

8.1.4 PROPOSED OVERSIZE OUTBUILDING – LOT 709 (NO.18) RIFLE NORTH STREET, WAGIN

PROPONENT:	Briana Mason Gavin Townsend
OWNER:	Above
LOCATION/ADDRESS:	18 Rifle North Street, Wagin
AUTHOR OF REPORT:	Planning Assistant
SENIOR OFFICER:	Executive Manager Development & Regulatory Services
PREVIOUS REPORT(S):	Nil
DISCLOSURE OF INTEREST:	Nil
FILE REFERENCE:	A670
STRATEGIC DOCUMENT REFERENCE:	Nil
ATTACHMENTS:	1 Planning Application 2 Schedule of submissions

OFFICER RECOMMENDATION

That the development application submitted by Briana Mason to construct an oversized outbuilding on Lot 709 (No.18) Rifle North Street, Wagin, be **APPROVED** subject to compliance with the following conditions and advice notes:

Conditions

1. The proposed development shall be undertaken in accordance with the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by Council.
2. Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of Council.
3. The outbuilding is for domestic purposes only and shall not be used for commercial, industrial or habitation purposes.
4. All drainage run-off associated with the development shall be contained on site or connected to the Shire's storm water drainage system to the satisfaction of the Chief Executive Officer
5. The property shall be maintained in a neat and tidy condition at all times to the satisfaction of the Chief executive Officer.
6. On the completion of the outbuilding, the existing driveway to the south is to be relocated to the middle of the property.

7. The proposed development shall be substantially completed within a period of two (2) years from the date of this approval. If the proposed development is not substantially completed within this period this approval shall lapse and be of no further effect. Where an approval has so lapsed, the proposed development shall not be carried out without the further approval of Council having first being sought and obtained.

Advice Notes

1. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the local government's attention.
2. This is a development approval of the Shire of Wagin under its Local Planning Scheme No.2. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant and landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. In accordance with the Building Act 2011 and Building Regulations 2012, a Building Permit Application must be submitted to and approved by the local government's Building Surveyor prior to the commencement of development, including any proposed earthworks.
4. The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.
5. No construction works shall commence on the land prior to 7am without the local government's written approval. No construction works are permitted to be undertaken on Sundays or Public Holidays.
6. The applicants/landowners are reminded of their obligation to ensure compliance with the requirements of the Shire of Wagin Annual Fire Management Notice to help guard against any future potential bushfire risk.
7. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Wagin Local Planning Scheme No.2 and may result in legal action being initiated by the local government.

8. If the applicants/landowners are aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be submitted to the State Administrative Tribunal within 28 days of the local government's determination.

BRIEF SUMMARY

Council's consideration is requested in regard to an application for an oversized outbuilding for domestic workshop and storage to be located at Lot 701 (No.19) Rifle North Street, Wagin. The proposal has exceeded the maximum allowable floor area and height as per the Shire Policy HBP.16 – Development of Outbuildings in the Townsite of Wagin and Council is requested to consider the proposed variation.

A full copy of the development application received, including supporting plans is provided in Attachment 1

BACKGROUND/COMMENT

The site comprises a single residential dwelling, a small outbuilding shed, and an existing round yard. The property is predominantly clear of vegetation, with only small remnants present. An aerial image of the site is shown below (Source: *PlanWA.*)



Adjacent properties, particularly those towards the south side (Hunt Street), consist of smaller lots averaging around 1000 square meters. Conversely, at the rear boundary of the property, towards Nenke Street maintain larger lot sizes, averaging approximately 16,000 square meters. Lot 709 – (no. 18) Rifle North Street stands as one of the larger lots in the area, zoned R17.5. It shares the same zoning designation with adjacent lots, both to the side and rear. The properties opposite the front boundary towards Rifle North Street are zoned as rural and consist of farming land, with a dwelling.

The proposed outbuilding is intended for personal storage and workshop purposes. The lot, zoned as Residential (R17.5), spans an extensive 18,227 square meters, with the current land use being a single residential dwelling. The proposed outbuilding details include an estimated cost of \$20,000, a ridge height of 4.7 meters, a mezzanine ridge height of 5.95 meters, and a total floor area of 520.33 square meters.

It is also noted that the proposal included a sea container attached to the proposed outbuilding. The sea container is approximately 12m x 2.35m and is proposed to be used for the secure storage for the applicants tool and equipment for personal use. As the proposed sea container is located from any street view and attached to the proposed outbuilding, it is considered that this would not impact the visual amenity of the area.

Assessment and Compliance:

An assessment has been conducted in accordance with the Shire of Wagin Local Planning Scheme No.2 (LPS2), the Residential Design Codes, and the Shire of Wagin's Outbuilding Policy HBP 16. The review of these requirements has found non-compliance with the R-code provisions. Upon assessment against the Shire of Wagin Planning Scheme No. 2 and the State Planning Policy 7.3 Residential Design Codes 2021, specific deviations from the regulations were identified. The proposed outbuilding exceeds the maximum allowable floor area and ridge height outlined in the Shire Policy HBP.16 – Development of Outbuildings in the Townsite of Wagin.

Residential Design Codes Provisions Review: 5.4.3 Outbuildings

Upon review against the deemed-to-comply provisions outlined in the R-code Clause 5.4.3 Outbuildings deemed-to-Comply, the following findings have been made:

Design Principles (P3): The development commendably adheres to the fundamental design principle, ensuring that outbuildings do not compromise the streetscape's aesthetic appeal or the visual harmony of neighbouring properties. This aspect aligns with the overarching objective of preserving the overall visual amenity within the residential context.

Deemed-to-Comply (C3): In terms of deemed-to-comply requirements, the evaluation reveals the following observations: Assessed against the provision- C3: Pertaining to outbuildings associated with a dwelling site, reviewed as Large outbuilding. The development is appropriately categorised as a large outbuilding, as

its floor area exceeds the threshold specified for small outbuildings. With a floor area measuring 520.33m² including the mezzanine floor ((82.91m²) against a lot area of 18,227m², the development surpasses the permissible limit for small outbuildings. However, despite its classification as a large outbuilding, certain discrepancies have been noted:

The wall height surpasses the maximum allowable limit of 2.4m, with the highest mezzanine ridge height recorded at 5950 mm and the highest mezzanine eaves height at 5250 mm, thus exceeding the specified the deemed to comply provisions of the Residential Design Codes-. Additionally, the ridge height exceeds the prescribed maximum of 4.2m, further deviating from the stipulated guidelines.

The request by the applicant to have the proposed height and size of the outbuilding exceeding the maximum allowable under the residential Codes and the Policy on Outbuilding is required for the storage of larger vehicles such as a horse float and camper trailer and other personal vehicles.

Situated approximately 45 meters from the southern boundary and away from the main residential development to the south of the site, the proposed outbuilding also lies north of the existing residential building. Consequently, it would not adversely impact neighbouring residential properties to the south in terms of overlooking and overshadowing.

To the east and north of the subject property, the residential lots are very large lots ranging well above 1 hectare (10,000m²). It is also noted that these larger residential properties have large outbuildings similar to the proposal.

Based on the location, significant setback from the property boundaries and the very large size property, it is considered that the proposal would not significantly impact the surrounding Residential properties to the south.

Given the above assessment, it is recommended that the Council support the variation on the height and the total floor area.

Setback Compliance: The proposed setbacks for the development align with the requirements. The proposed front setback, which is 67 meters, meets and exceeds the minimum front setback requirement for Residential Zone R17.5, which is 6 meters.

Review against the Outbuilding Policy - Maximum Outbuilding Size & Height:

The floor area and height of the shed exceed the stipulated maximums for lots over 2,000m² in the Residential Zone: 150m² for floor area, 4 meters for wall height, and 5.5 meters for ridge height.

As the proposed outbuilding is located approximately 45m away from the neighbouring residential buildings to the south and located to the side of the existing residential dwelling on the site, the wall and ridge height variation would not greatly impact the existing residential buildings to the south of the subject property.

Submissions

During the submissions period through the written notifications to adjoining properties, the following issues were raised:

Increased Traffic and Noise Level

There were concerns about the amount of traffic using the existing driveway to the south of the property, leading to a rise in noise levels. The applicant responded by explaining that the traffic primarily consists of family members visiting regularly. However, due to the proximity of the driveway to adjoining residential developments, the noise level could still be noticeable to neighbouring properties.

The applicant has stated that he intends to relocate the existing driveway to the middle of the property on the completion of the shed, which would significantly reduce the noise and traffic impact to adjoining properties

Concern with an enterprise or Business being operated from the property.

There were concerns regarding the possibility of an enterprise or business being operated from the property. The applicant clarified that while they possess residual plant and equipment from a previous business (including a small agitator truck, skid steer, and small excavator), these are intended for personal use in building the shed and undertaking landscaping and ground work on the property. The applicant gave assurance that no commercial business activities are planned on the property.

As a condition of approval, it is recommended that the shed is to be used for storage and domestic purposes and not to be used for commercial or habitation purposes.

CONSULTATION/COMMUNICATION

As a result of the non-compliance and variation in height and size, the adjoining landowners were notified to provide comments on the proposal.

Letters were dispatched on the 12th of February 2024, accompanied by the submitted plans. A 14-day period was provided for comments, and the consultation period concluded on the 26th of February 2024.

Three submissions were received regarding the proposed oversized outbuilding expressing concerns over various issues. The applicant was provided with these concerns and requested to address how they would be resolved.

Details of these submissions are included in Attachment 2 – Schedule of Submissions.

STATUTORY/LEGAL IMPLICATIONS

- Planning and Development Act 2005 (as amended)
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Wagin Local Planning Scheme No.2

POLICY IMPLICATIONS

- State Planning Policy 7.3 Residential Design Codes 2021 Volume 1
- Shire Of Wagin Policy Manual- – Health, Building & Planning- Outbuilding Policy HBP16 Development Of Outbuildings In The Townsite Of Wagin

FINANCIAL IMPLICATIONS

The Application for Planning Consent fee of \$147 has at the date of writing the report, not been paid.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

SHIRE OF WAGIN LOCAL PLANNING SCHEME NO.2



FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details

Name/s:

BRIANA MASON

ABN (if applicable):

Postal Address:

18 RIFLE ST WAGIN Postcode: 6315

Work Phone:

Fax:

E-mail:

Home Phone:

Mobile Phone: 0409228013

GAVTOWNSEND@OUTLOOK.COM.AU

Contact Person for Correspondence:

Signature:

Date:

28/11/23

Signature:

Date:

NOTES:

- i) Use and attach a separate copy of this page where there are more than two (2) landowners.
- ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. This application cannot proceed without the required signature/s. 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). Land owned by an incorporated body (i.e. a company) must be signed by:
 - 1 director of the company, accompanied by the company seal; or
 - 2 directors of the company; or
 - 1 director and 1 secretary of the company; or
 - 1 director if a sole proprietorship company.
 Print the full names and positions of company signatories underneath the signatures.
- iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.
- iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Wagin where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.

Applicant Details (if different from owner)

Name/s:

Address:

Postcode:

Work Phone:	Fax:	E-mail:
Home Phone:		
Mobile Phone:		
Contact Person for Correspondence:		
Signature:		Date:
<p>NOTES:</p> <p>i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, sufficient plans and other supporting information and/or the correct application fee may result in the application being returned or placed on hold.</p> <p>ii) The application fee payable will be confirmed by the local government following receipt of the application. Processing of the application will not commence until the fee is paid in full.</p> <p>iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the local government for public viewing in connection with the application.</p> <p>iv) If public advertising of the application is required by the local government an additional fee in accordance with the local government's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.</p> <p>v) The original of this application and supporting information and plans will be retained by the local government for its records and will not be returned to the applicant/landowner following final determination.</p>		
Property Details		
NOTE: The details provided must match those shown on the relevant Certificate/s of Title.		
Lot No: 709	House/Street No: 18	Location No:
Survey Diagram or Plan No: 223185	Certificate of Title Volume No: 1085	Certificate of Title Folio No: 412
Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title):		
Street name: RIFLE NORTH STREET	Suburb: WAGIN	
Nearest street intersection:		
Proposed Development:		
Nature of development: <input checked="" type="checkbox"/> Works (New construction works with no change of land use)		
<input type="checkbox"/> Use (Change of use of land with no construction works)		
<input type="checkbox"/> Works and Use		
NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.		
Is an exemption from development claimed for part of the development? Yes <input type="checkbox"/> No <input type="checkbox"/>		
If yes, is the exemption for: <input type="checkbox"/> Works		
<input type="checkbox"/> Use		

Description of proposed works and/or land use:
BUILD MACHINERY/WORKSHOP
Description of exemption claimed (if relevant):
Nature of any existing buildings and/or land use:
Approximate cost of proposed development (excluding GST):
> \$20,000
OFFICE USE ONLY
Date application received:
Received by:
Application reference number:
Application fee payable: \$
Date of receipt of application fee from applicant:
Receipt number for application fee:

32%

WESTERN



AUSTRALIA

REGISTER NUMBER 709/DP223185	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 18/4/2008

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1085 FOLIO 412

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 709 ON DEPOSITED PLAN 223185

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRIANA JOY MASON OF 18 RIFLE NORTH STREET WAGIN WA 6315

(T P584809) REGISTERED 13/6/2023

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- *P584810 MORTGAGE TO SECURE FUNDING PTY LTD REGISTERED 13/6/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

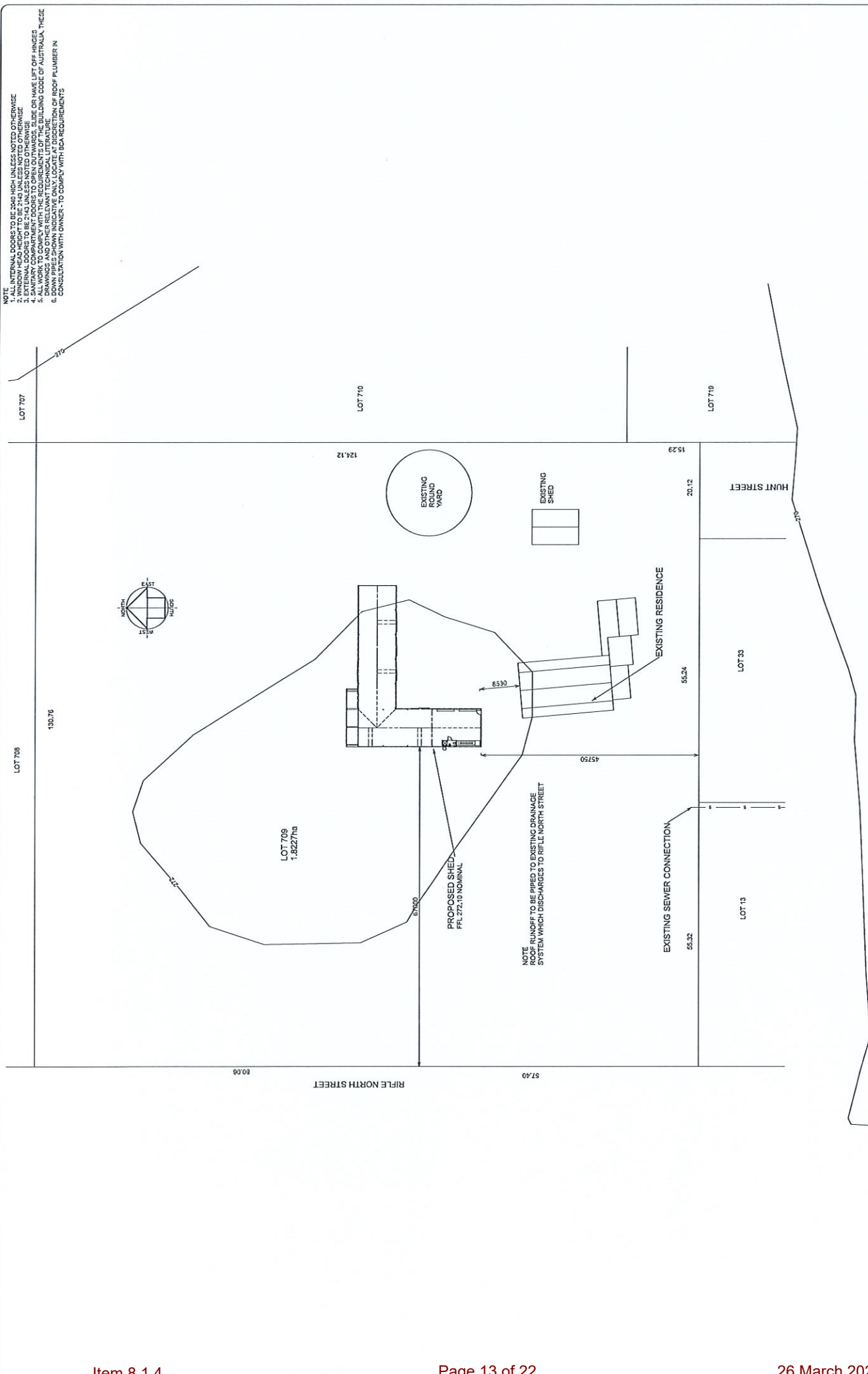
SKETCH OF LAND: 1085-412 (709/DP223185)
PREVIOUS TITLE: 684-184
PROPERTY STREET ADDRESS: 18 RIFLE NORTH ST, WAGIN.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF WAGIN

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L454202

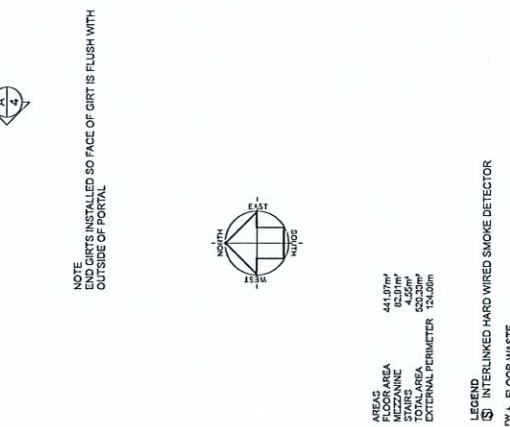
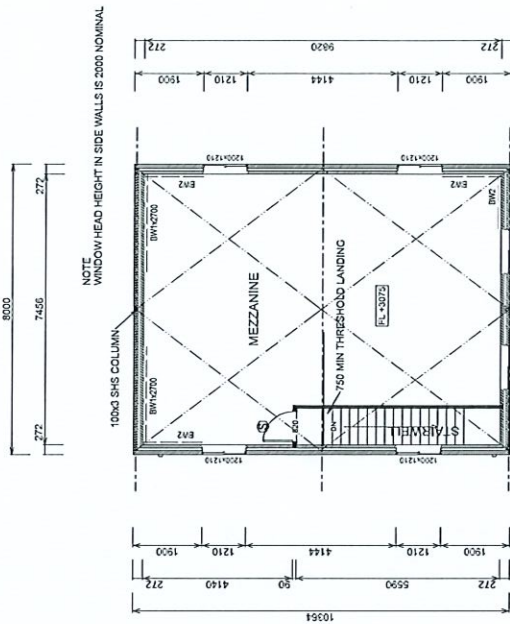
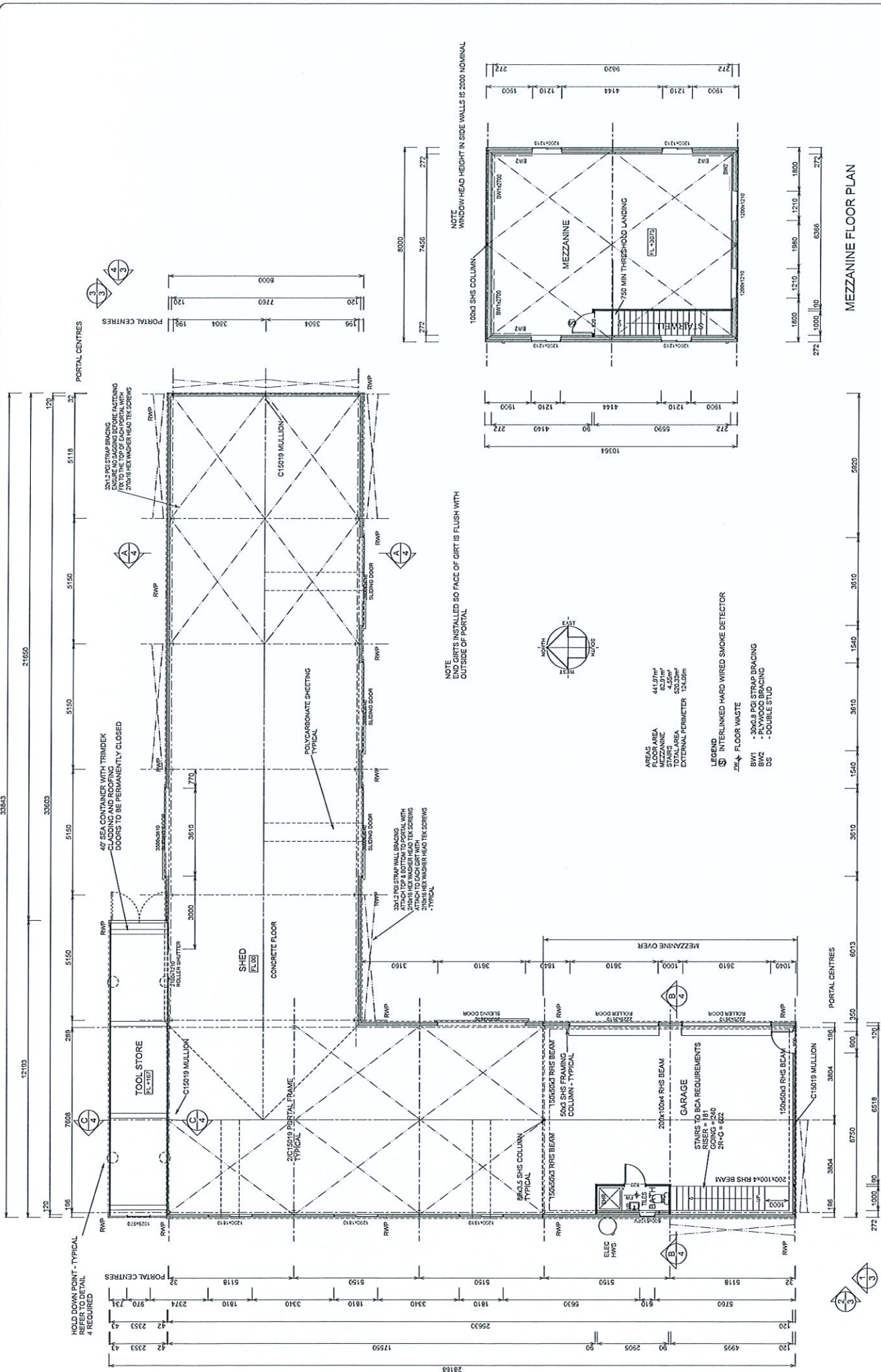
**PROPOSED SHED
FOR MR G. & MRS B. TOWNSEND
LOT 709 - 18 RIFLE NORTH STREET
WAGIN**



AVON VALLEY DESIGN & DRAFTING SERVICE ©
56 WOODLEY FARM DRIVE
NORTHAM W.A. 6401
Mobile 0419 909 485



Design Matters <small>Architectural & Engineering Services</small>	SITE PLAN		
	DRAWN S.R.C. 23016	DATE NOV 2023	SCALE 1:500
PROJECT PROPOSED SHED FOR MR G. & MRS B. TOWNSEND LOT 709 - 18 RIFLE NORTH STREET WAGIN		SHEET No 1 OF 6	ISSUE A
AVON VALLEY DESIGN AND DRAFTING SERVICE <small>ABN 44 819 114 721 55 WOODLEY FARM DRIVE NORTHAM W.A. 6401 Phone: 08 9321 4444 Email: avonvds@ppend.com</small>		© COPYRIGHT A2	
BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS WHERE DIMENSIONS ARE SHOWN IN CONJUNCTION WITH THESE DRAWINGS WRITTEN DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS AMENDMENTS A. ISSUED FOR CLIENT REVIEW			
NOT FOR CONSTRUCTION			



NOTE: GIRTS INSTALLED 50 FACE OF GIRT IS FLUSH WITH OUTSIDE OF PORTAL

NOTE: WINDOW HEAD HEIGHT IN SIDE WALLS IS 2000 NOMINAL

LEGEND

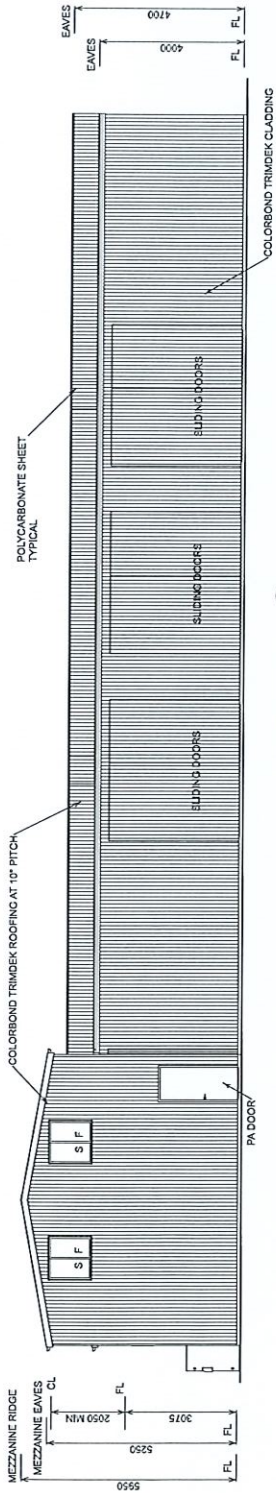
- INTERLINKED HARD WIRED SMOKE DETECTOR
- FLOOR WASTE
- 30x3.8 PCL STRAP BRACING
- PLYWOOD BRACING
- DOUBLE STUD

AREAS

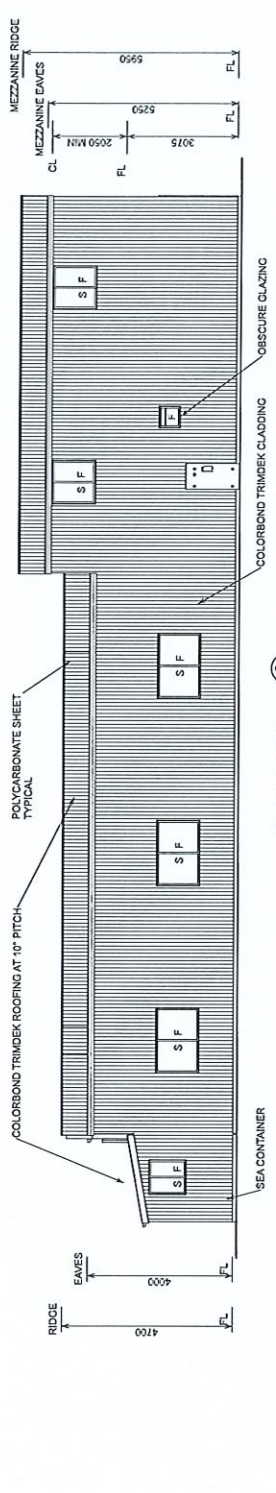
- FLOOR AREA 441.07m²
- MEZZANINE 82.01m²
- TOTAL AREA 523.08m²
- EXTERNAL PERIMETER 124.00m

	FLOOR PLANS	
	PROJECT PROPOSED SHED FOR MR G. & MRS B. TOWNSEND LOT 709 - 18 RIFLE NORTH STREET WAGIN	© COPYRIGHT AVON VALLEY DESIGN AND DRAFTING SERVICE ABN 44 819 114 721 52 WOOLLEY PARK DRIVE WAGIN WA 6157 MOBILE: 0419 900 485 E-mail: avonvde@bigpond.com
DRAWN S.R.C. JOB NUMBER 23016	DATE NOV 2023	SCALE 1:100
SHEET No 2 OF 6	ISSUE A	PRINTED 10/03/2024 09:27:023 VERIGONX13

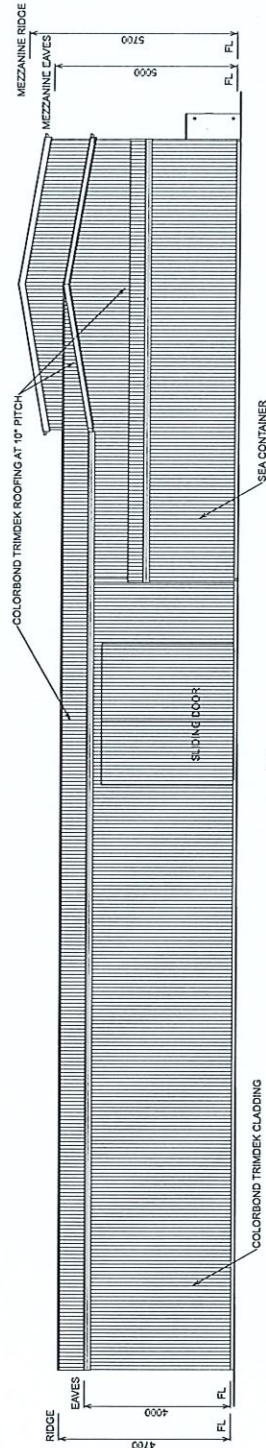
NOT FOR CONSTRUCTION



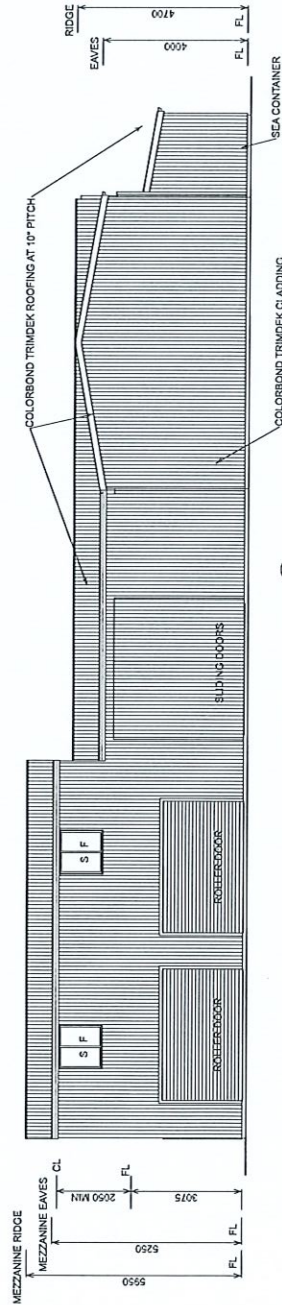
ELEVATION 1/2



ELEVATION 2/2

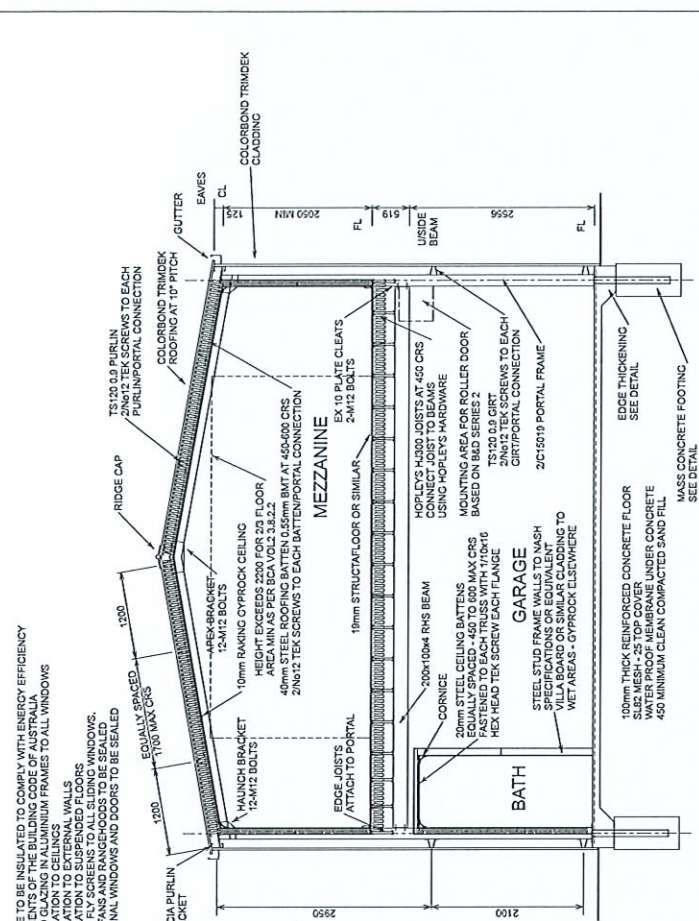


ELEVATION 3/2

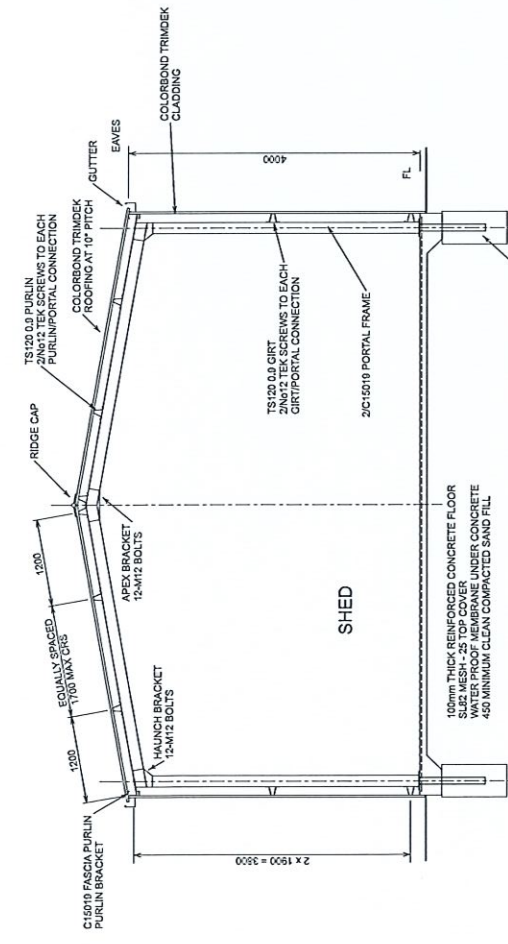


ELEVATION 4/2

ELEVATIONS DRAWN S.R.C. DATE NOV 2023 SCALE 1:100 JOB NUMBER 23016 SHEET No 3 of 6 ISSUE A PRINTED 10/03/24 07:25:17/2023/VERSION 3.13	PROJECT PROPOSED SHED FOR MR G. & MRS B. TOWNSEND LOT 709 - 18 RIFLE NORTH STREET WAGIN	AVON VALLEY DESIGN AND DRAFTING SERVICE ABN 44 818 114 721 55 WOODLEY FARM DRIVE WAGIN WA 6157 MOBILE: 0418 909 485 E-mail: avonval@bippand.com	© COPYRIGHT A2	AMENDMENTS A. ISSUED FOR CLIENT REVIEW
	NOT FOR CONSTRUCTION			BUILDERS SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS WHERE APPLICABLE. ENGINEERS DRAWINGS SHALL BE READ IN CONJUNCTION WITH THESE DRAWINGS. WRITTEN DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS.



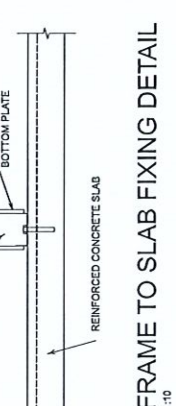
NOTE
 1. MEZZANINE TO BE INSULATED TO COMPLY WITH ENERGY EFFICIENCY REQUIREMENTS.
 2. STANDARD GLAZING IN ALUMINUM FRAMES TO ALL WINDOWS.
 3. INSULATION TO EXTERNAL WALLS.
 4. EXHAUST FANS AND RANGEHOODS TO BE SEALED.
 5. ALL EXTERNAL WINDOWS AND DOORS TO BE SEALED.



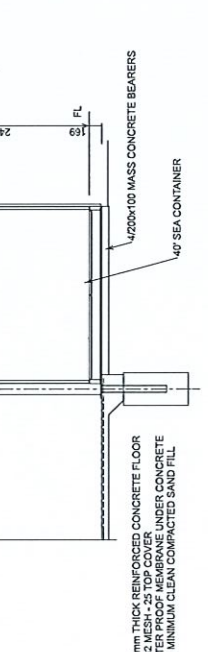
NOTE
 1. BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS.
 2. DIMENSIONS SHOWN WITH THESE DRAWINGS.
 3. AMENDMENTS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS.
 4. ISSUED FOR CLIENT REVIEW

SECTION 1:50

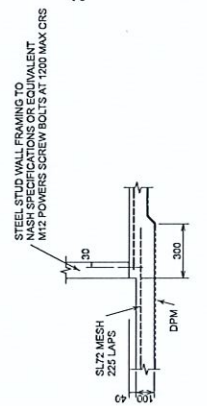
SECTION 1:50



FRAME TO SLAB FIXING DETAIL 1:10



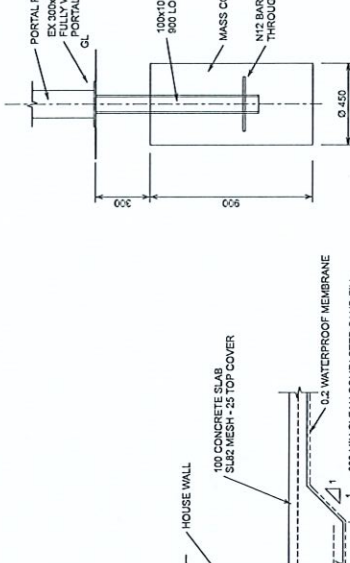
SEA CONTAINER HOLDING DOWN DETAIL 1:20



WET AREA SET DOWN 1:20



CONCRETE EDGE DETAIL 1:20



PORTAL FRAME/MULLION FOOTING DETAIL 1:20

SECTION 1:50

SECTION 1:50

SECTION 1:50

SECTION 1:50

<p>Design Matters</p>	<p>SECTIONS & DETAILS</p>	
	<p>PROJECT</p> <p>PROPOSED SHED FOR MR G. & MRS B. TOWNSEND LOT 709 - 18 RIFLE NORTH STREET WAGIN</p>	<p>DATE</p> <p>NOV 2023</p> <p>SCALE</p> <p>1:20, 1:50</p> <p>ISSUE</p> <p>4 OF 6</p>
<p>AVON VALLEY DESIGN AND DRAFTING SERVICE</p> <p>AS/N 44 819 114 721 55 WOODLEY FARM DRIVE WAGIN WA 6157 MOBILE 0849 808 485 E-mail : avonvds@tpmnet.com</p>	<p>NOT FOR CONSTRUCTION</p>	<p>SECTION NUMBER</p> <p>23016</p> <p>JOB NUMBER</p> <p>23016</p> <p>SHEETING</p> <p>4 OF 6</p> <p>ISSUE</p> <p>A</p>

FASTENERS FOR WALL FRAMES:

1. THE FASTENERS USED FOR ALL FRAME CONNECTIONS ARE TO BE TITW BUILDERS MIX 1.0 x 15.0 FLUSH HEAD CX FRAME SCREWS WITH A LIMIT STATE SHEAR STRENGTH EQUAL TO 8.0kN.
2. FASTENERS ARE TO BE AS FOLLOWS:
 - a) STUDS WITH NO BRACES - 2 SCREWS EACH END OR 40mm WELD
 - b) STUDS WITH NO BRACES - 2 SCREWS EACH END OR 70mm WELD
 - c) BOXED STUDS - 2 SCREWS EACH END OR 40mm WELD
 - d) INTERNAL WALL BRACING - 2 SCREWS EACH END OR 40mm WELD
 - e) WINDOW HEADS & SILL PLATES UP TO 3500mm LONG - 2 SCREWS EACH END OR 40mm WELD
 - f) TRUSSED HEADS, ALL SLOPING & FASTENERS CENTER TO CENTER & CENTER TO SECTION EDGE SPACING TO BE NOT LESS THAN 3X THE FASTENER DIAMETER.
3. FASTENER CENTER TO CENTER & CENTER TO SECTION EDGE SPACING TO BE NOT LESS THAN 3X THE FASTENER DIAMETER.

WALL FINISHES:

1. PROVIDE MIN 60mm CLEARANCE TO EDGE OF CONCRETE FOR ANCHORS.
2. LOCATE ANCHORS MAXIMUM 50mm FROM A STUD.
3. LOCATE ANCHORS MAXIMUM 50mm FROM A STUD.
4. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
5. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
6. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
7. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
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12. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
13. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
14. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
15. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
16. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
17. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
18. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
19. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.
20. EXTERNAL WALLS TO BE FINISHED WITH 150mm GIBBING TO 1500mm O/S.

STUDS:

1. STUDS TO BE 76 x 32 x 1.0 C660 7.5mm LIPPED STUDS.
2. MAXIMUM WALL HEIGHT: 3000mm FOR ROOFS UP TO 15°
3. 2750mm FOR ROOFS OVER 15° UP TO 25° MAXIMUM WALL HEIGHT
4. STUD ADJACENT TO OPENINGS (NOT CONNECTED TO A BRACING WALL).

WALL HEIGHT	OPENING WIDTH	STUDS
UP TO 3000mm	UP TO 1000mm	SINGLE STUD
UP TO 3000mm	1000 TO 3500mm	DOUBLE/BOX
3000 TO 3500mm	UP TO 1000mm	DOUBLE/BOX

BRACING WALL LOCATIONS AND CONFIGURATIONS ARE SHOWN ON THE DRAWINGS. BRACING WALL NOGGINGS ARE TO BE:

WALL HEIGHT	BRACE WALL LENGTH	NOGGINGS
UP TO 3500mm	500mm TO 1000mm	2 ROWS
UP TO 3500mm	Over 1000mm	1 ROW

ALL BRACING CONNECTION POINTS ARE TO HAVE A MAXIMUM ECCENTRICITY OF WEB CENTER LINES OF 30mm (UNLESS NOTED OTHERWISE).

WALL TOP AND BOTTOM PLATE
TOP AND BOTTOM PLATES TO BE AS PER STUDS. NOTCH THE FLANGE LIPS LOCALLY TO SUIT RAFTERS & TRUSSES OVER THE TOP PLATE ARE TO BEAR OVER A STUD (OR OVER A WEB TRUSSED HEADS).

EXTERNAL WALL WINDOW HEADS & SILLS:
WINDOW HEAD SECTION TO BE:

OPENING WIDTH	SECTION
UP TO 2400mm	SINGLE STUD
2400mm TO 3500mm	DOUBLE STUD

TRUSSED HEADS OVER OPENINGS ARE TO HAVE ALL DIAGONAL MEMBER PLATES AT 45° OR MORE. A VERTICAL WEB IS TO BE LOCATED AT EACH ROOF MEMBER.

DESIGN DATA

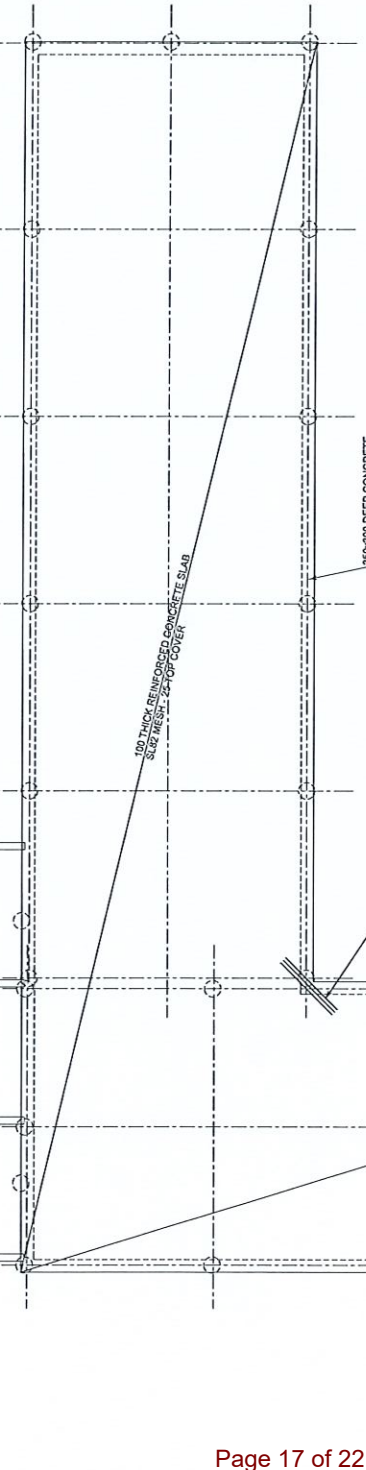
1. ROOF LIVE LOAD IS 0.25 kPa TO AS/NZS 1170.1
2. WIND LOADS ARE TO AS/NZS 1170.2 FOR THE WIND REGION A1 AND TERRAIN CLASSIFICATION = N2
3. WIND CLASSIFICATION = N2
4. IMPORTANCE LEVEL = 2
5. FOOTINGS ARE DESIGNED TO FOUND ON TYPE M SOILS DEFINED IN AS3979

EARTHWORK NOTES

1. TOPSOIL TO BE REMOVED
2. CLEAN SAND FILL TO BE IMPORTED AND COMPACTED IN 300 MAX LAYERS
3. ALL SOIL UNDER FOOTINGS AND SLABS SHALL BE WELL COMPACTED
4. SOIL SHALL BE COMPACTED TO ACHIEVE 95% OF THE MODIFIED MAXIMUM PERCENT
5. PERCENTAGE OF SOIL TO BE COMPACTED TO ACHIEVE 95% OF THE MODIFIED MAXIMUM PERCENT SHALL BE 300 OR BETTER
6. PERCENTAGE OF SOIL TO BE COMPACTED TO ACHIEVE 95% OF THE MODIFIED MAXIMUM PERCENT SHALL BE 400 OR BETTER
7. SOIL TYPE - REFER TO BCA VOL 3.1 & 3.1.1
8. ALL WATER TO BE DIVERTED AWAY FROM HOUSE AND SEPTIC SYSTEM FROM COMMENCEMENT OF CONSTRUCTION
9. ALL SITES EXCEPT A & S CLAS REQUIRE A BASE INSPECTION

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE TO AS 3600
2. WATERPROOF MEMBRANE SHALL BE MEDIUM IMPACT RESISTANT POLYETHYLENE FILM 0.2mm THICK UNDER SLAB AND UP SIDES TO GROUND
3. ALL PENETRATIONS SHALL BE TAPED OR SEALED WITH OVERLAP JOINTS. ALL PENETRATIONS SHALL BE REPAIRED WITH AN ADEQUATE PATCH AND TAPE
4. ALL WELDED WIRE MESH SHALL BE GRADE 500L TO AS/NZS 4671
5. ALL CONCRETE SHALL BE CURED BY COVERING WITH PLYWOOD OR POLYETHYLENE SURFACES CONTINUOUSLY WET FOR A PERIOD OF 7 DAYS MINIMUM AFTER POURING
6. CONCRETE SHALL BE HOT DIP GALVANISED AND PAINTED WITH BITUMINOUS PAINT TO MANUFACTURERS SPECIFICATIONS.



STEELWORK NOTES

1. ALL STEELWORK SHALL BE TO AS4100
2. ALL SHS & RHS MEMBERS SHALL BE GRADE 450 TO AS/NZS 1163
3. ALL ROLLED SECTIONS SHALL BE GRADE 300 TO AS/NZS 3678.1
4. ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE
5. ALL STEELWORK AND BOLTS SHALL BE CORROSION PROTECTED AS PER SPECIFICATION

CORROSION PROTECTION

1. ALL EXPOSED STEEL CONNECTIONS SHALL BE PROTECTED AGAINST CORROSION BY GALVANISING TO AS/NZS 4591, AS/NZS 4594, AS 1397 & AS 1214
2. MINIMUM PROTECTION LEVEL SHALL BE Z275
3. MINIMUM STRAP CROSS SECTION AREA SHALL BE 21mm²
4. STEEL GRADE SHALL BE Q350 OR GREATER

GLAZING NOTES

1. ALL GLAZING TO COMPLY WITH BCA PART 3.6 AND AS2847 & AS1788
2. INSTALL FLASHING TO ALL OPENINGS IN ACCORDANCE WITH BCA VOL 2 CLAUSE 3.3.4.6

WEATHERING NOTES

1. WATERPROOFING OF WET AREAS TO COMPLY WITH BCA VOL 2 PART 3.8.1 AND SHALL COMPLY WITH AS3740

PLUMBING NOTES

1. PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3550 AND BCA
2. HWS TO HAVE 5 STAR RATING AND PIPEWORK SHALL NOT BE MORE THAN 20m TO THE FURTHER OUTLET OR 2.0m OF INTERNAL VOLUME
3. ALL SHOWERHEADS MUST BE 3 STAR WELS RATED MIN
4. GARDEN TAPS SHALL BE 4 STAR WELS RATED MIN

BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS. WRITTEN DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS.

AMENDMENTS
A. ISSUED FOR CLIENT REVIEW

A2

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SECTIONS & DETAILS

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50 WOOLLEY FARM DRIVE
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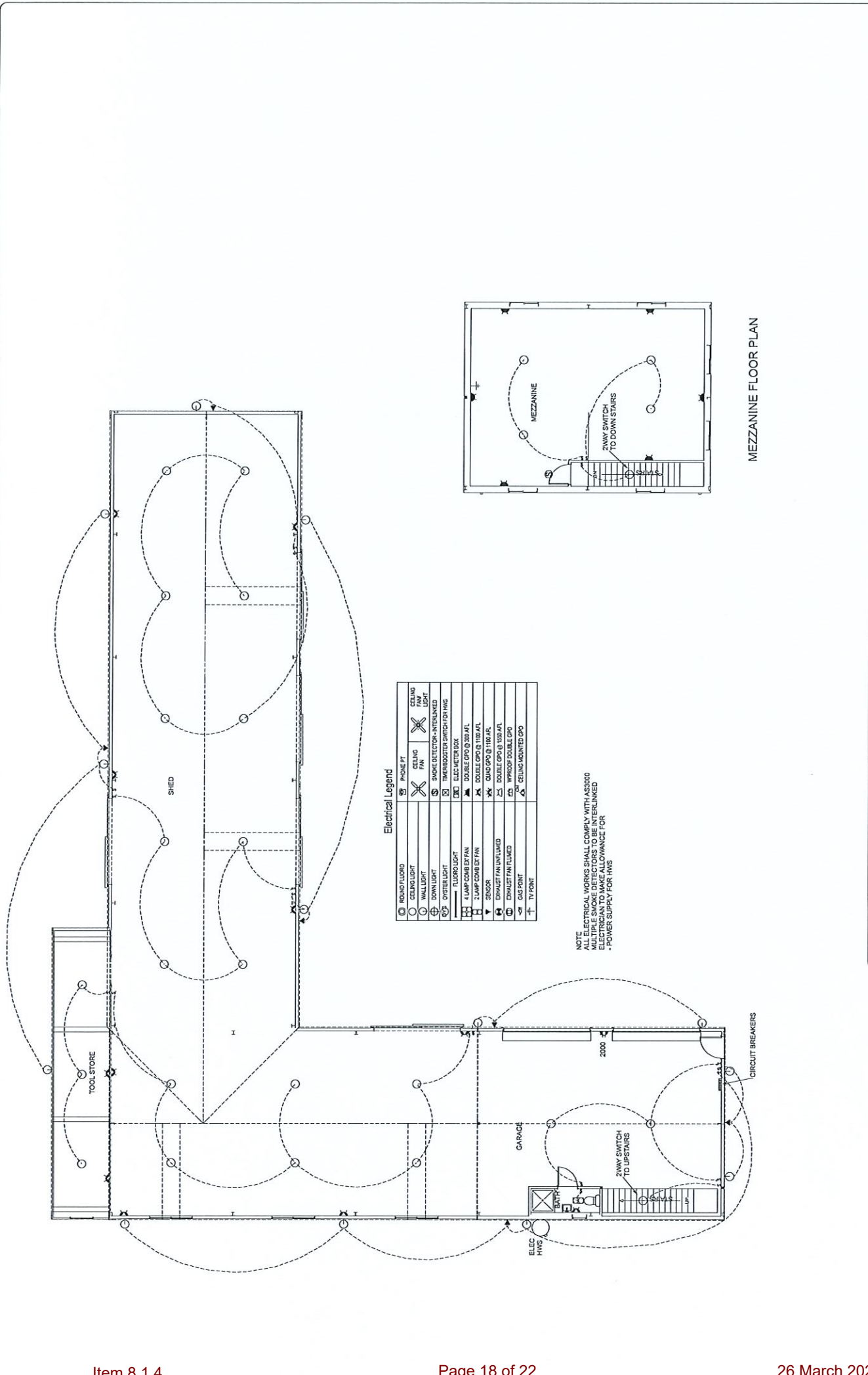
PROJECT
PROPOSED SHED FOR MR G. & MRS B. TOWNSEND LOT 709 - 18 RIFLE NORTH STREET WAGIN

	DRAWN S.R.C.	DATE NOV 2023	SCALE 1:20, 1:50
	JOB NUMBER 23016	SHEET NO 5 of 6	ISSUE A

PRINTED 10/03/24 AM 12:11:02Z VERSION 3/13

NOT FOR CONSTRUCTION

SLAB & FOOTINGS



MEZZANINE FLOOR PLAN

Electrical Legend

○	ROUND FLOOR	☎	PHONE PT	⊗	CEILING FAN	⊗	CEILING FAN
○	WALL LIGHT	⊗	SMOKE DETECTOR	⊗	SMOKE DETECTOR	⊗	INTERNALISED
○	DOWN LIGHT	⊗	THERMOSTAT	⊗	SWITCH OR HWS		
⊗	OUTER LIGHT	⊗	ELEC METER BOX				
⊗	FLOOR LIGHT	⊗	DOUBLE GPO @ 1500AFL				
⊗	LAMP SHIEL BY FAN	⊗	DOUBLE GPO @ 1500AFL				
⊗	LAMP SHIEL BY FAN	⊗	DOUBLE GPO @ 1500AFL				
⊗	SENSOR	⊗	DOUBLE GPO @ 1500AFL				
⊗	EXTRACT FAN (W/LED)	⊗	DOUBLE GPO @ 1500AFL				
⊗	EXTRACT FAN (W/LED)	⊗	WIPROOF DOUBLE GPO				
⊗	EXTRACT FAN (W/LED)	⊗	CEILING MOUNTED GPO				
⊗	EXTRACT FAN (W/LED)	⊗	TY POINT				

NOTE
 ALL ELECTRICAL WORKS SHALL COMPLY WITH AS/NZS 3000
 MULTIPLE SMOKE DETECTORS TO BE INTERLINKED
 AMENDMENTS
 - POWER SUPPLY FOR HWS

Design Matters
 ELECTRICAL PLAN

PROJECT
PROPOSED SHED FOR MR G. & MRS B. TOWNSEND LOT 709 - 18 RIFLE NORTH STREET WAGIN

DATE
 NOV 2023

SCALE
 1:100

JOB NUMBER
 23016

SHEET NO
 6 OF 6

ISSUE
 A

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NOT FOR CONSTRUCTION

BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS
 DIMENSIONS IN PARENT DRAWINGS SHALL TAKE PRECEDENCE OVER THESE DRAWINGS
 AMENDMENTS
 A. ISSUED FOR CLIENT REVIEW

SUBMISSIONS	COMMENTS	OFFICER COMMENT	RECOMMENDATION
<p>Public 1</p>	<p>I am writing to address concerns re: the development of oversized outbuilding at 18 Rifle St nth, Wagin.</p> <p>As you can see from the attached picture 18 Rifle St Nth has a driveway directly along my north-facing fence line. My lounge, dining room and rear bedroom are 3.4 metres from the fence line adjoining their driveway.</p> <p>I already have issues with the amount of traffic using this driveway and the noise that is produced all day and night. Vehicles are cars, utes, light rigid trucks including a rigid truck and dog trailer (Ampol fuel tanker). I have not approached our neighbour at this point, but this development proposal raises concerns for both myself and my wife.</p>	<p>Noted</p> <p>We have been advised by the applicant that the Ampol fuel tanker was a once of job that they need to complete and we have been assured that this will not be repeated. The applicant has also advised that they have some residual plant and equipment (small agitator truck, skid steer, small excavator etc.) left from their previous company which they have retained for the purpose of building the shed and doing some landscaping and groundworks to the property. After which time it is their intention to house it in the shed until</p>	<p>Incorporate the following advice note.</p> <p>The noise generated by any activities on-site including machinery motors or vehicles shall not exceed the levels as set out under the Environmental (Noise) Regulations 1997.</p>

SUBMISSIONS	COMMENTS	OFFICER COMMENT	RECOMMENDATION
	<p>Our concerns are that a development of this size indicates several possibilities:</p> <ul style="list-style-type: none"> • An increase of people coming in and out of this property • Some form of enterprise or business being run from the property • Increased activity and noise in a supposedly quiet residential area 	<p>they are able to liquidate it. The applicant also have personal vehicles consisting of an SUV and two 4WD utilities (all modern late models) as well as a ski boat, a collection of cars, a horse float, camper, caravan and sports bikes that need to be garaged.</p> <p>The applicant has also advised that once the outbuilding is completed the applicant will be relocating the existing driveway to the middle of the property , which will resolved the issues of traffic movement and noise to the neighbouring properties to the south.</p> <p>The applicant has families living with them and visiting them on regular basis and would have more than the average traffic movement.</p> <p>The applicant has advised that there is no business to be set up on the property.</p> <p>Any noise level should be within the prescribed hours as per the Noise Regulations.</p> <p>With the relocation of the existing driveway to the middle of the property</p>	<p>Include a condition stipulating that:</p> <p>The outbuilding is for domestic purposes only and shall not be used for commercial, industrial or habitation purposes.</p> <p>Include an Advice Note:</p> <p>No construction works shall commence on the land prior to 7am without the local government’s written approval. No construction works are permitted to be undertaken on Sundays or Public Holidays.</p>

SUBMISSIONS	COMMENTS	OFFICER COMMENT	RECOMMENDATION
	<p>Either of these items suggests an increase of vehicle traffic and activities which will only amplify the current noise and will be a disturbance and cause of stress to our daily life.</p> <p>We personally have no objection to them building as this is their property and they can do what they want with it, but definitely have concerns to a possible increase in the vehicle noise pollution we may have to endure. I was previously living in Perth and escaped the city life for a quiet regional life but we are worried that we may have to put up with an increase to an already existing noise issue from our neighbour on this impending matter.</p> <p>I appreciate the information you have sent and I am hoping for my queries to be addressed soon. Thank you! Kind Regards</p>	<p>upon the completion of the proposed outbuilding will reduce the noise issue impacting the neighbouring properties to the south.</p> <p>Refer to above comments.</p>	

SUBMISSIONS	COMMENTS	OFFICER COMMENT	RECOMMENDATION
Public 2	<p>Dear Kiralee</p> <p>We received your letter regarding the oversized shed proposal on Rifle Street. We are concerned as to the proposed use of this very large shed in a residential location. Our concerns are noise and vehicle movements and the prospect that a business may be conducted out of these premises. Can you please provide more information regarding this.</p> <p>We'd also be interested when this proposal will be presented to Shire. Your prompt response would be appreciated as we have only just received your correspondence in the post and closure is 26 February 2024.</p> <p>Also, can all future correspondence be addressed to both John and myself as joint owners of 11 Nenke St</p>	<p>The applicant has stated that they have some residual plant and equipment, including a small agitator truck, skid steer, and small excavator, leftover from their previous company. These items are retained for the purpose of constructing the shed and performing landscaping and groundworks on the property. Once this work is completed, they intend to house the equipment in the shed until it is liquidated. Additionally, they own several personal vehicles, including an SUV and two 4WD utilities, along with a ski boat, collection of cars, a horse float, a camper, a caravan, and a couple of sports bikes that require garage space.</p>	<p>Include a condition stipulating stating that any use or modifications to the proposal and plans requires further approval.</p>
Public 3	<p>Re the notification received from Wagin Shire to neighbours close to 18 Rifle North Street Wagin for comment we wish to advise we have not received this letter as away on holiday.</p> <p>We were informed by a neighbour that an oversized shed application has been put forward and would like to be advised on its intended use.</p> <p>Is it for a commercial/business enterprise and its position on property?</p>	<p>:</p> <p>Please refer to the previous comments above.</p>	