

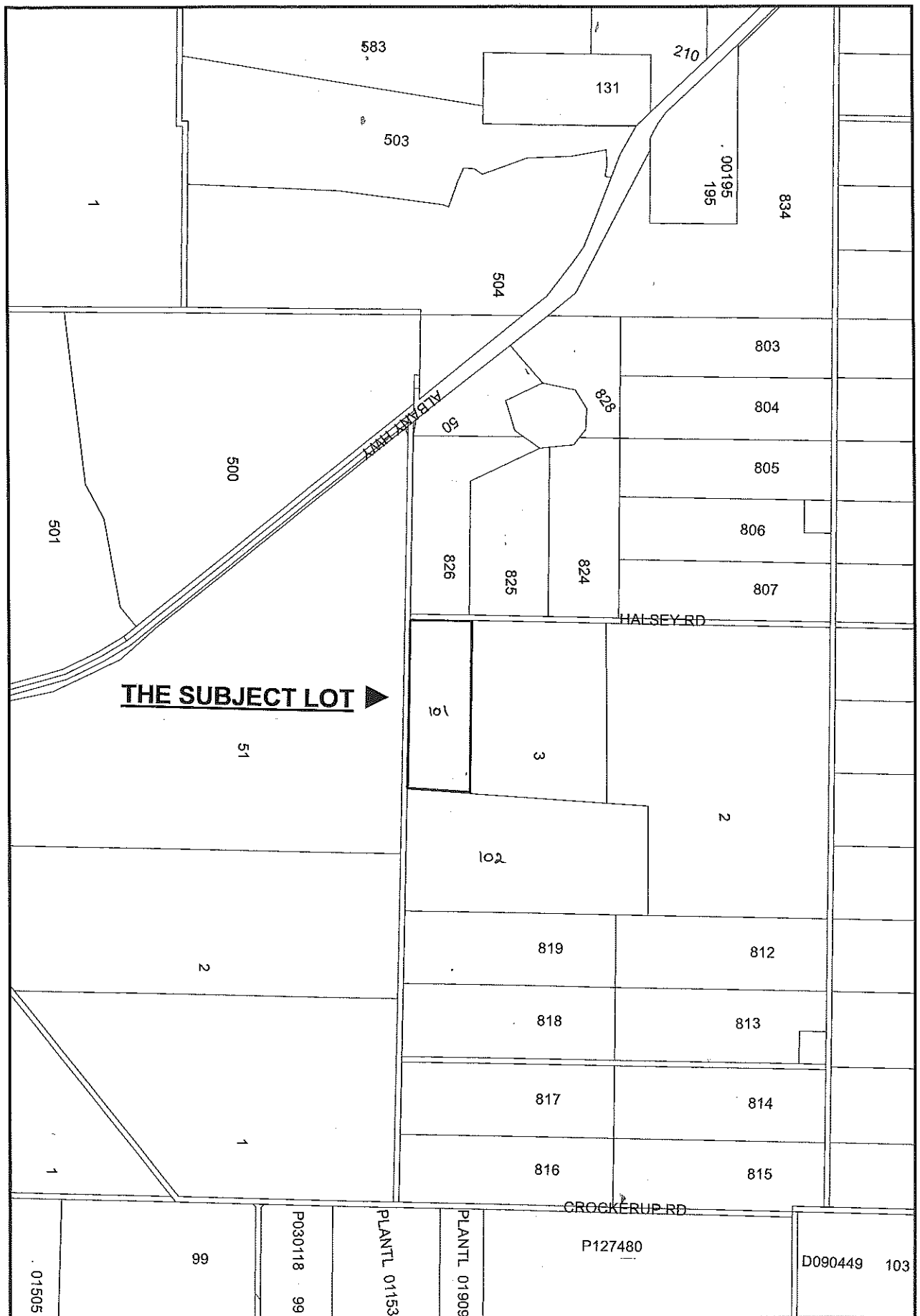
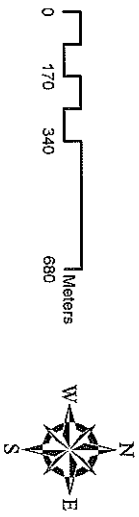
Council

Lot 101 Halsey Road Mount Barker Relocated  
Dwelling

Location Plan  
Site Plan  
Floor Plan and Elevations  
Photograph

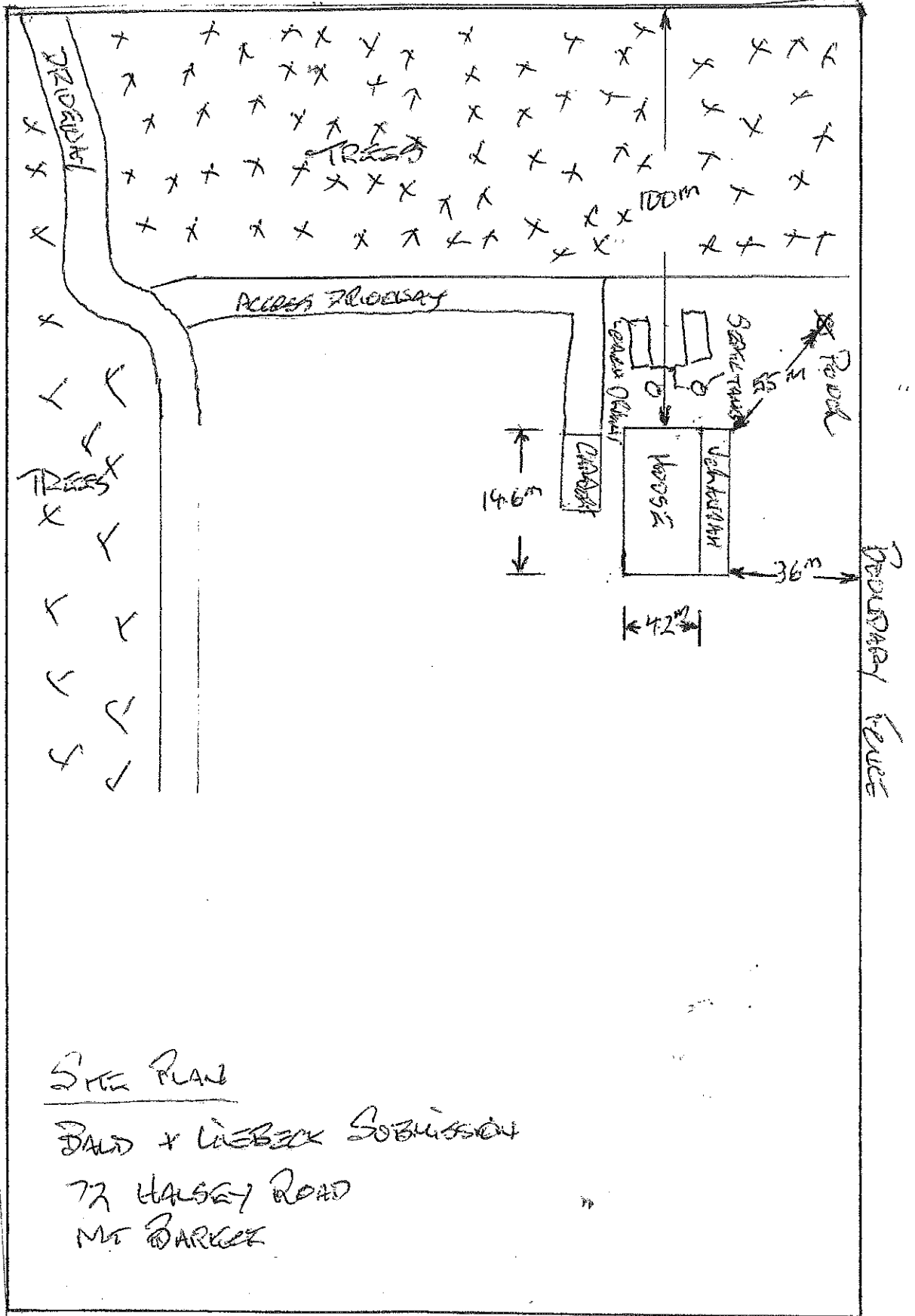
Meeting Date: 7 September 2010

Number of Pages : 5



**LOCATION PLAN**

HALSEY ROAD



SITE PLAN

BALD + LIEBECK SUBMISSION

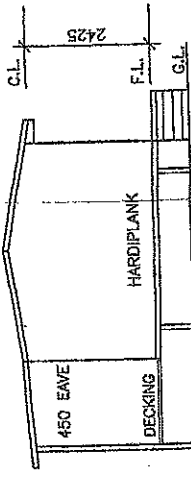
72 HALSEY ROAD

MT BARKER

RECEIVED  
 24 AUG 2010  
 SHIRE OF HUNTER RIVER  
 DEVELOPMENT SERVICES

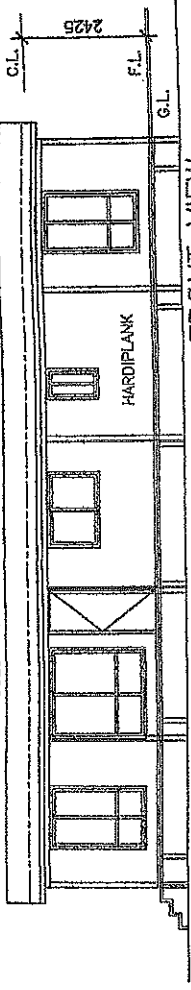
SITE PLAN

COLORBOND ROOFING @ 10' PITCH



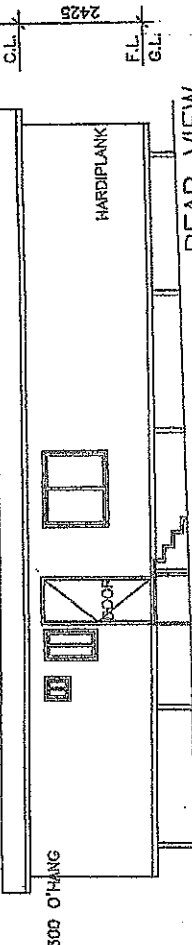
FRONT VIEW

COLORBOND ROOFING @ 10' PITCH



REAR VIEW

COLORBOND ROOFING @ 10' PITCH



SIDE VIEW

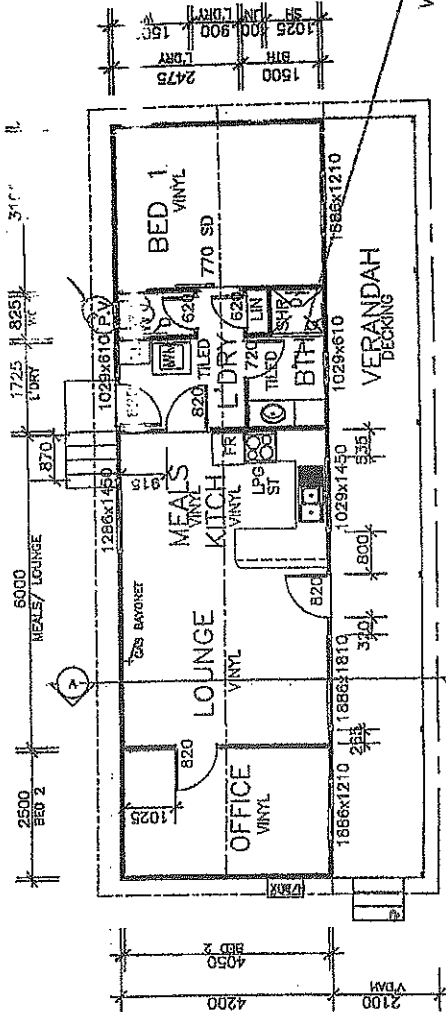
SECTION ON A-A

PLEASE NOTE:

- \* LPG GAS STOVE MODEL: C328WLP
- \* SLIMLINE VENTPIANS TO ALL WINDOWS
- \* SUB METER FROM MAIN HOUSE
- \* INSTANTANEOUS GAS HOT WATER SYSTEM
- \* SINGLE GRAB RAIL TO WC
- \* GRAB RAILS TO SHOWER

ENERGY EFFICIENCY PROVISIONS FOR HOUSING AS PER BICA REQUIREMENTS	
ZONE 5	<input checked="" type="checkbox"/>
WALL INSULATION - R1.5+FOIL	<input checked="" type="checkbox"/>
FLOOR INSULATION - R1.5+FOIL	<input checked="" type="checkbox"/>
CEILING INSULATION - R1.5+FOIL	<input checked="" type="checkbox"/>
VENTILATION - 7.5% MINIMUM AIR MOVEMENT ACHIEVED VIA 24 OPENINGS LESS THAN 20m APART	<input checked="" type="checkbox"/>
MAX ALLOWABLE - 3.3%	<input checked="" type="checkbox"/>

mechanical extracted externally flied



FLOOR PLAN

DATE 15 MAR 2008 App No 987

SHRINE OF MEASURING APPROVED AS SET BY THE SURVEYOR GENERAL, PERTH, WESTERN AUSTRALIA

DATE 15 MAR 2008 App No 987

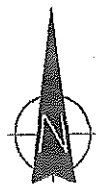
**STRUCTURE CONSULTING ENGINEERS**  
 UNIT 111 GARDNER ROAD BELLARINA  
 QLD 4670

DEN-MK2 WD 240801

CLIENT SIGN:	DATE SIGN:
V/O No: -	V/O DATE: -
V/O No: -	V/O DATE: -
V/O No: -	V/O DATE: -
AMMEND: 2	SCALE: 1:100
copyright ©	DATE DRAWING: 180903
T & B HOMES WA	LATEST DATE: 250903
BUILDERS REG. NO. 7204	AMMENDED:
PH:(08)9493 2998	

PROPOSED RESIDENCE  
 FOR: N SKINNER  
 AT: LOT 27  
 1930 RICHARDSON ROAD  
 PARKERVILLE

**T&B**  
 and  
**HOMES**  
 BUILDERS REG NO. 7204



**FLOOR PLAN AND ELEVATIONS**



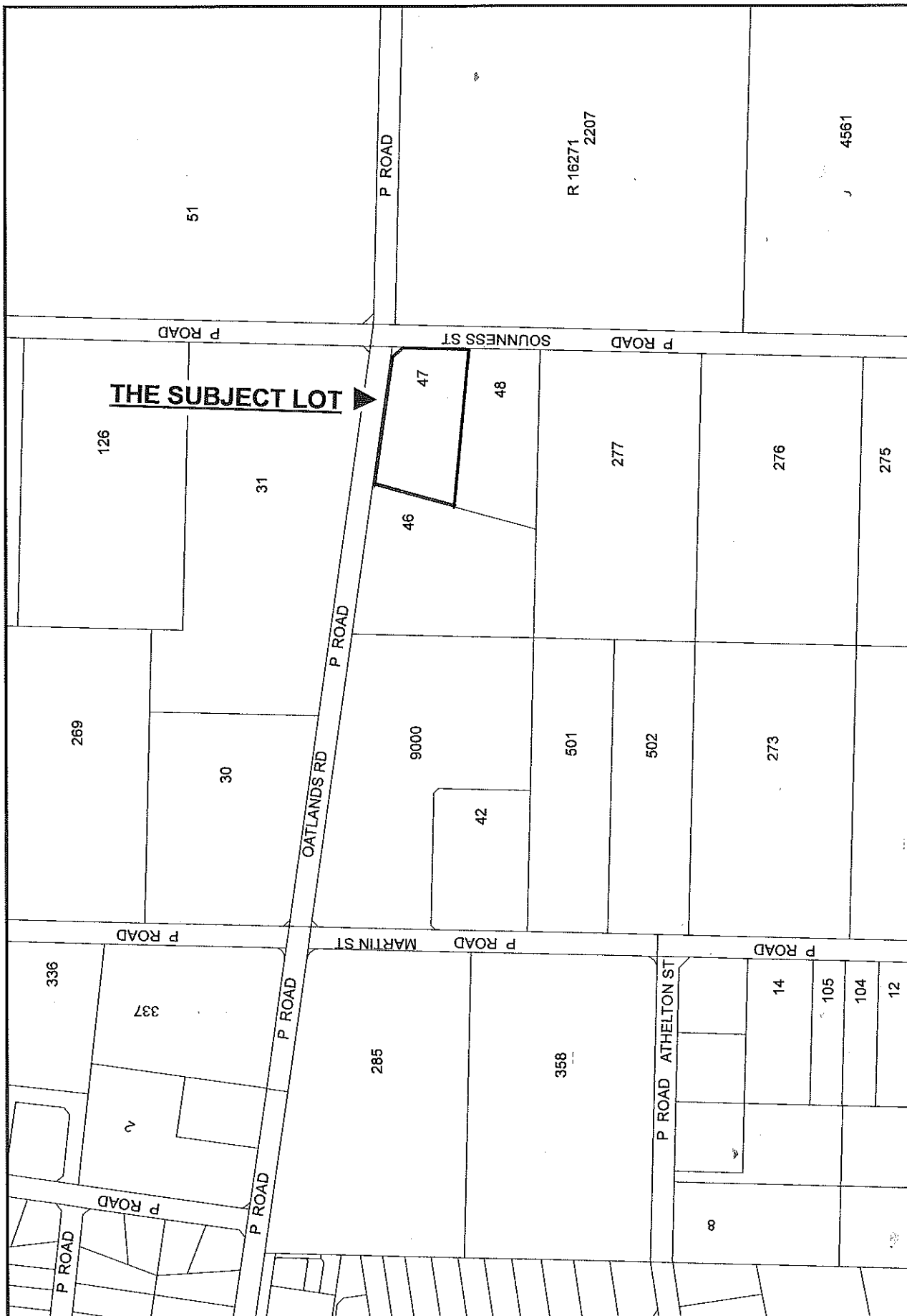
## Council

Lot 47 Oatlands Road Mount Barker - Relocated  
Outbuilding with reduced side and rear boundary  
setbacks

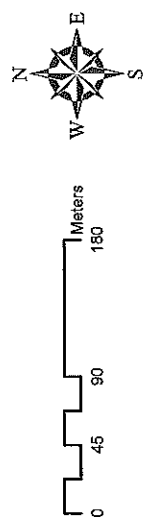
Location Plan  
Site Plan 1  
Site Plan 2  
Letter from Applicant  
Letter from Neighbour

Meeting Date: 7 September 2010

Number of Pages : 7

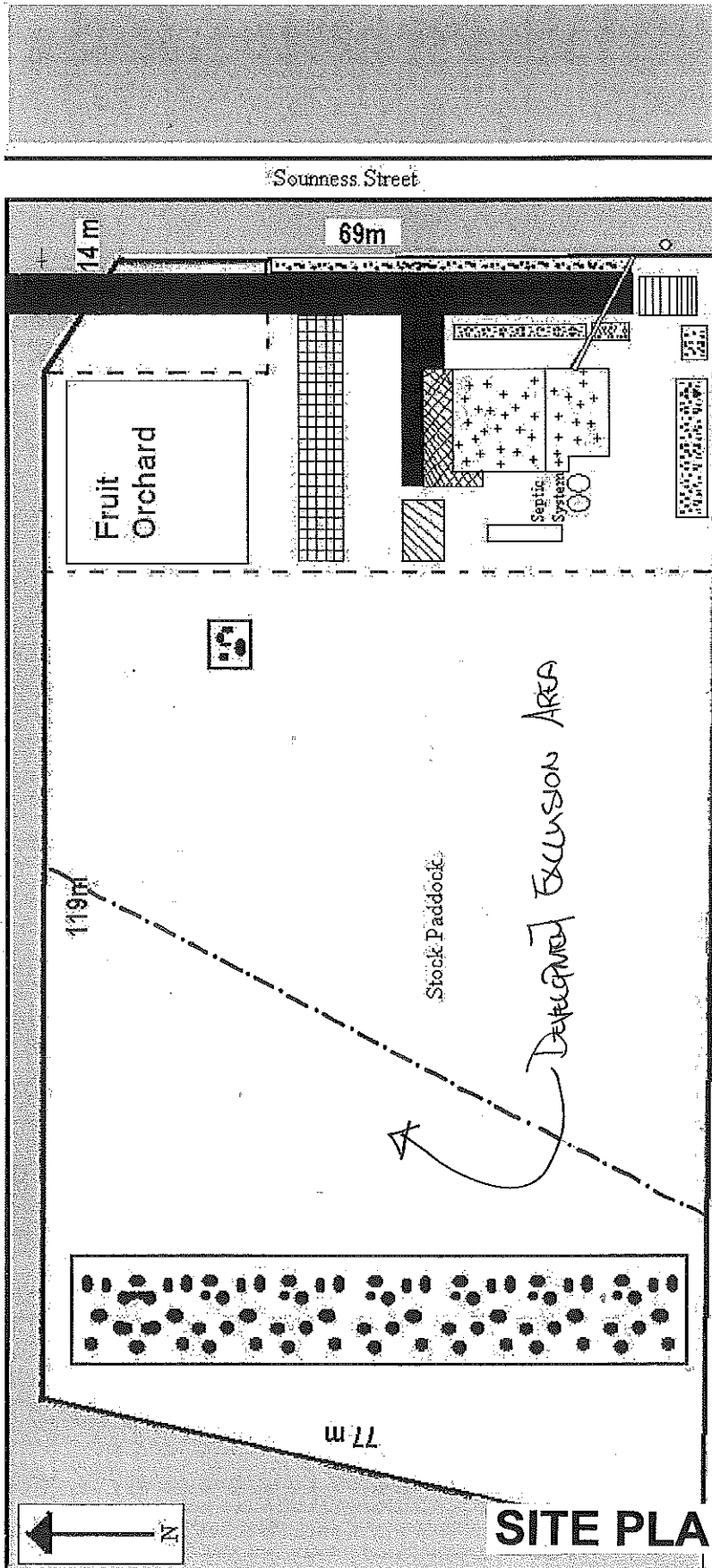


**LOCATION PLAN**



**Legend**

- Pre-existing house
- Proposed Verandah
- Pre-existing 6m x 4m shed
- Proposed shed position
- Stock fence
- Septic waste system
- Crown Vegetation
- Residential Vegetation
- Pre-existing pedestrian and vehicle access
- Proposed vehicle access



Scale



152 Outlands Road

Mount Barker

Area: 1.1 Ha.

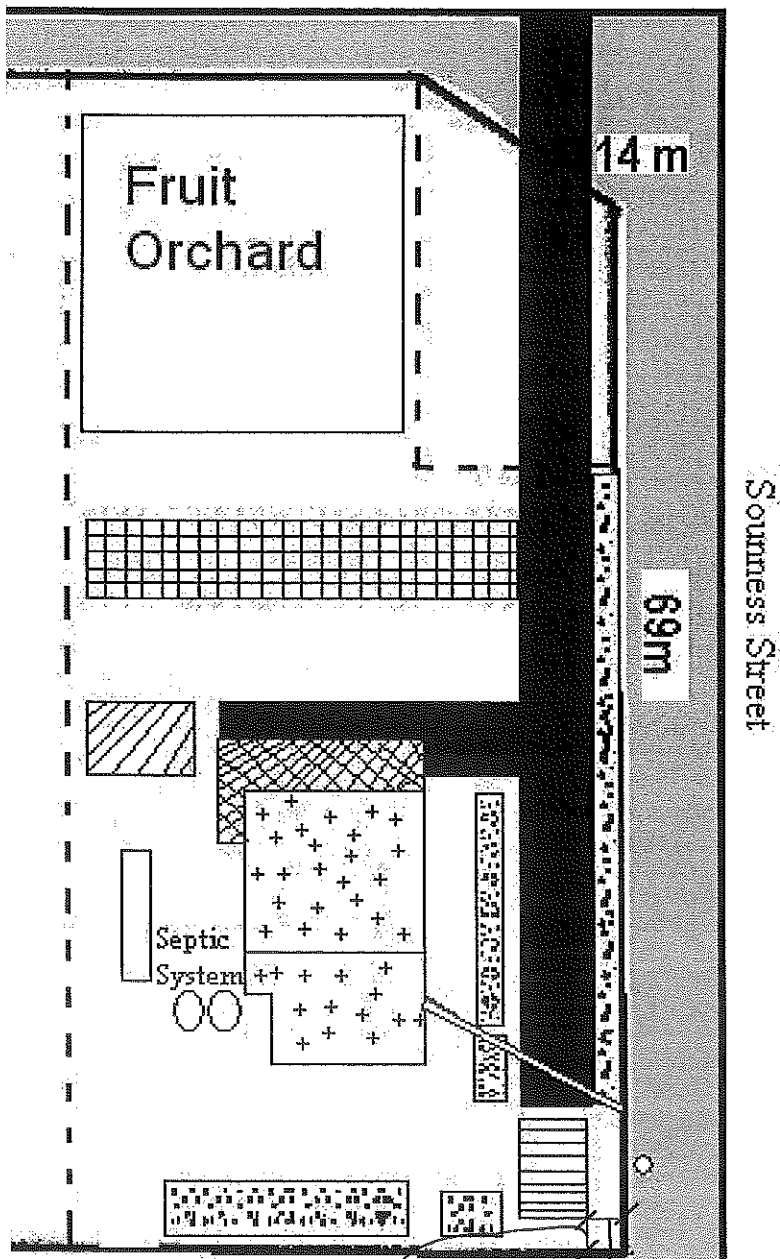
**RECEIVED**

22 JUL 2010






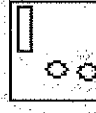


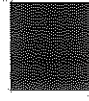

SHIRE OF MOUNT BARKER  
DEVELOPMENT SERVICES

**SITE PLAN 1**





### Legend

-  - Pre-existing house
-  - Proposed Verandah
-  - Pre-existing 6m x 4m shed
-  - Proposed shed position
-  - Stock fence
-  - Septic waste system
-  - Crown Vegetation
-  - Residential Vegetation
-  - Pre-existing pedestrian and vehicle access
-  - Proposed vehicle access

RECEIVED  
 22 JUL 2010  
 SHIRE OF ... GENET  
 DEVELOPMENT SERVICES

**SITE PLAN 2**

160184



The Planning Officer  
Vincent Jenkins  
Shire of Plantagenet  
Lowood Road  
Mount Barker  
6324

Jay Rowles  
152 Oatlands Road  
Mount Barker  
6324

20<sup>th</sup> of July, 2010

To the Planning Officer:

Dear Vincent,

My name is Jay Rowles and along with my partner Nova Carson, we recently purchased the 1.1 hectare property at 152 Oatlands Road. Having settled in over the past few months and a wedding on the cards, we are now ready to invest further into our property by making a few minor improvements.

One such improvement is to move the 4 m by 6 m shed/garage situated at the front of our dwelling to a location that was not only more convenient for us but less of an 'eye sore' for everyone else. This new location was to be proposed at the far south eastern point of our boundary 2 meters in from either boundary. However, it was brought to our attention that we will be contravening schedule V (Rural residential zones) in the Mt Barker east section under 5.3:

**"Houses and outbuildings shall be set back a minimum of 15 metres from any boundary of a lot unless otherwise approved by Council"**

The reasoning that led to our decision to first move the shed and the reasons for the proposed position are listed below:

Reasons to move the shed

- The present location is almost at our front door and to park a vehicle in it we have to drive over the lawn creating unsightly muddy wheel ruts.
- The shed is not of a flattering design and would be better suited at the rear of the property where it would be still extremely useful as a garage but not detract from the aesthetic value of the property and our views.
- Lack of other suitable sites due to the nature of the sloping property, a horse paddock, an orchard, septic systems and leach drains occupying any other possible site for which the shed could be transferred.
- The shed will also be in the way of one of our other investments, the verandah, where if the shed were to remain we would lose its ability to shelter vehicles.

The reasons for the proposed site (2 m in from both eastern and southern boundaries)

- Cannot move further north due to underground water supply
- Cannot move south due to boundary fence
- Cannot move further west due to large pine tree
- Cannot move further east due to power line pole and stay wire

However, the proposed site will:

- Provide better shelter as it is protected from damaging north westerly or southerly winds.
- Provide greater convenience in that the site it is to be transferred to is already level thus minimising cost
- Allow easy access to park vehicles as it is to be situated at the end of the driveway.

- Be alongside area deemed a nature reserve on eastern boundary, avoiding impediment of neighboring views
- Hide unsightly red colour bond fence that runs along our southern boundary
- Not impend southern neighbors in that their dwelling is facing south with no northerly facing windows.

In summary, I hope the above information that I have provided will help our case to transfer our shed/garage to the proposed site that must be **'otherwise approved by Council'**. If you have any further enquiries about this or wish to view our property please don't hesitate to contact myself or Nova on the details below.

Kind regards

Jay Rowles

Mob: 0437203228

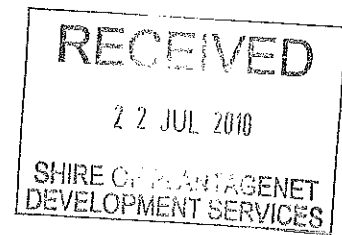
or

Nova

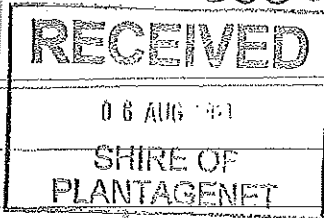
Home: 98511574

Mob: 0438960722

Email: [rowlesy@westnet.com.au](mailto:rowlesy@westnet.com.au)



I60388I



Shire of Plantagenet  
Lowood Road  
Mt Barker, W.A.

4<sup>th</sup> August 2010

To the Planning Officer,

I Petra Valcan owner of lot 48 Souness Street Mount Barker, would like to advise you that I have no problems with the proposed location of the shed on Lot 47 Souness Street. The proposed position will have no effect on any views due to the westward facing of the Dwelling's windows.

Regards

Petra Valcan

*Valcan*

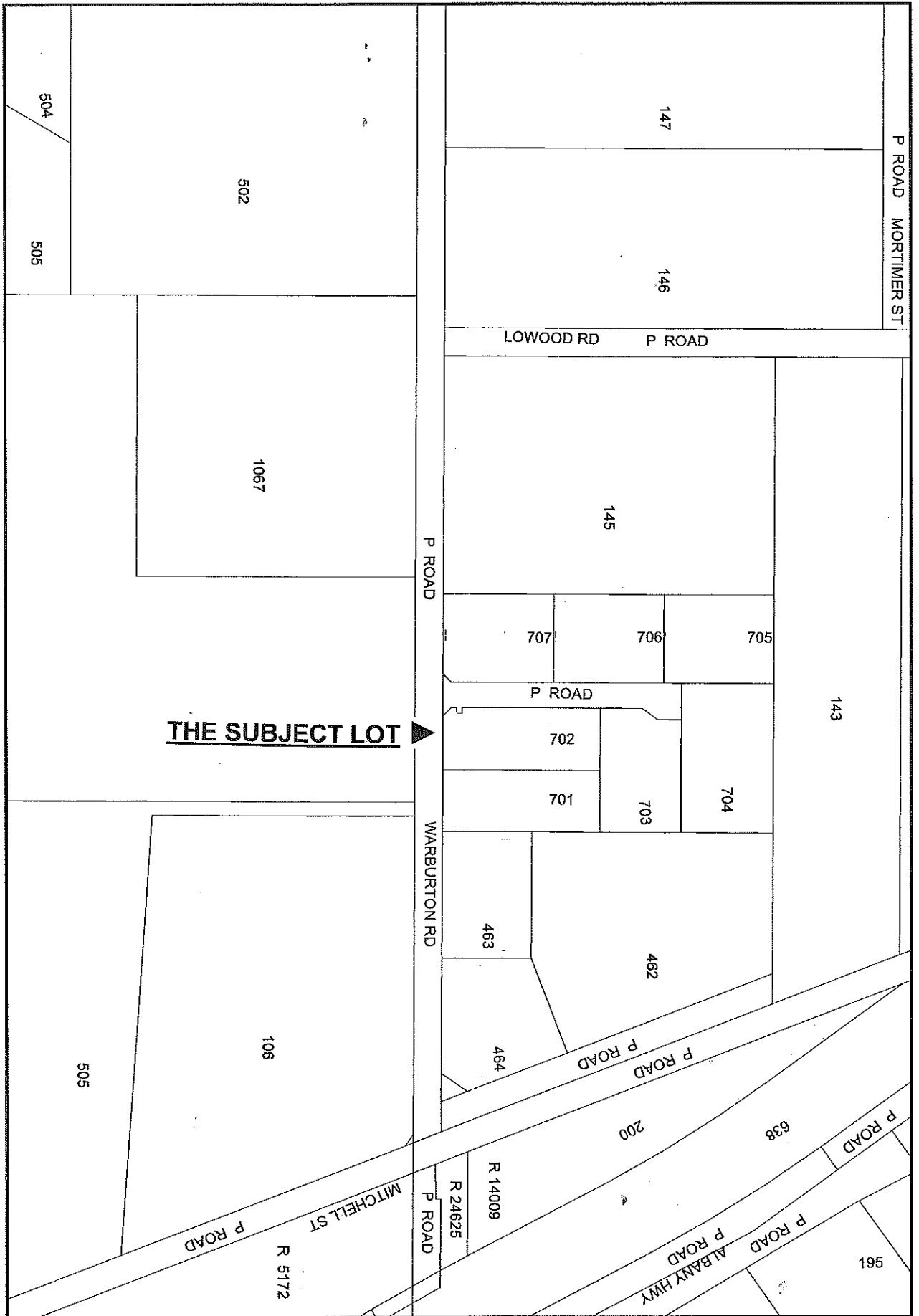
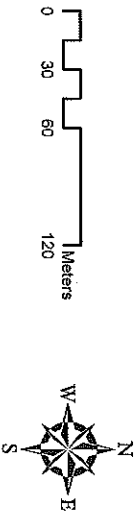
## Council

Lot 702 Warburton Road corner Bloomfield Rise  
Mount Barker - Dwelling with reduced side and  
secondary street setbacks

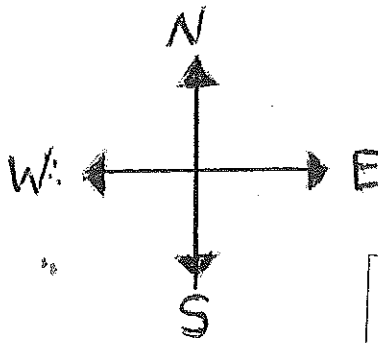
Location Plan  
Site Plan  
Floor Plan  
South Elevation  
West Elevation  
Letter from Applicant  
Letter from Neighbour

Meeting Date: 7 September 2010

Number of Pages : 8

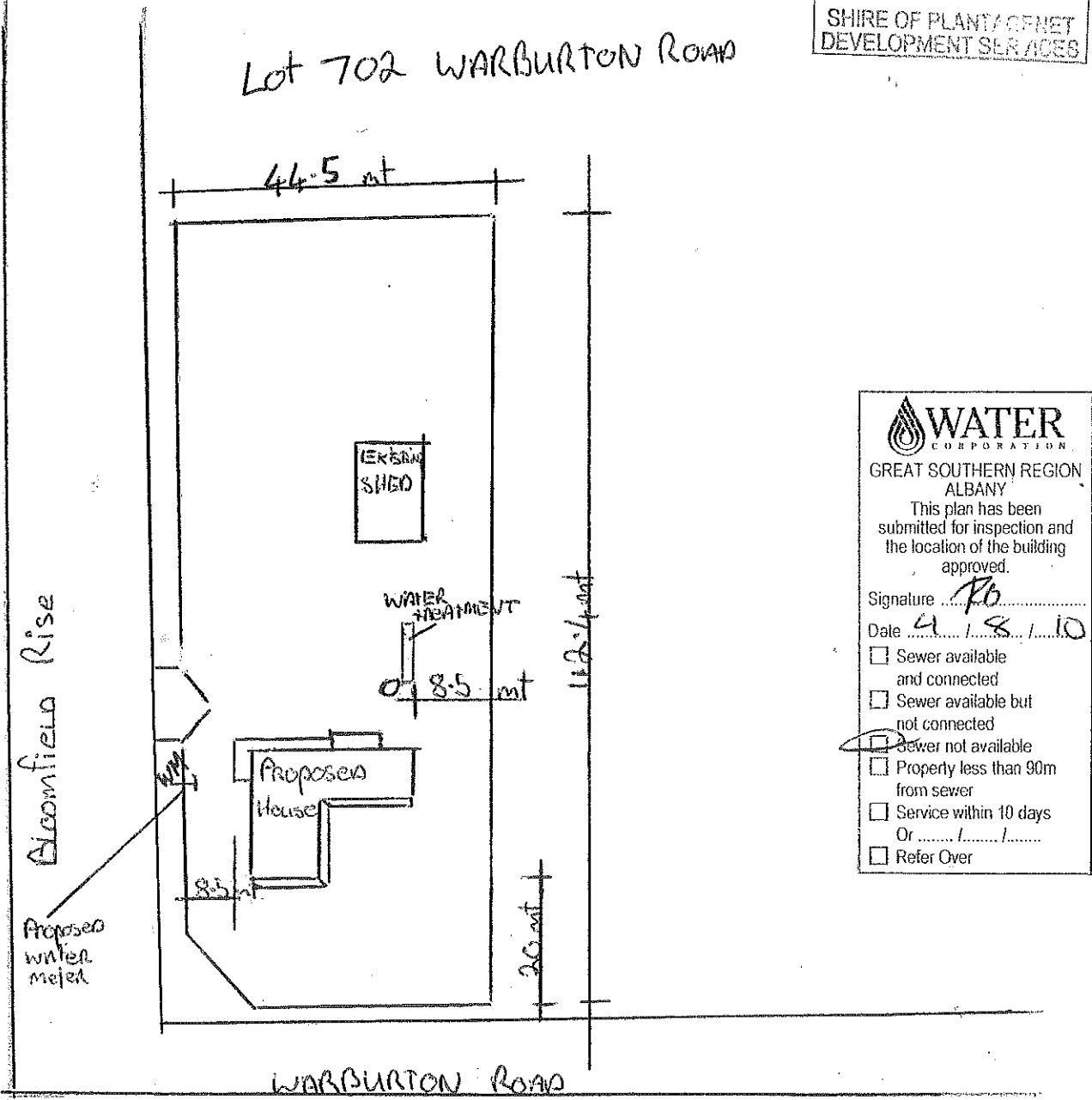


**LOCATION PLAN**



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 - 4 30 2010  
 SHIRE OF PLANTAGENET  
 DEVELOPMENT SERVICES

Lot 702 WARBURTON ROAD



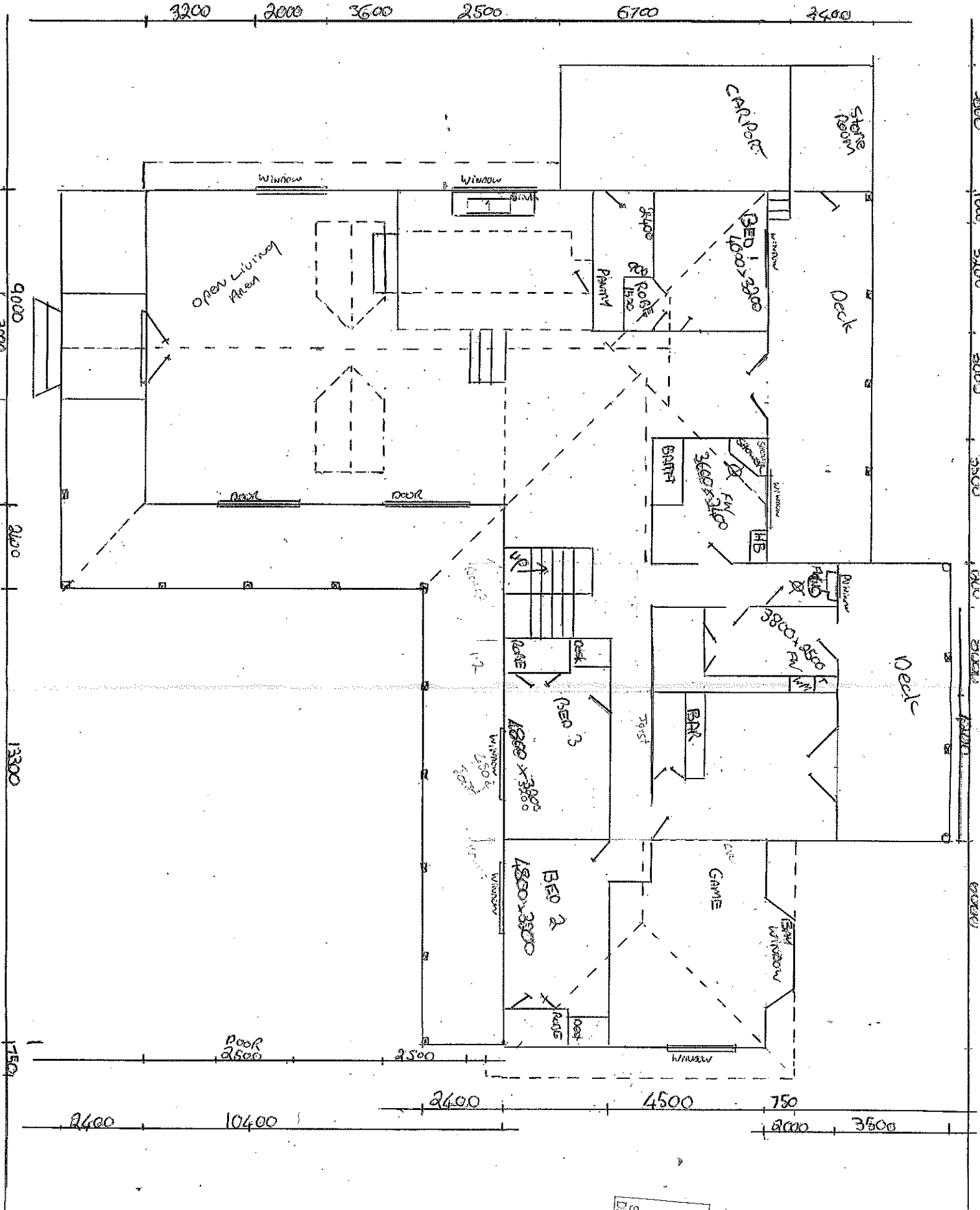
**WATER CORPORATION**  
 GREAT SOUTHERN REGION  
 ALBANY

This plan has been submitted for inspection and the location of the building approved.

Signature Ro  
 Date 4/8/10

- Sewer available and connected
- Sewer available but not connected
- Sewer not available
- Property less than 90m from sewer
- Service within 10 days Or .....
- Refer Over

**SITE PLAN**



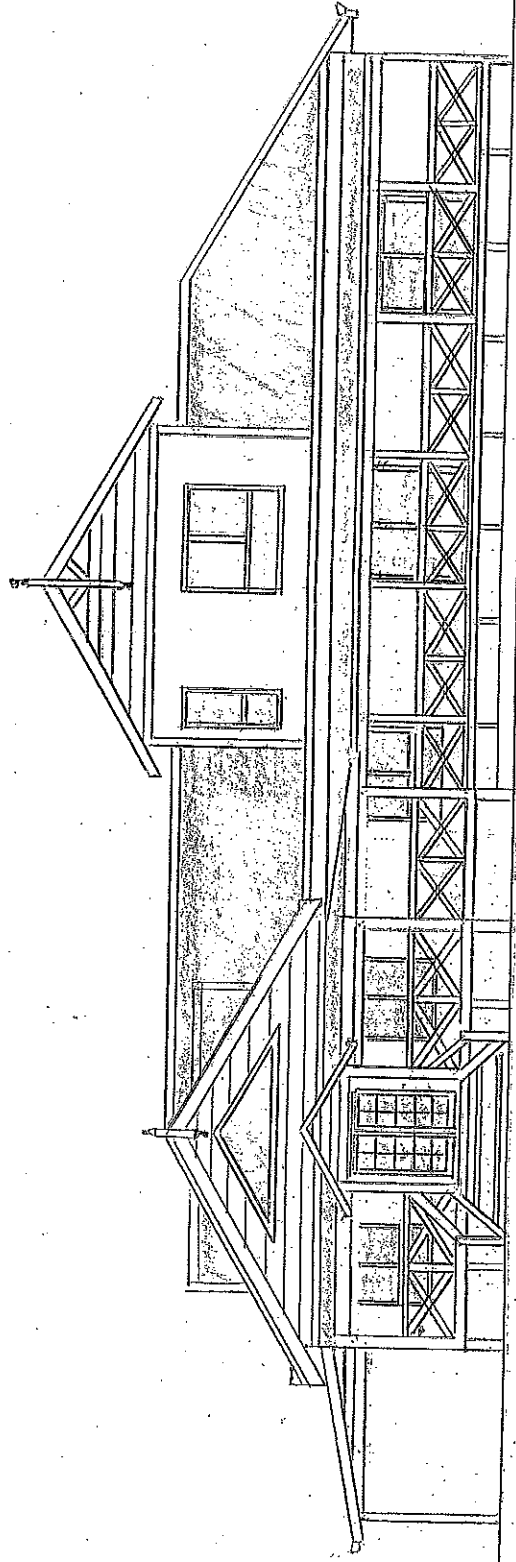
**FLOOR PLAN**

RECEIVED  
 - 14<sup>th</sup> / 2000  
 STATE OF PLANNING & DEVELOPMENT



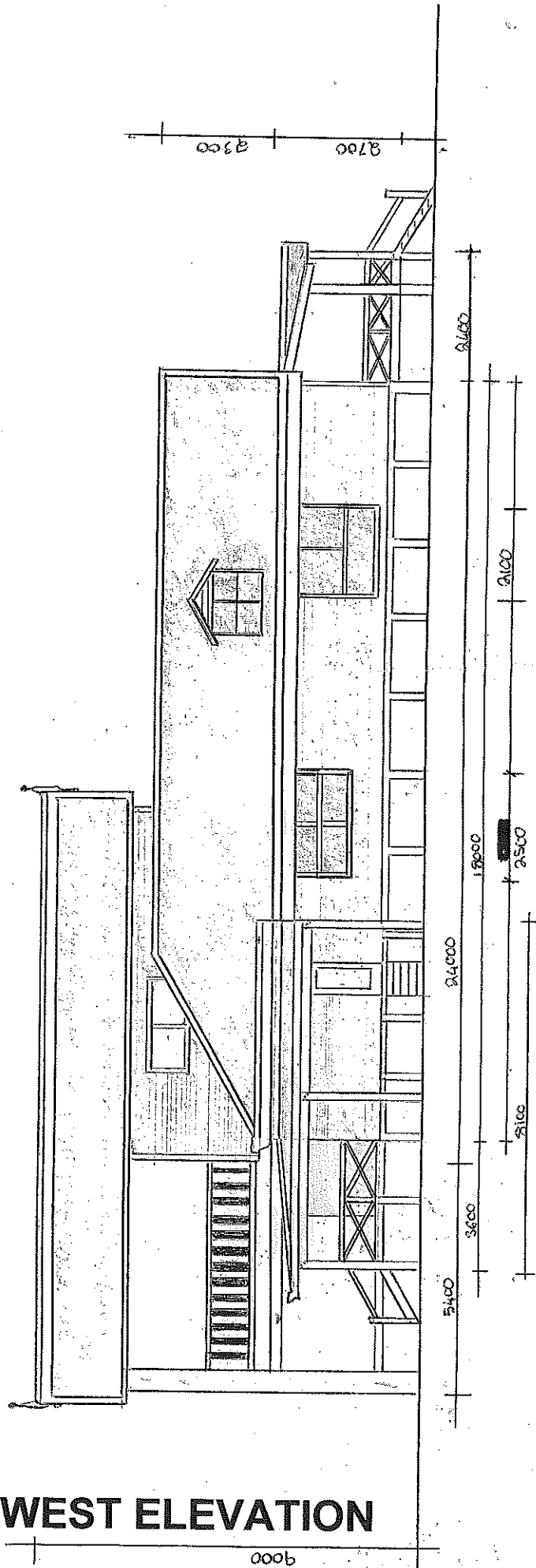


RECEIVED  
- 4 - 2000  
SHIRE OF PLANTAGENET  
DEVELOPMENT SERVICES



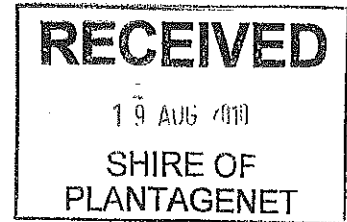
**SOUTH ELEVATION**

RECEIVED  
- 1 21 2010  
SHIRE OF PLANTAGENET  
DEVELOPMENT SERVICES



WEST ELEVATION

9000



To Whom it may Concern:

The reduced setback on Lot 702 Warburton Rd is required due to a carport. Setback will be 8.5m either side.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Brent L Willis". The signature is written in a cursive style with a horizontal line underneath the name.

Brent L Willis


**LETTER FROM APPLICANT**

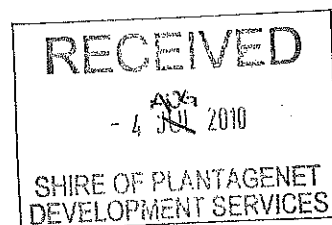
4/8/2010.  
BRYAN BULLOCK  
5 BLOOMFIELD RISE  
MT BARKER 6324  
PH 98511995  
MOB 0427424083

TO WHOM IT MAY CONCERN,

I BRYAN BULLOCK OWNER  
OF LOT 701 WARBURTON RD. AND LOT 707  
BLOOMFIELD RISE HAVE VIEWED PLANS FOR PROPOSED  
RESIDENCE AT LOT 702 WARBURTON RD  
AND HAVE NO OBJECTIONS TO REDUCED SET-  
BACKS REQUIRED.

Yours

  
B P BULLOCK.



**LETTER FROM NEIGHBOUR**

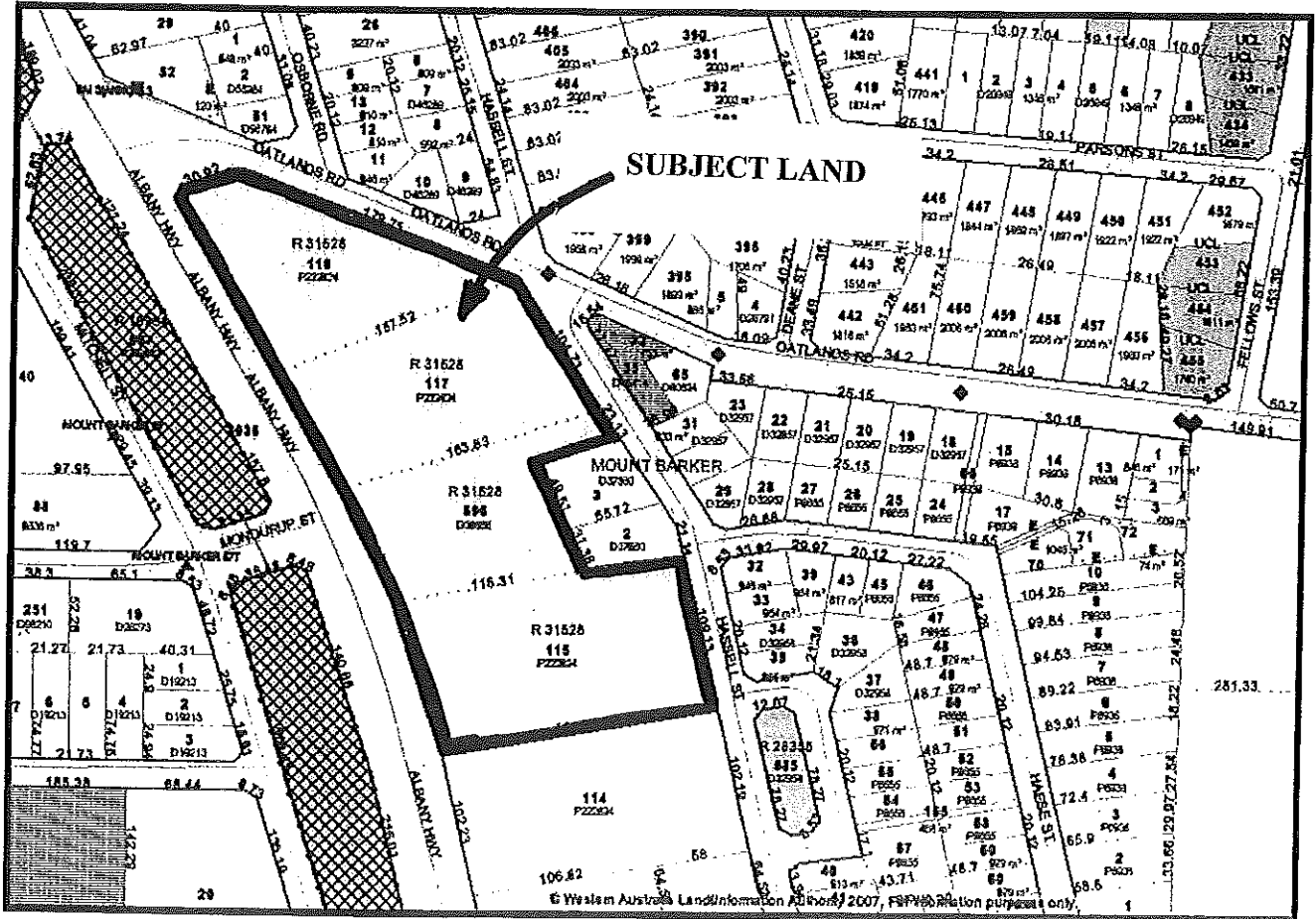
## Council

Town Planning Scheme No. 3 - Amendment No. 56 -  
Reserve 31528 Oatlands Road Hassell Street, Mount  
Barker - Public Purpose to Residential

Location Plan  
Amendment No. 56 (separate attachment)

Meeting Date: 7 September 2010

Number of Pages: 25



LOCATION PLAN