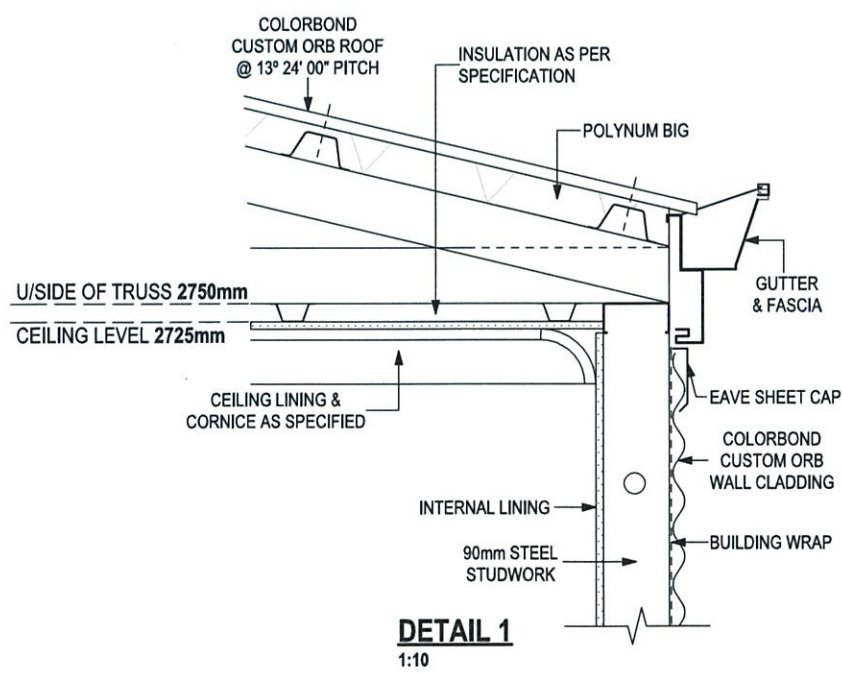
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CEILING HEIGHT - 2725

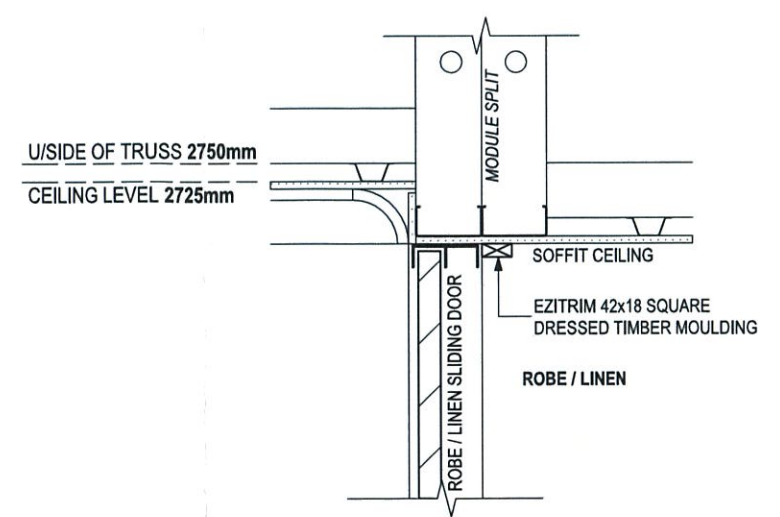
SOIL CLASSIFICATION - M



Section A-A
1:50



DETAIL 2 - FRAME TO SLAB CONNECTION
1:10



DETAIL 3 - ROBE / LINEN CEILING DETAIL
(MODULE SPLIT ONLY)
1:10



SIGNATURES:
 CLIENT: _____
 CLIENT: _____
 BUILDER: _____

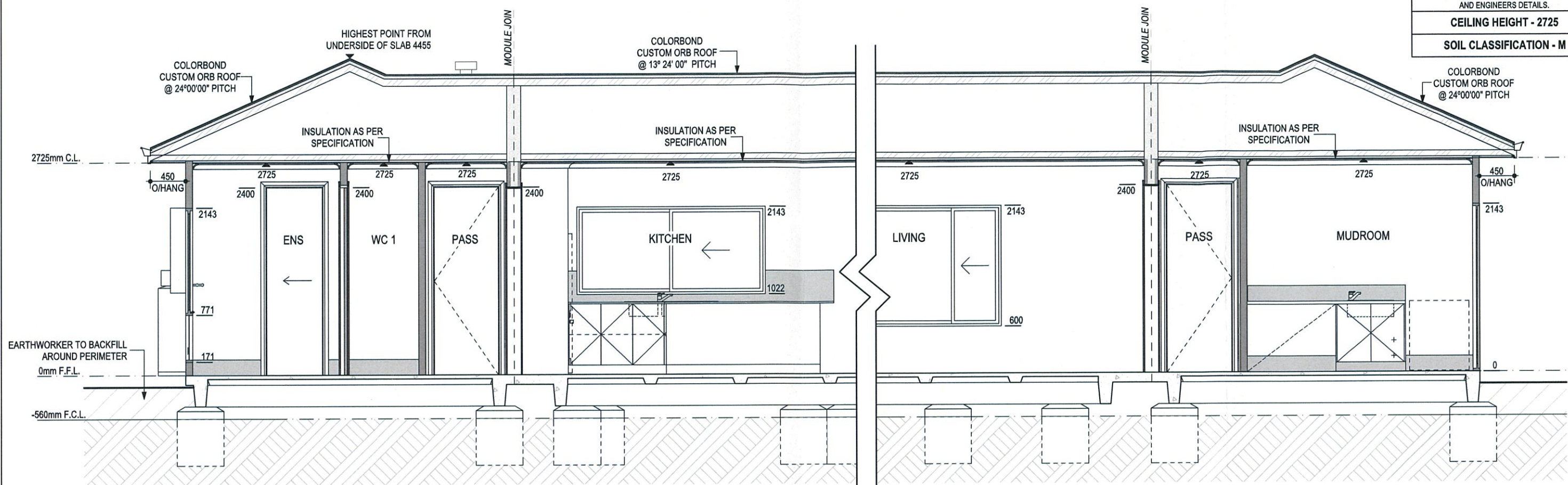
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CLIENT:
 Kevin John Richards and Leticia Marie Richards
ADDRESS:
 Lot 15173 (#680) Nukarni East Road,
 Nukarni WA 6480

VARIATIONS:			VARIATIONS CONT'D:		
REV:	DATE:	INT:	REV:	DATE:	INT:
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CIP	B	23/07/19	VN-LL		

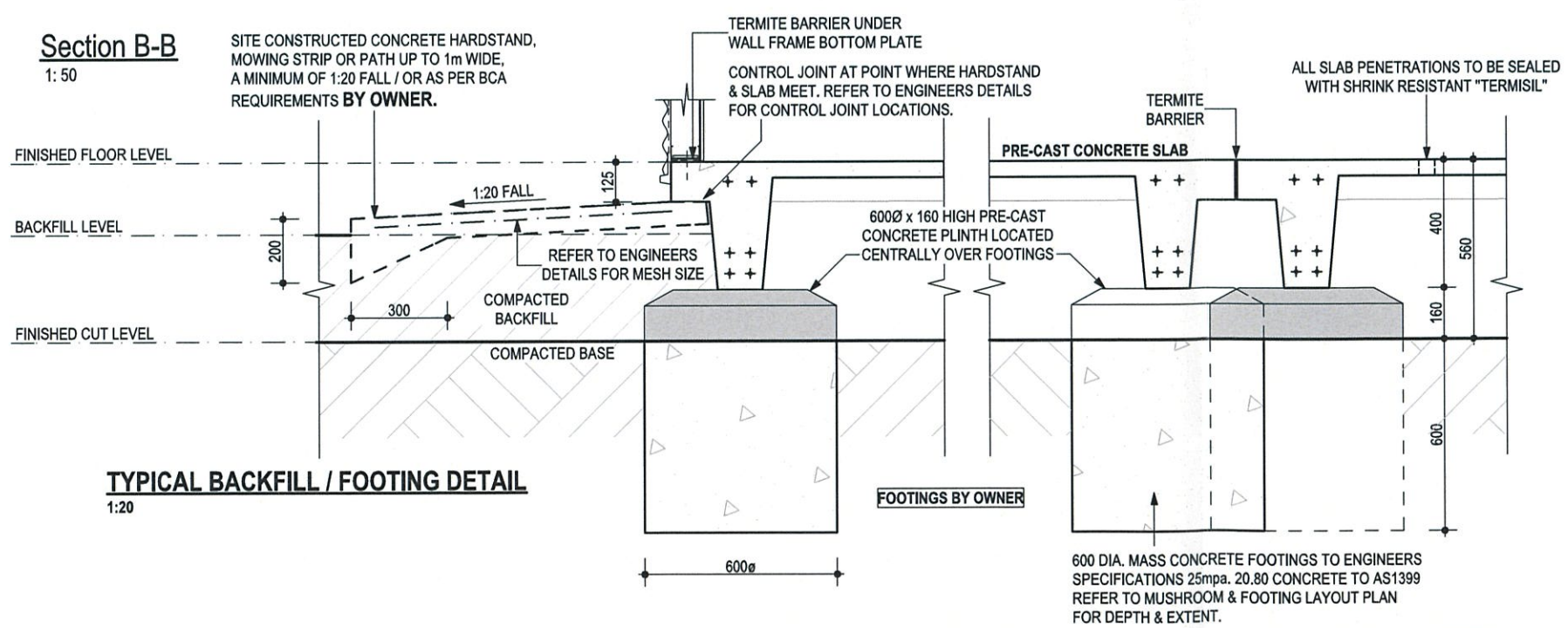
Grange	
DRAWN: VN-CD	DATE: 23/07/19
CHECKED: MR	WIND RATING: N3
CLIMATE ZONE: 4	WIND REGION: A
SHEET NO: 3 OF 12	JOB NO: 95230
	REV: B

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CLIENT NOTE:
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CEILING HEIGHT - 2725
SOIL CLASSIFICATION - M



Section B-B
1:50

SITE CONSTRUCTED CONCRETE HARDSTAND, MOWING STRIP OR PATH UP TO 1m WIDE, A MINIMUM OF 1:20 FALL / OR AS PER BCA REQUIREMENTS **BY OWNER**.



TYPICAL BACKFILL / FOOTING DETAIL
1:20



SIGNATURES:
 CLIENT: _____
 CLIENT: _____
 BUILDER: _____
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CLIENT:
 Kevin John Richards and Leticia Marie Richards
ADDRESS:
 Lot 15173 (#680) Nukarni East Road, Nukarni WA 6480

VARIATIONS:

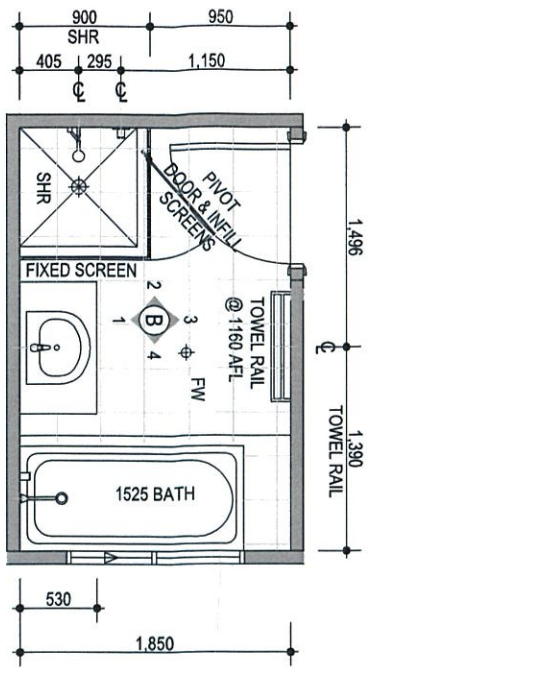
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B	23/07/19	VN-LL

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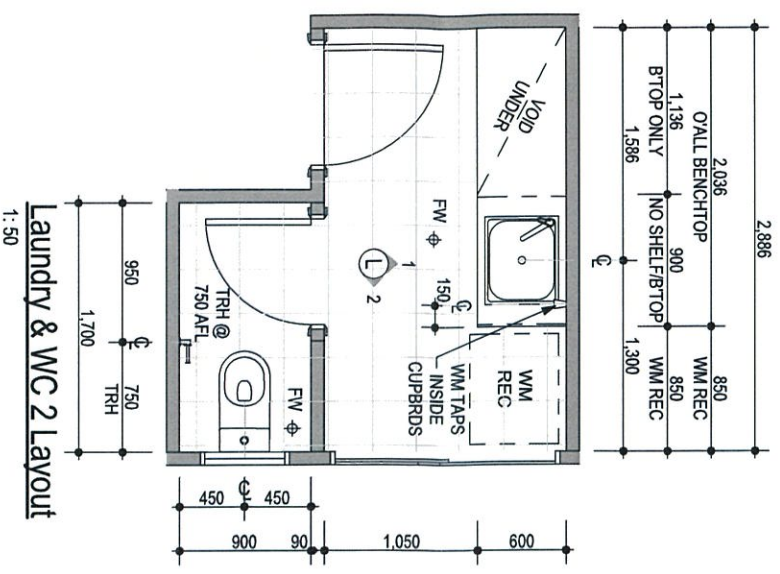
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Grange	
DRAWN: VN-CD	DATE: 23/07/19
CHECKED: MR	WIND RATING: N3
CLIMATE ZONE: 4	WIND REGION: A
SHEET NO: 4 OF 12	JOB NO: 95230 REV: B

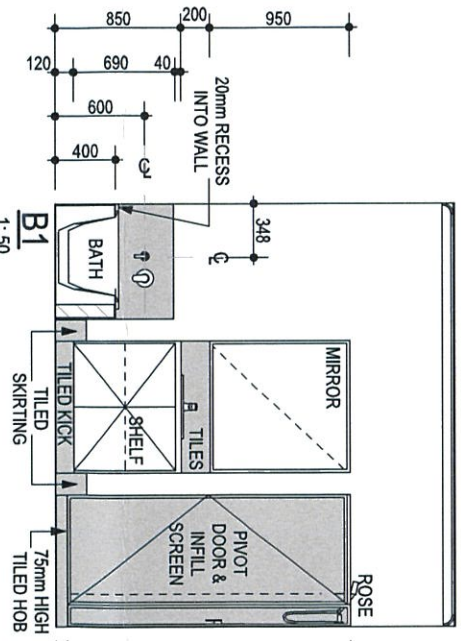
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 ALL INTERNAL DIMENSIONS TO STUDWORK
 CLIENT NOTE:
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CEILING HEIGHT - 2725
SOIL CLASSIFICATION - M



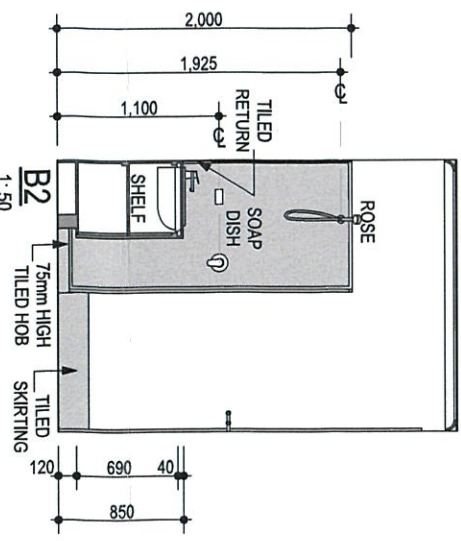
Bathroom Layout
1:50



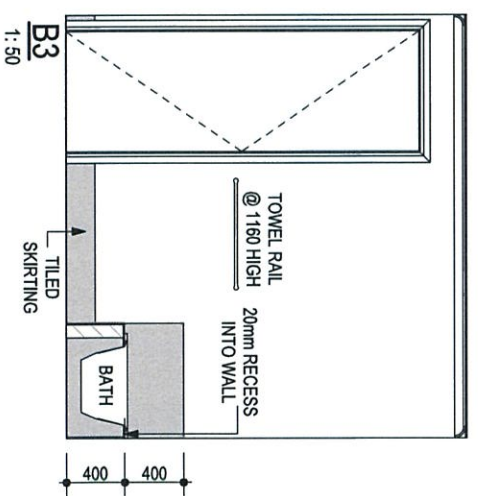
Laundry & WC 2 Layout
1:50



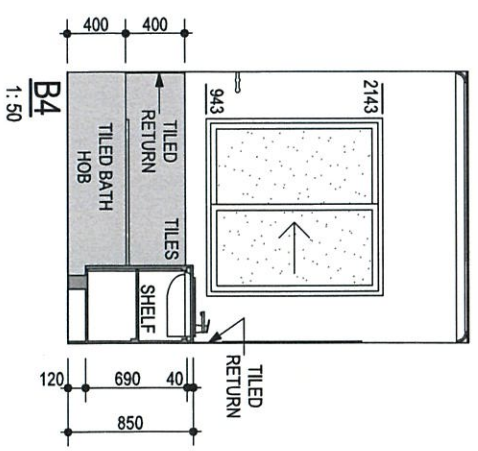
B1
1:50



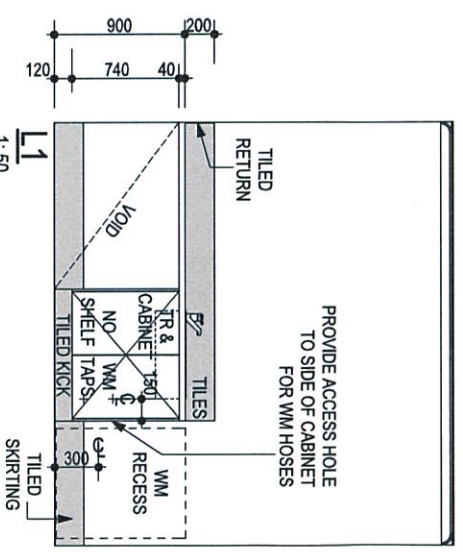
B2
1:50



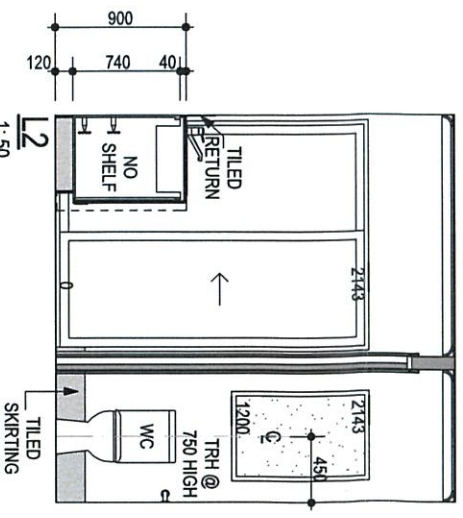
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1:50



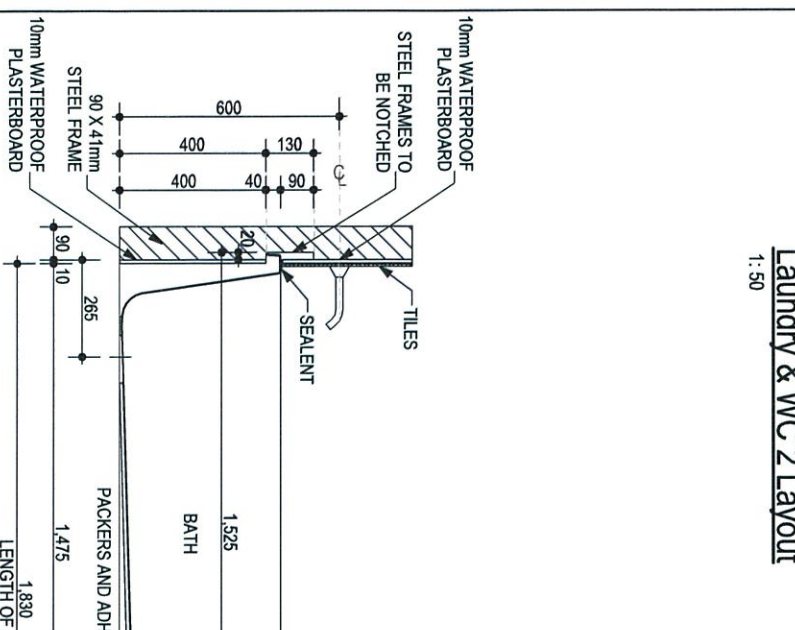
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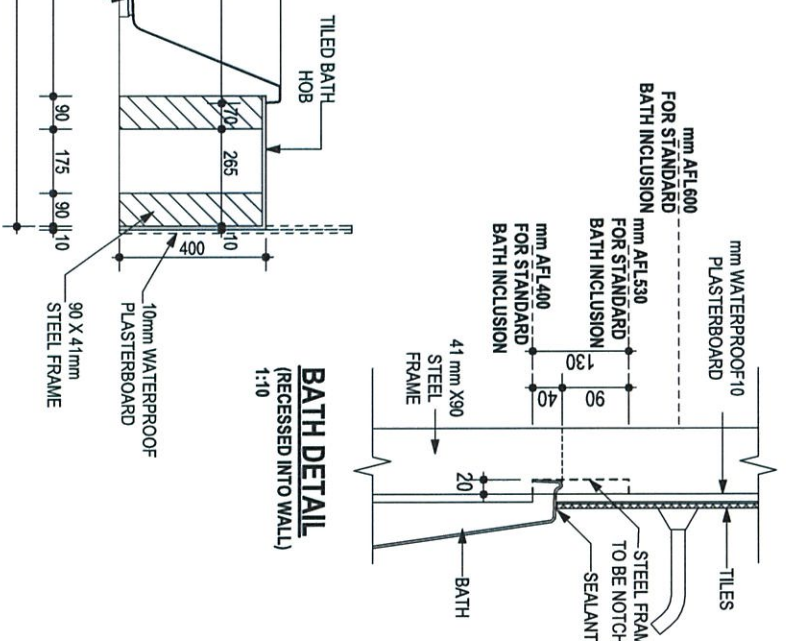
L1
1:50



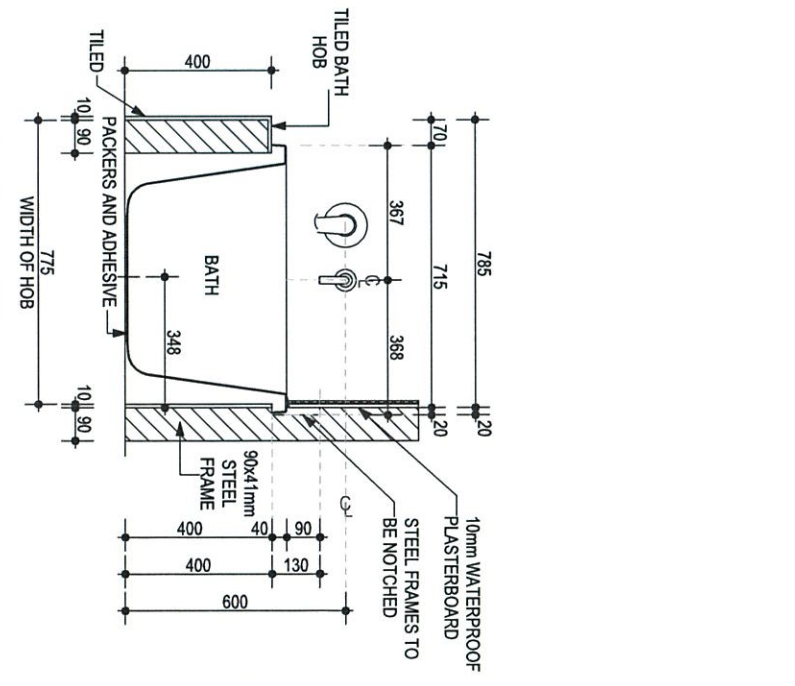
L2
1:50



TYPICAL BATH DETAIL
1:20



BATH DETAIL
(RECESSED INTO WALL)
1:10



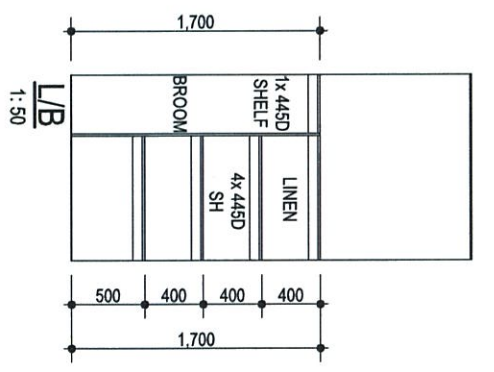
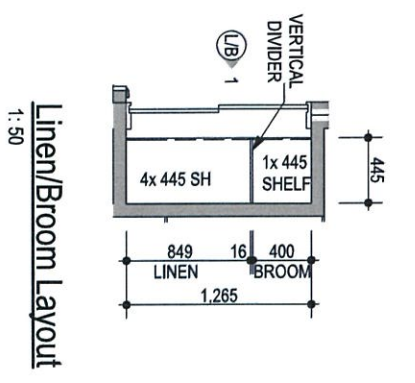
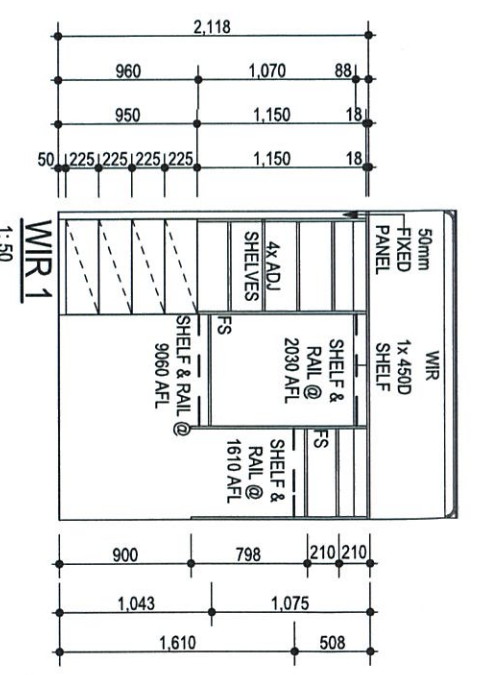
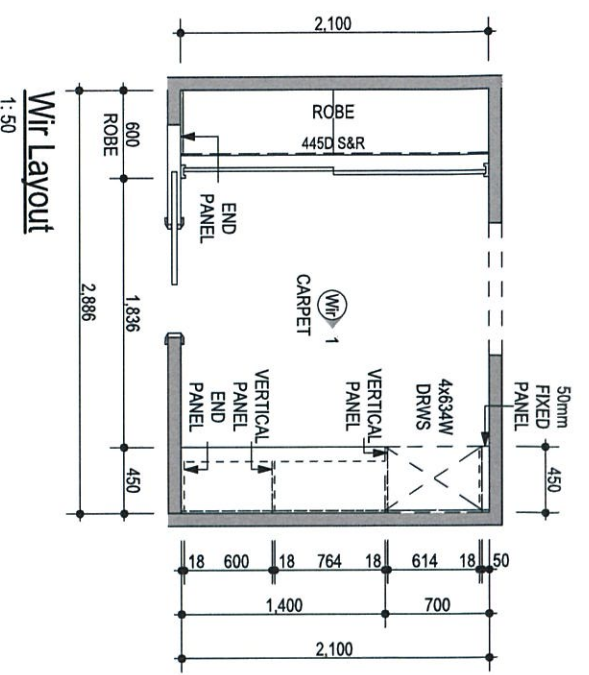
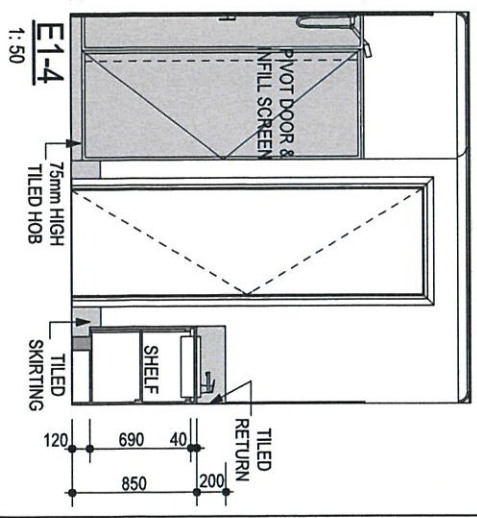
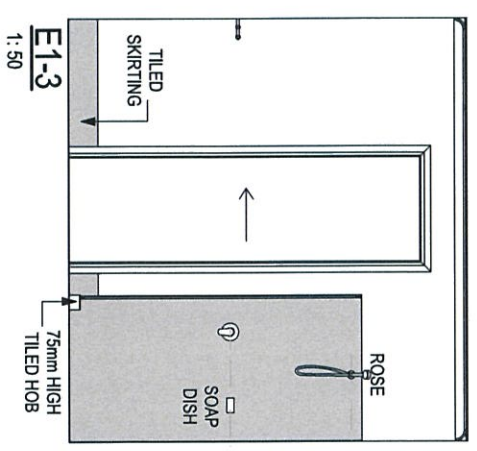
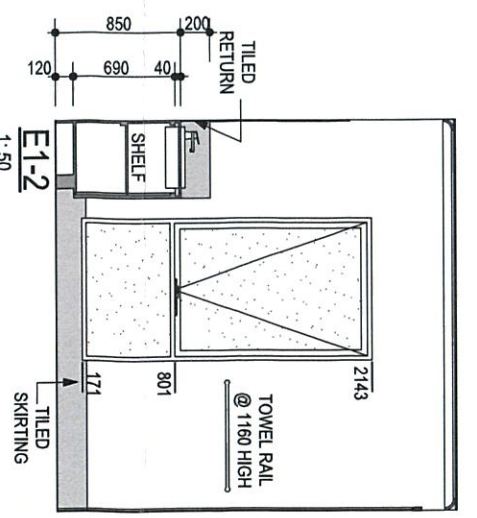
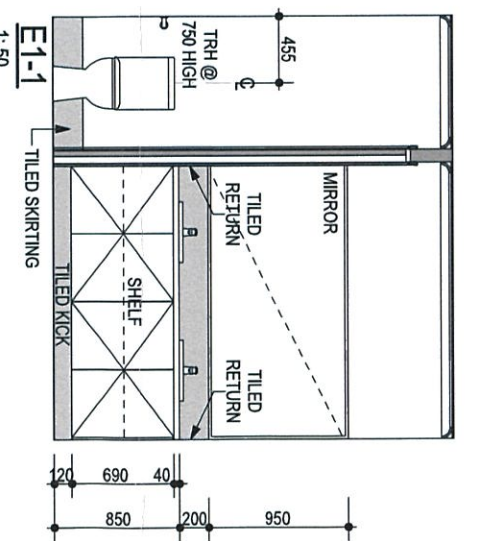
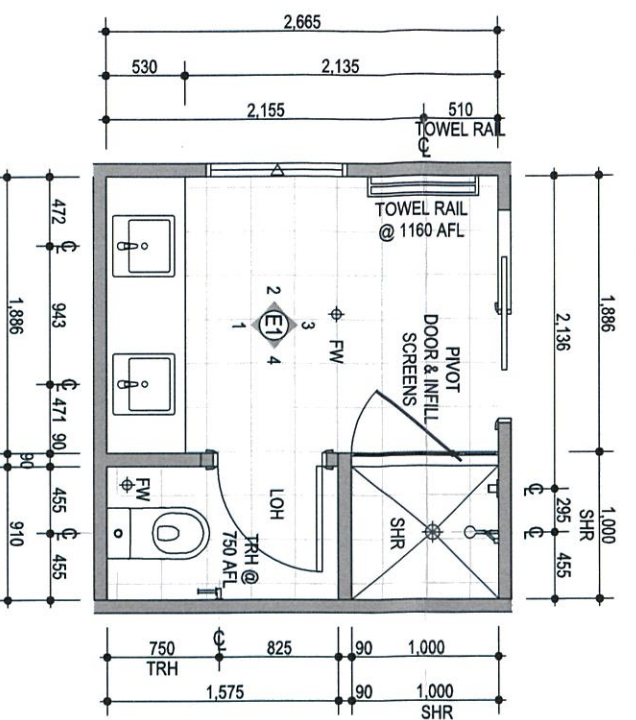
TYPICAL BATH DETAIL
1:20

SIGNATURES:		CLIENT:	
CLIENT:		Kevin John Richards and Leticia Marie	
CLIENT:		Richards	
BUILDER:		ADDRESS:	
		Lot 15173 (#680) Nulkarni East Road,	
		Nulkarni WA 6480	
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VARIATIONS:		VARIATIONS CONTD.:	
REV:	DATE:	INT:	
WD		A	17/07/19 VM-NGR
GP		B	23/07/19 VM-LL
Grange		DATE: 23/07/19	
DRAWN: VN-CD		WIND RATING: N3	
CHECKED: MR		WIND REGION: A	
CLIMATE ZONE: 4		JOB NO: 95230	
SHEET NO: 6 OF 12		REV: B	



TR Homes, 105 Kelvin Road, Madingley, WA 6109 Phone 9493 2998 Fax 9493 1127 Website www.trhomes.com.au

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ALL INTERNAL DIMENSIONS TO STUDWORK
 CLIENT NOTE:
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CEILING HEIGHT - 2725
SOIL CLASSIFICATION - M



TR homes

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SIGNATURES:
 CLIENT: _____
 CLIENT: _____
 BUILDER: _____

CLIENT:
 Kevin John Richards and Leticia Marie Richards
 ADDRESS: Lot 15173 (#680) Nukarni East Road, Nukarni WA 6480

VARIATIONS:

REV.	DATE:	INT:
WD	A 17/07/19	UNAPPROVED
CP	B 23/07/19	VM-LL

VARIATIONS CONTD.:

REV.	DATE:	INT:

Grange
 DRAWN: VN-CD DATE: 23/07/19
 CHECKED: MR WIND RATING: N3
 CLIMATE ZONE: 4 WIND REGION: A
 SHEET NO: 7 OF 12 JOB NO: 95230 REV: B

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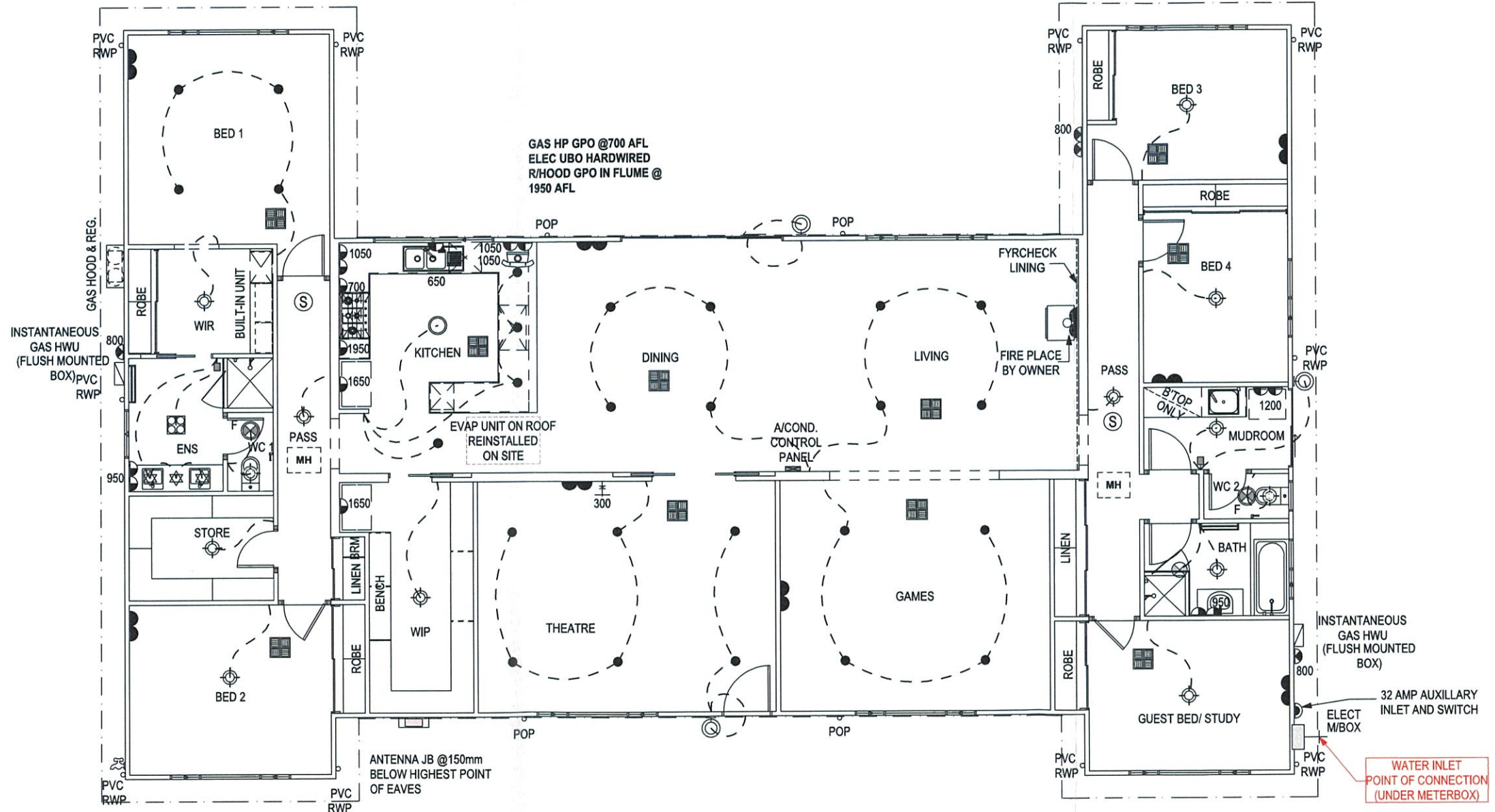
ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	3 IN 1 UNIT WITH 4 HEAT LAMPS IXL 11453H	1
	32 AMP AUXILIARY INLET AND SWITCH	1
	AIR COND. CONTROL PANEL	1
	AIR COND. DUCT	10
	CIRCULAR FLUORO LIGHT	1
	CROMPTON SLIMLINE OYSTER FITTING	13
	DOUBLE GPO @ 300 AFL	9
	DOUBLE GPO @ NOTED HT	5
	DOUBLE WATER PROOF GPO	1
	EXHAUST FAN (FLUMED)	2
	EXHAUST FAN (UNFLUMED)	1
	EXTERNAL BUNKER LIGHT @ 1900 AFL	3
	H.WIRED SMOKE DETECTOR (INTERCONNECTED)	2
	HWU CONTROLLER	2
	JUNCTION BOX	1
	PHONE POINT @ NOTED HT	1
	RECESSED LED DOWN-LIGHT (9W)	26
	SINGLE GPO @ NOTED HT	5
	SINGLE WATER PROOF GPO @ NOTED HT	2
	STARLIGHT	3
	TV POINT @ 300 AFL	1

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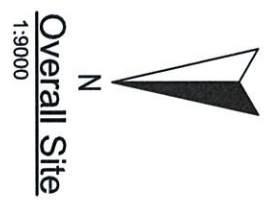
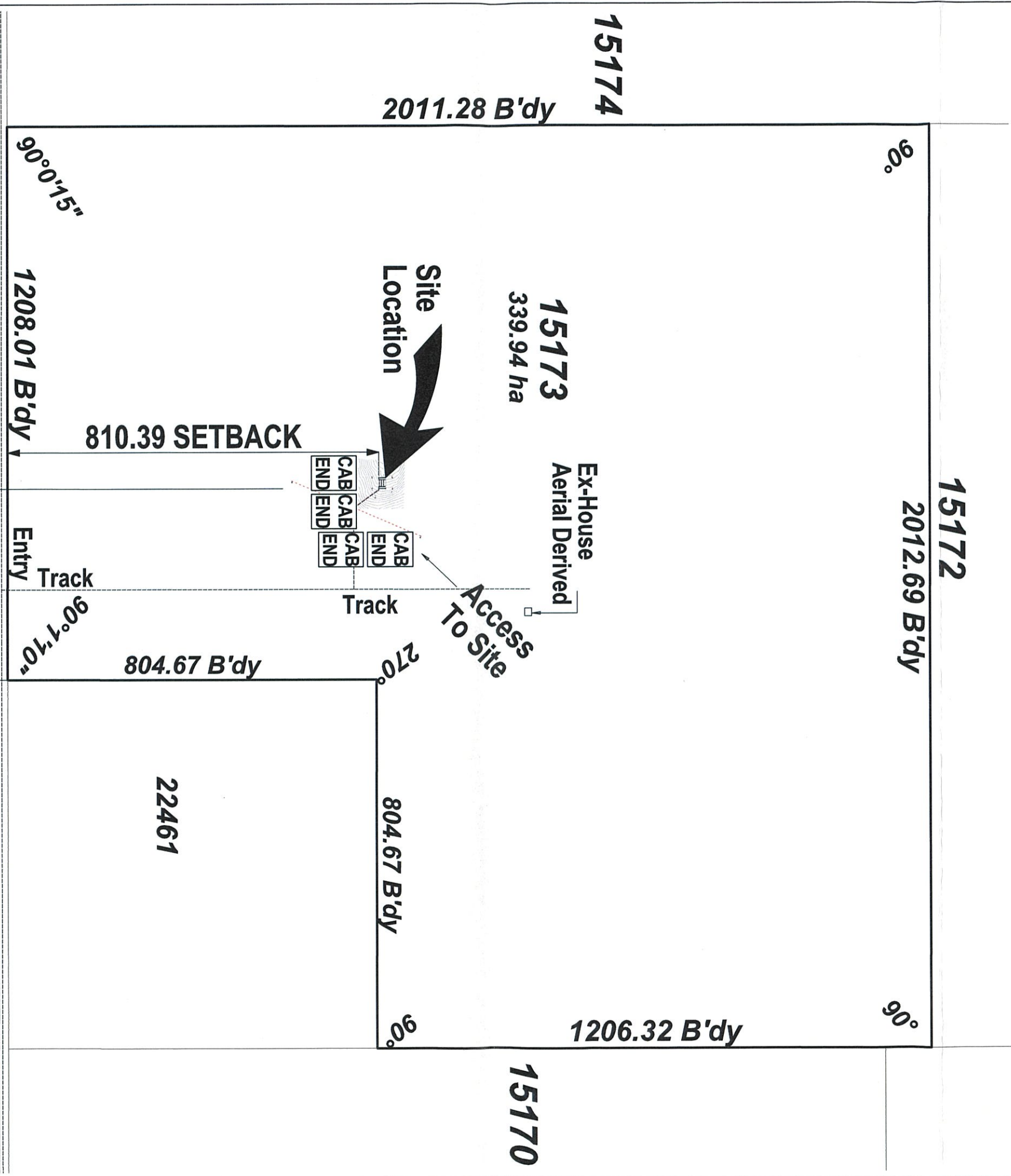
SOIL CLASSIFICATION - M




Electrical Plan
 1:100

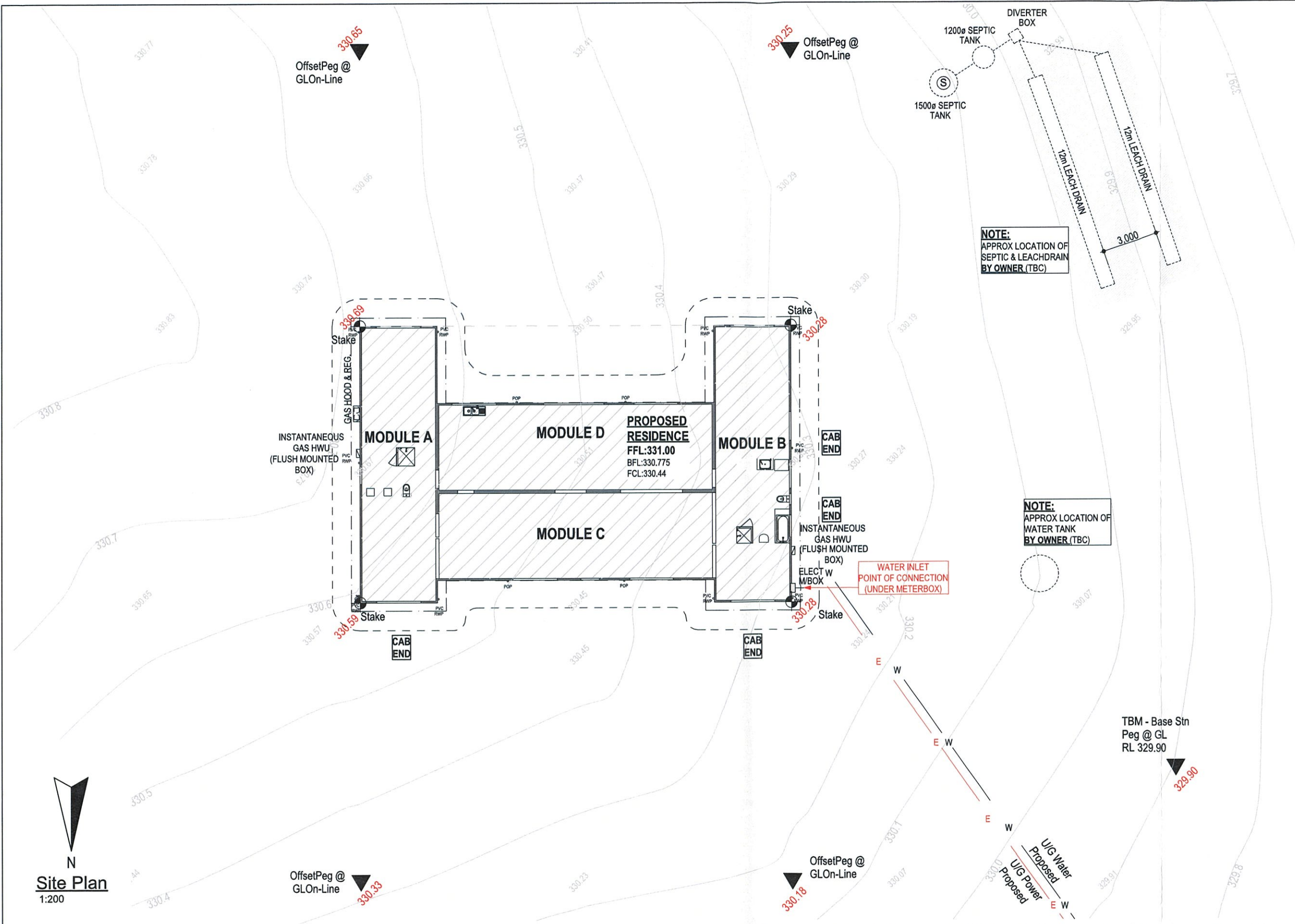
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Site Plan
 1:200



SIGNATURES:
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 CLIENT: _____
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CIP	B	23/07/19	VN-LL		

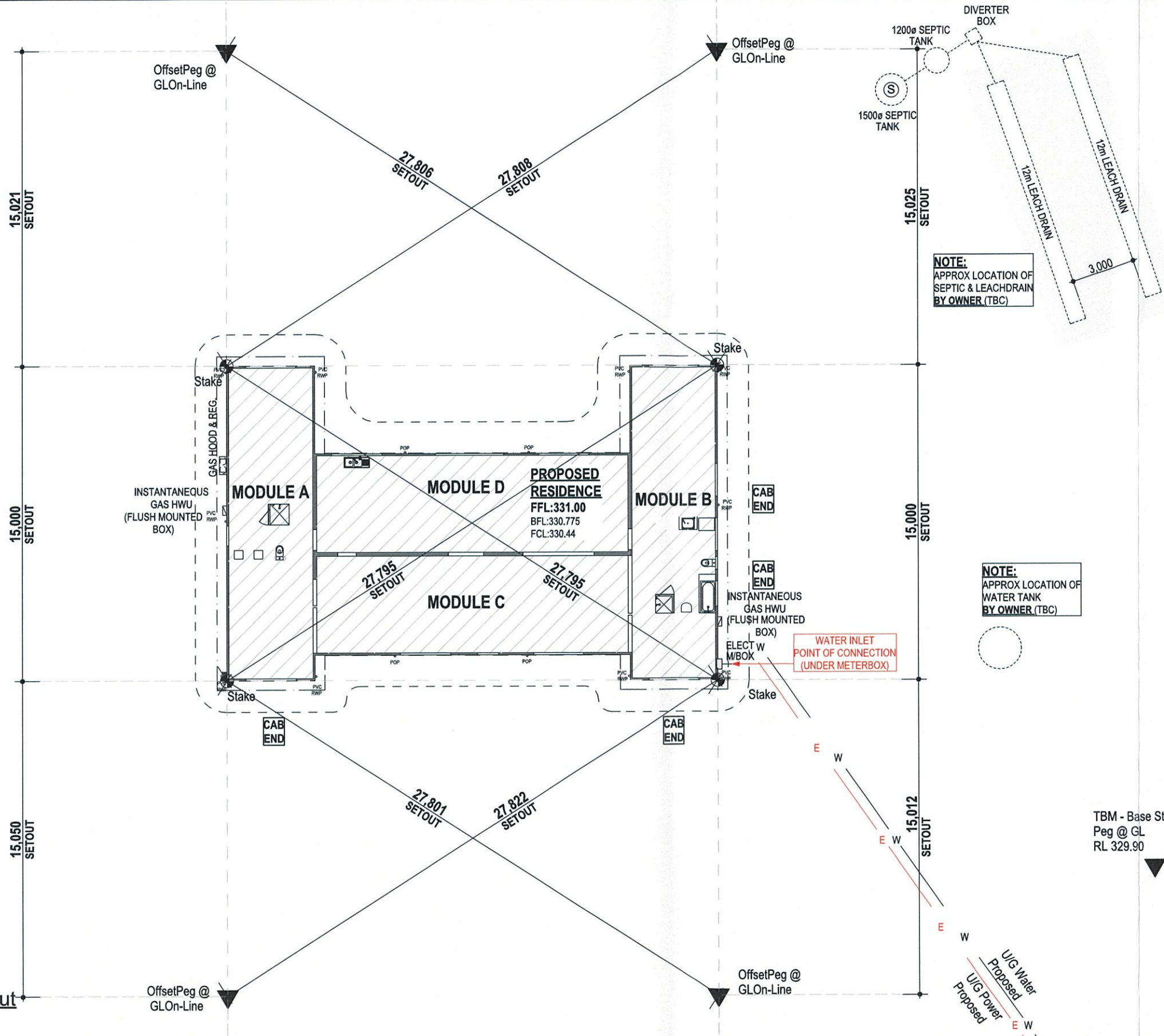
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CHECKED: MR	WIND RATING: N3
CLIMATE ZONE: 4	WIND REGION: A
SHEET NO: 10 OF 12	JOB NO: 95230 REV: B

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SOIL CLASSIFICATION - M



Site Plan - Setout
1:200



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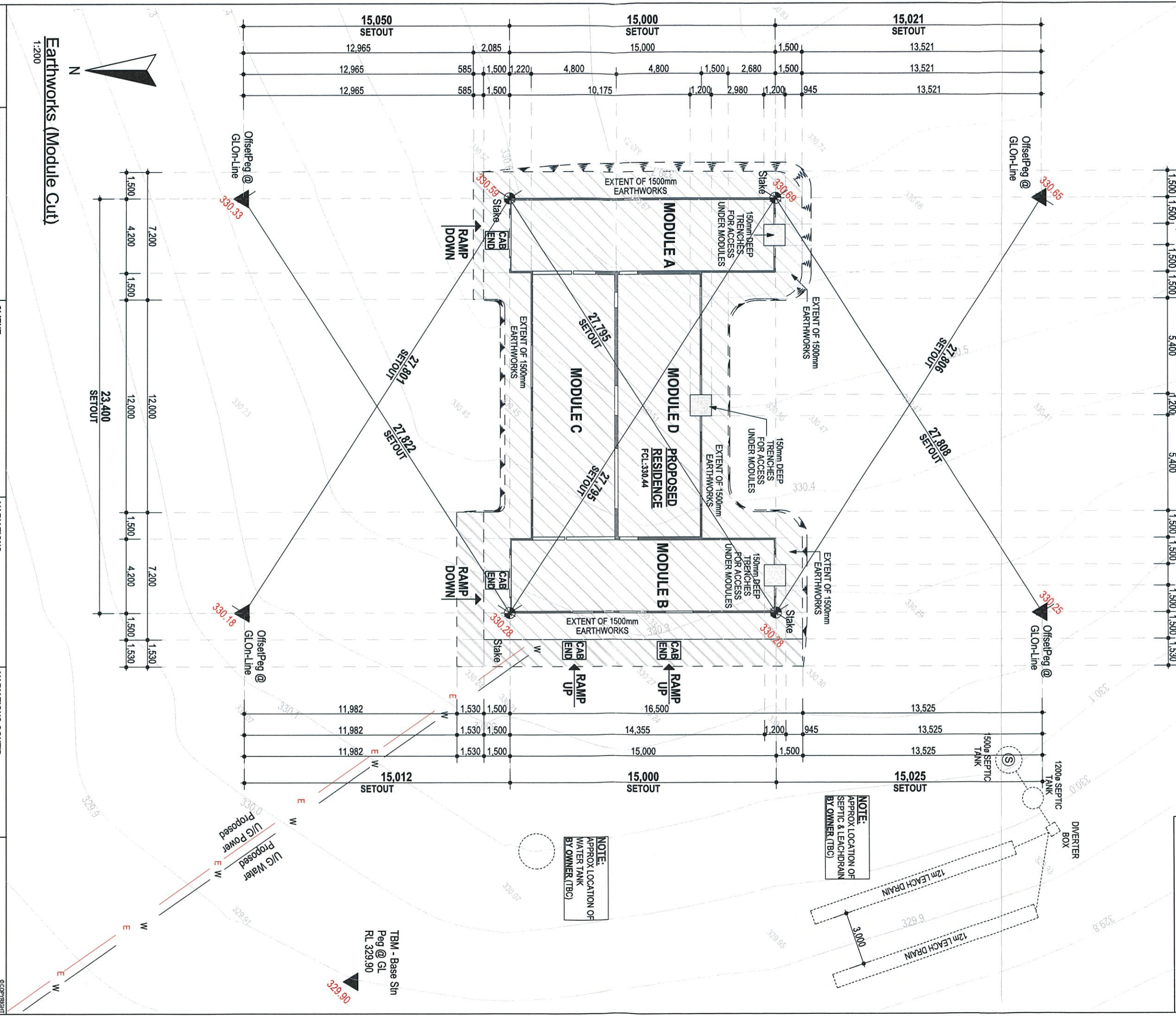
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DRAWN: VN-CD	DATE: 23/07/19
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	REV: B

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NOTE:
 APPROX LOCATION OF SEPTIC & LEACHDRAIN BY OWNER (TBC)

NOTE:
 APPROX LOCATION OF WATER TANK BY OWNER (TBC)

TBM - Base Sin Peg @ GL RL 329.90

Earthworks (Module Cut)
 1:200

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