

MINUTES

ORDINARY COUNCIL MEETING

8 APRIL 2014

COMMENCING AT 7:30 PM

**COUNCIL CHAMBERS
THE TOWN OF NARROGIN
89 EARL STREET
NARROGIN, WA 6312**

Meaning of and CAUTION concerning Council's "In Principle" support:

When Council uses this expression it means that: (a) Council is generally in favour of the proposal BUT is not yet willing to give its consent; and (b) Importantly, Council reserves the right to (and may well) either decide against the proposal or to formally support it but with restrictive conditions or modifications.

Therefore, whilst you can take some comfort from Council's "support" you are clearly at risk if you act upon it before Council makes its actual (and binding) decision and communicates that to you in writing.

Disclaimer:

"Warning - Verbal Information & Advice: Given the inherent unreliability and uncertainty that surrounds verbal communication, the Town strongly recommends that, if a matter is of importance to you, then you should NOT act upon or otherwise rely upon any VERBAL information or advice you receive from the Town unless it is first confirmed in writing."

ORDINARY COUNCIL MEETING MINUTES

8 April 2014

1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS

Mayor Paternoster opened the meeting at 7:30 pm

2. RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE

Apologies were received from Mayor Ballard.

3. DECLARATION OF INTEREST BY ELECTED MEMBERS AND COUNCIL EMPLOYEES IN MATTERS INCLUDED IN THE MEETING AGENDA

NIL

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

NIL

5. PUBLIC QUESTION TIME

NIL

6. APPLICATIONS FOR LEAVE OF ABSENCE

Moved: Cr Schutz

Seconded: Cr Ward

Cr Kain requested a leave of absence for next meeting – 22 April 2014

CARRIED 7/0

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL RESOLUTION 0414.035

Moved: Cr Russell

Seconded: Cr Ward

That Council:

Accept the minutes of the Ordinary Council Meeting held on 25 March 2014 and be confirmed as an accurate record of proceedings.

CARRIED 7/0

8. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

NIL

9. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

NIL

10. MATTERS WHICH REQUIRE DECISIONS

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10.1 DEVELOPMENT AND TECHNICAL SERVICES

10.2.269 PROPOSED SECOND DWELLING – NO 13 (LOT 210) HORACE STREET, NARROGIN

File Reference: A231100
Disclosure of Interest: Nil
Applicant: Mathew Norman Corner
Previous Item Nos: Item 10.1.239
Date: 6 February 2014
Author: Brian Robinson, Director Technical & Environmental Services

Attachments: Copy of Application for Planning Consent

Summary:

Council is requested to consider granting conditional approval to the construction of a second dwelling on the subject land.

Background:

The subject land is a 1,694m² residential property located on the north-east corner of Horace and Harper Streets.

Currently the property is developed with a single storey timber framed, brick veneer dwelling which is located in the south-west corner of the property facing Horace Street. Approval is being sought to construct a second dwelling on the property, facing Harper Street.

Plans submitted with the application indicate that the new home will be a 3 bedroom, two bathroom home with a double carport and alfresco area both to be located under the main roof. A copy of the submitted application is shown attached.

At its meeting held on the 11th February 2014, Council was requested to consent to advertising of proposal over a period of 21 days in accordance with the requirements of Town Planning Scheme No 2. Having regard to the officer's recommendation, Council resolved the following:

That Council:

- 1. Advertise the proposed group dwelling development at No 13 (Lot 210) Horace Street for a period of 21 days in accordance with clause 6.3.2 of Town Planning Scheme No 2;*
- 2. Request the Applicant to consider and confirm methods to upgrade the appearance of the existing dwelling such as the use of uniform fencing and landscaping prior to the close of advertising;*
- 3. Await a further report on the matter following the close of advertising.*

Advertising of the application has subsequently been completed, with no submissions being received. Council is now requested to consider granting conditional approval to the proposal.

Comment:

The provisions of Town Planning Scheme No 2 include the subject land within the Single Residential where “Group Dwellings” are classified as an “AP” use. That is, a use which is not permitted unless it complies with the relevant standards of the Scheme and special approval is granted by Council following advertising of the proposal.

With advertising of the proposal now complete, Council may consider granting approval.

To assist Council in determining if the application should be supported for advertising purposes, the following comments are offered:

Density

The provisions of Town Planning Scheme No 2 identify a maximum density of R25 for group dwellings in the Single Residential Zone. The application as submitted complies with this density.

Setbacks

As previously detailed in the officers February 2014 report, the proposed development complies with normal setback requirements for front, rear and secondary street setbacks.

That said, it is however noted that portion of a veranda on the northern side of the building, will have a floor level greater than 500mm above natural ground level. In accordance with the Residential Design Codes a veranda (greater than 10m² in area) is classified as an Active Habitable Space.

Where Active Habitable Space has a floor area more than 500mm above the natural ground level, there is a requirement for a 7.5 metre setback. This setback can however be reduced where the area is screened to prevent overlooking of the adjoining properties.

In order to prevent overlooking, it is recommended a condition be imposed requiring modification of the plans to reflect the installation of an appropriate screen along the outside edge of the veranda.

Existing Home Appearance

Where Council considers an application for a grouped dwelling development involving the retention of the original dwelling, clause 5.2.6 of the Residential Design Codes stipulate that dwellings retained as part of a grouped dwelling development, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new development.

As reflected in point 2 of Council’s February resolution, the applicant has been requested to consider methods to upgrade the existing dwelling such as the use of

uniform fencing and landscaping to ensure that appearance of the existing dwelling is upgraded.

The above said, given the existing dwelling faces Horace Street and the new dwelling will face Harper Street, the development will not appear as a group dwelling development, but rather as two separate homes facing two separate streets. There is therefore in the author's opinion no need to impose any conditions relating to this matter.

Consultation: CEO – Aaron Cook

Statutory Environment:

Town Planning Scheme No 2 and the Residential Design Codes of Western Australia.

Policy Implications:

Council currently has no policy relating to the retention of dwelling within a group dwelling.

Financial Implications:

The applicant has paid the required application of \$480.00 in accordance with the Town of Narrogin's adopted Schedule of Fees and Charges.

Strategic Implications:

The construction of a new dwelling facing Harper Street will improve the appearance of the property as viewed from Harper Street.

Voting Requirements: Simple Majority

COUNCIL RESOLUTION 0414.036

Moved: Cr McKenzie

Seconded: Cr Kain

That Council;

Grant approval to the proposed second dwelling on No 13 (Lot 210) Horace Street subject to compliance with the following conditions:

- i) This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to Council, is granted by it in writing.
- ii) The development hereby approved shall occur generally in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council.
- iii) Vehicle crossovers are to be designed and constructed to the satisfaction and specifications of Council.

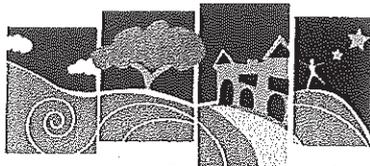
- iv) All stormwater and drainage run off to be contained on site or connected to a council stormwater legal point of discharge.
- v) The proposed development being connected to the Sewer.
- vi) Submission and approval of a detailed landscaping plan. Such plans to specify details of the vegetation and the landscaping, as shown and approved, to be established within 60 days of the practicable completion of the building and from then on maintained to the specification and satisfaction of the Town of Narrogin. Such landscaping is to be fully reticulated.

Advice to Applicant:

- i) Any use, additions to and further intensification of any part of the development or land which is not in accordance with the original application or conditions of approval shall be subject to a further development application and consent for that use.
- ii) The applicant is encouraged to consider connecting the roof of the proposed outbuilding to an appropriate size rainwater storage tank to limit the impact of stormwater.
- iii) The applicant is advised that construction of the proposed units must comply with the requirements for construction with an Earthquake Area acceleration coefficient of 0.12 to 0.15

CARRIED 7/0

0.32% applicat fee
\$480.00



Town of Narrogin

TOWN PLANNING SCHEME NO. 2 DISTRICT SCHEME

Town of Narrogin RECEIVED	
Directed to	Brian
2 DEC 2013	
Ref No.	
Property File	
Subject File	1.4.1
C-Point No.	

APPLICATION FOR PLANNING CONSENT

I/We Matthew Norman Corner
 (Full Name of Applicant)
 of P.O. Box 370 Narrogin Postcode 6312
 (Address for Correspondence)

hereby apply for planning consent to:

- (1) use the land described hereunder for the purpose of
Building a house
- (2) erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies attached).

The existing use of the land is: Residential

The approximate cost of the proposed development is: \$ 150,000

The estimated time of completion is: 6 Months

The approximate number of persons to be housed/ employed when the development is completed is: 3

TITLES OFFICE DESCRIPTION OF LAND

LOCALITY PLAN

(Indicate distance to nearest intersecting street)

HOUSE NO: 13 STREET: HORACE

LOT NO: 210 PLAN OR DIAG: _____

LOCATION NO: _____

CERTIFICATE OF TITLE: VOLUME: _____ FOLIO: _____

LOT DIMENSIONS

SITE AREA: 1700 square metres

FRONTAGE: 50.29 metres

DEPTH: 33.90 metres

AUTHORITY

SIGNATURE OF APPLICANT: _____

DATE: _____

29-11-2013.

NOTE: WHERE THE APPLICANT IS NOT THE OWNER THE OWNER'S SIGNATURE IS REQUIRED.

NOTE: NOTE: ALL OWNERS OF THE PROPERTY MUST SIGN THIS APPLICATION FORM. WHERE PROPERTY IS OWNED BY A COMPANY, AT LEAST TWO DIRECTORS OF THE COMPANY MUST SIGN THE APPLICATION.

SIGNATURE OF OWNER: _____

DATE: _____

29-11-2013.

NOTE: THIS FORM IS TO BE SUBMITTED IN DUPLICATE, TOGETHER WITH THREE COPIES OF PLANS, COMPRISING THE INFORMATION SPECIFIED IN THE PARTICULARS REQUIRED WITH APPLICATION OUTLINED BELOW.

THIS IS NOT AN APPLICATION FOR A BUILDING LICENCE

PARTICULARS REQUIRED WITH APPLICATION FOR PLANNING CONSENT

Where an application involves the erection or alteration of a building or a change in levels of a site, the plans accompanying an application for planning consent shall, unless specifically exempted by the Council:

- (a) indicate the position and describe the existing buildings and improvements on the site and indicate those which are to be removed;
- (b) indicate the position and describe the buildings and improvements proposed to be constructed, their appearance, height and proposed uses in relation to existing and proposed contours;
- (c) indicate the position, type and height of all existing trees on the site and indicate those to be retained and those to be removed;
- (d) indicate the areas to be landscaped and the location and type of shrubs, trees and other treatment proposed;
- (e) indicate site contours and details of any proposed alteration to the natural contour of the area;
- (f) indicate car parking areas, their layout and dimensions and accessways and the position of existing and/or proposed crossovers; and
- (g) indicate site dimensions and be to metric scale.

FOR OFFICE USE ONLY

File Reference: _____

Application Number: _____

Date Received: _____

Date of Approval / Refusal: _____

Date of Notice of Decision: _____

WESTERN



AUSTRALIA

REGISTER NUMBER 210/DP222890	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

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

VOLUME
1654

FOLIO
781

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 210 ON DEPOSITED PLAN 222890

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MATTHEW NORMAN CORNER OF 13 HORACE STREET, NARROGIN
(T G835074) REGISTERED 30 JUNE 1998

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

1. G835075 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 30.6.1998.

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-----

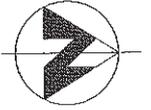
STATEMENTS:

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.

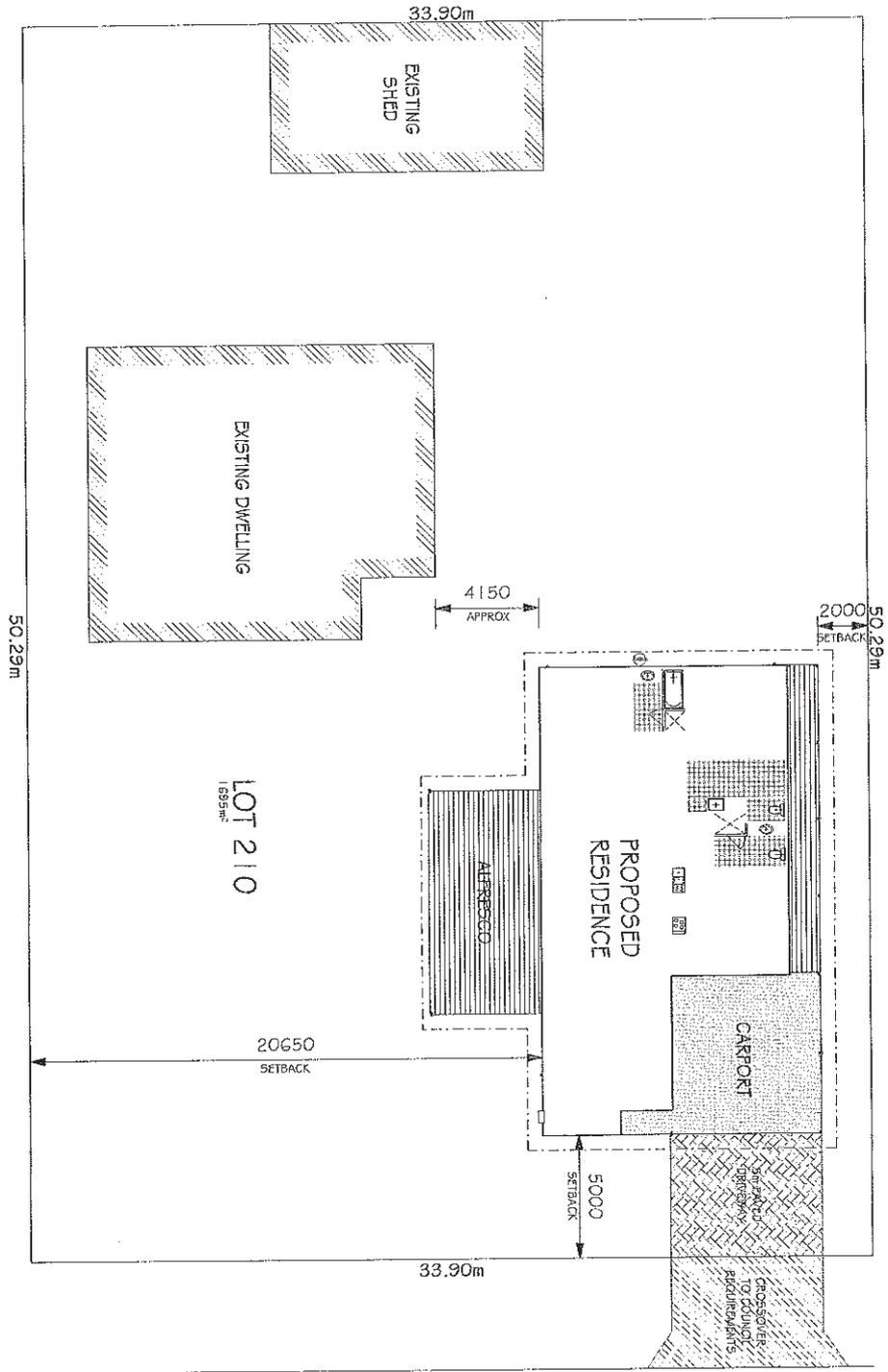
SKETCH OF LAND: 1654-781 (210/DP222890).
PREVIOUS TITLE: 316-15.
PROPERTY STREET ADDRESS: 13 HORACE ST, NARROGIN.
LOCAL GOVERNMENT AREA: TOWN OF NARROGIN.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF NARROGIN TOWN LOT/LOT 210 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 210 ON DEPOSITED PLAN 222890 ON 22-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.



BARRON STREET



HORACE STREET

HARPER STREET

TERMITE TREATMENT IS TO BE THE HAND SPRAYING OF BIFENTHRIN IN ACCORDANCE WITH AS 3660.1

STORMWATER DRAINAGE TO COUNCIL REQUIREMENTS

NOTE: ALL HEIGHTS, SETS, MATERIALS AND FINISHES TO MATCH EXISTING UNLESS NOTED OTHERWISE.

NOTE: COMMENCEMENT OF CONSTRUCTION NOT TO BEGIN UNTIL COUNCIL APPROVAL HAS BEEN RECEIVED BY BUILDERS/OWNER

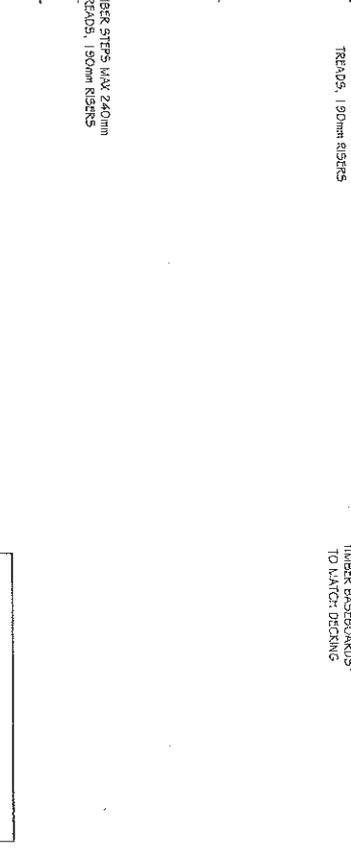
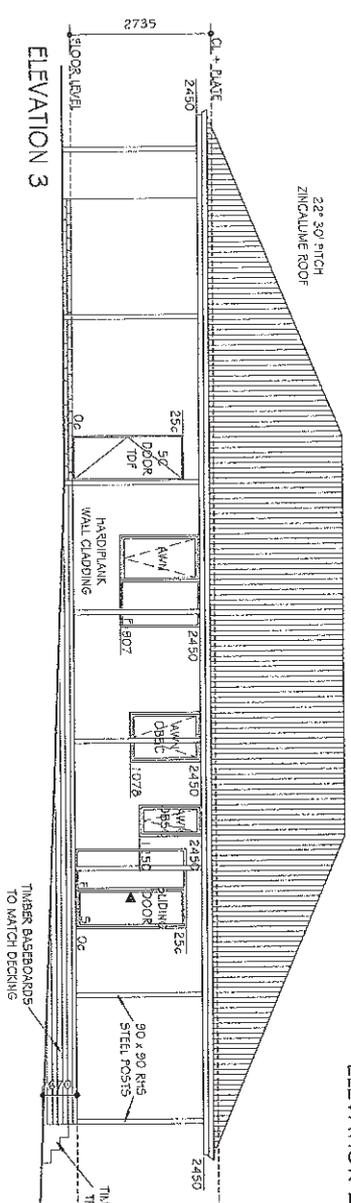
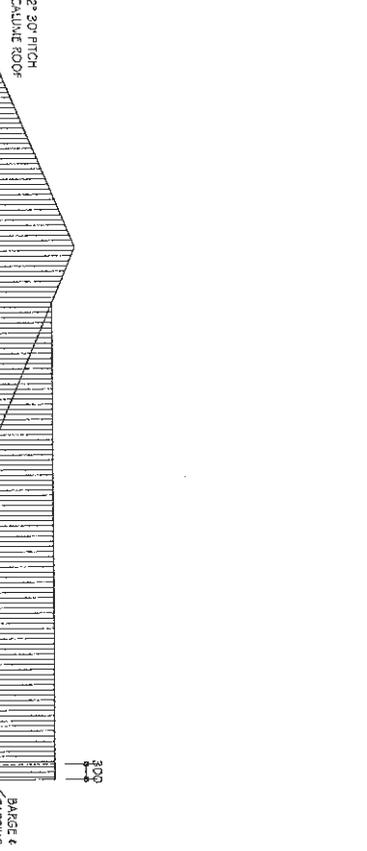
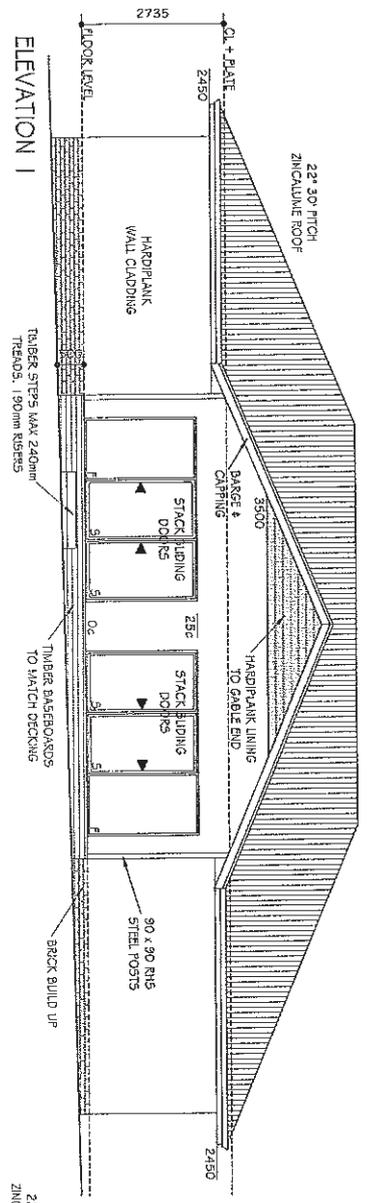
NOTES:
 - ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE OFF DRAWINGS. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE DESIGNER AND BUILDER FOR CLARIFICATION. ALL DIMENSIONS TO BE CONTRACTED ON SITE.
 - WALLS CONSIST OF 90mm STUD FRAME CONIST WITH WEATHERPROOF EXTERNAL CLADDING. ALL INTERNAL WALLS ARE PLASTERBOARD UNLESS NOTED OTHERWISE. WET AREAS TO BE WALLBOARD.
 - ALL EXPOSED STEELWORK TO BE TREATED AGAINST CORROSION.
 - BUILDING METHODS AND MATERIALS SHALL COMPLY WITH THE BCA, SAA CODES, LOCAL AUTHORITY AND STRUCTURE REGULATIONS, ENGINEERS DETAILS AND SPECIFICATION, AND MANUFACTURING SPECIFICATION.
 - STORMWATER SHALL BE VIA 100 x 50 METAL DOWNPIPES AS INDICATED ON THE DRAWINGS. THE POSITION OF DOWNPIPES MAY VARY ON SITE TO AVOID CONFLICT WITH PLUMBING, GAS AND ELECTRICAL SERVICES AND STRUCTURAL COMPONENTS. STORMWATER SHALL BE DIRECTED AWAY FROM THE BUILDING. PROVIDER SHALL PROVIDE THE POSITION OF DOWNPIPES TO BE ALLOWED TO DISCHARGE OR COLLECT WATER. FOOTINGS OR SLAB ASKS, AND SHALL NOT DISCHARGE ONTO NEIGHBOURING PROPERTIES. STEEL ROOF TRUSS DESIGNERS TO ALTER DRAWING TO MATCH SPECIFICATION.
 - OWNER TO USE WITH ELECTRICAL FOR REFERRED ELECTRICAL LAYOUT.

AREAS:	
HOUSE	158,020m ²
CARPORT	39,082m ²
ALFRESCO	40,905m ²
VERANDAH	15,550m ²
TOTAL AREA	253,557m²

DJ SCARDETTA
DRAFTING & DESIGN
 Specialising in Residential and
 Civil, Design and Dimensional
 and Residential Additions
 Mobile: 087 043 209
 Email: djscardetta@scardetta.com.au

PROPOSED RESIDENCE FOR:
Matthew Corner
Lot 210 HORACE STREET,
NARROGIN
 LOCAL AUTHORITY: Town of Narrogin

SITE PLAN	
DESIGN I/F	REVISION N°
DRAWN D/S	WD - 1
DATE NOV/13	DJ 309/13 - 1
SCALE 1:200	© Copyright 2013

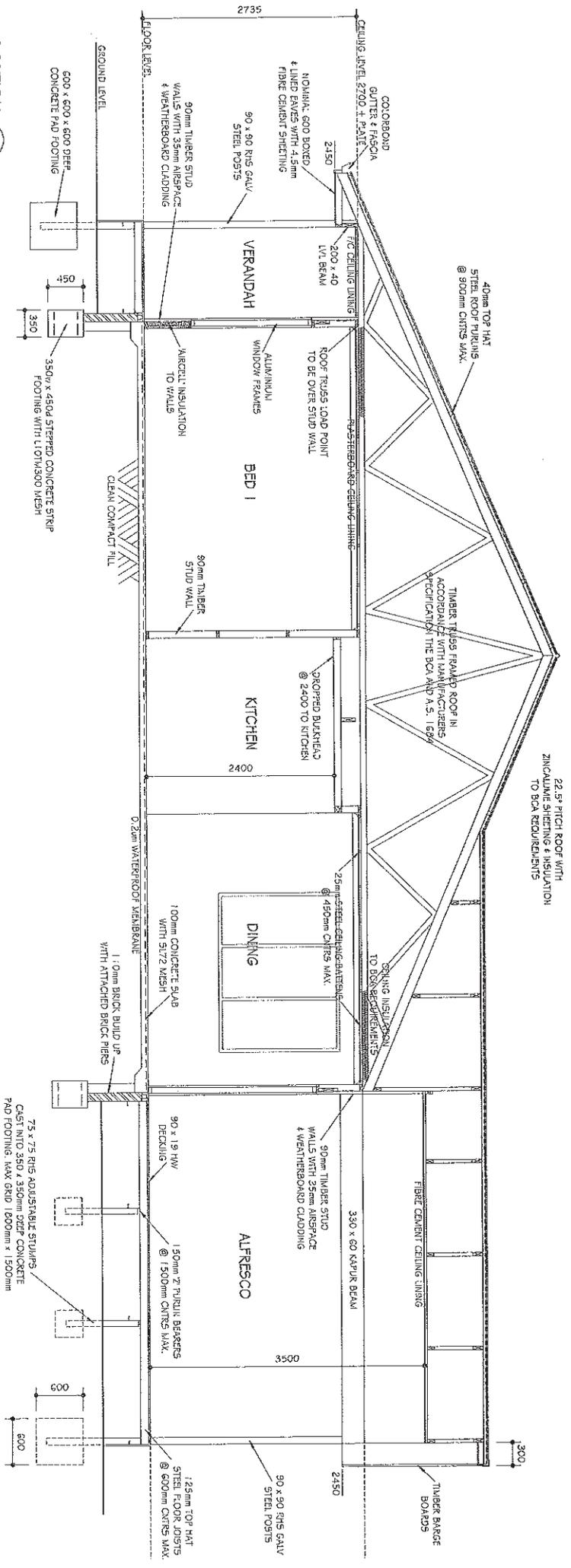


DJ SCARDETTA
DRAFTING & DESIGN
 Specialising in Residential and
 Unit Design and Documentation,
 and Residential Additions
 Makefile 047 04 109
 Email: dj@scarletta.com.au

PROPOSED RESIDENCE FOR:
Matthew Corner
Lot 210 HORACE STREET,
NARROGIN
 LOCAL AUTHORITY: *Town of Narrogin*

ELEVATIONS

DESIGN	WF	REVISION N°	WD - 1
DRAWN	D.S	DRAWING N°	
DATE	NOV'13		DJ 309/13 - 3
SCALE	1 = 100		© Copyright 2013



SECTION 51
SCALE: 1:50

NOTES:

- ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE OFF DRAWINGS. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCY TO THE DESIGNER AND BUILDER FOR CLARIFICATION. ALL DIMENSIONS TO BE CONSIDERED ON SITE.
- WALLS CONSIST OF 90mm STUD FRAME CONST. WITH WEATHERROOF EXTERNAL CLADDING. ALL INTERNAL WALLS ARE PLASTERBOARD UNLESS NOTED OTHERWISE. WET AREAS TO BE VILLABOARD.
- ALL EXPOSED STEELWORK TO BE TREATED AGAINST CORROSION.
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- STORMWATER SHALL BE VIA 100 x 50 METAL DOWNPIPES AS INDICATED ON THE DRAWINGS. THE POSITION OF DOWNPIPES MAY VARY ON SITE AVOID CONFLICT WITH PLUMBING, GAS AND ELECTRICAL SERVICES AND FIXTURES AND STRUCTURAL COMPONENTS. STORMWATER SHALL BE DIRECTED AWAY FROM THE BUILDING PAD AREA VIA 500 P.C.G. STORMWATER TIE TO GROUND REQUIREMENTS TO BE PROVIDED AND DOWNPIPES SHALL BE ALD FIBRE TO BE CHANGED OR CHANGED TO THE TECHNICAL REQUIREMENTS AND SHALL NOT DISCHARGE ONTO ATTERNAIVE TRASSER OR STEEL ROOF TRUSS DESIGNERS TO SUPPLY REPARANT SPECIFICATION.
- OWNER TO LANGE WITH ELECTRICAL FOR PREFERRED ELECTRICAL LAYOUT.

DJ SCARDETTA
DRAFTING & DESIGN
Specialising in Residential and
Unit Design and Documentation
and Residential Additions
Mobile: 0821 084 109
Email: gjscarde@westnet.com.au

PROPOSED RESIDENCE FOR:
Matthew Corner
Lot 210 HORACE STREET,
NARROGIN
LOCAL AUTHORITY: Town of Mangin

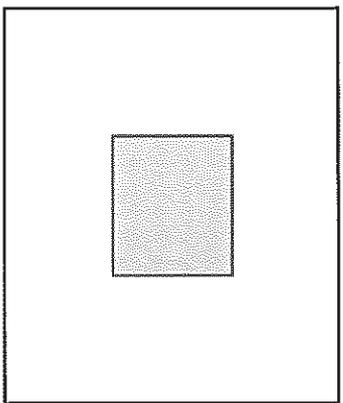
SECTION

DESIGN	WF	REVISION	WD - 1
DRAWN	D.S	DRAWING NO	DJ 309/13 - 4
DATE	NOV/13		
SCALE	As Shown		

© Copyright 2013

Map Viewer

Created 9 Oct 2013



Scale: 1:350

Description

Map Projection: GDA 94 (Lat/Long)

Datum: Geocentric Datum of Australia
1994

1 Midland Square
Midland WA 6056
(08) 9273 7341
customerservice@landgate.wa.gov.au
www.landgate.wa.gov.au



Landgate

© Western Australian Land Information Authority 2007

**10.2.270 PROPOSED DWELLING – NO 95 (LOT 207) FORREST STREET,
NARROGIN**

File Reference: A105234
Disclosure of Interest: Nil
Applicant: Urbanise Architects
Previous Item Nos: Nil
Date: 4 April 2014
Author: Brian Robinson, Director Technical & Environmental Services

Attachments: Copy of Application for Planning Consent including plans at A3.

Summary:

Council is requested to consider an application for planning consent relating to the construction of a single storey dwelling on the subject land.

Background:

The subject land is a vacant 1,594m² residential lot located on the south side of Forrest Street approximately 150m east of Narrakine Road.

The lot, which was created as part of the Felspar Street subdivision undertaken by the Town, slopes approximately 3.5m downward from Forrest Street. Plans submitted in support of the application confirm that the site drops from a level of 374.5m AHD adjacent to the front boundary to a height of 371m AHD in the rear (south east corner).

Approval is being sought for the construction of substantial single residential dwelling being 417m² under the main roof, comprising three bedrooms, two bathrooms and associated living areas together with veranda's and an alfresco area. In addition a single covered parking area on the west side of the building and an 85m² patio on the eastern side of the building.

In order to provide a single level home, substantial retaining walls are proposed. Further details on these retaining walls are provided in the comment section of the report.

Copies of the submitted plans are shown attached.

As approval to the proposal will involve the use of discretion, Council is requested to determine the application.

Comment:

The provisions of Town Planning Scheme No 2 include the land within the Single Residential Zone, where a Residential Density Code of R12.5 applies. To assist Council in determining the application, the following comments are offered:

Setbacks

As prescribed by the Residential Design Codes of Western Australia, the following boundary setbacks would normally apply:

- Front: 7.5 metres
- Rear: 7.5 metres
- Sides: Variable depending on design.

With a proposed front setback of 11.852m and 24.287m to the rear, the application complies with the front and rear setback requirements. Details relating to the proposed side setbacks are outlined below.

Western Side Boundary

In respect of the side setbacks, the applicant is proposing a nil setback for the carport on the western boundary. As detailed in section C3.2 of the Residential Design Codes, a nil setback to a side boundary is only 'as of right' in areas coded R20 or greater. As the subject land is located in an R12.5 area, approval to this aspect of the application is at the discretion of Council.

Given that the carport is unlikely to result in any detrimental impact on the adjacent land, the proposed nil setback is supported.

Eastern Side Boundary

The applicant proposes the following setbacks to the eastern side boundary:

- a) 4.45m to a veranda located toward the front of the home and an alfresco area under the main roof towards the rear of the home; and
- b) 1.5 metres to a patio which is centrally located on the eastern face of the home; and

Given the slope of the subject land, the veranda will be elevated more than 1 metre, the patio will be between 1.5 and 2 metres and the alfresco more than 2 metres above the natural ground level. The setbacks as proposed do not comply with normal requirements given the potential for overlooking of the adjacent property and associated privacy issues.

Retaining Walls/Visual Privacy

As mentioned in the background section of this report, substantial retaining walls are being proposed abutting the eastern side boundary. These walls, if approved, will be setback between 1 and 1.5 metres from the boundary.

Given that these retaining walls will result in the majority of the patio and alfresco area having a floor level 200mm above the top of a 1.8 metre boundary fence, this is significant potential for overlooking, resulting in a loss of privacy for the adjacent property.

In accordance with section 5.4 of the R-Codes, active habitable areas such as verandas, patios and Alfresco areas that have a floor level more than 0.5m above the

natural ground level are required to be setback 7.5 metres from the boundary. This setback may be reduced provided that they are permanently screened with opaque materials to a minimum height of 1.6m to restrict views over the adjacent property.

To address the potential for overlooking, the applicants are proposing the use of a landscaped strip between the retaining wall and the side boundary. Discussions with the landowners indicates that they also intend to fit blinds along the boundary side of the patio and alfresco areas.

Unless the blinds are fixed and opaque and the vegetation has a minimum height of 3.6 metres, the screening will not be effective and overlooking will result. In order to prevent overlooking on a permanent basis, it is recommended that permanent opaque screening should be required along the veranda, patio and alfresco area.

As an alternative, it is recommended that consideration be given to full height retaining walls being constructed on the boundary, with the boundary fencing being erected on top of the wall. Should this be the preferred approach, the adjacent landowners must be consulted over the potential impact of a 3.8 metre high retaining wall/fence on the common boundary.

It is noted that the adjacent property to the east also contains a substantial slope. As substantial filling of this property would also be required to facilitate a single level home, a further option would be the contiguous filling of both properties, minimising the need for retaining walls. This appears to be the most logical solution to resolution of the privacy/overlooking issue.

Consultation: CEO – Aaron Cook

Statutory Environment:

Town Planning Scheme No 2 and the Residential Design Codes of Western Australia.

Policy Implications: Nil

Financial Implications:

The required application fee has been paid in accordance with Council's adopted budget.

Strategic Implications: Nil

Voting Requirements: Simple Majority

COUNCIL RESOLUTION 0414.037

Moved: Cr Schutz

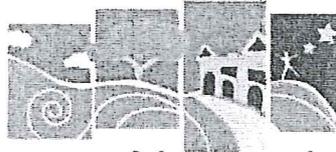
Seconded: Cr Ward

That Council:

- a) Defer consideration of the proposed dwelling on No 95 (Lot 207) Forrest Street, Narrogin pending the owners consideration of the following two options:
 - i. Contiguous filling of both Lot 207 and 208, with the adjacent landowners permission, minimising the need for retaining walls and the associated issues of privacy/overlooking; or
 - ii. Construction of any required retaining wall on the common boundary with lot 208.
 - iii. The installation of permanent, fixed opaque screening along the eastern extent of the veranda, patio and Alfresco Area.
- b) Authorise the Director of Technical & Environmental Services to refer the application for adjacent landowner comment over a 14 day period following the applicants response to point a) above.
- c) Await a further report following the close of the comment period.

CARRIED 7/0

SCANNED



Town of Narrogin

Town of Narrogin
RECEIVED

Directed to Brian

4 APR 2014

Ref No. 1PA143361

Property File A105234

Subject File _____

C-Point No. _____

TOWN PLANNING SCHEME NO. 2
DISTRICT SCHEME

APPLICATION FOR PLANNING CONSENT 0438 420 344

* I/We Simon Maxwell URBANIZE ARCHITECT
(Full Name of Applicant)

* of P.O. Box 1940 SURVALO Postcode 6904
(Address for Correspondence)

hereby apply for planning consent to:

- (1) use the land described hereunder for the purpose of
SINGLE RESIDENTIAL DWELLING
- (2) erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies attached).

The existing use of the land is: VACANT

The approximate cost of the proposed development is: \$ 400,000 - 450,000

The estimated time of completion is: JUNE 2015

The approximate number of persons to be housed/ employed when the development is completed is: TWO (2)

TITLES OFFICE DESCRIPTION OF LAND

LOCALITY PLAN

(Indicate distance to nearest intersecting street)

HOUSE NO: 95 STREET: FOREST STREET

LOT NO: 207 PLAN OR DIAG: 54319

LOCATION NO: _____

* CERTIFICATE OF TITLE: VOLUME: 2682 FOLIO: 207

LOT DIMENSIONS

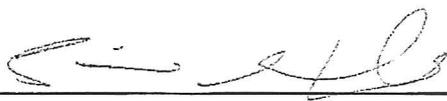
SITE AREA: _____ square metres

FRONTAGE: 25.5 metres

DEPTH: 62.5 metres

AUTHORITY

SIGNATURE OF APPLICANT: _____



DATE: 20/7/2014

NOTE: WHERE THE APPLICANT IS NOT THE OWNER THE OWNER'S SIGNATURE IS REQUIRED.

NOTE: NOTE: ALL OWNERS OF THE PROPERTY MUST SIGN THIS APPLICATION FORM. WHERE PROPERTY IS OWNED BY A COMPANY, AT LEAST TWO DIRECTORS OF THE COMPANY MUST SIGN THE APPLICATION.

SIGNATURE OF OWNER: _____



DATE: 21-3-14



NOTE: THIS FORM IS TO BE SUBMITTED IN DUPLICATE, TOGETHER WITH THREE COPIES OF PLANS, COMPRISING THE INFORMATION SPECIFIED IN THE PARTICULARS REQUIRED WITH APPLICATION OUTLINED BELOW.

THIS IS NOT AN APPLICATION FOR A BUILDING LICENCE

PARTICULARS REQUIRED WITH APPLICATION FOR PLANNING CONSENT

Where an application involves the erection or alteration of a building or a change in levels of a site, the plans accompanying an application for planning consent shall, unless specifically exempted by the Council:

- (a) indicate the position and describe the existing buildings and improvements on the site and indicate those which are to be removed;
- (b) indicate the position and describe the buildings and improvements proposed to be constructed, their appearance, height and proposed uses in relation to existing and proposed contours;
- (c) indicate the position, type and height of all existing trees on the site and indicate those to be retained and those to be removed;
- (d) indicate the areas to be landscaped and the location and type of shrubs, trees and other treatment proposed;
- (e) indicate site contours and details of any proposed alteration to the natural contour of the area;
- (f) indicate car parking areas, their layout and dimensions and accessways and the position of existing and/or proposed crossovers; and
- (g) indicate site dimensions and be to metric scale.

FOR OFFICE USE ONLY

File Reference: _____

Application Number: _____

Date Received: _____

Date of Approval / Refusal: _____

Date of Notice of Decision: _____

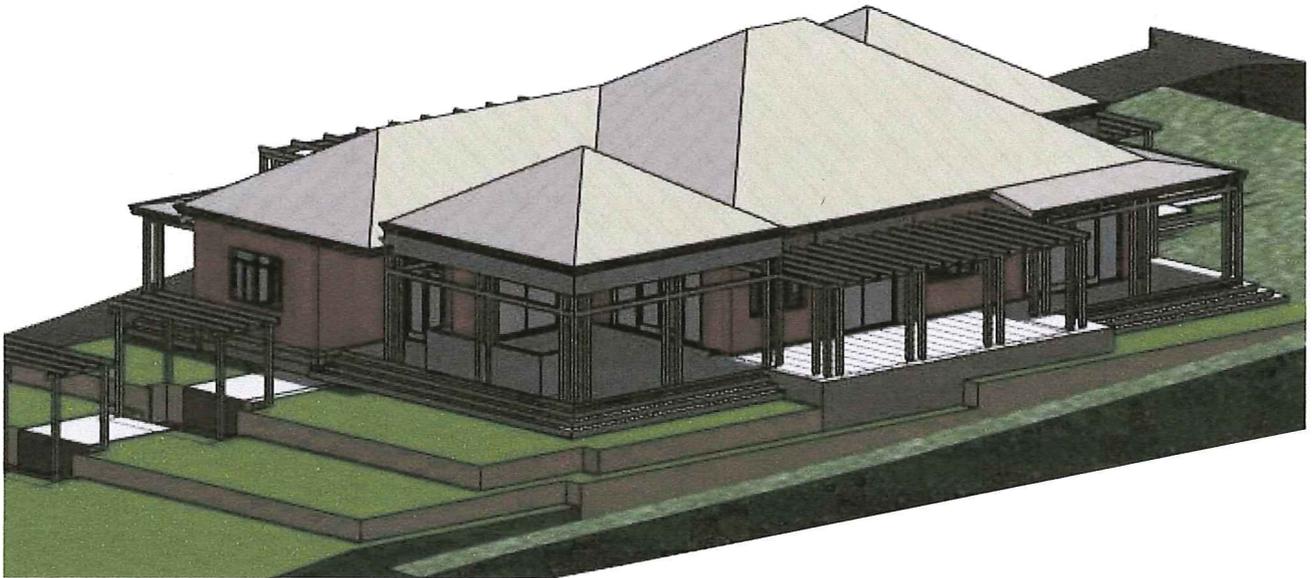
PLANNING APPLICATION

PROPOSED RESIDENCE

95 FORREST STREET NARROGIN

- Includes:
- Cover - 01
 - Existing Site - 02
 - Feature Survey - 03
 - Proposed Site Plan - 04
 - Floor Plan, Planning Data - 05
 - Elevations 1. - 06
 - Elevations 2. - 07

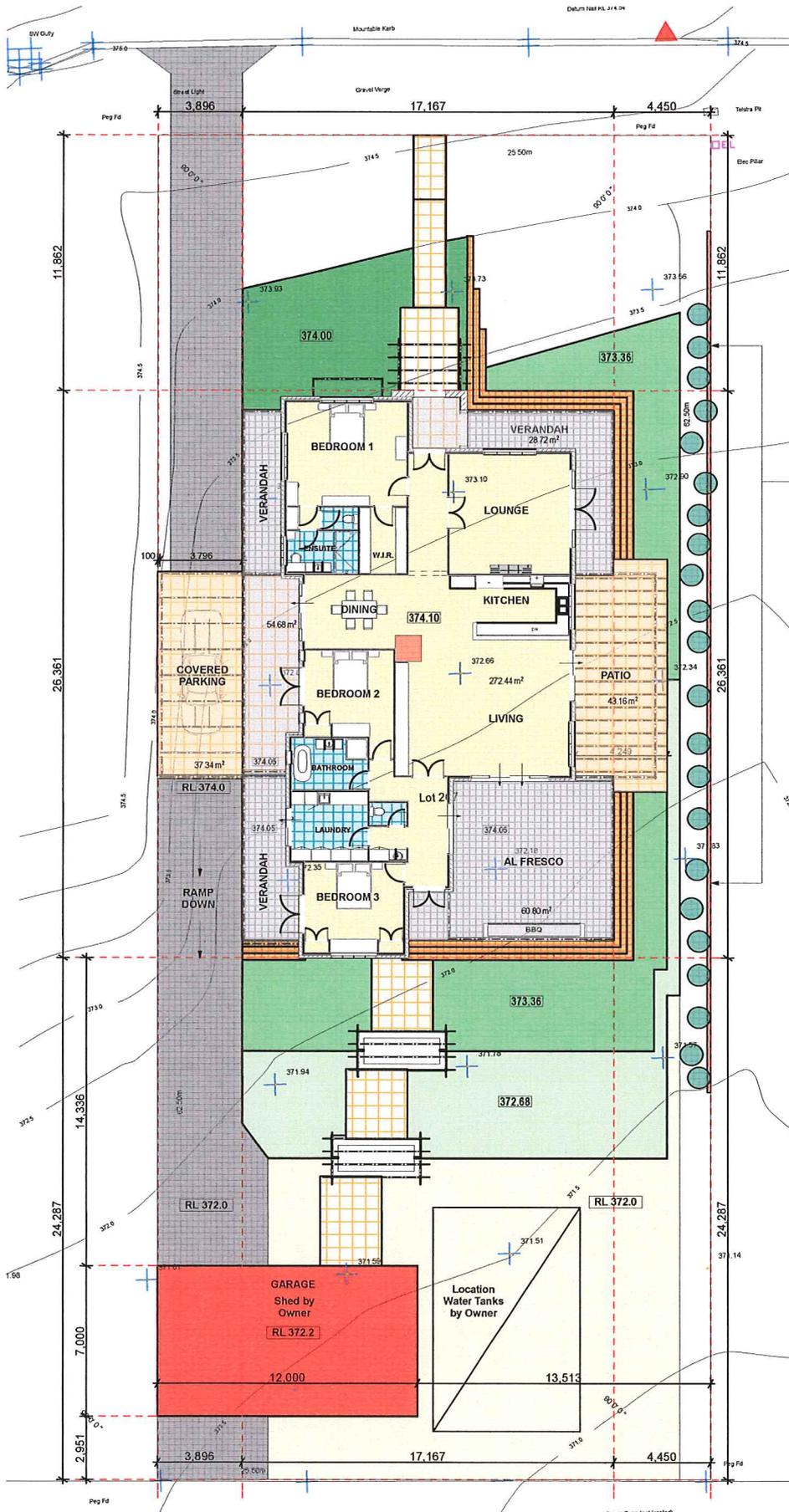
Rev- B
Issued for Council Application.



South East
Scale 1:100

NOTTLE RESIDENCE
95 (LOT 207) Forrest Street NARROGIN

REV B - Planning
Application
DATE - 21-03- 2014



PLANNING - R-Code Table 1. - R12.5

Site Area 1593.75

Openspace - (min 50% of site)

TOTAL BUILT 502sqm
 Shed 108sqm
 Total Coverage 610sqm (38%)

TOTAL OPEN SPACE 983.75sqm or 62% of the Site.

Setbacks

FRONT - BUILDING	11.86M
EAST - BUILDING	4.45M
PATIO	2.0M
WEST - BUILDING	3.89M
PARKING	0.1M - Steel Construction
Shed	0.0M
REAR - BUILDING	24.28m
Shed	3.0m

Hatched Area Indicated Visual Privacy Zone

Overlooking to be screened by a combination of fencing, lattice over fencing and planted trees. Final extent to be confirmed on site

CONSTRUCTION NOTES - PLANNING

Floors

Foundations - To be engineered
 Slabs - To be engineered

Tile decks to Verandah's, Alfresco and Patios. Grano Drive.

Floors - 273sqm,
 Verandah's 83sqm,
 Patios 85sqm
 Alfresco 61sqm.
 TOTAL BUILT 502sqm

Walls

New External Double brickwork:

Face - Traditional red - tumbled with struck joints
 Stone cladding or rendered finish to plinths and feature panels

New Internal wall

Nominal 90 brickwork + Hard wall plaster

Verandahs, Patio and Alfresco

Timber framing as per the Aust. Timber framing code.
 Dressed for paint finish

Carbay pergola

Steel section SHS posts and RHS beams, rafters.
 Powdercoated - cream

Ceilings

Internal: Flushed plasterboard for paint finish - R3.0 ceiling batts.
 Alfresco: 3.6m H on flat. FRC sheeling,
 Negative jointing for paint finish - R3.0 ceiling batts.

Verandahs: Lined above Exposed eaves for paint finish.

Roof

Main roof: Timber framed or Trussed
 30 degree pitch, pitch o height 3.0m
 Insulated sarking.

Alfresco roof: Timber framed or Trussed
 30 degree pitch, pitch off height 3.6m
 Insulated sarking.

Verandah roof: Timber framed or Trussed
 10 degree pitch, pitch off height 2.7m
 Insulated sarking.

Stormwater

Connect all building stormwater to owner supplied tanks.
 Connect tank over flow to sub soil drainage.
 Discharge subsoil drainage to Council Systems - Southern ROW

Shed - By Owners

7.0m x 12.0m x 3.6m Proprietary steel framed, colour bond shed

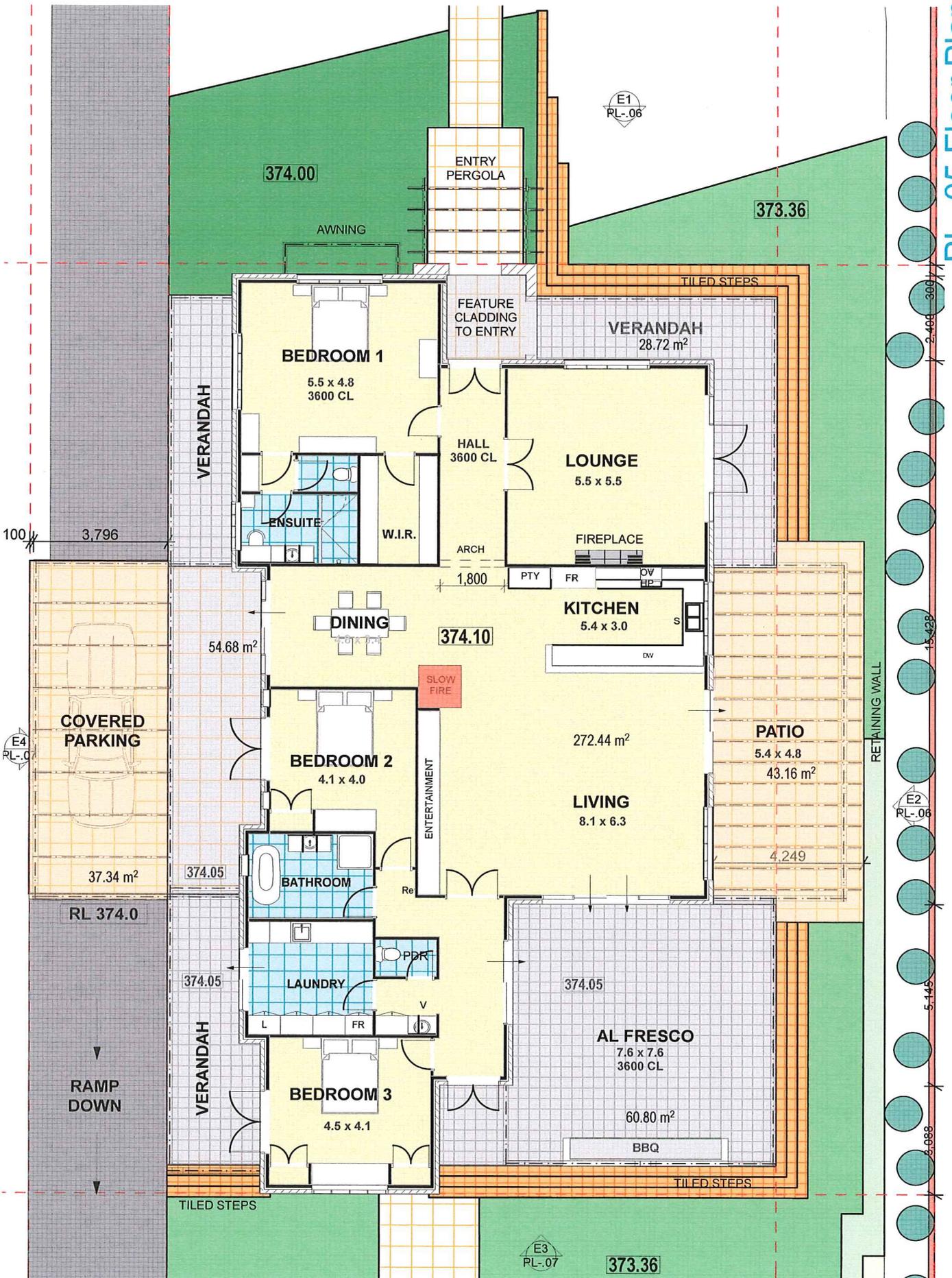
Water Tanks - By Owners

Proprietary colourbond custom orb circular tanks

Proposed Site Plan
 Scale 1:200

NOTTLE RESIDENCE
 95 (LOT 207) Forrest Street NARROGIN

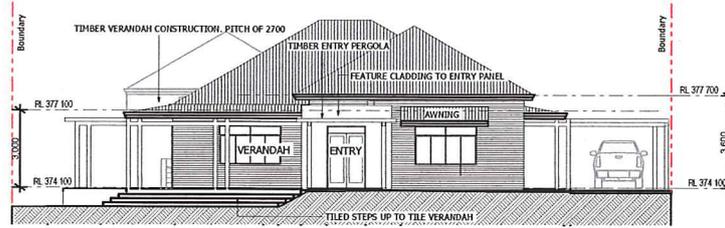
REV B - Planning
 Application
 DATE - 21-03- 2014



Proposed Floor Plan
Scale 1:100

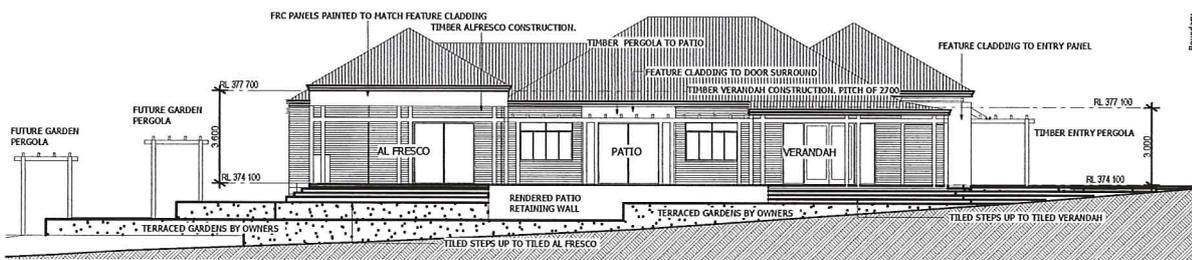
NOTTLE RESIDENCE
95 (LOT 207) Forrest Street NARROGIN

REV B - Planning
Application
DATE - 21-03-2014



E1 North Elevation

Scale 1:200



E2 East Elevation

Scale 1:200



CONSTRUCTION NOTES - PLANNING

Floors

Foundations: - To be engineered
Slabs: - To be engineered

Tile decks to Verandah's, Alfresco and Patios. Grano Drive.

Walls

New External Double brickwork:

Face - Traditional red - tumbled with struck joints
Stone cladding or rendered finish to pilthns and feature panels

Roof

Main roof: Colorbond - Cream
30 degree pitch, pitch off height 3.0m
Alfresco roof: Colorbond - Cream
30 degree pitch, pitch off height 3.6m
Insulated sarking.
Verandah roof: Colorbond - Cream
10 degree pitch, pitch off height 2.7m
Insulated sarking.
Patio and Car pergola - Cream Powdercoated metal sections
SHS Posts, RHS Beams and Rafter

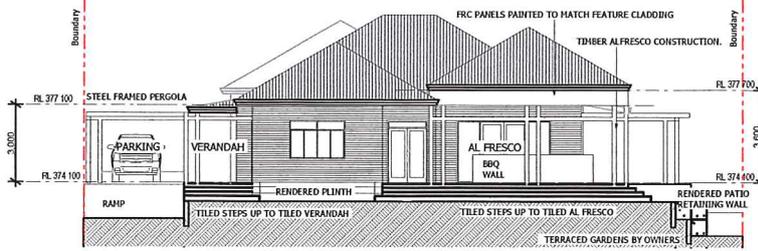
Shed - By Owners

7.0m x 12.0m x 3.6m Proprietary steel framed, colour bond shed

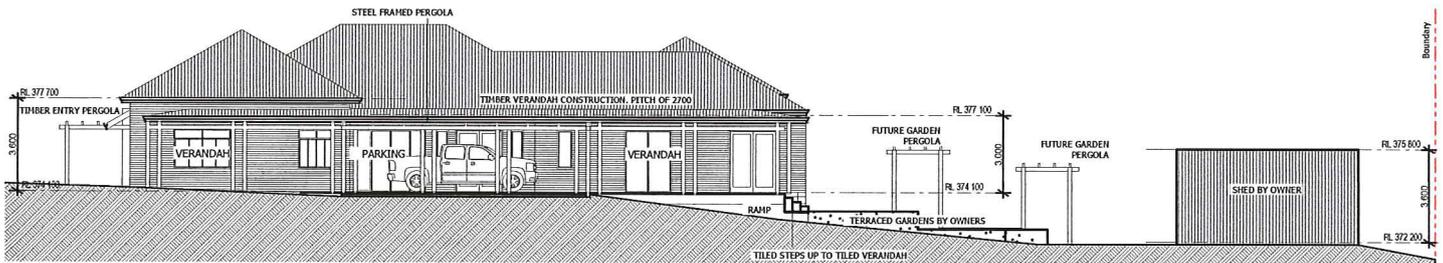
NOTTLE RESIDENCE
95 (LOT 207) Forrest Street NARROGIN

REV B - Planning
Application
DATE - 21-03- 2014

URBANIZE ARCHITECT
PTY. LTD. A.B.N. 21 093 044 427
TEL. 9388 1988 FAX. 9382 8477
233 BAGOT RD SUBIACO 6008
PO Box 1940 SUBIACO 6904



E3 South Elevation
Scale 1:200



E4 West Elevation
Scale 1:200



CONSTRUCTION NOTES - PLANNING	
Floors	Roof
Foundations: - To be engineered	Main roof: Colorbond - Cream 30 degree pitch, pitch off height 3.0m
Slabs: - To be engineered	Alfresco roof: Colorbond - Cream 30 degree pitch, pitch off height 3.6m Insulated sarking.
Tile decks to Verandah's, Alfresco and Patios. Grano Drive.	Verandah roof: Colorbond - Cream 10 degree pitch, pitch off height 2.7m Insulated sarking.
Walls	Patio and Car pergola - Cream Powdercoated metal sections SHS Posts, RHS Beams and Rafter
New External Double brickwork:	Shed - By Owners 7.0m x 12.0m x 3.6m Proprietary steel framed, colour bond shed
Face - Traditional red - tumbled with struck joints	
Stone cladding or rendered finish to plinths and feature panels	

NOTTLE RESIDENCE
95 (LOT 207) Forrest Street NARROGIN

REV B - Planning
Application
DATE - 21-03- 2014

URBANIZE ARCHITECT PTY. LTD. IS THE OWNER OF THE COPYRIGHT OF THESE PLANS

URBANIZE ARCHITECT
PTY. LTD. A.B.N. 21 093 044 427
TEL. 9388 1988 FAX. 9382 8477
233 BAGOOT RD SUBIACO 6008
PO Box 1940 SUBIACO 6904

10.2 CORPORATE AND COMMUNITY SERVICE

10.2.271 ROYALTIES FOR REGIONS (2010/11)

File Reference: 14.9.46
Disclosure of Interest: Nil
Applicant: Nil
Previous Item Nos:
Date: 5 February 2014
Author: Colin Bastow – Director Corporate and Community Services

Attachments: Nil

Summary:

Council is requested to amend its projects for the 2010/11 CLGF Royalties for Regions (Local Component) through the alteration of the Forward Capital Works plan and this this be submitted to the Department for formal assessment.

Background:

The Town has been approved and received funding for the following Country Local Government Fund (CLGF) 2010/11 (Local Component) projects:

- Roofing Project \$250,000
- Caravan Park Upgrade \$130,395
- Footpath Projects \$100,000
- Renovation Projects \$50,000
- Energy Efficiency Projects \$50,000
- Drainage Project \$28,000
- Library Renovation Project \$20,000

The above projects have been included in the Town Foreword Capital Works Plan (FCWP). The Town is required to maintain a FCWP to maintain eligibility for funding from the CLGF scheme. It was requested of the Department to amend the CLGF grant; however, Officers were advised that Councils formal resolution was required.

Further discussion within the meeting will advise of the expediency for officers to utilise this funding and acquit this grant.

Comment:

Current projects have either been completed, require additional funds for completion or considered by the Senior Employees not to be a high priority due to the loss of future CLGF grants.

As such, officers have identified savings from a number of existing projects which can be used to support additional projects that are seen to be of a higher priority.

The table below is provided to show the funding currently committed and the proposed reallocation within the Forward Capital Works Plan. It is required for Council to approve this prior to the Department approving the works. With Council attempting to acquit these funds quickly to attempt to take advantage of other potential funding this is seen as an important item to resolve.

The major areas for saving have been identified in the Roofing program as the works at the Railway Institute Hall were less than predicted and a minor saving within the renovation allocation. The areas that require additional funding is the Caravan park with the Electrician identifying an issue with the power entering the property that requires resolving and the Drainage Project has increased due to the input from the Town Engineer. An additional project is the Power to the Clayton Road Oval Dam that had been identified as an urgent item as the power line powers the TWWIS System.

CURRENT PROJECT ALLOCATION		REVISED ALLOCATION
Roofing Project	\$250,000	\$182,500
Caravan Park Upgrade	\$130,395	\$180,395
Footpath Projects	\$100,000	\$100,000
Renovation Projects	\$50,000	\$43,000
Energy Efficiency Projects	\$50,000	\$50,000
Drainage Project	\$28,000	\$40,000
Library Renovation Project	\$20,000	\$20,000
NEW Electrical Power to Dam		\$12,500
TOTAL GRANT	\$628,395	\$628,395

Consultation:

- Mr Aaron Cook, Chief Executive Officer
- Mr Brian Robinson, Director Technical and Environmental Service

Statutory Environment:

Local Government Act 1995

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Nil

Voting Requirements: Absolute Majority

OFFICER'S RECOMMENDATION

That Council:

Amends its Capital Forward Works Plan (CFWP) as follows and advise the Department of this amendment to finalise the request for variation:

CURRENT PROJECT ALLOCATION		REVISED ALLOCATION
Roofing Project	\$250,000	\$182,500
Caravan Park Upgrade	\$130,395	\$180,395
Footpath Projects	\$100,000	\$100,000
Renovation Projects	\$50,000	\$43,000
Energy Efficiency Projects	\$50,000	\$50,000
Drainage Project	\$28,000	\$40,000
Library Renovation Project	\$20,000	\$20,000
NEW Electrical Power to Dam		\$12,500
TOTAL GRANT	\$628,395	\$628,395

PLEASE REFER NEXT PAGE FOR THE RESOLUTION

COUNCIL RESOLUTION 0414.038

Moved: Cr Russell

Seconded: Cr McKenzie

That Council:

Amends its Capital Forward Words Plan (CFWP for the 2010/11 CLGF Local Allocation Projects) as follows and advise the Department of this amendment to finalise the request for variation:

CURRENT PROJECT ALLOCATION		REVISED ALLOCATION
Roofing Project	\$250,000	\$182,500
Caravan Park Upgrade	\$130,395	\$180,395
Footpath Projects	\$100,000	\$100,000
Renovation Projects	\$50,000	\$43,000
Energy Efficiency Projects	\$50,000	\$50,000
Drainage Project	\$28,000	\$40,000
Library Renovation Project	\$20,000	\$20,000
NEW Electrical Power to Dam		\$12,500
TOTAL GRANT	\$628,395	\$628,395

CARRIED 7/0

Please note: Reason for change was to clarify the CLGF Allocated projects.

11. ELECTED MEMBER'S MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

NIL

12. NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION OF THE MEETING

NIL

13. CLOSURE OF MEETING

Deputy Mayor Paternoster closed the meeting at 7:47 pm