

Dear Leigh

APPLICATION FOR PLANNING – 36 HOUGH STREET, NARROGIN – RJ'S CAR WASH

We refer to your letter of the 6th February 2018, please note that we did not receive the letter you refer to of the 17th January 2018. We thank you for forwarding this to us by email.

As requested please find **attached** the following:

1. Application for Planning Consent;
2. Site plan (work area shaded in red).

With respect to your queries we advise as follows:

1. The business is operated as both a mobile detailing business and an at home business. No customers attend at our premises, it is part of our service that we arrange collection and delivery of the vehicles. As such we did not breach your conditions as stated in your letter of September 2015 by allowing clients to visit the premises.
2. The owner/operator is Richard Slawinski. He is self employed and we do not employ anyone else. This is our main source of income which supports our family.
3. We have been operating since September 2015 and believe that we have not adversely affected the neighbourhood in any way.
4. The business is either run from mobile sites or from our garage, which is approximately 20m² and portion of the driveway which is approximately 15m² to 20m².
5. We do not sell any retail product from our business. We do not display any goods for sale or hire out any goods. We display no signage as per your letter dated September 2015.
6. Our business does not affect any parking within in the area, we simply collect a vehicle then deliver back. We don't believe that our business increases traffic within the area. We do not detail trucks or buses from our home address, we do these at mobile sites.
7. We do not use any essential services excessively from our home address.
8. We are very conscious of water usage and our waste water is managed by the following:
 - a) We purchased and use a high water pressure cleaner, hoses, taps, hose fitting to limit water usage;
 - b) Waste water is filtered back on to our garden (so we have no need to water on set watering days);

- c) Minimal waste water is filtered to the adjacent park, which is owned by the Shire. Please note that the Shire does not water this park, so this is a benefit to the Shire. We are currently making plans to extend our garden and install further drainage to completely prevent this. We are also investigating the requirements to recycle the water in order for it to be used in our toilets and sewage system in order to reduce water use.
 - d) We use no chemicals that adversely effect the environment.
9. As per your letter of September 2015 we do not degrease motors whatsoever and as such do not require pit for drainage of oil.

We are a small business operating in and supporting the local town. We service many government departments within the Shire of Narrogin, yourself included are customers and have had many vehicles detailed by us.

We proudly support and sponsor local sporting clubs, schools and other local charities.

We were very dismayed to receive your letter and quite alarmed that you demand that we immediately cease business. This would adversely affect our business as we have many contracts within Narrogin that require our services. It would also affect our income as this is Richards sole source of income. This would detrimental effect to our family.

Please find **attached** letters from our adjacent neighbours. The property behind our house is currently vacant, however is owned by the Department of Housing (who are also customers of ours) and the park adjoining the other side of our property is crown land, and therefore your responsibility. Please also find **attached** several other letters from our neighbours encouraging and consenting to us operating.

We advise that as per your letter of September 2015 we understood that we were complying with all of your requirements. Your letter of the 17th January 2018 states all of the requirements in paragraph 2 and our business has not changed from these requirements. Nowhere in your letter of September 2015 did state that we were unable to use our property for the purpose of washing vehicles. We limit our working hours and comply with the local noise regulations. We don't start work until 8.30am and are finished by 5pm daily. We have operated for the past 2.5 years and have no issues with any neighbours, customers or businesses.

We request that this planning application be assessed as soon as possible. Should you have any further queries or require any additional information please do not hesitate to contact us.

Regards

Richard Slawinski & Joleen Thomas

PLANNING CONSENT



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Narrogin WA 6312

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enquiries@narrogin.wa.gov.au

CASHIER HOURS:
8:30am – 4:30pm
MONDAY- FRIDAY

TOWN PLANNING SCHEME NO.2 DISTRICT SCHEME

Name of Applicant	RICHARD SLAWINSKI + JOLEEN THOMAS
Correspondence Address	36 HOUGH ST, NARROGIN
Applicant Phone Number	MO: 049739632

I hereby apply for planning consent to:

- Use the land described hereunder for the purpose of CAR WASH + DETAILING (MOBILE + AT HOME)
- Erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies attached)

Existing use of land	HOUSE
Approximate cost of proposed development	\$ NIL
Estimated time of completion	IMMEDIATE
No of persons to be housed / employed after completion	HOUSED = 0, EMPLOYED - 1 - SELF

TITLES OFFICE DESCRIPTION OF LAND

LOCALITY PLAN

House No	36	Lot No	201	Location No	
Plan or Diag	64608	Street Name	HOUGH.		
Certificate of Title	Volume: 2730			Folio: 192	

LOT DIMENSIONS

Site area	750sqm	Square metres
Frontage	18m (approx)	Metres
Depth	30m (approx)	metres

AUTHORITY

Applicant's Signature		Date	8/2/18
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NOTE: WHERE THE APPLICANT IS NOT THE OWNER, THE OWNER'S SIGNATURE IS REQUIRED.

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.

Owner's Signature

Date

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

THIS IS NOT AN APPLICATION FOR A BUILDING PERMIT

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 especially exempt by the Shire:

- 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 the 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.

OFFICE USE ONLY

File Reference		Application No	
Date Received		Date of Approval / Refusal	
Date of Notice of Decision		Officer's Signature	

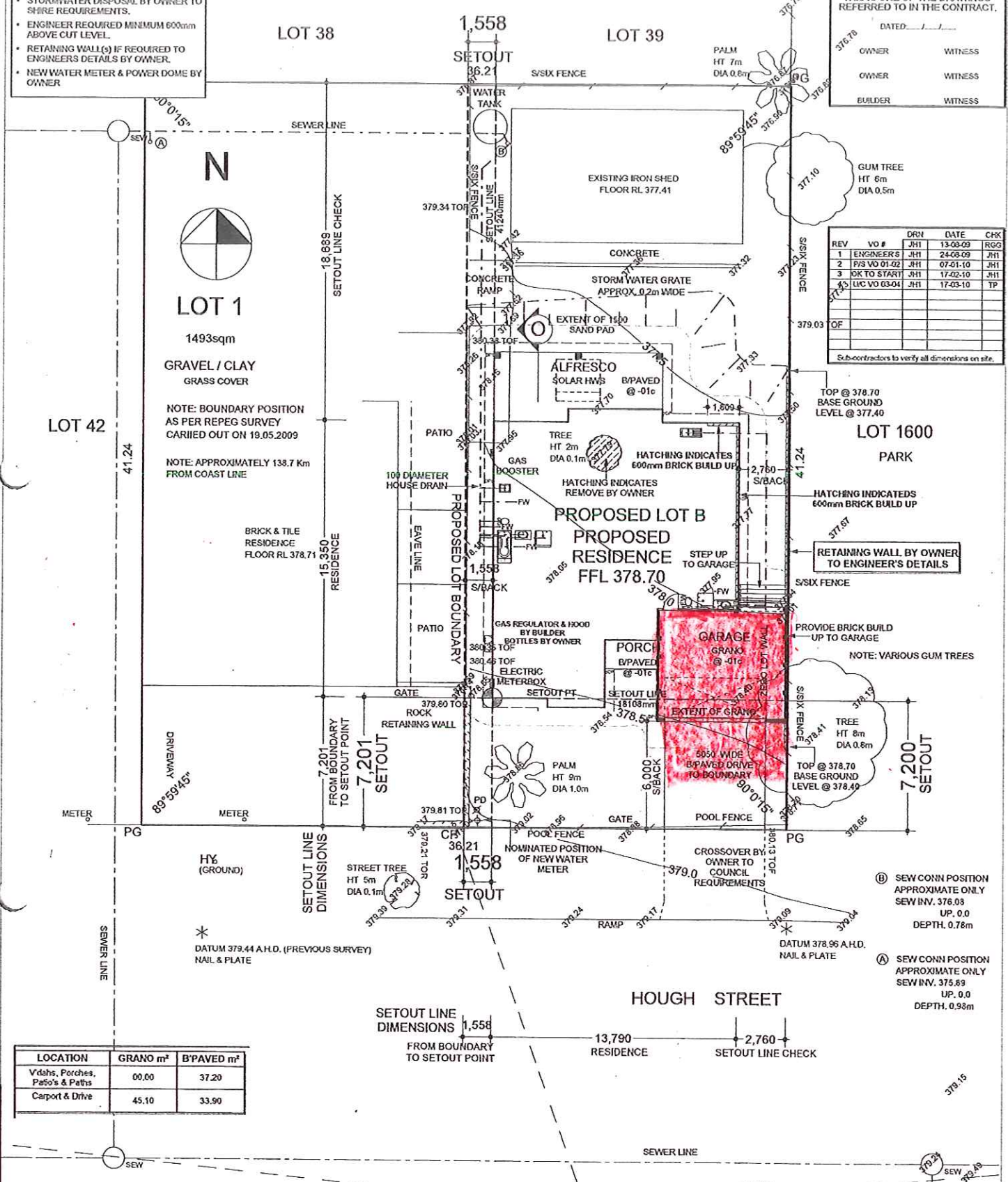
- NOTE:**
- RE-PEG BY OWNER IF REQUIRED.
 - STORMWATER DISPOSAL BY OWNER TO SHIRE REQUIREMENTS.
 - ENGINEER REQUIRED MINIMUM 600mm ABOVE CUT LEVEL.
 - RETAINING WALL(S) IF REQUIRED TO ENGINEERS DETAILS BY OWNER.
 - NEW WATER METER & POWER DOME BY OWNER

NOTE: LOT USED AS STORAGE YARD FOR BUILDING PRODUCTS / RUBBLE (SAND, TIMBER, ETC.)

OK TO START
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: / /

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS



REV	VO #	DRN	DATE	CHK
1	ENGINEERS	JHI	13-03-09	RGG
2	P/S VO 01-02	JHI	24-08-09	JHI
3	OK TO START	JHI	17-02-10	JHI
4	LPC VO 03-04	JHI	17-03-10	TP

Sub-contractors to verify all dimensions on site.

- ② SEW CONN POSITION APPROXIMATE ONLY
SEW INV. 376.03
UP. 0.0
DEPTH. 0.78m
- ③ SEW CONN POSITION APPROXIMATE ONLY
SEW INV. 375.89
UP. 0.0
DEPTH. 0.98m

LOCATION	GRANO m ²	B'PAVED m ²
Vtdahs, Porches, Patios & Paths	00.00	37.20
Carport & Drive	45.10	33.90

CLIENT THOMAS / SLAWINSKI	BUILDER WA COUNTRY BUILDERS NORTHAM
LOT 1 HOUGH STREET	AUTHORITY NARROGIN
SUBURB NARROGIN	MAP REF. M 320 F 8
PLAN D 80339	C/T Vol.Fol.
DATE OF SURVEY 19.05.2009	SCALE 1:200 @ A3
JOB No. OURS: 155853	YOURS: 20712

SERVICE INFORMATION		SEWERAGE	YES	DEPTH
GAS	BTC	WATER	YES	PRELAD YES
AREA DEVELOPED	TELSTRA	POWER	O/H	
WATER SV STOP VALVE	HY HYDRANT	FP FLUSH POINT	METER	WATER METER
SEWERAGE	SEW SEWER MANHOLE	INSPECTION SHAFT	INSPECTION OPENING	GAS GAS METER
POWER	CP CONSUMER POL	P POWER POLE	LP LAMP POST	SP STAY POLE
STORMWATER	SW MANHOLE	GRATE	SIDE ENTRY FIT	TELSTRA PIT
SURVEY	° PEG FOUND	° Pdist	PEG DISTURBED	PG PEG GONE
			STATION	* DATUM / CONTROL

AUTOMATED SURVEYS PTY LTD
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The information on this drawing is current as at the date of survey. Services are to be confirmed with relevant Authorities. This includes without limitation: Saverages, Water Supply, Drainage, Power Supply, Gas Supply & Communications. Further alterations / modifications / encroachments may be listed on the Certificate of Title. Location of boundary in relation to known or boundary markers is not guaranteed. Boundary is shown with a dashed line per Part 4.1. From Survey will be required. Copyright © 2009 Automated Surveys Pty Ltd. All rights reserved.

HIA